

DETERMINATION AND STATEMENT OF REASONS

SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	Thursday, 17 December 2020
PANEL MEMBERS	Justin Doyle (Chair), Louise Camenzuli, Nicole Gurran, Ninos Khoshaba and Dai Le
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 3 December 2020.

MATTER DETERMINED

PPSSWC-25 – Fairfield City Council – DA/317.1/2019 at 102 Broomfield Street, Cabramatta – Construction of a Five (5) Storey Boarding House (as described in Schedule 1)

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 and the matters observed at site inspections 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's reasons to approve the application include the reasons outlined in the council assessment report.

The proposal is permissible within the R4- High Density Residential zone of Fairfield LEP 2013 and consistent with the zone objectives. It complies with the relevant (boarding house) provisions of the Affordable Rental Housing State Environmental Planning Policy. The site is very well located in proximity to the railway station and local shops and services.

The Panel notes that numerous design improvements have been made to the proposal, resulting in a development which is considerably smaller in scale – having reduced from 48 to 35 rooms. Concerns about potential impacts to the neighbouring property on the north of the site have been addressed by reorienting and enclosing the lobby and removing balconies on north facing apartments. An Acoustic report prepared by Acoustic Noise and Vibrations Solutions Pty Ltd demonstrates that the proposal will not result in an adverse acoustic impact for nearby residential neighbours.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS






In coming to its decision, the panel considered written submissions made during public exhibition and heard from all those wishing to address the panel. The panel notes that issues of concern included:

- Tree Protection
- Carparking
- Design

- Privacy / overshadowing
- Character
- Landscaping

Two submitters support the project for its contribution to affordable rental housing in the area. The panel considers that concerns raised by the community have been adequately addressed in the assessment report and that no new issues requiring assessment were raised during the public meeting. The panel notes that in addressing these issues the Traffic and Parking assessment report prepared by One Traffic finds that the development will not adversely impact local traffic or road user safety and that the proposal complies with parking requirements. The reorientation of the building and the deletion of the north facing apartments addresses concerns about privacy. The building's east-west orientation and 8.3m setback from its eastern boundary, means that the development primarily overshadows Bridge Street.

In relation to character, the Panel is of the view that the Proposal is consistent with a residential flat building in design, which is the primary built form of the R4 - High Density Residential zone. Finally, the Panel notes additional conditions placed on the development to require additional landscaping and tree planting on the site.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Louise Camenzuli
 Nicole Gurran	 Ninos Khoshaba
 Dai Le	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-25 – Fairfield City Council – DA/317.1/2019
2	PROPOSED DEVELOPMENT	Demolition of Existing Structures and Construction of a Five (5) Storey Boarding House comprising of thirty-five (35) Boarding Rooms, a Manager's Room, two (2) levels of Basement Car Parking and associated site works.
3	STREET ADDRESS	102 Broomfield St Cabramatta
4	APPLICANT/OWNER	Broomfield Developments Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ SEPP (Affordsdale Rental Housing) 2009 ○ Fairfield Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Fairfield Development Control Plan 2013 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • 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: 3 December 2020 • Written submissions during public exhibition: 6 • Total number of unique submissions received by way of objection: 4
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site Inspection & Briefing: Monday, 24 February 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli, Ninos Khoshaba and Dai Lee ○ <u>Council assessment staff</u>: George Vlamis, Sunnee Cullen, Liam Hawke, Jason Liang, Hayley Tasdarian and Geraldine Pham
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report