

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 6 March 2023, 10:30 am to 11:00 am
LOCATION	Teleconference

BRIEFING MATTER

PPSSSH-122 – Canterbury-Bankstown – DA-741/2022 – 149 Orchard Road, Chester Hill

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.

PANEL MEMBERS

IN ATTENDANCE	Annelise Tuor (Chair), Penny Holloway, Glennis James, Charlie Ishac
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Bilal El-Hayak declared a conflict of interest and did not attend the briefing meeting

COUNCIL STAFF	Ian Woodward, George Gouvatsos, Stephen Arnold, Cassandra Gibbons, Priscilla Prakash, Christopher Phu
DPE PANEL SECRETARIAT	Sung Pak and Timothy Cook

KEY ISSUES DISCUSSED

The Panel notes the key issues raised in Council's Briefing Note, in particular the following matters should be considered:

- The presentation to the residential area across Orchard Road. In particular, façade materials and articulation, landscaping, carparking in the setback and location of the pump house and sprinkler tank.
- The carparking exceeds the DCP requirement and could be reduced to provide more landscaping. In particular, between car spaces and to provide improved amenity for outdoor areas.
- Resolution of the proposed culvert and easement and whether design changes are required.
- The adequacy of Miller Road to provide access for heavy vehicles - width of the access way from Miller Road, manoeuvrability and turning left.
- Whether a further boundary alignment is required for vehicular access and consideration of contamination and previous DA for 191 Miller Road.

DETERMINATION DATE – JUNE 2023**Planning Panels Secretariat**

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 |
www.planningportal.nsw.gov.au/planningpanels