

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 25 October 2021, 11:00am and 12:16pm
LOCATION	By teleconference call

BRIEFING MATTER(S)

PPSSWC-159 – Fairfield City Council – DA174.1/2021 – 121-133 Prairie Vale Road, Bossley Park – Proposed Construction of a Two (2) Storey to Four (4) Storey Seniors Housing Development Comprising 86 Self Contained Units with Associated Seniors Indoor and Outdoor Facilities and Includes:

- * Associated Three (3) Levels of Car Parking (Two Levels of Basement and At-Grade) Involving:
- * 102 Car Spaces for Seniors Housing Residents and 22 Car Spaces for their Visitors; and
- * Separated Club Car Parking (894 Car Spaces) for Patrons and Club Staff
- * Associated Refuse and Plant Facilities;
- * Ancillary Site Infrastructure and Landscaping;
- * Modified and Relocated At-Grade Car Parking to Provide a Total of 347 Parking Spaces for the Club's Patrons and Staff; and
- * Improvement to the Public Domain for Improvised Pedestrian Access and Enhanced Streetscape

PANEL MEMBERS

IN ATTENDANCE	Noni Ruker (Acting Chair), Ken McBryde, Gabrielle Morrish, Dai Le and Sera Yilmaz
APOLOGIES	Frank Carbone
DECLARATIONS OF INTEREST	Ninos Khoshaba: As a nearby resident, I am a social member of club Marconi and some of the directors are known to me through my role as councillor.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Sunnee Cullen and Geraldine Pham
PLANNING PANEL SECRETARIAT	Mellissa Felipe and George Dojas

KEY ISSUES DISCUSSED

- The Panel acknowledges the thorough Council briefing and the quality briefing material provided ahead of the Panel meeting.
- The Panel agreed that seniors housing is much needed within the Fairfield Local Government area and within this location.

Planning Panels Secretariat

- The Panel agreed that the proposals building height and overall density was appropriate to the context and building uses.

SITE WIDE DISCUSSION

- The Panel discussed the importance of re-evaluating site planning and its relationship to the whole Marconi site to achieve high-quality and orderly planning outcomes for current and future club patrons, visitors, staff and servicing, as well as future residents. An urban design-based masterplan could assist in this regard to demonstrate a coordinated and integrated approach to analyse and then resolve the complex inter-relationships to avoid conflicts.
- The Panel noted that the size and mix of uses across the whole Marconi site could be comparable to a small 'village'. Planning could clearly delineate publicly accessible areas to visually and physically structure movement, front and back of house areas and separate residential away from highly activated parts of the whole site.
- The location, configuration, sizing and character of pedestrian movement across the overall site; and in particular linking Restwell Road to Prairie Vale Road was discussed as needing reevaluation in order to be legible, safe (CEPTED), logical, simplified and efficient.
- The location, configuration and design of carparking areas needs to achieve far better separation of club uses from residential uses, clarify and simplify vehicular and pedestrian movement.
- The Panel discussed the ability of the type and scale of housing proposed to easily achieve extensive deep soil areas, such as along streets (front gardens) and in common areas such as the communal courtyard.
- The Panel discussed the importance of achieving fully underground carparking in a low scale residential setting such as this, to achieve front gardens and pedestrian access from the street and generous setback to club uses and vehicular areas.

BUILDING AND SITE DESIGN DISCUSSION

- The desire to retain the 8 mature trees on Restwell Street.
- The need to reduce the impacts of extensive areas of carpark by considering fully undergrounding car parking and splitting into smaller areas and landscaping.
- The Panel discussed the need for clarity on how adjacent club uses such as sporting events in terms of noise management, crowd management and pedestrian movement will avoid impacts on new residential uses and existing residential streets.
- Further consideration of the Apartment Design Guidelines relating to public domain, communal areas, pedestrian access, private open space and balconies, ventilation, internal storage and amenity.
- The location of buildings A, B, E and potential amenity impacts (noise, light spill and privacy) arising due to lack of separation, positioning and proximity to the soccer fields, lighting, carparking, car entries.
- Basement carpark interface required clarification in its ability to provide a quality outcome in relation to the ground plan, residential dwellings external spaces and street address, residential street quality, landscaping and pedestrian amenity.
- Deck carparking visible from streets is incompatible with residential street quality.
- Creating better address for all components of the development and other Marconi club uses.
- The soccer field light poles and residential dwellings are incompatible.
- Issues with built form, architecture and materials, lack of residential roof form.

Planning Panels Secretariat

- Long opening hours for the club creates issues and visual impact with amenity of existing houses along eastern and southern edge that have not been addressed.
- The impact of very long buildings along the E2 conservation land has not been addressed.
- Location and design of carparking entry and exits impacts on residential amenity and pedestrian movement. Building B is particularly impacted.

The Panel notes that the two ongoing court matters may affect the direction of the DA.

A date for the determination meeting has not been set.