

MEMORANDUM

Reference: PPSSWC-284 (Council Reference: DA22/1110)

To: Sydney Western City Planning Panel

From: Jacqueline Klincke, Development Assessment Planner

Date: 16 May 2022

Subject: Construction and Use of 2 Warehouse and Distribution Centres (Lots 4A and 4B) at 2 Cuprum Close, Kemps Creek (Oakdale West Estate)

Reference is made to the abovementioned development application, for the construction of two (2) warehouses (4A and 4B) and their fit-out and use as '*warehouse and distribution centres*' with associated works, at 119 Cuprum Close, Kemps Creek.

Background

Council is in receipt of a Development Application from Goodman Property Services Pty Ltd for the construction of 2 warehouses (4A and 4B) and their fit-out and use as '*warehouse and distribution centres*', including associated offices, hardstand and parking areas, loading docks, and stormwater and landscaping works.

The site is located within the Oakdale West Industrial Estate, which was approved SSD 7348 on 13 September 2019, and has been subject to eleven subsequent modifications. The most recent modification (i.e. SSD 7348 MOD 12) was approved by the Department of Planning and Environment (DPE) on 6 April 2023 modifying the maximum ridgeline height for Warehouse 4B and allowing the operation of forklifts during the night-time period for both warehouses. However, it is noted in accordance with Conditions B4 and B10, the layout and development controls (including ridgeline heights and setbacks) relating to Warehouse 4A are to be determined by Council under a separate development application and must have regard to the interface with adjoining residential properties.

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A review of the approved Concept Plan under SSD 7348 MOD 12 and the consolidated amended conditions of consent confirm that the proposed development that is the subject of this DA is consistent with the modified SSD approval. The proposed setbacks and maximum ridgeline height of Warehouse 4A are also deemed satisfactory and the overall design of the building mitigates the visual impact to adjoining residential properties to the south and west.

This application (in conjunction with DA23/0053) represents the final development applications for warehouse and distribution facilities within the Oakdale West Estate, noting all other buildings and services have been approved via SSD 7348 (as modified) and previous development applications assessed by Council.

During the preliminary assessment of this application, Council raised the following concerns:

- The shared light and heavy vehicle access and internal road and potential impacts on safety
- Overall building mass and scale appearance from the future Southern Link Road
- Potential noise and acoustic impacts to nearby residential properties and proposed mitigation measures
- Pedestrian walkability and cyclist connectivity from Southern Link Road to proposed buildings
- Lack of detail regarding water sensitive urban design
- Inadequate trip generation rates.

The applicant subsequently submitted additional information which satisfactorily addressed and resolved Council's concerns relating to the proposal.

However, the subject site is located adjacent to a proposed transport infrastructure route, being the Southern Link Road. In this regard, in accordance with Clause 2.25 of the *State Environmental Planning Policy (Industry and Employment) 2021* (Industry and Employment SEPP), the application was referred to DPE. This clause requires the consent authority to refer to the Secretary of the Department of Planning and consider any comments made by the Secretary as to the compatibility of the development to which the application relates with the proposed transport infrastructure route. This referral response remains outstanding.

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Recommendation

Council's assessment is now finalised, and the development is recommended for Approval as per Council's assessment report.

It is therefore requested that upon receipt of the referral response from the Secretary of the Department of Planning confirming Section 2.25 of the Industry and Employment SEPP) has been satisfied, this application be determined by the Panel by way of e-determination.

Jacqueline Klincke
Development Assessment Planner