

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-417 – Penrith – DA24/0264 – 826-842 MAMRE ROAD KEMPS CREEK 2178
APPLICANT / OWNER	Applicant: Meg Horan Owner: Mirvac Industrial Developments Pty Limited
APPLICATION TYPE	Construction and Use of Two Warehouse and Distribution Facility Buildings on Lots 6 and 7 of the Aspect Industrial Estate, with Associated Works including Landscaping, Car Parking, Retaining Walls, Earthworks, and Stormwater Management Works
REGIONALLY SIGNIFICANT CRITERIA	EDC >\$30 million
EDC	\$44,661,610.00 (excluding GST)
BRIEFING DATE	29 July 2024

ATTENDEES

APPLICANT	Meg Horan (Mircvac), Andrew Lee (Urbis), Daniel Brook (Mircvac), Jacqueline Parker (Urbis)
PANEL	Justin Doyle (Chair), David Kitto, Brian Kirk and Ross Fowler
CONFLICTS	Louise Camenzuli declared a conflict as Louise firm acts for Mircvac who is the property owner.
APOLOGIES	Carlie Ryan
COUNCIL OFFICER	Sandra Fagan, Robert Walker
CASE MANAGER	Renah Givney (DPHI)
PLANNING PANELS TEAM	Tim Mahoney (DPHI), Rach Harlock (DPHI)

DA LODGED: 23 APRIL 2024

DAYS SINCE LODGEMENT: 99 days

TENTATIVE PANEL BRIEFING DATE: Not anticipated at this time

TENTATIVE PANEL DETERMINATION DATE: Within 250-day target

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- The applicant gave an overview of the site, history, and proposed development.
- The proposed development involves:
 - construction of two new warehouse and distribution centre buildings, Warehouse 6 and Warehouse 7, and an estate café within the Aspect Industrial Estate (AIE)
- Proposal consistent with the established concept proposal (SSD-10448 – Mod 5)
- The proposal is Stage 5 within the Aspect Industrial Estate (AIE).
- The Mamre Road / Access Road 1 signalised intersection to be operational in late 2024.

Council

- Council raised possible permissibility issues relating to the proposed office component of the development.
- Council is preparing a request for information. It is anticipated that this will be issued to the applicant within the next week.
- Council advised they anticipate that the assessment will be finalised by late November.

Panel

- The panel suggested that the Council consider whether the office component of the development can be considered an ancillary component of the development, noting that in the context of the larger estate it would seem genuinely to be a facility which will contribute to the larger industrial user.
- The panel queried if there were any EV charging stations. To which the applicant advised each stage would have EV charging stations for staff.
- The panel suggested a target determination date for the end of November 2024.
- The panel requested that developer give consideration to giving the proposed welcome wall and internal roads Aboriginal names, which the Applicant's team noted.
- The panel suggested the application is likely to be suitable for electronic determination if there are no major issues raised during the assessment process.
- 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. The panel may determine development in the form it is presented at or prior to 250 days.

Note:

Council is yet to undertake a complete assessment of the development application, so this record is not a final list of the issues they will need to consider to finalise their assessment and 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.