

#### BRIEFING DETAILS

<b>BRIEFING DATE</b>	8 November – 15 November 2019
<b>LOCATION</b>	Papers circulated electronically

#### BRIEFING MATTER(S)

PPSSSH-7 – Canterbury-Bankstown – DA-632/2019 – 1 Monier Square & 220, 226, 236 & 246 Miller Road, Villawood – Demolition of existing structures and rail infrastructure, remediation of the site, removal of trees, construction of five (5) industrial buildings with nine (9) warehouses or distribution centres with ancillary office space, loading docks, car parking, new access road, shared common truck driveways, infrastructure augmentation, consolidation of lots, boundary adjustment, stormwater works, 24-hour operation – 7 days a week and associated signage.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Helen Lochhead, Bruce McDonald, Nicole Gurrán, Bilal El-Hayek
<b>APOLOGIES</b>	Nadia Saleh
<b>DECLARATIONS OF INTEREST</b>	None

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Kristy Bova, Steve Arnold
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#### KEY ISSUES DISCUSSED

- Ownership and intended planning function of the SP2 land contained in the application, whether any intended public purpose of that land will be impeded and the validity of the application in the absence of the consent to the application by the owner of that lot.
- Address of the current use of the onsite rail connections which are to be removed and of the value of these being retained as an element of the receipt/distribution function of the proposed warehouses.
- Current status and use of the onsite train storage infrastructure.
- The panel notes the need to address loss of existing trees in proposal, with new tree planting and landscape plan as part of the applicant's submission
- In regard to the issue of easements adequate advice and detailed implementation plans to demonstrate that the site can be developed as proposed and adequately serviced in an orderly manner as the basis for implementation conditions.
- Advice being issued now to the Applicant of the modelling requirements of the RMS needed to enable assessment of the application.
- Pursuit in this case of a response from Sydney Trains and advice to the applicant this advice when received could require the address of further matters.
- The Panel notes the need a strong justification in Council's assessment report regarding the compromised setback to the waterway; also the issue of owner's consent for the smaller allotment within the site, without which may exclude that portion the development.

**TENTATIVE PANEL MEETING DATE:** N/A