

Briefing Report for the Sydney Western City Planning Panel

Details of Development Application (DA)

DA No:	2022/507/1.
Applicant:	Mr G Antoniou
Proposal:	Demolition of existing structures and the construction of a mixed-use industrial development comprising sixty-three (63) 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.
Date lodged:	27 May 2022
Capital Investment Value:	\$30,654,837
Site address:	36 Turner Road, Smeaton Grange
Assessment officer:	Averil Flaxman
Contact details:	e – Averil.Flaxman@camden.nsw.gov.au p - (02) 4654 7731.

Planning Assessment

1. Site Description

The site is commonly known as 36 Turner Road, Smeaton Grange and is legally described as Lot 40 in DP 28024 and has an area of 23,800m². The site currently contains a number of structures across the site, scattered vegetation, areas of hardstand and dams. The site has a cross fall from north-west to south-east with a 13m fall across the site.

The site is located within the Smeaton Grange Industrial precinct. The immediate surrounding area contains a range of industrial development, and developing industrial sites. Immediately adjoining the site to the east is an industrial complex development currently under construction. To the south-west on the opposing side of Dunn Road is a service station and industrial tenancies, containing Tradelink (Plumbing supply business) and Watty Paint Centre.

The surrounding locality to the north of the site, is Gregory Hills which is currently undergoing transformation into an industrial area. Approximately 350m to the northeast is Gregory Hills residential area. Immediately surrounding the site to the east, south and west is the Smeaton Grange industrial area which has for the most part been developed, with a few vacant lots with approved industrial development. Further west is Harrington Park residential area.

2. Site Location Map



3. Site Context Map

The site has dual frontage to Turner Road and Anderson Road



4. Development

The development involves:

- Construction of a multi-level industrial complex comprising:
 - One takeaway food and drink premises;
 - One office;
 - An 80 place child-care centre;
 - 63 Industrial units with mezzanines;
 - 159 self storage units; and
 - 219 car parking spaces.

5. Public Exhibition/Submissions

This DA was publicly exhibited in accordance with Camden Development Control Plan 2019 from 22 June 2022 to 5 July 2022. No submissions were received.

6. External Referrals

- The application was referred to NSW Police (Camden Police Area Command) for safer by design considerations. The Police have identified the proposed development as being of low crime risk. The recommendations are proposed to form part of any conditions of consent.
- The application was referred to Transport for NSW pursuant to State Environmental Planning Policy (Transport and Infrastructure) 2021, Schedule 3 as it triggers the thresholds for traffic-generating development (Carpark with 200 car parking spaces). A response from Transport for NSW has been received, with recommendations for the proponent to consult with the relevant bus operator regarding any potential impact to the bus stop at the site frontage on Anderson Road.
- The application was referred to Endeavour Energy for comment pursuant to Clause 2.48 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 due to the development being carried out within 5m of an exposed overhead electricity power line. Endeavour Energy has supported the proposal with recommended conditions of consent.

7. Assessment Comments

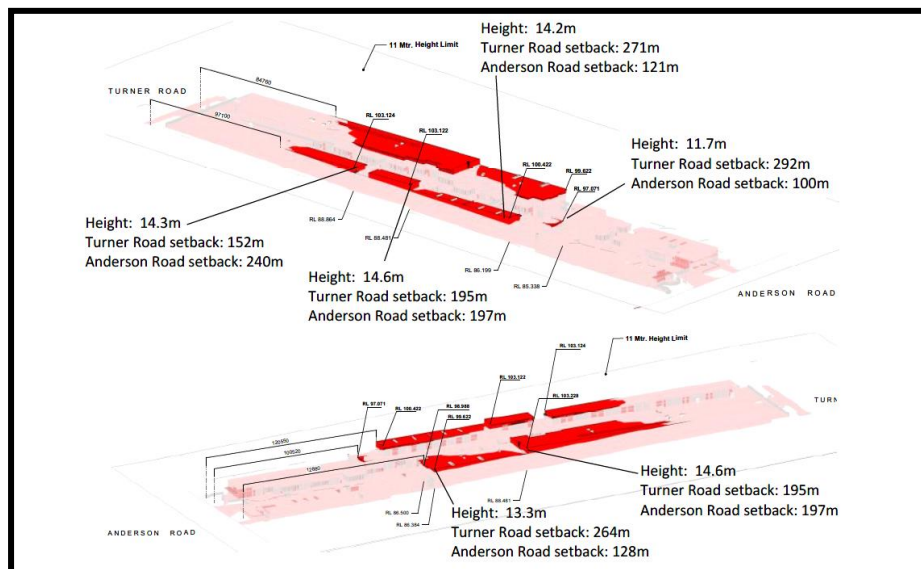
- The site has a dual zoning being IN1 General Industrial comprising 48.53% of the site having a south-west orientation with road frontage to Anderson Road, and IN2 Light Industrial comprising 51.47% of the site with a north-eastern orientation with road frontage to Turner Road. The proposed development is permissible with consent.

- A Clause 4.6 written request accompanies the application, seeking to contravene the development standard of height of buildings (Clause 4.3 of the Camden Local Environmental Plan 2010 – Maximum 11m). The applicant is proposing a maximum building height of 14.7m.

A summary of the justification for the contravention is provided:

- The maximum height of the proposed development is 14.7m being at podium 4 adjacent to the western side boundary at a distance of 205m from Turner Road and 187m from Anderson Road.
- The area of encroachment is 3,000m² representing 12.5% of the total site area.
- The average height across the site is 10.3m.
- The proposed development does not exceed the floor space ratio therefore the contravention does not represent an overdevelopment of the site.
- The non-compliance is a reflection of the distribution of the bulk of the building to the centre of the site.
- The proposed contravention is not associated with any negative amenity impacts and will have no impact from the street level

The below image of the building plane demonstrates the extent of building height contravention.



Council officer's preliminary consideration of the proposed height variation is provided below:

- The proposed development has been designed to be sympathetic to the exiting slope of the site with the development being stepped to accommodate the fall across the site. The height variation is concentrated within the centre of the site where it will have little to no visual impact from the street perspective.

CGI of proposed development taken from a south-western perspective.



- The proposal triggers the required upgrade of Turner Road under the Camden Development Control Plan 2019, which requires the upgrade of half of the road reserve to an industrial standard. The applicant has provided a road design which is currently being reviewed by Council's Civil Design team.
- The suitability of the proposed child-care centre on site remains under consideration, with the following matters requiring resolution:
 - A supplementary contamination report, air quality report and acoustic report have been provided and are currently under review.
 - The shadow diagrams indicate that the majority of the outdoor play spaces are overshadowed at the winter solstice. It is a requirement of the Education and Care Service National Regulations that two hours of solar access between 8am and 4pm for at least 30% of the outdoor space (or 2.12m² per child) is provided. The applicant will need to clarify if the proposed development meets this requirement. Hourly interval diagrams may be required to demonstrate compliance.
 - It is considered the first floor outdoor space doesn't meet the requirement for outdoor space as it is not open on at least one third of its perimeter as detailed in section 4.9 of the Childcare Planning Guidelines 2021, in this regard Clause 3.22 of the SEPP (Transport and Infrastructure) 2021 would apply and the proposed development would require concurrence.
 - A data gap in respect to potential contamination exists over the portion of the site that is proposed to be developed for the childcare centre. As the child care centre is a sensitive land use, and is subject to satisfying higher criteria, it is yet to be determined whether that portion of the site is suitable for a childcare centre land use in its current state or will require remediation to make the site suitable for that purpose.

- The traffic report provided details a surplus of 22 carparking spaces across the site, while the SEE details a shortfall of 4 carparking spaces. The discrepancy between the documents will be required to be addressed. In addition, clarification of table 2 contained within the traffic report in respect to 'Warehouse Office (in excess of 20% GFA) and what this calculation represents, as the proposed development does not include warehouse use.
- Dedicated bicycle parking has not been formalised as required by the DCP.
- The final GFA calculation and associated carparking calculation for the development is yet to be finalised. There are some concerns raised with how the GFA plan has been calculated, and will require further clarification. In addition, the intended use of the mezzanines is undetermined and therefore, final carparking calculations are unable to be made.



Averil Flaxman
SENIOR PLANNER
(Planning and Environmental Services)