

## RECORD OF BRIEFING MEETING SYDNEY WESTERN CITY PLANNING PANEL

<b>MEETING DATE / TIME</b>	30 October 2017 5.20 pm to 6.10 pm
<b>LOCATION</b>	Fairfield City Council

### ATTENDEES

<b>PANEL MEMBERS</b>	Bruce McDonald (Acting Chair), Nicole Gurran, Lindsay Fletcher, Ninos Khoshaba and Frank Carbone
<b>COUNCIL STAFF</b>	Liam Hawke Sunnee Cullen Amanda Bray George Vlamis
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

### BRIEFING MATTER:

Panel Reference - 2017SSW046, LGA – Fairfield, DA - 422.1/2017, Address - Part of Lot 12, DP 1143255, No. 14A Shoemaker Place; Lots 230, 231 & 232, DP 262449, No.'s 12 - 14 Laycock Place; Lot 233, DP 262449, No. 2 Palisade Crescent; Lots 234, 253, 254, 255 & 417, DP 262449, No.'s 40, 36, 34, 32 & 42 Newleaf Parade; Lots 236, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250 & 251, DP 262449, No.'s 2 & 4 - 17 Shoemaker Place; Lots 256, 257, 258 & 259, No.'s 1 - 4 Shearing Place; Lots 267, 268 & 269, No.'s 6, 4 & 2 Wall Place; Lot 270, DP 262455, No. 12 Tarlington Parade; Lots 273, 274, 275, 276, 277, 278 & 279, DP 262455, No.'s 3 - 9 Stubbs Place; Lots 282, 283, 284 & 285, DP 262455, No.'s 1 - 4 Kain Place; and Lots 280, 281, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295 & 296, DP 262455, No.'s 1 - 2 & 4 - 14 Bean Place, Bonnyrigg, Description - Newleaf Bonnyrigg Renewal Project - Stages 6a & 7. Redevelopment of Stages 6a and 7 of the Newleaf Bonnyrigg Renewal Project comprising subdivision, construction of 161 dwellings including detached & attached dwellings and garden apartments and associated landscape and public domain works

**APOLOGY:** Nil

**CONFLICT OF INTEREST:** Nil

### SITE INSPECTION:

The following members attended site inspection:

Bruce McDonald (Acting Chair), Nicole Gurran, Lindsay Fletcher, Ninos Khoshaba and Frank Carbone

## **KEY ISSUES DISCUSSED:**

- Non-compliances with Concept Plan include updated community renewal implementation plan, community renewal services plan has not been submitted to council, inconsistency in number of dwellings proposed across Stages 6a and 7.
- Variations to Bonnyrigg Master Plan (updated 2011) – road between Wall Place and Stubbs Place, Connector Park (along Palisade Crescent) between Junior Play Park and Hilltop Park, Garden apartments higher than the 3-storey envisaged within the Master Plan, lot widths, non-compliance with front setbacks.
- Distribution of public housing – preference to distribute consistently 30/70 with housing form
- SEPP 65 Compliance – apartment design guidelines, communal open space, deep soil, visitor car parking, cross flow ventilation, overshadowing, vehicle manoeuvring.
- Width of the road in relation service and emergency vehicles
- VPA not satisfied as proposal does not include the provision of a community centre.
- Agreement that further discussions are required to develop an amended proposal which adequately complies with relevant planning instruments to set a timetable for delivery of the community facility proposed under the VPA and in order to allow timely determination of this application.