

RECORD OF BRIEFING

SYDNEY WESTERN CITY PLANNING PANEL

MEETING DATE / TIME	8 November 2018 1.30pm to 2.00pm
LOCATION	Fairfield City Council

ATTENDEES

PANEL MEMBERS	Justin Doyle (Chair) Bruce McDonald Frank Carbone Ninos Khoshaba
COUNCIL ASSESSMENT STAFF	Hayley Tasdarian Sunnee Cullen Liam Hawke
OTHER	Suzie Jattan – Panel Secretariat

BRIEFING MATTER:

2018SSW035 – Fairfield - DA413.1/2018

Address - LOT: 1 DP: 308061, LOT: 3 SEC: 2 DP: 3035, NO. 3 WILLIAM STREET FAIRFIELD

Description - Construction of a Boarding House accommodating 30 rooms, use of existing heritage item as a commercial space, tree removal, basement car parking with 8 spaces, consolidation of 2 existing lots to create 1 lot and associated landscaping works.

APOLOGIES: Nicole Gurran

CONFLICT OF INTEREST: Nil

SITE INSPECTION:

The following members attended site inspection:

Justin Doyle (Chair)

Bruce McDonald

Frank Carbone

Ninos Khoshaba

KEY ISSUES DISCUSSED:

- The LEP height map appears to reflect a considered regulation of height as part of the development of this end of William Street, of which the retention and reuse of the subject heritage item is clearly an important part. Departure from the maximum height would need to be strongly justified. At present it is difficult to see a sufficient justification for the proposed additional height.
- While adding to the stock of boarding house accommodation which is scarce across Sydney is desirable, the height limit applying to this site is also an important consideration given

the location of this site within the commercial centre of Fairfield. The desired built form for the site displayed in the Town Centre DCP is part of the planning for the property, to which the Panel is likely to give significant weight.

- A firm and reliable conservation strategy to ensure the heritage presentation of the item is enhanced and preserved is important. Means to encourage its public use would assist the proposal.
- Available ways to enhance the internal amenity of the units should be considered by the design architect.
- Safe paths of travel will need to be demonstrated.
- While demolition of the recent additions may be acceptable, attention should be given to the reuse of that area to encourage the presentation and public understanding of the heritage item. More detail is required as to how the heritage fabric will be restored and how the building is to be used in the future to integrate with the planned character of this precinct.