

BRIEFING DETAILS

BRIEFING DATE / TIME	27 May 2019 Opening Time 11.50am and closing time 12.25pm Site inspection undertaken before briefing
LOCATION	Camden Council

BRIEFING MATTER(S)

Panel Ref – 2019WCI018 – LGA – Camden – DA2018/1499/1

Address – 47 Ingleburn Road, Leppington

Description – Three residential flat buildings, demolition of existing structures, tree removal, and construction of three x four storey residential flat buildings associated site works.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Bruce McDonald, Nicole Gurran and Lara Symkowiak
APOLOGIES	Michael Morrison
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Jessica Mesiti Stephen Pratt Clare Aslanis Jamie Erken Hannah Draper
OTHER	Suzie Jattan – Panel Secretariat

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

1. The Panel is concerned about the proposal's inconsistency with the objectives of the zone and applicable Density Band set out in the Residential Structure Figure 3-1 applying to this precinct under Camden City Council Growth Centre Precincts DCP. The proposal would seem to display the "Typical Characteristics" for development that the controls for Item 3.1.1 anticipate 25-30 dw/Ha. Equally, the development does not fit easily with the anticipated characteristics for higher density (40+ dw/Ha), such as:

“Generally located immediately adjacent centres and/or rail based public transport.”

The site of the proposal is around 1.2 kilometres from the station which would be at the far end of what would ordinarily be seen as the “walking catchment” of the station.

2. The development would not be expected to promote an ordered medium density residential environment within the applicable R3 Medium Density zone. Rather, the fact that the development fits closer with the “Net Residential Density dw/Ha” standard for the highest Density Band set out in the Residential Structure Figure suggests that it is more aptly described as high density development.
3. This is a significant issue as the DCP has the purpose of ensuring the orderly and efficient development of the Precincts as envisaged by the South West Growth Centre Structure Plan and the Growth Centres SEPP. The grading of building density with reference to the different “bands” of density described in Clause 3.1.1 and Fig 3-1 of the DCP is one way in which the controls for the site seek to achieve that goal.
4. The Panel notes the Applicant’s request to vary the height development standard contained in Cl. 4.3 of SEPP (Sydney Growth Centre) 2006 which would need strong justification given that the subject land is an unrestrained greenfield site and having regard to the objectives of the R3 Medium Density zone and the objectives of the standard.
5. Consideration should be given to appropriate mix of units in this locality.