

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 7 November 2022, 3:30pm to 4:00pm
LOCATION	Teleconference

BRIEFING MATTER(S)
PPSSWC-245 – Camden – DA/2022/492/1 - 43 Turner Road, Gregory Hills

Demolition of existing structures, tree removal, remediation of contaminated land, subdivision to create 23 industrial lots, public road construction and associated site works

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Louise Camenzuli, Ashley Cagney
APOLOGIES	Nicole Gurran, Lara Symkowiak
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Ryan Pritchard, Jessica Backo
DPE	George Dojas, Alexander Richard

KEY ISSUES DISCUSSED

- The subject site comprises 5 properties. One of the properties is Council owned.
- Land to the north, south and west is used for industrial purposes. Land to the east is comprised of low density residential development, separated by a riparian corridor.
- The DA proposes demolition of existing structures, tree removal, bulk earthworks, subdivision of the site into 23 industrial lots, construction and dedication of public roads.
- The proposed site layout is generally consistent with the detailed masterplan for the area.
- The earth works proposed are significant, with up to 4 metres of cut and fill in various locations across the site (noting the site has a 12 m fall from end to end). As a consequence, extensive battering is proposed.
- The Council is concerned that by the large amount of battering proposed throughout the site to deal with level changes and considers that more retaining walls with flattened sites from end to end will need to be incorporated. The Panel shares the Council's concern in this regard. The Panel will want to be satisfied at the subdivision stage that workable sites are being created, which may not be the case where significant batters are proposed, noting that many future DAs will be capable of approval via a CDC. In particular, batters gives rise to uncertainty as to what the final site outcome will be as significant sculpting is being left to the future. This could prove problematic in

circumstances where any future required retaining walls would require easements for maintenance and support.

- Council is awaiting a flood report, which the Panel would like to review carefully in the context of the major earth works proposed.
- The Council noted that the Applicant has recently submitted a package of engineering plans, which are under review, but are an improvement on the previous plans.

TENTATIVE DETERMINATION DATE SCHEDULED FOR MARCH 2023.