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| **COUNCIL ADDENDUM**SYDNEY SOUTH PLANNING PANEL  |

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| PANEL REFERENCE & DA NUMBER | PPSSSH-155PAN-386841DA-1470/2023 |
| PROPOSAL  | Construction of a 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, fencing and landscaping and use of all 5 units as warehouse or distribution centres.  |
| ADDRESS | 1 Marple Avenue, VILLAWOOD NSW 2163 |
| APPLICANT | OPG Pty Limited |
| OWNER | Marple Avenue Pty Ltd |
| DA LODGEMENT DATE | 27 November 2023 (submitted 3 November 2023) |
| APPLICATION TYPE  | DA |
| REGIONALLY SIGNIFICANT CRITERIA | Schedule 6 – Regionally significant development of State Environmental Planning Policy (Planning Systems) 2021 as the proposal is for a general development with an estimated development cost of more than $30 million. |

A briefing was held with the Panel on 1 July 2024. In this briefing it was argued by Council that some of the above matters had not been satisfactorily addressed. The Panel deferred determination and agreed to the following actions:

1. The applicant shall:
	1. complete a hydrographic analysis to provide evidence of an alternative solution to the management of stormwater flow through provision of an OSD system. Council is to provide the requirements for a hydrographic analysis to the applicant by 3 July;
	2. provide amended plans that delete parking in the high hazard flood area and relocate or reorient where possible to satisfy the DCP requirements for warehouse parking.
	3. increase the width of the landscaped setback along the watercourse to be an average of 10m;
2. The applicant shall consult with council within 7 days of this meeting to ensure that the requirements to satisfy the items in 1 above are understood and agreed.
3. The applicant is to provide the required information to council and upload to the Planning Portal by 22 July 2024.
4. Council is requested to provide an addendum assessment report responding to the matters above, which is to be uploaded to the Planning Portal by 5 August 2024.
5. When the updated assessment report is received, the Panel will determine the application by way of electronic determination.

**Council Response:**

The applicant supplied Council with sufficient information to satisfy matters raised in item 1 above with regard to the provision of OSD, removal / relocation of certain car parking spaces and an increase in the landscaped setback to the adjacent riparian corridor. Specifically, the following are noted:

1. OSD is not required as the applicant demonstrates that the proposal will result in no-worse stormwater outcome than currently exists on site.
2. Parking areas have been removed or relocated on site to avoid being placed within high hazard zones. A total of 76 car parking spaces are now proposed. This satisfies the 1:300 parking rate for warehouse in the DCP which requires a minimum 61 spaces.
3. An average landscaped setback of 7.9 metres to the riparian corridor is provided, with depths ranging from in excess of 15 metres to a minimum of 5 metres. While this does not meet the requested 10 metre average the proposed setback is capable of supporting adequate plantings to establish a well-landscaped setback to the riparian corridor. Council’s Biodiversity Officer has reviewed the proposal and provided their support.

Based on the above additional information, Council recommends approval of the development.