

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-371 – Camden – DA/2023/556/1 – 62 Central Avenue, Oran Park
APPLICANT / OWNER	Applicant: Urbanco/Greenfields Development Company No.2 Pty Ltd Owner: Perich Property Trust
APPLICATION TYPE	Staged construction of two six-storey commercial buildings comprising 22,071m ² in GFA, three levels of basement carparking and associated site works.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$93,581,005 (excluding GST)
BRIEFING DATE	13 November 2023

ATTENDEES

APPLICANT	Michael Rodger, Mick Owens, Michael Viskovich, Todd Crameri, John Gunnell, Vinay Moorthy
PANEL	Justin Doyle (Chair), David Kitto, Louise Camenzuli
COUNCIL OFFICER	Lachlan Hutton
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Tim Mahoney, Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 10 October 2023 (34 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: 3rd week March 2024

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- The applicant provided description of the masterplan context and the proposed development.
- The applicant confirmed that construction is proposed to be undertaken in a staged fashion, however the DA is not proposed as staged development for the purpose of the EP&A Act.
- The applicant advised that given the north south orientation of the proposal that good solar access is achieved for the open space between the two proposed buildings.
- The applicant confirmed that EV charging stations are proposed at a rate which accommodates an expected increase in demand for these facilities in the future and at a rate above the current recommendations.

Council

- Council has received referral comments back and notes that no major issues have been raised. Subject to the applicant addressing minor RFI, Council see no apparent hinderance to determination in February/March 2024.

Panel

- The chair noted that a Clause 4.6 variation is sought, with respect to building height non-compliance.
- The chair noted that the flythrough indicates that the development includes curved masonry. The chair recommends that such proposed design features, materials and finishes are conditioned to ensure they are retained in the ultimate constructed design of the development.
- The chair recommended for incorporation of ecologically sustainable measures including solar power and electric vehicle charging facilities.
- The panel enquired as to whether solar access analysis has been undertaken for the open space between the proposed buildings, and was told it was.
- The chair noted that attention has been given to the activation of the external ground level plane and noted that retaining walls or similar obstructions should be avoided where they may reduce activation.
- The chair noted the intention for staged construction and recommended that a staging plan be required, possibly by conditions of consent.

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.