

Record of Site Inspection and Assessment Briefing

SYDNEY SOUTH PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 19 December 2023, 2:10pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSSSH-149 – Canterbury Bankstown - DA-938/2023– 9 Birmingham Avenue Villawood - Demolition of structures, tree removal, remediation works and the construction and use of warehouse or distribution centres (comprising of three warehouse buildings containing six tenancies) with ancillary offices and a cafe. Proposed works include civil works, car parking, landscaping and onsite utilities.

PANEL MEMBERS

IN ATTENDANCE	Annelise Tuor (Chair), Penelope Holloway, Glennis James, Khal Asfour, Karl Saleh
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Andrew Hargreaves, Christine Sison and Daniel Bushby
APPLICANT REPRESENTATIVES	Georgia Sedgmen, Tyson Ek-Moller, Olivia Ridgewell, Will Dwyer and Nick Mullins, Mark Wilson, Peter Monsted
DEPARTMENT STAFF	Lillian Charlesworth

SITE INSPECTION:

- The Panel conducted an inspection of the site and surrounds prior to the briefing.

KEY ISSUES DISCUSSED:

The Panel notes council's Assessment Briefing Report and the matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

- Council has issued an RFI on 8 December 2023, which included concerns raised by council's Environmental Planner (including avoiding and minimising impact on the threatened ecological communities (TEC)), council's development engineer (including stormwater

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management and a lack of OSD) and Design Review Panel comments (including site planning, vegetation removal and presentation to the public domain).

- In response to the RFI, the applicant has provided some information and considers that several of the matters are resolvable. However, it raised concern about any fundamental changes to the design to address further tree retention, such as relocation of the driveway or changes to the setbacks or footprint of the warehouses and their hardstands.
- Threatened ecological communities
 - The council and the applicant disagree on the impact on the Cumberland Plain Woodland TEC, including the significance of the three patches of remnant vegetation and whether adequate avoidance measures had been investigated.
 - In particular, council was concerned about the location of the access road and other structures, fill and retaining walls in proximity to the Cumberland Plain Woodland and that based on the Applicant's estimate, 95% of this vegetation would be removed (council estimates 97%).
 - The applicant indicated that:
 - an avoid and minimise approach has been considered for the whole site, including the other TEC, such as the Castlereagh Ironbark Forest.
 - 1.1 ha of TEC is to be retained within a conservation reserve on the site.
 - the remnant Cumberland Plain Woodland has a highly modified understory.
 - options for the planning of the site had been considered, which included alternate locations for the access road and different number, sizes and location of warehouse buildings. The DA is considered to optimise TEC retention while achieving functional warehouse development, reflecting the zoning of the land.
 - a reduction of built form will make the site unfeasible, particularly as the proposal is below the maximum FSR.
- Tree replacement

The council and the applicant disagree on whether all native trees removed from the site should be offset at a 3:1 ratio (three trees must be planted for every tree removed) in accordance with the Canterbury-Bankstown Tree Management Manual as the TEC is being offset and the replacement ratio should relate only to other trees.
- Stormwater and flood management
 - To comply with the flood planning level extensive fill on the site is proposed. No OSD is proposed.
 - Further information/discussion may be required to justify the absence of an OSD and demonstrate that the proposal will not obstruct any overland flow from upstream properties or divert flow onto other properties. Cut and fill levels should be designed to not require any soil to be transported to or away from the site.
- Front setback
 - The applicant considers the front setback complies with the DCP requirement and is supplemented by planting in the road reserve.

- The watercourse is a riparian corridor with a 15m setback requirement and needs to be clearly shown on the plans, together with the 10m landscape setback required by the DCP.
- The sub-station should not be able to be viewed from the driveway, although the landscaping plan can further address this.
- Parking
 - Car parking exceeds the DCP requirement.
 - The DCP requirement for 1 tree per 5 spaces is not met and may require a reduction in the excess parking.
- Other
 - The applicant should investigate whether some trees along the northern boundary can be retained through increased set back of the warehouses which adjoin this boundary. The appearance of the warehouse which adjoins Villawood Detention Centre needs to be considered.

Next steps

- The applicant and council agreed to meet in the new year to further discuss the key issues in relation to TEC, tree replacement, flooding and stormwater management and any resultant site replanning.
- A further Panel briefing may be held if needed to resolve any remaining issues.

TENTATIVE DETERMINATION DATE SCHEDULED FOR: Within the 275-day target