

BRIEFING DETAILS

BRIEFING DATE / TIME	04 March 2019 Opening Time 1.55pm and closing time 2.28pm Site inspection undertaken before briefing
LOCATION	Camden Council

BRIEFING MATTER(S)

2019WCI002 – LGA – Camden - DA/2018/1478/1, Address - 183 & 185 Bringelly Road, Leppington

Description - Remediation of land, demolition of existing structures, tree removal, Torrens title subdivision to create three lots, construction of new roads, construction of two levels of basement carparking and 4 x 7 storey residential flat buildings, containing 254 apartments, drainage, services, landscaping and associated site works

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Bruce McDonald and Nicole Gurr 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 queries whether it is a reasonable outcome for this site to locate all of the open space designed to achieve ADG minimum solar access on the roof top in a greenfield development.

- The application should be referred to Council's urban design officer and potentially remitted to the Design Advisory Group to consider whether the design response to the repetition of six storey façades without height variation along a local road street frontage in Leppington achieves design excellence having regard to the local context and the opportunities of a greenfield site.
- The proposed nil setback to the temporary road which may be in place for a period of years will require justification.