

DETERMINATION AND STATEMENT OF REASONS

SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	Tuesday, 16 June 2020
PANEL MEMBERS	Justin Doyle (Chair), Nicole Gurran and Louise Camenzuli
APOLOGIES	None
DECLARATIONS OF INTEREST	<p>Ninos Khoshaba: This is a council DA & I am a Fairfield Councillor. I believe it could be a conflict of duty & I will not participate in this matter.</p> <p>Dai Le: I participated in the voting process when the item came before council.</p>

Papers circulated electronically between 9 June 2020 and 16 June 2020.

MATTER DETERMINED

PPSSWC-38 – Fairfield City Council – DA435.1/2019 at Lot 11 DP 1101430 Nos. 430 – 482 Smithfield Road, Prairiewood – Stage 2 Redevelopment of Fairfield Showground (as described in Schedule 1)

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION




- The panel determined to approve the application for the reasons outlined in the council assessment report.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Nicole Gurran
 Louise Camenzuli	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-38 – Fairfield City Council – DA435.1/2019
2	PROPOSED DEVELOPMENT	Stage 2 Redevelopment of Fairfield Showground: Construction of a new grandstand, recreational facility, installation of business identification signs and associated works and landscaping
3	STREET ADDRESS	Lot 11 DP 1101430 Nos. 430 – 482 Smithfield Road, Prairiewood
4	APPLICANT/OWNER	Fairfield City Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) State Environmental Planning Policy No. 19 – Bushland in Urban Areas (SEPP 19) State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64) Infrastructure State Environmental Planning Policy (Infrastructure) 2007 Greater Metropolitan Regional Environmental Plan No.2 – Georges River Catchment Fairfield Local Environmental Plan (LEP) 2013 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Fairfield City-Wide Development Control Plan 2013 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 4 June 2020 Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> Briefing: Monday, 24 February 2020 <ul style="list-style-type: none"> <u>Panel members</u>: Justin Doyle (Chair), Nicole Gurrán and Louise Camenzuli <u>Council assessment staff</u>: Glenn Apps, Geraldine Pham, George Vlamis, Sunnee Cullen, Liam Hawke, Jason Liang and Hayley Tsdarian Papers were circulated electronically between Tuesday, 9 June 2020 and Tuesday, 16 June 2020

9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report