

Record of Council and Applicant Briefing

SYDNEY SOUTH PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 22 April 2024, 10am
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSSSH-155 – Canterbury Bankstown – DA-1470/2023 – 1 Marple Avenue, Villawood – Construction and operation a 24/7 Warehouse and Distribution Centre comprising of 5 separate units including associated site preparation works, lot amalgamation, signage, internal fit-out of units, installation of infrastructure, and landscaping.

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL REPRESENTATIVES	Andrew Hargreaves, George Gouvatsos, Sasha Marosevac, Hooman Khakzad, Nathan Cheah
APPLICANT REPRESENTATIVES	Jack Skinner, Tony Whaling, Guyla Toth, Abbie Cogill, Andrew Cowan
PLANNING PANELS STAFF	Lillian Charlesworth and Joel Burgess

KEY ISSUES DISCUSSED:

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

Flood modelling

- Revision C of the flood report has been considered by council and lacks sufficient technical detail regarding flood modelling, including assumptions, resolution etc.
- Council has provided comments to applicant's planner which will be reviewed by its flooding consultant and further information provided.
- Council will need 2 weeks for review, after additional information is provided.

Setback from stormwater canal

- The DCP requirement for a 15m setback is to enable a vegetation buffer adjoining the riparian corridor, which is now a concrete lined canal but has the potential for future renaturalisation of the waterway. The buildings are proposed to be setback 15m but car parking and access are within the setback with only 4-5m of landscaping.
- Council advised that to maintain the potential for renaturalisation, a 15m setback is required for batters, maintenance purposes and a potential footpath/cycleway, although the land is in private ownership and therefore the setback will only serve a landscape/ecological/amenity function.
- The applicant advised the following issues regarding setback from the canal:
 - car parking spaces would need to be relocated
 - easements and services run under the road adjoining the canal and may need to be relocated to enable a batter adjoining the canal
 - 10m fire brigade access is required around the building, so the building footprint may also need to be further setback.
- The Panel advised there needs to be adequate setback to achieve the objective of providing a landscape riparian buffer, and constraints and options for a greater setback than that proposed should be discussed by Council and the applicant.

Vehicle separation

- Council is seeking improved vehicle separation/circulation due to potential pedestrian, staff parking and truck drive through conflict, particularly in the southwest corner, if parking is relocated from the adjoining canal for increased landscaping.

Next steps

- Council is to send a list of outstanding issues to the applicant.
- A further meeting between council and the applicant is to be held within two weeks to discuss all outstanding issues.
- A joint memo from council and the applicant is to be provided to the Panel within two days of the meeting, outlining the status of the issues and a timeframe for determination.

Planning Panels