

Record of Preliminary Briefing

Sydney South Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-149 - DA-938/2023 - 9 BIRMINGHAM AVENUE VILLAWOOD 2163 CANTERBURY-BANKSTOWN 1/-/DP746322
APPLICANT / OWNER	Mr Tyson Ek-Moller
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 6 of the Planning Systems SEPP: Capital Investment Value > \$30M
CIV	\$65,200,000 (excluding GST)
BRIEFING DATE	9 October 2023

ATTENDEES

APPLICANT	Georgia Sedgmen, Grace Macdonald, Olivia Ridgewell, Nick Mullins and Will Dwyer
PANEL MEMBERS	Annelise Tuor (Chair), Penelope Holloway, Khal Asfour and Karl Saleh
COUNCIL OFFICER	Christine Sison, George Gouvatsos and Ian Woodward
CASE MANAGER, PLANNING PANELS SECRETARIAT	Lillian Charlesworth

DA LODGED: 7/09/2023

DAYS SINCE LODGEMENT: 32 days

TENTATIVE PANEL ASSESSMENT BRIEFING DATE - before early Feb 2024 (150 days from lodgement)

TENTATIVE PANEL DETERMINATION DATE - before early June 2024 (275 days from lodgement)

The Panel notes the applicant presentation and matters discussed with the applicant and council during the meeting. In particular, the Panel notes:

Key issues

- Trees along the northern boundary will be removed due to utility infrastructure and flood affectation, which means the site will be raised at this location with a suspended deck. Further investigate the retention of trees along the northern boundary by setting back the suspended deck and adjoining warehouses 2A and 2B.

- The DCP does not specify a setback for the warehouses adjoining the northern boundary. The zero setback and visual impact of warehouses 1A and 1B is proposed to be addressed by colours and materials.
- Consider setbacks to warehouse 1A, 1B, 2A and 2B to enable landscape screening to soften the appearance of the development when viewed from the Villawood Detention Centre and to screen the suspended deck.
- The reserve area will protect endangered species and include a café and break-out area for staff and the public. The café is a permissible use in the zone. The office component is an ancillary use within the zone.
- 126 parking spaces are required (including for the café) under the new DCP, although 181 spaces have been provided in accordance with the former DCP which no longer applies. Therefore, there is an overprovision of car parking.
- Given the oversupply of car parking provision, there could be opportunity to add to the reserve area by deletion of parking in this area.
- Changes to levels of up to 2.5m will not impact levels around the reserve.
- WaterNSW and some internal council referrals are pending. An RFI will be issued on 3 November providing 21 days for the applicant to submit a response to various matters (including OSD and drainage easement, stage 2 site investigation, traffic generation, tree removal and proposed planting of 3 to 1, 10m front landscaping requirement, 1 tree to 5 parking spaces, location of sub-station and size of signage).
- Relocation of a pipe will occur with the proposal including a right-hand bend. The applicant and council's drainage engineers should meet to address this and the OSD requirement.

Note:

Council is yet to undertake its full application assessment, so this record is not a final list of the issues it will need to consider in order to draft its recommendation.