

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Monday, 2 March 2020, 12:30pm and 1:00pm Site inspection undertaken before briefing
<b>LOCATION</b>	Camden Council, 70 Central Avenue, Oran Park

**BRIEFING MATTER(S)**

PPSSWC-53 – Camden Council – DA/2019/991/1 – 120 Ingleburn Road, Leppington – Demolition of an existing dwelling house and sheds, tree removal, construction of a mixed use development containing retail premises, 169 apartments, vegetation management, open space embellishment, road construction and associated site works

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Nicole Gurran and Lara Symkowiak
<b>APOLOGIES</b>	Louise Camenzuli and Theresa Fedeli
<b>DECLARATIONS OF INTEREST</b>	None

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Jamie Erken, Ryan Pritchard, Stephen Pratt and David Rowley
<b>OTHER</b>	

**KEY ISSUES DISCUSSED**

- Given the present progress with the development of the Leppington area, this is an important development in setting the character and urban design of medium density development. The panel notes that there are moves to update the planning for the Leppington area to take into account the Badgerys Creek Airport, but as they are not yet imminent, the proposal must be assessed primarily against the existing controls.
- While a clause 4.6 Is variation will be needed for the height standard breach, it appears the development addresses the substantial objectives of the standard.
- There are engineering issues which the panel understands are being examined by Council development engineers, particularly with the work underway on the upgrade of Ingleburn Road.
- The panel sees that there is an anomaly between the ILP road layout and the SEPP (Growth Centres) prohibition on approving tree removal, which Council staff advises may be due to a mapping error. The panel would hope that the Department could look at resolving that issue in the near future.
- While the panel understands that there are direct connections planned to the station, the practicality of occupants of this development using the existing road and footway network to travel to the station will need to be considered while the surrounding infrastructure is constructed.

**TENTATIVE PANEL MEETING DATE: N/A**

**Planning Panels Secretariat**

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 |  
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