

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Monday, 9 September 2024, 1:30pm to 2:15pm
<b>LOCATION</b>	MS teams

## BRIEFING MATTER(S)

**PPSSWC-374 – Fairfield – DA 260.1/2023 at 402 Cabramatta Road, West Cabramatta** - 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

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), David Kitto, Louise Camenzuli
<b>APOLOGIES</b>	NIL
<b>DECLARATIONS OF INTEREST</b>	<ul style="list-style-type: none"> <li>Kevin Lam and Hugo Morvillo declared a conflict of interest as they voted on s site specific DCP.</li> <li>Councils' other representatives also voted on this site specific DCP and cannot participate.</li> </ul>

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Liam Hawke, Sunnee Cullen
<b>APPLICANT</b>	Ahmed Taleb (applicant), Jim Murray (Ethos Urban planner). Aaron Hogan (Ethos Urban Planner), Orhan Kaba (Building Designer), Michelle Jelcic (Architect) and Hany Takla (Traffic Engineer)
<b>PLANNING PANELS SECRETARIAT</b>	Renah Givney, Kim Holt

## KEY ISSUES DISCUSSED

- The Panel noted that despite the DA having been lodged on 28 August 2023, it remains undetermined with 3 RFIs issued.
- The Council said that there are traffic issues including for waste collection which would have been resolved by an increased basement carpark potentially extending beneath the terrace component..
- The Council has questioned whether the internal driveway accommodates manoeuvring for a MRV. Manoeuvring into the loading dock seems to require attention allowing for other uses of the drive.
- The present proposal would see no-parking restrictions along the northern side of Links Avenue to address queuing issues associate with the intersection at Orange Grove Road. Noting the objections from residents, the Panel noted that Council had not accepted that arrangement which would reduce on street parking. The Panel asked whether the positive referral response from Transport NSW would change if the parking restrictions were not imposed.

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5. The internal traffic pathways are proposed as shared pedestrian and vehicular routes which are not separated. The Panel will need to be satisfied that the proposal is safe and compliant in that regard.
6. The Panel noted that its suggestion to move the open space for the terraces fronting Orange Grove Road had not been taken up raising acoustic amenity issues.
7. The Panel received a briefing presentation from the Applicant which asserted that:
  - The design is height and FSR compliant.
  - Communal open space proposed exceeds the minimum required
  - Landscaping, deep soil are compliant
  - The setbacks are ADG compliant
  - The design meets solar access and privacy requirements
  - The townhouses adopt a suitable transition in height toward the Links Road properties.
  - The townhouse setbacks comply with the DCP, and will ensure required solar access and privacy
  - The upper floor area of the townhouses is consistent with the terrace typology envisaged by the SSDC
- The Panel agreed that the DA should be reported for determination in early November, which Council said it can accommodate.

## **PREVIOUS KEY ISSUES DISCUSSED – Minutes of Preliminary Briefing – 11 December 2023**

### **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 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.

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- 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.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR 4 November 2024 (public meeting required)**

## **Planning Panels Secretariat**

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