

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Monday, 23 August 2021, 11:20am – 12:15pm
<b>LOCATION</b>	Teleconference

## BRIEFING MATTER(S)

PPSSWC-113 – Camden – DA/2020/721/1 – 3, 5 and 7 Digitaria Drive, Gledswood Hills 2557 – 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

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli and Lara Symkowiak
<b>APOLOGIES</b>	Theresa Fedeli and Paul Farrow
<b>DECLARATIONS OF INTEREST</b>	None

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Jessica Mesiti, Ryan Pritchard, Jamie Erken and Stephen Pratt
<b>APPLICANT ATTENDEES</b>	Ted Roleski – Architect Form Design Studio – Applicant Craig Pierce – Blue Tongue Homes Momcilo Romic – Town Planner - Romic Planning
<b>OTHER</b>	Mellissa Felipe & George Dojas – Panel Secretariat

## KEY ISSUES DISCUSSED

The Panel met firstly with the Council planning staff and then with the representatives of the Applicant.

### Council's advice

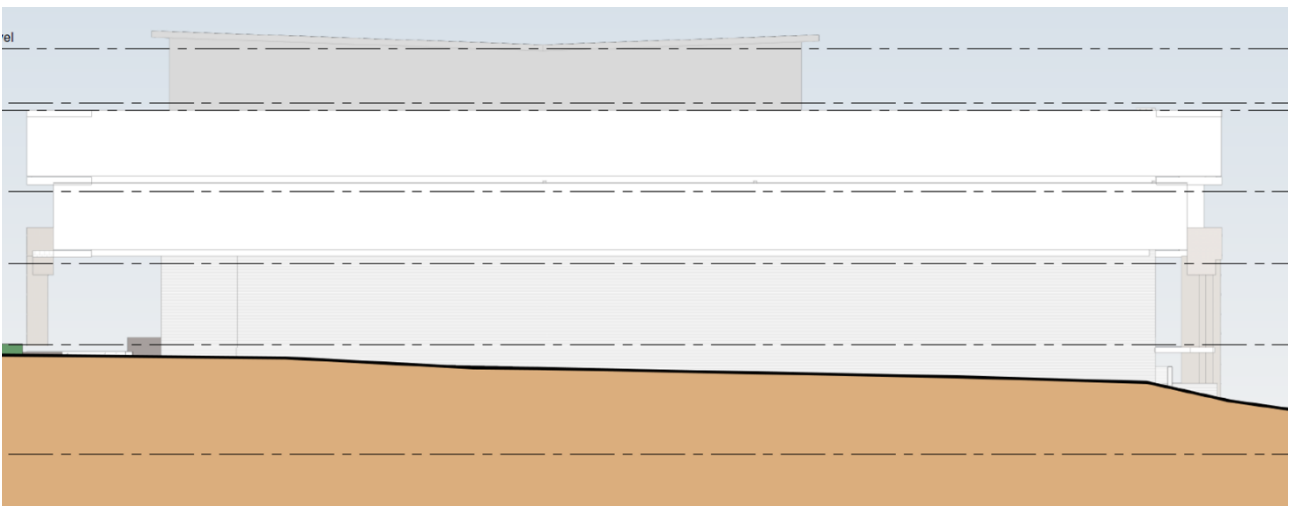
The Council expressed the view that aspects of the Architectural resolution of the building remained unsatisfactory, and in particular:

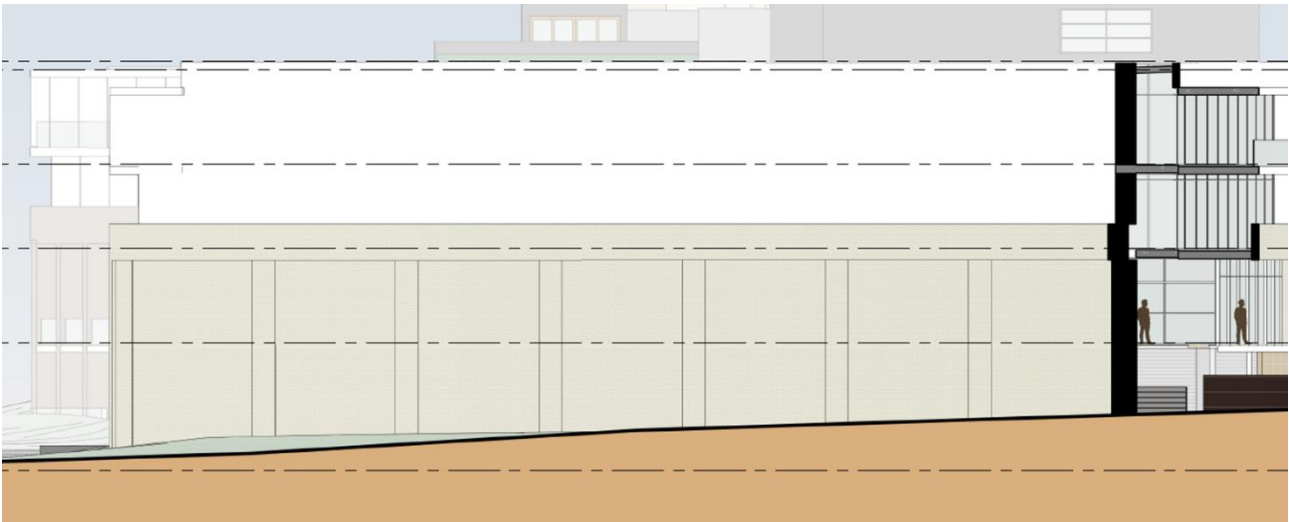
- a) The western end of the development did not adequately respond to the fall of the land in that location. Specifically (although not clearly portrayed in the plans) the floorplate of the southwestern end of the proposed development appears (from reference to survey information) to rise around three metres or almost an entire storey out of the ground, whereas the north eastern corner was excavated more than a metre below the footpath level. The issue seemed to be generated by the inclusion of a basement level for which there may be sufficient room with the present design, and the absence of any response in the design of the southern façade to the fall of the land along Digitaria Drive.

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- b) The side elevations presented bland blank walls to the east and west. Articulation to break up those facades is needed through architectural features and/or a mix of materials.





- c) There is an excessive number of driveway crossings, which should be able to be rationalised, preferably with traffic directed to Redbank Drive.
- d) Steep stairs presenting to Redbank Drive were said to lead to a poor interface. Council said equitable access at those locations (possibly a lift) would be needed.
- e) Council questioned whether for a development of this scale, the 3 m setback and planterbox is sufficient as the landscape treatment to Digitaria Drive. It was suggested that at least at points along the façade some more extensive structural soil might be allowed for to introduce some canopy height trees.
- f) The call by TfNSW for updated modelling had not yet been addressed.

**In response the Applicant said:**

- a) The difficulties at the western end of the building were a product of topography and were acceptable given the positive aspects of the design.
- b) The side facades were reasonable in the commercial context and when compared to recent approvals by Council including a property known as lot 841 Digitaria Drive which included zero setbacks and blank facades.
- c) The number of entries to the carpark was reasonable given the length of the façade, and would reduce bottlenecks for vehicles leaving the carpark.
- d) The stairs were a factor of the introduction of pedestrian access between the two street frontages, and the difference in levels.
- e) The landscape architect could look at increased tree planting.
- f) TfNSW had been difficult to contact, and assistance from the Council in obtaining the 2036 data needed may be required.
- g) In general, the integrated proposal for this amalgamated site involving land to be contributed from unrelated land owners, is an opportunity for the locality. A failure of the DA arising from the Council's demands (which the Applicant viewed as excessive) risked fragmenting of the site which would lead to a poorer outcome, with code development potentially applying with zero setbacks being likely.

In joint session, the Panel indicated that it shared the Council's concerns particularly about the resolution of the western end of the development, and hoped that a development with a CIV of over \$30 million should be able to resolve them.

At the same time, the process should be moving this long-standing DA toward resolution.

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Taking those matters into account, the Panel proposed:

- h) That the present design be referred back to Council's Design Review Panel (DRP) for the above matters to be reviewed, in the hope that pragmatic guidance can be given to the Applicant to achieve a more sympathetic design. Ideally, this meeting would be convened within 3 weeks.
- i) Within two weeks of that meeting the Applicant ought to be able to advise as to whether any design feedback from the DRP is to be picked up in an amended set of plans and the anticipated timeframe for any changes.
- j) With the benefit of that information the DA should then be reported by Council staff so that a determination can be made as to whether a deferral is to be permitted, or whether the DA should be approved or refused based on the available documents.

## **TENTATIVE DETERMINATION DATE SCHEDULED FOR October 2021**