

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 14 March 2022, 11:00am to 11:30am
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-205 – Campbelltown City Council – 3312/2021/DA-I – 35-47 Stennett Road, Ingleburn – Construction of three warehouse buildings with ancillary offices, amenities, loading areas and car parking.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Nicole Gurran, Susan Budd, Karen Hunt, George Brticevic
APOLOGIES	N/A
DECLARATIONS OF INTEREST	Louise Camenzuli: Her firm acts for Stockland occasionally

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	David Smith, Ellise Mangion
APPLICANT	Cameron Gray, Chris Demertze
REGIONALLY SIGNIFICANT DEVELOPMENT TEAM	George Dojas, Holly McCann

KEY ISSUES DISCUSSED

Building on the Chair's comments from the Kick-Off Briefing:

- The western side of the site is zoned SP2 Infrastructure and marked 'Local Road'. Council reports that it is preparing a letter to advise its current intentions not to proceed with the acquisition of the affected land. The Council agreed that future rezoning to pick up the zoning of the remainder of the site is likely.
- In any event, Council has confirmed that driveway access will not conflict with Council's future intentions. Clause 5.1(A) of the LEP is therefore not expected to present an obstacle to determining the DA favourably.
- The proposed development exceeds the maximum building height by 2.3m or 12.1% associated with the benching of the site. A Clause 4.6 submission accompanies the application for the Panel's consideration. Council's Development Engineer is assessing the level of fill and retention methods but at present the variation is expected to be supported by Council.
- Car parking, the proposal fails to comply with Council's DCP rates, however complies with RMS rates which the Council presently agrees are appropriate for assessment of this application.

- The Applicant's own assessment indicates there will be no significant impact on threatened species or community. The Council is awaiting final detail on this issue, but the issue is unlikely to prove determinative. There is one significant remnant tree in the front setback. Work should be considered to preserve that tree if feasible.
- SEPP 55, Remediation of Land, the Applicant has provided a PSI which requires further investigation. Council has asked for additional sampling.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 28 MARCH 2022

Planning Panels Secretariat

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