

## Record of Preliminary Briefing Sydney Western City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSWC-396 – Campbelltown – 1/2024/DA-I - 50 Airs Road, Minto
<b>APPLICANT / OWNER</b>	Applicant: Mecone/ESR Investment Nominees 3 (Australia) Pty Ltd Owner: ESR Investment Nominees 3 (Australia) Pty Ltd as trustee of PAIP N Airs Road Trust
<b>APPLICATION TYPE</b>	Construction of a warehouse and distribution facility comprising two (2) separate buildings, each containing two (2) warehouses, each warehouse with a mezzanine office level, two (2) basement carparking areas, demolition of existing structures, tree removal, civil works and landscaping.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>CIV</b>	\$59,421,742 (excluding GST)
<b>BRIEFING DATE</b>	6 May 2024

### ATTENDEES

<b>APPLICANT</b>	Gannon Cuneo
<b>PANEL</b>	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Karen Hunt, George Brticevic
<b>COUNCIL OFFICER</b>	Luke Joseph, Karl Okorn
<b>CASE MANAGER</b>	Renah Givney
<b>PLANNING PANELS SECRETARIAT</b>	Tim Mahoney, Kim Holt

**DA LODGED: 6 February 2024**

**DAYS SINCE LODGEMENT:** 94 days

**TENTATIVE PANEL BRIEFING DATE:** No further briefing anticipated.

**TENTATIVE PANEL DETERMINATION DATE:** 8 July 2024

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

### **Applicant**

- The applicant provided an overview of the proposed development involving the construction of a warehouse and distribution facility comprising two (2) separate buildings, each containing two (2) warehouses, each warehouse with a mezzanine office level, two (2) basement carparking areas, at grade carparking, demolition of existing structures, tree removal, civil works and landscaping.
- The Applicant advised that intended to hold the completed development, and subdivision of the factories was not proposed.
- In detail the proposed development involves:
  - demolition of existing structures
  - civil works, including bulk earthworks, retaining walls, stormwater management system, flood mitigation and erosion and sediment controls
  - tree removal
  - construction of a warehouse and distribution facility, comprising two warehouse-type buildings totalling (each containing two tenancies) and ancillary offices and dock offices
  - two undercroft carparking areas to tenancies fronting Airds Road and drive around vehicular and fire truck access for shared on-grade parking for two tenancies at rear, totalling 184 car spaces
  - separated central heavy vehicle access to shared 50 metre wide hardstand
  - landscaping works, along the Airds Road frontage, north and south boundaries to neighbours and a dense 5 metre landscaping screen to the adjoining rail line to the east
  - required services to the site including electrical, potable water, stormwater and communications, and
  - signage, boundary fencing.
- The design of the property was aimed at tenants who wished to locate their corporate offices with their factory warehousing, with an emphasis on encouraging on site facilities to improve the work environment.
- In answer to the Panel's queries, the Applicant advised that it was committed to solar panels and electrical vehicle charging which is already described in the plans.

### **Council**

- An RFI was sent to the Applicant on 29 April, which raised the following matters:
  - Setback to railway line – A 30 metre setback to the railway line applies under Council's DCP. This can (where adequately justified) be reduced to 5 metres provided the 5 metre wide space is densely landscaped and is not within an easement. In this case, the 5 metre wide landscaped space IS proposed within an easement for electricity and stormwater.

- Endeavour Energy objection – Endeavour Energy has advised that it objects to the proposed development, although it is unclear what aspect(s) of the proposed development Endeavour objects to. Consultation between the applicant and Endeavour is required.
  - Façade design – There is room for improvement in terms of additional articulation, offsets, and the use of texture, colour and material changes.
  - Car Parking – The number of car parking spaces fails to comply with the rates outlined within Council's DCP, by approximately 16 spaces.
- A response to the referral of the application to Sydney Trains remains outstanding.
  - Council's Development Engineer is yet to review the application. This matter is important, as Council as the easement authority must be satisfied with the proposed development within the easement. If parking/landscaping is unable to satisfactorily locate within the easement, the building's setback would have to reflect that.
  - In relation to car parking Council advised that the Applicant had calculated the required number of spaces incorrectly. Council advised that its formula for calculating parking ought to be applied to each proposed tenancy, although it would consider arguments to then depart from the minimum required if sufficiently justified. Council indicated that it was open to a variation in this case.
  - Council indicated that it expected to be able to finalise its assessment in 4 to 6 weeks.

#### **Panel**

- The Panel requested that Council clarify its position in relation to car parking.
- The Panel targets determination of RSDAs within 250 days. The Chair recommends that the Applicant expedite their efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment.

#### **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 its 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.