

Record of Council and Applicant Briefing

SYDNEY SOUTH PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday 6 May 2024, 2pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSSH-149 – Canterbury Bankstown - DA-938/2023 9 Birmingham Avenue, Villawood

Warehouse and distribution centre - 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 REPRESENTATIVES	Andrew Hargreaves, Christine Sison, George Gouvatsos, Hend Sameh, Hooman Khakzad, Nathan Cheah, Bruno Pelucca, Cameron Crawford, Rui Liu.
APPLICANT REPRESENTATIVES	Tyson Ek-Moller, Georgia Sedgmen, Grace Macdonald, Olivia Ridgewell, Nick Mullins, Will Dwyer
PLANNING PANEL STAFF	Joel Burgess, Tim Mahoney

KEY ISSUES DISCUSSED

The Panel notes both the Council and Applicant briefings and the matters discussed during the briefing. In particular, the Panel notes:

Site Contamination

- Applicant formally responded to environmental issues immediately prior to the Panel meeting in an email to Council and believes that this supplementary information will be sufficient to address the RFI.

Flood management

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- Council and Applicant engineers have met, including on site, and believe all outstanding matters can be resolved through additional information.
- Applicant has raised a query about the assumptions for residential area to the North East, which Council's engineer will respond to in 2 days.

Urban Design

- Applicant's peer-review of its Biodiversity Development Assessment Report (BDAR) will influence its response to required Urban Design amendments.

Ecological impact

- Applicant provided a letter from Keystone Ecological to Council on the morning of the briefing, highlighting a flaw in the original BDAR approach.
- Issues relate to the mis-categorisation of certain vegetation communities, with Cumberland Plain Woodland believed to be incorrectly identified. Could have meaningful impacts on design.
- Applicant requests ecologists to meet to agree on outstanding issues soon and if there is consensus on issues an updated BDAR could be prepared in around 3 weeks. Council ecologist agrees to meet this week.

Other notes:

- Council and applicant agree that they are constructively working through the issues and that further time is required.
- Ecologist and engineers to meet this week.
- Biodiversity questions and updated BDAR needed first, to establish constraints and potential design amendments to address outstanding issues.

Next steps

- Within a week (by 13th May), council and applicant should provide an agreed summary of changes/information required to address outstanding issues and a timeline for determination by the Panel. The Panel authorises the Chair to make administrative decisions on its behalf.

TENTATIVE DETERMINATION DATE SCHEDULED FOR: TBC after 13 May. Currently 242 days since DA lodgement. Likely to be over 275-days.

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