

MINUTES OF THE SYDNEY WEST JOINT REGIONAL PLANNING PANEL MEETING HELD AT FAIRFIELD CITY COUNCIL ON THURSDAY, 7 OCTOBER 2010 AT 3:30PM

PANEL PRESENT:

Bruce McDonald	Acting Chairperson
Stuart McDonald	Panel Member
Paul Mitchell	Panel Member
Rhonda Tyne	Panel Member
Frank Carbone	Panel Member

COUNCIL STAFF IN ATTENDANCE

Klaus Kerzinger
Nelson Mu

1. The meeting commenced at 3:36pm

2. **Apologies**

The Acting Chair tendered an apology from M/s Janet Thompson and Robert Cologna

3. **Declarations of Interest**

There were no declarations of interest.

3. **Business Items**

ITEM 1 - JRPP 2010SYW015 – Fairfield City Council DA 166.1/2010 – Construction of a mixed-use development within 6 multi storey buildings comprising a medical centre, offices and 147 residential apartments and associated car parking and landscaping, 368 Hamilton Road and 80-84 Tasman Parade, Fairfield West

4. **Public Submissions**

Tony Polvere, Town Planner, addressed the panel **in favour of** the Item
Stephen Bowers, Architect, addressed the panel **in favour of** the Item

Noel Dumarell addressed the panel **against** the item.
John Geremin addressed the panel **against** the item.

5. Business Item Recommendations

ITEM 1 - JRPP 2010SYW015 – Fairfield City Council DA 166.1/2010 – Construction of a mixed-use development within 6 multi storey buildings comprising a medical centre, offices and 147 residential apartments and associated car parking and landscaping, 368 Hamilton Road and 80-84 Tasman Parade, Fairfield West

Moved, Paul Mitchell seconded Stuart McDonald that

1. That the application proposing the construction of a mixed-use development within 6 multi-storey buildings comprising a medical centre, offices and 147 residential apartments be approved subject to conditions as outlined in Attachment D of the report by Nelson Mu, Senior Town Planner, Fairfield City Council subject to the following amendments to the development, which also specifies a reduction in the number of units:
 - i. The three (3) residential apartments on the top floor of Building A, along the southern edge of the building shall be deleted in order to ensure that the height of the proposal along the northern boundary of the site is not higher than the tallest dwelling at the northern boundary at 1 Baudin Crescent at RL 43.18m, and in order to provide a more appropriate scale to the northern adjoining residential properties.
 - ii. The four (4) residential apartments on the top floor of Building G along the eastern edge of the building shall be deleted in order to lessen and provide a more appropriate transition to the neighbouring residential properties to the west.
 - iii. The proposed flat concrete roof to the buildings shall be replaced with single pitched metal skillion roof pitched at an appropriate angle that would allow clerestory windows to be provided to the topmost north facing residential apartments to facilitate solar access as well as better define the top of the buildings.
 - iv. Fixed louvres shall be provided to the western edge of the balconies of Units A201, A206, A301, A306 & A403 to address potential overlooking of the outdoor play area of the western adjoining child care centre and also to minimise the potential for rubbish or projectiles to be thrown onto the child care centre site. Alternatively, these residential units shall be re-designed such that their balconies are re-positioned away from the western boundary.
2. That an additional condition be inserted in the consent requiring a detailed traffic management plan to be submitted to and approved by Council prior to the issue of a construction certificate. The traffic management plan shall detail the proposed traffic measures to be implemented within the development including the proposed treatment ***of the podium accessway to ensure the safety and amenity of those using the communal space and the proposed treatment*** of the driveway of Building A and Building G.

MOTION CARRIED UNANIMOUSLY.

The meeting concluded at 4:40pm

Endorsed by

Bruce McDonald
Acting Chair, Sydney West Region Planning Panel
11 October 2010