

# 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

**2014SYW165 – Fairfield – DA714.1/2014 – [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 proposal development will enhance the social and recreation activities currently provided by the existing licensed club.
2. 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
3. The proposal adequately satisfies the objectives and provisions of Fairfield LEP 2013 and Fairfield City Wide DCP 2013.
4. While the development would, as proposed have a measure of negative impact on the immediate adjoining residences in Leo Street and Cherry Street by removing the three adjacent dwellings and introducing club related service functions abutting the existing residences, the Panel has imposed a condition requiring landscape treatment that will satisfactorily mitigate that impact.
5. On consideration of conclusions 1-4, 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>2014SYW165 – Fairfield – DA714.1/2014</b>
2	<b>Proposed development:</b> Alterations and additions to the "Mounties Club", Mt Pritchard, Pritchard & districts community club including associated landscaping, demolition and signage.
3	<b>Street address:</b> 101 Meadows Road, Mt Pritchard
4	<b>Applicant/Owner:</b> Applicant & 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 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>• Section 94 Contributions</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: 1 Submission Verbal submissions at the panel meeting: None
8	<b>Meetings and site inspections by the panel:</b> Panel Briefing – 29 January 2014 1 Final Briefing Meeting – 18 March 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> As attached to assessment report