

**Record of Kick-Off Briefing
Sydney Western City Planning Panel**

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-258 - DA/2022/794/1 - 313 BRINGELLY ROAD LEPPINGTON 2179 – Camden Council
APPLICANT / OWNER	Applicant: Nicholas Cavallo Owner: SPG Leppington Landowner Pty Ltd
APPLICATION TYPE	Concept DA pursuant to Section 4.22 of the Act for the staged construction (4 stages) of a part two, four, five and six storey mixed use development with roads, public domain works and associated site works.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$116,032,307.00 (excluding GST)
BRIEFING DATE	12 September 2022

ATTENDEES

APPLICANT	Nicholas Cavallo, Aleks Milinkovic, Richard Nugent
PANEL CHAIR	Justin Doyle
COUNCIL OFFICER	Jamie Erken, Ryan Pritchard, Stephen Pratt
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Alexander Richard

DA LODGED: 18/08/2022

RFI SUBMISSION DATE: N/A

TENTATIVE PANEL BRIEFING DATE: November 2022

Exhibition dates: 30/08/2022 – 27/09/2022

TENTATIVE PANEL DETERMINATION DATE: February 2022

Applicant Summary

- Introduced the proposal for a Concept DA pursuant to Section 4.22 of the Act for the staged construction (4 stages) of a part two, four, five and six storey mixed use development with roads, public domain works and associated site works.
- Noted that no works were proposed on site in the concept approval.
- Cited the location of the site within the town centre and outlined the site context.
- TfNSW approval has been given in principle to the access proposed.
- The applicant noted that there were 242 apartments across the site, the Chair queried ADG compliance, and the applicant responded this was considered within the application documentation.
- The applicant enquired why the RFI sought owners consent for a nearby site, Council responded that the relevant APZ relied on this nearby site, and proposed vegetation management of it, such that the DA related to that land – consequently requiring consent from the owner of that land.

Council Summary

- Noted that no submissions have been received.
- Highlighted the application was nominated as integrated approval, with a 28 day notification period due to finish on 28 September.
- The Chair queried flooding concerns and the issues surrounding this. Council agreed that this was under discussion and cited NRAR would be aware that this was a concept DA and that works were not proposed.
- Noted that SEPP clauses 6.1 on the SEPP around servicing of the site would need to be undertaken with Endeavour Energy and Sydney Water. The applicant was looking to provide further documentation towards this.
- The Applicant queried whether the engineering issues required resolution at this concept stage. It was suggested by Council that the Water Management Act required the integrated approval of Sydney Water and said it was necessary to consider whether there was any obstacle to the engineering relevant to the concept proposed.
- DRP discussions were ongoing with the applicant.

Chair Comments

- The Chair noted the purpose for the meeting was to discuss the application and to discuss potential issues that may hinder the progress of the application.
- The Chair queried the height of the proposal, the applicant noted that the height was compliant with the 24m standard.
- The Chair queried the design of the solar access and external open spaces; the applicant said the concept would comply but relied partly on rooftop open space.
- The Chair noted the issues surrounding an existing watercourse and the objectives of the Act and that he expected that NRAR should be consulted in relation to at least the potential riparian and potential flooding issues relating to the proposed concept.
- Regarding the neighbouring APZ, the Chair noted that there would need to be legal advice sought if the Council and the Applicant disagreed about the requirement for owners consent from the neighbour.
- The Chair noted that there may be issue with density on the site, Council noted there was no FSR on site and the assessment was ongoing. The Chair noted that the Growth Centres DCP contained reference to the number of dwellings per hectare in different development bands.
- Noted the determination could be finalised in February 2022, following DRP consideration and another briefing date to be held.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Public exhibition has yet to conclude.
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues that Council staff 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.
- Flooding consideration around an existing watercourse.
- Requirements for the APZ over a neighbouring property.