

RECORD OF BRIEFING MEETING SYDNEY SOUTH WEST PLANNING PANEL

MEETING DATE / TIME	09 February 2017 12.05 pm to 12.50 pm
LOCATION	Fairfield City Council

ATTENDEES

PANEL MEMBERS	Sheridan Dudley (Chair) Bruce McDonald Ninos Khoshaba Frank Carbone Nicole Gurran - apology
COUNCIL ASSESSMENT STAFF	Liam Hawke Sunnee Cullen Josephine Amalfi Hayley Tasdarian Karl Berzins George Vlaminis
OTHER	Suzie Jattan – Panel Secretariat

BRIEFING MATTER

2016SYW227 – Fairfield – DA676.1/2016, 366 The Horsley Drive Fairfield, Demolition of existing structures and construction of a 3 x 8-storey mixed-use development at Lot 121 1017634, No. 366 The Horsley Drive, Fairfield

SITE INSPECTION:

The following Panel Members attended the site inspection:

- Sheridan Dudley (Chair)
- Bruce McDonald
- Frank Carbone
- Ninos Khoshaba

KEY ISSUES DISCUSSED

- Building height
- SEPP 65 – Apartment Design Guidelines
- Unit mix/configuration
- Parking – small spaces (residential/commercial)
- Management of commercial spaces
- Communal open space access provision
- Glass canopy structure proposed within Public Plaza

- North west corner – open space and pedestrian crossing treatment providing plaza invitation to the centre
- South east corner – treatment of strip (Horsley Drive)
- Lift service
- Waste areas - garbage facilities/access
- Right of way/access
- Elevations
- Sub-station
- Shadow analysis
- Amenity of Plaza area
- Waste management assessment
- Landscaping for whole site – internal Plazas and road frontages
- Court Road Corridor
- Planning Controls apply to the site
- Design consideration
- Drainage/flooding – (slope plans)
- Traffic management
- RMS comments
- Privacy between units
- ADG compliance
- Architectural treatment
- Safety and securities
- Clause 4.6
- Pedestrian access from Horsley Drive (safety)