



Your ref: SSD-36138263  
File no: MC-23-00005

17 June 2024

NSW Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Recipient Delivery [Shaun.Williams@planning.nsw.gov.au](mailto:Shaun.Williams@planning.nsw.gov.au).

**Attention: Shaun Williams**

Dear Mr Williams

**SSD-36138263 - Augusta Street Warehouse and Distribution Centre**

Thank you for your correspondence dated 17 April 2024 by email and 15 May 2024 on the Major Projects Website requesting our advice for SSD-36138263 for the warehouse and distribution centre at Augusta Street, Blacktown which is a State Significant Development (SSD) proposal under section 4.36 of the *Environmental Planning and Assessment Act 1979*.

The proposal has been reviewed by our officers and we hereby object to the proposal until the matters referred to in the attachment to this letter are addressed to Council's satisfaction and before any determination is made by the Department.

If you would like to discuss this matter further, please contact me directly on 9839 6228.

Yours faithfully

Judith Portelli  
Manager Development Assessment

**Connect - Create - Celebrate**

Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148

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All correspondence to: The Chief Executive Officer - PO Box 63 - Blacktown NSW 2148

# **Blacktown Council's submission to SSD-36138263 Augusta Street Warehouse and Distribution Centre**

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## **Planning issues**

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1. Council has received a request to enter into a voluntary planning agreement (VPA) from the applicant of the SSD application in accordance with the provisions of clause 66 of the Environmental Planning and Assessment Regulation 2021. Following advice from the Department of Planning, Housing and Infrastructure (DPHI), we understand the VPA is to be executed before the SSDA can be determined. Before the VPA is executed, Council requires confirmation from DPHI of the final development description and lots/DPs that relate to the VPA, for our inclusion into the letter of offer.
2. Considering the above, we note the terms of the VPA are still being negotiated between Blacktown City Council and the applicant. A meeting was held between Council staff and the applicant on Tuesday 11 June 2024 to discuss the scope of the VPA including road and drainage works.
3. The revised plans have still not detailed turf cell permeable paving for the car parking area for Warehouses 5A to 5H as previously requested in item 2 of our submission dated 12 April 2024.

## **Engineering issues**

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1. The infrastructure to be covered by the VPA is to be provided so that the extent of the engineering works to be conditioned by this consent can be ascertained.

## **Drainage issues**

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The submitted civil work package, Costin Roe Consulting, Job Number C013904.03, Revision F and dated 07/05/24 is to be amended as follows:

1. In the submitted OSD spreadsheet, the by pass areas are not consistent with the submitted plan. The applicant must demonstrate the actual catchment areas where discharged into the OSD tank and basin and the actual by pass area to the OSD. A catchment plan shall be provided.
2. In the plan SSDA410, there is a low flow diversion rock wall to divert the flow into the GPT and wetland. The detail of the rock wall, including level and section, must be provided to demonstrate the sufficient flow into the GPT and wetland.
3. In lot 1, the details of the proposed OSD and storm filter tank shall be provided when there is not 1.5 year ARI orifice. The details can be found in Council's Engineering Guideline For Development and WSUD Standard drawing A(BS)175M.
4. The longitude section of the access track shall be provided to prove the gradient is not more the 10%. Also the access track must be at least 4 meter wide.

## Open space issues

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The landscape concept plan Issue N, 23/04/2024 requires clarification on the following:

1. Please confirm if the streetscape planting in front of the security fence is located on the public road verge (nature strip area) or located within the development boundary.
2. There is a site boundary shown in the landscape plans and the security fence is behind the building line. Please clarify who will be responsible for the vegetation in front of the security fence. Confirmation that the owner will be responsible for the vegetation is requested.