

BRIEFING DETAILS

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| BRIEFING DATE / TIME | 04 March 2019 Opening Time 12.25pm and closing time 1.02pm Site inspection undertaken before briefing |
| LOCATION | Camden Council |

BRIEFING MATTER(S)

2016SYW161 – LGA – Camden - DA/2016/866/1

Address - 71 Cowpasture Road, 192, 199 & 202 Byron Road, Leppington

Description - Tree removal, construction of a mixed-use development of five (5) buildings, comprising residential flat buildings, shop top housing and one neighbourhood shop, basement car parking, road construction, subdivision and associated site works

PANEL MEMBERS

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| IN ATTENDANCE | Justin Doyle (Chair), Bruce McDonald and Nicole Gurrán |
| APOLOGIES | Peter Sidgreaves and Lara Symkowiak |
| DECLARATIONS OF INTEREST | Nil |

OTHER ATTENDEES

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| COUNCIL ASSESSMENT STAFF | Adam Sampson Stephen Pratt Ryan Pritchard Clare Aslanis Matt Rawson Jamie Erken Jessica Mesiti |
| OTHER | Suzie Jattan – Panel Secretariat |

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

- The Panel is concerned about the time that has elapsed since lodgment of this application noting that Council has given a preliminary indication that the most recent additional plans and material recently supplied by the Applicant are unlikely to satisfy the Council's notified concerns.

- On that basis the Panel proposes that the application is reported to a determination meeting within a reasonable time so that the Panel can consider whether there is sufficient utility to allow further deferral, or whether the application ought to be determined on the basis of the currently available material.
- Significant outstanding issues for the application on the basis of the material briefed to the Panel include:
 - (a) The extent to which the flooding reports supplied with the Application present a reliable basis to assess the proposal and necessary mitigation measures.
 - (b) The acceptability of the present design in that regard.
 - (c) Whether the proposed scale, height and density are compatible with the objectives of the R3 zone, available infrastructure, having regard to the likely impacts of the development on the surrounding area and its expected context. In that regard, while the SEPP only imposes a development standard for minimum density, that does not mean that a considered planning assessment would accept any density as appropriate and acceptable having regard to relevant matters.
 - (d) Odour noting the nearby piggery.