

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 28 February 2022, 3:30pm - 4:04pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-219 – Fairfield – DA434.1/2021 – 178 Restwell Road, Prairiewood - Tree Removal, Construction of a series of 2 x 6 to 8 storey buildings with 389m2 of commercial floor space, provision of a total of 263 residential unit and 327 car parking spaces over 3 basement levels and associated landscaping

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Louise Camenzuli, Nicole Gurran and Marie Saliba
APOLOGIES	Frank Carbone, Dai Le and Marcus Rowan
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Geraldine Pham, Liam Hawke and Geraldine Pham
CONSULTANT	Stuart Gordon – Associate – SJB Planning
OTHER	Melissa Felipe – Panel Secretariat

KEY ISSUES DISCUSSED

1. The Panel noted that this DA for the redevelopment of sporting fields in the Prairiewood Town Centre Southern Precinct zoned B4 – Mixed use under FLEP 2013 relates to land owned by the Council. It is cleared except for a row of trees along its southern boundary. It follows upon development of the adjacent land to the east at 184-192 Restwell Road as part of DA/1370/2014 approved in 2015.
2. An independent planning firm is assessing it for the Council to avoid conflicts.
3. The site is to be assessed against the site specific parts of the Prairiewood Town Centre Southern Precinct Development Control Plan 2013 (PTCSP DCP) which must feature as a "fundamental element" or a "focal point" of the assessment of matters covered by that Plan (Zhang v Canterbury City Council (2001) 115 LGERA 373). The DCP states that it is intended "to provide a framework against which any development application, for a use currently permitted by the zoning, will be assessed". The DA proposes substantial variations from the development anticipated by that PTCSP DCP, including deletion of the internal east-west road and substantial changes to the anticipated built form for this site.
4. The proposal also includes a substantial exceedance of the 26m maximum building height development standard in FLEP 2013. Assessment of the accompanying 4.6 request should examine not only the resulting solar impacts on the completed and anticipated development on the adjoining sites, but also the impacts on the proposed open space to be included in the development (noting the SEPP 65 requirement that the

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development achieve as a minimum 50% of direct sunlight to the principle usable part of the common open space for 2 hours between 9am and 3pm on the winter solstice, and also that the DA achieves good design.

5. The Masterplan that applies to the site establishes it as a transition zone. The anticipated development is to incorporate community facilities and open space, transitioning between the adjacent shopping centre and associated facilities, and the nearby residential areas and open space

TENTATIVE DETERMINATION DATE SCHEDULED FOR JUNE 2022

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels