



Your ref: SSD 30923027  
File no: MC-22-00001

4 May 2022

NSW Department of Planning, Industry and Environment  
GPO Box 39  
SYDNEY NSW 2001  
[Gile.bloxham@planning.nsw.gov.au](mailto:Gile.bloxham@planning.nsw.gov.au)

**Attention: Giles Bloxham**

Dear Giles

**SSD 30923027 – Compass 2 Warehouse and Distribution Centre, Eastern Creek Drive, Eastern Creek.**

Thank you for your correspondence dated 23 March 2022 requesting our advice in response for the Compass 2 Warehouse and Distribution Centre which is a State Significant Development proposal under section 4.36 of the *Environmental Planning and Assessment Act 1979*.

The proposal has been reviewed by our officers and we object to the proposal until all issues listed in the Attachment to this letter are addressed and the information required is referred back to Council for reconsideration.

If you would like to discuss this matter further, please contact Judith Portelli, our Manager Development Assessment, on 9839 6228.

Yours faithfully

Peter Conroy  
Director Planning and Development

**Connect - Create - Celebrate**

Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148  
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Email: [council@blacktown.nsw.gov.au](mailto:council@blacktown.nsw.gov.au) - Website: [www.blacktown.nsw.gov.au](http://www.blacktown.nsw.gov.au)  
All correspondence to: The Chief Executive Officer - PO Box 63 - Blacktown NSW 2148

# **Blacktown Council's submission to SSD 30923027– Compass 2 Warehouse and Distribution Centre**

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## **1. Planning Issues**

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- a. A Statement of Compliance against the following EPIs is required:
  - Biodiversity Conservation Act 2016
  - Eastern Creek Precinct Plan Stage 3
  - State Environmental Planning Policy (Transport and Infrastructure) 2021
  - State Environmental Planning Policy (Planning Systems) 2021
  - State Environmental Planning Policy (Resilience and Hazards) 2021
- b. Facades of the proposed structures are to be architecturally treated. Blank walls will not be accepted on facades that address key roads such as Eastern Creek Drive and the future extension of Honeycomb Drive. Details of how the facades will be treated is requested.
- c. Visual relief in the form of varying external finishes, glass curtain walls and mix of hard and soft finishes is required to limit the bulky external appearance of the warehouse and distribution facility.
- d. Due to urban heat island effects, it is recommended to provide a light-coloured roof finish.
- e. As the facility is proposed to operate on a 24/7 basis, a CPTED report is to be provided.
- f. The development is to provide parking in accordance with the requirements outlined within the Eastern Creek Precinct Plan Stage 3.
- g. In accordance with the Eastern Creek Precinct Plan Stage 3, a minimum of 2% of parking spaces are to be allocated as disabled parking. At present, there is a shortfall of 2 disabled parking spaces required for the development.
- h. The design of the car park and access must comply with AS2890.1, AS2890.6 and AS2890.2 as applicable.
- i. The loading dock area must comply with manoeuvring requirements of AS2890.2
- j. The fire tank is to be appropriately screened to reduce visibility from nearby public roads. Furthermore, the fire tank needs to be protected from potential impacts from vehicles using the site.
- k. A survey plan is to be provided indicating existing levels on the subject site and the proposed levels of cut and fill on the site, as no clear levels have been indicated on plans provided. The applicant must ensure that all driveway gradients are in accordance with Australian Standards.

- l. Any signage proposed must be accompanied by an assessment against Schedule 5 of the Industry and Employment State Environmental Planning Policy 2022 and detailed on elevation plans.
- m. Clarification is required regarding the end user of the warehouse and distribution centre; the EIS refers to a single committed tenant however the signage plans indicate that there may be more than one tenant occupying the premises. The proponent is to ensure both tenancies can safely co-exist with one another and not cause any undue traffic, acoustic or pollution impacts on the surrounding locality.

## **2. Building Comments**

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- a. The development must demonstrate compliance with the National Construction Code.
- b. Access requirements must be addressed via compliance reports and any modifications to any performance solutions.

## **3. Engineering Comments**

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- a. The development is required to comply with the Blacktown City Council- Engineering Guide to Development 2005
- b. The applicant is to have regard to the future road design of Honeycomb Drive by Jacfin Pty Ltd currently under assessment under DA-20-01689

## **4. Drainage Comments**

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- a. Flooding
  - An overland runoff analysis is required for the proposed development encroaching on the trunk drainage system south of the site. The assessment is to be carried out in HECRAS 1D, HECRAS 2D or TUFLOW.
  - The overland catchment is to be provided to Council with a reasonable contour interval with area clearly shown.
  - Upstream catchment flowing to the low point onto eastern creek drive is to be modelled as 85% impervious. Consider any tailwater conditions within the culverts.
  - All pipe and pit blockages are to be modelled in accordance with Councils WSUD developer handbook 2020.
  - Proposed site accessways cannot exceed H1 hazard classification and parking spaces cannot exceed 200 mm in depths.
- b. Water Quality
  - The water quality systems proposed onsite are to be designed and modelled in accordance with Council's WSUD developer handbook 2020.

- The MUSIC catchments and land-use breakdown is to be in accordance with Councils WSUD developer handbook 2020.
  - Provide a MUSIC catchment plan that shows both the land use and the areas contributing to each specific device. To make this more understandable it may be easier in many cases to split these into two separate plans.
  - Details of the proposed Stormfilter Cartridge systems are to be provided including levels, sections, dimensions, oil baffles for oil and hydrocarbon removal etc.
  - Provide two separate and additional MUSIC models (pre and post) to demonstrate that the Stream Erosion Index (SEI) is less than 3.5 based on the technique in Council's WSUD developer handbook 2020. The pre-development is to consider a vacant pervious block. Provide all calculations used to determine  $Q_{critical}$ .
- c. Other requirements:
- Provide detailed survey plans for the site in Australian Height Datum (AHD) certified by a registered surveyor.
  - The stormwater from the proposed development is to discharge directly in to the regional OSD basin and clear of the regional bioretention basin.
- d. Provide all models (i.e. flood models, MUSIC, DRAINS etc) electronically to Council for review.

## 5. Traffic Comments

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- a. Provision for adequate sight distance needs to be made for both pedestrian and vehicular movement at the proposed driveway in accordance with Section 3.2.4 AS 2890.1 and Figure 3.2 of AS 2890.1 to ensure safety of pedestrians on the footpath system and motor vehicles along the new driveway.