

Notice of decision – Snack Brands Warehouse and Distribution Facility SSD 9429

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD 9429 Snack Brands Warehouse and Distribution Facility
Applicant	Altis Property Partners Pty Ltd
Consent Authority	Minister for Planning

Decision

The Executive Director under delegation from the Minister for Planning has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (the Act) granted consent to the development application subject to the recommended conditions [and any additional conditions].

A copy of the development consent and conditions is available here:

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9429

A copy of the Department of Planning and Environment's Assessment Report is available here:

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9429

Date of decision

05 April 2019

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2000*;
- the objects of the Act;
- all information submitted to the Department during the assessment of the development application and any additional information considered in the Department's Assessment Report;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision

The key reasons for granting consent to the development application are as follows:

- the project will provide a range of benefits for the region and the State as a whole, including the delivery of industrial warehouse development with a total capital investment value of \$59,859,000, 300 construction jobs and 87 operational jobs;
- the project is permissible with development consent under the *State Environmental Planning Policy (Western Sydney Employment Area) 2009*, and is consistent with NSW Government policies including the *Greater Sydney Region Plan 2018* and the *Western City District Plan 2018*.
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the recommended conditions of consent; and
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The Department exhibited the Environmental Impact Statement for the project from 28 September 2018 until 26 August 2018 (28 days) and received nine submissions, including one objection from the public.

The key issue raised in the public submission considered in the Department's Assessment Report and by the decision maker relate to traffic. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<i>Traffic</i> <ul style="list-style-type: none"> Traffic generation and the road safety of the Mamre Road and Luddenham Road intersection 	<i>Assessment</i> <ul style="list-style-type: none"> The Department understands the community's concerns over the potential traffic impacts of the development on the surrounding road network of the site given the increase of industrial development in the area. Traffic and Access was a key issue assessed by the Department in consultation with Council and RMS as the construction works and operations of the development have the potential to impact the road performance of the Mamre Road/ Distribution Drive intersection and the greater local road network. The EIS included a Traffic Impact Assessment (TIA) which reviewed the development against RMS and Council road safety guidelines. The TIA found that the development would provide a reduction in traffic generation compared with the previous Stage 1 warehouse approval of SSD 7173 in which the traffic impacts would be low and acceptable. Additional comment was provided in the submitted RTS which identified that the development would only contribute approximately 10 vehicles per hour through the Mamre Road/ Luddenham Road intersection located approximately 2 km north of the site, during AM and PM peak hours. Submission from RMS and Council indicated they were satisfied that traffic impacts had been addressed by the Applicant. <i>Conditions</i> <ul style="list-style-type: none"> Prepare and implement a Construction Traffic Management Plan (CTMP) Prepare and implement an Operational Traffic Management Plan (OTMP)