

Notice of decision

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-36138263 Augusta Street Warehouse and Distribution Centre
Applicant	The Trustee for Huntingwood Property Trust
Consent Authority	Minister for Planning and Public Spaces

Decision

The Acting Director, Industry Assessments, under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (**the Act**) granted consent to the development application subject to conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning, Housing and Infrastructure's assessment report is available [here](#).

Date of decision

17 December 2024

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 2021;
- the objects of the Act;
- the considerations under s 7.14(2) and 7.16(3) of the *Biodiversity Conservation Act 2016* (NSW);
- all information submitted to the department during the assessment of the development application;
- 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 would provide a range of benefits for the region and the State as a whole, including a capital investment of \$446 million into the Blacktown LGA and the provision of 651 construction jobs and 908 operational jobs;
- the project is permissible with development consent, and is consistent with NSW Government policies including the Western City District Plan;
- 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. Traffic and noise impacts can be appropriately managed through operational management plans and operational verification reporting;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the conditions of consent. Engagement on the project is considered to be in line with *Undertaking Engagement Guidelines for State Significant Projects*, including the community participation objectives outlined in these guidelines; and
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The Applicant engaged with the community during the preparation of the environmental impact statement (EIS) as a requirement of the Secretary's environmental assessment requirements. The EIS detailed the findings of the engagement and how it influenced the scope and design of the project.

Once the EIS was submitted to the Department it was placed on exhibition from 10 October 2023 until 6 November 2023 (28 days). Eight (8) submissions were received, including six (6) objections and two (2) comments.

The key issues raised by the community (including in submissions) and considered in the Department's assessment report and by the decision maker include traffic and access, noise, visual impacts and biodiversity. Other issues are addressed in detail in the Department's assessment report.

<i>Issue</i>	<i>Consideration</i>
Traffic	<i>Assessment</i> The development will introduce a new source of traffic generation to an existing road network which requires intersection upgrade works and a separate new signalised site access point to facilitate the development. The proposed intersection upgrade works have been modelled with the consideration of future traffic flows including development traffic and have been considered to have negligible impact compared to existing performance. The Department's assessment determined the development would have an acceptable impact on the surrounding road network, subject to the implementation of the proposed road and intersection upgrade works. <i>Conditions</i> To address any potential impacts the Department recommends a condition requiring the Applicant to prepare and implement an Operational Traffic Management Plan which includes measures to reduce traffic movements during peak hour periods, a condition limiting heavy truck movements during the night-time period and conditions requiring the Applicant to obtain further approvals from TfNSW for the intersection upgrade works.
24/7 Operational Noise	<i>Assessment</i> The proposed 24/7 operation will generate noise at surrounding sensitive receivers from the warehousing and distribution operations however the operational noise impacts will be compliant with the relevant Project Noise Trigger Levels (PNTL) at the surrounding sensitive receivers. The Department's assessment determined that noise impacts associated with the operation of the development can be suitably managed through the implementation of the Applicant's proposed management and mitigation measures and the recommended conditions of consent. <i>Conditions</i> To ensure noise predictions are representative of actual noise impacts and the proposed mitigation measures are appropriate once the development becomes operational, the Department has recommended conditions requiring the Applicant to carry out a noise verification study. The Department also recommended night-time vehicle limit restrictions at Warehouse 3, 4 and 5 and implementation of an Operational Noise Management Plan (ONMP).
Building bulk and scale, and compatibility with local context	<i>Assessment</i> The development comprises of four single storey warehouse buildings and one multi-level warehouse with a maximum building height of 34.84 m. The built form, size and scale of the development is generally consistent with building typology for warehouse and distribution centres prevalent through the WSEA and nearby industrial development. Throughout the assessment process, the Department required the Applicant to improve the northern façade of the Warehouse 5 component to improve the visual amenity and interface of the development. The updated façade design incorporated brickwork and aluminium louvre vertical elements to relate with the

Issue	Consideration
	materiality of the development with nearby residential dwellings. The design also comprises vegetation planter areas to soften the facade and landscaping along the northern road frontage. The Applicant has also provided a Landscape and Visual Impact Assessment (LVIA) to assess the development from key viewpoints and sensitive receiver locations within the context of the locality setting and the presence of the Great Western Highway. The Department's assessment concluded the development will not have a significant impact on visual amenity, particularly given the industrial nature of the existing urban context and the site's separation from residential areas by major arterial roads. <i>Conditions</i> The Department has recommended conditions requiring the Applicant to maintain vegetation in perpetuity to ensure landscape buffers are maintained for the life of the development to mitigate visual impacts on sensitive receivers.
Property Value	<i>Assessment</i> The impacts of development on property value is not a relevant consideration into the evaluation of a development application under Section 4.15 of the <i>Environmental Planning and Assessment Act 1979</i> and therefore has not been considered in this assessment. <i>Conditions</i> No conditions are required.
Urban heat effect	<i>Assessment</i> The development is proposed to incorporate into the design of the development high albedo (reflectivity)/translucent roofing, drought tolerant planting, light coloured external materials and extensive landscaping including tree planting with wide tree canopies as Ecologically Sustainable Development (ESD) strategies to mitigate and reduce any potential urban heat effects of the development. The Department's assessment concludes the development has appropriately incorporated ESD principles into the design of the development to help reduce urban heat effects in addition to reducing energy and water consumption, and its overall carbon footprint. <i>Conditions</i> No conditions are required.
Natural landscape and local wildlife	<i>Assessment</i> The proposal will involve the removal of 1.43 ha of native vegetation from the site and 20.52 ha of exotic grassland and weed vegetation. However, the native vegetation on the site is currently in a poor condition due to the dominance of invasive flora and fauna species, historic agricultural, residential and industrial land uses, and historic waste dumping activities. The Department's assessment concluded that following the restoration and conservation works along the Blacktown Creek riparian corridor, there will be a net improvement to the site's biodiversity values. <i>Conditions</i> The Department recommends conditions of consent requiring a Biodiversity Management Plan (BMP) be implemented prior to the clearing of vegetation and a Vegetation Management Plan (VMP) be implemented for the life of the development to improve the biodiversity values of the riparian corridor and broader site. The BMP is to include measures to reduce non-native fauna predator populations. Further, to offset any biodiversity loss caused by the development the Department recommends a condition requiring the Applicant to purchase and retire a total of

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	28 ecosystem credits and four (4) species credits to offset the loss of habitat for the southern myotis.
Aboriginal Cultural Heritage consultation	<i>Assessment</i> The Applicant prepared an Aboriginal Cultural Heritage Assessment Report (ACHAR) in consultation with 15 Registered Aboriginal Parties (RAP). The presence of two artefacts of Aboriginal cultural heritage value have been previously recorded as occurring within the development site boundary. The Applicant undertook surveying of the site was undertaken and one of the artefacts were not identifiable and is considered highly likely to have been washed away and relocated from its original recording approximately 15 years ago. The Department's assessment concludes the development would not have a significant impact on Aboriginal cultural heritage values, subject to the recommended conditions of consent. <i>Conditions</i> The Department has recommended a condition of consent requiring the Applicant to prepare and implement an Aboriginal Cultural Heritage Management Plan (ACHMP) which incorporates the recommendations of Heritage NSW and the ACHAR including ongoing consultation with RAPs, protection measures for artefact locations, contingency plans and worker inductions. The Department has also included a condition of consent for an unexpected finds protocol in the event and item of object of Aboriginal heritage significant is identified on the site.