

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-374 – Fairfield – DA 260.1/2023 – 402 Cabramatta Road, West Cabramatta
APPLICANT / OWNER	Applicant: TCON Constructions Pty Ltd Owner: TCON Constructions Pty Ltd
APPLICATION TYPE	Construction of a 6-storey residential flat building comprising 87 apartments with two basement levels; construction of multi dwelling housing comprising 53 dwellings and 1 basement level; ancillary site works including demolition of existing structures, bulk earthworks, tree removal, construction of a private internal access road, amalgamation of existing lots and subdivision to create two new lots, landscaping and communal open space.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$ 45,703,325 (excluding GST)
BRIEFING DATE	11 December 2023

ATTENDEES

APPLICANT	Ahmed Taleb, Aaron Hogan, Jim Murray, Orhan Kaba, Michelle Jelacic
PANEL	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Kevin Lam, Hugo Morvillo
COUNCIL OFFICER	Venetin Aghostin, Liam Hawke, Sunnee Cullen
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards, Tim Mahoney

DA LODGED & DAYS SINCE LODGEMENT: 28 August 2023 (105 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated, to be determined through consultation with Council

TENTATIVE PANEL DETERMINATION DATE: Late April 2024

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- The applicant provided description of proposed development, site context and proposed materials and finishes.
- The applicant outlined proposed non compliance(s) with the site specific DCP
- The applicant advised that cross ventilation requirements have been achieved for all proposed dwellings.

Council

- Council's advised:
 - Council have engaged an urban design expert (in the absence of a DEP)
 - Impacts of traffic access and traffic distribution will be assessed and addressed.
 - Council are in the process of verifying FSR compliance.
 - Heavy rigid vehicle access is potentially problematic with respect to acoustic impacts to immediately adjoining neighbours.
 - Tree removal – Council want increased tree retention
- Council is yet to produce their RFI and will provide it to the applicant once all referrals are consolidated.
- Council advised that the private road internally within the property was proposed to allow access to waste vehicles. Historically, the planning proposal was endorsed by DPE and Council are bound to comply with it through the site specific DCP.

Panel

- The Panel chair noted that some townhouses include private open space which abuts the Cumberland Highway and the proposal appear to include complex traffic and parking arrangements.
- The Panel enquired of Council regarding the perimeter road prescribed by the DCP and its implications on amenity and the missed opportunity to internalise private open space within the site.
- The panel noted a potential deficiency in proposed numbers of canopy tree planting and noted that this should be addressed within the assessment.
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite their efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment. The panel will determine development in the form it is presented at or prior to 250 days.

Note:

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Sydney Western City Planning Panel and therefore future comment will not be limited to the detail contained within.