

MEMORANDUM

Reference: PPSSWC-308 (Council Reference: DA23/0053)

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 4C and 4D) at 119 Cuprum Close, Kemps Creek (Oakdale West Estate)

Reference is made to the abovementioned development application, for the construction of two (2) warehouses (4C and 4D) 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 (4C and 4D) 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 both warehouses and the overall Concept Plan with amendments to building layouts and vehicle crossovers locations.

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 SSD approval.

MEMORANDUM

This application (in conjunction with DA22/1110) represents the final 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 presentation of Warehouse 4C to the future Southern Link Road and minimal opportunities for passive surveillance
- Insufficient information detailing stormwater overland flows from the street through the site
- Inadequate clearances to stormwater infrastructure from proposed vehicle crossovers
- Potential conflict between truck egress and ingress on the site, and
- Inadequate trip generation rates.

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

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 this application be determined by the Panel by way of e-determination.

Jacqueline Klincke
Development Assessment Planner