

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-381 – Campbelltown – 3908/2023/DA-C – 221 Eagleview Road, Minto
APPLICANT / OWNER	Applicant/Owner: Rahima Aziz Charitable Organisation Limited
APPLICATION TYPE	Construction of community facility with basement and outdoor sports facility at the rear of the site.
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
CIV	\$ 9,677,029 (excluding GST)
BRIEFING DATE	4 March 2024

ATTENDEES

APPLICANT	Alexandra Marks, Ertaz Chowdhury, Hasan Rahman, Olasimbo Alabi
PANEL	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Karen Hunt, George Brticevic
COUNCIL OFFICER	Aaron Essenhig, Karl Okorn
CASE MANAGER	Renah Givney
PLANNING PANELS SECRETARIAT	Sharon Edwards, Tim Mahoney

DA LODGED: 30 October 2023

DAYS SINCE LODGEMENT: 237 days

TENTATIVE PANEL BRIEFING DATE: Not anticipated at this time.

TENTATIVE PANEL DETERMINATION DATE: 17 June 2024

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- The Applicant provided a description of proposed development and site context, including:
 - the construction of a 'community facility' and 'recreation area', including basement parking and two floors for community centre facilities
 - use of an ancillary existing structure for on-site management and outdoor recreation (soccer, basketball and tennis).
- The Applicant noted that the development site is predominately surrounded by existing residential development.
- The Applicant advised that the height of development has already been amended since DA lodgement in response to preliminary feedback from Council.
- The Applicant advised that they intend to make further refinements to address other concerns raised by Council.
- The Applicant clarified that the proposed prayer facilities area would be less than 10% of the floor area.
- The Applicant confirmed that it has undertaken acoustic investigations and that it intends to make refinements to the proposal on the basis of those investigations and Council's feedback.
- The Applicant confirmed that the development site slopes down toward the street frontage.

Council

- Council's advised that the application has been notified to adjoining landowners and that eight (8) submissions were received.
- Council indicated that an RFI is being prepared and will be issued to the Applicant shortly. Council noted that the Applicant has already been working with Council to address the matters raised in preliminary feedback.
- Council has identified the following assessment issues to date:
 - overall building height – original proposal seeks a variation to the maximum building height for part of the development.
 - the development seeks to retain two existing driveways, raising site legibility issues
 - stormwater management
 - general design and amenity considerations, including interface with existing residential development adjoining to the south
 - land use characterisation - the development includes prayer rooms and Council has asked the Applicant to clarify the nature of these.
- Council advised that it is unlikely to renotify the development once amended plans and information are formally lodged.
- Council indicated that it expects to finalise its assessment of the application in early June.
- Council advised that it has not received submissions from neighbours located to the south of the development.
- Council advised that the Design Excellence Panel (DEP) has recommended the retention of existing trees near the sporting fields.

Panel

- The Panel queried what consideration has been given to potential acoustic impacts on surrounding residents.
- The Panel queried if neighbours to the south have raised concerns.
- The Panel queried whether the Design Excellence Panel (DEP) has raised any concerns.
- Panel requested that once additional information/amended plans are received Council consider whether the application will require renotification, noting that the application received eight (8) submissions and one of the elevations is mislabelled in the plans.
- 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 it to complete their assessment. The Panel may determine development in the form it is presented at or prior to 250 days.

Note:

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