

## Record of Preliminary Briefing Sydney Western City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSWC-373 – Fairfield – DA 279.1/2023 - 123 Newleaf Parade, Bonnyrigg
<b>APPLICANT / OWNER</b>	Applicant: Premise Owner: New South Wales Land and Housing Corporation
<b>APPLICATION TYPE</b>	Proposed social housing development comprising the Construction of a part 3-storey and part 4-storey residential flat building providing 25 apartments over basement carpark (25 car spaces) on the approved Lot 80 Newleaf Parade, Bonnyrigg which is a residential superlot approved as part of DA 234.1/2021 which granted consent for the residential subdivision of Bonnyrigg Newleaf Stages 8 to 11 (the Humphries Precinct) of the Bonnyrigg Communities Plus Project site.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	CIV > \$5M - Crown Development
<b>CIV</b>	\$ 8,027,273 (excluding GST)
<b>BRIEFING DATE</b>	13 November 2023

### ATTENDEES

<b>APPLICANT</b>	Rennie Rounds, Paul Parfenow, Frank Xuerab
<b>PANEL</b>	Justin Doyle (Chair), David Kitto
<b>COUNCIL OFFICER</b>	Matthew Korzy, Liam Hawke, Sunnee Cullen
<b>PLANNING PANELS SECRETARIAT</b>	Tim Mahoney, Sharon Edwards

**DA LODGED & DAYS SINCE LODGEMENT:** 14 September 2023 (60 days)

**TENTATIVE PANEL BRIEFING DATE:** February 2024

**TENTATIVE PANEL DETERMINATION DATE:** Within 250 day target

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

**Applicant**

- The applicant provided a description of the proposed development and site context.
- The applicant advised that the proposal includes variations to the concept plan including building height, setbacks, car parking, access, and GFA/Dwellings.

**Council**

- Council advised it has almost finished its preliminary assessment and that the application is being undertaken by an external consultant.
- Council advised that it has concerns related to the proposed communal open space and it's noncompliance with minimum requirements.
- Council advised that it will be issuing a request for information by next Friday 24<sup>th</sup> November 2023. If the applicant responds promptly the application may be ready for determination in the new year.

**Panel**

- The panel noted that several inconsistencies with the masterplan concept plan approval are noted within the SEE – with the comment “No however justified”.
- The Panel chair questioned whether the concept plan required modification given the conditions which were not complied with were imposed by the Minister. If so, that should be done urgently.
- The panel requested an update from Council be provided to the Secretariat on what it anticipates the likely timeframes for determination will be by 15<sup>th</sup> of December 2023. The panel requested that a status briefing be scheduled in February 2024.
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite its efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment.

**Note:**

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

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.