

BRIEFING DETAILS

BRIEFING/DATE/TIME	23 November 2021 5.30pm to 6.03pm
LOCATION	Teleconference

BRIEFING MATTER
PPSSCC-259 - SPP-21-00007 – Blacktown
Archbold Road, Eastern Creek

Construction and operation of a warehouse and distribution facility including a warehouse and distribution space, main ancillary office and dock office, hardstand area for heavy vehicle manoeuvring and marshalling, provision of 281 car parking spaces, signage and retaining walls.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg – Chair David Ryan Roberta Ryan Chris Quilkey Moninder Singh
APOLOGIES	Kathie Collins
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL STAFF	Judith Portelli - Manager Development Assessment Jared Spies – Senior Town Planner
OTHER	Suzie Jattan – Planning Panel Secretariat
APOLOGIES	George Dojas – Senior Case Manager & Team Leader, Regionally Significant Development

KEY ISSUES DISCUSSED:

Key issue is biodiversity both on the site and in relation to the adjoining E2 zoned lands, and how potential impacts of the proposal are to be addressed.

Biodiversity issues:

The Panel considers biodiversity a critical issue for this application. Biodiversity concerns relate to remnant flora and fauna on the site under consideration as well as the potential impact of the proposal on the adjoining site which has biodiversity value, and is zoned E2.

The issues to be addressed include:

- Biodiversity credits are expected to be required as well as a Vegetation Management Plan.
- Overshadowing as a result of building heights and setbacks, as well as due to the height of the proposed retaining walls.

- The Panel considers the 10m high retaining walls to be excessive and requests further consideration of alternative options or mitigation measures such as terracing and screening.
- The Panel understands that further survey work, investigations and possible mitigation actions are required in relation to fauna on site.

OTHER ISSUES DISCUSSED:

- The required emergency access road has not proven to be viable on-site due to topographical conditions. A revised plan for emergency access via an easement on adjoining privately owned land to the south of the site is under consideration. The Panel notes and supports this revision.
- Visual impacts of the proposed retaining walls.
- The need for on-site detention and other drainage actions to address wetland issues as well as to avoid harm, and ideally to benefit, the site itself as well as adjoining E2 lands.
- A VPA is expected to be required due to OSD requirements and in relation to revised requirements for the emergency access road.

TENTATIVE DETERMINATION DATE: FEBRUARY 2022 subject to resolution of issues outlined above.