

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-442 - Fairfield - DA205.1/2024 - 94 Newtown Road, Wetherill Park
APPLICANT / OWNER	Applicant: Michael Beal – Urbis Owner: Trust Company Australia ACF Centuria Institutional Investment No. 3 Pty Ltd ATF AIR Wetherill Park Trust
APPLICATION TYPE	Demolition of existing structures, construction and use of a single-storey warehouse and distribution centre with ancillary office space and amenities, on-site parking, landscaping and access, and other associated works including bulk earthworks, site preparation works and site clearance, as well as augmentation and construction of servicing utilities.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$ 49,902,117 (excluding GST)
BRIEFING DATE	19 November 2024

ATTENDEES

APPLICANT	Michael Beale, Kian Tavakoli, Sam Gough, Willian Ly, Simon Wilkes, Andrew Asvestas
PANEL	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Ninos Khoshaba
COUNCIL OFFICER	Mason Shute and Liam Hawke
CASE MANAGER	Renah Givney
PLANNING PANELS SECRETARIAT	Sharon Edwards

DAYS SINCE LODGEMENT: 12 August (99 days)

TENTATIVE PANEL DETERMINATION DATE: First week of March 2025

Chair reviewed attendance and introduced purpose of briefing.

The following matters were discussed.

Applicant

- Provided a site overview, noting that the site is a significant site surrounded by an industrial area, with a drainage channel to the north.
- Sydney Water easements exist along the northern and western boundaries.
- No FSR and no height control apply, so the Applicant has relied on the DCP for controls.
- Site is 5ha with the proposal seeking approval for circa 30,000sqm of floor space.
- The application achieves a 10m setback to Newton Rd, which is proposed to be planted out heavily, but there are fire safety limits. A mix of taller and smaller trees is proposed.
- The Applicant will work through the GFA calculations with Council.
- There is an SSD application pending determination within the next month for the same site for an alternative proposal. The idea is to have two DAs (one single level and one multi-level) in hand to go to market with to attract suitable tenants.
- A response to Council's RFI will be provided by end this week, with a view to meeting with Council next week.

Council

- Noted that the site is a large site with an existing warehouse on the site to be demolished and replaced with a larger warehouse and distribution building with a multi-storey car park.
- If both the SSD application and this DA are approved, one will need to be surrendered in due course.
- The main outstanding issues are:

1. Landscaping and Loss of Tree Canopy Cover

The proposal seeks to remove a significant number of trees onsite, with particular concern regarding the urban heat island effect as well as impacts to the built environment, including the presentation of the development to the public domain.

About 32% of the site is currently pervious and this is being reduced to circa 15% pervious. Could would like to see more tree coverage to address the loss in existing landscaping, noting there may be opportunity for additional trees in the location of the footpath and in the carpark.

No BDAR is required and there is presently no specific landscaping requirements for industrial areas.

2. Building Setback

Concern is raised regarding the proposed building setback, but this may now be addressed.

3. Bulk and Scale

Primary concern is the bulk and scale of the development and its presentation to Newton Road. There are large expanses of wall along Newton Rd that could be articulated to improve visual amenity.

4. Signage

The quantity and type of signage proposed also needs to be further considered.

5. Insufficient Detail

Council indicated that insufficient information has been submitted in relation to the matters set out in the Briefing Report, namely:

- Owner's consent
- Building sustainability
- Car parking
- Loading/unloading
- Flooding – Flood risk management plan requirements to be satisfied.
- Traffic management
- Landscaping
- Earthworks
- Fencing

Council also has query as to why the store area and some other areas have not been included in floor area calculations, which might result in a minor increase in parking requirements.

Concurrence has now been received from Sydney Water and Water NSW.

At this point in time, Council's engineering and traffic branches do not support to the application.

Panel

- Main issue appears to be presentation of the building as a large bulky form. There could be an opportunity to address this via some articulation along Newton Rd, in particular, the south-west corner and the wall extending out from this.
- The Panel queried whether there is room for more significant planting in the 10m setback. This would also assist with the amenity aspects.
- Council and the Applicant to agree on the resolution to the outstanding issues by year end. The Applicant to provide any residual information in January/early February, with the Panel targeting a determination in the first week of March 2025.

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 will determine development in the form it is presented at or prior to 250 days.

Note:

Council is yet to undertake a full assessment of the application. This record is not a final list of the issues they will need to consider 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.