

RSDA Kick-Off Briefing Agenda Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-328 – The Hills Shire Council - 1040/2022/JP- 3-5 Rosario Place
APPLICANT / OWNER	Logendra Pillay / Factory Central P/L, ComfortDelGro Corporation Australia P/L
APPLICATION TYPE	CIV > \$5M - Private Infrastructure and Community Facilities
REGIONALLY SIGNIFICANT CRITERIA	State Environmental Planning Policy (State and Regional Development), Schedule 7, Clause 5
KEY SEPP/LEP	State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No. 64 - Advertising and Signage State Environmental Planning Policy No. 33 – Hazardous and Offensive Development The Hills Local Environmental Plan 2019
CIV	\$ 26,681,762.00 (excluding GST)
MEETING DATE	10 February 2022

ATTENDEES

APPLICANT	Logendra Pillay, Logendra Management
PANEL CHAIR	Abigail Goldberg
COUNCIL	Claro Patag, Matthew Gray, Cameron McKenzie, Paul Osborne
PLANNING PANELS SECRETARIAT	George Dojas and Alexandra Hafner

DA LODGED: 10 January 2022

RFI SUBMISSION DATE: Council is to advise the Planning Panels Secretariat within 7 days of the RFI being submitted to the Applicant.

TENTATIVE PANEL BRIEFING DATE: 21 April 2022

TENTATIVE PANEL DETERMINATION DATE: 19 May 2022

ITEMS DISCUSSED

- Introductions.
- Applicant summary:
 - Proposal seeks consent for the construction and use of a Bus Depot. Intent of CDC NSW is to phase out diesel buses and accommodate electric vehicles.
 - Pre-DA meeting informed submission requirements and that a new DA would be required, given recent changes to the proposal.
 - Council is treating the DA as integrated development. Previous 2018 advice from the Department stated that the drainage channel to the south of the site is not '*waterfront land*' or a '*river*' and that it should not be treated as a riparian corridor and an activity approval is not required.
 - The proposed development includes 10m high canopy structures to allow for charging of vehicles with a wash bay, the office building/workshop and at-grade parking for 253 parking spaces (173 permanent, 80 managed and 4 accessible). The proposal includes building signage.
- Council summary:
 - Council will confirm its consideration of integrated development. NRAR has been contacted regarding this matter.
- Public exhibition underway, until 18 February 2022. Five (5) submissions received to date. Electronic determination may occur, dependent upon the total number of submissions.
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
- The application is yet to be considered by the Sydney Central City Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Accessibility and movements of buses into the site.
- The proposal will comply with previous consent conditions relating to hours of operation, number of buses on site, traffic, acoustics and landscaping.
- Traffic: there will be no intensification of the use to the approved DA. Council is seeking further information on 'managed spaces'.
- Noise: significantly less than diesel buses. The proposed back-up generator addressed in the acoustic report.
- Air quality: there is an improvement to air quality given the removal of diesel buses.
- Stormwater management: the system has been designed to satisfy conditions relating to no increases of flood risks.
- Trees: all trees nominated for removal were approved under the previous consent.

REFERRALS

Internal

- Subdivision/Engineering – under assessment
- Landscaping/Trees – under assessment
- Traffic – under assessment
- Ecology – under assessment
- Resource Recovery – part file comments completed and conditions provided
- Land & Spatial Information – part file comments completed and conditions provided
- Section 7.12 – part file comments completed and condition provided
- Environmental Health – part file comments completed and conditions provided

External

- Natural Resources Access Regulator (NRAR) – awaiting response
- NSW Police – awaiting response
- Transgrid – awaiting response
- Transport for NSW – response received