

## MEETING DETAILS

<b>MEETING DATE / TIME</b>	Monday, 2 July 2018 – 11.00 am to 12.24 pm Site inspection undertaken before meeting
<b>LOCATION</b>	Fairfield City Council

## BRIEFING MATTER(S)

Panel Ref - 2017SSW065 – LGA – Fairfield, DA 556.1/2017, Address - 8-36 Station Street, Fairfield, Description - Construction of a medical centre, Demolition of existing structure and construction of a four (4) storey commercial building including a medical centre (consisting of 33 rooms), two (2) commercial tenancies and carparking.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Bruce McDonald, Nicole Gurran, Ninos Khoshaba and Frank Carbone
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Robert Walker Sunnee Cullen Liam Hawke Simon Cai
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

## KEY ISSUES DISCUSSED

Issues warranting consideration in the assessment of the DA are:

1. Encouragement of quality through pedestrian links from the station through the public plaza and on to the north east.
2. Improved architectural presentation of the southern and western facades needs attention – given that this proposal is the southern presentation of a 4.2 hectare commercial development visible from the public mall a sophisticated architectural approach is expected. It may be that external specialist design input is necessary.
3. Given that the Applicant is seeking approval for elevated podium parking with a substantial cost saving, the way in which that parking presents to the public domain should demonstrate a superior design approach.

4. Reconsideration of the vehicular manoeuvring is required to ensure that the following matters are adequately provided for:
- (a) safe through pedestrian links;
  - (b) relocation of the loading dock to Smart Lane so as to avoid conflicts with through pedestrian traffic;
  - (c) turning for a medium ridged vehicle and ambulance parking;
  - (d) management of the intensification of vehicular and pedestrian traffic over time;
  - (e) provision for access to 30 Nelson Street (which is the subject of restrictions under an existing consent);

The Panel saw these as important matters which may require adjustment in the design of the development to allow adequate space for their resolution.