

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	30 September 2019 Opening Time 12.30pm to 1.00pm Site inspection undertaken before briefing
<b>LOCATION</b>	Camden Council

#### BRIEFING MATTER(S)

##### **PPSSWC-5 - Camden - DA/2019/538/1**

Address - 283 Bringelly Road, Leppington

Description - Demolition of existing structures, construction of roads, construction of a mixed-use development consisting of three levels of basement parking, commercial floor space and 6 x 8 eight storey buildings and associated works.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Bruce McDonald and Lara Symkowiak
<b>APOLOGIES</b>	Nicole Gurran and Michael Morrison
<b>DECLARATIONS OF INTEREST</b>	Nil

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Adam Sampson, Stephen Pratt and Jamie Erken
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

#### KEY ISSUES DISCUSSED AND MATTERS TO BE ADDRESSED IN THE COUNCIL ASSESSMENT REPORT:

##### **Strategic planning issues**

The site at 283 Bringelly Road Leppington is marked on the indicative layout plan for Leppington as the “Indicative TAFE site” (as extracted below). The DA is for a residential development with a childcare centre and around 15% commercial floor space. The form of the commercial floorspace in the plans (at ground level around the perimeter of the buildings) seems to be consistent with future retail use.

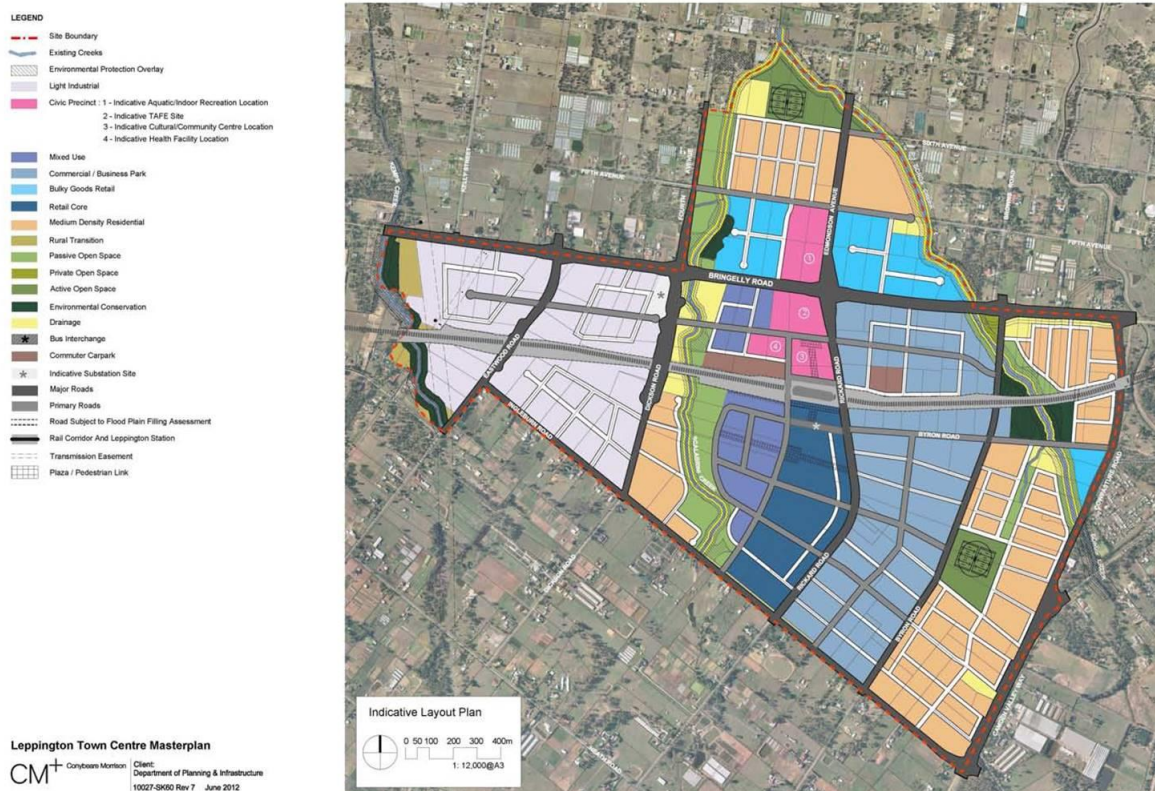
It is significant that the Growth Centres DCP – Schedule 2 Leppington Town Centre provides:

##### **Objectives**

- To enable development to occur within Leppington Major Centre in accordance with the Indicative Layout Plan.

## Controls

1. Development within the Leppington Major Centre is to be generally in accordance with the Indicative Layout Plan at **Figure 3-13-1**.



**Figure 3.1: Indicative Layout Plan**

The uses proposed in the DA albeit different from the Indicative Layout Plan are generally permissible, notwithstanding the relevant DCP objective and control.

A concern was aired at the briefing that if the DA is approved and implemented, the site will be lost for its indicated use as a TAFE. As Leppington is developed, it may become increasingly difficult to secure a replacement site within easy walking distance of the station, noting that the indicative site sits within a proposed civic use area adjacent to other proposed public facilities.

The Panel understands that there are substantial funds in the order of \$26 million have been committed from the Western Sydney Growth Area Special Infrastructure Contribution Plan (WSGA SIC) which under the terms of that Plan is to be spent on the TAFE within the Leppington Growth Area only.

A further concern is that the proposed retail if constructed before the Leppington town centre is advanced, although permissible, may well skew irretrievably the location of the town centre of Leppington away from the station where traditional planning principles would see it best located.

Further, if TAFE for any reason resolves not to proceed with this site, it would seem good planning to consider whether any other civic use should in stead be located there, noting the civic uses proposed across the road on both the Bringelly Road and Rickard Road frontages. The Panel would also be interested to know whether there is any other planning for the location of a TAFE to supersede the Bringelly Road site if it is not to proceed, so that the new location can be taken into account in planning for the area.

**Design issues**

The Panel notes the non-compliance with the height standard of 24 metres and will be examining carefully whether the principles identified in clause 4.6 for variation of that standard are satisfied.

The Panel would need strong justification as to why provisions of the ADG cannot be complied with for this essentially greenfield site.

Presentation of development of this important corner gateway site to both Bringelly and Rickard Roads is important, and the Panel is keen to receive feedback from the Council's Design Review Committee in that regard.

The proposed concept location for the childcare centre raises at least to some level of detail appropriate means of safe and efficient access and egress. It seems that child numbers to be accommodated has relevance to the provision of parking although the Panel notes that the scheme exceeds minimum requirements in that regard.