

MEETING DETAILS

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| MEETING DATE / TIME | Monday, 27 March 2017 Opening Time – 12.30pm Closing Time – 1.35pm |
| LOCATION | Camden Council |

BRIEFING MATTER:

Panel Ref – 2017SSW003

LGA – Camden

DA – 2016/1469

Address – 28 Ingleburn Road, Leppington

Description – Construction of two residential flat buildings containing 178 apartments, car parking, landscaping and associated site works (Stage 2)

ATTENDEES

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| PANEL MEMBERS | Sheridan Dudley – Chair Bruce McDonald Nicole Gurran |
| APOLOGIES | Lara Symkowiak Peter Sidgreaves |
| COUNCIL ASSESSMENT STAFF | Adam Sampson Stephen Pratt Ryan Pritchard Nicole Askew Tina Chappell Kate Drinan |
| OTHER | Planning Panels Secretariat: Suzie Jattan |

SITE INSPECTION:

The following Panel Members attended the site inspection:

Sheridan Dudley – Chair

Bruce McDonald

Nicole Gurran

KEY ISSUES DISCUSSED

- Drainage
- Owner's consent – subdivision DA/drainage disposal
- Building height variation
- Building elevation – solar access, overshadowing, presentation to streets
- Building separation – fails

- Unit mix - market demand/composition of community/greater proportion of 3 bedroom units
- Variation to the indicative layout plan to allow a more comprehensive site design
- Lack of communal open space and deep soil areas
- Acoustic impacts upon external areas (private open space) from adjoining development
- No Floor Space Ratio requirement – noting that this results in a lack of guidance concerning density
- Repetitious building form– more flexible building expression, presentation, entry statement
- Significant changes required to the design – waste collection, ADG & DCP controls