

# Assessment report to Sydney Central City Planning Panel

Panel reference: 2017SWC115

## Development Application

<b>DA number</b>	SPP-17-00029	<b>Date of lodgement</b>	18 September 2017
<b>Applicant</b>	ALDI Foods Pty Ltd		
<b>Owner</b>	ALDI Foods Pty Ltd		
<b>Proposed development</b>	Alterations and additions to an existing ALDI warehouse, including an internal pedestrian bridge, 3 storey offices, partial demolition, a staff café and construction of an upper level deck providing additional parking spaces for the northern carpark		
<b>Street address</b>	1 Sargents Road, Minchinbury		
<b>Notification period</b>	15 to 29 May 2018	<b>Number of submissions</b>	None

## Assessment

<b>Panel criteria</b> Section 7, SEPP (State and Regional Development) 2011	<ul style="list-style-type: none"> <li>Capital investment value (CIV) over \$20 million (DA has a CIV of \$42.93 million).</li> </ul>
<b>Relevant section 4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>Environmental Planning and Assessment Act 1979</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>Blacktown Local Environmental Plan 2015</li> <li>Blacktown Development Control Plan 2015</li> </ul>
<b>Report prepared by</b>	Jared Spies
<b>Report date</b>	13 December 2018
<b>Recommendation</b>	Approve, subject to the conditions listed in attachment 8.

## Attachments

- 1 Location map
- 2 Aerial image
- 3 Zoning extract
- 4 Detailed information about proposal and DA submission material
- 5 Development Application plans
- 6 Assessment against planning controls
- 7 Applicant's Car Parking Analysis
- 8 Draft conditions of consent

## Checklist

### Summary of section 4.15 matters

Have all recommendations in relation to relevant section 4.15 matters been summarised in the Executive summary of the assessment report? **Yes**

**Legislative clauses requiring consent authority satisfaction**

Have relevant clauses in all applicable environmental planning instruments, where the consent authority must be satisfied about a particular matter, been listed and relevant recommendations summarised in the Executive Summary of the assessment report?

N/A

**Clause 4.6 Exceptions to development standards**

If a written request for a contravention to a development standard (Clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

N/A

**Special Infrastructure Contributions**

Does the DA require Special Infrastructure Contributions conditions (section 7.24)?

No

**Conditions**

Have draft conditions been provided to the Applicant for comment?

Yes

## Contents

1	Executive summary.....	3
2	Location .....	3
3	Site description .....	4
4	Background .....	4
5	The proposal.....	5
6	Assessment against planning controls .....	6
7	Key issues .....	6
8	Issues raised by the public.....	6
9	External referrals .....	6
10	Internal referrals.....	7
11	Conclusion.....	7
12	Recommendation.....	7

## 1 Executive summary

---

- 1.1 There are no key issues that need to be considered by the Panel in respect of this application.
- 1.2 Assessment of the application against the relevant planning framework and consideration of matters by our technical departments have not identified any issues of concern that cannot be dealt with by conditions of consent.
- 1.3 No change in use is proposed. Due to the historic use of the site as a warehouse and distribution centre, the alterations and additions are considered suitable for the proposed development. The development is therefore compliant with SEPP 55.
- 1.4 The application is assessed as satisfactory when evaluated against section 4.15 of the Environmental Planning and Assessment Act 1979.
- 1.5 This report recommends that the Panel approve the application subject to the recommended conditions listed in attachment 8.

## 2 Location

---

- 2.1 The warehouse is located at 1 Sargents Road, Minchinbury, at the intersection of Sargents and Archbold Roads on the south-eastern edge of the Minchinbury industrial area.
- 2.2 The parking area that currently services the site, and where the upper level deck is proposed, is at 2 Sargents Road, which is directly to the north of the warehouse and on the opposite side of the road.
- 2.3 The location of the site is shown at attachment 1.

### 3 Site description

---

- 3.1 The site is legally described as Lot 10 in DP 1180019 and is owned by ALDI Pty Ltd.
- 3.2 The site has a total area of 11.4 hectares, made up of 3 parts of Lot 10, including:
- 1 Sargents Road: the main ALDI distribution warehouse and administration centre on the southern side of Sargents Road
  - 2 Sargents Road: the existing at-grade carpark to the north of 1 Sargents Road
  - 22 Sargents Road: existing vacant land adjacent to the at-grade carpark.
- 3.3 The site is surrounded by other warehouses and industrial buildings, with a residential area on the eastern side of Archbold Road.
- 3.4 An aerial image of the site and surrounding area is at attachment 2.

### 4 Background

---

- 4.1 The subject site is zoned B5 Business Development. The zoning plan for the site and surrounds is at attachment 3.
- 4.2 The site is currently occupied by a warehouse and distribution centre that accommodates ALDI's distribution warehouse and its regional and national administration offices. ALDI has been operating on the site for approximately 18 years. The building structures and activities on the site are consistent with the relevant development consents detailed below:
- DA-99-4631, approved by Blacktown City Council on 20 March 2000, for Stage 1, being a distribution warehouse with associated offices for use by ALDI.
  - DA-03-5084, approved on 14 February 2005 under delegated authority, was for the expansion of existing office facilities with associated undercroft, deck and at-grade carpark, including an office extension with a gross floor area of 4,708 m<sup>2</sup>. These works have been completed and form part of Stage 1.
  - DA-04-2194, approved on 26 August 2004 under delegated authority, was for internal alterations and additions to existing storerooms to improve the internal function of the warehouse. These works have been completed and form part of Stage 1.
  - DA-05-1674, approved on 22 August 2005 under delegated authority, was for the installation of 2 underground 60,000 litre diesel fuel tanks for the refuelling of ALDI trucks, associated bowsers and bunded slab with underground sump, 200 litre oil tank and air compressor with awning over. These works have been undertaken and form part of Stage 1.
  - DA-07-887, approved on 9 August 2007 under delegated authority, was for the extension of 6 existing finger docks, construction of 3 additional finger docks and minor asphaltting works parallel to the southern boundary of the existing warehouse. These works have been undertaken and form part of Stage 1.
  - DA-07-1733 for Stage 2 works was also approved on 9 August 2007. The works associated with Stage 2 comprised the addition of 2 storeys of office space and car parking contained within 2 basement levels.
  - DA-07-1732, approved on 8 October 2007 under delegated authority, approved the construction of an at-grade open ALDI carpark to accommodate 222 vehicles on part of Lot 10 DP 1180019, located across the road from the warehouse and office. This carpark has been constructed and is operational.

- A Section 96 Modification (S96-08-270) to DA-07-1733, approved on 14 February 2008 under delegated authority, to remove the commercial food preparation component which was approved under the original DA. The conditions relating to the commercial food preparation component have been deleted from the consent.
  - A Section 96 Modification (S96-08-2512) to DA-07-1733, approved on 6 November 2008 under delegated authority, to include an additional underground 5,000 litre diesel storage tank to service the backup generator. These works have been completed.
  - A Section 96 Modification (S96-09-144) to DA-07-1733, approved on 4 February 2009 under delegated authority, to amend condition 128 regarding the drainage connection. All drainage works associated with Stage 2 have been completed.
  - DA-12-285, approved on 4 May 2012 under delegated authority, for the construction of the extension to an existing warehouse building and internal fit out for additional racking. These works have been undertaken and form part of Stage 2.
  - On 22 August 2013 the former Sydney West Joint Regional Planning Panel (JRPP) granted approval of Stage 3 (JRPP-13-00160), comprising the construction of a new 4 storey office building containing 3,193 m<sup>2</sup> of ancillary office space and 539 m<sup>2</sup> of warehouse space, the conversion of the underground carpark to office and the construction of a pedestrian bridge. The JRPP also granted approval to a Concept Plan Proposal for Stage 4 consisting of an indicative building envelope for a 4 storey office building located south of Stage 3. The detailed proposal for Stage 4 will be the subject of a future DA.
- 4.3 Section 7.11 contributions for all 3 components of Lot 10 DP 1180019 have already been covered by the following DAs. Therefore no additional contributions are required:
- SA-95-105
  - SA-98-1160
  - DA-99-4631.
- 4.4 The application was originally submitted on 18 September 2017 and notified to the public from 3 to 17 October 2017. A report to the Panel had been drafted in March 2018 based on the original information submitted. However, amended plans were submitted by the Applicant on 29 April 2018 that are vastly different from what was originally submitted. Therefore, the amendments had to be re-advertised from 15 to 29 May 2018 and also required re-referral for internal comments. This necessitated a restarting of the processing clock and a completely new assessment of the application.
- 4.5 The history of consents listed above has resulted in the provision of a total of 674 existing parking spaces at the subject site, as illustrated in attachment 7.

## **5 The proposal**

---

- 5.1 The Development Application has been lodged by ALDI Foods Pty Ltd.
- 5.2 The Applicant proposes to make alterations and additions to an existing warehouse including:
- The partial demolition of the existing warehouse and additions to the existing warehouse on the northern elevation to provide an additional 6,005 m<sup>2</sup> of warehouse floor space as well as 422 m<sup>2</sup> of floor space for staff amenities and facilities, including an ancillary staff café.
  - The construction of a 3 storey office building containing 2,360 m<sup>2</sup> of floor space for office space and staff amenities.

- The construction of an upper deck car parking level at 2 Sargents Road and extension of the existing car parking at 1 Sargents Road to provide a total of 200 additional car parking spaces. Of the 200 additional parking spaces, 162 are proposed at 2 Sargents Road and 38 are proposed at 1 Sargents Road. The additional warehouse floor space of 6,005 m<sup>2</sup> would generate a need for 80 additional car parking spaces and the additional office floor space of 2,782 m<sup>2</sup> will generate a need for 70 additional car parking spaces. Therefore, the total additional car parking spaces required by this DA will be 150 car spaces. 200 are proposed, which will still result in a surplus of 50 additional car parking spaces available for staff or visitors.
  - A decrease in the number of loading docks on the site from 59 to 47.
  - The construction of a pedestrian link between the existing administration building and the proposed extension to the warehouse building to provide pedestrian connection to staff amenities.
  - A temporary building contractors' compound and trailer storage area will be provided on the existing vacant land at 22 Sargents Road during construction. No permanent works are proposed on this land.
- 5.3 The warehouse and office will continue to operate 24 hours a day, 7 days a week.
- 5.4 A detailed outline of the proposal is at attachment 4 and a copy of the development plans is included at attachment 5.

## **6 Assessment against planning controls**

---

- 6.1 A full assessment of the Development Application against relevant planning controls is provided at attachment 6.

## **7 Key issues**

---

- 7.1 There are no key issues that need to be considered by the Panel in respect of this application.

## **8 Issues raised by the public**

---

- 8.1 The DA was notified to property owners and occupiers in the locality between 16 and 30 May 2018, but was not required under our Development Control Plan to be advertised in the local newspapers.
- 8.2 We received no submissions.

## **9 External referrals**

---

- 9.1 The Development Application was referred to the following external authorities for comment:

Authority	Comments
Roads and Maritime Services	Acceptable subject to conditions

## 10 Internal referrals

10.1 The Development Application was referred to the following internal sections of Council for comment:


Section	Comments
Building	Acceptable subject to conditions
Environmental Health	Acceptable subject to conditions
Engineering	Acceptable subject to conditions
Traffic	Acceptable, no conditions

## 11 Conclusion

11.1 The DA has been assessed against all relevant matters and is considered to be satisfactory. It is considered that the likely impacts of the development have been satisfactorily addressed and that the proposal is in the public interest. The site is considered suitable for the proposed development subject to conditions.

## 12 Recommendation

- 1) Approve Development Application SPP-17-00029 subject to the conditions listed in attachment 8.
- 2) Council officers notify the Applicant of the Panel's decision.

  
 \_\_\_\_\_  
 Jared Spies  
 Senior Project Planner

  
 \_\_\_\_\_  
 Judith Portelli  
 Manager Development Assessment

  
 \_\_\_\_\_  
 Glennys James  
 Director Planning and Development