

# Tempe Tyres Warehouse, Kurnell

For: Tempe Tyres (the applicant)

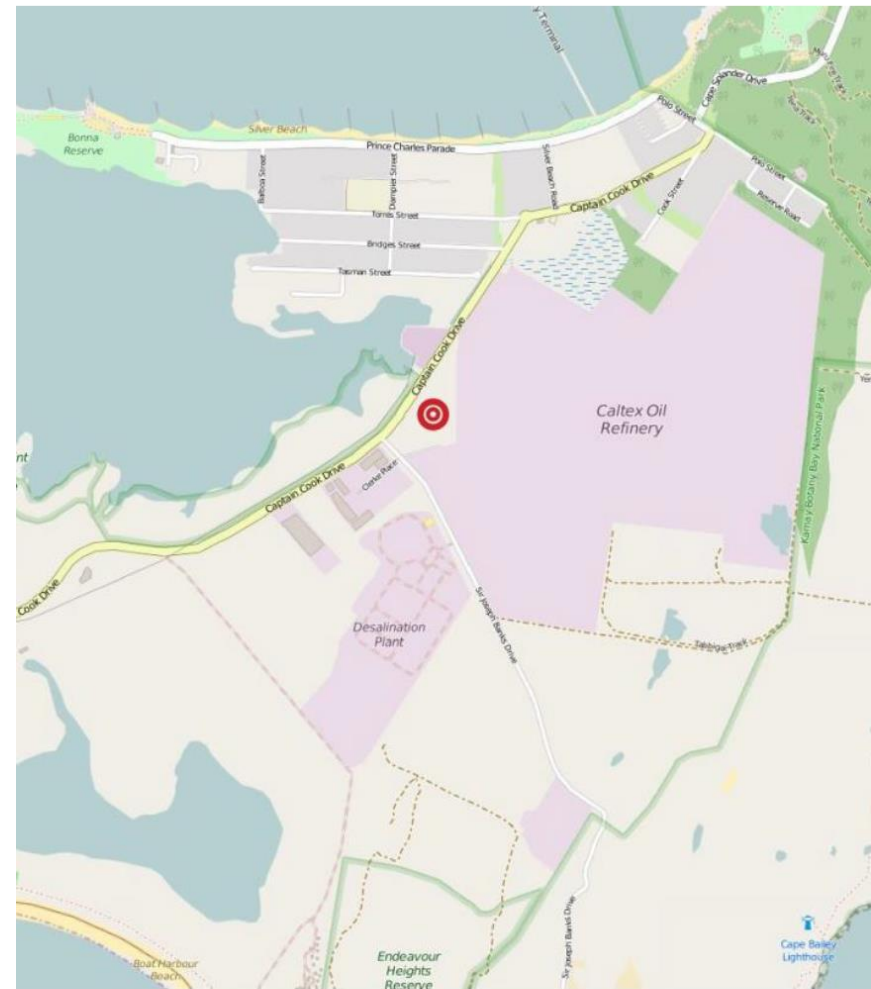
Proposal: Modification Application MA21/0359  
(to modify DA17/0161)

# Site Location

186-206 Captain Cook Drive, Kurnell

It is situated directly adjacent to the former Caltex refinery plant (now operating as a fuel import terminal for NSW/ACT)

Positioned within a well-established industrial area alongside manufacturing and warehouse/distribution operations.



# Approved Development

## Warehouse (Stage 1) –

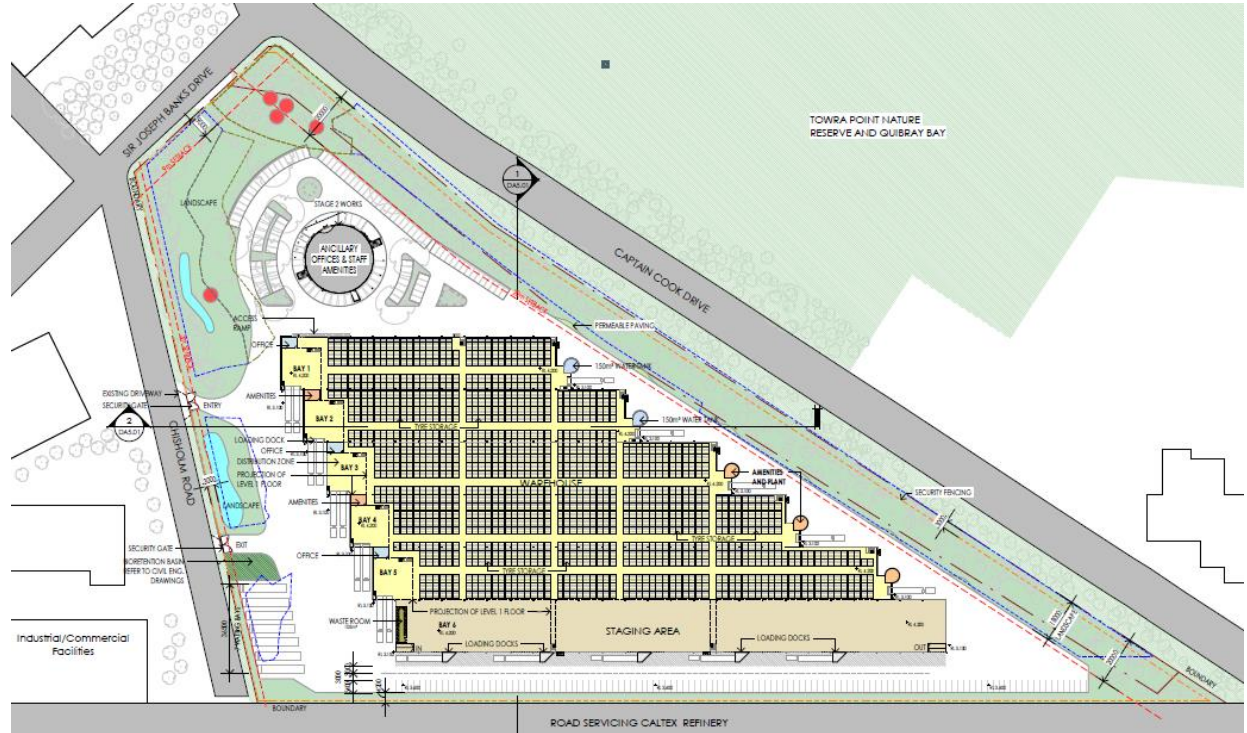
- c. 22,000m<sup>2</sup> footprint
- c. 53,000m<sup>2</sup> GFA

## Ancillary Office (Stage 2) –

- c. 2,600m<sup>2</sup>
- 227 Parking Spaces - total

## Site Constraints

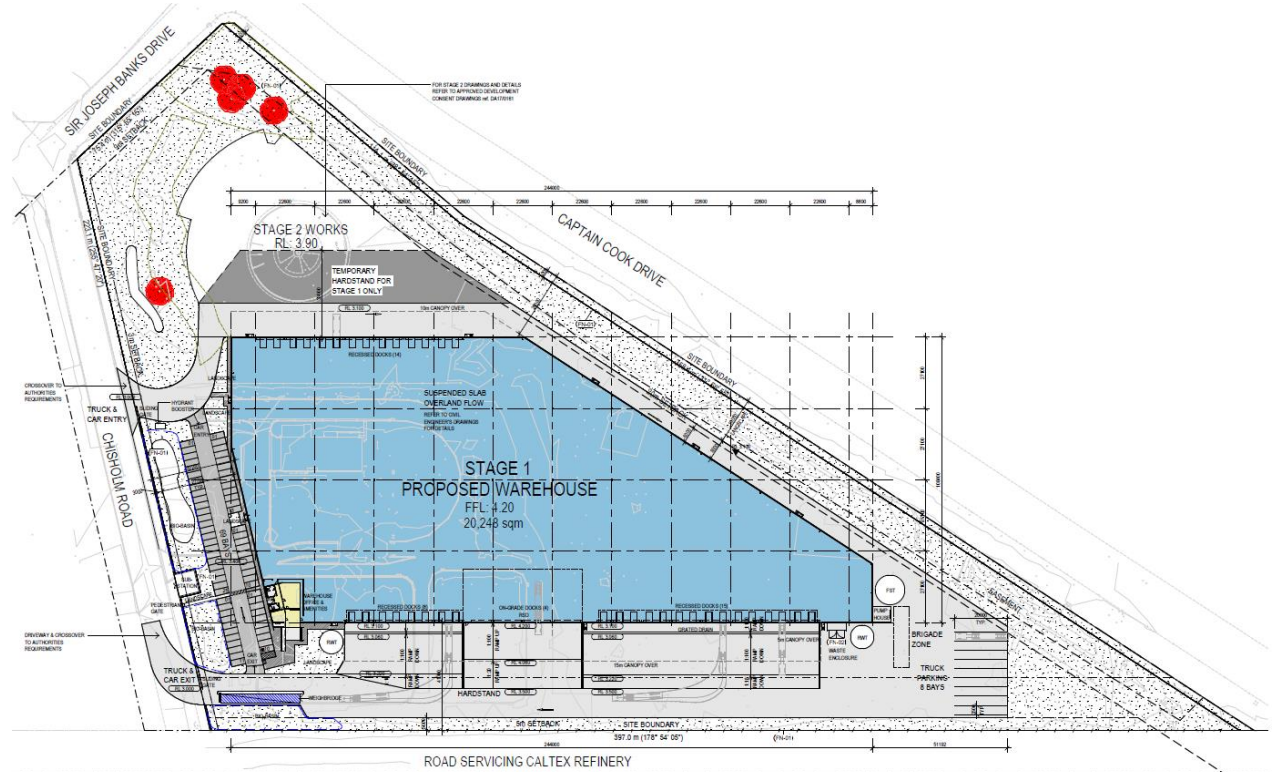
- 20m setback to Captain Cook Drive
- Desalination Pipeline
- Vegetation in western part of the site
- Flooding
- Height Limit



# Proposed Modifications

Rationalised warehouse design and layout

- Loading docks
- Car parking spaces
- Truck parking
- Consolidated Stage 1 office and amenities
- Truck and car exit driveway
- Temporary hardstand for Stage 1



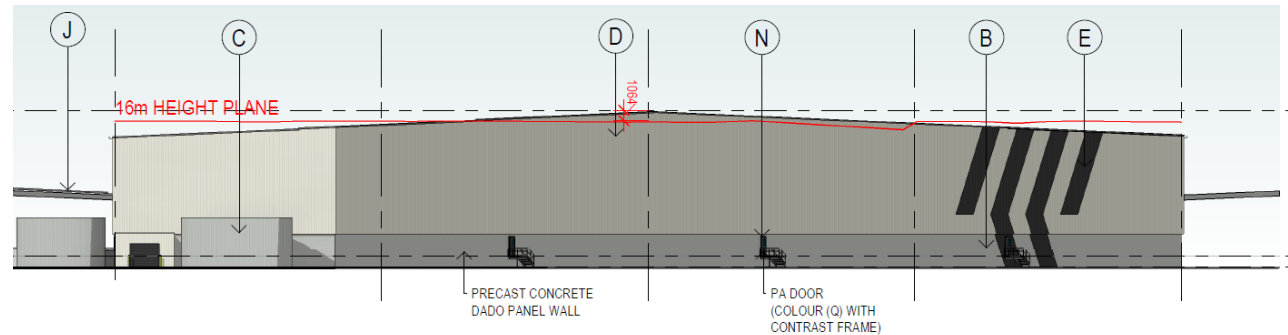
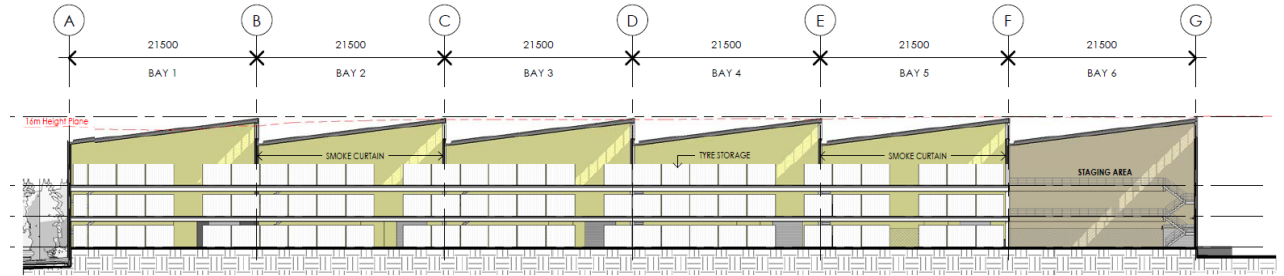
# Proposed Modifications

## Roof shape and height

- Approved roof
  - Saw tooth 19m RL
  - Exceedance height limit due to ground depression
- Proposed Roof
  - A-Frame, 19m RL
  - Similar height limit exceedance

## Deleting Conditions:

- 4A(i)-(v) – design refinements
- 18A – stormwater
- 35A – noise mitigation
- 46 – No. of staff



# Key Issues

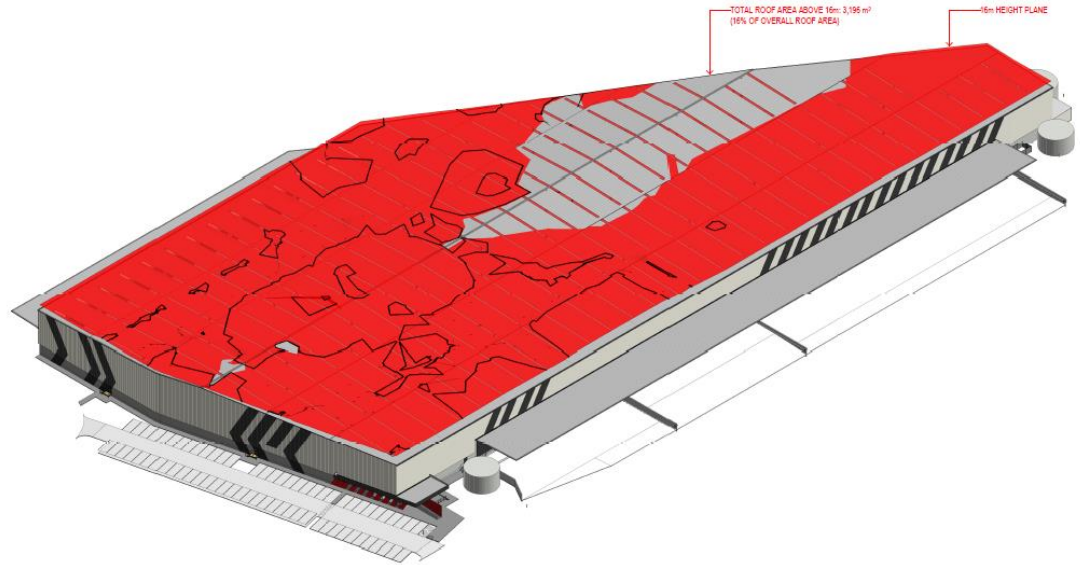
## Building Height

Flooding and Stormwater  
Management

Parking Provision

Other matters not affected by the  
Modification:

- Design of the Ancillary Office Building
- Aboriginal archaeology
- Desalination plant pipeline
- Ecology





# Key Issues

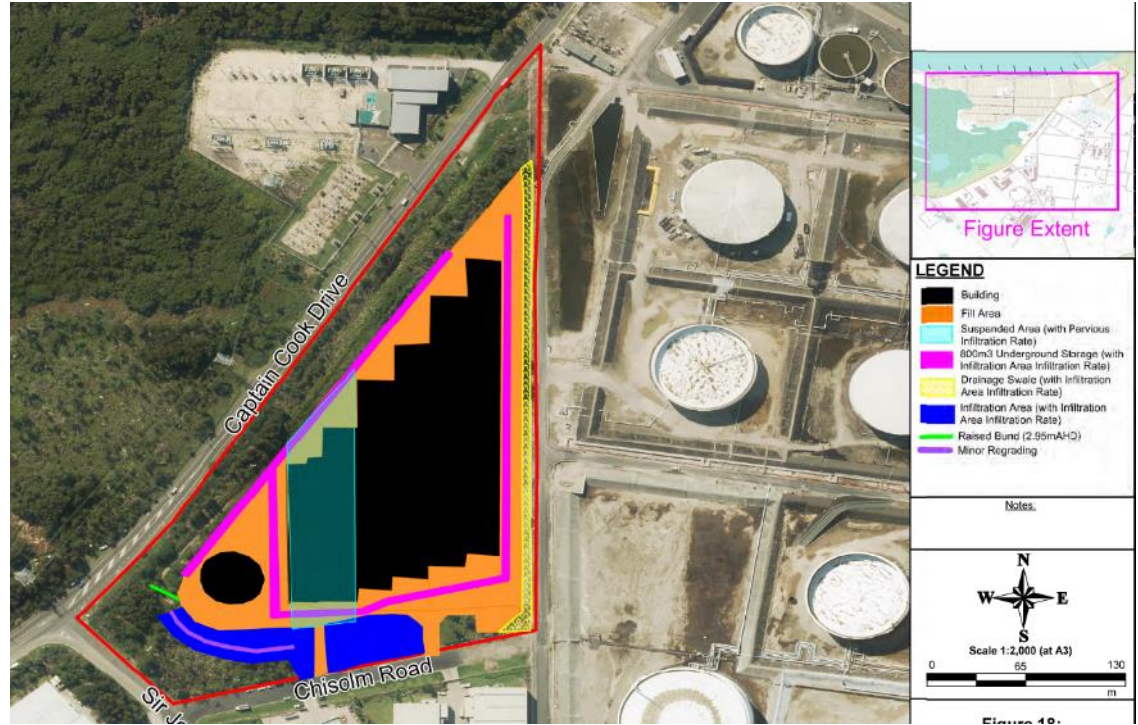
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**Flooding and Stormwater Management**

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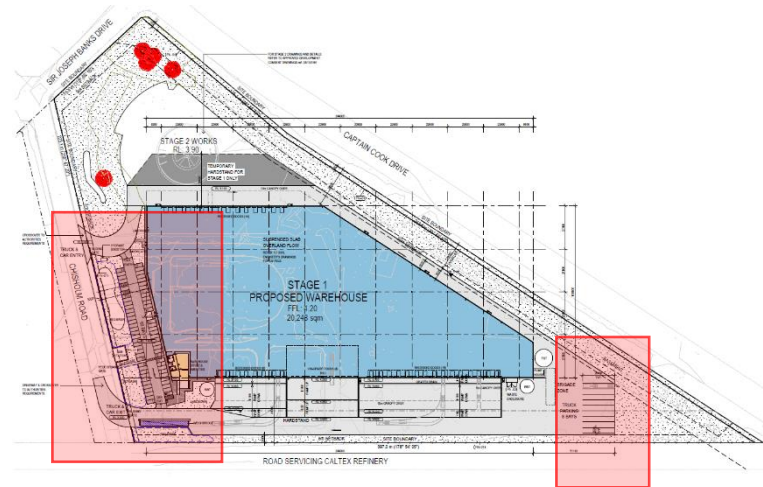
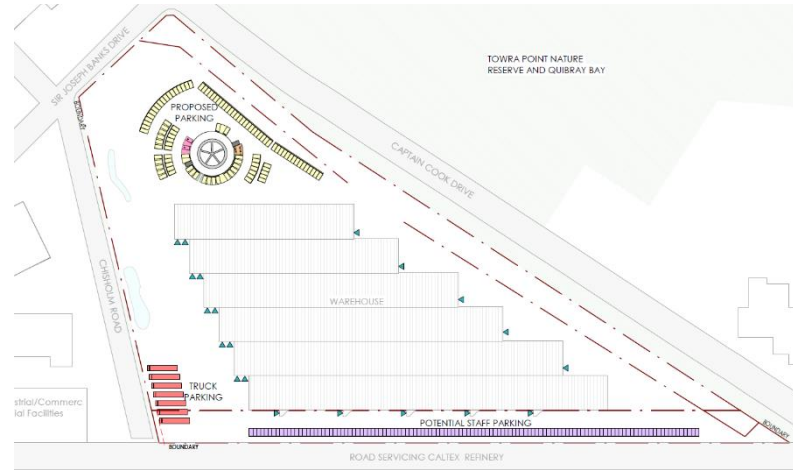
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# Consultation

## Issues Raised for DA17/0161

- 15 submissions were submitted on DA17/0161 from the community

### Visual and local character

- Office building is inappropriate in such a prominent public position that has important historical significance.
- Trees should be retained for screening.
- Kurnell should be tourist area – not industrial.
- Distribution facility should be more central.

### Traffic

- Congestion from additional truck movements and road safety impacts.
- Additional traffic from non-local staff accessing the facility.

### Other issues

- Fire and smoke risk
- Kiosk will compete with take away shops in Kurnell
- Minimal benefits for locals
- Noise

# Issues for Further Consideration

## Planning issues:

- Mezzanines and calculation of Gross Floor Area
  - GFA effects NCC and fire safety compliance,
  - Justification for height of the building,
  - Number of staff and parking spaces required
- Internal usage – tyre storage vs general warehousing
- Providing a door connecting the lunchroom to the outdoor area
- An amended Staging Plan

## Stormwater:

- Council has requested revised stormwater design details – which are under investigation
- Council agree to delete conditions 18A(i), (iii), (vi), (vii), (viii), (ix) and (x) with the remaining parts (ii), (iv), (v) and (xi) subject to revised conditions

**Noise:** Revised Acoustic report to be provided.

**Conditions:** Council agree to deleting 4A(i)-(v) – design refinements