

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

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSSH-121 – Canterbury-Bankstown – DA-698/2022 - 10 Nelson Short Street, Potts Hill
<b>APPLICANT / OWNER</b>	Applicant: Loftex Potts Hill Pty Ltd/Mecone Owner: Loftex Potts Hill Pty Ltd
<b>APPLICATION TYPE</b>	Construction of a two storey, 72-unit warehouse and light industrial business park with associated parking and landscaping.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>CIV</b>	\$30,173,385.00 (excluding GST)
<b>BRIEFING DATE</b>	1 November 2022

### ATTENDEES

<b>APPLICANT</b>	Erin Crane
<b>PANEL</b>	Helen Lochhead (Chair), Stuart McDonald, Bilal El Hyak, Charlie Ishac
<b>COUNCIL OFFICER</b>	Stephen Arnold, George Gouvatsos, Ian Woodward, Priscilla Prakash
<b>CASE MANAGER</b>	Leanne Harris
<b>PLANNING PANELS SECRETARIAT</b>	Sharon Edwards, Carloyn Hunt

**DA LODGED:** 26 September 2022

**TENTATIVE PANEL BRIEFING DATE:** First quarter 2023

**TENTATIVE PANEL DETERMINATION DATE:** First quarter 2023

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

### Overview:

Proposal is for 72-unit warehouse and light industrial business park on 2ha is within Business Park (B7) zone and includes a neighbourhood shop.( Development is 0.67:1 FSR, GFA 12,000sqm (approx.) Height 13.7m with 36% landscaped area)

- Business zoning , proposal for Light industrial development
  - Zoning preference for Business Park uses rather than industrial uses
- Large footprint development on elevated embankment increases bulk and scale
  - Opportunities to modulate building form
- DCP Height limit – height breach (2m height breach on one side)
  - Opportunities to modulate building form to comply
- Scale of development relative to context is a key issue particularly the residential interfaces to Gaff Avenue and Brunner Rd including, entries, setbacks landscaping
  - Setback of 20m should be retained to maintain landscaped buffer to Residential
  - Maintain as many trees as possible (subject to EMP) and maximise tree planting and substantial screen planting to embankments and within setbacks
- Small size of units and intensity of development
  - A variety of unit sizes is encouraged
- Need for commercial/retail accessible to public
- Access and vehicle manoeuvring appears very tight
  - Visual dominance of external ramp to upper level needs further consideration
- Parking on-street should be reconsidered
  - Off-street parking onsite is preferable without impacting the landscaped areas

## REFERRALS REQUIRED

### Internal

- Traffic and parking
- Site contamination
- Heritage Impacts of development on Potts Hill Reservoir
- Tree removal
- Noise impacts
- Stormwater

### External

- TfNSW- traffic generating development

## KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

Public exhibition from 12/10/2022 to 1/11/2022