

Record of Kick-Off Briefing Sydney South Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-130 – DA-1231/2022 – 1586-1600, 1604-1606 Canterbury Road, Bankstown
APPLICANT / OWNER	Giancarlo Papaiani/Haloum Pty. Ltd.
APPLICATION TYPE	General Development over \$30M (DA)
REGIONALLY SIGNIFICANT CRITERIA	Schedule 6, Clause 2 of the Planning Systems SEPP: General Development over \$30M
KEY SEPP/LEP	Biodiversity and Conservation, Resilience and Hazards, Transport and Infrastructure & Industry and Employment SEPPs 2021: Canterbury LEP 2012
CIV	\$36,225,070.00 (excluding GST)
BRIEFING DATE	27 March 2023

ATTENDEES

APPLICANT	Giancarlo Papaiani, Adriano Calautti & Mark Beauman
PANEL	Annelise Tuor (Chair), Penelope Holloway, Glennis James & Bilal El-Hayek
COUNCIL OFFICER	George Gouvatsos, Stephen Arnold, Ian Woodward, Juliette Kavanagh (assessing officer) & Bob Steedman
CASE MANAGER	Amanda Moylan
PLANNING PANELS SECRETARIAT	Timothy Cook

DA LODGED: 22 December 2022

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.

TARGET PANEL BRIEFING DATE: May 2023

TARGET PANEL DETERMINATION DATE: August 2023

KEY ISSUES IDENTIFIED FOR CONSIDERATION

Overview:

Proposal is for the amalgamation of five lots into one lot, demolition of existing structures and construction of a two storey industrial building with six 800sqm warehouse units with 150sqm showrooms and associated offices on the ground level and eight 600sqm light industrial units with 120sqm offices on the upper level.

Panel

The Panel notes the matters raised by Council and discussed with the applicant, which include:

- Stormwater and flooding
 - Confirm if flood planning level based on Storm Water System Report (SWSR) for previous DA for two lots on the site.
 - If so, SWSR needs to be provided for entire site.
- Height of building
 - Building exceeds height standard from about 0.35 metres (northern side) to up to about 3.2 metres (southern side).
 - Clause 4.6 request needs to demonstrate interrelationship between building height and flood planning level and justification for internal heights of warehousing and offices.
- Landscaping
 - Landscaping on Primary frontage is within SP2 zone, between proposed carpark and Canterbury Road. Landscaping would be removed if Canterbury Road is widened and not meet the DCP requirement for 5m wide landscape buffer.
 - Minimal landscaping on Moxon Road frontage does not meet the DCP requirement for 5m buffer for secondary frontage (noting the width may be reduced to 3m).
 - Landscaping along western boundary needs to provide adequate screening for the approved DA for residential development on the adjoining land (approved DA).
 - Opportunity to provide landscaping along the canal should be considered.
- Noise Impacts
 - Demonstrate that trucks using the external Level 1 ramp will not result in unreasonable noise impacts on the approved DA. Consider if Level 1 hours of operation are to be limited to standard hours through conditions.
 - Ground level hours of operation to be clarified with Council.
- Traffic movement
 - Potential conflict between trucks/cars accessing ground level loading area, Level 1 ramps, basement carpark and Moxon Road carpark needs to be considered.
 - Visibility of trucks using the Level 1 ramp from the public domain and adequacy of parapet to screen internal traffic
 - Air quality and need for ventilation of Level 1 resulting from internal truck loading areas.
 - Loading areas need to be shown on plans.

Referrals required

- Internal – Landscaping and Traffic
- External – TFNSW. Clarification is being sought as to whether the road widening strip is required and if access off Canterbury Road and the slip road are acceptable.

The Panel expects the Council to issue a comprehensive RFI to the Applicant and anticipates the current proposal will proceed to a determination within the target timeframes.