

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 29 August 2023, at 9am
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSSSH-122 – Canterbury-Bankstown – DA-741/2022 - 149 Orchard Road, Chester Hill - 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), Penelope Holloway, Glennis James, Karl Saleh
APOLOGIES	Charlie Ishac
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Stephen Arnold, Christopher Phu, Daniel Bushby, Abdel Albaba, Ian Woodward
APPLICANT REPRESENTATIVES	Paul Neilsen and Asher Richardson, Mark Wilson, Lorenzo Lun
DEPARTMENT STAFF	Lillian Charlesworth and Lisa Foley

KEY ISSUES DISCUSSED

The briefing was arranged to discuss the outstanding issues with respect to the relocation of Council's stormwater asset and impacts associated with overland flow, which have resulted in the determination of the DA being delayed. The key issues discussed include:

- In response to Council's most recent correspondence (emails) of 7, 10 and 16 August, the applicant has advised that a comprehensive response will be provided on 1 September, which will also address the additional matters as raised in Council's email dated 24 August.
- Council was concerned that the proposed 90-degree bends in the 1200mm diameter stormwater pipe would adversely impact the capacity and performance of the stormwater network. The latest plan submitted to Council (Rev C) proposes to reduce the number of direction changes, increase the size of the pipe and the width of the easement. Council requested that the realignment of the drainage line from Orchard Road be further considered and the applicant undertook to provide information on the feasibility noting that works required within Orchard Road are sought to be minimised as there are telco services in this location.
- Flood storage and onsite detention will occur along the southern and northern boundaries of the site.
- The applicant confirmed that no change is proposed to the finished floor level of the warehouse. The + or -500mm shown on the civil plans is required to allow flexibility at construction certificate stage to

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enable spoil, if required, to be retained on site. It was recognised in the briefing that the -500mm is unlikely as the flood planning level needs to be met. Clarification was requested by Council.

- The applicant sought clarification on the following matters raised in Council's email of 24 August including:
 - Re dot point 1, the applicant indicated that DRAINS models will be submitted for assessment of the hydraulic capacity of the pipe
 - Within dot point 2 Council requests further details regarding the connections and safe conveyance of runoff into pit C11 and C12 at the western boundary. It was agreed that Council's Asset Planner will contact the applicant to clarify this point.
 - Item 1: blockage consideration – it was agreed that Council's Asset Planner will contact the applicant to provide further information on the 50% requirement: information on scour protection is not required; information on the ownership and maintenance of the channel will be provided by the applicant, including access from the shared carriage way and below the slab.
 - Item 2 – applicant will include modelling of critical storm.
 - Item 3 – the applicant advised that the rainfall data and other modelling assumptions will be as per Council's request.
 - Items 4 and 5 – no issues were raised by the applicant
 - Item 6 - Council advised that flood hazard considerations will be conditioned.
- In addition to the information outlined in Council's email of 24 August, the applicant is also to provide updated cross-sections of the proposed drainage.
- Once submitted, the information will be reviewed by Council to target a determination on 18 September. Council will advise the Panel if there are any issues that would cause delay.

A DETERMINATION WILL BE SCHEDULED FOR: 18 September 2023