

## Record of Kick-Off Briefing Sydney Western City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSWC-247 – Camden – DA/2022/507/1 - 36 Turner Road, Smeaton Grange
<b>APPLICANT / OWNER</b>	Applicant: George Antoniou - Belvoir property Owner: Walkway Properties Pty Ltd
<b>APPLICATION TYPE (DA, Concept DA, MOD, INTEGRATED, DESIGNATED)</b>	Capital Investment Value > \$30M Construction of a mixed use industrial development comprising sixty-five (65) industrial factory units, self-storage premises, a centre-based child care centre for eighty (80) children, food and drink premises, ancillary manager's office, signage with car parking, landscaping and associated site works
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 2, Schedule 6 of the Planning Systems SEPP [General development over \$30 million]
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning (Industry and Employment) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 Camden Local Environmental Plan 2010
<b>CIV</b>	\$30,654,837.00 (excluding GST)
<b>BRIEFING DATE</b>	14 June 2022

### ATTENDEES

<b>APPLICANT</b>	George Antoniou, Tony Antoniou - Belvoir Property
<b>PANEL CHAIR</b>	Louise Camenzuli
<b>COUNCIL OFFICER</b>	Jaime Erken, Ryan Pritchard, Averil Flaxman
<b>CASE MANAGER</b>	George Dojas
<b>PLANNING PANELS SECRETARIAT</b>	Jeremy Martin

## ISSUES LIST

- Introduction
- Applicant summary:
  - Introduction of the site context and locality.
  - Dual access from Turner Road and Anderson Road was discussed. Applicant advised a 13m crossfall over 400m (approx.) across the site from Turner Road to Anderson Road.
  - The mixed use of the proposed development was discussed at length, with a primary focus on light industrial. Separate carparking and driveway proposed for the childcare centre. The proposed food premises is intended to serve the complex and other workers in the locality.
  - The Chair queried the main uses of the sites fronting Dunn Road and across Anderson Road. The applicant stated these sites are used for light industrial uses with factory units, with the construction of a complying development industrial unit factory approved opposite the proposed childcare centre.
  - Site accessibility, manoeuvrability, design philosophy and the proposed podiums was discussed. Three podiums have been proposed to ensure level access is achieved throughout the site.
  - The proposed Clause 4.6 height variation was discussed at length. The proposal has a maximum 14.5m height, with the site having an 11m height control. The applicant stated the proposed variation will not be visible from the streetscape and is the result of a user-friendly design outcome, which responds to the slope of the site. The Chair queried the adjacent building responses to the topography and if there were existing breaches to the height control. The Chair recommended Council look at this as part of its assessment.
  - The applicant acknowledged the proposed parking spaces for the food premises is non-compliant with the DCP. The necessity of the control was questioned given the intended users of the food premises and context of the site.
  - A 3D model of the proposal was displayed for an insight into particular aspects of the proposed development.
- Council summary:
  - Council outlined its preliminary design concerns for the proposed childcare centre. In particular, there is no street pedestrian access provided, which is a requirement of the childcare planning guidelines, and there are two proposed driveways bordering the childcare centre.
  - Council indicated it will be considering the appropriateness of the proposed location of the childcare centre in the IN1 zoning of the subject site, and questioned whether the childcare might be moved to the IN2 zoned portion of the site on the opposite side. This alternative location for the childcare centre is closer to the residential zoning in the locality and allows more flexible uses than the IN1 zoning.
  - Council queried the carparking calculation in relation to the gross floor area (GFA) calculation and the mezzanine level. The storage and vehicular access are also not to be excluded in the calculation. Clarification of GFA calculation for carparking will be included in Council's request for information (RFI).
  - Council raised a concern regarding the potential lack of parking availability for the self-storage units and the potential for congestion as a result. Council will require clarification during its assessment that the driveway will not be blocked at any time.
  - Council further queried the cut and fill details on the submitted plans and if retaining walls would be utilised for the development. The applicant advised that

the details on the plans are of the existing site. Retaining walls are to be used onsite and for access throughout the site.

- Council advised that the proposal had opportunities to achieve additional landscaping across the site. The applicant stated it is happy to consider additional landscaping with some further guidance about this.
  - Council stated the proposed Turner Road frontage did not allow overlooking of the streetscape and presented potential safety concerns. Overall, there are areas across the site that will also need to be addressed to achieve a greater CPTED outcome.
  - Council noted that the submitted architectural plans were difficult to assess and recommended podium plans be submitted, which the applicant agreed to provide. Clarification was also sought on the proposed walkways demonstrated in the 3D presentation, as the walkways were not identified on the plans. The applicant will address this through the provision of further plans.
  - Council stated that soil samples from the subject site had identified arsenic. Additional information will be required to determine whether the proposed childcare centre, being a more sensitive land use, is appropriate in view of the environmental condition of the land. A remediation plan may be required.
  - Council queried the proposed 'Battery room' on the submitted plans. The applicant advised that there will be solar panels on the roof for common property with that space being available for ensuring solar energy usage compliance. Council requested that details for the solar panels be required for further assessment of the application.
  - Council also queried the lack of details for the signage in the proposed development. The applicant advised that the use of the signs and the signage presentation will be subject to future DAs to be lodged with Council, but indicated that approval was being sought for the spaces for signage.
  - Finally, Council requested the fencing plans for the site and for the childcare centre, as well as the details in relation to natural light and ventilation for the childcare centre be provided.
  - Council will send a comprehensive RFI to the applicant with the matters discussed.
- Public exhibition is yet to occur.

#### Chair comments

The Chair stated the Panel will review the proposed Clause 4.6 variation for the height variation and will consider the non-compliant DCP retail carparking.

Council is yet to undertake its full application assessment, so this record is not a final list of the issues that it 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.

#### KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Calculation of carparking spaces (GFA), DCP compliance with retail carparking and carparking availability for the self-storage units.
- Clause 4.6 height variation and the surrounding building response to the topography.
- Childcare centre – pedestrian accessibility and site contamination/remediation
- CPTED outcomes

- Environmental condition of the land in the context of the childcare centre.  
Appropriateness of the childcare centre in the IN1 zoning, access to the centre and proposed light and ventilation.
- Landscaping and deep soil outcomes

## **REFERRALS REQUIRED**

### **Internal**

- **Certification Engineering**
- **Traffic Engineering**
- **Building Certification**
- **Community Planning**
- **Waste**
- **Urban Landscape**
- **Development Specialist Support Environmental Health**
- **Environmental Health Officer (Public Health)**
- **Urban Design**
- **Contributions**

### **External**

- **TfNSW**
- **NSW Police**
- **Endeavour Energy**

**TENTATIVE PANEL BRIEFING DATE: 29/11/22**

**TENTATIVE PANEL DETERMINATION DATE: 13/12/22**