

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 29 August 2022, 11:30am
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-247 – Camden Council – DA/2022/507/1

36 TURNER ROAD SMEATON GRANGE 2567

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

PANEL MEMBERS

IN ATTENDANCE	Louise Camenzuli (Acting Chair), Nicole Gurran, John Brockoff, Lara Symkowiak, Ashleigh Cagney
APOLOGIES	None
DECLARATIONS OF INTEREST	Justin Doyle

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Averil Flaxman, Ryan Pritchard, Jamie Erken
DPE	Stuart Withington – Case Manager, Alex Richard – Planning Officer, Naila Tabassum – Project Officer

KEY ISSUES DISCUSSED

- The Panel was informed that a supplementary traffic report, contamination report, air quality report and acoustic report have been provided and are currently under review.
- The Panel heard from the Council and the Applicant in relation to the outstanding issues identified in the Council's Briefing Report of 24 August 2022.
- The Panel was particularly concerned to better understand the issues raised regarding the proposed location of the child care centre, the appropriateness of the design of the outdoor play space, particularly on level 1, the availability of the minimum required solar access, the data gaps in the contamination report and the potential exposure of the children to higher levels of pollution caused, in particular, by trucks entering and leaving the site. The Council's Briefing Report specifically sets out the requirements of the Education and Care Service National Regulations and the Childcare Planning Guidelines 2021 that the Applicant must clearly demonstrate compliance with.
- The Panel is still considering the proposed height exceedance across the centre of the site. Part of this consideration will include an assessment of the appropriateness of locating the childcare centre in the IN1 zone (fronting Anderson Rd), rather than the IN2 zone (fronting Turner Rd), which would be preferable. It was explained to the Panel by the Applicant that the proposed location of the childcare

centre is due to the topography of the site and the impact that location of the childcare centre on Turner Rd would have on realisation of GFA across the site.

- The Applicant informed the Panel that pursuant to an existing consent, demolition and dam dewatering has commenced on the site. This may allow for the additional information in relation to the environmental condition of the land to be provided to the Council in the next month, which Council indicated would be required in order to complete its assessment about the suitability of the site for a childcare centre.
- The Panel determined that the application should be brought back before it in 6 weeks for a further and final meeting to address the outstanding matters.
- In the interim, the Applicant is to provide the Council and the Secretariat with the additional requested information regarding the queries relating to the childcare centre (outlined in bullet point 2 above and on page 5 of the Council's Briefing Report dated 24 August 2022) within 7 days.

TENTATIVE DETERMINATION DATE SCHEDULED FOR November 2022