

## Fairfield Citywide DCP 2013 Assessment

The objectives, performance criteria of the Fairfield Citywide DCP 2013 (FCDCP) have been considered in the assessment of the development application.

The following table includes an assessment of the relevant development standards applicable to the application.

Requirement	Yes	No	N/A	Comments
<b>3. Environmental Management and Constraints</b>				
<b>3.2 Preservation of Trees or Vegetation</b>				
<b>Objectives</b>  Fairfield Citywide Development Control Plan Chapter 3 – Environmental Management and Constraints - Amendment No. 20 Page 8 a) to protect, conserve and improve the environment of the City of Fairfield by ensuring that no trees are wilfully injured, removed or destroyed without the approval of Council; b) to provide further clarification and detailed requirements which support the provisions of clause 5.9 of Fairfield LEP 2013; c) to ensure that any works in relation to trees meet the objectives of Fairfield LEP 2013 and relevant State and Federal Legislation; and d) to protect rehabilitated riparian vegetation and prevent the clearing of riparian trees and other vegetation by private landowners.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development application was referred to Council's Tree Preservation Officer for comment. That officer has carried out an inspection of the 3 <i>Eucalyptus fibrosa</i> proposed for removal and notes those trees will be replaced with 9 <i>Eucalyptus fibrosa</i> in close proximity to the proposed removals as well as other complementary planting.  This approach is considered satisfactory.
<b>3.2.1 Tree Work Permits</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Consent is sought for the removal of the trees under the DA.
<b>3.2.2 Special LEP Provisions in relation to Heritage Items – Trees</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The trees are not heritage items.
<b>3.2.7 Statutory Requirements – Triggers for the Biodiversity Offset Scheme Thresholds</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The tree removal does not trigger the Biodiversity Offset Scheme threshold.
<b>3.5 Flood Risk Assessment</b>				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A Flood Assessment was carried out by WMA Water.  The development application was referred to Council's Development Engineer for comment who has advised that the development proposal is satisfactory and therefore can be supported subject to recommended conditions of consent.
<b>3.6 Land Contamination</b>				
<b>3.6.2 Objectives</b> a) To supplement the provisions of SEPP 55 and associated planning guidelines by clarifying the local context for decision making	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A Combined Stage 1 Preliminary and Stage 2 Detailed Site Investigation was undertaken by Alliance Geotechnical. The assessment has determined that

<p>on contaminated land issues in Fairfield City;</p> <p>b) To ensure Council considers the likelihood of land contamination as early as possible in the planning and development control process;</p> <p>c) To link decisions about the development of land with the information available about contamination possibilities; and</p> <p>d) To provide a policy that will provide strategic and statutory planning options based on the information available about contamination.</p>				<p>the site is suitable for the proposed development.</p> <p>The potential for contamination has been considered and further investigation or remediation is not required. It is therefore considered that the site is suitable for the proposed development.</p>
<b>3.10 Bushfire</b>				
<p><b>3.10.3 Controls – General</b></p> <p>That development subject to bushfire risk satisfies the specifications and requirements of the Planning for Bushfire Protection 2006 Guidelines (<a href="http://www.rfs.nsw.gov.au">www.rfs.nsw.gov.au</a>) <i>that are relevant to the development</i>, or in the case of a development that is for subdivision purposes and in an area deemed Bushfire Prone that consultation with RFS concerning measures to protect life, property and the environment from bushfire takes place.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A Bush Fire Assessment Report was provided with the DA and concludes:</p> <p><i>“The required APZ detailed within PBP 2006 are exceeded for this development and the highest Bushfire Attack Level to the proposed grandstand was determined to be ‘BAL Low’.</i></p> <p>.....</p> <p><i>The proposal meets the aims and objectives of PBP 2006 and the deemed to satisfy provisions of Appendix 2 of that document. A Bush Fire Safety Authority (BFSa) is not required under s100B of the Rural Fires Act 1997, however, the application may be referred to the NSW RFS under section 4.14 or 4.15 of the Environmental Planning and Assessment Act 1979 (EP&amp;A) at Councils discretion.”</i></p>
<b>3.13 Heritage</b>				
See comments in LEP assessment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>10. Miscellaneous Development</b>				
There are no controls in the FCDP specific to the Showground or to public recreation zones.				
<b>11. Flood Risk Management</b>				
<p>The Showground land is partially affected by flooding however that part of the site the subject of this development application is not affected by PMF flooding.</p> <p>The Flood Assessment prepared by WMA Water notes:</p> <p><i>The proposed Stage 3 grandstand building is outside of the mainstream PMF extent, and is subject to limited, shallow overland flow affectation. It is expected that the local runoff around the site can be adequately managed with appropriate stormwater and civil design, and that the application of flood related development controls (set out in the Fairfield Citywide Development Control Plan 2013 is not necessary.</i></p>				

## **12. Car Parking, Vehicle and Access Management**

Carparking for 745 vehicles is provided on site which will increase to 752 spaces under works approved as part of Stage 1 of the Showground redevelopment.

The carparking is found to be sufficient on the basis that major events will not coincide with other events at the showground.

The existing carpark provides carparking in accordance with AS 2890. The carpark is in satisfactory condition and does not require upgrading.