

BRIEFING DETAILS

BRIEFING DATE / TIME	04 March 2019 Opening Time 1.05pm and closing time 1.53pm Site inspection undertaken before briefing
LOCATION	Camden Council

BRIEFING MATTER(S)

2015SYW209 – LGA – Camden

Address - 215 Rickard Road, Leppington

Description - Construction of shops, apartments and associated site works, Demolition of existing structures, construction of a mixed- use development comprising 8 retail tenancies, 90 apartments, basement car parking, road construction strata subdivision and associated site works

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Bruce McDonald and Nicole Gurran and Lara Symkowiak
APOLOGIES	Peter Sidgreaves
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Adam Sampson Stephen Pratt Ryan Pritchard Clare Aslanis Matt Rawson Jamie Erken Jessica Mesiti
OTHER	Suzie Jattan – Panel Secretariat

KEY ISSUES DISCUSSED AND MATTERS TO BE ADDRESSED IN THE COUNCIL ASSESSMENT REPORT:

- The Panel is concerned to ensure that development of sites like this that are located such as to form an important part of the developing town centre of Leppington are developed in a way which is consistent with an overall vision for the scale, density and distribution of uses across the locality.

- Noting that the original planning for this area anticipated this part of the northern side of Leppington was to incorporate public uses including a TAFE, a regional cultural and community centre and a public non-trafficable thoroughfare, The Panel would be interested to receive feedback from the Department and the strategic planning area of the Council as to whether planning for such sites should anticipate that such development will proceed and allow for it. In the absence of such guidance, there is a risk that the original strategic planning concept for Leppington will be seriously compromised.
- A related issue is the strategy for sequencing of public infrastructure in the area, noting that the larger consolidated holding in which this site is located was to include public thoroughfares. The timing of those thoroughfares will have a substantial impact on the amenity of developments currently being proposed and approved. A strategy for funding and completing such infrastructure seems urgently needed.
- It is difficult for example to assess the adequacy of the interface of this proposal with the developing public infrastructure around it when even a preliminary concept for that infrastructure is absent. The Panel is aware that the Council is constrained by its available budget to plan acquisitions in the short term.
- The site specific planning issues which warrant attention in the assessment include:
 - (a) The interface of the development with the developing public spaces.
 - (b) Compatibility of back of shop functions with adjacent lift entry for units.
 - (c) Interface of the rear of the retain premises “colonnade” and the resident’s common open space.
 - (d) Whether separation of the loading dock and pedestrian paths is warranted.