

SYDNEY WESTERN CITY PLANNING PANEL

TO: Sydney Western City Planning Panel – via electronic meeting

REPORT: SWCPP Report

SUBJECT: 30 Broomfield Street, 64A Bareena Street and 30A Broomfield Street, Cabramatta

FILE No: DA 373.1/2021

Application lodged	6 October 2021
Applicant	Fairfield City Council
Owner	Fairfield City Council
Application No.	DA 435.1/2019
Description of Land	<p>Lot 1 DP 90239, Lot 1 DP 203909, Lot 10 DP 4919, Lots 1 and 2 DP 1116895, Lot 11 DP 1112424, Lot 1 DP 433768 and Lot 3 DP 564576</p> <p>No.30 and 30A Broomfield Street and 64A Bareena Street, Cabramatta.</p>
Proposed Development	<p>Proposed Alterations and Additions to Cabravale Leisure Centre over two (2) stages including the following:</p> <ul style="list-style-type: none"> - Partial demolition of structures and removal of trees; <p>Stage 1:</p> <ul style="list-style-type: none"> - Expansion of existing gymnasium - Amenities Upgrade <p>Stage2:</p> <ul style="list-style-type: none"> - Construction of a new 25m pool - New leisure pool with outdoor deck and leisure area - New aquatic plant room - Extension of existing at-grade parking area to accommodate 45 additional car park spots resulting in a total of 188 car parking spaces - Connection ring road to the eastern side of the site
Site Area	2.152 hectares
Zoning	RE1 Public Recreation under the Fairfield LEP 2013
Heritage	No
Issues	Car parking, acoustic impacts, design and built form generally.

Assessing Officer: Glenn Apps (Consultant Planner)

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SUMMARY

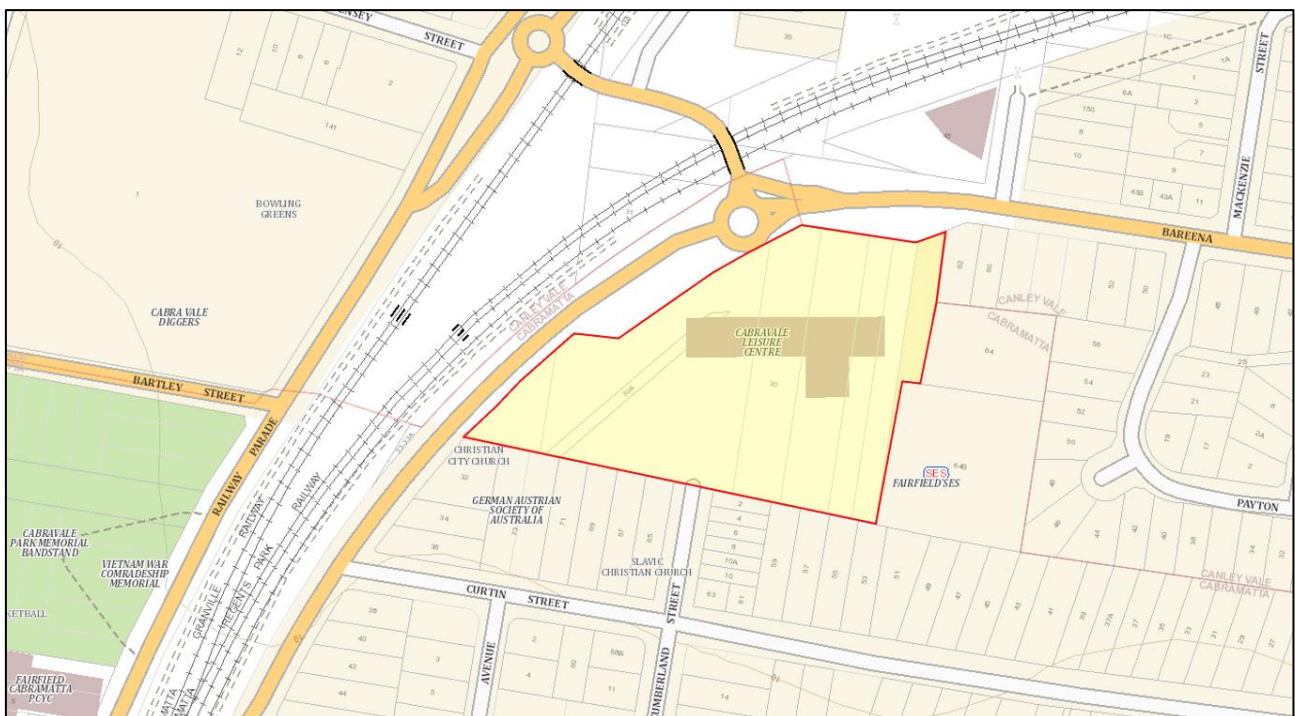
1. Development Application No. 373.1/2021 was received on 6 October 2021 for the Staged Alterations and Additions to the Cabravale Leisure Centre at No.30 and 30A Broomfield Street and 64A Bareena Street, Cabramatta comprising upgrades to amenities, the expansion of existing gymnasium, the construction of a new 25m pool and a new leisure pool with outdoor deck, associated aquatic plant room, new carparking and access.
2. The application was publicly notified to occupants and owners of the adjoining properties for a period of 21 days between 8 October 2021 and 29 October 2021.
3. There are no variations to any development standards or planning controls.
4. The application is recommended for conditional approval subject to the conditions as provided in the attached schedule. The application is referred to the Panel as Fairfield City Council is the applicant and the proposal has a Capital Investment Value of more than \$5 million.

REPORT

SUBJECT SITE AND SURROUNDING AREA

The subject land is known as the Cabravale Leisure Centre and has an area of 2.152 hectares. The site is illustrated in Figure 1 below:

Figure 1 – Locality Plan of subject site



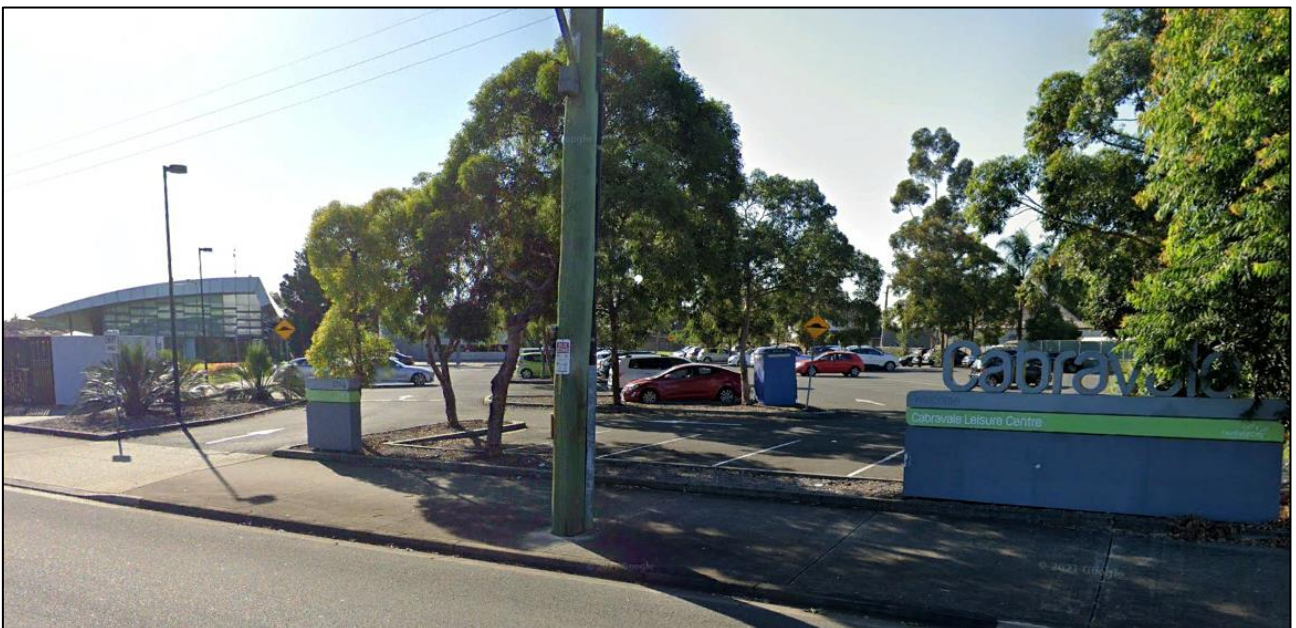
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Figure 2 – Aerial view of subject site



The subject land is located within the suburb of Cabramatta. The primary access to the facility is from Broomfield Street, near the south western corner of the land. Access is also available from Cumberland Street.

Figure 3 – Street view of the entry to Cabravale Leisure Centre from Broomfield Street



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The subject land is adjoined by Bareena Street to the north and Broomfield Street to the west.

The subject land is mostly surrounded by non-residential uses, including places of worship and the German-Austrian Club to the south west, Fairfield SES facility and a martial arts school to the east and the White Eagle Polish community centre across Bareena Street to the northeast.

Low density residential development adjoins to the southeast and to the northeast fronting Bareena Street.

The existing facility includes an indoor 20m heated swimming pool, change rooms and amenities, community room which is currently used as a child care facility, gym and associated amenities, aerobics/program room with consulting room facilities, café and management offices. An outdoor wading pool is located toward the south east corner of the land.

An at-grade carpark for 143 vehicles is provided on site, accessed from Broomfield Street and Cumberland Street.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

Council has lodged a development application for the staged redevelopment of Cabravale Leisure Centre comprising

- Partial demolition of structures, reconfiguration of the existing carpark and transplanting of trees;

Stage 1:

- Expansion of existing gymnasium
- Amenities Upgrade

Stage2:

- Construction of a new 25m pool
- New leisure pool
- New aquatic plant room
- Extension of existing at-grade parking area to accommodate 44 additional car park spots resulting in a total of 188 car parking spaces
- Connection ring road to the eastern side of the site

Each component of the DA is detailed below.

Partial demolition of structures and transplanting of trees

The demolition stage of works involves the removal of 6 non-significant trees, including 3 palm trees, 2 conifers and 1 eucalypt. It is noted from the site inspection that the eucalypt in the carpark has already been removed. The 3 palm trees are proposed to be transplanted to elsewhere on the site.

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Demolition works include removal of façade walls to allow for expansion of the buildings, removal of the pool edge to allow for the provision of ramping and the removal of fencing and footpaths.

Also involved is the reconfiguration of the existing carpark to provide shared zones between the accessible parking spaces which will result in the loss of 1 carparking space.

Stage 1:

Stage 1 works involve:

- The expansion of the existing gymnasium between the current gym and program room;
- The provision of photo voltaic panels to the roof of the new gym space;
- Upgrades to the electrical switchboard structure located adjacent to the Broomfield Street entry; and
- Upgrades to the amenities area adjacent the entry to the building.

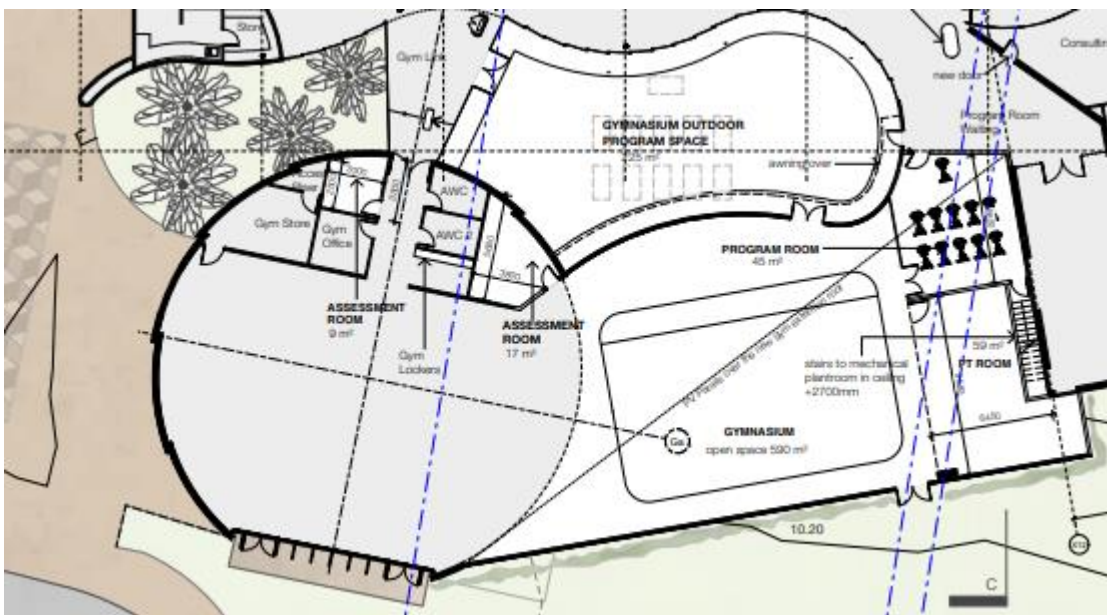


Figure 4 – Expansion of existing gymnasium

Stage2:

Stage 2A works involve:

- Construction of a walkway bridge between pool areas;
- Construction of a new 25m pool;
- New children's leisure pool;
- New amenities;
- New aquatic plant room;
- Extension of existing at-grade parking area to accommodate 44 additional car park spots resulting in a total of 188 car parking spaces;
- Connection ring road to the eastern side of the site including school bus drop off point; and
- New landscaping.

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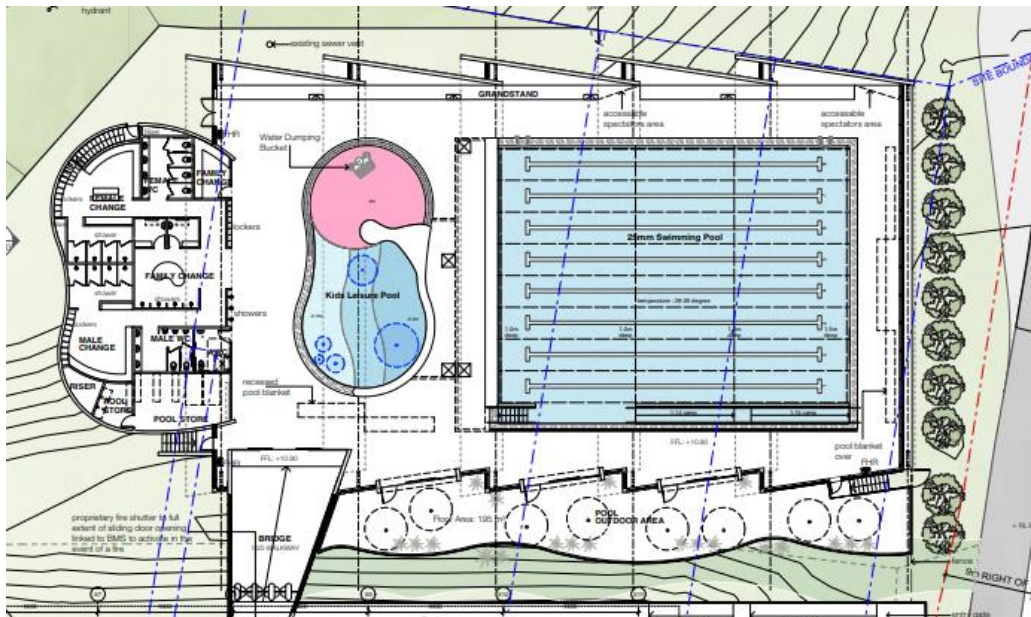


Figure 5 – New 25m pool, Children's leisure pool and amenities

Stage 2B works involve:

- Construction of a ramp into the 20m multi-purpose warm water pool;
- New spa, sauna and steam room;
- New pool storage room.

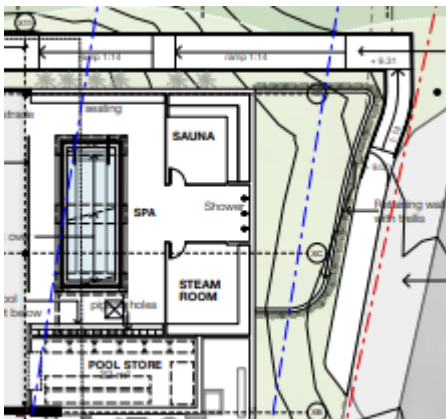


Figure 6 – New Spa, Sauna and Steam room

Signage

New signage is limited to the facility signage on the western façade of the new pool building to be carried out as Stage 2A and direction signage on Broomfield Street highlighting the entry to the carpark.

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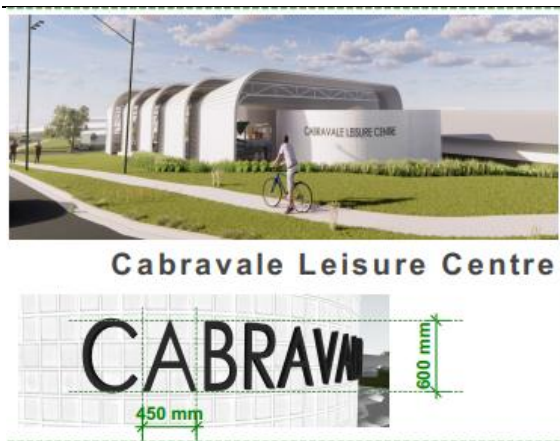


Figure 7 – Proposed new Signage

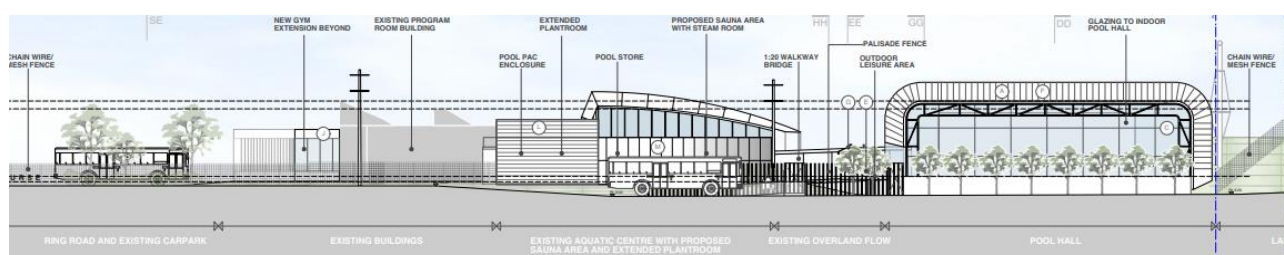


Figure 8 – Eastern Elevation - view from eastbound traffic lane in Bareena Street.

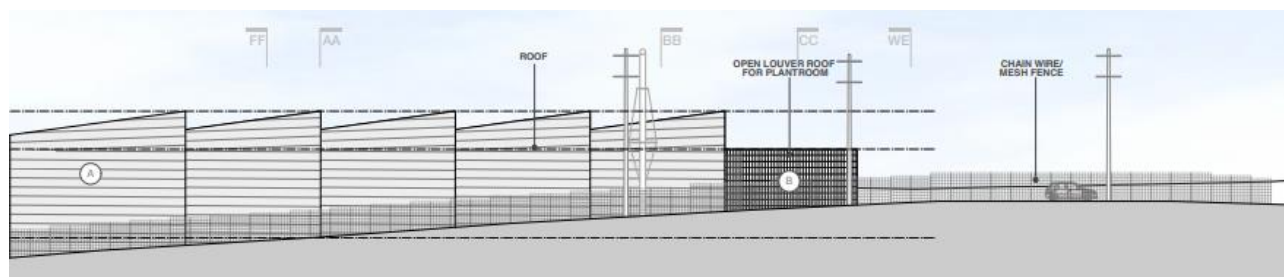


Figure 9 – Northern Elevation – view from Bareena Street

HISTORY

Date	Action
1/10/2020	Pre Development Application Advisory meetings held with Council.
6/10/2021	The Development Application was lodged.
8/10/2021	The Development Application was referred to internal departments and external agencies for review.
8/10/2021 to 29/10/2021	Application placed on public notification for 21 days. The notification did not generate any submissions.
28/2/2022	JRPP briefing held where it was resolved to seek a peer review of the design to ensure a greater degree of independence into the process and assist in achieving the highest degree of design excellence.

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	The application was referred to independent architect for peer review of the application in response to the JRPP briefing.
29/8/2022	Application referred to JRPP for determination following completion of assessment.

APPLICANTS SUPPORTING STATEMENT

The application has been supported by the following reports:

DOCUMENT	PREPARED BY	DATED
Plans		
Architectural Plans	Brewster Hjorth Architects	21 September 2021
Photomontage	Brewster Hjorth Architects	30 June 2021
Schedule of Finishes	Brewster Hjorth Architects	23 June 2021
Survey Plan	Fairfield City Council	23 September 2019
Shadow Diagrams	Brewster Hjorth Architects	23 June 2021
Erosion and Sedimentation Plan	Northrop	30 July 2021
External Lighting Plan	Erbas	July 2021
Landscape Plan	Fairfield City Council	July 2021
Stormwater Drainage Plan	Northrop	26 August 2021
Structural Drawings and Statement	Northrop	3 August 2021
Reports		
Statement of Environmental Effects	Premise	7 September 2021
Contamination and Salinity Report	JK Environments	10 December 2020
Geotechnical Report	JK Environments	21 December 2020
Remediation Action Plan	JK Environments	22 February 2022
Interim Asbestos Management Plan	JK Environments	23 February 2022
CPTED Assessment	Premise	26 August 2021
SEPP 64 Assessment	Premise	2 December 2021
Design Statement and Site Analysis	Brewster Hjorth Architects	15 September 2021
Plan of Management	Warren Green Consulting	19 July 2021
Section J Report	Erbas	3 September 2021
Traffic and Parking Impact Assessment	TEF Consulting	20 September 2021
Services Infrastructure Report	Erbas	29 September 2021
Noise Impact Assessment	Resonate Consultants	2 September 2021
BCA and DDA Compliance Statement	Blackett Macguire and Goldsmith	7 September 2021
Stormwater Management Report	Northrop	26 August 2021
Cost Estimate	Muller Partnership	10 September 2021
Flood Risk Management Report	Northrop	26 August 2021
Waste Management Plan	Fairfield City Council	18 August 2021

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CONTACT WITH RELEVANT PARTIES

The assessment of the Development Application and preparation of this report has been undertaken by an external planning consultant in conjunction with Council's Development Assessment officer.

A site inspection was carried out by the consulting planner on 5 November 2021.

INTERNAL REFERRALS

Development Engineer

The development application was referred to Council's Development Engineer for comment who has advised that the development proposal is satisfactory and therefore can be supported subject to recommended conditions of consent.

Building Control

The development application was referred to Council's Co-Ordinator Building Control for comment who has advised that the development proposal is satisfactory and therefore can be supported subject to recommended conditions of consent.

Community Health

The development application was referred to Council's Co-Ordinator Community Health for comment who has reviewed the relevant environmental reports.

It is recommended that a noise barrier with minimum height of 2.1m be installed along the carpark boundary.

The noise impact from the use of the gymnasium and pool will comply with project specific noise criteria during supervised and unsupervised operational hours of the facility.

The contamination assessment and remediation plans have been reviewed and are satisfactory.

No objections have been raised to the development and appropriate conditions of consent have been imposed.

Traffic Engineer

The development application was referred to Council's Coordinator Traffic for comment who has advised that the proposed development will not create any adverse impacts on the adjoining road network and does not cause any issues relating to parking demand.

In particular, the proposed development will require the centreline in Bareena Street to be relocated to allow for exit movements from buses into Bareena Street. The proposed relocation of the centreline is found to be minor and leaves adequate width for the eastbound traffic lane in Bareena Street.

Conditions of consent has been provided.

Tree Preservation Officer

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The development application was referred to Council's Tree Preservation Officer for comment.

No objections are raised by the Tree Preservation Officer to the tree removal of the conifers and translocation of the palms. Similarly, the proposed landscaping treatment is supported.

Heritage Advisor

The development application was referred to Council's Heritage Advisor for comment who has advised that the proposed development will not result in impacts to any heritage item.

Waste

The development application was referred to Council's Manager Waste, Sustainability and Strategy for comment who has advised that additional waste and recycling from the proposed development can be accommodated with the existing waste services for the land.

EXTERNAL REFERRALS

Sydney Trains

The development application was referred to Sydney Trains who responded on 22 October 2021.

No objection has been raised to the development subject to the imposition of conditions of consent.

Endeavour Energy

The development application was referred to Endeavour Energy who responded to Council on 28 October 2021.

No objection has been raised to the development subject to the imposition of conditions of consent.

PEER REVIEW

The JRPP, at its briefing of 28 February 2022, resolved to seek a peer review of the design to ensure a greater degree of independence into the process and assist in achieving the highest degree of design excellence.

The application was referred to independent architect for peer review of the application in response to the JRPP briefing.

Comments from the independent architect have been received based around the Better Place Objectives and have been reviewed by the Applicant's project team. The final tabled response is provided in full at **Attachment 3**.

The following matters remaining unresolved from the peer review are discussed below.

i. Landscaping to east of the building

It should also be noted that the landscape plans do not appear to match the architects' perspectives for the east elevation perspective (street view from Bareena Street This perspective)indicates trees and screen planting, however the landscape plans show only screen planting.

It is recommended, at a minimum on this east elevation the landscaping shown within architects' perspective be included, this includes low to mid height screen planting and medium to large scale street planting.

Comment: The landscaping plan should be deferred to as the reference for landscaping.

The landscape plans show a hedge of 50 *Acmena smithii* 'DOW30' PBR Sublime. These species have a mature height of 5m with a spread of 2-3m and are cultivated as a hedging plant.

Taller tree specimens are not considered appropriate adjacent to the glazing, particularly eucalypts, for risk of damage to the glazing. The *Acmena smithii* as proposed are appropriate.

ii. Landscaping of the bank to the north of the building

It is also recommended that the landscape design be reviewed, and more species and planting be included on the north bank and between the new and existing building.

Comment: The landscape plans show a planting matrix for native ground covers on part of the bank. While there is scope for planting of the bank generally, tree and tall shrubs are not appropriate as they will create a potential security and safety risk. Further, the building will be a landmark and focal point for the community and lines of the sight to the building should be maintained.

In any event, there is nothing preventing Council from carrying out tree planting as part of a future initiative should it be demonstrated that additional planting would benefit the building and its setting.

iii. Landscaping of the overland flowpath

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With respect to the overland flow path, it is unfortunate that no planting is proposed other than grass. Unless additional landscape is included the overland flow will in effect appear to be unresolved water flow path. It is considered that this development would have been an opportunity to green the public space vistas as well as soften the space between the two buildings and enhance the external environment.

Comment: The overland flowpath has a drainage function and significant planting would impact that function. Notwithstanding, it is agreed that this space between the buildings deserves a better visual treatment given its visibility and its potential to relate to the bridge between the two buildings and the pool outdoor area.

There are options available for that space to be planted to act similar to a raingarden with appropriate ground covers and grasses.

There is an opportunity for this to take place and greatly improve that space without removing its drainage function. A condition of consent has been recommended to this effect.

iv. Landscaping between the carpark and the neighbouring properties

It is noted that 2.1m timber lapped and capped acoustic fence is included in the DA and that an approximately 1000mm wide planting strip is included. It is recommended that this planting strip be protected from car overhangs/intrusions to allow the full 1000mm for clear planting and that the mix of plants create solid screening.

Comment: The Applicant has agreed that the extension of the landscape strip to increase separation from the southern neighbours can be accommodated. These matters have been addressed through a condition of consent and be incorporated at detailed design stage prior to construction.

v. Fencing

The image supplied appears to be a palisade style fence in lieu of chain mesh fence. This would be acceptable with further detail provisions in the DA as below.

The issue is primarily that the total public domain edge needs to be a designed outcome. This would effectively mean that the fence style and detail is indicated on the drawings and that the stepping in the fence together with any fixings to the ground are shown. Ideally the stepping is reduced and controlled in a designed outcome. Fence material, colour and construction to be clarified.

Comment: It is agreed that the fencing is important in setting the edge with the public domain and the fence treatment must be carried out properly. The palisade fence is appropriate and a condition of consent can be imposed to the effect that the final fence design, including material, colour and construction be approved by an appropriate officer of Council prior to the issue of the Construction Certificate.

vi. Building on Country

It is considered good practice to undertake Building with Country consultation and it is recommended that this be part of any new building design.

Given the stage of this design and the works already undertaken to arrive at current DA it is

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recommended that this consultation form part of the next stage of the work and detail design and documentation.

Comment: It is agreed that the next stage of the project, particularly interior design or the final detailed design of architectural elements can consider introducing elements of indigenous design including the fit out and interior design.

PLANNING COMMENTS

The provisions of any Environmental Planning Instruments (EP& A Act s4.15 (1)(a)(i))

State Environmental Planning Policies

The proposed development is affected by the following State Environmental Planning Policies:

(a) **State Environmental Planning Policy (State and Regional Development) 2011**

The application is accompanied by a Capital Investment Value Estimate report which has determined the approximate value of the development to be \$21,454,042.

As the capital investment value of the proposed development will be greater than \$5 million and it is a Council related project, it meets the criteria for Regionally Significant Development (RSD). Accordingly, the DA will be determined by the *Sydney Western City Planning Panel*.

(b) **State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)**

Clause 7 of SEPP 55 requires Council to be satisfied that the site is suitable or can be made suitable to accommodate the proposed development. The matters listed within Clause 7 have been considered in the assessment of the development application as per the following table:

Figure 4 – SEPP 55 Compliance Table

Matter for Consideration	Yes/No
Does the application involve re-development of the site or a change of land use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
In the development going to be used for a sensitive land use (e.g.: residential, educational, recreational, childcare or hospital)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does information available to you indicate that an activity listed below has ever been approved, or occurred at the site? acid/alkali plant and formulation, agricultural/horticultural activities, airports, asbestos production and disposal, chemicals manufacture and formulation, defence works, drum re-conditioning works, dry cleaning establishments, electrical manufacturing (transformers), electroplating and heat treatment premises, engine works, explosive industry, gas works, iron and steel works, landfill sites, metal treatment, mining and extractive industries, oil production and storage, paint formulation and manufacture, pesticide manufacture and formulation, power stations, railway yards, scrap yards, service stations, sheep and cattle dips, smelting and refining, tanning and associated trades, waste storage and treatment, wood preservation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the site listed on Council's Contaminated Land database?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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Matter for Consideration	Yes/No
Is the site subject to EPA clean-up order or other EPA restrictions?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has the site been the subject of known pollution incidents or illegal dumping?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site adjoin any contaminated land/previously contaminated land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has the appropriate level of investigation been carried out in respect of contamination matters for Council to be satisfied that the site is suitable to accommodate the proposed development or can be made suitable to accommodate the proposed development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

A combined *Preliminary (Stage 1) and Detailed (Stage 2) Site Investigation* was undertaken by JK Environments which concluded that there is a risk for potential contamination on site from fill material and the use of pesticides from the historical agricultural land use of the land. Carcinogenic PAHs and asbestos was found within the new site footprint, but it was deemed that the risk was low.

The Detailed Site Investigation determined that the site can be made suitable for the proposed development. The application is supported by a *Remediation Action Plan* by JK Environments and an *Interim Asbestos Management Plan* by JK Environments.

The assessment has determined that the site can be made suitable for the proposed development through the measures outlined in the *Remediation Action Plan* and *Interim Asbestos Management Plan*.

(c) State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64)

The proposal includes signage in the form of the backlit building façade sign.

Other signage, including the directional signage on Broomfield Street is exempt development pursuant to Section 97(1)(c)(iii) and Section 20 of State Environmental Planning Policy (Infrastructure) 2007. Section 6(2) of SEPP 64 provides the Policy is not applicable to signage which is exempt development under another environmental planning instrument.

An assessment of the proposed signage against the assessment criteria under SEPP 64 has been undertaken in a *SEPP 64 Assessment* carried out by Premise and dated 2 December 2021 and demonstrates that the signage is consistent with the relevant provisions and assessment criteria of SEPP 64.

(d) Infrastructure State Environmental Planning Policy (Infrastructure) 2007

Clause 104 and Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007 requires traffic generating development be referred to Transport for NSW.

The existing use of the site as a *recreational area (indoor)* is not specifically listed as a purpose of development within Column 1 of Schedule 3 as traffic generating development which requires referral. Further, the proposal does not include 200 or more car parking spaces or located within 90m of a classified road. The proposal it is not considered to be traffic generating development and does not require to be referred to Transport for NSW.

(e) State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The Vegetation SEPP regulates clearing that is not linked to development requiring consent.

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The proposal involves the removal of 2 conifer trees and the translocation of 3 palm trees. This does not exceed the biodiversity offsets scheme threshold. Therefore, the proposed vegetation removal is considered acceptable.

Regional Environmental Plans

The proposed development is affected by the following Regional Environmental Plan:

Greater Metropolitan Regional Environmental Plan No.2 – Georges River Catchment

The subject site is identified as being located within the area affected by the Greater Metropolitan Regional Environmental Plan No.2 – Georges River Catchment. That plan aims to maintain and protect the water quality and river flows of the Georges River catchment.

The proposed carpark has been set down approximately 150-200mm to allow for safe above ground flood storage, similar to that of an above ground OSD.

The flood modelling indicates that with this flood storage strategy, the proposed works will not increase flood affectation beyond the site boundaries. Flood affectation in the southern part of the site for the existing car park and leisure centre pedestrian plaza would be reduced due to the new carpark construction and would not increase the hazard within the road.

As such, the proposed development raises no issues as no adverse impact on the catchment is envisaged.

Local Environmental Plans

Fairfield LEP 2013

The Fairfield LEP 2013 is applicable to the development proposal. It is noted that the development achieves compliance with the key statutory requirements of the Fairfield LEP 2013 and the objectives of the *RE1 Public Recreation* zone applicable to the land.

The objectives of the *RE1 Public Recreation* zone are:

- To enable land to be used for public open space or recreational purposes;
- To provide a range of recreational settings and activities and compatible land uses; and
- To protect and enhance the natural environment for recreational purposes.

The proposed development has had regard to the zone objectives in that it furthers the recreational opportunities and activities made available to the public at the facility.

The proposed development is a “*recreation area (indoor)*” which is defined as:

“a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club”

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Recreation facilities (indoor) are permissible with development consent in the *RE1 Public Recreation* zone.

The relevant matters to be considered under the Fairfield LEP 2013 for the proposed development are summarised below.

Figure 5 –Fairfield LEP 2013 Compliance Table

DEVELOPMENT STANDARD	COMPLIANCE	DISCUSSION
4.1 Minimum subdivision lot size	N/A	The proposed development does not seek the creation of new lots.
4.3 Height of Buildings	N/A	No maximum building height is prescribed for the land.
4.4 Floor Space Ratio	N/A	No maximum FSR is prescribed for the land.
4.6 Exceptions to development standards	N/A	The proposed development does not require consideration of any exceedance of a development standard.
5.10 Heritage Conservation	N/A	The land does not contain an item of environmental heritage and is not located within a heritage conservation area. The land is not within proximity of any item of environmental heritage.
5.21 Flood Planning	Yes	The Flood Assessment carried out by Northrop Consulting Engineers concludes that the proposed works will not cause an increase in flood levels or hazard outside the site. The proposed development is satisfactory with regard to its flood impacts.
6.1 Acid Sulphate Soils	N/A	The land is not mapped as being affected by acid sulphate soils.
6.2 Earthworks	Yes	The DA seeks consent for earthworks. The required earthworks are reasonable in the context of the development.
6.5 Terrestrial Biodiversity	N/A	The land is not mapped as "biodiversity".
6.6 Riparian Land and Watercourse	N/A	The land is not mapped as "riparian area".

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6.9 Essential Services	Yes	All necessary essential services are provided to the land.
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The provisions of any draft Environmental Planning Instruments (EP& A Act s4.15 (1)(a)(ii))

Draft State Environmental Planning Policy (Environment)

There are no draft planning instruments applicable to the land or to the development.

The provisions of any Development Control Plans (EP& A Act s4.15 (1)(a)(iii))

The proposed development is satisfactory when considered against the objectives and provisions of the Fairfield Citywide DCP 2013 ("FCDCP").

There are no controls in the FCDCP specific to the Cabravale Leisure Centre or to public recreation zones.

The FCDCP does contain provisions for matters such as environmental management, flooding and car parking. The proposed development is satisfactory with regard to those matters.

Any planning agreement that has been entered into under part 7.4, or any draft planning agreement that a developer has offered to enter into under part 7.4, (EP& A Act s4.15(1)(a)(iia))

There is no planning agreement or draft planning agreement associated with the subject Development Application.

The provisions of the Regulations (EP& A Act s4.15 (1)(a)(iv))

The proposed development raises no concerns as to the relevant matters arising from the EP&A Regulations 2000.

The Likely Environmental, Social or Economic Impacts (EP& A Act s4.15 (1)(b))

It is considered that the proposed development will have no significant adverse environmental impacts. The development has been demonstrated not to impact on flood behaviour.

The additional facilities will not result in any adverse impact on traffic or parking.

The proposed development is not anticipated to create adverse social or economic impacts in the locality.

The proposed development will contribute to the health and leisure opportunities for the local community and is considered to provide benefits to the local community.

The proposed increase in operations and capacity will also result in the employment of 25 additional persons including swim teachers, lifeguards, administration and maintenance staff.

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The suitability of the site for the development (EP&A Act s4.15 (1)(c))

The subject site and locality is not known to be affected by any natural hazards or other site constraints likely to have a significant adverse impact on the proposed development. Accordingly, the site can be said to be suitable to accommodate the proposal. The proposed development has been assessed in regard to its environmental consequences and having regard to this assessment, it is considered that the development is suitable in the context of the site and surrounding locality.

Submissions made in accordance with the Act or Regulation (EP&A Act s4.15 (1)(d))

Council's website ☒

Mail ☒

Not Required ☐

In accordance with Council's 2020 Community Engagement Strategy Part Three – Community Participation Plan the proposal was publicly exhibited for a period of 21 days between 8 October 2021 and 29 October 2021.

No submissions were received in respect of the proposal.

The public interest (EP& A Act s4.15(1)(e))

The public interest is served by permitting the orderly and economic development of land, in a manner that is sensitive to the surrounding environment and has regard to the reasonable amenity expectations of surrounding land users.

In view of the foregoing analysis it is considered that the development, if carried out subject to the conditions set out in the recommendation below, will have no significant adverse impacts on the public interest.

SECTION 7.12 (FORMERLY S94A) CONTRIBUTION TOWARDS PROVISION OR IMPROVEMENT OF AMENITIES OR SERVICES

In accordance with Fairfield Council's Indirect (Section 7.12) Development Contributions Plan 2011, this plan does not apply to applications submitted by or on behalf of Fairfield City Council for the provision of public facilities or infrastructure.

Comments:

The proposed development does not generate the payment of contributions.

CONCLUSION

The development application has been assessed in accordance with the relevant requirements of the Environmental Planning and Assessment Act 1979, Fairfield LEP and Fairfield DCP and is considered to be satisfactory for approval subject to conditions.

SYDNEY WESTERN CITY PLANNING PANEL

The proposed development is appropriately located within the RE1 Public Recreation zone under the relevant provisions of Fairfield LEP 2013. The proposal is consistent with all statutory and non-statutory controls applying to the development.

Having regard to the assessment of the proposal from a merit perspective, the Panel should be satisfied that the development has been responsibly formulated.

There are no non-compliances with Council's controls. The development is considered to perform adequately in terms of its relationship to its surrounding built and natural environment, particularly having regard to impacts on adjoining properties.

For these reasons, it is considered that the proposal is satisfactory having regard to the matters of consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979, and the development may be approved subject to conditions.

RECOMMENDATION

1. That Development Application No. 373.1/20121 for the Staged Alterations and Additions to Cabravale Leisure Centre on land at Lot 1 DP 90239, Lot 1 DP 203909, Lot 10 DP 4919, Lot 1 DP 1116895, Lot 2 DP 1116895, Lot 11 DP 1112424, Lot 1 DP 433768, Lot 3 DP 564576, No. 30 Broomfield Street Cabramatta be approved subject to the conditions set out at Attachment 1.

ATTACHMENTS

1. Draft Notice of Determination
2. Architectural Plans
3. Landscape Plans
4. Response to Independent Peer Review of the proposal