

## BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 26 February 2024, 12:30pm and 1:30pm
LOCATION	MS teams

## BRIEFING MATTER(S)

PPSSWC-373 – Fairfield – DA 279.1/2023 - 123 Newleaf Parade, Bonnyrigg - 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.

## PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), David Kitto, Kim Johnson, Marcus Rowan
APOLOGIES	David Niven
DECLARATIONS OF INTEREST	NIL

## OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Matthew Korzy, Liam Hawke, Richard Tong
APPLICANT	Rennie Rounds, Paul Parfenow, Frank Xuerab, Adrian Hernandez, Yundong Wu
PLANNING PANELS SECRETARIAT	Renah Givney, Sharon Edwards, Tim Mahoney

## KEY ISSUES DISCUSSED

## Consistency with the Bonnyrigg Concept Plan

The approved Part 3A Bonnyrigg Concept Plan regulates development in the Bonnyrigg Estate.

Under the concept plan, development in this part of the Bonnyrigg Estate must be carried out generally in accordance with the concept plan development controls contained in the document titled “Modified Concept Plan 2019 Bonnyrigg Communities Plus Program” prepared by Architectus/AJC and dated 10 May 2019 (Appendix N of Mod 5, Response to Submission).

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These development controls restrict buildings in this part of the Bonnyrigg Estate to 3 storeys.

Given the proposal is for 4 storeys, there is some doubt about whether the proposal is generally consistent with the requirements of the Bonnyrigg Concept Plan.

Council indicated that the Panel has previously accepted slight divergences from these controls as being generally in accordance with the concept plan development controls and is likely to support the proposed divergence in this case subject to some refinements to the building design.

### **Request for Information**

On 22 February 2024, Council issued a further RFI to the Applicant, requiring several changes to the design of the building. These changes included:

- Addressing the non-compliances with the communal open space requirements
- Incorporating the driveway into the building envelope of the development
- Allowing the provision of a public through site link, as envisaged by the approved Bonnyrigg Concept Plan, at some stage in the future
- Incorporating at least 5 visitor car parking spaces into the basement
- Improving the visibility of the communal entrance.

The Applicant indicated it is unwilling to move the driveway as it will increase the bulk and scale of the building.

The Panel encourage the Council and the Applicant to meet as soon as possible and try to resolve the outstanding design issues. It also indicated that Council should consider the merits of allowing increases in the bulk and scale of the building to facilitate a better configuration of the driveway.

After this meeting, the Council must report back to the Panel and confirm the final date for determination.

### **TENTATIVE DETERMINATION DATE SCHEDULED FOR EARLY MAY 2024**

#### **Planning Panels Secretariat**

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