

## Record of Briefing Sydney Western City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	<b>PPSSWC - 430 - Camden - DA2024/313/1 - 182 Byron Road, Leppington</b>
<b>APPLICANT / OWNER</b>	Applicant: Landy Tan - PSEC Project Services Owner: Bryon Developments P/L
<b>APPLICATION TYPE</b>	Development Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>CIV</b>	\$102,581,343.00 (excluding GST)
<b>BRIEFING DATE</b>	29 October 2024

### ATTENDEES

<b>APPLICANT</b>	Landy Tan and Eric Chan (PSEC Project Services), Michael Hay (Development Manager), Bernard Morozz (Planner)
<b>PANEL</b>	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Grant Christmas, Mary-Lynne Taylor (apology)
<b>COUNCIL OFFICER</b>	Ryan Pritchard
<b>CASE MANAGER</b>	Renah Givney
<b>PLANNING PANELS</b>	Renah Givney

## **DA LODGED & DAYS SINCE LODGEMENT: 23 July 2024 (97 days)**

The Chair reviewed attendance and introduced the purpose of the briefing.

### **Applicant:**

Michael Hayes on behalf of the Applicant noted the following:

- The site is presently a greenfield site.
- Proposed development is highly compliant with current and proposed controls.
- A variety of building forms have been considered.
- There is a considerable amount of civil work and landscaping at the ground plane that needs to be addressed.
- The Applicant accepts Council's direction on the way in which the buildings need to work.
- Improvements can be made to address level changes.
- Applicant yet to formally re-submit the plans – will introduce a deep soil zone in the middle and level changes.
- Will emphasise the corner of the site more.
- The proposed building has a height of 21m not 30m given the planning controls have not yet been changed.
- Applicant had proposed a 6m land dedication for widening of Byron Rd. However, Council has specific dimensions of 8.85 metres, which the Applicant contended was contrary to the plans it had accessed through Council's advertised policies. The dimensions are material for the site layout and design. Council advised that the files for design work for Byron Rd will be provided to the Applicant. Dimensions are coming from this primarily. The Applicant is concerned that this is the first time that they have heard of a requirement for an 8.85m dedication for the road widening. It advised that taking 2.5m off building A is very difficult to manage at this point in time. Council note that under the existing controls the road dedication requirement is just shy of 8m. Under the Planning Proposal the dimension is approximately 8.85m. The Panel encouraged Council to make an officer available for communication about this issue.
- Temporary stormwater works proposed until district stormwater works are available. Once this occurs that part of the connector park to be used for the temporary stormwater works will then be dedicated.
- The Applicant is presently working on revising the central spaces of the apartment buildings. Further refinement to flatten this out to remove ramping and getting enough depth in to deal with plantings and privacy is proposed.
- Relationship of ground floor apartments to the road should largely be resolved, especially with the flipping of the apartments on Byron Rd.

### **Council:**

Ryan Pritchard on behalf of the Council noted the following:

- Proposal is for 296 apartments at 182 Byron Rd Leppington.
- Located in Leppington North precinct.
- Draft PP exhibited in late 2023/2024 with finalisation anticipated in 2025.
- Leppington train station is located 680m to the north-west.
- Site subject to two similar DAs, both previously withdrawn.
- Current zoning is R3 medium density residential with an RE1 public recreation towards the back with a thin strip of SP2 zone land on the frontage. Across the road the land is B7 business zone.

- The site will be rezoned R4 high density residential. SP2 retained to the front and along now also along the southern boundary and the RE1 zoning at the back of the site is retained. The site is to deliver half a road.
- DA is for demolition of existing structures and 32 trees.
- Four 7 storey flat buildings, 124 one bedroom, 100 two bedroom and 72 three bedroom apartments, 2 three level basement car parks, construction and dedication of public roads and dedication of the RE1 land.
- FSR proposed of 2.42:1 and a height of 21m. Circa 148 dwellings per hectare. This is generally compliant with current and proposed controls for the site.
- Development has been designed to comply with current planning controls, but also respectful of planning proposal for the future desired character of the area, including the proposed road to the south.

### **Key Issues**

Council noted that from its assessment to date, the following key issues arise:

- Lack of east-west pedestrian connectivity. Possibly look at breaks in the building to deal with this.
- Lack of building individuality and roof form variation. Modulation and visual interest in the building needs to be improved.
- No co-locating of communal open space and deep soil zones.
- Significant ramping through communal open space.
- Sunken apartments facing public roads. Need to deal with level differences across the site.
- Floor to floor heights – 3.0/3.06m proposed v 3.1m required.
- Noise from Byron Rd on apartment balconies and management of this.
- Land dedication width for Byron Rd upgrade – 6m proposed v 8.85m required.

### **Next Steps**

The Applicant has been provided with feedback from the Council and Design Review Panel. A detailed RFI has been sent to the Applicant to consider the various design considerations.

The Applicant has been given to 22 November to provide amended plans and additional information.

### **Panel:**

The density of the application is not in issue. The primary concerns to be addressed relate to design matters.

The development may well benefit from some flexibility on height given the pending planning control changes. That flexibility might allow some of the present design challenges to be resolved without reducing yield. The Panel would be willing consider this as would the Council.

Council and Panel would be happy to review some concepts prior to development of full plans to hopefully speed a determination and avoid wasted resources in drawing detailed plans that will have to be revised.

The Panel is open to considering conversion of the DA to a Concept Plan application if this would assist in allowing the Applicant to get more certainty on envelopes, building massing and site layout before incurring the costs of a fully resolved DA.

The Panel requested that Council communicate with the Applicant about the required road widths as soon as practicable.

### **Note:**

Council is yet to undertake a full application assessment of the application. This record is not a final list of the issues Council will consider to draft their recommendation to the Panel.

The application is yet to be considered by the Sydney Western City Planning Panel and therefore future comment will not be limited to the detail contained within.