

## BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 28 January 2025, 11.38am and 12.10pm
LOCATION	MS Teams Videoconference

## BRIEFING MATTER(S)

PPSSEC-340 - Bayside - DA-2024/268 - 47 Swinbourne Street, Banksmeadow – Demolition of existing structures and construction of a multi-storey food manufacturing facility, removal of twenty-two (22) trees, and associated site works and signage, operating 24 hours seven days

## PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Alice Spizzo, Susan Budd, Michael Nagi and Joe Awada
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

## OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Andrew Ison, Pascal Van de Walle, Luis Melim and Vasira Mudiyansele
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

## KEY ISSUES DISCUSSED

- Site and location context, noting that the street numbering is to be updated
- Proposal noted as demolition and construction of a multi-storey food manufacturing facility, tree removal, associated site works and 24/7 operation
- Site subject to SEPP (Transport and Infrastructure), with no development control plans applicable
- Site has no applicable development standards for height or floor space ratio
- Design Review Panel – supportive subject to amendments to Council’s satisfaction
  - Tree retention and additional plantings of native species
  - Additional sustainability measures
- Noise impacts associated with proposed 24 hour operation identified in Noise and Vibration Impact Assessment
- Odour – high risk development due to proximity to residential area
  - External consultant to review
  - Cumulative impacts to be considered
- Traffic and parking – existing driveway on to Coal Pier Road
  - Access from Swinbourne St identified in Traffic Impact Assessment

## Planning Panels Secretariat

- Applicant to address concerns raised in submission
- Car parking – non-compliance with Council’s car parking controls, with further justification required
- Removal of easements to be assessed by Council’s development engineer
- Further information requested noting site location within the risk affected area from the Botany Industrial Park
- Request for Information to be sent
- 1 submission received – site access from Coal Pier Road
- **Referrals:**
  - External – Ausgrid, Sydney Airport, APA Group, ARTC and Dept of Planning (Risk) - unresolved
  - Internal – Development Engineer, Tree Management, Landscape, Waste, Address Number - unresolved

#### **Panel Questions**

- Key issues noted, including, traffic, odour and tree removal

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** mid-May 2025