

**MEETING DETAILS**

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

**BRIEFING MATTER:**

Panel Ref – 2017SSW004

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 1)

**ATTENDEES**

<b>PANEL MEMBERS</b>	Sheridan Dudley – Chair Bruce McDonald Nicole Gurran
<b>APOLOGIES</b>	Lara Symkowiak Peter Sidgreaves
<b>COUNCIL ASSESSMENT STAFF</b>	Adam Sampson Stephen Pratt Ryan Pritchard Kate Drinan Nicole Askew Tina Chappell
<b>OTHER</b>	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