

BRIEFING DETAILS

BRIEFING DATE	Monday, 14 October 2024
LOCATION	Videoconference

BRIEFING MATTER(S)

PPSSWC-411 - Hawkesbury - DA0386/23 - 7 Curtis Road and 6 Hannabus Place

Demolition of existing buildings, site amalgamation and construction of three (3) warehouses

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Judy Clarke and Jeff Organ
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

APPLICANT	The applicant was invited, but did not attend the briefing
COUNCIL	Adiba Kashfi, Steven Chong,
OTHER	Renah Givney (Planning Panels team)

KEY ISSUES DISCUSSED

Council:

- Council outlined the development proposal, which includes demolition of existing buildings and construction of three (3) warehouses.
- Council advised that one (1) submission was received, which raises issues relating to historical ground level changes and resulting impacts to surrounding properties.
- Council indicated that the key assessment issues include:
 - the proposed shortfall of car parking
 - proposed 24-hour operation
 - site contamination – how this will be managed.
 - building over a sewer line
 - retaining wall issues
- Council advised that to meet car parking requirements the development would need to be reduced in scale. Council also noted that the development does not propose any specific land uses for the warehouse tenancies. Many land uses allowed for in the zone have different car parking requirements. Council advised that they have raised its concerns relating to car parking with the Applicant who has

advised that it does not intend to amend the proposal, as it complies with the RMS Guide to Traffic Generating Developments.

Panel:

- The Panel queried the consequences of the car parking shortfall and said the final report should identify:
 - a) The applicable rate adopted in Transport NSW Guidelines.
 - b) Where Council adopted a higher rate, why that rate was adopted.
- The Panel queried the potential impact of the proposed 24-hour operating hours. Council advised that it is difficult for it to assess the impact of this when the future land uses of the tenancies is unknown. They are of the view that this would be more appropriately assessed as part of future DAs for each tenancy.
- The Panel also asked Council to advise its position in relation to building over a sewer line. Council advised that it did not support this, and that the development would also need to be clear of the sewer manholes.
- Panel advised that issues relating to retaining walls addressing a difference in levels should be the subject of engineering advice, presumably with a cross-section detail of retaining structures.
- Where contamination is highly likely due to the past uses on site, some degree of testing would seem to be standard to guide the appropriate remediation strategy.
- Panel advised that the historical raising of the ground level that has occurred along the Calvert Road boundary needs to be understood. The Panel noted that while this does not need to be resolved as part of the current application, the proposed develop cannot exacerbate the problem.
- Panel queried how Council envisages that a 1.5 metre landscaping corridor suggested by the Council staff between proposed warehouses and those on the adjacent site would work.
- Panel asked that Council request the applicant let them know what they intend to do to resolve the assessment concerns that have been raised with them 14 days.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 25 February 2025

Planning Panels Secretariat

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