

BRIEFING DETAILS

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|----------------------|-----------------------------------|
| BRIEFING DATE / TIME | Wednesday, Date, 3:00pm to 4:00pm |
| LOCATION | MS teams |

BRIEFING MATTER(S)

PPSSWC-433 - Camden - DA/2024/334/1 - 28A Ingleburn Road, Leppington - Amendment to an approved residential flat building development (as amended) by making alterations and additions to the development to provide an additional two stories accommodating twenty (20) additional units for in-fill affordable housing for a period of 15 years and nine (9) additional units for direct sale utilising building height and FSR bonus provisions under State Environmental Planning Policy (Housing) 2021.

PPSSWC-437 - Camden - DA/2024/343/1 - 28C Ingleburn Road, Leppington - Amendment to an approved residential flat building development (as amended) by making alterations and additions to the development to provide an additional two stories accommodating twenty-five (25) additional units for in-fill affordable housing for a period of 15 years and seven (7) additional units for direct sale utilising building height and FSR bonus provisions under State Environmental Planning Policy (Housing) 2021.

PPSSWC-438 - Camden - DA/2024/342/1 - 28B Ingleburn Road, Leppington - Amendment to an approved residential flat building development (as amended) by making alterations and additions to the development to provide an additional two stories accommodating twenty-five (25) additional units for in-fill affordable housing for a period of 15 years and seven (7) additional units for direct sale utilising building height and FSR bonus provisions under State Environmental Planning Policy (Housing) 2021.

PANEL MEMBERS

| | |
|--------------------------|--|
| IN ATTENDANCE | Justin Doyle (Chair), Louise Camenzuli, David Kitto, Grant Christmas |
| APOLOGIES | NIL |
| DECLARATIONS OF INTEREST | Mary-Lynne Taylor declared a conflict of interest |

OTHER ATTENDEES

| | |
|-----------------------------|---|
| COUNCIL ASSESSMENT STAFF | Annabelle Jones, Stephen Pratt, Ryan Pritchard, Jamie Erken |
| APPLICANT | Jeffry Anwar, Ian Conry |
| PLANNING PANELS SECRETARIAT | Sharon Edwards, Tim Mahoney |

KEY ISSUES DISCUSSED

Planning Panels Secretariat

This briefing note covers a briefing convened to consider three DA's each before the Panel for development across 3 adjacent sites under common ownership. In each case, the DAs are described as "amending DA's" and seek in substance to modify development consents previously granted by Council for each respective site for substantial residential flat building developments.

The Panel understands the modifications to be proposed in the manner provided for by section 4.17(1)(b) & (5) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and section 67 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation).

The DA's propose to introduce an affordable housing component into each approved development so as to take advantage of bonus provisions allowing additional height and FSR available under Part 2 Division 1 of the Housing SEPP. Each DA proposes to increase the size of each building to the extent allowed by those bonuses, as well as making various design changes.

Relevantly, those bonus provisions are only available where "all or part of the development" is within an "accessible area" defined as follows in Schedule 10 (Dictionary) to the Housing SEPP:

accessible area means land within—

(c) 400m walking distance of a bus stop used by a regular bus service, within the meaning of the Passenger Transport Act 1990, that has at least 1 bus per hour servicing the bus stop between—

- (i) 6am and 9pm each day from Monday to Friday, both days inclusive, and*
- (ii) 8am and 6pm on each Saturday and Sunday.*

Council staff advised that a bus stop meeting that meets that description, and that the relevant zoning requirements for the bonuses to apply are satisfied, subject to confirming survey material supplied with the application is accurate and sufficient. Presumably the relevant bus timetables will be consulted to ensure that the required frequency of bus services is provided at the requisite times.

The development applications are more specifically described as follows in the SEE's:

PPSSWC-433 - Camden - DA/2024/334/1 - 28A Ingleburn Road, Leppington

| Element | Proposed Amending DA |
|-------------------------|--|
| Height | – 8 storeys |
| Gross Floor Area | – GFA of 11746.2m ² |
| 15% GFA | – 1761.1 m ² |
| Apartments | – 122 apartments (+29 units) |
| Affordable units | – 20 units: <ul style="list-style-type: none">○ 3 x 1 bed○ 16 x 2 bed○ 1 x 3 bed |
| Market units | – 9 additional units as market housing |

PPSSWC-438 - Camden - DA/2024/342/1 - 28B Ingleburn Road, Leppington

Planning Panels Secretariat

| Element | Proposed Amending DA |
|-----------------------|--|
| Height | – 8 storeys |
| GFA | – GFA of 12,548.40m ² |
| 15% of GFA | – 1,882.26 m ² (1,904.10 m ² provided) |
| Apartments | – 127 apartments (+32 units) |
| Affordable apartments | – 20 units with following mix: <ul style="list-style-type: none"> ○ 13 x 2 bedroom units ○ 7 x 3 bedroom units |
| Market apartments | – 12 additional units as market housing |

PPSSWC-437 - Camden - DA/2024/343/1 - 28C Ingleburn Road, Leppington

| Elements | Proposed Amending DA |
|------------------|---|
| Height | – 8 storeys |
| Gross Floor Area | – 14,652.1 m ² |
| 15% of GFA | – 2,197.81m ² (2,215.8m ² provided) |
| Apartments | – 151 apartments (+32) |
| Affordable units | – 25 units with the following mix: <ul style="list-style-type: none"> ○ 10 x 1 bedroom units ○ 8 x 2 2 bedroom units ○ 7 x 3 bedroom units – The distribution of the apartments are shown in the attached plans. |
| Market units | – 7 units |

Council explained various design concerns about the present plans.

Each DA is the subject of a Court appeal, which are listed together for a s 34 conference this Friday 28 February 2025.

The Panel looks forward to advice as to the outcome of that conference, noting that as the three DAs remained undetermined, they should be reported to the Panel for determination as soon as practicable if they are not resolved through the s 34 process.

Planning Panels Secretariat

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