

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 1 June 2020, 11:05am and 11:31am
LOCATION	Teleconference Call

BRIEFING MATTER(S)

PPSSWC-72 – Camden Council – DA/2020/202/1 – 1 PROVIDENCE DRIVE GLEDSWOOD HILLS 2557– Subdivision of land to create four superlots, stratum subdivision of superlot No. 3 to create 5 stratum lots, construction of 340 carparking spaces within basements, at grade and under croft car parking spaces, construction of 12 buildings to create a mixed use precinct consisting of a grocer, an 80 place childcare centre, aquatic centre and gymnasium, cinema, medical building, commercial suites and individual tenancies for food and beverage outlets and other retail business', shop top housing comprising 63 apartments in three separate buildings with a mix of 27 x one bedroom, 34 x two bedroom and 2 x three bedroom dwellings, construction of a public road and pedestrian dominated shared way and public domain works, business identification signage, landscaping and associated site works.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle and Nicole Gurran
APOLOGIES	Lara Symkowiak and Theresa Fedeli
DECLARATIONS OF INTEREST	Louise Camenzuli

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Adam Sampson, Jamie Erken and Ryan Pritchard
OTHER	Mellissa Felipe

KEY ISSUES DISCUSSED

- The panel was pleased to see this substantial mixed use development advancing.
- Overall, the urban design and architectural treatment for Precinct C seemed to be progressing well, having been approached with a degree of sophistication.
- The scheme is notable for relying principally on the public domain for the common open space for the development. That is an available approach which may work well for a development of this density and character, but the quality of the public domain and its activation will consequently be more critical.
- Ecology should be considered in terms of heat island effects. Roofing and paving materials, and colour palette choices should not exacerbate these problems. The panel would be interested as to whether solar panels could be accommodated.
- Pedestrian paths (and accessible pedestrian paths) through the site should be considered carefully. For example, a graded level change or ramp for the path between buildings C8 and C12.
- An issue of the view corridor through the middle of the site was raised.
- The panel notes the community concern over traffic, pedestrian safety, height and density.

TENTATIVE PANEL MEETING DATE: N/A