

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Monday, 17 October 2022, 09:00am
<b>LOCATION</b>	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

<b>IN ATTENDANCE</b>	Louise Camenzuli (Chair), Nicole Gurrán, John Brockhoff, Lara Symkowiak
<b>APOLOGIES</b>	Ashleigh Cagney
<b>DECLARATIONS OF INTEREST</b>	Justin Doyle

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Averil Flaxman
<b>APPLICANT</b>	George Antoniou & Tony Antoniou
<b>DPE</b>	George Dojas, Alex Richard

## KEY ISSUES DISCUSSED

- The Panel noted that the majority of outstanding issues appear to have been addressed by supplementary material and design modifications / advice supplied by the applicant, although further internal advice within Council remains pending before the assessment report can be finalised.
- The Panel noted advice provided by the applicant in relation to the shortfall in parking spaces.
- The implications of the proposed childcare centre were discussed, noting that design amendments to the proposed centre have addressed issues associated with solar amenity and the adequacy of outdoor space; while additional information has been provided in response to concerns about land contamination; and exposure to hazards (air pollution and the nearby petrol station which is classified as a sensitive use).
- It was noted that although potential conflicts with the childcare centre, arising from surrounding existing and proposed uses, appear to have been resolved, it remains to be considered whether an approved childcare centre may limit future industrial uses in the vicinity. The applicant's representative advised that assessment criteria and related controls associated with the key concerns arising from potential industrial activities (eg. acoustic or odour) would preclude conflicts. Nevertheless, this issue will need due consideration in finalising the assessment report.

## Planning Panels Secretariat

- The matter is likely to be suitable for electronic determination, with a determination anticipated by the end of November or early December.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR NOVEMBER/DECEMBER 2022**

**Planning Panels Secretariat**

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