

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 11 July 2022, 2.15pm to 2.40pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-238 – Camden – DA/2022/371/1 – 28-36 Lasso Road, Gregory Hills – Construction of a part four, part five storey mixed use commercial building comprising a business premises, two ancillary retail ‘shop’ tenancies, one ancillary restaurant tenancy (incl. one kitchen space) with a, a Café / Lobby, basement parking, temporary event space, landscaping and associated site works.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Louise Camenzuli, Lara Symkowiak and Michael File
APOLOGIES	Michael Mantei and Nicole Gurran
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Jamie Erken, Ryan Pritchard, Jessica Mesiti
APPLICANT	Michael Zomaya, Gemma Bassett, Chris Taylor, Rebekah Collins, Tom White
OTHER	George Dojas, Alexander Richard – Planning Panel Secretariat

KEY ISSUES DISCUSSED

- Various design related matters have been raised by the Council’s Design Review Panel (DRP) on 26 May 2022.
- Additional assessment information was provided on 23 June 2022 in response to the DRP’s comments. Council noted that from an initial review, the side elevations have not been articulated to incorporate a variety of materials, colours and glazing in accordance with Part B, Section 3.3.3 and 3.3.5 of the Turner Road DCP 2018. In particular, the DRP suggested that the introduction of glazing would be preferable. The Applicant is instead proposing a grid frame, with ribbed concrete at the lower levels in a charcoal colour. The Applicant indicated that this is because glazing is not possible as a fire safety compliance matter because of the zero side setbacks. The Council has requested amended perspectives be provided by the Applicant for its further consideration of the matter.
- A Clause 4.6 variation application has been submitted to vary Clause 4.1E(1) of the State Environmental Planning Policy (Precincts – Western Sydney Parkland City) 2021, in respect of the shop retail cap of 2,500m² across land subject to the B5 Business Development Zone in Turner Road Precinct. A total of 12,154m² of shop area has been approved is in the B5 zone as of 18 February 2022. The subject proposal has a total proposed retail floor area of 284sqm. The applicant has provided supporting

justification for this and, at this stage, the Council indicated that the relatively minor breach is likely to be supported. The Panel will also consider the clause 4.6 variation request in due course.

- Council's initial car parking assessment identified a total of 150 spaces is required for the proposed development and 136 spaces were provided. The supporting justification for the 12 car space shortfall is presently being considered by the Council.
- The matter may be appropriate for electronic determination as there were no submissions.

TENTATIVE DETERMINATION DATE SCHEDULED FOR SEPTEMBER 2022

Planning Panels Secretariat

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