

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-430 – Cumberland – DA2022/0759 - 132 McCredie Road, Guildford West
APPLICANT / OWNER	Applicant: Goodman Property Services (Aust) Pty Limited Owner: Goodman Property Services (Aust) Pty Limited
APPLICATION TYPE	Demolition of existing structures and construction of three (3) warehouse buildings comprising of ten (10) warehouse units with ancillary offices to operate 24 hours a day seven (7) days a week with at-grade parking and loading areas, site access and associated site works
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$64,820,000 (excluding GST)
BRIEFING DATE	30 March 2023

ATTENDEES

APPLICANT	Guy Smith
PANEL	Abigail Goldberg, David Ryan, Steve Murray, Glenn Elmore, Ola Hamed
COUNCIL OFFICER	Harley Pearman, Rashika Rani, Esra Calim, Michael Lawani
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 14 December 2022 (106 Days)

TENTATIVE PANEL BRIEFING DATE: Requirement to be determined

TENTATIVE PANEL DETERMINATION DATE: Within 250 day target

Applicant

- Applicant provided summary of site's history, noting contamination of the site due to previous land use and remediation works and auditing underway/undertaken to remedy. The applicant summarised surrounding land uses, the proposed development's metrics, site constraints, existing vegetation to be retained or removed, light and heavy vehicle access arrangements and car parking provision (in excess of requirements).
- The applicant, in response to the chair's query, advised that the land beneath the existing building at the forefront of the site is considered contaminated and will be remediated as such. The applicant advised this building was not removed as part of the site wide demolition due to contractual reasons.
- The applicant advised the key departure from the DCP involves the required 15m setback to McCredie Road. Departure is proposed as it reflects the current building on the site, proposed building will shield audible activities within the site, the proposed setback will achieve activation of frontage and passive surveillance and results in the promotion of human scale through provision of offices at street frontage, presenting as commercial rather than industrial facades.
- The applicant advised that the Biodiversity Offset Scheme will be triggered by the proposed development and 4 credits are to be retired as part of the proposal. The applicant noted that Goodman attempt to incorporate internal landscaping, light coloured roofing and aggressive ESD targets, including on roof solar to address and deliver positive environmental outcomes within their developments.
- The applicant advised that levels have been designed to reduce and mitigate flooding and overland flow issues for surrounding and downstream sites.

Council

- Council advised that assessment is substantially complete, with most referrals returned. Council is awaiting internal referrals with respect to engineering and the removal of trees and use of biodiversity credit retirement.
- Council is currently finalising their RFI, including need for information on remediation and contamination audits.
- In relation to street setbacks, Council advised that variation on the grounds presented by the applicant would be considered.
- Council noted that much of site is flood prone, requiring filling to ensure heights above flood level
- Notification Concluded - No submissions received.

Panel

- The chair questioned plans for the existing building at forefront of site, whether land beneath was also contaminated and reasoning behind its retention whilst demolition of the remainder of the site was undertaken.
- The panel noted their concern with tree removal, given the importance of trees within industrial settings for the prevention of urban heat island effect and the proximity of trees and the site to Prospect Creek.
- The panel questioned fill requirements and impact upon neighbouring sites.
- The panel requested status of site audit process and noted that the panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite their efforts to facilitate the provision of contamination reporting to Council's

satisfaction. Panel will determine development in the form it is presented at or prior to 250 days.

Note:

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.