

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	20 May 2019 Opening Time 10.35am to 11.15am Site inspection undertaken before briefing
<b>LOCATION</b>	Fairfield City Council

## BRIEFING MATTER(S)

**Panel Ref – 2019WCI020 - LGA – Fairfield – DA48.1/2019**

Address – 34-40 Hughes Street, Cabramatta

Description – Proposed consolidation of existing lots and redevelopment of the at-grade Hughes Street car park, including the construction of a 2-storey open deck carpark comprising 219 new car spaces (including 7 accessible car spaces and 12 services vehicle spaces) and the upgrade and reconfiguration of the existing multi-deck Dutton Lane carpark, with associated signage and wayfinding, drainage works and landscaping.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Bruce McDonald and Nicole Gurran
<b>APOLOGY</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Frank Carbone and Ninos Khoshaba declared conflict of interest for the Dutton Lane proposal as they attended a council meeting and voted on this matter in the past.

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Hayley Tasdarian, Sunnee Cullen and Liam Hawke
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

## KEY ISSUES DISCUSSED AND MATTERS TO BE ADDRESSED IN THE COUNCIL ASSESSMENT REPORT:

- The Applicant should be invited to supply improved plans which better communicates the intended movement of pedestrians, carpark users and goods moving from the proposed loading zone/service spaces, so as to better allow safety, efficiency and permeability to be considered.
- The design should emphasise permeability and safety.
- The Panel support the attempt to introduce greenery into the design.
- The appropriateness of the external design presentation will require careful attention particularly with regards to the Hughes Street residential buildings.

- The Panel notes that the routes for vehicles within the site and surrounding streets are currently the subject of further work.