

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-392 – Fairfield – DA 4.1/2024 – 1403 The Horsley Drive, Wetherill Park
APPLICANT / OWNER	Applicant/Owner: Leda Design and Construction Pty Limited
APPLICATION TYPE	Construction of a two-storey industrial complex comprising of sixty-eight (68) industrial units and ancillary site works. The development is Integrated Development and requires approval from NSW Natural Resources Access Regulator under the Water Management Act 2000.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$ 51,645,832 (excluding GST)
BRIEFING DATE	15 April 2024

ATTENDEES

APPLICANT	Ken Douglas-Hill
PANEL	Louise Camenzuli (Acting Chair), David Kitto, Hugo Morvillo, Kevin Lam, Stacey Brodbeck
COUNCIL OFFICER	Matthew Korzy, Liam Hawke
CASE MANAGER	Renah Givney
PLANNING PANELS SECRETARIAT	Sharon Edwards, Tim Mahoney

DA LODGED: 11 January 2024

DAYS SINCE LODGEMENT: 92 days

TENTATIVE PANEL BRIEFING DATE: In approximately 4 weeks, to occur prior to the Section 34 conference.

TENTATIVE PANEL DETERMINATION DATE: Within 250-day target

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- The Applicant provided a description of the proposed development and site context. The proposed development involves the construction of a two-storey industrial complex comprising of sixty-eight (68) industrial units and ancillary site works.
- The development proposes 262 car spaces and is capable of being fully serviced by articulated and medium rigid vehicles.
- The development site is located within an established industrial suburb and is well connected to the M4 and M7.
- Applicant believes that the current proposal addresses matters previously raised by Council as part of a now withdrawn Section 4.55 application.

Council

- Council advised the applicant has commenced 'Class 1 Deemed Refusal' Land and Environment Court proceedings for the application.
- Council is currently putting together their Statement of Facts and Contentions in response.
- The Council advised some form of retail can be accommodated on the site through an additional permitted use and includes 'take away food and drink premises.
- The application was notified to adjoining / adjacent property owners from 24/01/24 – 20/02/24. One (1) submission was received in response, which is under consideration, along with matters that were the subject of conditions of consent under the existing planning approval.

Panel

- The panel queried if each individual tenant's use would be subject to a separate development application. The Council advised its understanding is that the uses would be subject to separate applications.
- Council was requested to liaise with the Secretariat regarding the Land and Environment Court proceedings and preparation of the Statement of Facts and Contentions.
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite its efforts to facilitate amendments or additional information required by Council to allow it to complete its assessment. The panel will determine development in the form it is presented at or prior to 250 days.

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.