

# **Sydney West Region Joint Regional Planning Panel (JRPP)**

## **Fairfield City Council Panel Meeting on Thursday 6 October 2011**

Panel members: Mary-Lynne Taylor - Chair  
Bruce McDonald – Panel Member  
Paul Mitchell – Panel Member  
Frank Carbone – Panel Member  
Rhonda Tyne – Panel Member

The meeting commenced at: 12.30 pm

**Item No. 1: JRPP No. 2010SYW092 – Fairfield City Council, 1253.1/2010, Major alterations and additions to Stocklands Wetherill Park Shopping Centre, Lot: 102 DP: 1034345, Lot: 1 DP: 867772 No. 561-583 Polding Street, PRAIRIEWOOD**

### **Conflict of Interest:**

*Councillor Frank Carbone declared: "I have a relative on the board of an adjoining site. Given the large nature of the proposed development and its vicinity, I will declare a significant non-pecuniary interest and will not participate in this matter."*

The JRPP was addressed by the applicant's Town Planning Consultant from BBC Planning (Russell Hand).

No objectors addressed the JRPP.

### **Recommendation:**

The JRPP unanimously approves the application for the reasons given in the Council Town Planning Report and subject to the conditions proposed therein as amended by agreed changes to conditions 4, 5, 7, 8, 9, 10, 29, 51 as attached.

Condition No. 9 is to be amended by inserting the words: "in a scoreboard like manner" after the words "Dynamic Signage" in the first line – otherwise the wording to be the same as condition 9 in Council's report.

Motion Carried – (5-0)

**Item No. 2: JRPP 2010SYW101 - Fairfield City Council, 1303.1/2010, Stage 3 Bonnyrigg Public Housing Estate Redevelopment, corner Edensor Road and Bunker Parade, Bonnyrigg.**

Mr Andrew Brooks (applicant), Nick Burton, architect, Tim Rogers, Traffic Engineer and Jennifer Cooper Town Planning Consultant addressed the JRPP.

No objectors addressed the JRPP.

**Recommendation:**

The JRPP is of a mind to approve the application but notes there are a number of non-compliances with the Bonnyrigg Masterplan which has been recently reassessed by the Planning Assessment Commission, and believes the non-compliances to be substantial and so requires changes as follows;

1. Deletion of the deferred commencement consent condition.
2. The submission of amended plans that address the following changes:
  - i. The apartment complex is to provide visitor carparking on site as required by the Bonnyrigg Masterplan at a rate of 1 space per 4 units;
  - ii. The location of driveways must achieve compliance with AS 2890.1.2004;
  - iii. Allotments 3310 and 3408 are to be deleted and the subdivision reconfigured, because of the lack of solar access in accordance with the Bonnyrigg Masterplan.

Amended plans are to be submitted within 4 weeks of this decision and to be the subject of a further Council Town Planning assessment, to be referred to the JRPP for final determination.

Motion Carried – (5-0)

**Item No. 3: JRPP 2011SYW068 – Fairfield City Council, DA 435.1/2011, Demolition of existing structures and erection of a retail building containing a supermarket, specialty shops and associated basement carpark, 176-186 The Boulevard, Fairfield Heights.**

Wesley Dos, Project Manager for the applicant addressed the JRPP.

No objectors addressed the JRPP.

**Recommendation:**

The JRPP unanimously approves the application for the reasons given in the Council Town Planning Report and subject to the conditions proposed therein, with the application description to be amended to delete the words “single storey” from the description of the proposed development.

Motion Carried – (5-0)

The meeting concluded at: 2.30 pm.

Endorsed by:

Mary-Lynne Taylor  
Chair  
Sydney West Region  
Joint Regional Planning Panel  
Date: 10 October 2011