

DETERMINATION AND STATEMENT OF REASONS WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	2 August 2021
PANEL MEMBERS	Garry Fielding (Chair), Sandra Hutton, Graham Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	Councilor Rina Mercuri and Councilor Christine Stead declared a perceived conflict of interest as Council is now the owner of the subject site. They did not participate in Panel deliberations.

Papers circulated electronically on 15 July 2021.

MATTER DETERMINED

PPSWES-73 – GRIFFITH – 28/2021 at 8-13 Snaith Place, Griffith for a multi dwelling affordable housing residential development (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 however felt that a formal pedestrian through -link between Garton Place and Walla Avenue was critical for the convenience of existing members of the community and those future members of the community with further development expected in Garton Place.

The Panel also felt that the removal of the proposed visitor parking and the improvement in the streetscape appearance outweighed the provision of visitor parking in the proposed locations given the likely occupants of the proposed development and the availability of newly created on-street parking along the site's immediate frontage.

Given that a number of concessions have been made for the use as affordable housing, the Panel considered that it was only appropriate that the use of the development was fully limited to this specific form of residential accommodation.

The Panel also notes that notwithstanding the provision of a through-site pedestrian link as required, no footpath paving is provided along Walla Avenue. While it is beyond the power of the Panel to request Council to provide this footpath paving, the Panel would encourage the Council to consider the installation of this footpath paving in conjunction with the erection of the proposed

development so that the full extent of pedestrian access and convenience for existing and future residents can be achieved.

CONDITIONS

The development application was approved subject to the conditions in the Council assessment report with the following amendments.




- New Condition 61A to read as follows:
*"61A - Public access through site
Legal pedestrian public access is to be provided between Garton Place and Walla Avenue within the most southern access for Units 1 to 10. The means by which this legal pedestrian public access is to be achieved, and any changes to the physical treatment of the driveway and any signage to reflect this access, is to be provided to Council's Director Sustainable Development and approved prior to the granting of an Occupation Certificate."*
- New condition 17A to read as follows:
*"17A – Deletion of visitor car parking spaces
The proposed visitor car parking spaces with direct access from Garton Place are to be deleted and the area of the visitor spaces replaced by landscaping consistent with the landscaping proposed for the setback to Garton Avenue. The landscaping plan required by condition 59 is to be amended to reflect this change."*
- Amend condition 61(a) to provide 100% affordable housing. Amended condition to read as follows:
"All accommodation to which DA 28/2021 relates will be used exclusively for the purposes of affordable housing; and"

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition. The Panel notes that issues of concern included:

- Perceived loss of public open space associated with Dave Taylor Park and the removal of asbestos.
- Increase in traffic.

The Panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
 Garry Fielding (Chair)	 Graham Brown
 Sandra Hutton	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-73 – GRIFFITH – DA28/2021
2	PROPOSED DEVELOPMENT	Twenty (20) multi dwelling unit development (affordable housing) and strata subdivision.
3	STREET ADDRESS	8-13 Snaith Place, Griffith
4	APPLICANT/OWNER	Griffith 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 ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ Griffith Local Environmental Plan 2014 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Griffith Residential Development Control Plan 2020 • 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: 30 June 2021 • Written submissions during public exhibition: 3 • Total unique submissions received by way of objection: 3
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: Thursday, 29 April 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Garry Fielding (Chair), Sandra Hutton, Graham Brown ○ <u>Council assessment staff</u>: Kerry Rourke, Steven Parisotto ○ <u>DPIE staff</u>: Amanda Moylan • Site inspection: Thursday 29 April 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Garry Fielding (Chair), Sandra Hutton, Graham Brown ○ <u>Council assessment staff</u>: Kerry Rourke, Steven Parisotto ○ <u>DPIE staff</u>: Amanda Moylan • Final briefing to discuss council's recommendation: 28 July 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Garry Fielding (Chair), Sandra Hutton, Graham Brown ○ <u>Council assessment staff</u>: Kerry Rourke, Steven Parisotto ○ <u>DPIE staff</u>: Amanda Moylan, Kim Holt

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