

BRIEFING DETAILS

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| BRIEFING DATE / TIME | Monday, 8 August 2022, 10:00am-11:00am |
| LOCATION | Teleconference |

BRIEFING MATTER(S)

PSSWC-219 – Fairfield City Council – DA 434.1/2021 – 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

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| IN ATTENDANCE | Justin Doyle (Chair), Nicole Gurrán, Louise Camenzuli, Marcus Rowan |
| APOLOGIES | Dai Le |
| DECLARATIONS OF INTEREST | David Niven - The land at 178 Restwell Road, Prairiewood, is currently owned by Council George Barcha - Fairfield Council is the owner of the property under consideration Marie Saliba- Council is the applicant of the development application. |

OTHER ATTENDEES

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| COUNCIL ASSESSMENT STAFF | Geraldine Pham, Sunnee Cullen and Liam Hawke |
| Consultant | Stuart Gordon and Karina Turvey – SJB |
| DPE | Stuart Withington and Alexander Richard |

KEY ISSUES DISCUSSED

The Panel noted that the request for further information remained outstanding. The Panel was advised that the Applicant was considering the viability of the project and would revert to the Council and the Secretariat to advise of its intentions in that regard by 15 August 2022.

In the meantime, the key issues raised at the Panel briefing were:

- A justification for the height noncompliance, noting that the site would not have immediate neighbours, and the Panel would prefer not to see a compromise in the amenity of the new dwellings rather than technical compliance.
- The principal merit issue observed was solar access both to the proposal (and particularly the courtyard of the proposed northern building), and also to the courtyard and western façade of the

existing recently completed building to the south east for which some addition to the solar access material might be of assistance.

- (c) The Council noted some design issues raised by SJB as its urban design consultant.
- (d) The proposal did not include a subdivision plan which addressed the boundaries of the proposed road dedication. Notably, a question arises as to whether the FSR should be calculated excluding the roads to be dedicated.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 31 October 2022

Planning Panels Secretariat

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