

Sydney West Joint Regional Planning Panel Briefing Note

Panel Reference:	2013SYW105
Type of Matter:	Development Application (DA)
LGA:	Fairfield City Council
DA Number:	664.1/2013
Cost of Development:	\$16.3 million
Development Description:	<p>Demolition of existing at-ground car park and toilet block and construction of 3 storey building comprising ground level retail outlets (30 tenancies with a total 2,995m² lettable), first level commercial floor space (4 tenancies with a total 505m² lettable) and car parking, and third level car parking.</p> <p>A total of 275 car parking spaces will be provided comprising the replacement of 166 existing parking spaces and 109 additional spaces.</p> <p>In addition, traffic management related works are proposed in the surrounding area and subdivision to rationalise existing lot boundaries.</p>
Land Owner:	Fairfield City Council
Applicant:	Fairfield City Council
Assessment Process:	To redress any perceived conflict of interest, Council has commissioned an external town planning consultant to assess and report on the subject development application. GLN Planning was consequently commissioned at the pre-DA stage in accordance with a Probity Plan dated July 2013.
Planning Controls:	<p>Zoned B4 Mixed Use under Fairfield LEP 2013.</p> <p>Provisions of Cabramatta DCP 2013.</p>
Site Description:	The site has an area of 5,110m ² , comprising 15 lots or part lots held in fee simple and classified operational for the purposes of the Local Government Act 1993.



(Source: *Nearmaps* as cited in SEE by Elton Consulting dated September 2013).

Consultation

As suggested at the Pre-DA meeting, the applicant undertook pre-lodgement community consultation involving notification in 3 local papers during August and September 2013 and a community information and feedback session at the Cabravale Leisure Centre in Cabramatta on Thursday 5 September 2013. Concerns raised included the number and size (small rather than medium) of shops, pedestrian and traffic circulation and adequacy of the number car parking spaces proposed.

- Referral to the RMS (as required by the ISEPP).
- Referral to internal Council departments (Building, Engineering, Landscape Architecture, Traffic, Waste Management, Strategic Planning and Heritage).
- Referral to Norling Consulting to provide an independent retail impact assessment.
- Public exhibition from 24 October to 14 November 2013, involving placement of an advertisement in a local paper and distribution of notification letters to 1077 owners/tenants within a minimum 50m radius of the site.

Responses have now been received from the majority of referrals and these are in the process of being reviewed.

Over 1,000 public submissions and a petition containing about 6,000 signatures have been received. The primary concerns identified at this stage are generally a preference for larger western style retail outlets (as opposed to smaller tenancies suitable for Asian style outlets) and inadequate car parking.

Preliminary Comments and Issues

Issues raised at the Pre-DA stage were:

- Minor Exceedance of LEP building height standard.
- Integration of proposed retail component into existing shopping centre.
- Traffic and access, (including loading and pedestrian and vehicular access).
- Quantum of proposed parking.
- Compliance with the development outcomes identified in the DCP.
- Replacement of existing public facilities on site (parking and public toilets).
- Design allowance for possible future air bridges to adjacent development.
- Potential heritage impact on nearby Pailou Gates within Freedom Plaza.

Our preliminary view is that the most significant issue is the adequacy of car parking. The proposal involves the replacement of existing public car parking spaces and the provision of spaces to satisfy the requirements for the proposed commercial/retail floorspace.

The DCP works in conjunction with the applicable S94 Plan to discourage the provision of all required car parking on site. A discounted parking requirement applies when S94 contributions are paid for parking. The DA is generally consistent with these requirements, except more spaces are proposed on-site for the commercial/retail floorspace than required by the DCP.

Assessment Program

Subsequent to receipt of final responses to all referrals, any major issues may be referred to the applicant for a response. Subject to the above, it is expected that an assessment report will be completed in late February/ early March.