

SYDNEY WESTERN CITY PLANNING PANEL

SUPPLEMENTARY ASSESSMENT REPORT

Panel Number:	PPSSWC-113.
Application Number:	2020/721/1.
Local Government Area:	Camden.
Development:	Construction of a mixed-use development, basement car parking, drainage, landscaping and associated site works.
Capital Investment Value:	\$32,216,544
Site Address(es):	3-7 Digitaria Drive, Gledswood Hills.
Applicant:	Ted Roleski – Form Design Studio.
Report Prepared By:	Jessica Mesiti, Executive Planner
Report Date:	February 2022.

PURPOSE OF SUPPLEMENTARY REPORT

The purpose of this supplementary report is to seek the Sydney Western City Planning Panel's (the Panel's) determination of a development application (DA) for a mixed-use development at 3-7 Digitaria Drive, Gledswood Hills.

On 6 December 2021 Council staff reported the DA to the Panel for determination, with a recommendation that the application be refused. On 16 December 2021 the Panel resolved to defer consideration of the DA and provide the applicant an opportunity to submit amended architectural plans that addressed the concerns raised by Council. The deferral by the Panel required the applicant to submit amended architectural plans by 4 February 2021 and that Council report on whether the amendments offer the potential to overcome the Council's concerns and lead to an approval.

The applicant submitted amended architectural plans on Friday 4 February 2022. This supplementary report provides an assessment of the amended architectural plans and how they address the principal concerns raised by Council during the assessment of the DA.

ASSESSMENT OF AMENDED PLANS

The below assessment considers the amended architectural plans having regard to the principal design issues outlined in the Panel's *Record of Deferral*, dated 17 December 2021:

The western end of the development does not adequately respond to the fall of the land

The amended plans fail to respond appropriately to the fall of the land at the western end of the site with the ground floor level of *Building A* having a floor level approximately 3.5 metres above footpath level.

In an attempt to provide an active frontage at this location as part of the amended plans the applicant proposes a new tenancy (fronting Digitaria Drive) at lower ground floor level. This new tenancy is not integrated into the development and there are concerns with the pedestrian

access directly adjacent to the driveway. The toilet proposed for this tenancy also conflicts with the vehicular entry (see comments below under the heading 'other matters').

This issue remains outstanding.

The side elevations present bland blank walls to the east and west

The eastern and western (side) facades, as illustrated in the amended plans, provide some improvement with increased articulation and fenestration proposed.

There are an excessive number of driveway crossings, which should be rationalised, preferably with traffic directed to Redbank Drive

The applicant has not sought to rationalise the number of vehicle crossings, but rather an additional driveway entry (off Redbank Drive) is proposed as part of the amended plans. This issue remains outstanding.

Poor interface to Redbank Drive

While the number of steps has been reduced by introducing a 1:20 graded through site link, this has not resolved the level change from both street frontages. The amended plans have not responded to the principal concern of Council, namely that the subject site does not have sufficient fall (particularly at the western end) to support a development with a lower ground floor fronting Redbank Drive and a ground floor fronting Digitaria Drive. The tenancies fronting Redbank Drive are also largely screened by the stairs associated with the through site links and the proposal (as amended) fails to provide universal access (with no lift access from Redbank Drive).

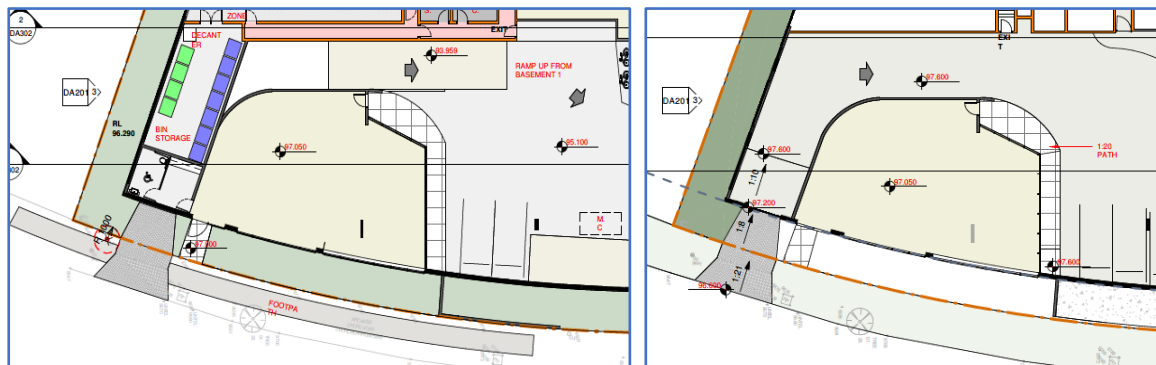
There is insufficient landscaped area to support canopy trees

No changes have been made as part of the amended plans to address this concern. It is assessed that the designated landscape setback identified on the site/floor plans is unsatisfactory and fails to provide sufficient deep soil zones for some larger tree canopy heights to soften the appearance of the building.

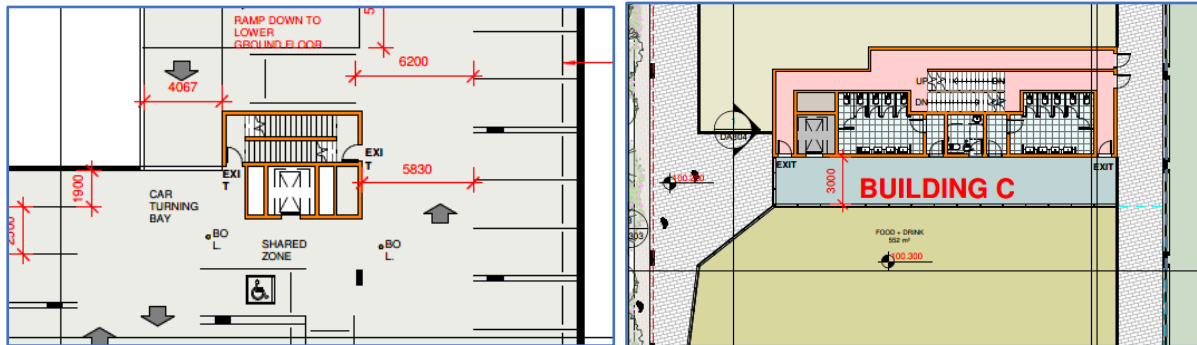
Other matters

The following additional matters have been identified in the review of the amended plans:

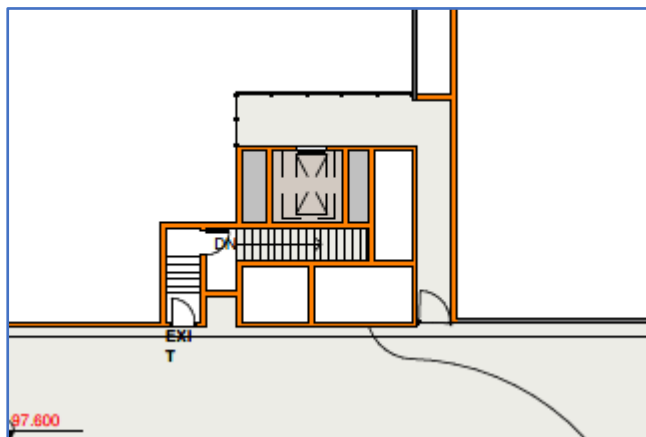
- The disabled toilet provided for the proposed new tenancy (fronting Digitaria Drive) conflicts with the vehicle entry off Digitaria Drive (as indicated in the below images).



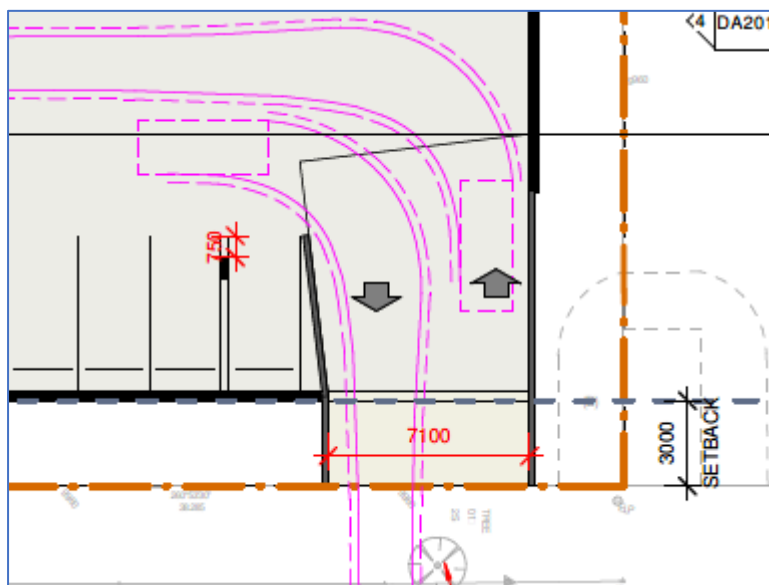
- The lift locations for *Building C* do not align, with the location of the lift shaft in the basement out of alignment with the lift location above ground (as indicated in the below images).



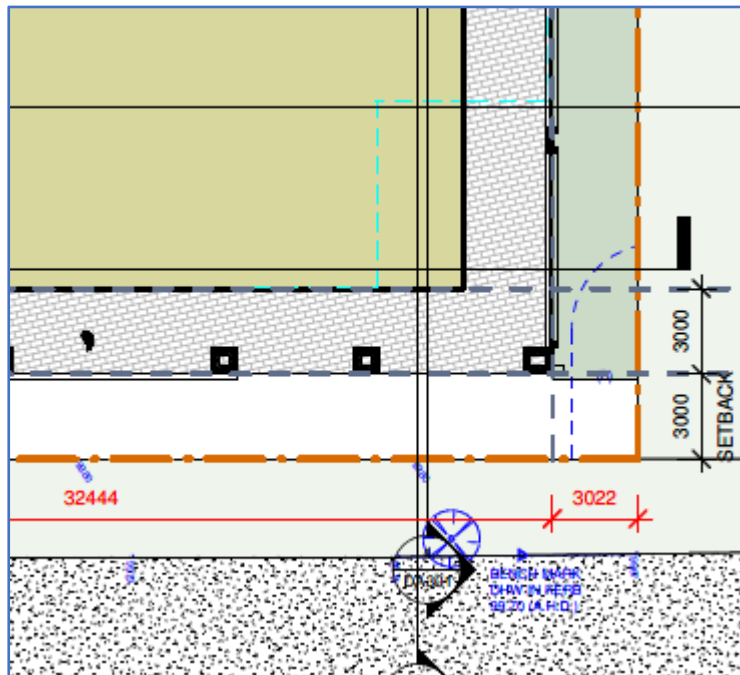
- The lift from the basement into *Building A* is poorly positioned and does not have direct pedestrian access from the basement.



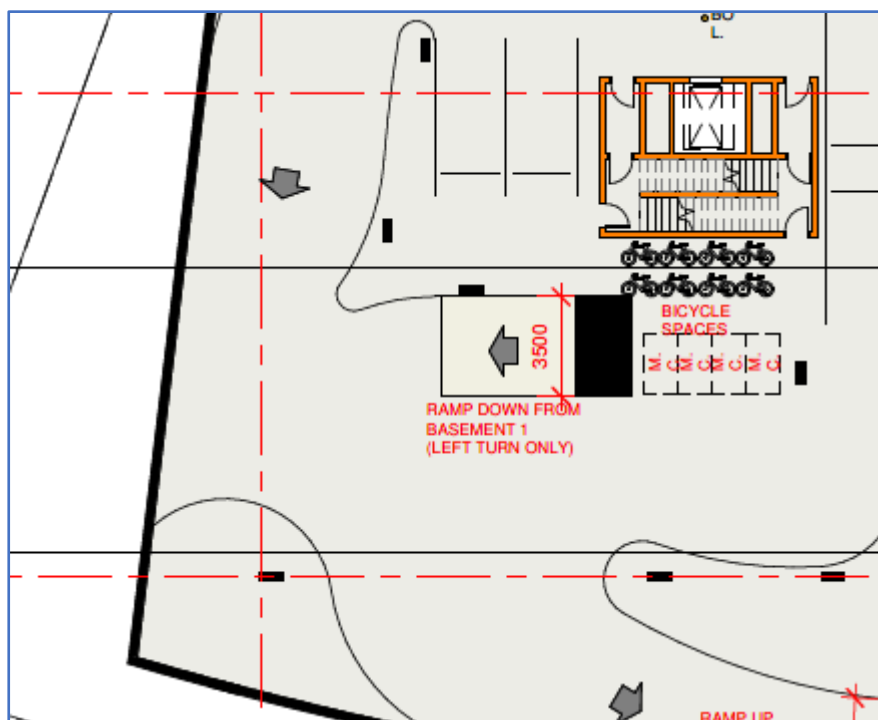
- The driveway entry to the mezzanine car park level off Digitaria Drive at the eastern end of the site (below *Building C*) indicates the entry/exit arrows on the wrong side of the road/driveway. There is also vehicle conflict with vehicles that have entered this parking level from the western driveway.



- The ground level plan for *Building C* does not depict or account for this driveway (i.e. there is conflict between the building and driveway)



- Swept paths have not been provided for all access ramps and the basement design requires a number of hook turns, some of which appear problematic/impossible such as the vehicle movement required for vehicles entering 'Basement 2' (left hook turn required at bottom of ramp).



- A separate service lift has not been provided to the loading docks which is unsatisfactory.

CONCLUSION

The amended plans submitted to Council on 4 February 2022 do not offer the potential to overcome the Council's concerns as outlined in the original Sydney Western City Planning Panel Assessment Report prepared by Council.

RECOMMENDED

That the Panel refuse DA/2020/721/1 for the construction of a mixed-use development at 3-7 Digitaria Drive, Gledswood Hills for the reasons outlined in the original Sydney Western City Planning Panel Assessment Report prepared by Council.