

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 3 February 2025, 11:30am to 12:30pm
LOCATION	MS teams

BRIEFING MATTER(S)

PPSSWC-430 - Camden - DA2024/313/1 - 182 Byron Road, Leppington - Demolition of existing structures, tree removal, subdivision creating three lots and the construction of four (4) residential flat buildings, seven stories in height containing a total of 296 apartments, basement car parking, construction of new roads, drainage construction, servicing, landscaping and all associated site works.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Abha Suri
APOLOGIES	Rose Sicari
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Jamie Erken, Ryan Pritchard
APPLICANT	Michael Hay, Eric Chan, Rick Wong
PLANNING PANELS SECRETARIAT	Sharon Edwards

KEY ISSUES DISCUSSED

- The Applicant submitted revised plans for the development to Council on 31 January 2025 and outlined the key revisions to the plans to both Council and the panel at the briefing.
- Based on a preliminary review, Council is generally supportive of the revised plans.
- However, Council indicated that the Applicant would need to address several matters before the DA could be determined, including:
 - provide a response to the issues identified in the outstanding RFI
 - carry out further design work to refine the conceptual scheme in the revised plans
 - investigate the potential to provide E-W links through the buildings on site
 - clarify whether an aquifer interference approval is required for basement car parks under the *Water Management Act 2000*; and if it is, submit the relevant documentation to Council to refer to DPI – Water to get the general terms of this approval
 - update the bushfire assessment to address the matters raised by the RFS.
- The Chair noted that it may speed up the determination of the DA if the Applicant was to convert the DA to a concept DA and defer the detailed design of the buildings to a subsequent DA, and asked:
 - the Applicant to meet with Council as soon as possible to clarify the approach to finalising the determination of the DA

Planning Panels Secretariat

- the Applicant to confirm whether it will convert the DA into a Concept DA or continue with the assessment of the current DA by 17 February 2025
- the Council to provide a timeline to the Panel for completing the assessment of the DA by 24 February 2025.

Planning Panels Secretariat

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