

PPSSWC-374 Record of Briefing notes

Recipient:	Department of Planning, Housing and Infrastructure
Attention:	Renah Givney, Senior Case Manager
From	Aaron Hogan, Jim Murray
Date:	25 September 2024
Project:	Record of Briefing for PPSSWC-374 – Fairfield – DA 260.1/2023 at 402 Cabramatta Road, West Cabramatta
Project No:	2220324

Thank you for arranging the 9 September SWC Panel briefing. In response to the matters raised in the briefing, the applicant has prepared a set of diagrams to illustrate the proposed development in comparison to the site-specific development control plan.

We emphasise that this proposal is the culmination of a planning process that began in 2015. The proposal complies with the key development standards in the Fairfield LEP. There are minor variations proposed to certain development controls, however, the proposed development will still achieve the relevant objectives of the City Wide and site-specific development control plans.

Key issues discussed

We note the following comments to the key issues discussed as recorded by the Panel:

Table 1 *Comments to key issues discussed*

KEY ISSUES DISCUSSED	APPLICANT COMMENT
1 The Panel noted that despite the DA having been lodged on 28 August 2023, it remains undetermined with 3 RFIs issued.	The applicant has provided substantial and comprehensive responses, including incorporating design amendments to all three RFIs issued by Council.
2 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 proposed waste collection strategy is in accordance with the SSDCP arrangement. Any increase to the basement (as suggested by Council) would result in additional excavation on site, which the applicant has sought to minimise. Please refer to bulk excavation comparison diagram at Attachment A .
3 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 internal driveway, as well as the loading dock location, is in accordance with the SSDCP arrangement (please refer internal road comparison diagram at Attachment A). The traffic engineer has confirmed its suitability for MRV manoeuvring and pedestrian and vehicular safety measures have been proposed.
4 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	The traffic engineer has confirmed that only one existing on-street parking space will be removed along the northern side of Links Avenue. Please refer traffic diagram at Attachment A . The impact to on-street parking is minor given the retention of all other existing on-street spaces, and the existing on-site parking capacity of the neighbouring residential properties.

street parking. The Panel asked whether the positive referral response from Transport NSW would change if the parking restrictions were not imposed.

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.	The internal road is specifically identified in the SSDCP to be a shared way. The internal road incorporates measures to ensure pedestrian safety, including, surface treatments, speed limits, stopping restrictions, garage indentations, requirement for RFB traffic to turn right after entering to access the RFB, among others.
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.	We note the Panel's suggestion, however reversing the position of private open space would constitute significant change to the SSDCP configuration and operation of the internal driveway (please refer built form comparison diagram at Attachment A). To achieve suitable acoustic amenity, a boundary wall separates the private open space from Orange Grove Road, in addition to the measures set out in the acoustic report.

Table 2 *Comments to key issues discussed at preliminary briefing held 11 December 2023*

KEY ISSUES DISCUSSED		APPLICANT COMMENT
1	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.	Refer comment at item 6 above. Notwithstanding private open space being consistent with the SSDCP, the proposal includes an increased area of communal open space located away from the Cumberland Highway. Refer open space comparison diagram at Attachment A . The proposal achieves the minimum residential parking requirements and provides visitor parking spaces above the Council's requirement to avoid visitors using of on-street parking on Links Avenue.
2	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 proposed location of the private open space is consistent with the SSDCP. Private space is supplemented with a large area of internalised communal open space for resident amenity.
3	The panel noted a potential deficiency in proposed numbers of canopy tree planting and noted that this should be addressed within the assessment.	The proponent has increased the number of existing trees to be retained. The proposed tree coverage exceeds the existing tree coverage, as shown on the tree diagrams at Attachment A .
4	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.	Noted. The applicant has responded to each RFI received by Council by the agreed dates.

Additional diagrams at Attachment A

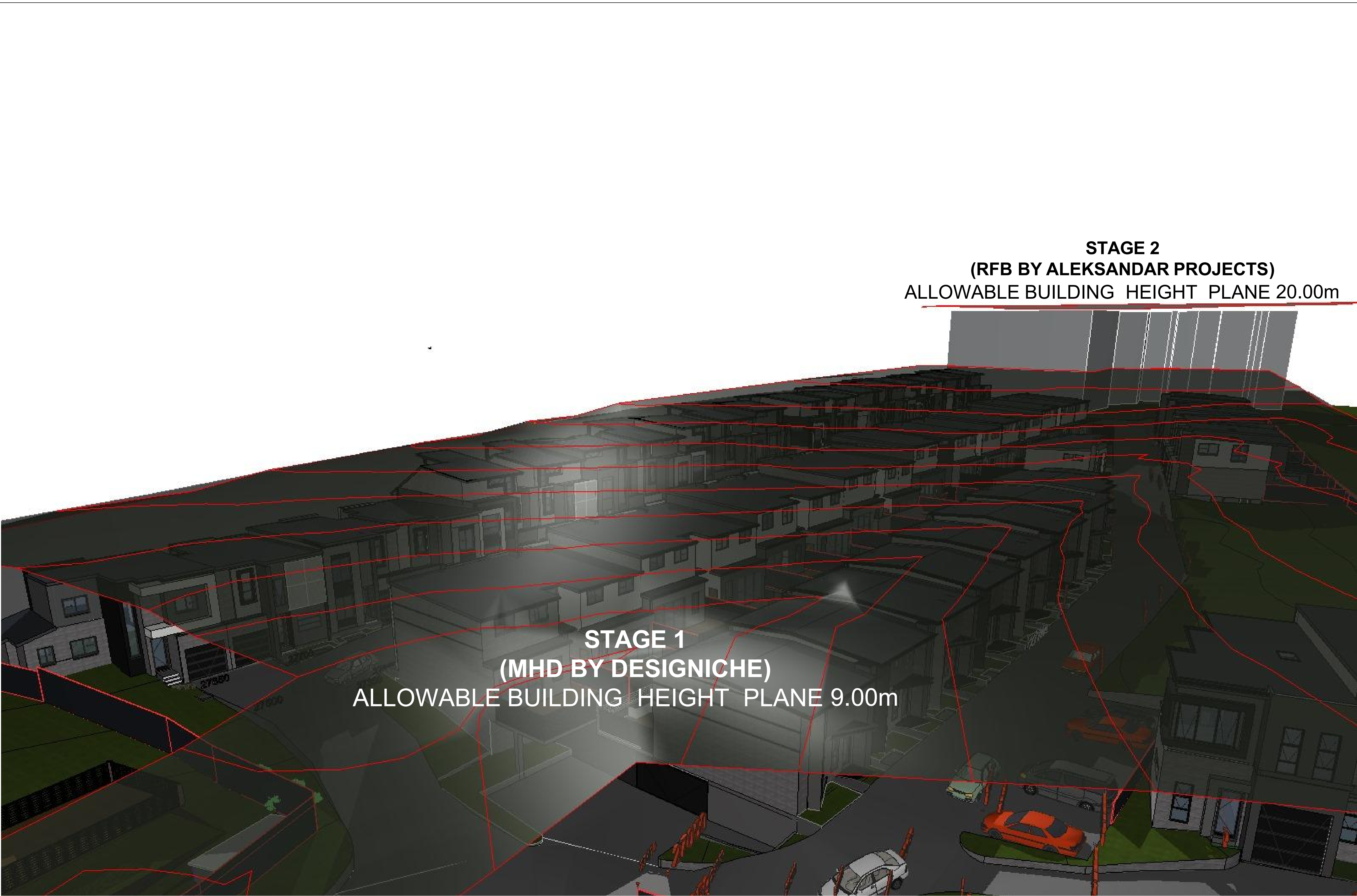
Please refer attached diagrams prepared by the applicant to illustrate the above and other relevant matters discussed in the briefing session. These include:

- LEP 3D height compliance diagram
- Communal Open Space (COS) diagram (illustrating increased COS provision compared to SSDCP)
- Internal road layout comparison (illustrating general consistency with SSDCP internal road and waste collection / loading area arrangement)
- Built form comparison (illustrating general consistency with SSDCP built form arrangement, highlighting rational for key departure)
- Existing and proposed canopy coverage, including tree retention

- Proposed no-stopping zone on Links Avenue, involving loss of one existing on-street parking space only.
- Bulk excavation diagram (illustrating intent to minimise cut and fill)

We hope the above provides both the Panel and Council with further clarity and would be happy to discuss further if required.

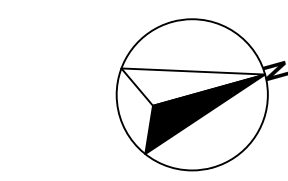
Attachment A: Supplementary diagrams illustrating key matters discussed.



HEIGHTS SCHEDULE		
UNIT	EAVE HEIGHT -MAX 7.2m	RIDGE HEIGHT -MAX 9.0m
U. 1	5.674m	7.117m
U. 2	5.318m	7.271m
U. 3	5.633m	7.650m
U. 4	4.950m	7.190m
U. 5	8.855m	8.771m
U. 6	8.247m	8.720m
U. 7	8.554m	8.198m
U. 8	8.212m	8.700m
U. 9	8.668m	8.489m
U. 10	8.172m	8.749m
U. 11	8.378m	8.512m
U. 12	8.358m	8.609m
U. 13	8.051m	8.083m
U. 14	8.256m	8.785m
U. 15	8.271m	8.572m
U. 16	8.330m	8.436m
U. 17	8.202m	8.209m
U. 18	8.236m	8.121m
U. 19	8.358m	7.908m
U. 20	8.732m	7.929m
U. 21	7.849m	7.300m
U. 22	8.426m	7.627m
U. 23	7.331m	6.786m
U. 24	7.551m	7.123m
U. 25	6.346m	6.481m
U. 26	6.351m	6.703m
U. 27	5.646m	5.964m
U. 28	6.261m	6.753m
U. 29	5.707m	6.341m
U. 30	5.357m	6.013m
U. 31	5.536m	6.158m
U. 32	5.300m	5.968m
U. 33	5.854m	6.600m
U. 34	5.774m	6.485m
U. 35	5.626m	6.325m
U. 36	8.276m	8.280m
U. 37	8.162m	8.489m
U. 38	8.244m	8.649m
U. 39	7.848m	8.949m
U. 40	7.649m	8.673m
U. 41	7.765m	8.636m
U. 42	8.043m	7.978m
U. 43	7.750m	7.350m
U. 44	5.347m	7.636m
U. 45	6.045m	6.708m
U. 46	5.600m	6.231m
U. 47	5.831m	6.310m
U. 48	5.708m	5.728m
U. 49	6.399m	6.104m
U. 50	6.428m	6.528m
U. 51	6.896m	7.628m
U. 52	5.869m	7.511m
U. 53	5.292m	7.064m

AMENDMENTS			
Issue	Date	Amendments	Drawn
A	20.12.22	DA SUBMISSION	O.K. R.B
B	30.05.23	DA RE-SUBMISSION	O.K. R.B
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K. R.B

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NORTH/SCALE BAR
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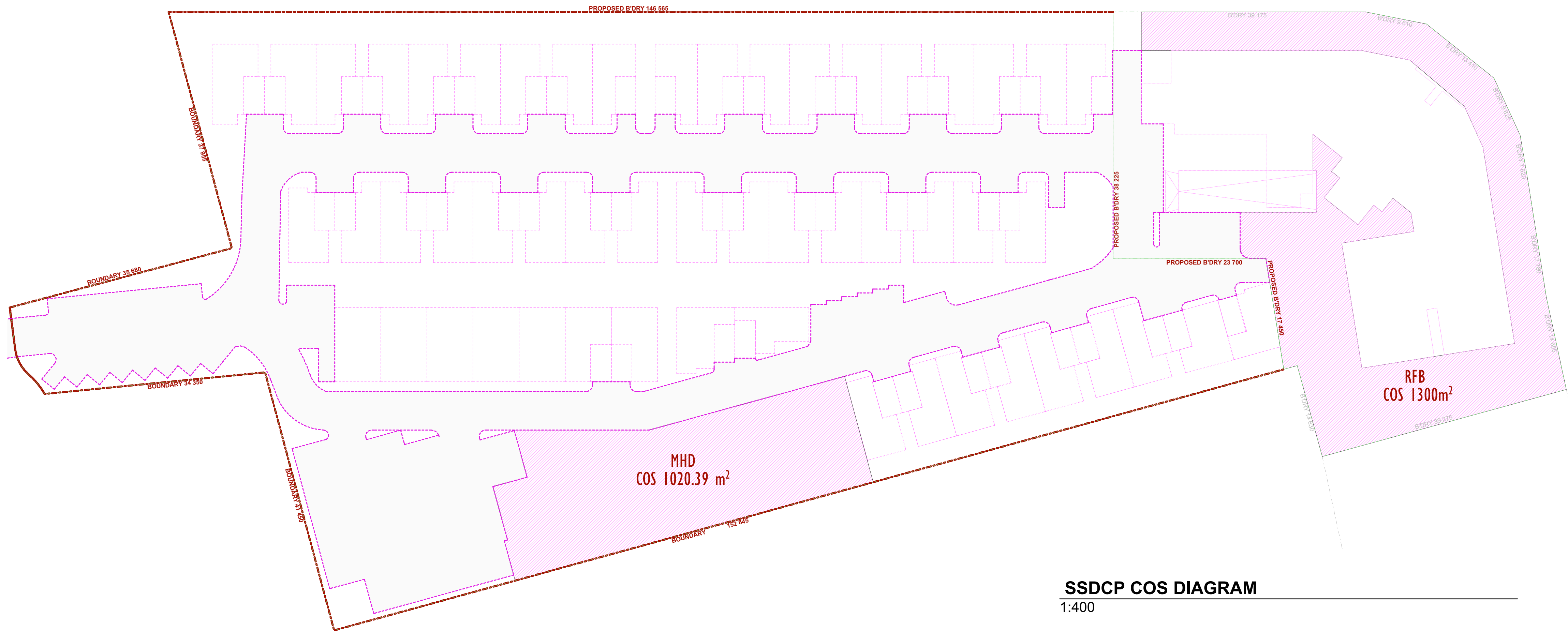
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PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING
PROJECT ADDRESS
400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166

CLIENT
TCON CONSTRUCTIONS
DRAWING TITLE
HEIGHTS PLANE DIAGRAM

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FAIRFIELD	1:83.03	22020-	C.1
			ISSUE D



SSDCP COS DIAGRAM

1:400

TOTAL SSDCP COS AREA		
Preview	Item	Area
	MHD	1020.39
	RFB	1300
TOTAL COS AREA		2320.39m²



PROPOSED COS DIAGRAM

1:400

TOTAL PROPOSED COS AREA		
Preview	Item	Total
	MHD COS	1330.16
	RFB COS	1095.29
TOTAL COS AREA		2425.45 m²

AMENDMENTS			
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PROJECT TITLE
PROPOSED RESIDENTIAL DEVELOPMENT
STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING

PROJECT ADDRESS
400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166

CLIENT
TCON CONSTRUCTIONS
DRAWING TITLE
COMMUNAL OPEN SPACE COMPARISON

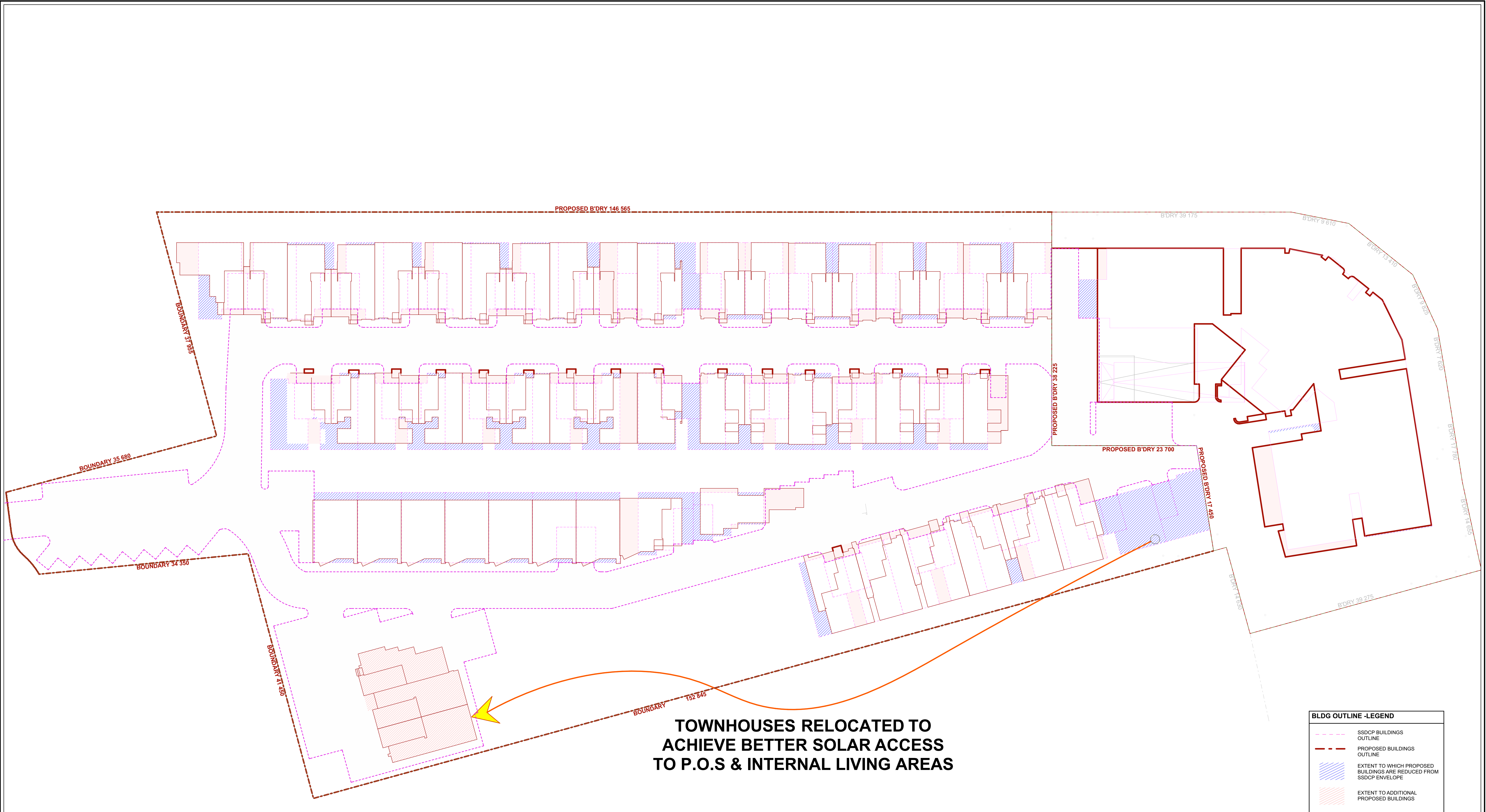
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COUNCIL	SCALE	PROJECT No.	DWG No.
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ISSUE			D



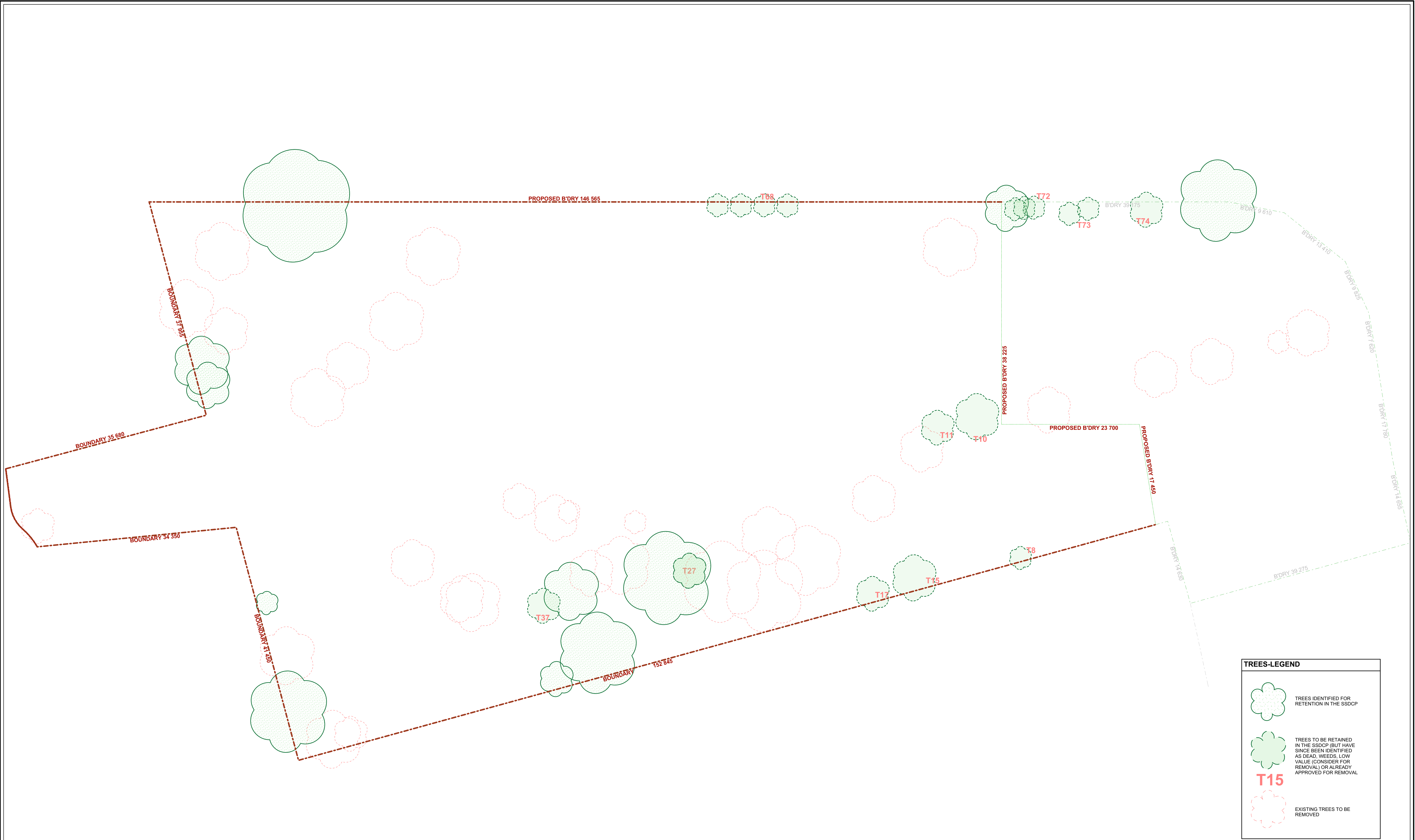
SSDCP DRIVEWAY
1:300

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Issue	Date	Amendments	Drawn	Check all dimensions prior to commencement of works. Figured dimensions to be taken in preference to scaling. Confirm all dimensions on site. This plan is copyright of Designniche Pty Ltd and may not be used without written consent.	<div>1:10012345m</div> <div>1:200246810m</div>	PROPOSED RESIDENTIAL DEVELOPMENT STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING	TCON CONSTRUCTIONS				
A	20.12.22	DA SUBMISSION	O.K, R.B			PROJECT ADDRESS 400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166	DRAWING TITLE DRIVEWAY COMPARISON				
B	30.05.23	DA RE-SUBMISSION	O.K, R.B					COUNCIL	SCALE	PROJECT No.	DWG No.
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B					FAIRFIELD	1:300	22020-	C.3
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B							ISSUE	D



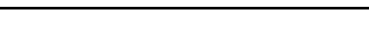
SSDCP/PROPOSED BUILT-FORM COMPARISON
1:300

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COUNCIL	SCALE	PROJECT No.	DWG No.															
FAIRFIELD	1:300, 1:150	22020-	C.4															
		ISSUE	D															
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A	20.12.22	DA SUBMISSION	O.K, R.B			STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING												
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C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B			PROJECT ADDRESS	DRAWING TITLE											
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B			400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166	BUILT FORM COMPARISON											



TREES - PRE-DEVELOPMENT
1:300

Existing Canopy Coverage = 2,376 m2

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COUNCIL	SCALE	PROJECT No.	DWG No.															
FAIRFIELD	1:300, 1:150	22020-	C.5															
		ISSUE	D															
Issue	Date	Amendments	Drawn	<div>Check all dimensions prior to commencement of works. Figured dimensions to be taken in preference to scaling. Confirm all dimensions on site. This plan is copyright of Designiche Pty Ltd and may not be used without written consent.</div> <div><div>1:100 1 2 3 4 5m 1:200 2 4 6 8 10m</div></div>	PROPOSED RESIDENTIAL DEVELOPMENT STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING	TCON CONSTRUCTIONS												
A	20.12.22	DA SUBMISSION	O.K, R.B		PROJECT ADDRESS	DRAWING TITLE												
B	30.05.23	DA RE-SUBMISSION	O.K, R.B		400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166	COMPARISON PLAN - TREES PRE DEVELOPMENT												
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B															
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B															



BULK EXCAVATION-LEGEND

CUT <1m

CUT >1m

FILL <1m

FILL >1m

BULK EXCAVATION

1:300

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B	30.05.23	DA RE-SUBMISSION	O.K, R.B			400-404 Cabramatta Road West, 2-18 Orange Grove Rd and 6 Links Ave Cabramatta NSW 2166	BULK EXCAVATION						
C	28.03.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B					FAIRFIELD		1:300, 1:150		22020-	
D	29.07.24	COUNCIL REQUESTED AMENDMENTS	O.K, R.B									DWG No. C.7	
												ISSUE D	



Date	19 September 2024		Drawing No.	HC 805/2223R-B	All information and material contained in this report is the property of Hemanote Consultants. It is solely based on the instructions of our client and the findings of Hemanote Consultants and is not intended for use or should not be relied upon by any third party. No responsibility is undertaken by Hemanote Consultants to any third party. Any use, copying, reproduction or retransmission of the information and material in this plan, in whole or in part, without the written consent of Hemanote Consultants.	Hemanote Consultants ABN 94 606 345 117 PO BOX 743 MOOREBANK NSW 1875 CONTACT : 0414 445 497 EMAIL: projects@hemanote.com.au WEB: Hemanote.com.au
Site Address	Links Ave/Orange Grove Rd, Cabramatta		Description	Signage & Linemarking Plan		
Council	Fairfield City Council		Scale	Not to Scale		
Project	Proposed Residential Flat Building		Drawn By	R. Saad 19/9/2024		
Existing Speed Limit	Cumberland Hwy 70 Km/hr	Links Ave 50 Km/hr	Reviewed By	H. Takla 19/9/2024		
			Issued By	H. Takla 19/9/2024		