

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 5 October 2021, 10:07am - 11:15am
<b>LOCATION</b>	Teleconference

## BRIEFING MATTER(S)

PPSSWC-149 – Wollondilly – DA/2021/305/1 – 66 Menangle Street, Picton & 2 & 4 Colden Street, Picton – Construction of the Wollondilly Performing Arts Centre.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli, Robert Khan
<b>APOLOGIES</b>	John Fadden
<b>DECLARATIONS OF INTEREST</b>	None

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Michael Buckley, Corrie Swanepoel, Toni Averay
<b>PLANNING PANEL SECRETARIAT</b>	Holly McCann, George Dojas
<b>OTHER</b>	Mairead Hawes – Consultant - The Planning Hub

## KEY ISSUES DISCUSSED

The location of the development sits within a heritage conservation area. The relationship with that precinct will no doubt be considered carefully.

There is a height non-compliance of 2.8m that requires a 4.6 request to vary the development standard. Given that this site, and indeed the whole block, will be master-planned to deliver a number of public uses which are quite different to the remainder of the general precinct to which the blanket height control has been set, there would seem to be some latitude for varying the height standard. However, attention to the impacts of the height non-compliance will as always remain important.

There will be a short-term reduction in available parking until Council completes a planned new carpark for which there is no set completion date. However, the Council has currently assessed the temporary shortfall to be able to be accommodated.

Elevation to Colden Street presents large areas of wall. Nominated materials and finishes are likely to prove critical to the success of that aspect of the building.

There may be benefit in external independent architectural and urban design input and review in relation to the assessment of this DA and in relation to the master-planning for this important public precinct generally.

## TENTATIVE DETERMINATION DATE SCHEDULED FOR 1<sup>st</sup> December 2021

### Planning Panels Secretariat

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