



**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Monday, 16 December 2024, 9:30am to 10:15am
<b>LOCATION</b>	MS teams

**BRIEFING MATTER(S)**

PPSSWC-426 - Camden - DA/2024/259/1 - 38-44 Lasso Road, Gregory Hills - Construction of a 7 storey mixed use development comprising up to 48 business premises and 6 food and drink premises with four levels of basement car parking, landscaping and associated site works.

**PANEL MEMBERS**

<b>PANEL</b>	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Sue Francis, Michael Mantei
<b>APOLOGIES</b>	NIL
<b>DECLARATIONS OF INTEREST</b>	NIL

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Jamie Erkin, Ryan Pritchard, Jessica Mesiti, Stephen Pratt
<b>APPLICANT</b>	Rocco Furfaro, Anthony Spinozzi, Adam Byrnes
<b>PLANNING PANELS SECRETARIAT</b>	Sharon Edwards, Tim Mahoney

The Chair welcomed everyone and explained the purpose of the briefing.

The Applicant gave a short presentation on the proposal. It indicated it is seeking to deliver a higher quality development compared to the current development in the precinct. It said it had been working closely with Council since it lodged the development application in July and had recently made significant amendments to the original plans to reduce the density of the development, including reducing the height of the building from 10 to 7 storeys.

Council indicated that it is now reviewing the amended plans and is likely to send an RFI to the Applicant shortly. However, it is generally satisfied that the amended plans have addressed its major concerns, and it did not anticipate any delays in being able to complete its assessment of the merits of the development by the end of March 2025.

## KEY ISSUES DISCUSSED

The Panel discussed several issues with the Applicant and Council, including

- **Design:** The Panel sought clarification on whether the development is consistent with the desired future character of the area. It supported the Applicant's intent to deliver a high-quality development on site, including the curved glass windows. However, it advised the Applicant to make sure that these elements of the building are feasible as they are likely to be required by specific conditions of consent if they remain in the plans.
- **Landscaping:** The Panel queried the feasibility of the proposed landscaping on the outside of the building given the hot climate in this part of Sydney and indicated that it would like further detail on how this landscaping will be established and maintained over the long term.
- **Shading:** The Panel indicated that further landscaping or shading may be required to reduce the heat and improve the amenity of the food and drink premises and pool area on the top storey.
- **Access:** The Panel sought further detail on the proposed access arrangements to the building, given the general public will be allowed to use the food and drink premises and pool area on the top storey.
- **Aquifer interference:** The Panel noted that the development will require an aquifer interference approval under the *Water Management Act 2000* and confirmed that Council is seeking the general terms of this approval from the relevant water authority.
- **Electric vehicle charging:** The Panel noted that the sustainability report commits to investigating the provision of electric vehicle charging infrastructure on site during the detailed design of the building but indicated that it is now common practice for basic electric charging infrastructure to be provided throughout the building from the outset to avoid any complications with providing this infrastructure in the future. To avoid any delays in the assessment, the Panel encouraged the Applicant to bring forward the design of this aspect of the development and include the delivery of this infrastructure in the final plans for the development.

The Panel encouraged the Applicant and Council to keep working together to resolve any outstanding issues as quickly as possible.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR 31 March 2025**