

<b>DATE OF DETERMINATION</b>	Friday, 17 December 2021
<b>DATE OF PANEL DECISION</b>	Thursday, 16 December 2021
<b>DATE OF PANEL MEETING</b>	Monday, 6 December 2021
<b>PANEL MEMBERS</b>	Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli, Sue Francis and Michael File
<b>APOLOGIES</b>	Theresa Fedeli and Lara Symkowiak
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 23 November 2021.

#### **MATTER DEFERRED**

PPSSWC-113 – Camden – DA/2020/721/1 at 3-7 Digitaria Drive, Gledswood Hills – Construction of a mixed use development (as described in Schedule 1)

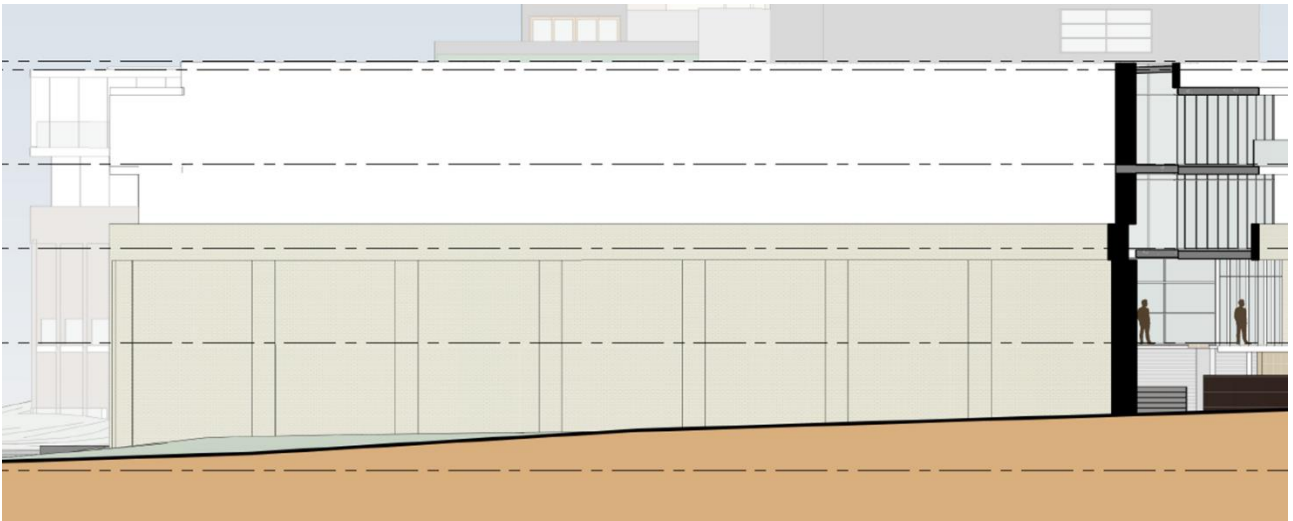
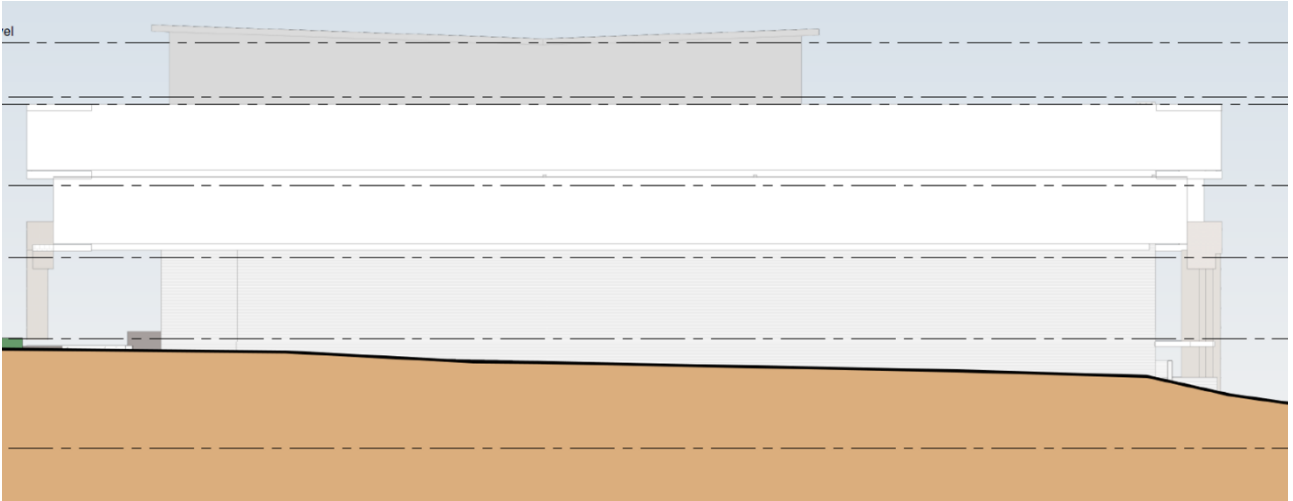
#### **REASONS FOR DEFERRAL**

At its previous meeting with the Council and the Applicant on the Panel noted the Council's preliminary assessment of the DA which had determined:

- 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 proposal 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.



- 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) 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.

The Panel indicated that the application should be referred back to the Council's Design Review Panel, in the hope that pragmatic guidance can be given to the Applicant in the hope it can be picked up in a more sympathetic design. The Applicant was urged to reconsider the aspects of the DA which the Council had raised as a concern. The Design Review Panel concurred in substance with the Council's assessment and agreed substantial changes were required to the plans.

At the determination meeting, the Applicant's architect advised that it was in the process of making amendments to the plans to address Council's concerns, but had only progressed to the stage of preparing revised floor plans. He said that the changes would include as a minimum:

- Alteration of the Redbank Drive façade to be at grade to the street
- Resolution of the 3 metre wall presenting below the ground level at the western end of the Digitaria Drive frontage by an extra level of retail being introduced (noting the relationship of that retail level to the street should be considered).
- The extensive additional glazing and a variety of finishes

The updated plans would also consider opportunity for significant deep soil tree planting.

With the time that has elapsed, and the investment of resources involved in reconvening the Design Review Panel, the progress with the amendments is unsatisfactory.

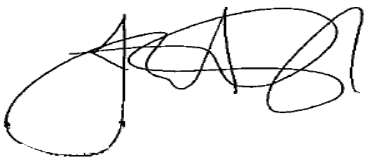




Nonetheless, as the Applicant advised that it was committed to making substantial changes to the design to address Council's concerns, **the Panel unanimously resolved to defer its determination of the DA until 4 February 2021** for the amended architectural drawings to be completed and submitted to Council (a full set of information including resolved civil engineering information is not required by that date).

The Council is then to report on the amendments as to whether they offer the potential to overcome the Council's concerns and lead to an approval.

The Panel will then determine on the basis of the additional material submitted whether the DA is to be refused based on the material submitted, or whether time ought to be allowed for the remaining material necessary to complete the amended application should be allowed. That determination may be made electronically by circulation of papers.

The Applicant should not expect any further extension to be permitted, and is encouraged to consult with the Council about any area of uncertainty

The decision to defer the matter was unanimous. The Panel adjourned during the meeting to deliberate before reconvening to formulate a resolution in discussion with the Council and the Applicant.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Nicole Gurran
 Louise Camenzuli	 Sue Francis
 Michael File	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-113 – Camden – DA2020/721/1
2	PROPOSED DEVELOPMENT	Construction of a mixed use development premises comprising three buildings, basement car parking, drainage, landscaping and associated site works.
3	STREET ADDRESS	3-7 Digitaria Drive, Gledswood Hills
4	APPLICANT/OWNER	Applicant – Ted Roleski – Form Design Studio Owners – Gledswood Lot 825 Pty Ltd, Gledswood Hills 826 Pty Ltd and Gledswood 827 Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>State Environment Planning Policy (Sydney Region Growth Centres) 2006</li> <li>State environmental Planning Policy (Infrastructure) 2007</li> <li>State Environmental Planning Policy No 55 – Remediation of Land</li> <li>Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Camden Development Control Plan 2019</li> <li>Turner Road Development Control Plan 2007</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: 22 November 2021</li> <li>Written submissions during public exhibition: Nil</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Briefing: Monday, 7 December 2020 <ul style="list-style-type: none"> <li><u>Panel members</u>: Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli and Lara Symkowiak</li> <li><u>Council assessment staff</u>: Adam Sampson, Ryan Pritchard and Jamie Erken</li> </ul> </li> <li>Applicant Briefing: Monday, 23 August 2021 <ul style="list-style-type: none"> <li><u>Panel members</u>: Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli and Lara Symkowiak</li> <li><u>Applicant representatives</u>: Ted Roleski – Form Design Studio, Craig Pierce – Blue Tongue Homes and Momcilo Romic – Romic Planning</li> <li><u>Council assessment staff</u>: Jessica Mesiti, Ryan Pritchard, Jamie Erken and Stephen Pratt</li> </ul> </li> </ul>

		<p><u>Note:</u> Applicant briefing was requested to provide the Panel with clarification and to respond to issues</p> <ul style="list-style-type: none"> <li>Applicant Briefing: Monday, 6 December 2021 <ul style="list-style-type: none"> <li><u>Panel members:</u> Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli, Sue Francis and Michael File</li> <li><u>Applicant representatives:</u> Ted Roleski – Form Design Studio, Craig Pierce – Blue Tongue Homes and Momcilo Romic – Romic Planning</li> <li><u>Council assessment staff:</u> Jessica Mesiti, Ryan Pritchard, Jamie Erken and Stephen Pratt</li> </ul> </li> </ul> <p><u>Note:</u> Applicant briefing was requested to respond to the recommendation in the council assessment report</p>
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Attached to the council assessment report