

Record of Preliminary Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-510 – Blacktown – DA-23-01506 – Astoria Street, Marsden Park
APPLICANT / OWNER	Applicant: Marsden Park Developments Pty Ltd Owner: Ganian Pty Ltd
APPLICATION TYPE	Sydney Business Park Stage 2 Facilities, including the construction and operation of 6 standalone warehouse and distribution facilities including ancillary offices, signage, internal access roads, car parking, infrastructure provision, landscaping and stormwater infrastructure. The proposal also includes consolidation into a single super lot (including the existing Spirax Sarco Facility), demolition, clearing of vegetation, filling of existing farm dam, bulk earthworks including importation of approx. 7,510m ³ of fill, retaining walls along properties boundaries ranging from 1.4m to 5.8m in height. The proposed hours of operation 24 hours a day, 7 days a week.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$ 82,324,103 (excluding GST)
BRIEFING DATE	1 February 2024

ATTENDEES

APPLICANT	Sam Franklin, Kane Winwood, Daniel Soliman, Michael Gray, Andrew McDonald
PANEL	Abigail Goldberg (Chair), David Ryan, Steve Murray, Chris Quilkey, Moninder Singh
COUNCIL OFFICER	Rachel Walker, Judith Portelli, Sami Ahangari
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards, Tim Mahoney, Daniel Bounvan

DAYS SINCE LODGEMENT & DA LODGED: 20 November 2023 (73 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: Within 250 day target

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- The applicant provided description of proposed development, site context and design features of the development.
- The applicant confirmed that the development proposes standalone warehouses and no joint operations.

Council

- Council advised that a portion of site is zoned SP2 – Local Road and a warehouse is proposed in this location. Situation applied to adjoining DA which utilised Clause 5.3 of the LEP to allow permissibility and conditioned a Planning Proposal to remove zoning from the site. No PP has been submitted to date.

Panel

- Chair encouraged the applicant and Council to liaise and confirm if a planning proposal is needed.
- Panel outlined they would look closely at the impacts of additional traffic on the surrounding road network.
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite their efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment. The panel may 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.