



Your ref: SSD 6799  
File no: MC-19-00001

1 May 2020

Social and Infrastructure Assessment  
Department of Planning, Industry & Environment  
GPO Box 39  
SYDNEY NSW 2000

**Attention: Ania Dorocinska**

Dear Ms Ania ,

**SSD6799-Mod-2 - New Cold Storage Facility Marsden Park**

Thank you again for inviting us to comment on the revised submission by the applicant to the State Significant Development for the above proposal.

The Response to Submission Report and associated documents have been carefully reviewed by our officers, we still object to some key aspects of the proposal as outlined in **Attachment A**. We therefore request that these matters again be addressed by the applicant and any amendments to be referred back to Council for reconsideration and conditions before any final determination is made by the Department.

If you would like to discuss this matter further, please contact Ms Adiba Kashfi on 9839 5990.

Yours faithfully

Judith Portelli  
Manager Development Assessment

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All correspondence to: The Chief Executive Officer - PO Box 63 - Blacktown NSW 2148

## **ATTACHMENT A**

Matters to be addressed: -

### **Traffic matters**

- Based on the proposed gross floor area (GFA) as indicated in the submitted traffic report, a total of 286 car parking spaces are required. The development maintains 133 spaces, resulting in a shortfall of 153 spaces. The current parking provision is therefore not compliant with our requirements. Whilst the proposed modified facility may not necessitate compliance with the required spaces, the applicant shall provide a provisional parking plan demonstrating future compliance with car parking in the event that the facility was to undergo a change of use in the future.

### **Planning and design matters**

- The external materials used for the warehouse should not be highly reflective.
- There is an inconsistency between the traffic report and statement of environmental effects (SEE) in relation to the total gross floor area. The total gross floor area (GFA) specified under SEE is 37,276m<sup>2</sup>. The total gross floor area specified under the traffic report is 38,502m<sup>2</sup>. The applicant to clarify the exact GFA they are proposing under this modification application.
- The faceted metal cladding to the high-bay portion of the warehouse is important and efforts must be made to retain the full extent of the faceted metal cladding as originally proposed and supported by Council. It was on this basis we have supported the excessive height variation. On this basis Council requests that the entire extent of the high-bay receives the faceted metal cladding panels to achieve the design objectives of the proposal as per the previous approval.