

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-330 – Campbelltown – 1234/2023/DA-I – 149 Airds Road, Minto
APPLICANT / OWNER	Applicant: The Trust Company (Australia) Limited/Urbis Owner: The Trust Company (Australia) Limited
APPLICATION TYPE	Construction and operation of a single storey warehouse comprising two tenancies, each with single storey ancillary office space and single storey light industrial building with a single storey and double storey ancillary office spaces and subdivision to create 3 Torrens title lots
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$ 32,030,618 (excluding GST)
BRIEFING DATE	29 May 2023

ATTENDEES

APPLICANT	Anaiis Sarkissian, Holly Rhoades, Fei Chen, Emma William
PANEL	Justin Doyle (Chair), David Kitto, Karen Hunt, George Brticevic
COUNCIL OFFICER	Michelle Penna, David Smith
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 13 April 2023

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: 30 October 2023

ISSUES LIST

Chair reviewed attendance and introduced Kick Off Briefing purpose and process.

Applicant

- The applicant provided a description of the site, surrounding context and proposed development.
- The applicant outlined the prepared BDAR and its findings and discussed ecosystem credit requirements, Koala Food Trees (KFTs) and proposed tree replanting ratios.
- The applicant advised that the height of the noise barrier was derived by the Noise Impact Assessment and was deemed necessary to enable the development to operate in compliance with the required noise criteria. The applicant will consult with the noise consultant to confirm that proposed barrier heights are sufficient.
- The applicant advised that tree removal was required to address flood mitigation works to support the proposed development.
- The applicant confirmed that advanced plantings are proposed along both Campbelltown Road and Airs Road.

Council

- Council advised that internal and external referrals remain outstanding and it is currently uncertain as to whether complex threshold issues will arise in the assessment of the application.
- Council indicated that development is likely to be determined in December 2023.

Panel

- The chair noted that some of the trees to be removed were on Council land, and said it will be assumed the Council consents to the making of the DA if it recommends approval.
- The chair would like Council's assessment to address solar panels and electric vehicle charging within the development.
- The panel questioned proposed noise barrier height given potential for acoustic impacts to nearby residential receivers.
- The panel suggested that advanced tree planting might be considered given the extensive tree removal.
- The chair noted the importance of prompt determinations for major industrial developments such as this, and hoped the DA could be considered within 6 months (i.e. by late October 2023).
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Note:

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Sydney Western City Planning Panel and therefore future comment will not be limited to the detail contained within.

