

BRIEFING DETAILS

BRIEFING DATE / TIME	24 February 2020, 12:00pm and 12:30pm Site inspection undertaken before briefing
LOCATION	Fairfield City Council, 86 Avoca Road, Wakeley

BRIEFING MATTER(S)

PPSSWC-25 – Fairfield City Council – DA/317.1/2019 – 102 Broomfield Street, Cabramatta – Construction of a Five (5) Storey Boarding House Comprising of 47 Boarding Rooms, a Communal Living Room, Two (2) Levels of Basement Car Parking and Associated Site Works

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli, Ninos Khoshaba and Dai Le
APOLOGIES	Frank Carbone
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	George Vlamis, Sunnee Cullen, Liam Hawke, Jason Liang, Hayley Tasdarian, Geraldine Pham
OTHER	

KEY ISSUES DISCUSSED

- The Panel observed that the proposed basement carpark design would seem to inevitably lead to the demise of at least the larger of the two eucalypts along the northern boundary towards Broomfield Street.
- The substantial constraints to any design that would keep that tree require careful attention. Advice as to the extent to which the panel is constrained in approving a development that will lead to the death of that tree would assist if the tree cannot be retained.
- The difficulties of providing a compliant and well designed basement carpark were noted.
- The relationship with the adjoining site to the north combined with the narrow site created significant issues to be resolved in the design. In particular the adjoining site to the north unusually orients its central courtyard and overlooking balconies to the south over the subject site which raises significant privacy and acoustic issues.
- The panel noted Council's view that these matters may well constrain the density obtainable which is an issue requiring close attention. It seems that some compromise on ordinarily applicable setback standards is likely to be necessary, but an architectural and urban design analysis of each problem is needed before the proposal could be justified.
- The external lobbies create amenity outcomes in terms of lack of privacy, overlooking of adjoining properties, maintenance and weather exposure.

- Location of the communal open space within the front setback might be acceptable, provided it is well designed
- Overall, this is a constrained site, but one well located for a boarding house in that it is close to public transport, amenities and social facilities. A compromise on some ordinarily applicable standards is likely to be acceptable, but ultimately many of the issues raised by the Council assessment to date are likely to require significant design changes.

TENTATIVE PANEL MEETING DATE: N/A