

RECORD OF BRIEFING MEETING SYDNEY WESTERN CITY PLANNING PANEL

MEETING DATE / TIME	30 October 2017 4.00 pm to 4.12 pm
LOCATION	Fairfield City Council

ATTENDEES

PANEL MEMBERS	Bruce McDonald (Acting Chair), Nicole Gurran, Lindsay Fletcher, Ninos Khoshaba and Frank Carbone
COUNCIL ASSESSMENT STAFF	Robert Walker Liam Hawke Sunnee Cullen George Vlamis
OTHER	Suzie Jattan – Panel Secretariat

BRIEFING MATTER:

Panel Reference - 2017SSW038 - LGA – Fairfield, DA - 235.1/2017, Address - LOT: 36 DP: 8029, LOT: 37 DP: 8029, LOT: 38 DP: 8029, NO. 252 Cabramatta Road West, Cabramatta, Description Tree removal, construction of a two (2) storey medical centre above sub-floor level / basement car parking, erection of business identification type signage, and use of premises as a medical centre, day surgery, optometrist, dentist and pharmacy.

APOLOGY: Nil

CONFLICT OF INTEREST: Nil

SITE INSPECTION:

The following members attended site inspection:

Bruce McDonald (Acting Chair), Nicole Gurran, Lindsay Fletcher, Ninos Khoshaba and Frank Carbone

KEY ISSUES DISCUSSED:

- Non-compliance with maximum building height permitted for the site
- Conflicting building height controls within Fairfield LEP 2013 between B6 zone and R4 high density zone
- Pharmacy component potential to operate independently as a retail outlet– enterprise corridor zone under Fairfield LEP 2013
- Unacceptable level of overshadowing – southern property
- Isolated southern adjoining allotment and need to establish isolated sites LEC principles to be addressed

- Clause 4.6 regarding height has not been addressed
- Unsuitability of scale of proposed signs
- Applicable RMS standards for the car parking requirements
- Ambulance operation along Cabramatta Road is unsuitable