

Record of Kick-Off Briefing Sydney South Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-122 – Canterbury-Bankstown – DA-741/2022 – 149 Orchard Road, Chester Hill
APPLICANT / OWNER	Applicant: Dexus Wholesale Management Limited Owner: Chung Enterprise Pty Ltd as trustee for the Chung Family Trust
APPLICATION TYPE	Demolition of existing structures, removal of site vegetation and retention of 6 trees. Construction of four (4) warehouse and distribution centres for 24 hours, 7 days a week operation, ancillary office spaces, awnings, associated site preparation works, vehicular and pedestrian access, car parking and landscaping.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30 million
CIV	\$33,770,000.00 (excluding GST)
BRIEFING DATE	6 December 2022
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ATTENDEES

APPLICANT	Lydia Gabriel
PANEL	Helen Lochhead (Chair), Stuart McDonald, Heather Warton and Bilal El-Hayak,
COUNCIL OFFICER	Stephen Arnold, Christopher Phu and Ian Woodward
CASE MANAGER	Leanne Harris
PLANNING PANELS SECRETARIAT	Sharon Edwards,

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: 21 October 2022

TENTATIVE PANEL BRIEFING DATE: February 2023

TENTATIVE PANEL DETERMINATION DATE: June 2023

KEY ISSUES IDENTIFIED FOR CONSIDERATION

Overview:

The proposal is for a large 38,983sqm flexible warehouse development with a residential interface on Orchard Road. The development is proposed to be a 24/7 operation. Associated car park with access for 105 vehicles, with vehicular access for light vehicles off Orchard Road only. Vehicular access for heavy vehicles off Miller Road only.

The development is compliant with the FSR and setback controls. No height control applies.

Issues to address:

- Traffic impacts to be determined, pending Council assessment
- Traffic Noise impacts on neighbouring residential properties. Acoustic report to be assessed by Council.
- Boundary adjustment to be confirmed
- Contamination report to be assessed by Council.
- Associated tree removal to be minimised in consultation with Council. Mature Fig to be retained.

REFERRALS REQUIRED

Internal

Under assessment

External

N/A

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

Notification period has ended and no submissions were received.