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| **Camden Development Control Plan 2019** | | | |
| **Control** | **Requirement** | **Provided** | **Compliance** |
| 1. Introduction | | | |
| 1.2 Notification and Advertising | Notification is required to be in accordance with the Camden Community Participation Plan 2021 | The application has been notified in accordance with the Community Participation Policy for a period of 14 days (27/06/22 – 05/07/2022). No submissions were received. | Yes |
| 2. General Land Use Controls | | | |
| 2.1 Earthworks | Subdivision and building work should be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill (e.g. for steep land houses will need to be of a ‘split level’ design or an appropriate alternative and economical solution). | DA/2022/81/1 for demolition of existing structures, dewatering and removal of dams, vegetation removal, construction of temporary basin and earthworks/site regrading for future development of the site was approved on 20 May 2022.  The earthworks were in preparation for submission of this application and therefore minimal earthworks are required as part of this application.  The earthworks approved under the previous DA were proposed to be sympathetic to the slope of the site, and to accommodate the industrial style development proposed as part of this application. | Yes |
| 2.2 Salinity Management | Salinity assessment of soil and ground water must be undertaken and submitted to Council with the development application for subdivision. Investigations and sampling for salinity should be conducted in accordance with the requirements of the Heritage (Department of Premier and Cabinet) booklet [*Site Investigations for Urban Salinity*](https://www.environment.nsw.gov.au/research-and-publications/publications-search/site-investigations-for-urban-salinity)*.* | The assessment of DA/2022/81/1 for the demolition of existing structures, dewatering and removal of dams, vegetation removal, construction of temporary basin and earthworks/site regrading for future development of the site approved 20 May 2022 included the review of Geotechnical Investigation and Salinity Assessment Report GG10292.001A, prepared by Green Geotechnics Pty Ltd, dated 3 September 2021. The report was reviewed by Councils Specialist Support Environmental Health Officer and conditions of consent recommended.  It is understood the applicant has commenced works on site under the approval of DA/2022/81/1.  A condition of consent is recommended requiring compliance with DA/2022/81/1 and condition 5.0(1) - Fill Plan and Condition 5.0(3) - Compaction Report, prior to the issue of the construction certificate associated with this application. | Yes |
| 2.3 Water Management | All development must demonstrate compliance with the relevant provisions of Council’s Engineering Specifications including requirements for detention, drainage and water sensitive urban design. | The proposed development complies with the requirements of Council’s Engineering Specifications and conditions of consent are recommended as required. | Yes |
| 2.4 Trees and Vegetation | A person must not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy a tree or vegetation without approval from Council authorising such works. | No trees are required to be removed as part of this application. Tree clearing was subject to a previously approved DA/2022/81/1. | Yes |
| 2.9 Contaminated and Potentially Contaminated Land Management | An assessment is to be made by the applicant under *SEPP (Resilience and Hazards) 2021* as to whether the subject land is contaminated prior to the submission of a development application. | Section 4.6 of the Resilience and Hazards SEPP requires the consent authority consider if the site is contaminated. If the site is contaminated, the consent authority must be satisfied that it is suitable in its contaminated state for the development.  A Phase 2 Detailed Site Investigation was provided in respect of DA/2022/81/1 and detailed the presence of Hydrocarbons and Arsenic in some of the soil samples. The report concluded the site was suitable for ongoing commercial/industrial use.  A data gap analysis prepared by Compliance Health and Environmental Consulting Pty Ltd (CHEC) provided details of additional soil sampling conducted on site on the area of the site proposed to be developed for the purposes of a child care centre. The additional investigation indicated the elevated levels of arsenic identified in the original assessment could not be replicated. It also included additional samples in the portion of the site where the childcare centre will be located. Results of the additional sampling were within the criteria for continued use as commercial industrial as well as for residential (including childcare uses).  Council is satisfied the site is suitable for the proposed use with no requirement for remediation, however an unexpected finds condition of consent is recommended should any contaminants be uncovered during excavation works. | Yes |
| 2.11 Development affected by the Western Sydney Airport |  | The site is affected by the wind turbine buffer zone. The proposed development does not include a wind turbine. | Yes |
| 2.12 Acoustic Amenity | Acoustic reports are to be prepared by suitably qualified acoustic consultants. | An Acoustic Assessment and supplementary letter compiled by a suitably qualified acoustic consultant has been provided in support of the proposed development. The findings of the acoustic reports are supported by Council staff, subject to recommended conditions. | Yes |
| 2.13 Air Quality and Odour | 1. Development that is likely to result in the emission of atmospheric pollutants, including odours, as determined by Council must include operating practices and technology to ensure that such emissions are acceptable. Details of these measures are to be provided at development application stage. | The proposed development will not result in any emissions or atmospheric pollutants. | Yes |
|  | 2. Development that is likely to be impacted upon by atmospheric pollutants and/or odours from existing land uses, may require the undertaking of an odour impact assessment or similar assessment dependent on the type of pollutant being assessed. For odour impact, assessment will be undertaken in accordance with the [NSW EPA Technical Framework “*Assessment and Management of Odour from Stationary Sources in NSW"*.](https://www.epa.nsw.gov.au/your-environment/air/industrial-emissions/managing-odour/technical-framework-odour) For other pollutants, assessment may be required to determine if pollutants comply with the [*Protection of the Environment Operations Act 1997*](https://www.legislation.nsw.gov.au/#/view/act/1997/156/full) and [supporting Regulations](https://www.legislation.nsw.gov.au/#/browse/inForce/regulations/P). The assessment may need to be undertaken at rezoning stage for rezoning and subdivision proposals, or at development application stage for other proposed land uses where relevant. | An air quality assessment prepared by a suitably qualified consultant has been provided detailing no existing industries in the vicinity of the proposed child care centre (sensitive receiver) are likely to cause adverse air quality impacts.  The report recommended air intakes be located away from driveways and that duct work include allowances for HEP filtration system to remove PM2.5 prior to circulation. These recommendations form part of the recommended conditions of consent. | Yes |
| 2.14 Waste Management | A Waste Management Plan (WMP) must be submitted for all new development, including demolitions, construction and the ongoing (or change of) use. A WMP outlines the waste that will be generated and how the development proposes to manage the waste. | A suitable waste management plan has been provided. Conditions of consent are recommended. | Yes |
| Industrial Development | There must be convenient access from each tenancy and/or larger waste producing area of the development to the waste/recycling storage room(s) or area(s). There must be step-free access between the waste storage and collection areas. | The design of the takeaway food and drink premises and childcare centre includes a bin room for waste storage. The industrial units will facilitate waste storage within the units. Waste will be required to be collected outside hours of operation from within the car park. Conditions of consent are recommended in this regard. | Yes |
| 2.17 Signage | | | |
| 2.17.1 General Requirements for Signage | 1. The location, quantity, type, colour, design and size of all signage must not detract from the amenity and character of the land or building to which it relates. | Indicative plans for a pylon sign at the entry to the site from Turner Road and from Anderson Road is provided. Approval is sought for the structure, however the approval for the signage does not form part of this application as the estate name and proposed lettering/logos that will ultimately be required for the pylon sign has not been finalised.  Similarly, the proposed industrial unit signage to be located above the doorway of each unit, and the proposed child care signs are also indicative. The plans demonstrate the ultimate signage size, however do not provide details of the proposed lettering, colours, logos or the like. In this regard these signs are unable to form part of the assessment of this application and will be subject to future application/assessment. | Yes |
|  | 3. In multiple tenancy developments:  e) Directory board signage for the tenancies must be designed using one pole or pylon sign not exceeding 6m above ground level. | As detailed above, the signage proposed with this application are indicative as the required detail has not been provided to conduct an appropriate assessment of the signage.  Approval is sought for the pylon sign structures which have a maximum height of 6 metres and ultimately will contain the estate name. The lettering and logs of the pylon signs will be subject to future assessment. | Yes |
| 2.17.10 Child Care Centres | 1. Types of business identification signs must generally be limited to:  a) Flush wall sign  b) Pole / pylon | The applicant has provided an indicative signage location plan for future signage for the proposed child care centre which includes a number of wall signs. Future signage is proposed to be provided at the entry to the child care centre.  The signage in these locations is indicative, the signage does not include any specific detail such as proposed lettering or logos and therefore will be subject to compliance with the SEPP Exempt Code, or alternatively a future development application will be required to be provided. | NA |
| 2.18 Traffic Management and Off-Street Parking | | | |
| Take away food and drink premises | Developments with no on-site seating:  12 car parking spaces per 100m2 GFA. | Take Away has a GFA of 158m2  158/100x12 = 18.96  The applicant has not indicated any seating internally or externally therefore the car parking requirement has been based off the GFA. | No. See variation request in the main body of the assessment report. |
| Warehouse or Distribution Centre / Storage Premises | 1 car parking space per 300m2 GFA. | The self storage has a GFA of 5,585m2  5,585 / 300 = 18.61 |
| Industry / Light industry | 1 car parking space per 70m2 of GFA.  1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and  1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces.  The parking provision rate is increased when:  The office space component is in excess of 20% of the floor area. The rate for Office Premises and Business Premises applies for the amount of this floor space in excess of 20% of GFA. | Total ground floor GFA of industrial units of podium 1, 2 and 3  7,128 / 70 = 101.83  Total ground floor GFA of industrial units of podium 4  2,377 / 70 = 33.95  The proposed mezzanine spaces are considered to be ‘office space’ for the purpose of this calculation as the use of these areas are non-specific and it is considered the arrangement of these mezzanines is akin to office space. Therefore:  20% of industrial mezzanine of podium 1, 2 & 3  1,426 / 70 = 20.37  Industrial mezzanine in excess of 20% of Industrial ground floor = 672 / 40 = 16.8  Total - 101.83 +33.95 + 20.37 + 16.8 = 172.95 spaces  139 – 25 = 114 / 25 = 4.56 therefore 5 bicycle spaces required.  No bicycle spaces/racks have been provided.  A condition of consent is recommended requiring the provision of a 5 space bike rack be placed on site.  It is considered there is ample opportunity to provide a bicycle rack on site and therefore a condition of consent requiring this detail before the issue of the CC is considered sufficient.  139 – 50 = 89 / 50 = 1.78 therefore 2 motorbike spaces  4 motorbike spaces have been provide across the development. |
| Child Care Centre | 1 car parking space per 4 children.  1 of the car parking spaces must be designed for people with a disability. | 80/ 4 = 20  1 space has been dedicated for people with a disability. |
| Office | 1 car parking space per 40m2 | 75 / 40 = 1.8 |
| Total spaces required |  | The development requires a combined total of 233 car parking spaces to service the proposed development comprising:  Take away food and drink premises - 18.96 spaces  Self Storage – 18.61 spaces  Industrial – 172.95 spaces  Child care centre – 20 spaces  Office – 1.8 spaces  Total - 232.32 therefore a total of 233 car parking spaces required.  The applicant has provided a total of 219 car parking spaces across the development representing a shortfall of 14 spaces. The applicant has proposed a variation to this control which is discussed in the main body of the report. | No. See variation request in the main body of the assessment report. |
| 2.18.3 Carparking Design Criteria | Car parks that are highly visible from the public domain must comply with the following requirements   * provide a 2.5m wide landscape bay between every 6-8 car parking spaces, * provide a minimum 1m landscaping strip at the end of parking aisles, and * be landscaped generally in accordance with the Figure 2-12. | The proposed landscaping fronting Turner Road has sufficient depth (10m) and provides adequate planting pallet to sufficiently buffer the proposed car park to the street.  The proposed landscaping is heavily concentrated in both of the front setbacks to Turner Road and Anderson Road with a minimum depth of 10m. Additional landscaping has been provided through the centre of the development site providing additional trees, raised garden beds and staff breakout garden in the centre of the development.  A condition of consent is recommended requiring additional landscaping in the Anderson Road setback between the child care centre acoustic fencing and property boundary. The proposed landscaping between the front setback and acoustic fencing is considered to be insufficient to provide appropriate vegetative screening in this area. A condition of consent is recommended requiring the provision of four additional trees along the Anderson Road frontage.  Conditions of consent are proposed to ensure appropriate planting and maintenance of the landscaping for the life of the development. | Yes |
|  | Traffic Impact Assessment A Car Parking / Traffic Impact Assessment Study must be prepared by a suitably qualified and experienced traffic engineering consultant. | A Traffic and Parking Impact Assessment of Proposed Industrial Development and Child Care Centre at 36 Turner Road, Smeaton Grange prepared by McLaren Traffic Engineering and Road Safety Consultants (McLaren) dated 19 May 2022 was provided in support of the development application.  The report details compliance with the requirements of motorcycle parking on site, however details the absence of any dedicated bicycle parking spaces. The report advises there is sufficient room on site to accommodate any bicycles should people choose to cycle to the development. A condition of consent is recommended requiring the installation of a minimum 5 space bicycle rack in accordance with the parking requirements of the DCP.  Throughout the assessment process concerns were raised regarding the proposed location of the ground floor child care outdoor play area in proximity to the main driveway entry for the development, and the potential for vehicle / pedestrian conflict in this location. A supplementary traffic advice was provided from McLaren providing further analysis of the concerns raised by Council.  McLaren detailed the proposed separation of the child care centre driveway and main industrial complex driveway provided sufficient offset distance between the two driveways and adequate sight distances to oncoming vehicles travelling eastbound on Anderson Road and vehicles exiting from the industrial development driveway and with peak use periods of the proposed industrial development and childcare centre likely to be at different times.  McLaren responded to Council’s concerns for the safety of children in the child care centre outdoor play area being flanked by two driveways for the proposed development along Anderson Road, especially with the primary entry/exit driveway to the facility being used by Heavy Ridged vehicles.  McLaren detailed the proposed outdoor play area is approximately 1.252m from the existing ground level of Anderson Road and the retaining wall along the southern side of the industrial development driveway can act as a barrier if a vehicle travelling eastbound were to go off course, and there was no risk from vehicles travelling westbound into the child care centre due to the existing 3m wide median on Anderson Road.  With the location of the main entry driveway and the child care centre being located 100m south of the roundabout of Anderson Road and Dunn Road and vehicles typically leaving roundabouts travel at lower speeds and with Anderson Road being straight without any concerning downgrades it is highly unlikely vehicles would lose control on a straight road travelling at relatively low speeds.  It is considered that by separating the pedestrian access for the child care centre from the complex’s main entry driveway this will further reduce the potential for pedestrian and vehicle conflict.  With respect to the potential for vehicle collision into the child care centre’s outdoor play area, while the advice provided from McLaren is understood it is considered additional safety measures in this location are necessary to ensure the unlikely possibility of a vehicle collision in this area is mitigated to ensure the protection and safety of any child attending this centre.  A condition of consent is recommended requiring safety bollards be installed along the central driveway entry and the outdoor play area of the child care centre, extending around the front of the outdoor play area for the length of the outdoor play area.  The bollards shall be designed and installed to Australian Standards. It is further considered the requirement for additional landscaping in this area including the planting of large eucalypt trees within the Anderson Road front setback will provide further vehicle protection for the child care centre when these trees mature.  Council’s Traffic Engineer has reviewed all associated plans and traffic report with further conditions of consent recommended. | Yes |
|  | Council is required to formally forward a Development Application to the Department of Transport (or equivalent) for certain development listed in Columns 2&3 of Schedule 3 of the Policy and consider any representations made by the department. | The proposed development was referred to Transport for NSW (TfNSW) in accordance with the requirements of the State Environmental Planning Policy (Transport and Infrastructure) 2021, Clause 2.122 and Column 2 of Schedule 3.  TfNSW reviewed the submitted documents and requested Council ensure the additional traffic as a result of the proposed development can be accommodated within the surrounding road network.  Additionally, TfNSW advised the proponent is required to consult with the relevant bus operators regarding any potential impact to the bus stop at the site frontage on Anderson Road and comply with their requirements.  A condition of consent is recommended requiring the proponent comply with the advice from TfNSW and liaise with the local bus company in this regard. Further a condition of consent is recommended requiring the concurrence of the Local Traffic Committee. | Yes |
| 2.19 landscape Design | A landscape plan is to be submitted for all development that, in Council’s opinion, will significantly alter the existing and intended landscape character of the land. | A landscape plan has been provided which provides for a variety of trees, grasses and shrubs throughout the development. The applicant has provided additional landscape treatment throughout the development since the application was first submitted, including additional trees throughout the centre of the development, the additional rooftop container plating throughout the centre of the development, a landscaped breakout space adjacent industrial unit 59, green walls and tree planting throughout.  As discussed previously a condition of consent is recommended requiring additional tree planting between the child care centre outdoor play space and the Anderson Road boundary to act as both an additional visual screen and future vehicle separation between the child care centre and any potential vehicle collisions. | Yes |
| 6. Specific Land Use | | | |
| 6.3 Industrial Land Uses | | | |
| 6.3.2 Built Form and Design  Setbacks | 15m setback from Anderson Road required  10m Setback from Turner Road required.  Minimum width at the building line must be 32m  Side and rear setbacks to be assessed on merit. | 15.8m setback to the building line provided from Anderson Road.  The child care centre fronting Anderson Road proposes the outdoor play area located within the front setback and provides a 4.976m setback between the front property boundary to the acoustic fencing. As detailed previously in this report, a condition of consent is recommended to increase the proposed landscaping within the reduced setback to provide additional visual screening in this area.  22m setback from Turner Road provided.  A zero lot line setback is proposed to the side boundaries which is consistent with developments within the Smeaton Grange area.  Conditions of consent are recommended requiring compliance with the National Construction Code and Building Code of Australia.  The building has an overall width greater than 32m, with a central driveway with a minimum width of 9m through the centre of the development. | Yes |
| Building Materials and Appearance | 1. All elevations are to be constructed predominantly in masonry or textured pre-cast concrete panels. | The building is proposed to be constructed of pre-cast concrete panels, with colour pattern detail differentiating the podiums.  It is considered the brightly coloured patterning on the building is in keeping with other industrial developments in the area and therefore provide continuity with the other industrial buildings in the locality. | Yes |
|  | 2. Development, which is free standing or abutting adjoining buildings, must avoid large, blank wall surfaces when viewed from a public place or a residential area. Substantial elevations must be articulated by either structural variation and/or a blend of external finishes and colours and decorative elements. | The proposed development will create a large wall along the boundary between the subject property along the Anderson Road frontage and 36-38 Dunn Road, Smeaton Grange being the approved vehicle display and sales office. The wall of the proposed development will extend to the entirety of the common boundary between these properties and will create a large wall 69m in length visible from a public place.  The applicant is proposing to wrap the decorative coloured shape detail to this external elevation to provide visual interest to an otherwise blank concrete wall. The applicant has provided both proposed elevations with a schedule of colours and finishes and a CGI render of the proposed wall.  It is considered the proposed exterior finish and its application will provide sufficient visual interest to this wall without becoming an imposition to the neighbours.  There is an approved development located at 42 Turner Road, Smeaton Grange which has an approved Complying Development Certificate for the construction of an industrial building. The proposed setback of this building is 10m between the building line and the front boundary with a building height of 8.5m, with a zero lot line setback along the side boundaries. In this regard, the proposed development will not provide any blank walls to any public interface along this boundary, or any of the other boundaries. | Yes |
|  | 3. Colonnades, verandahs and awnings must be provided along pedestrian areas, particularly for buildings that will experience high volumes of pedestrian movement. | Although high volumes of pedestrian movements are not anticipated for the proposed development, the proposed food and drink premises provides for a large covered verandah area. | Yes |
|  | 4. While a variety of building designs and materials is encouraged, some continuity of style should be maintained. | The coloured shapes proposed to feature across the proposed development, with differentiating colours highlighting the different podiums throughout the development. The proposed coloured shapes are continued throughout the entirety of the development from the estate entry signs and feature on all facades throughout the development.  The use of bright coloured external finishes on industrial buildings is a theme throughout the Smeaton Grange industrial area, and therefore the proposed external colours and finishes although bright, will integrate into the larger Smeaton Grange streetscape. The use of the triangle and square shapes are consistent throughout the proposed development and therefore provide continuity throughout the complex. It is considered the proposed colours juxtaposed with the concrete panelling will provide a vibrant and visually appealing industrial complex. | Yes |
|  | 6. All roof mounted plant/equipment must be designed and screened in a manner that complements the parent buildings. | Concerns were raised during the assessment process of the lack of consideration for roof mounted equipment that may be required to be installed on rooftops such as extractor fans and air-conditioning systems which had not been designed into the building at this stage of development.  The applicant provided some amended plans increasing the height of the building parapet to shield any potential roof mounted equipment from view from the public domain. Additional detail was also provided of potential roof mounted equipment screens that may be incorporated in future designs. Additionally, the applicant provided details of typical louvre screening that may be used by future applicants to shield roof mounted equipment from view. | Yes |
| 6.3.3 Landscaped Area and Public Domain | | | |
| Nature Strip/Road Verge and Street Tree Landscaping | The road verge/nature strip area adjoining the development site must be turfed and planted with appropriate upper canopy street trees at the rate of approximately 1 tree per 15 metres | A condition of consent is recommended requiring compliance with this control. | Yes |
| Lighting | All lighting must comply with AS 1158 - Lighting for Roads and Public Spaces and AS 4282 - Control of the obtrusive effects of outdoor lighting. Lighting in public space must have timer switches installed for managing time of operation and power consumption. | A condition of consent is recommended requiring the submission of a lighting plan prior to the issue of a construction certificate. A condition of consent is also recommended requiring all proposed lighting to comply with the Australian standards. | Yes |
| 6.3.4 Multi-Unit Industrial Developments | | | |
| Numbering of the Units | Each unit in the development is to be numerically identified in the development application. | Each unit is proposed to have a visually prominent number above the door of each unit. | Yes |
| Amenities | Each unit is to have its own amenities. The premises are to be connected to the sewer. | Amenities are provided to each industrial unit, the child care centre, food and drink premises and ancillary office. Communal amenities block is provided in the car park area opposite industrial unit 51, next to basement storage unit 69 and next to basement Self Storage unit 104, opposite storage unit 158, located next to car parking space 211 and next to storage unit 223.  It is considered there is sufficient amenities provided to service the proposed development. Conditions of consent are recommended requiring the development be connected to sewer. | Yes |
| * + 1. Fencing | 1. Front fencing must be designed to complement the development and form an important security role, taking into account safer by design principles. | The development is to be secured with the use of palisade fencing to a maximum height of 1.9m and automatic gates that will be open between the hours of 6am – 7pm. Outside of these times tenants will be required to utilise their access cards to access the facility. The access cards will ensure a digital log is kept of the movements of patrons accessing the facility outside of opening times.  A CPTED assessment was provided by the applicant in support of the proposed development. Additional windows were provided looking over the Turner Road frontage to increase the passive surveillance along this frontage.  The application was reviewed by NSW Police, Camden Local Area Command with the facility having a low expectation for crime risk. In this regard the NSW Police have recommended conditions of consent to ensure the safety of patrons using the facility. These conditions are included in the recommendation. | Yes |
| 6.3.6 Stormwater | Water quality strategies must be incorporated to manage water generated from the site. | Biofiltration basin is provided to meet Council’s Water quality requirement. Conditions of consent are recommended. | Yes |
| 6.3.7 Liquid and Solid Waste | 1. A detailed Waste Management Plan (WMP) must be submitted for the ongoing use of the site. A WMP must outline the waste that will be generated from the site and proposed arrangements for managing waste onsite and for collection. | A waste management plan has been provided which includes the ongoing use of the site. conditions of consent are recommended. | yes |
| 6.3.9 Air Quality | The emission of air impurities is to be strictly controlled in accordance with the Clean Air (Plant & Equipment) Regulation and must not exceed the prescribed standard concentration and emission rates. | Air quality report provided, with conditions of consent recommended. | Yes |
| 6.3.10 Hazardous Goods and Materials | Where a development involves the storage and/or use of dangerous goods, full details of the quantities and types of goods and chemicals are to be submitted with the development application, together with the storage locations, mediums and the use intended for the goods and chemicals. | The application proposes an inactivate solar system for the proposed development with a solar battery storage room. No details have been provided in relation to the number of proposed solar panels, the volume of electricity that would be generated by the solar system nor the number and capacity of solar batteries to be stored within the basement of Podium 4.  Depending on the type of batteries required this may trigger the requirement for the examination of storage of hazardous goods and materials, however this will be subject to a future application (if required) and when the details become available. | NA |
| 6.3.11 Parking and Access | 3. A maximum of one access driveway is permitted per lot frontage where the frontage is less than 60m. | Two driveways are proposed on the Anderson Road frontage. This frontage has a width of 61m | Yes |
|  | 4. Multiple access driveways servicing a single lot are limited to a maximum of two (2) driveways per lot frontage which must have a minimum separation distance of 30m, measured from the inside edge of each driveway crossover. | Two driveways are proposed on the Anderson Road frontage with one designed for the sole use of the proposed child care centre, and the other driveway to be used by all other vehicles accessing the site.  Although the separation between these two driveways is less than 30m, the *Child Care Planning Guidelines* specifies that driveway access, manoeuvring areas and parking area for a mixed use development should provide a sperate drop off and pick up zone for the exclusive use of the child care centre. Although the proposed development does not specifically comply with this clause of the DCP, it is considered compliance with the requirements of the *Child Care Planning Guidelines* in this instance is of greater significance for the safety of the end users of the site. | Yes |
|  | 5. All loading and unloading must take place within the loading docks for each building. Where practical, loading facilities or vehicular entries to buildings must not be provided on any street elevation. Where such facilities can only be provided to street frontages, they must be screened by suitable landscaping | Designated loading areas with truck manoeuvrability has been provided for all proposed light industrial units. | Yes |
|  | 6. Car parking on individual sites must be located to integrate with proposed landscaping | Car parking has been provided on site. Sufficient landscaping is proposed within the front setback of Turner Road to provide vegetative screening to the car park in this area. | Yes |
|  | 7. Access driveways must be constructed as a kerb return not as a splay and must otherwise be designed generally in accordance with Australian Standard 2890.2.  <300m2 Medium Rigid  >300m2 Large Ridged Vehicle | The access driveways have been designed in compliance with the Australian Standards. Council’s engineers have reviewed the proposed plans and provided recommended conditions of consent as required. | Yes |
| 6.4 Site Specific Industrial Controls | | | |
| 6.4.2 Smeaton Grange | | | |
| Site Landscaping | The road verge (i.e. footpath area) in front of each development site, must be turfed and planted with selected trees at the rate of 1 tree per 7 metres | A landscape plan has been submitted in support of the development application which has been reviewed by Council’s Urban Landscape Team. Conditions of consent are recommended to be imposed. | Yes |
| Visual Impact | A landscaped visual buffer is required for land adjacent to Camden Valley Way and Turner Road in accordance with the Landscape Master Plan. | The landscape plan provided details a 10 metre wide vegetation buffer between the boundary and the car park on Turner Road. The proposed landscaping will provide sufficient visual buffer in this area. Conditions of consent are recommended regarding the installation and ongoing maintenance of landscaping across the site. | Yes |
| Individual site development | 1. Development must provide minimum building setbacks and landscaping as outlined below:  a) 15 metre setback from any spine road, of which 10 metres must be utilised for landscaping;  d) 10 metres to existing alignment of Turner Road, of which 10 metres must be utilised for landscaping | 15.8 metre setback from Anderson Road to the building line has been provided, of which, the minimum landscaping requirement has been achieved. It is noted the ground floor child care centre outdoor play area is located within this setback with a setback between the Anderson Road boundary and the acoustic fencing the child care centre being 4.976m. A condition of consent is recommended requiring additional screening shrub species be provided in the setback between the acoustic fence of the child care centre and the Anderson Road boundary to offset the encroachment of the acoustic fencing in this area.  A 22m setback to the building line has been provided to Turner Road. A 10m landscape strip is proposed between the front boundary and the proposed car park.  Extensive landscaping has been proposed in the setbacks to each frontage and additional conditions of consent are proposed to increase the number of proposed trees and shrubs along the Anderson Road frontage. | Yes |
|  | In assessing any application, Council will consider the visual impact of the height, bulk and scale of a proposed building to ensure that a high quality appearance is achieved, particularly as viewed from Turner Road, Camden Valley Way and Smeaton Grange Road. In this regard, buildings should not dominate the skyline and should include roof lines and facades which provide visual interest and an appropriate sense of scale. Roof mounted equipment such as air conditioning units, stacks, distilling towers, silos, communication towers and the like which protrude above the general roof line of the building must not be permitted except where they are appropriately integrated with the design of the building. | A detailed assessment of the bulk, height and scale of the development have been provided in the main body of this report. | Yes |
| Upgrade of Turner Road | Any redevelopment of properties that have frontage to southern side of Turner Road, being:  Lot 40 DP 28024 (36 Turner Road)  will be required, to upgrade half the road reserve to an industrial standard extending the width of the subject property. This is to be undertaken at either subdivision or building stage, whichever occurs first. | The application includes plans for the upgrade and widening of Turner Road. The plans have been reviewed by Council’s Road Programs Team with recommended conditions of consent to be imposed. | Yes |
| Stormwater Drainage (Properties fronting Turner Road) | Any redevelopment of properties that have frontage to the southern side of Turner Road, being:  Lot 40 DP 28024 (36 Turner Road)  will acquire an easement to convey stormwater drainage from that property, through the adjoining properties fronting Anderson Road, to the south in the event drainage is required. Documentary evidence of the acquisition of this easement must be submitted with any Development Application for further development of these properties fronting Turner Road | Adequate provisions for drainage throughout the site have been assessed by Council’s Engineers with conditions of consent recommended where required.  The development site is unique as this site has a frontage to both Turner Road and Anderson Road and therefore a continuous drainage path has been proposed from Turner Road through to Anderson Road without the need for an easement. | Yes |
| 6.5 Specific Land Use Controls | | | |
| 6.5.1 Child Care Facility | | | |
| Access and Car Parking | Required to be in accordance with section 2.18 of the DCP and must be provided off-street in its entirety. | As detailed earlier in this report, the proposed child care centre will have 20 dedicated car parking spaces for exclusive use of the child care centre. These rates are in accordance with section 2.18 of the DCP. | Yes |
| Kitchen Fit-out | If the child care centre requires a commercial kitchen, it must be demonstrated, that the kitchen has been designed to comply with the Food Act and Regulations incorporating the Food Standards Code and Council’s Food Premises Code. | The child care centre design includes a proposed kitchen which has been assessed to ensure that can comply with the requirements of the Food Act and Regulations incorporating the Food Standards Code and Council’s Food Premises Code. Conditions of consent are recommended to be imposed. | Yes |
| Waste management | 1. A waste management plan is to be submitted for the proposed demolition, construction and ongoing use of the child care centre, | A waste Management plan has been provided and reviewed by Council’s Waste Services team with conditions of consent recommended as required | Yes |
|  | 2. Adequate provision must be made for the storage and collection of all waste receptacles. | The child care centre and take away food and drink premises have bin storage areas provided for their use.  The industrial units will be responsible to house their waste collection bins and arrange for their own waste contactors to service their development. The use of the industrial units will be subject to future development applications and therefore the waste requirements will be further considered for the fit out and use of each unit. | Yes |
|  | 3. The waste and recycling storage area must be designed to be visually and physically integrated into the design of the development, and not stored within the front setback to avoid visual clutter. Waste facilities are not to be sited within the areas required for car parking, vehicular and pedestrian access, landscaping and outdoor play areas. | The proposed waste location for the industrial units is located within each unit and therefore not visible to the street.  Each industrial unit operator will be responsible for the arrangement of a waste contractor to service the proposed development.  No waste collection is required for the self storage units. Any waste generated from these units will be the responsibility of the self storage tenant. | Yes |
|  | 5. The waste and recycling storage area must be designed to be visually and physically integrated into the design of the development, and not stored within the front setback to avoid visual clutter. Waste facilities are not to be sited within the areas required for car parking, vehicular and pedestrian access, landscaping and outdoor play areas. | The waste for the child care centre is proposed to be stored in a waste room opposite the child care centre car park. Waste for the industrial units is proposed to be stored within the industrial units and will be further evaluated with the first use applications to be provided for each unit.  A condition of consent is recommended requiring the waste service bins for the industrial units be serviced from the allocated car parking spaces between the hours of 6pm – 7:30am. Outside of these hours, all bins must be stored within the unit with bins not permitted for presentation in common areas, or Anderson Road or Turner Road frontages. | Yes |
| Water Supply | A child care centre must have access to a potable water supply. | Potable water is available in the Smeaton Grange industrial estate. A condition of consent is recommended requiring a Sydney Water Section 73 certificate is provided before the issue of an Occupation Certificate. | Yes |