

BRIEFING DETAILS

| | |
|-----------------------------|--|
| BRIEFING DATE / TIME | Wednesday, 3 March 2021, 10:06am and 10:40am |
| LOCATION | Teleconference |

BRIEFING MATTER(S)

PPSSWC-123 – Camden – DA/2020/1012/1 – 47 Ingleburn Road, Leppington – Demolition of existing structures and construction of three (3) residential flat buildings comprising 115 apartments with basement car parking, landscaping, road construction drainage works, servicing and associated site works.

PANEL MEMBERS

| | |
|---------------------------------|---|
| IN ATTENDANCE | Nicole Gurran (Acting Chair), Louise Camenzuli, Sue Francis and Grant Christmas |
| APOLOGIES | Justin Doyle |
| DECLARATIONS OF INTEREST | None |

OTHER ATTENDEES

| | |
|---------------------------------|---|
| COUNCIL ASSESSMENT STAFF | Adam Sampson, Stephen Pratt, Ryan Pritchard and Jamie Erken |
| OTHER | Melissa Felipe – Panel Secretariat |

KEY ISSUES DISCUSSED

- The Panel notes that the proposed development appears to exceed the height limit by at least 2.4 meters at its highest point. Strong justification for this contravention will be needed given the fact that the site is unconstrained, and plays an important transition area between the future Leppington Town Centre and lower density residential homes. Overall, the Panel will need to be fully satisfied that the development provides for an appropriate transition to the lower density residential area being developed to south and east of the site and in surrounding areas.
- There are a number of other issues which will need to be fully addressed in relation to this proposal:
 - Inconsistency with road design plans and the need for adjoining owner's consent for the 16m road design proposed by the applicant, including clarity over whether the road width will be shared;
 - Implications of the Ingleburn Road Concept Design which anticipates future road widening along Ingleburn and Byron Roads, necessitating redesign of the building form and basement;
 - The design quality and amenity of the development, having regard to SEPP 65 and the Apartment Design Guide; noting a number of apparent inconsistencies relating to the quantity and quality of communal open space, which appears significantly overshadowed; natural ventilation and solar access to apartments; maximum room depths and minimum

room dimensions; balcony design, overlooking, and visual privacy. There are also concerns about the external appearance of the development, including considerable expanses of blank walls along the southern elevation.

- Whether the site can accommodate the proposed density (equivalent to approximately 130 dwellings per hectare), noting that the Growth Centres SEPP specifies only a minimum density band for the site of 25 dwellings per hectare, and noting the height and apparent ADG inconsistencies outlined above.
- The Panel was made aware of correspondence from the applicant submitted via the Department secretariat on 3/3/21, seeking additional time to respond to the Council's request for information (RFI) issued in January 2021.
- In response to this correspondence, the Council directed the Panel to a letter from the applicant dated 5/2/21, replying to the Council's RFI and also requesting a meeting. Council advised that they have since met with the applicant and reviewed the information submitted, however that several of the outstanding issues, including building height, inconsistencies with the Apartment Design Guide; noise issues; potential road widening; and the transition to lower density areas remain.
- The Council advised the Panel that they anticipate receiving further information from the applicant by 19/3/21. Rather than further delaying the assessment, Council advised that they intend preparing an assessment report to submit to the Panel in April for potential determination.

TENTATIVE PANEL MEETING DATE: N/A