

## Record of Site Inspection and Preliminary Briefing

### Sydney South Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSSH-155 – DA-1470/2023 – 1 Marple Avenue Villawood – Canterbury-Bankstown
<b>APPLICANT / OWNER</b>	OPG PTY LIMITED MARPLE AVENUE PTY LIMITED
<b>APPLICATION TYPE</b>	Development Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>CIV</b>	\$42,753,318 (excluding GST)
<b>BRIEFING DATE</b>	19 December 2023

#### ATTENDEES

<b>APPLICANT</b>	Jack Skinner, Tony Whaling, Gyula Toth, Abbie Cogill
<b>PANEL MEMBERS</b>	Annelise Tuor (Chair), Penelope Holloway, Glennis James, Karl Saleh, Khal Asfour
<b>COUNCIL OFFICER</b>	Andrew Hargreaves and Warren Terry
<b>CASE MANAGER, PLANNING PANELS SECRETARIAT</b>	Lillian Charlesworth

**DA LODGED:** 27/11/2023

**DAYS SINCE LODGEMENT:** 22 days

**TENTATIVE PANEL ASSESSMENT BRIEFING DATE:** TBD in consultation with council following applicant's response to RFI.

#### SITE INSPECTION

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

#### KEY MATTERS DISCUSSED

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

- Access
  - The site has several existing access points, and no new ones are needed. However, council requires separate access for trucks and cars. Pedestrians access needs to be shown and separate from vehicles.

- Parking
  - Car parking exceeds the DCP requirement. The applicant considers that tenants demand extra parking.
  - The DCP requirements for 1 tree per 5 spaces and the 15m riparian buffer are not met and may require a reduction in the excess parking.
  - The number of spaces could be reconsidered/rearranged. Parking in the flood prone part of the site may be considered, if supported by a management plan.
- Watercourse
  - Council and the applicant disagree on whether the DCP requirement for 15m landscaped riparian corridor applies to the “stormwater drainage channel”.
  - Council’s position is that it is a tributary of the Georges River, and although in a concrete channel, is a watercourse and the DCP applies.
  - The applicant’s position is that definition of “watercourse” in the LEP does not include an artificial waterbody and therefore the stormwater drainage channel is not considered by the applicant to require a riparian buffer and a 1m landscaping strip to screen the carparking is proposed.
  - The Panel notes that in other similar DAs a landscaped riparian buffer has been provided of sufficient width to achieve the DCP objective to provide a landscape buffer adjoining a water course to improve the amenity and environmental benefits for the industrial area.
- Flooding
  - 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.
- Design
  - The Design Review Panel had concerns including the need to separate pedestrian and vehicular access, the bulky appearance of the warehouses, which may be addressed through further articulation.
  - The pump room and MDV room that are located within the setback should be relocated or appropriately screened.
  - As the site has three frontages, Marple Avenue, as the longest frontage, could be considered as the primary frontage for setbacks.
- Other
  - A Remediation Action Plan has been prepared
  - Eaves need to be clear of council easements
- The DA is currently on notification until 17 January 2024
- When the notification period closes and four (4) referrals are received, an RFI will be issued (approximately end Jan/early Feb)

**Note:**

Council is yet to undertake its full application assessment and be considered by the Sydney South Planning Panel, and therefore future comment will not be limited to matters discussed at the preliminary briefing.