

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at 11.00am on Wednesday 18 March 2015 at Fairfield City Council

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell,  
Rhonda Tyne, Cr George Barcha

Apologies: Paul Mitchell  
Declarations of Interest: None

### Determination and Statement of Reasons

**2014SYW120 – Fairfield – DA403.1/2014 – [101 Meadows Road, Mt Pritchard] as described in Schedule 1.**

**Date of determination:** 18 March 2015

**Decision:**

The panel determined to approve the development application as described in Schedule A 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 proposed development will add to the supply of parking to an extent that will allow significant further development of the club facilities.
2. The proposed arrangements will provide more effective on site traffic function and improve the interface of the parking area with the local road network.
3. The proposal adequately satisfies the relevant State Environmental Planning Policies including:
  - State Environmental Planning Policy No. 55 – Remediation of Land (SEPP No. 55)
  - SEPP Infrastructure
4. The proposal adequately satisfies the objectives and provisions of Fairfield LEP 2013 and Fairfield City Wide DCP 2013.
5. The proposed development will not generate any unacceptable impacts on the built or natural environments.
6. On consideration of conclusions 1-5, the Panel considers the proposed development is a suitable use of the subject land and approval of the proposal is in the public interest.

**Conditions:**

The approval is subject to the conditions attached to the council assessment report.

**Panel members:**



**Mary-Lynne Taylor (Chair)**



**Bruce McDonald**



**Rhonda Tyne**

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2014SYW120 – Fairfield– DA403.1/2014
2	<b>Proposed development:</b> Underground car park at the Mt Pritchard & District Community Club
3	<b>Street address:</b> 101 Meadows Road, Mt Pritchard
4	<b>Applicant/Owner:</b> Applicant: Paynter Dixon Constructions - Owner: Mt Pritchard District and Community Club
5	<b>Type of Regional development:</b> Capital investment value > \$20M
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• State Environmental Planning Policy No. 64 – Advertising and Signage</li> <li>• Fairfield Local Environmental Plan 2013</li> <li>• Fairfield City Wide Development Control Plan</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 Environmental Planning Assessment Act 1979 or Environmental Planning Assessment Regulation 2000.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report dated 10 March 2015 Written submissions during public exhibition: 5 Submissions Verbal submissions at the panel meeting: 1 – Joanne Marr
8	<b>Meetings and site inspections by the panel:</b> 1 Final Briefing Meeting – 18 March 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> As attached to assessment report