

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 31 March 2025, 10:00am to 11:00am
LOCATION	MS teams

BRIEFING MATTER(S)

PPSSWC-508 – Camden – DA/2024/624/1 - 80 Hartley Road, Smeaton Grange - Demolition of existing structures, torrens title subdivision creating three (3) industrial lots and staged construction of three (3) warehouse buildings for general industry and warehousing uses, including bulk earthworks, private road construction, drainage construction, car parking for a total of 407 vehicles, landscaping and all associated works.

PANEL MEMBERS

IN ATTENDANCE	Louise Camenzuli (Acting Chair), David Kitto, Sue Francis, Michael Mantei, Justin Doyle
APOLOGIES	
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Stephen Pratt, Jamie Erken
APPLICANT	Cameron Gray, Tim Gleeson, Jack Hansen, Patrick King, Nathan Cairney, Dave Vargo
PLANNING PANELS SECRETARIAT	Sharon Edwards

KEY ISSUES DISCUSSEDCouncil and Applicant briefing

- Site formerly used for a Coles warehouse and distribution centre.
- Coles left the site on 1 March 2025.
- The Applicant is currently undertaking demolition of existing structures pursuant to a CDC. CDCs will be obtained for most of the demolition works, except for tree removal.
- There is an existing acoustic and landscape mound adjacent to the residential area with riparian corridors to north and west.
- The proposed development will retain three driveways, but with a slight change to the existing configuration.
- Proposed works involve a staged development for subdivision of the site into 3 lots.
- Two warehouses will be split into three separate tenancies each, with a large warehouse (warehouse 3) at the back.
- The site is zone E4 General Industrial and, as such, the proposed use is permissible.
- The application is FSR compliant.

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- The height of building standard is 11m. All three warehouses exceed this height. A clause 4.6 variation has been submitted that will need to be carefully reviewed by the Panel. There is a large setback and a landscape bund that assists in mitigating any noise and visual impacts.
- TfNSW has no issue with the proposal.
- A DSI was lodged with the DA.
- No submissions have been received.
- Consideration is still being given to right turn movements from the site, which require a swept path and safety analysis, but otherwise the Council is generally supportive of the DA.

Panel

The Panel made the following observations:

- Further planting along the mound to improve the landscaping treatment of the site from Downes Crescent might be considered, along with recessive colours for the warehouses to improve the aesthetics of the warehouses.
- Council to consider the proposed arrangements for solar panels and EV infrastructure and appropriate conditions.
- Council to revert on the outcome of the further traffic swept path and safety analysis.
- The application may be suitable for electronic determination.

TENTATIVE DETERMINATION DATE SCHEDULED FOR END APRIL

Planning Panels Secretariat

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