

## Record of Kick-Off Briefing

SYDNEY SOUTH PLANNING PANEL

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	<b>PPSSSH-105 – Canterbury-Bankstown – DA-1066/2021</b> 2 Christina Road, Villawood 2163
<b>APPLICANT / OWNER</b>	Christopher Croucamp / MIOF Land No. 3 Pty Ltd, Orica Limited
<b>APPLICATION TYPE</b>	Industrial warehouse and distribution estate.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 2, Schedule 7 of the SRD SEPP: Capital Investment Value > \$30M
<b>KEY SEPP/LEP</b>	SEPP 55, SEPP 33, SEPP State and Regional Development, , SEPP Infrastructure, Bankstown LEP 2015
<b>CIV</b>	\$110,440,000.00 (excluding GST)
<b>BRIEFING DATE</b>	1 March 2022

### ATTENDEES

<b>APPLICANT</b>	Christopher Croucamp, Andrew Harvey, William Charalambous, Daniel McCaffrey, Josh Milston, Eric Yu, Mitesh Achari
<b>PANEL CHAIR</b>	Helen Lochhead
<b>COUNCIL OFFICER</b>	Stephen Arnold, Cassandra Gibbons
<b>SENIOR PLANNING OFFICER</b>	Carolyn Hunt
<b>PLANNING PANELS SECRETARIAT</b>	Holly McCann
<b>PANEL</b>	Stuart McDonald, Heather Warton, Bilal El-Hayek
<b>APOLOGIES</b>	Charlie Ishac

- Introduction
- Applicant/Council summary:
  - Former Orica site
  - Large development of 12 storage and distribution warehouses (ranging from 2000sqm-13000sqm GFA). A 24-hour operation providing 500 - 600 jobs.
  - To be retained in single ownership. No subdivision proposed currently
  - Significant crossfall across the site. Significant benching proposed.
    - Need to mitigate boundary interface impacts
    - Awareness of contamination impacts during excavation
  - Biodiversity assessment has identified threatened *Acacia pubescens* species.

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- Potential to integrate Acacia and/or augment communities
- Significant contamination
  - Final RAP to be provided
- Traffic generation and access consolidated to reduce traffic conflicts
- Exceeds car parking 229 spaced required (350 car spaces provided). 250m to closest train station that provides opportunity for alternative modes of transport
  - Potential to reduce car parking in line with Council policy
- 10m landscape setback required. 5m setback (approx.) provided. Approximately 50% of requirement
  - investigate an increased setback and landscaping in line with Council requirements
- High site coverage. Consideration of additional deep soil. (only 11% provided)
- Investigate additional deep soil on site to augment landscaped area and onsite stormwater retention to manage run-off.
- Public exhibition is yet to be completed.
- 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 South Planning Panel and therefore future comment will not be limited to the detail contained within.

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

- Boundary interface impacts during excavation with significant site crossfall
- Site contamination
- Biodiversity retention and management
- Provision of excess parking
- Traffic generation
- Landscaping with investigation required into increase setback in accordance with Council requirements and additional deep soil on site
- Onsite stormwater retention and run-off management

## **KEY ISSUES IN RELATION TO PUBLIC EXHIBITION**

- Public exhibition is yet to be completed

## **REFERRALS REQUIRED**

### Internal

- Engineers
- Traffic
- Health
- Building
- Waste
- Environmental
- Tree Officers
- Urban Design Team

### External

- TfNSW
- Ausgrid

**DA LODGED: 27 January 2022**

**RFI SUBMISSION DATE** – Council is to notify the Planning Panels Secretariat within 7 days of the RFI being issued to the Applicant.

**TENTATIVE PANEL BRIEFING DATE – 03/05/22**

**TENTATIVE PANEL DETERMINATION DATE – 26/07/22**