

Record of Kick-Off Briefing

SYDNEY SOUTH PLANNING PANEL

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-107 – Sutherland– MA-21/0359 186 Captain Cook Drive, Kurnell
APPLICANT / OWNER	Garry Sheridan - Insight Project Services Pty Ltd
APPLICATION TYPE	S4.55(2) Modification Application - Construction of a warehouse for storage and distribution of tyres and an ancillary office building which includes food and drink premises and amenities.
REGIONALLY SIGNIFICANT CRITERIA	Clause 275 Environmental Planning and Assessment Regulation 2021
CIV	\$32,060,337.00 (excluding GST)
BRIEFING DATE	12 April 2022

ATTENDEES

APPLICANT	Garry Sheridan, Sam Taleb, Tim Ward
PANEL CHAIR	Helen Lochhead
COUNCIL OFFICER	Beth Morris, Thomas Walters, Slavco Bujaroski
CASE MANAGER	Leanne Harris
PLANNING PANELS SECRETARIAT	Holly McCann
PANEL	Stuart McDonald, Heather Warton, Carol Provan, Kent Johns

MODIFICATION LODGED: 1 October 2021

RFI ISSUED: 29 March 2022:

TENTATIVE PANEL DETERMINATION DATE: TBC- May 2022

KEY ISSUES IDENTIFIED FOR CONSIDERATION

Approved 53,000 sqm GFA (22,500 sq m, mezzanine 30,000 sq m) development for warehouse and ancillary office space in Kurnell adjacent to the Caltex Oil Refinery. Includes a 20m setback to accommodate desalination pipeline. Modification now proposed.

- Key site constraints include flooding, desalination pipeline setback, ecology, height limit.
- Modifications being proposed include:
 - Rationalised plan layout (20,500 sqm of warehouse space and 180 sqm of office and amenities)
 - simpler roof form,
 - consolidated carparking area and truck parking and revised site access.
 - Stage 1 Building design and staging area for Stage 1 operations.
- Key issue is calculation of GFA. Warehouse has 2 level racking storage areas for tyres, not occupied space that generates parking demand.
- Car parking is reduced from 227 spaces to 178 spaces consolidated and adjacent to warehouse and truck parking is relocated.
- Roof exceeds height by 1.06m in one section (proportion of roof area approx. 16% exceedance)
- Seeking deletion of some development conditions
- Flooding and Stormwater management requires site infiltration and other measures, but no additional changes are proposed
- Acoustic impacts on residential area to the north to be updated in revised report.
- Fire safety and fire management strategy has been updated as part of modification.

REFERRALS REQUIRED

Internal

- Revised VMP is satisfactory subject to some tree species
- Flooding and Stormwater management – a few issues have been identified relating to ground levels to be resolved
- Parking and floor space correlation needs resolution
- Acoustic report update

External

- RMS had no issues previously
- Commonwealth Dept of Environment and Energy has identified no issues
- Fisheries required stormwater conditions previously that have been incorporated
- DPIE identified hazard conditions

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- No submissions received