

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 25 September 2023, 10:00am to 12:00pm Site inspection
LOCATION	84 Broomfield Street, Cabramatta

BRIEFING MATTER(S)

PPSSWC-337 – Fairfield – DA 167.1/2023 - 84 Broomfield Street, Cabramatta - Demolition of existing buildings and staged construction of a mixed-use development up to 19 storeys comprising basement carparking over which will be a new market square, three buildings containing ground level retail, first level commercial GFA including a tavern, childcare centre for a maximum of 80 children, gymnasium, medical centre and restaurant as well and 358 apartments above. The DA also seeks consent for the public domain improvement and subdivision (by boundary adjustment) to incorporate a small section of the existing cul-de-sac head at the end of the public lane.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), David Kitto, Louise Camenzuli
APOLOGIES	NIL
DECLARATIONS OF INTEREST	Kevin Lam and Hugo Morvillo voted on the VPA associated with this site. Councils' other representatives also voted on this site and cannot participate.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Liam Hawke
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KEY ISSUES DISCUSSED

- **The isolated sites** – The Panel inspected the sites on Broomfield St and Cabramatta Rd East (comprising the missing wedges in the image below extracted from the Proponent's SEE prepared by GLN) that will become isolated sites should the proposal proceed. The Panel was particularly concerned about the implications of not integrating the Broomfield St properties on the overall urban design outcome of the redevelopment of Broomfield St. The Panel noted that it is imperative that the relevant parties are on notice of the implications of not becoming part of the proposed development, in particular, the Broomfield St properties appear likely to only be able to realise a maximum of 2-3 storeys given the size of these lots. The Panel will want to be satisfied that the relevant owners have been contacted and are sufficiently on notice of the proposed development and potential impacts on the future development potential of their land-holdings.

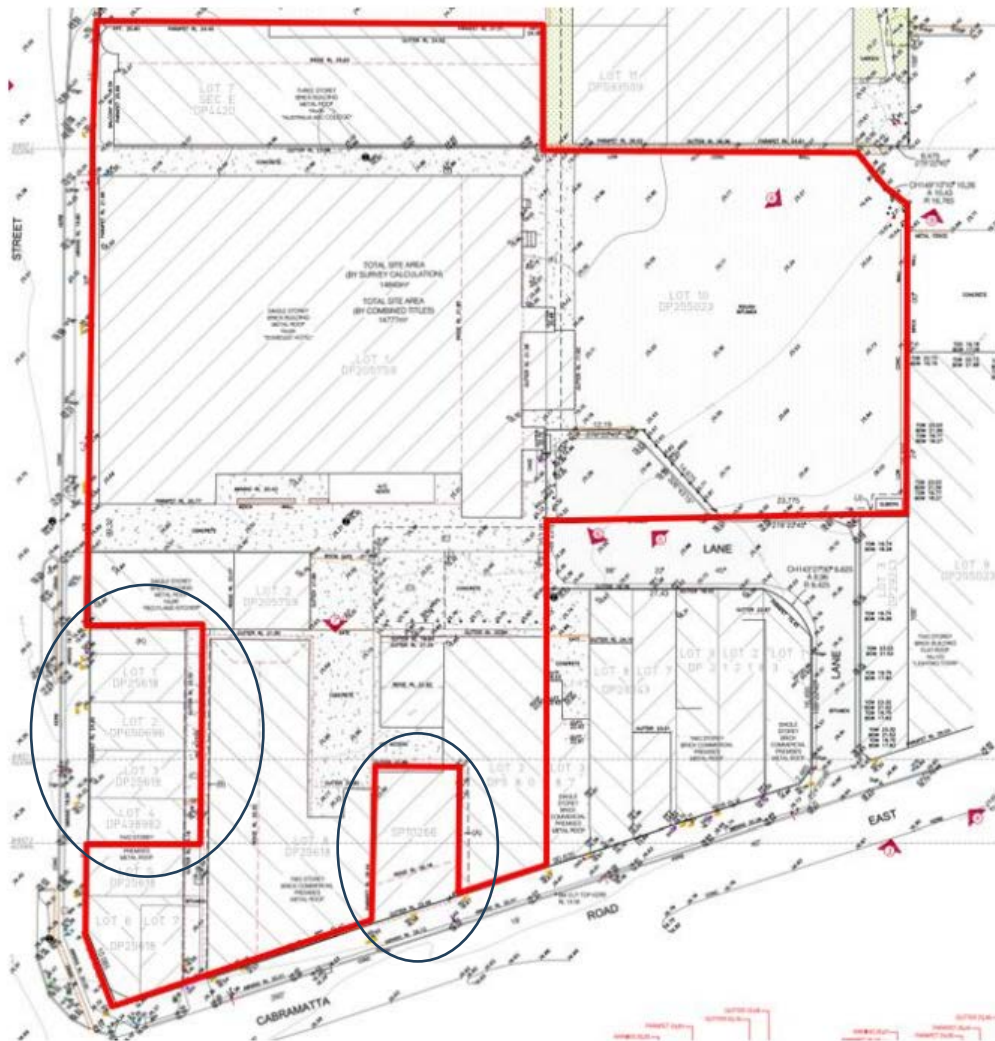


Figure 4 Survey and site boundaries

- **Access issues** – The left in, left out access on Cabramatta Rd East was discussed and, in particular, the right of way running along the boundary of 94-96 Broomfield St. Any encroachment into the right of way at any level needs to be checked for consistency with its terms.
- **Future character of the area and surrounding sites** - The Panel wishes to be clear about the intentions for the future development of the Council's carpark and the laneway to the rear of the site between Cabramatta Rd and Fisher St, which currently provides an access point for the car park and serves as a location for on-street parking. The ownership of this laneway should also be outlined for the Panel's consideration in understanding the subject proposed development in context.
- **Instrument change**- Council informed the Panel that there was an error in the minimum lot size mapping for the subject site when the instrument change giving effect to the planning proposal for the redevelopment of the precinct was gazetted. The DPE has been contacted about this error, but it is unclear whether this error will be fixed. In the alternative, a clause 4.6 variation may be required to address the matter.
- **Pedestrian bridge**- The Panel was informed that there is no change of position from Sydney Trains in relation to its interest in the proposed pedestrian bridge as Sydney Trains is proposing some upgrades to Cabramatta Station, but there is no timeframe for such works. Accordingly, the pedestrian bridge to the station continues to be excluded from the application. The Panel Chair suggested that a further letter be sent to Sydney Trains in relation to the significant benefits of provision of the pedestrian bridge to create east-west connectivity.

Planning Panels Secretariat

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- **Inconsistency with the site specific DCP** – The Panel also discussed inconsistencies with the site specific DCP, predominantly arising as a consequence of the sites that will not form part of the subject development as identified above. The Panel will need to be satisfied about the urban design consequences of these inconsistencies.