

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday 7 October 2020
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSSH-7 – Canterbury-Bankstown – DA632/2019

1 Monier Square, 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

IN ATTENDANCE	Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Bilal Hayek, Nadia Saleh
APOLOGIES	None
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Kristy Bova, Stephen Arnold, Joe Strati
APPLICANT	Craig Thomas, Troy Bryant, Jennifer Cooper, Liam Bulter, Greg Oxley - registered land surveyor
OTHER	Kim Holt – Panel Secretariat

KEY ISSUES DISCUSSED

- Application for subdivision and development of 9 warehouses on the site for transport and distribution
- Most issues have been resolved eg channel to be upgraded to improve biodiversity
- Council now satisfied to approve with conditions for deferred consent
- Main issues for Proponent with regard to Condition for deferred consent to resolve conditions 1 regarding operative consent and deferred consent conditions 2 & 3
- Rationale regarding Deferred commencement conditions: Due to number of easements on the site Council has no certainty development may proceed as planned. It may require the development to be modified substantially
- Applicant is concerned that deferred commencement condition is more an operative consent condition and could be satisfied through a staged development approach, noting that the existing Authority easements are redundant
- Preferred approach is a Staged Development Plan:
 - Stage 1: Public authority easements Sydney Water (approval to release easement), Railcorp (extinguishment of current easements notified and new easements identified), Ausgrid (applications for decommissioning of easements are in train), Council (permit lodged) could be dealt without encumbrances.

Planning Panels Secretariat

- Stage 2: Private land-owners' easements may take longer. Easements have been abandoned and so can be extinguished. Release of easements of respective landowners is in train.
- The applicant noted that they would be prepared to lodge an amendment to the application to address the Staging
- In response to the applicants request to amend the application, the Panel encouraged the applicant and Council officers to liaise and prepare a DA amendment that satisfies the outstanding issues.

SUBMISSIONS

- 1 submission received; unique issues raised include:
 - easements

ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE: TBC

- Panel request that Council actively engage with the applicant to have conditions agreed prior to submission of the Assessment Report. Any unresolved conditions to be noted in the assessment report.
- Council have nominated the application be determined electronically. The Panel have agreed to this.