## BRIEFING DETAILS

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| **BRIEFING DATE / TIME** | Monday, 7 December 2020, 10:00am – 10:33am |
| **LOCATION** | Teleconference Call |

## BRIEFING MATTER(S)

PPSSWC-113 – Camden – DA/2020/721/1 – 3, 5 & 7 Digitaria Drive, Gledswood Hills – Boundary adjustment between Lot 838 and Lot 839, construction of a new business development premises consisting of two buildings, basement car parking, drainage, landscaping and associated site works

## PANEL MEMBERS

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| **IN ATTENDANCE** | Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli and Lara Symkowiak |
| **APOLOGIES** | Theresa Fedeli |
| **DECLARATIONS OF INTEREST** | None |

## OTHER ATTENDEES

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| **COUNCIL ASSESSMENT STAFF** | Adam Sampson, Ryan Pritchard and Jamie Erken |
| **OTHER** | Mellissa Felipe – Panel Secretariat |

## KEY ISSUES DISCUSSED

The comments of Council's Design Review Panel are the principal issue of concern. Without in any way attempting to limit the ways in which the issues raised by the DRP could be overcome, some variety in the facades might allow potential to introduce taller canopy trees along the frontage.

While the façade includes significant articulation, the building is of such a size that the built form would benefit by being broken up, likely by interrupting the roof form of the main building presenting to Redbank drive. The zero-set back presenting to the east also raises the potential for a substantial built form when it connects with a development in that direction. Again, this needs to be addressed in the architecture and landscaping. The panel might be assisted by a further follow up review by the DRP.

Signalising ramps within a basement carpark would seem inappropriate for a commercial development of this scale, and this issue would seem to require attention by the traffic engineer.

The panel notes TfNSW requests for updated modelling that addresses the COVID 19 pandemic effects.

The proximity of the overhang of the south eastern corner over the padmount substation is to be addressed.

## TENTATIVE PANEL MEETING DATE: N/A

## Planning Panels Secretariat

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