

## Record of Briefing Meeting Sydney South Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSSH-105 – Canterbury-Bankstown – DA-1066/2021 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 6 of the SEPP (Planning Systems) 2021 – general development over \$30million
<b>KEY SEPP/LEP</b>	SEPP (Resilience and Hazards) 2021, Biodiversity Conservation Act 2016
<b>CIV</b>	\$110,440,000.00 (excluding GST)
<b>MEETING DATE</b>	3 May 2022

### ATTENDEES

<b>PANEL CHAIR</b>	Helen Lochhead
<b>PANEL MEMBERS</b>	Stuart McDonald, Marcia Doheny, Charlie Ishac
<b>COUNCIL OFFICERS</b>	Stephen Arnold; Casandra Gibbons
<b>CASE MANAGER</b>	Leanne Harris
<b>PLANNING PANELS SECRETARIAT</b>	Carolyn Hunt, Holly McCann
<b>PANEL</b>	Stuart McDonald, Marcia Doheny, Charlie Ishac.
<b>APOLOGIES</b>	Bilal El-Hayek

**DA LODGED: 27 January 2022**

**TENTATIVE PANEL DETERMINATION DATE: 26 July 2022**

### ISSUES LIST

PPSSSH-105, DA-1066/2021, 2 Christina Road, Villawood 2163

3 May 2022

In addition to the comments raised in the Panel's initial kick-off record of briefing the following issues are noted for further attention:

- Biodiversity retention and loss
  - Methodology for management notably retention, offset requirements and species augmentation needs to be addressed
- Revised Remediation Action Plan
  - additional information required
- Traffic generation
  - impacts of traffic generating development to be considered in traffic impact assessment
  - over supply of carparking (120 car spaces) has impacts on landscaped front setback zone (see below)
- Building design and envelope.
  - The warehouse is equivalent to a 5-storey building with a long uninterrupted 330m façade. The building is a major intervention in a varied, low scale neighbourhood as such the form needs modelling, architectural and landscape relief to moderate the scale and bulk.
  - Roof form to consider skyline articulation
- Primary frontage landscape setback
  - A 15m setback including a 10m landscape zone is required however only 4.8 – 5m landscaping provided. The DCP front setback including the 10m landscape requirement should be complied with.
  - Deletion of excess carparking spaces and an increase in screen and shade planting appropriate scaled to this large development and the adjoining context is recommended.

## **REFERRALS REQUIRED**

### Internal

- Building Surveyor
- Development Engineer
- Environmental Health Officer
- Urban Design
- Environmental Planner
- Traffic Engineer
- Waste Services Officer

### External

- Roads and Maritime Services (RMS)
- Ausgrid.

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

One submission received