

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Monday, 7 February 2022, 4:15pm and 4:31pm
<b>LOCATION</b>	Teleconference

## BRIEFING MATTER(S)

PPSSWC-208 – Camden – DA/2021/1710/1 – 345, 367 & 355 BRINGELLY ROAD LEPPINGTON 2179 & 17 EASTWOOD ROAD LEPPINGTON 2179 – Construction of two industrial warehouse buildings for use as warehouse and distribution centres with ancillary office component, car parking, landscaping, signage and associated site works.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Nicole Gurran, Mary-Lynne Taylor and Juliet Grant
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Louise Camenzuli: Corrs has acted for Stockland Development Pty Limited Michael File: Has worked with their retirement division on two planning proposal in the Hills and Kuring-Gai

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Jamie, Mitch Anderson, Ryan Pritchard, Stephen Pratt
<b>OTHER</b>	George Dojas – Panel Secretariat

## KEY ISSUES DISCUSSED

- This DA proposes a further stage in the warehouse development on land zoned IN2 on Bringelly Road. It is the third DA lodged as part of a staged DA process.
- The DA includes a clause 4.6 application to vary the 13m height standard to permit the proposed ridge height of 14.6 metres (a 12.3% variation). Council advised that a substantial cause of the height non-compliance is that the existing approval includes a raised finished ground level. It is relevant that the new building is substantially of the same design as the completed approved warehouse building on the site to the immediate north.
- Additional engineering and traffic information has been requested from the Applicant.
- Subject to satisfactory responses from the applicant, this matter may then be suitable for electronic determination.

## TENTATIVE DETERMINATION DATE SCHEDULED FOR JUNE 2022

### Planning Panels Secretariat

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