

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 7 November 2022, 2:30pm to 3:00pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-258– CAMDEN – DA/2022/794/1 - 313 Bringelly Road, Leppington, 2179

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.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Louise Camenzuli, Ashley Cagney
APOLOGIES	Nicole Gurran, Lara Symkowiak
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Ryan Pritchard, Jessica Backo, Adam Sampson
DPE	George Dojas, Alexander Richard

KEY ISSUES DISCUSSED

- The DA is for a concept scheme to deliver 242 residences and almost half a hectare of retail/commercial. It is also one of the first developments to be approved between the proposed main street and Bringelly Road. Accordingly, it may prove to be important in setting precedents for development of the area.
- Owners consent is required from the owner of 307 Bringelly Road over which a temporary APZ is proposed. That owners consent remains outstanding.
- The proposal will rely upon access in the long term over roads to be created when the development of adjoining land proceeds, as planned in the ILP.
- Until then a temporary access over Bringelly Road is required. Referral to TNSW under the Transport and Infrastructure SEPP has generated a number of issues. One significant issue relates to drainage past proposed Block A.
- The Panel chair sought an update on liaison with TNSW about the direction of traffic onto the proposed Town Street, if permanent access onto Bringelly Road is upheld. This seems a vital issue to delivering a quality township, due to the undesirability of making excessive traffic over the main street inevitable. The Panel queried whether correspondence from the Panel to the involved Departments might be appropriate.
- Serviceability of the site by Sydney Water may prove determinative. A resolved response to the referral is still outstanding.

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- Interface with the park and sufficiency of solar access are issues raised by the Design Review Panel. They are undoubtedly important issues.
- Whether communal open space is adequate was discussed. An argument is current as to whether the ADG standard should be met for each block or across the site. The Panel noted that the fact that staged development is proposed would be relevant in that regard.
- Council has noted that building separation between Blocks B & C at the 5th and 6th level to the eastern property boundary does not comply with the ADG. Any such non-compliance would need to be strongly justified given the greenfield site.
- Garbage collection details are required. The Applicant proposes private collection but the Council does not see how turning of vehicles on site is allowed for. The Panel suggested that a uniform policy for development under the ILP would be advisable given the issue will presumably be common to all development.
- Further investigation of some areas on site is still required for contamination. There are inadequacies still in the acoustic assessment particularly for Block A.
- Ecological performance should be established. Solar panels and providing for the charging for electric vehicles would seem to be minimum requirements.
- The Panel notes the target for assessment time of regionally significant DAs of 9 months with a policy of determining all DAs possible within 12 months. It may be that extensive delay on the part of the Applicant in providing essential information will lead to the DA being determined on the basis of available material, and possibly refusal.

TENTATIVE DETERMINATION DATE SCHEDULED FOR MARCH 2023

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