

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 1 November 2021, 9:18am and 10:15am
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-176 – Camden – DA/2021/1389/1 – 79 CENTRAL AVENUE ORAN PARK 2570 - Construction of a five storey hotel building above ground floor retail tenancies and basement car parking as well as vehicle entry ramp and streetscape landscaping along Podium Way and other associated works

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli and Michael File
APOLOGIES	Mary Lynne Taylor
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Jordan Soldo, Jamie Erken, Laura Morabito, Ryan Pritchard and Mathew Rawson
OTHER	Mellissa Felipe and George Dojas – Panel Secretariat

KEY ISSUES DISCUSSED

The proposal does not reflect the Indicative Layout Plan (ILP) for the town centre. In the absence of a DCP change, the design of the hotel and particularly the porte cochere element would appear to need significant amendment. Council staff advise for that reason that they would expect at least an exhibited draft of an updated DCP before this DA as currently designed could be approved.

A key issue is that the proposed use and particularly its porte cochere is replacing the town square which is proposed to be relocated to the North. However, this proposed relocation raises questions given that the ILP presently emphasises the town square as relating to the market square and adjacent shopping centre, creating a strong spatial relationship to the civic activities situated directly across the public park.

Other issues to be considered in assessing the DA will include the landscaping of outdoor dining areas and the design and location of the pedestrian footpath. The Panel appreciates the desire to remove potential conflict between hotel traffic and pedestrians, but notes the importance of retaining public footpaths when designing new road networks.

Council advised that demand is high for the facility given that the closest comparable facility is at Campbelltown. The Hotel is expected to service the work on the Aerotropolis, regional sporting events and conferences. An operator has been identified.

Planning Panels Secretariat

There is a height exceedance for which a clause 4.6 variation will be required. Where roof structures will breach the standard they should be set back or otherwise designed such that they comply with the objectives of the standard. The Panel notes that the height standard is drafted with reference to existing ground level, whereas the plans depict the non-compliance with reference to finished ground level. Council staff confirmed that when the proposed earthworks are completed, it is the finished ground level which is more likely to define the impacts of the building in relation to the objectives of the zone and the height development standard.