

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	30 September 2022
DATE OF PANEL DECISION	29 September 2022
DATE OF PANEL MEETING	19 September 2022
PANEL MEMBERS	Justin Doyle (Chair), Nicole Gurrán, Louise Camenzuli
APOLOGIES	Frank Carbone & Dai Le – Council appointed Panel members expired on 21 September 2022 and are yet to be reappointed.
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 8 September 2022.

MATTER DETERMINED

PPSSWC-220 – FAIRFIELD – DA 373.1/2021 at 30 BROOMFIELD STREET CABRAMATTA 2166 – Proposed Alterations and Additions to Cabravale Leisure within two (2) stages including the following:

- Partial demolition of structures and removal of trees;

Stage 1:

- Expansion of existing gymnasium

- Amenities Upgrade

Stage2:

- 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

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel unanimously determined to approve the application for the reasons outlined in the Council Assessment Report and the following.

The proposed alterations and additions to Cabravale Leisure Centre including the upgraded facilities and new 25 metre pool will make a substantial contribution to the availability of quality active recreation opportunities for the Cabravale, including making better provision for teaching children to swim. The ramped multi-purpose warm water pool will offer facilities suitable for the disabled and young.

As such it fulfils important aspects of the vision recorded in the Western City District Plan of “fostering healthy, creative, culturally rich and socially connected communities” (See Planning Priority W4). It will also be facilitative of the objectives of the RE1 Public Recreation zone, and accords with the objectives and provisions of the Fairfield Citywide DCP 2013.

The architectural design of the new building is sophisticated and innovative. As such it will present as a modern quality facility, helping to upgrade the amenity of the area.

At its briefing of 28 February 2022, the Panel requested an independent design review. An independent architect reviewed the scheme and provided a response based around the Better Place. The Panel noted that most of the comments related to review of the proposed landscaping. Consistent with those recommendations, the Panel at its determination briefing requested the Applicant to consider additional tree planting both to allow for a softer visual appearance, and to reduce heat in the vicinity. The Panel is happy to see amendments to the landscape plans in that regard. Other matters from the referral have been picked up in the recommended conditions.

The Panel notes that despite there being a risk for potential contamination on site from fill material and the use of pesticides from the historical agricultural land use of the land, 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 which satisfactorily address the issue of contamination having regard to the Remediation of Land SEPP.

The issue of flooding has been investigated having regard to the Greater Metropolitan Regional Environmental Plan No.2 – Georges River Catchment. With the approved works, the Panel is advised that 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. Otherwise flooding issues are not significant and should be sufficiently managed.




External referrals have not resulted in any adverse response.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report but updated following the Panel determination briefing to take into account the updated landscape plan supplied.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Nicole Gurran
 Louise Camenzuli	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPAASWC-220 – FAIRFIELD – DA 373.1/2021
2	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
3	STREET ADDRESS	30 and 30A BROOMFIELD STREET and 64A BAREENA STREET CABRAMATTA 2166
4	APPLICANT/OWNER	<p>Applicant: Fairfield City Council</p> <p>Owner: Fairfield City Council</p>
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) ○ State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64) ○ Infrastructure State Environmental Planning Policy (Infrastructure) 2007 ○ Greater Metropolitan Regional Environmental Plan No.2 – Georges River Catchment ○ Fairfield Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Fairfield Citywide Development Control Plan 2013 • Planning agreements: Nil • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2000</i> • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council Assessment Report: 8 September 2022 • Amended Landscape plan, updated condition 1 received by email: 23 September 2022 • Written submissions during public exhibition: Nil

8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 28 February 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), Louise Camenzuli, Nicole Gurrán, Marie Saliba ○ <u>Council assessment staff</u>: Geraldine Pham, Liam Hawke • Final briefing to discuss council's recommendation: 19 September 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), Nicole Gurrán, Louise Camenzuli, Frank Carbone, Dai Le ○ <u>Council assessment staff</u>: Sunnee Cullen, Glenn Apps (Planning consultant)
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report, as updated on 23 September 2022.