

## Record of Kick-Off Briefing Sydney South Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSSH-120 – Canterbury- Bankstown – DA-650/2022 - 373 Horsley Road, Milperra
<b>APPLICANT / OWNER</b>	Applicant: Urbis Owner: PI Horsley
<b>APPLICATION TYPE</b>	Demolition of existing structures, remediation of land, site preparation works and construction of 2 warehouse buildings for use as a warehouse and distribution centre including associated site servicing works, hardstand and landscaped areas, car parking, and supporting infrastructure.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>CIV</b>	\$48,370,625.00 (excluding GST)
<b>BRIEFING DATE</b>	11 October 2022

### ATTENDEES

<b>APPLICANT</b>	Christopher Croucamp, Andrew Harvey, Andy Stubbs, Cameron Hay, Michael Fasullo
<b>PANEL</b>	Helen Lochhead (Chair), Heather Warton, Bilal El-Hayek, Charlie Ishac
<b>APOLOGY</b>	Stuart McDonald
<b>COUNCIL OFFICER</b>	Casandra Gibbons, Stephen Arnold
<b>CASE MANAGER</b>	Leanne Harris
<b>PLANNING PANELS SECRETARIAT</b>	Sharon Edwards, Carolyn Hunt

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.

**DA LODGED:** 7 September 2022

**TENTATIVE PANEL BRIEFING DATE:** 13 December 2022

**TENTATIVE PANEL DETERMINATION DATE:** March 2023

## CONTEXT AND OVERVIEW:

3.4 ha site is zoned IN1 General Industrial with an FSR 1:1 and no height limit. The site has an open stormwater channel along the rear site boundary and is flood prone.

## PROPOSAL:

The proposal is for a new warehouse and distribution centre with:

- Max height of buildings: 15.65 metres
- Gross Floor Area (Total): 18,350sqm
- FSR: 0.58:1
- Car Parking Spaces: 93 spaces
- Bicycle Parking Spaces: 9 bicycle hoop racks
- Number of Loading Docks: 20
- Site coverage: 60% (70% permissible)
- Street setback: 10m

The proposal is generally consistent with the controls on the site

## KEY ISSUES IDENTIFIED FOR CONSIDERATION

- **Design**
  - Building is elevated due to flooding issues necessitating a raised floor level. Mitigation of scale and bulk through architectural modulation and landscaping of an appropriate scale and variety
- **Building height**
  - breaches height limit for airport due to proximity to Bankstown airport. Sydney Metro airport referral required to address their requirements
- **Landscaping**
  - Cl 2.7 of the DCP - Riparian corridor (15m required) along stormwater channel to be provided. 3m- 8m proposed. Explore opportunities to maximise landscaped area and permeable ground surfaces under the building
  - Proposal incorporates new tree plantings/deep soil areas within the front setback and to the riparian zone which is greater than the current site arrangement
- **Contamination-**
  - A Remediation Action Plan required to satisfaction of Council
- **Acid Sulfate Soils-**
  - Acid Sulfate Soil Management Plan required to satisfaction of Council
- **Traffic, Parking and Access**
  - parking compliant,
  - heavy and light vehicle separation supported.
  - Traffic study submitted to Council
- **Stormwater and flooding**
  - A high-risk site prone to flooding. Flood storage and mitigation measures to meet Water NSW and Council requirements
- **Noise and vibration-**
  - Noise assessment submitted – Although a 24-hour operation no specific noise issues or site sensitivity identified. Building oriented internally to buffer any noise impacts

## **REFERRALS REQUIRED**

### Internal

- Council's traffic engineers, environmental and health officers, tree management officers, development and flood engineers, waste services and building department

### External

- Water NSW
- TfNSW
- Bankstown Airport

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

In progress- TBC