

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-352 – Wollondilly – DA/2023/674/1 – 60 Menangle Street, Picton
APPLICANT / OWNER	Applicant: SMEC Australia Pty Limited Owner: Wollondilly Shire Council
APPLICATION TYPE	Demolition of existing buildings & the construction of a public administration building, public library plus public plaza as part of the Wollondilly Community, Cultural and Civic Precinct.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$83,051,913 (excluding GST)
BRIEFING DATE	4 September 2023

ATTENDEES

APPLICANT	Thomas Carberry
PANEL	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Ryan Cole, Phillipa Frecklington
COUNCIL OFFICER	Mairead Hawes, Stephen Gardiner
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Tim Mahoney
APOLOGY	Justin Doyle

DA LODGED: 1 August 2023

DAYS SINCE LODGEMENT: Thirty four (34 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: Within 250 day target

Chair reviewed attendance and introduced Kick Off Briefing purpose and process.

Applicant

- The applicant provided a presentation with a description of the proposed development, history, and site context.
- During community consultation concerns were raised with the proposal's compatibility with Picton and amount of parking. Following this, design amendments were made to incorporate the feedback received from stakeholders.
- The government services building, and library exceeds the height limit although only for a lift overrun and stairwell. A Clause 4.6 Variation Request has been included in the DA submission as a supporting report.
- An Acoustic assessment was completed which did not identify any significant impacts to nearby sensitive receivers and recommended a number of mitigation measures to manage construction noise.
- A Heritage Impact Statement was prepared due to the heritage significance of the area. The development is considered to have an acceptable impact on the nearby and adjoining heritage items.

Independent Assessment Team

- Notification ends 12 September 2023. One (1) unique submission received.
- Internal referrals raised no major concerns.
- A few items that will require additional information include height, design, heritage, traffic, and parking. Once notification closes a consolidated letter will be provided to the applicant.

Panel

- The panel queried the active transport links to the area and if there was bicycle parking provided on site. The Council advised there is bicycle parking provided on site and there is a wider Council plan regarding active transport links.
- The panel queried if the lift overrun could be managed under clause 5.6 instead of clause 4.6. The applicant advised it was investigated in pre-application meetings and justification provided as to why a clause 4.6 was chosen instead of clause 5.6 to support the breach to the height limit.
- The panel queried if any demolition would impact the heritage items. It was confirmed there is no demolition or impacts from demolition on the heritage items.
- The panel queried how the acoustic assessment had considered the future operational impacts of the development on nearby sensitive receivers.
- The panel queried the definition of 'government services building' and how this links with the documents supporting the application and the definition of a public service building in Council's LEP.

- The panel queried the approach to provide parking on site noting it is a staged development. The Council advised parking is based on a staged strategy and an assessment is still being undertaken on the traffic requirements.
- The panel queried if the parking constraints will delay the development and is it a requirement for the minimum to be provided prior to consent being issued or as a condition of consent.
- The panel advised of a tentative determination date in December with an e-determination appropriate for this application.
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite their efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment. The panel will determine development in the form it is presented at or prior to 250 days.

Note:

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Sydney Western City Planning Panel and therefore future comment will not be limited to the detail contained within.