

CM13.1. Development Application 10.2020.38111.1 Alterations and Additions to a Warehouse - 20 Fallon Street, Thurgoona

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CONFIDENTIAL	No		
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Summary

This report is presented for Council's determination of Development Application 10.2020.38111.1 for alterations and additions to a warehouse, situated at 20 Fallon Street Thurgoona, and described as Lot 1 on DP1210048. This report is presented for Council's determination as it relates to a Development Application for development with an estimated cost of \$1,000,000.00.

The Development Application was lodged on 18 December 2020. No submissions were received during the public exhibition of the application between 6 and 22 January 2021.

Further information was requested on 23 February 2021 regarding car parking and bushfire risk. The information submitted by the applicant on 3 March 2021 was sufficient to proceed with the assessment of the application.

The development is permissible under Albury LEP 2010 and satisfies the requirements of the plan. Accordingly, it is recommended that Development Application 10.2020.38111.1 proposing alterations and additions to a warehouse be approved subject to the conditions contained in the Draft Determination, included as attachment 5.

People

Habitat Planning.

Cost

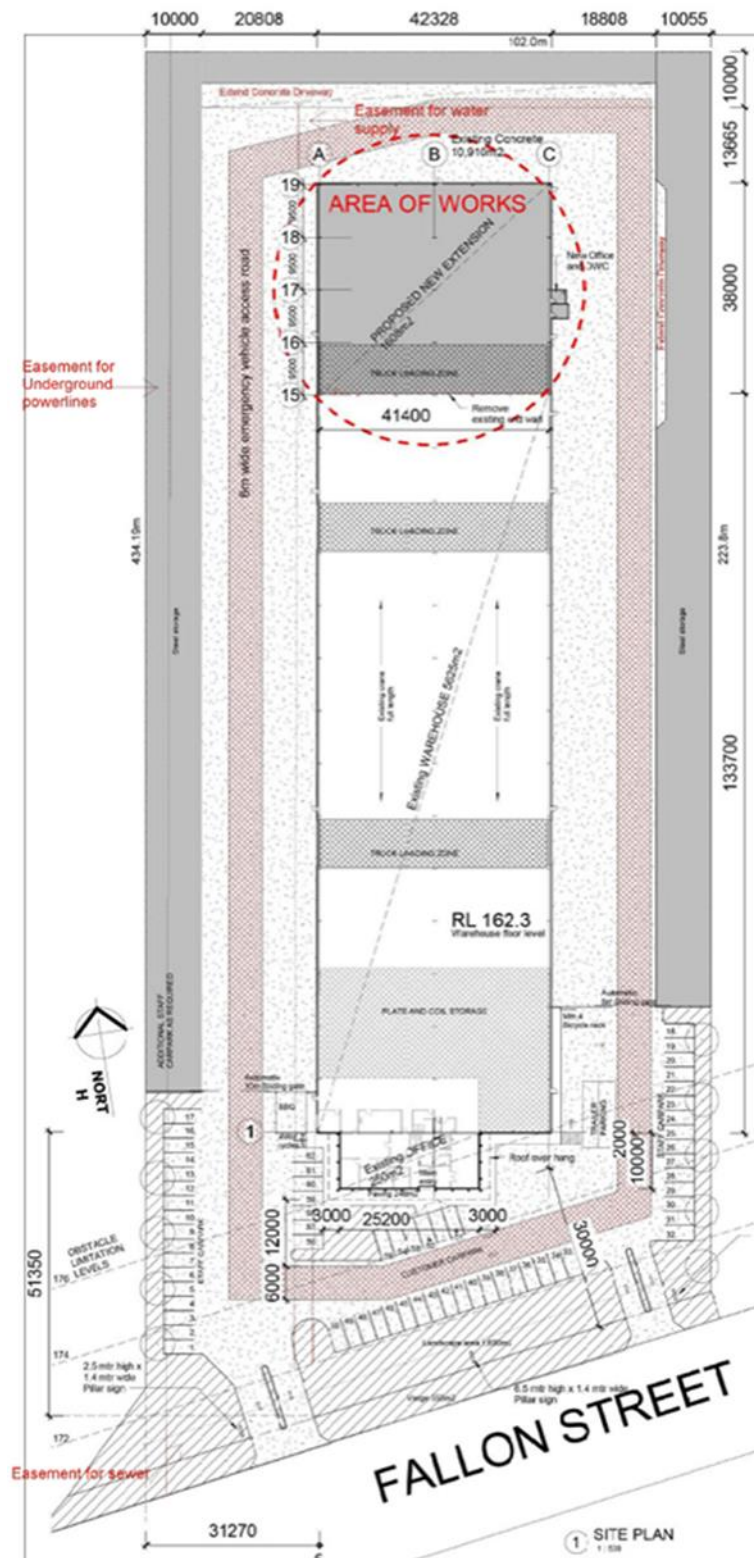
\$1,301,800.00.

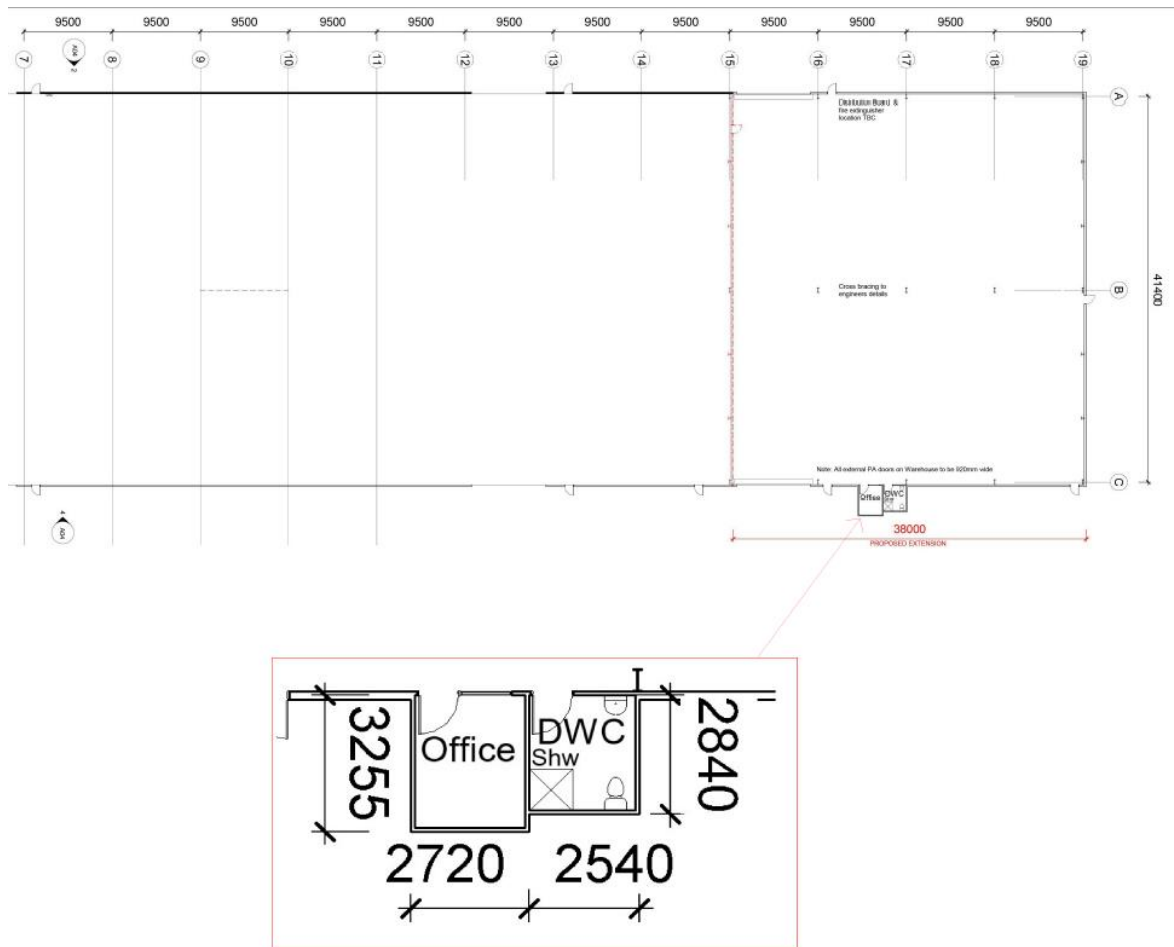
Development Description

The proposed development comprises of alterations and additions to an existing warehouse and includes:

- demolition of the rear warehouse wall;
- extension to the rear of the warehouse, (38m x 41.4m) with a total floor area of 1,573.2sqm. This area is inclusive of a truck loading/unloading area of 393.3sqm; and

- additional office (2.72m x 3.255m) with a total floor area of 8.85sqm and a disabled toilet located to the east of the extension.





The site is zoned General Industrial (IN1) under *Albury Local Environmental Plan 2010 (ALEP 2010)* and the proposed development is permissible with consent in this zone.

The proposal has been assessed against the requirements of Section 4.15 of the *Environmental Planning and Assessment Act 1979*. The assessment has incorporated consideration of the requirements of relevant State Environmental Planning Policies, *Albury Local Environmental Plan (LEP) 2010* and *Albury Development Control Plan (DCP) 2010*. It is considered that the proposed development can be supported for the reasons outlined throughout the report.

The proposal, as amended, is shown in the amended development plans (included in attachment 1) and as described in the Statement of Environmental Effects (included as attachment 2). Further information, including an Addendum to SEE and office and toilet plans are included in attachment 3.

Site and Locality Description

The subject site is addressed as 20 Fallon Street Thurgoona and is described as Lot 1 on DP1210048 and has an area of 2.459 hectares. The site is currently developed for the purposes of a warehouse (BlueScope Steel) and contains an office area to the front of the building.

Land to the west of the site is zoned E2 Environmental Conservation. The southern side of Fallon Street is zoned SP2 Infrastructure for the purpose of the Albury Airport. All other surrounding land is

also zoned IN1 General Industrial and either has, or will be, developed for similar uses in accordance with zoning requirements.

The site is zoned General Industrial (IN1) under *Albury Local Environmental Plan 2010 (ALEP 201)* and the proposed development is permissible with consent in this zone.



Key Issues

Airspace operations

The development is located adjacent to Albury Airport. The proposal was referred to the Airport Operations Team Leader and Airservices Australia who did not oppose the application or raise any

concerns. Conditions have been included on the Draft Determination relating to external lighting, height of any proposed plant and equipment and obstacle limitation surface requirements.

Traffic, Access and Parking

Part 12.3.2 Albury DCP 2010 provides an extract of car parking rates from Part 17 which are typical for industrial uses wherein the applicable rates are as follows:

- warehouse - 1 space per 100sqm Gross Floor Area (GFA); and
- office - 1 space per 40sqm GFA.

Based on the plans submitted, a total of 12 car parking spaces (rounded up from 11.93 spaces) are required as a result of the development.

The previous Development Application (10.2014.33225.1) required a minimum of 62 car spaces and two motorcycle spaces which have been provided onsite.

The applicant has stated that the additions will not result in any additional car parking onsite as the extension will be used predominantly for storage and truck loading. As the operation will largely remain unchanged and is unlikely to result in any additional traffic generating activities, Council officers are satisfied with the existing car parking arrangements, and the establishment of additional car parking is not required at this point in time.

It is noted that the site is a large industrial site with a substantial area of hardstand surrounding the perimeter and, should additional car parking be required in future, this could easily be provided with minimal works (line marking/signage). A condition included in the Draft Determination requires an area of overflow carparking catering for a minimum of 12 car spaces to be set aside, and the car parking area will be required to be constructed within 30 days of a written request, should parking become an issue.

Natural Hazards – Bushfire

A portion of the site (a width of 30m for the length of the western side boundary of the site) is located within the Designated Bushfire Prone Land (Buffer area) of the Bushfire Prone Land Map 2013. The location of the extension to the Warehouse, Associated Office and toilet will be able to comply with the APZ requirements for the development in a Bushfire Prone Area, and *“Planning for Bushfire Protection 2019”* and relevant requirements are contained in the conditions of the Draft Determination.

Submissions

The Development Application was publicly exhibited from 6 to 22 January 2021. No submissions were received in relation to this development.

Options

Council has the following options in relation to this report:

1. approve the application;
2. approve the application subject to conditions;
3. defer the application for further information or redesign; or
4. refuse the application.

Based on the assessment of the application and the minimal impacts arising from the proposed development, this report recommends that Council resolves to approve the application subject to conditions contained in the Draft Determination, included as attachment 5 to this report as per Option 2.

Conclusion

The proposed development has been assessed in accordance with section 4.15 of the *Environmental Planning and Assessment Act 1979*. This has involved consideration of the submitted information and planning controls and requirements contained within *ALEP 2010*, *ADCP 2010* and relevant State legislation. It is the role of Council staff to objectively weigh and consider the submitted information. This involves balancing the issues identified by all parties, including any expert evidence provided, and will not always result in agreement with the noted opinion of any of these parties.

It is considered that the proposed development is appropriate for this site and that the development will not generate significant additional impacts within the site and the local neighbourhood.

This assessment has concluded that the application as submitted can be supported, subject to the imposition of appropriate conditions. Accordingly, approval of the development in accordance with Option 2 is recommended.

Recommendation

That Council:

- a. Receives the contents of this report; and
- b. Grants consent to Development Application 10.2020.38111.1 for alterations and additions to a warehouse on land situated at 20 Fallon Street Thurgoona, and described as Lot 1 on DP1210048, subject to the conditions contained in the Draft Determination, included at attachment 5 to this report.

Attachments

1. Development Plans (DOC21/52978).
2. Statement of Environmental Effects - SEE (DOC20/277119).
3. Further information – Addendum to SEE and office and toilet plans (DOC21/54556).
4. Development Application Assessment Report (DOC21/32021).
5. Draft Determination (DOC21/54479).