

## BRIEFING DETAILS

|                             |   |
|-----------------------------|---|
| <b>BRIEFING DATE / TIME</b> | Monday, 2 June 2025, 10:45am to 11:45am |
| <b>LOCATION</b>             | Ms teams                                |

## BRIEFING MATTER(S)

PPSSWC-527 – Fairfield – DA 43.1/2025 – 138 The Horsley Drive, Carramar - Karitane Redevelopment - Alterations and additions to an existing health service facility to facilitate a parenting centre, toddler clinic, perinatal mental health, and community programs.

## PANEL MEMBERS

|                                 |  |
|---------------------------------|--|
| <b>IN ATTENDANCE</b>            | Justin Doyle (Chair), David Kitto, Louise Camenzuli, Kevin Lam, Ninos Khoshaba |
| <b>APOLOGIES</b>                | Nil  |
| <b>DECLARATIONS OF INTEREST</b> | Nil  |

## OTHER ATTENDEES

|                                 |   |
|---------------------------------|---|
| <b>COUNCIL ASSESSMENT STAFF</b> | Sunnee Cullen, Matthew Korzy  |
| <b>APPLICANT</b>                | Grainne O’Loughlin, Naomi Daley, Harley Lockhart, Oleg Sannikov, David Arguelles, Angel Mahchut |
| <b>OTHER</b>                    | Sharon Edwards, Tim Mahoney   |

## KEY ISSUES DISCUSSED

- The Applicant responded to Council’s request for additional information on 5 May 2025.
- This included:
  - Providing further information on the characterisation of the use and whether the development is a community health service facility under the *State Environmental Planning Policy (Transport and Infrastructure) 2021*
  - Clarifying the revised parking demand for the facility and whether the existing parking spaces are sufficient
  - Updating the stormwater plans
  - Updating the flooding assessment to consider the findings of a recent flood study.
- The Panel Chair indicated that the characterisation of the development was unlikely to be a determinative issue and noted that the facility as amended should reasonably be able to be characterised as a “community health service facility”, even though the term is not expressly defined in the Transport and Infrastructure SEPP 2021 and the current development on site was characterised as a “community facility” when the original development application was determined in 2006.
- On the issue of parking, the Applicant’s traffic consultant indicated that the development would reduce the parking demand of the facility, principally due to the removal of 11 beds from the facility. He

## Planning Panels Secretariat

advised that this resulted in an associated reduction in parking required for staff and visitors. If assessed against the current DCP, the Applicant's traffic engineer said the facility (as amended) will only require 55 parking spaces and that the 57 parking spaces currently provided on site will therefore be sufficient. Council advised the Panel that its traffic staff had reviewed the additional information provided by the Applicant and still have residual concerns about the parking impacts of the development. The Panel encouraged Council to work closely with the Applicant's traffic consultant to address these concerns as soon as possible, and asked the Council's traffic engineer to be available to confer by telephone.

- The Panel asked Council to give the Panel Secretariat an update on the progress of the assessment of the application by 13 June 2025, and a timeline for prompt determination of the development given the strong public interest in encouraging the community services offered by the Applicant.
- The Panel considers the application to be suitable for e-determination.

**TENTATIVE DETERMINATION DATE SCHEDULED: LATE JUNE/EARLY JULY 2025**