

Woolworths Warehouse and Distribution Centre, Auburn SSD-10470



Planning,
Industry &
Environment

Comments from Central (GPOP)

November 2020

The comments below have been prepared by the Central (GPOP) team in response to the Environmental Impact Statement (EIS) issued on 22 October 2020 for a proposed Woolworths Warehouse and Distribution Centre in Auburn.

Development consent for:

- Demolition of existing buildings, structures and infrastructure;
- Site preparation works;
- Construction and operation of a warehouse and distribution centre, incorporating ancillary office space, amenities, hardstand parking and loading areas, landscaping and signage; and
- Hours of operation being on a 24 hours per day, 7 days per week, basis.

Local Government Area: Cumberland

Auburn Local Environmental Plan 2010

Key controls applying to the site include, but not limited to:

Control	Description
Land Zoning - IN1 General Industrial	Warehouse or distribution centres: permitted with consent
Floor Space Ratio of 1:1	The proposed FSR of 0.635:1 is consistent with the LEP
Height of Buildings	Not applicable under the LEP.
Clause 5.10 Heritage Conservation	<p>The site is adjacent to an archaeological site of local heritage significance (Canalisation of Haslams Creek south of Parramatta Road – item A55).</p> <p>The site is also located within the vicinity of a State heritage item (electricity substation – item number 1790) and a local heritage item (Wyatt Park, Haslams Creek, Lidcombe Pool, Lidcombe Oval, Stormwater Drain - item number 40).</p>
Clause 6.1 Acid Sulfate Soils	The site is identified as Class 2 and Class 5 on the Acid Sulfate Soils map.
Clause 6.3 Flood planning	The site is identified as being flood prone.
Clause 6.4 Foreshore building line	The site is adjacent to Haslams Creek.

Draft Cumberland Local Environmental Plan

The planning proposal seeks to establish a new Cumberland Local Environmental Plan which harmonises the three LEPs (Auburn LEP 2010, Parramatta LEP 2011 and Holroyd LEP 2013) which currently apply in the Cumberland Local Government Area. The planning proposal is currently with the Department for finalisation.

Warehouse or distribution centres are permissible with consent under the draft LEP.

Comments from Central (GPOP)

Central City District Plan

The proposed development is generally consistent with the District Plan.

Specifically, *Planning Priority C11 Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land* applies to the site and it is considered that the proposal will promote business and employment outcomes on an underutilised site in line with this priority. The Socio-economic Impact Assessment prepared by HillPDA estimates that the site currently accommodates approximately 92 jobs. The proposal will generate approximately 150 direct construction jobs and approximately 350 ongoing operational jobs. It is noted the proposed office component is ancillary to the predominately industrial development which responds to increased demands for online grocery shopping.

The proposal also provides an improved built form design and landscaping compared to the existing buildings on site.

Cumberland Employment and Innovation Lands Strategy 2019

The Cumberland Employment and Innovation Lands Strategy (EILS) developed by Council in consultation with the community and industry provides a land use approach for employment and innovation land precincts within Cumberland.

The site is located within the Specialised Cluster Precinct where the focus is for potential for renewal including uses such as advanced knowledge and manufacturing, digital and creative industries (including food).

It is noted that the EIS does not include a discussion on Council's Employment and Innovation Lands Strategy.

Cumberland Local Strategic Planning Statement (LSPS)

Cumberland 2030 builds on the Greater Sydney Commission's Region Plan and District Plan, as well as Council's own Community Strategic Plan, establishing a land use vision, priorities and actions for the local area.

The proposal is generally consistent with the LSPS by providing the opportunity for greater employment generating uses on site within a key industrial precinct.

It is noted that the EIS does not include a discussion on Council's Local Strategic Planning Statement.

Advice

1. The EIS identifies that the intended use of the warehouse facility is to operate as a distribution centre for Woolworths, to fulfill online orders. A drive through customer pick-up facility (for online orders) is also proposed.

Auburn LEP 2010 defines a *warehouse or distribution centre* as:

"a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made, and includes local distribution premises."

Given the nature of the proposal, it is suggested that a condition be placed to ensure the operation of the warehouse and distribution centre does not enable retail sales on-site.