

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-226 – DA-143/2022 – 1382-1384 Camden Valley Way, Leppington
APPLICANT / OWNER	Applicant: Craig and Rhodes Owner: Tribeca Residential Communities No 5 Pty Ltd
APPLICATION TYPE (DA, Concept DA, MOD, INTEGRATED, DESIGNATED)	DA for the construction of 93 dwellings including 67 x attached dwellings and 1 x secondary dwelling, 4 x semi-detached dwellings, and 7 x multi-dwelling housing developments (containing 3 x dwellings each) within approved lots 20 & 21 in DA-400/2018, associated earthworks, roads, stormwater infrastructure, and landscaping. Subdivision of the Site into 81 Torrens title lots, including 1 residue lot, and subsequent Strata subdivision of 7 x multi-dwelling housing developments and 1 x principal and secondary dwelling.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
KEY SEPP/LEP	Sydney Region Growth Centres SEPP Remediation of Land SEPP 55
CIV	\$30,916,294.00 (excluding GST)
BRIEFING DATE	28 February 2022

ATTENDEES

APPLICANT	Nick Gunn Frank Carozza Jordan Curran James Heron Matthew Adamo
PANEL CHAIR	Justin Doyle
COUNCIL OFFICER	Brenton Toms and Kevin Kim
PLANNING PANELS SECRETARIAT	George Dojas and Alexandra Hafner

DA LODGED: 11 February 2022

RFI SUBMISSION DATE: Council is to advise the Planning Panels Secretariat within 7 days of the RFI being issued.

COUNCIL DESIGN EXCELLENCE PANEL: 14 April 2022

TENTATIVE PANEL BRIEFING DATE: 2 May 2022

TENTATIVE PANEL DETERMINATION DATE: 5 September 2022

ITEMS DISCUSSED

- Introduction
- Applicant summary
 - Subject site is two residue lots approved under a recent consent. The site is zoned R3, has a minimum density of 25 dwellings/ha and is currently occupied by two dwellings and outbuildings, approved for demolition and land clearing, commencing shortly.
 - The subject application seeks a staged consent, Stages 2A and 2B with a variation to the street layout from ILP. Access will be improved with the introduction of laneways also.
- Council summary:
 - Concurrence responses may delay the consideration of the application or amend its design.
- Public exhibition is yet to occur.
- 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.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- The changes to the ILP are noted, particularly the commercial development planned to the south. The transition between the two typologies should be considered carefully, noting that an APZ is expected by the Applicant to be included on the southern boundary on the adjacent site.
- The access issues associated with the laneways should be discussed with Council's traffic officers as soon as possible.
- Referrals to internal and external agencies were made on 1 March 2022.
- An early Panel briefing as soon as practicable after the report of Council's Design Review Panel would assist in ensuring any feedback can be responded to in a timely way.
- The Panel Chair identified *DM & Longbow Pty Ltd v Willoughby City Council* [2017] NSWLEC 173 as an authority potentially relevant to the application of the development standard to which the clause 4.6 request is directed.
- Ecological performance will need to be addressed (with examples given roof colour, canopy associated with heatsink effects and the potential provision of solar panels).

REFERRALS

Internal

- Flood Engineers
- Design Excellence Panel

External

- NSW RFS
- TfNSW