

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 1 June 2020, 10:08am and 11:05am
LOCATION	Teleconference Call

BRIEFING MATTER(S)

PPSSWC-66 – Camden Council – DA/2020/11/1 – 108 Ingleburn Road Leppington – Demolition of existing dwelling houses, sheds and structures, tree removal, construction of a mixed use development comprising a shopping centre with a Woolworths supermarket and BWS liquor shop, specialty shops, a kiosk, business/office premises, signage and associated site works

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair) and Nicole Gurran
APOLOGIES	Lara Symkowiak and Theresa Fedeli
DECLARATIONS OF INTEREST	Louise Camenzuli: The Firm acts for Fabcot

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Ryan Pritchard and Jamie Erken
OTHER	Mellissa Felipe

KEY ISSUES DISCUSSED

- The DA proposes infrastructure the provision of which will substantially contribute to the progress of Leppington as a liveable town, and will be an important part of its evolution.
- The location of the supermarket adjacent to the business area, but proximate to developing residential areas, appears suitable. The street setbacks appear to comply with that anticipated by the DCP.
- The proposed supermarket, specialty shops and business premises are notably employment generating.
- The main issues of concern is the level of activation to Rickard Road and connection to the future development of Leppington. The panel would hope to see the development better encouraging links with the surrounding area. At present the design focuses exclusively on interaction with the car park, with no level of interaction with the street. Pedestrian access from the south would seem to be drawn through the car park. The panel would expect to see improved urban design on those issues which looks to the future of the town centre. There are recent examples which could be followed around Sydney. Features that should be addressed are ensuring that shops and eateries front streets, not the car park. Possibly the planted drainage area and pedestrian through way might offer a feature that diners might prefer. Connections with the adjacent (pending) development for pedestrians should also be considered in designing and assessing this proposal.

- The panel considers that the presentation to Rickard Road in particular needs improvement – with the extended blank wall frontage a poor design outcome and precedent. A pedestrian entry via Rickard Rd is needed as well as another smaller retail element facing Rickard Rd, given the importance of this development in defining the developing tone of the area.
- The proposal will impact on an aboriginal artefact, so as to require an AHIP. The NPWS response is still awaited.
- The panel notes that traffic and drainage issues are being considered particularly to seek consistency with the development proposal for the adjacent property, and the widening of Rickard Road.
- The Council staff noted that the DCP may accommodate additional height and density on the site.

TENTATIVE PANEL MEETING DATE: N/A