

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 12 December 2023, 2:30pm – 4pm
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-315 –Wingecarribee – DA24/0302 - 2 Bowman Road and 10 Bowman Road MOSS VALE 2577 - General Industry and Subdivision - The proposal will comprise an industrial subdivision with construction of industrial buildings and associated office space and hardstand areas on three of the lots within the subdivision. The subdivision will include the creation of a 4th lot which will be retained as agricultural land.

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Chair), Juliet Grant, Grant Christmas, Julie Walsh, Stephen Leathley
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Andre Vernez
APPLICANT REPRESENTATIVES	Mark Jackson (Jackson Environmental Planning), Jafar Tananan (SAAS AUS), Alex Soukie (Purple Cow Industries)
OTHER	Amanda Moylan (DPE), Tim Mahoney (DPE), Tracey Gillett (DPE)

KEY ISSUES DISCUSSED**Council**

- Council gave an overview of the development and site context including which lots would be accommodating each building.
- The application is on exhibition until the 18th of January 2024. No submissions have been received in response to date.
- The council advised that the existing dwelling would be retained, and the two sheds removed.

Applicant

- The applicant gave a presentation on the proposed development and overview of site details and context of surrounding land uses and zoning.
- The proposal involves creating of a 4-lot subdivision and construction of 3 industrial buildings.
- The purpose of the proposal is to facilitate the relocation of several light industrial uses including a regional scaffolding business.

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- The proposal will not involve any development in the RU2 or C3 land.
- The proposal includes a 430m extension of Bowman Road and 160m extension of Hutchinson Road to provide access to all created lots.
- There is no evidence of contamination or historical contaminating activities.
- A small portion of the site is mapped as Bush Fire Prone Land and all APZ requirements can be met within the development footprint.
- On-site parking meets or exceeds DCP requirements.
- A Potholing Survey has been completed and accurately confirmed the location of the APA Group gas pipeline and other services. The proposal is consistent with APA requirements and preliminary discussions were held with APA group to inform the design of the proposal.
- Community webinar held on 5th April 2023 to receive community feedback.

Panel

- The panel queried where the gas pipeline is located. To which the Council shared a subdivision plan and map illustrating its location.
- The panel advised that the applicant should consider the land use safety implications of developing within proximity to the gas pipeline.
- The panel noted that occupants for each of the buildings had already been negotiated.
- The panel queried if the proposed uses would impact on the amenity of the existing on-site dwelling. The applicant advised that the property is owned by the proponent and in the interim will be used as a site office and there was no intention to sell the RU2 land.
- The panel outlined the amenity impacts on the dwelling needed to be considered, including a noise impact assessment, to understand any potential impacts on the dwelling, particularly given its potential to be sold in the future.
- The panel queried where the heritage item (Broulee House) was in relation to the site. It was estimated that the heritage item is 1.2km away from the subject site. The panel also noted Council's Heritage Adviser had requested tree planting to screen the proposed development from the heritage item.
- The panel queried why the DPE Water response requested further information and Council's internal Development Engineers and Flood referral responses raised no objection. The Council was of the view that DPE Water were focusing on the matter as a controlled activity (Water Catchment) as opposed to site engineering requirements.
- The applicant has received DPE Water's letter and has provided a response which is currently being reviewed by DPE Water.
- The panel queried what the floor area and building heights are. To which the Council advised that buildings 1, 2 and 3 were approximately 17,000m², 12,000m² and 11,000m² respectively with building heights ranging from 12m-16m.
- The panel queried what was driving the proposed height of the buildings. The applicant advised it was to maximise the storage capacity of the warehouses, particularly in relation to the stacking of pallets etc.
- The panel queried if there were any requirements in State Environmental Planning Policy (Hazard and Resilience) SEPP 2021 applicable to the proposal. The applicant did not believe it applied as it does not involve hazardous development.

Next Steps

- A further briefing is unlikely to be required and a tentative determination date was agreed for 27th February 2024. The type of meeting is to be confirmed once notification is complete.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 27th February 2024

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