

BRIEFING DETAILS

BRIEFING DATE / TIME	30 September 2019 Opening Time 1.00pm to 1.30pm Site inspection undertaken before briefing
LOCATION	Camden Council

BRIEFING MATTER(S)

PPSWC-15 Camden - DA/2019/596/1

Address – 28 Ingleburn Road, Leppington

Description – Six storey residential flat building development comprising 107 units, 173 parking spaces and 2 basement levels

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Adam Sampson, Stephen Pratt and Jamie Erken
OTHER	Suzie Jattan – Panel Secretariat

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

- The Panel would generally expect to see a greenfield site such as this complying with applicable development standards and the relevant ADG controls.
- The Panel would prefer to see compliance with the building separation and privacy standards rather than introducing high sill levels and privacy screens (which reduce internal amenity) to address avoidable non-compliances.
- The Panel will need to be satisfied that solar access and deep soil requirements have been adequately addressed.
- The layout design seems unimaginative. Architectural treatments and adaptations to the design would likely assist in creating a local environment for future occupants and the area. Attention to the way in which the three developments integrate should offer opportunities for improved design.

- Increased density which results in several areas of non-compliance without improving the development in terms of internal amenity, and which compromises usability of the external landscaped areas and presentation of the building, may be an indication that some reduction in yield will be necessary.
- The Panel notes the residential density and character for an area within the walking catchment of the DCP described in Table 3-1 *“Typical Characteristics of Residential Net Densities”* in the *Camden City Council Growth Centre Precincts DCP*. That character is relevant to assessing the compatibility of the development with its context.
- The proposal breaches of the height limit will need to be justified.