

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 5 July 2021, 10:17am – 10:56am
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-141 – Camden – DA/2021/245/1 – 182 BYRON ROAD LEPPINGTON 2179 – Demolition of existing structures, Torrens title subdivision to create 4 lots, construction of a 7 storey residential flat building development containing 312 apartments with basement car parking, earthworks, drainage, road construction, servicing, landscaping and all associated site works.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Nicole Gurrán, Louise Camenzuli, Lara Symkowiak and Michael File
APOLOGIES	Theresa Fedeli
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Adam Sampson and George Nehme
OTHER	Mellissa Felipe & George Dojas – Panel Secretariat

KEY ISSUES DISCUSSED

- The Panel noted that, as there are no specific FSR controls for the site, the FSR is to be derived through compliance with the built form controls for the site. Given that this is a greenfield development, the Panel expects material compliance with these controls, in particular, in relation to:
 - Overall building heights. There should be no need for any clause 4.6 variations in the context of this site unless the variation sought is because strict compliance is “unreasonable or unnecessary” in the context of this site;
 - Floor to ceiling heights, should meet standard requirements;
 - SEPP 65 and the Apartment Design Guidelines (**ADG**) should be substantially accorded with, in particular, in relation to building separation, solar access, room depths and cross-ventilation;
 - Adequacy of the proposed deep soil planting.
- There should be no subterranean apartments.
- As this is a new development on a greenfield site, the Panel expects that the communal open space requirements for the development will substantially be met at ground level, noting the solar access requirements for communal open space under the ADG. The present shortage of communal open space on the ground plane and the quality of this open space needs to be addressed.
- The waste management arrangements presently appear inadequate and would likely benefit from integrating the exposed basement ramp into building design(s).

Planning Panels Secretariat

- Other matters raised in the Council's Briefing Report of 9 March 2021 should also be addressed.
- Finally, careful consideration needs to be given to safe pedestrian access to public transport, in particular, the station. In this respect, the matters raised in the Determination dated 3 August 2020 for the development at 202 Byron Road, Leppington (Planning Panel Reference 2016SYW161) in relation to safe and efficient pedestrian access and density are generally applicable to this development also. Accordingly, the Applicant might review that Determination in considering any revised plans for the proposed development at 182 Byron Road, Leppington.