

COUNCIL ASSESSMENT REPORT

Panel Reference	2018SSW035
DA Number	DA 413.1/2018
LGA	Fairfield City
Proposed Development	Proposed consolidation of two lots, construction of a 3 storey boarding house comprising 22 rooms (including a Managers room), including the construction of a basement level car park comprising of eight (8) car spaces, and alterations, additions and use of an existing heritage item for the purpose of a medical centre with associated landscaping, drainage and earth works.
Street Address	3 William street, Fairfield
Applicant/Owner	Karlos Charly
Date of DA lodgement	Select Date
Total number of Submissions	• 5
Number of Unique Objections	• 5
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	The application is referred to the Sydney Western City Planning Panel for consideration pursuant to Schedule 7 of State Environmental Planning Policy (State and Regional Development) 2011 as development for affordable housing that has a cost of works over \$5 million are to be determined by the Sydney Western City Planning Panel (SWCPP).
List of all relevant s4.15(1)(a) matters	i.e. any: <ul style="list-style-type: none"> • SEPP (Affordable Rental Housing) 2009 • SEPP – Remediation Land • SEPP (Infrastructure) 2007 • Greater Metropolitan Regional Environmental Plan (REP) No 2—Georges River Catchment • Fairfield Local Environmental Plan 2013 • Fairfield City Wide DCP 2013
List all documents submitted with this report for the Panel's consideration	i.e. any: <ul style="list-style-type: none"> • Architectural, Stormwater and Landscape plans • Statement of Environmental Effects • Written Request pursuant to Clause 4.6 of FLEP 2013 • Heritage Impact Statement • Conservation Management Plan • Schedule of Conservation Works • Acoustic Report • Plan of Management • Traffic and Parking Report • Detailed Site Investigation • Submissions • Recommended Conditions
Clause 4.6 requests	Please list: <ul style="list-style-type: none"> • Fairfield Local Environmental Plan (LEP) 2013 • Proposed variation to Clause 4.3 Building Height Development Standard • Zone: B4 Mixed Use
Summary of key submissions	i.e any: <ul style="list-style-type: none"> • traffic and parking concerns • increase of crime rates in the local area and anti-social behaviour associated with borders • reduction in property value of adjoining sites • privacy concerns
Report prepared by	Hayley Tasdarian – Senior Development Planner
Report date	21 September 2020

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Yes

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Yes

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Not applicable

Conditions

Have draft conditions been provided to the applicant for comment?

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

Yes