

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Wednesday, 3 May 2023, 10:30 am – 11:30 am
<b>LOCATION</b>	MS Teams

**BRIEFING MATTER(S)**

PPSSSH-120 – Canterbury-Bankstown – DA-650/2022 – 373 Horsley Road, Milperra

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. This application is Nominated Integrated Development and requires the issuing of a controlled activity approval from the Department of Planning and Environment - Water and may require an aquifer interference approval from Water NSW, under the Water Management Act 2000.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Annalise Tuor (chair), Penelope Holloway, Glennis James, Bilal El-Hayek & Charlie Ishac
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Stephen Arnold, Ian Woodward & Cassandra Gibbons (assessing officer)
<b>APPLICANT REPRESENTATIVES</b>	Andrew Harvey, Christopher Croucamp, Andy Stubbs, Cameron Hay, Michael Fasullo, Naoise Gogan, Benjamin Lawrence
<b>DPE PANEL SECRETARIAT</b>	Sung Pak and Timothy Cook

**KEY ISSUES DISCUSSED**

Setback from canal

- The applicant provided two design options which increase the setback from the canal to better comply with the 15m DCP requirement. The applicant is seeking Panel's view on those options.
- Design changes will increase landscaping area but result in a loss of parking spaces. Both options are compliant with DCP parking controls.
- There are no clear objectives for the specific riparian setback control in the DCP.
- Other setbacks along the canal are varied and below the 15m.
- The applicant is aiming to achieve landscaping requirements but strict compliance with the numerical control would impact on the development.

**Planning Panels Secretariat**

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- The Panel is supportive of the options the applicant provided with increased setbacks to the canal to achieve a landscaped riparian buffer.

#### Relocation of stormwater pipe

- New flood modelling has been provided and being reviewed by Council's engineer.
- To address Council's concerns regarding access to the stormwater pipe for maintenance, the applicant is proposing to relocate it.
- The relocation will require removal of additional trees, but the stormwater pipe is to be located as close to the building as possible to minimise the impact.
- The applicant to liaise with Council on feasibility of providing landscaping beyond the boundary adjoining the canal.
- The retention of trees in the relocation of the stormwater pipe should be maximised.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR: 25 JULY 2023**

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