

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 8 September 2025, 10:30am to 11:30am
LOCATION	Ms teams

BRIEFING MATTER(S)

PPSSWC-548 – Camden – DA/2025/243/1 – 100 Byron Road, Leppington - Demolition of existing structures, removal of trees and vegetation, dam rewatering, remediation and subdivision creating torrens title subdivision creating ninety-four (94) torrens title and ninety-one (91) community title lots with the construction of 124 attached, detached and semi-detached dwellings with road construction, drainage construction, servicing and all associated site works.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Michael Mantei, Michael File
APOLOGIES	NIL
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Mitchell Anderson, Ryan Pritchard, Jamie Erken
OTHER	Sharon Edwards, Tim Mahoney

KEY ISSUES DISCUSSED

The key categories of concern with this application identified to date by the Council are urban design, landscaping, car parking, waste collection, visual / acoustic amenity and dwelling orientation to Byron Road and Ingleburn Road.

Council has engaged an Urban Designer who is currently reviewing the proposal to provide comments for the draft SOFAC due 18 September 2025.

Specific matters identified by the Council are:

1. The proposed single storey-built form with 2-bedroom villas is different to the character of the Leppington Town Centre Review precinct that would be expected from a current maximum height limit of 21m, and a maximum height limit of 25m proposed in Council's work on the draft Town Centre DCP.
2. Council's preliminary assessment is that if the proposed typology is to proceed then the three-storey town house/terraces should be orientated to Byron Road and Ingleburn Road with individual rear loaded garages to a laneway/street as a matter of good urban design.
3. The proposed 'car court' poses potential traffic and parking management problems associated with over un-policed allocated parking spaces, waste collection conflicts, and dominance of hardstand areas in the character of the development scheme. Individual driveways and associated garages have the ability to provide landscaping for each lot on either side.

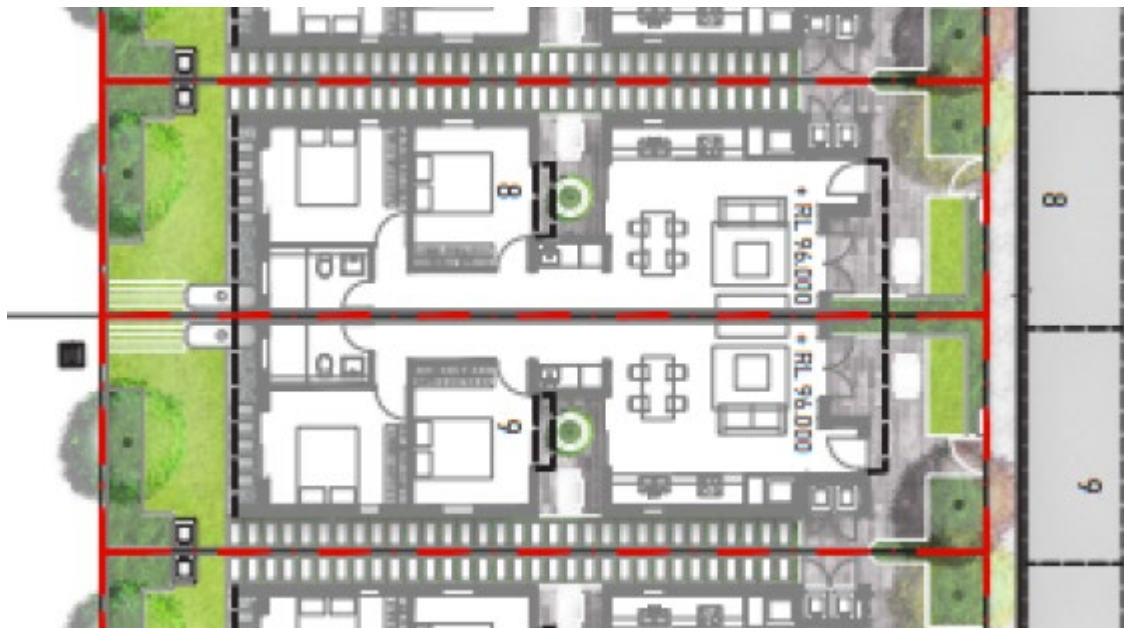
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4. The proposed orientation of the dwellings such that side boundaries present to Byron Road (which is a sub-arterial road) poses the following amenity concerns:
 - a) Resulting high solid fences would diminish the social aspect of laneways and public spaces.
 - b) If solid acoustic fencing is expected to be required to deal with the noise of Byron Road, that fencing will dominate the road presentation.
 - c) Council is also concerned that dwellings orientated side on to Byron Road will not comply with the required 57dBA requirement for rear courtyards providing private open space for each dwelling.
 - d) Dwellings fronting to the common landscaped areas would look straight at the front door of the opposite villa which might present privacy/amenity issues.
 - e) Poorer passive surveillance of the public domain

For those reasons Council recommends that dwellings should be reorientated to face Byron / Ingleburn Road. The Panel agrees that this is an important urban design issue requiring resolution.

5. The waste management for the proposal appears to be poorly conceived. It is not clear there is sufficient room for bin storage, and it appears bins would need to be wheeled through the home of some dwellings to be stored behind the building line. The arrangement of the car court results in conflict between cars and waste collection on bin collection days as if vehicles are parked within the street. These issues should be resolved where possible through consultation between the waste design experts of the Applicant and Council's waste team.
6. The layout for some of the dwellings appears to require occupants to walk through one of the bedrooms, through a laundry or walk out the front of the house and down a side passage to access the private open space, which is generally expected to be accessible from a living room. An example is shown below:



7. If progress is not expected towards a resolution of the Council issues, the DA should be reported for a determination briefing as soon as practicable.

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