

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 20 September 2021, 2:00pm – 2:50pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-165 – Fairfield City Council – DA234.1/2021 – 26 Bean Crescent, Bonnyrigg – Proposal: New Leaf Bonnyrigg Renewal Project - Stages 8 to 11 comprising the following:

- Removal of Existing Infrastructure Including Roads, Drainage Service Utilities and Removal of Trees
- Bulk Earthworks, Road Construction and Retention / Upgrade of Drainage and Service Infrastructure
- Staged Residential Subdivision to Create 219 Vacant Residential Lots, 3 Development Lots and 3 Open Space Lots, Drainage Reserve and 1 Residue Lot (Future Road Widening)
- Landscape Embellishment of Open Space Lots and Streets

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Stuart McDonald, Ninos Khoshaba and Sera Yilmaz
APOLOGIES	Nicole Gurran
DECLARATIONS OF INTEREST	Louise Camenzuli: I am a conflict on the LAHC Bonnyrigg application

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Lilyan Abosh, Jeyda Kokoden, Sunnee Cullen, Antonio Inzitari and Liam Hawke
OTHER	Mellissa Felipe and George Dojas – Panel Secretariat

KEY ISSUES DISCUSSED

The Panel is eager to see that the distribution of social housing remains consistent throughout the scheme without a distinguishable typology for the social housing, or concentration of social housing which risks leading to stigmatisation issues.

The increased use of complying development raises concerns that completed development may not be consistent with the concept approval, if the development proceeds with the sale of development lots to individual developers.

Information as to how the tree canopy targets will be met would assist the Panel, having regard to the anticipated fragmentation of the development lots.

The present number of dwellings being constructed for stages completed to date appears to be delivering a yield that is well short of that anticipated in the concept plan (while noting that the concept plan addresses dwelling yield as a maximum). The Panel seeks information from the applicant as to whether the originally

anticipated yield is still expected to be achieved, and an assurance that if it is not to be met that the ratio of the anticipated social housing to general housing will remain as anticipated.

The Panel notes that there are topography challenges, but removal of the through site links will need to be justified.

The Council reports a number of departures or likely future departures from the Bonnyrigg Masterplan 2011 arising from the completed development and this DA design. The Panel understands that compliance with the Masterplan is required as a term of the concept development approval (such as quality of solar access and minimum widths of the cycleways). The Panel understands that departure from the Masterplan cannot be permitted unless the concept development approval is first varied.

Road widths should meet the Masterplan minimum 4m width requirements. Again this would appear to be essential to achieve compliance with the concept development approval.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 15 November 2021

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels