

Fairfield Local Planning Panel



MINUTES **Closed Briefing Session**

DATE OF MEETING: 19 June 2019

LOCATION: Reading Room

TIME: 3:00pm

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PRESENT:

Hon Carl Scully (Chair)

Charles Hill

John Travers

Lawrence White

Council Staff

Chris Shinn

Edward Saulig

Amanda Seraglio

Mosheur Rahman

APOLOGIES

There were no apologies tendered for this meeting.

ADVICE AND STATEMENT OF REASONS

- 10: SUBJECT:** PLANNING PROPOSAL - CLOSED BRIEFING SESSION -
Fairfield Forum Shopping Centre and Car Park, Fairfield
- Premises:** 8-36 Station Street, Fairfield - (Lot 1031 DP 1049068)
- Applicant/Owner:** Harrington Custodian Pty Ltd
(Directors - Trevor Byles & Matthew Davison)
- Zoning:** B4 Mixed Use
- File Number:** 19/07052

DECLARATIONS OF INTEREST

All Panel Members declared there were no conflicts of interest. Community Representative, Lawrence White, requested that it be noted that he is a property and business owner in the Fairfield CBD and this would have no impact on his input to the advice the Panel has given in respect of this planning proposal.

FLPP ADVICE:

Council is in receipt of a planning proposal for the Fairfield Forum site at 8-36 Station Street, Fairfield (Lot 1031 in DP 1049068).

The large mixed use site, being 42,957m² in area, is known as Key Site 1 in Council's Fairfield City Centre Key Sites Urban Design Study adopted in March 2018.

In that regard, the Panel notes that the proponent submitted an alternative proposal to that recommended by Council's consultants.

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However, Council resolved to support the concept in urban design study prepared by the Council, in principle, subject to the receipt and assessment of a planning proposal.

The Council's staff assessment report details the planning proposal, based on a master plan, which in summary seeks:

- A development concept with a total of 1,519 dwellings, 17,600m² of retail gross floor space and a capacity of up to 2,919 cars.
- A floor space ratio of 3.5:1.
- A range of building heights from 5 to 25 storeys, with a maximum height of 82m, with lower height limits surrounding the site including 5 storeys to Ware Street, 6 storeys to Station Street and 8 storeys to Cunninghame Street.
- Creation of a new road connection through the site, linking the northern portion of Ware Street with Station Street.
- Provision of public open space, including a 4,000m² public park on the corner of Station and Cunninghame Streets, a market square, and new pedestrian links throughout the site.
- In that regard, the Panel also notes that the Planning Proposal seeks to amend the following provisions of Fairfield Local Environmental Plan (LEP) 2013: Height of Buildings map – a change from 26m (8 storeys) to 82m (25 storeys).
- Floor Space Ratio map – a change from 2.5:1 to 3.5:1.

The Panel is required to provide advice to elected Councillors before they may consider whether or not the Planning Proposal should proceed to Gateway Determination. Having considered the presentation by the proponents representatives and the Council's assessment report, the Panel advises that it is appropriate that the Planning Proposal proceed to Gateway provided two issues are addressed to the satisfaction of Council's staff and elected Councillors:

1. That high level strategic traffic and pedestrian movement advice be provided by the proponent as to the potential requirement for traffic infrastructure as a result of increased traffic movements following the completion of the proposed development.
2. That elected Councillors come to a position on the appropriate level of affordable housing for this development and if any, the proponent be requested to amend the proposal accordingly.

The Panel was concerned that a rezoning may not result in a development closely aligned to what is proposed in the Planning Proposal, but noted the assurance from both the developer and Council's staff that a site specific Development Control Plan (DCP) based on the indicative concept scheme will be required, subject to further refinement and negotiation with Council, following the Gateway Determination if supported by Council.

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The Panel recommends that the site-specific DCP and planning proposal be exhibited together, to give the community and Council additional clarity around the future intended outcomes of the planning proposal.

The Panel also supports the public benefits, as a result of the Planning Proposal, including a new 4,000m² park and an extension of Ware Street.

The Panel supports the vesting of the ownership of the proposed park and the extension of Ware Street in Council, and advises Councillors that the Planning Proposal should not proceed without that assurance.

The Panel has been advised that these benefits will be outlined as part of a public benefit offer in negotiation with Council. The public benefit offer will then be formalised via a Voluntary Planning Agreement, to be exhibited concurrently with the planning proposal and site specific DCP.

The Panel supports this process.

REASONS FOR DECISION

Council's staff assessment report seeks a higher level endorsement to the concept for the redevelopment of Fairfield Forum site, which entails a reshaping of the north-west precinct of the Fairfield City Centre.

The Panel has noted that the planning proposal for the Fairfield Forum site at 8-36 Station Street, Fairfield seeks to amend development standards under Fairfield LEP 2013, in order to achieve a development concept that proposes to realise 1,519 dwellings within apartment buildings ranging in height from 5 to 25 storeys, and 17,600m² of new retail gross floor space with a market square concept and increased pedestrian movements through the site.

Public benefits on offer are to be negotiated with Council under its Planning Agreements Policy 2018, include a new road connection through the site linking the northern portion of Ware Street with Station Street, and a 4,000m² neighbourhood park on the corner of Station and Cunninghame Streets in an area significantly undersupplied with accessible local open space. Any affordable housing requirements resolved by Councillors would be required to be included in any such planning agreement.

The planning proposal realises key urban design framework elements contained within the Fairfield City Centre Key Sites Urban Design Study 2018 for the largest site within the Centre.

The Panel agrees with Council's assessment report that this planning proposal is a once in a life time opportunity, to bring about the necessary urban renewal for the City's oldest and largest centre which will be guided through a draft Site Specific Development Control Plan, should the planning proposal be supported by Council.

The Panel notes in particular that the planning proposal:

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- is consistent with the ten directions of the Metropolis of Three Cities – A vision to 2056;
- achieves the specific goal of providing a 30-minute city consistent with the Western City District Plan;
- provides a high quality development that meets the community's needs, and a variety of job and training opportunities available in the city, consistent with the 2016 – 2026 Fairfield City Plan;
- is consistent with the relevant aims and objectives of the Fairfield Local Environmental Plan 2013;
- specifically meets the design, access and movement issues and directions for the site with allowable variations, consistent with the Fairfield City Centre Development Control Plan;
- specifically realises the possibility of a neighbourhood park of 4000m², providing an extension of Ware Street to Nelson Street and public domain improvements inclusive of a market square on private land while minimising adverse impacts within and adjoining the development site, consistent with the objectives of the Fairfield City Centre Urban Design Study 2018;
- is consistent with the role and function of the existing Fairfield City Centre with the potential to result in positive economic impacts through the renewal of an ageing standalone shopping centre and its immediate environment, consistent with the Fairfield City Centres Policy 2015 and accompanying Study;
- is consistent with directions relating to housing, urban development, infrastructure, integrating land use and transport and implementing metropolitan planning, as provided by the Ministerial Directions under Section 9.1 of the Environmental Planning and Assessment Act 1979.

The Panel also notes that the planning proposal has been referred to the relevant Council departments.

In that regard, the Panel notes that whilst a number of issues have been raised, these matters are capable of resolution, either through additional studies, inclusion of requirements within the draft specific DCP, and or by way of conditions of approval.

For the reasons referred to above, the Panel recommends to Council that the Planning Proposal be supported.

MATERIAL CONSIDERED BY THE PANEL:

Planning Proposal – Fairfield Forum
Solar Access Standards
Traffic Study

MEETINGS AND SITE INSPECTIONS BY THE PANEL:

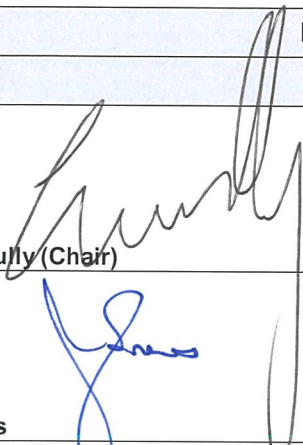
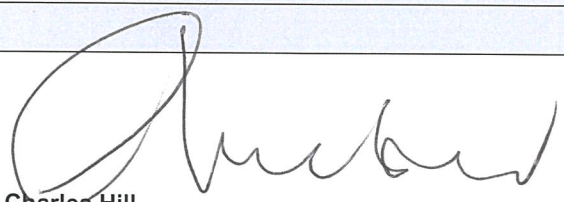


Pre-meeting, no site inspection.

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PANEL MEMBER SIGNATURES	
Item No. 10	
 Hon Carl Scully (Chair)	 Charles Hill
 John Travers	 Lawrence White (Community Representative)