

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Fairfield City Council** on **Thursday 3 September 2015 at 1.00 pm**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell, George Barcha and David Niven

**Apologies:** None

**Declarations of Interest:** Council staff member on the Panel: David Niven declared an interest because of his involvement of the rezoning of the site and withdrew from the meeting.

### Determination and Statement of Reasons

**2014SYW042 – Fairfield City Council, DA/15.1/2014**, Demolition of the existing Calabria Community Club buildings, construction of a residential flat building, basement car park, associated landscaping, subdivision to create two (2) Torrens title allotments and construction of new roads, 184-192 Restwell Road, Prairiewood.

**Date of determination:** 3 September 2015

**Decision:**

The panel unanimously determined to defer the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

**Panel consideration:**

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.





**Reasons for the panel decision:**

1. The Panel seeks additional information to be supplied by the applicant and the Council in relation to the compliance with the provisions of SEPP 55 – Remediation. In this respect, the Panel requires a clear statement of the suitability of the site for the proposed use and encouraged the applicant to supply this further information promptly and ideally within one month.
2. The Panel requires further consideration of the site's compliance with the principles of SEPP 65 and the Residential Flat Design Code Guidelines particularly in relation to the street setbacks, reduced landscaping, and non-compliance with deep soil zones, as the guidelines suggested in the Council's Site Specific DCP (Prairiewood Town Centre Southern Precinct) appear to conflict with the RFDC and being a greenfield development there appear to be no constraints relevant to this site.

The Panel advised at the meeting it would deal promptly with the additional material when received, and the objectors were advised that they were welcome to attend a further meeting of which they will receive notice.

**Decision:** The development application be deferred for the reasons stated above.

**Panel members:**

		
<b>Mary-Lynne Taylor</b>	<b>Bruce McDonald</b>	<b>Paul Mitchell</b>
		
<b>George Barcha</b>		

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## SCHEDULE 1

1	<b>JRPP Reference – 2014SYW042, LGA – Fairfield City Council, DA/15.1.2014</b>
2	<b>Proposed development:</b> Demolition of the existing Calabria Community Club buildings, construction of a residential flat building, basement car park, associated landscaping, subdivision to create two (2) Torrens title allotments and construction of new roads.
3	<b>Street address:</b> 184-192 Restwell Road, Prairiewood.
4	<b>Applicant/Owner:</b> <b>Applicant:</b> Alfredo G Pagano (Pagano Architects Pty Ltd). <b>Owners:</b> Calabria Community Club Ltd.
5	<b>Type of Regional development:</b> Capital Investment Value > \$20M
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>◦ State Environmental Planning Policy (State and Regional Development) 2011</li> <li>◦ State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>◦ State Environmental Planning Policy No. 65 – Design Quality Residential Flat Development</li> <li>◦ State Environmental Planning Policy (Building and Sustainability Index: BASIX) 2004</li> <li>◦ State Environmental Planning Policy (Infrastructure) 2007</li> <li>◦ Fairfield Local Environmental Plan 2013</li> <li>◦ Prairiewood Town Centre Southern Precinct Development Control Plan 2013</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>◦ Fairfield City Wide Development Control Plan 2013</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>◦ Environmental Planning and Assessment Regulation 2000</li> </ul> </li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report with recommended deferred conditions of consent, Council Supplementary Report and written submissions.  Written submissions prior to panel meeting: <ul style="list-style-type: none"> <li>• Rocco Mileto</li> <li>• Allan Hebb</li> <li>• Cheryl Macgregor</li> <li>• David Celebrin</li> <li>• Denis Sterling</li> <li>• Edmond Kelita</li> <li>• Elizabeth Palaje</li> <li>• Emilio Porley</li> <li>• Erwin Bond</li> <li>• Frank Calea</li> <li>• Glenda Austin</li> <li>• John and Christine Spinks</li> <li>• Kathleen Smith</li> <li>• Kim Adan</li> <li>• Lachlan Murdoch</li> <li>• Laurie Camaleri</li> <li>• Lynnette-Ann Hawes</li> <li>• Marijana Stjepan</li> <li>• Linda Puwil</li> <li>• Morris Peterdawood</li> <li>• Peter Buxton</li> <li>• The Raymond residence</li> </ul>

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	<ul style="list-style-type: none"> <li>• Rita Basso</li> <li>• Rocco Mileto</li> <li>• Rueben A. Silla and Griseldale E. Silla</li> <li>• Sami Raoul</li> <li>• Thai Nguyen</li> <li>• Thomas A Tran</li> <li>• Zelja Jankovic and Stan Jankovic</li> <li>• Andrew Golden</li> <li>• Bill O'brien</li> <li>• Gavin I'Anson</li> <li>• Irawan Purna</li> <li>• Li Ing Sujanto</li> <li>• Maria Buggi</li> <li>• Maria Borg</li> <li>• Victor Miruzzi</li> <li>• Suzi Abi Mikhael</li> </ul> <p>Verbal submissions at the panel meeting:</p> <ul style="list-style-type: none"> <li>• Jeanne Hanson (apologies)</li> <li>• Peter Buxton (against)</li> <li>• Lachlan Murdoch (against)</li> <li>• Gerard Turrisi (For)</li> </ul>
8	<b>Meetings and site inspections by the panel:</b> 22 May 2014 – Briefing Meeting 3 September 2015 - Site Inspection and Final Briefing Meeting.
9	<b>Council recommendation:</b> Deferred Commencement Approval
10	<b>Conditions:</b> Attached to council assessment report