

Outcomes Committee



MINUTES

DATE OF MEETING: 11 February 2025

LOCATION: Staff Lunch Room

TIME: 6.32pm

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PRESENT:

Councillors Barkho, Hoang, Lam, Ly and M Saliba (Chairperson).

Also in attendance were the General Manager, Director City Planning, Executive Manager, Executive Strategic Planner, Technical Support Officer (G Joseph and S Subba) and Governance Officer (C Nguyen).

WEBCAST ANNOUNCEMENT

In opening the meeting, the Chairperson advised that the meeting is being livestreamed on Council's website and all present should refrain from making any defamatory statements.

APOLOGIES AND REASONS ACCEPTED

An apology was tendered on behalf of Councillor Le and the reason for her absence given.

MOTION: (Lam/Barkho)

That the apology and reason given for the absence tendered on behalf of Councillor Le be accepted.

CARRIED

REMOTE MEETING ATTENDANCE

The Chairperson confirmed that no applications were received to participate remotely via audio-visual link.

CONFIRMATION OF MINUTES

MOTION: (Lam/Barkho)

That the Minutes of the meeting held on 10 December 2024 be noted.

CARRIED UNANIMOUSLY

**SECTION A
'Matters referred to Council for its decision'**

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- 1: Audit, Risk and Improvement Committee (ARIC) Strategic Work Plan 2024-2028, ARIC Annual Work Plan 2024-2025, Strategic Internal Audit Plan 2024-2028 and Forward Internal Audit Plan 2024-2025
File Number: 11/02759

RECOMMENDATION: (Lam/Barkho)

That:

1. The Audit, Risk and Improvement Committee (ARIC) Strategic Work Plan 2024-2028 incorporating the ARIC Annual Work Plan 2024-2025, Strategic Internal Audit Plan 2024-2028 and Forward Internal Audit Plan 2024-2025, be adopted.
2. The ARIC be authorised to adjust the 4 Plans within the Strategic Work Plan 2024-2028 to address any new or emerging risks and priorities as appropriate and as identified by Council.

CARRIED UNANIMOUSLY

- 2: Post Exhibition - Councillors Expenses & Facilities Policy
File Number: 09/01989

RECOMMENDATION: (Barkho/Lam)

That the Councillors Expenses and Facilities Policy be adopted.

CARRIED UNANIMOUSLY

SECTION B

‘Matters submitted to the Committee for decision subject to the Right of Referral’

- 3: **SUBJECT:** Public Exhibition - Planning Proposal - 1 Cutler Road Lansvale
Premises: 1 Cutler Road Lansvale
Applicant: Mr Mark Keomanivong
Owner: Diamond Wheels Pty Ltd
Zoning: R2 – Low Density Residential
File Number: 24/21634

A Confidential Memorandum was circulated by the Senior Strategic Land Use Planner (K Ven) to Councillors prior to the meeting providing further information on this matter.

An email was circulated by the Executive Strategic Planner to Councillors prior to the meeting providing updated images referred to in the report.

MOTION: (Barkho/Lam)

That:

1. Council endorse the Planning Proposal (Attachment A of the report) to amend the Fairfield Local Environmental Plan (FLEP) 2013 in relation to the site at 1 Cutler Road Lansvale (Lot 1 DP 525324) as follows:
 - 1.1 Amend the Land Zoning Map (LZN_021) to rezone 1 Cutler Road Lansvale from R2 Low Density Residential to E4 General Industrial.
 - 1.2 Amend the Lot Size Map (LSZ_021) to prescribe no minimum lot size.
 - 1.3 Amend the Lot Size for Dual Occupancy Map (LSD_021) to prescribe no minimum lot size for dual occupancy developments.
 - 1.4 Amend the Fairfield LEP 2013 Height of Building Map (HOB_021) to prescribe no height of building control.
 - 1.5 Amend the Fairfield LEP 2013 Floor Space Ratio Map (FSR_021) to prescribe no floor space ratio control.
 - 1.6 Amend the Key Sites Map (KYS_021) to identify the site as key site '30' to allow the use of the land for the purpose of health consulting rooms, information and educational facilities, medical centres, specialised retail premises, subject to development consent.
2. Pursuant to Section 3.31 (3)(a) of the Environmental Planning and Assessment Act 1979 (EPA Act), Council forward its recommendation to the NSW Department of Planning, Housing and Infrastructure (DPHI) requesting a Gateway Determination for the Planning Proposal.
3. In requesting the Gateway Determination, advise NSW DPHI that Council seeks to utilise the delegation as the Local Environment Plans (LEP) Plan Making Planning Proposal Authority (delegated by the Minister under Section 2.4 of the Environmental Planning and Assessment Act 1979).
4. The Planning Proposal be publicly exhibited in accordance with 3.34(2) of the Gateway Determination issued by the DPHI.
5. The outcome of the exhibition of the Planning Proposal and its supporting information be reported back to Council following completion of the public exhibition period.

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The division was taken with the following results:

Aye	Nay
Councillor Barkho Councillor Hoang Councillor Lam Councillor Ly Councillor M Saliba	
Total=(5)	Total=(0)

CARRIED UNANIMOUSLY

- 4: SUBJECT:** Public Exhibition - Wetherill Park Market Town Site Specific Development Control Plan 2014 - Amendment No.1
- Premises:** 13-21 Rossetti Street and 1016-1024 The Horsley Drive Wetherill Park
- Applicant:** Gilbert de Chalain (Planning Consultant)
- Owner:** Wetherill Park Market Town Pty Ltd (Director - Ross Trimboli)
- Zoning:** E1 – Local Centre
- File Number: 24/04838

Councillor	Type of Interest	Nature of Interest	Action Taken/Explanation Given
Councillor Barkho	Significant Pecuniary	As I am a business owner in that location.	Councillor Barkho left and took no further part in debate or discussion.

Councillor Barkho left (6.36pm) the meeting.

MOTION: (Lam/Hoang)

That:

1. The Wetherill Park Market Town Site Specific Development Control Plan (DCP) be amended (Draft Amendment No. 1) to:
 - 1.1 Implement administrative and formatting changes to the DCP to maintain consistency with other Council Strategic Land Use Planning documents.
 - 1.2 Update development controls to permit two (2) different mixed use development scenarios, one with residential dwellings and one without residential dwellings.
 - 1.3 Update development controls to reflect the desired urban design principles of the NSW Apartment Design Guide and Fairfield City Wide DCP 2024.

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2. The Wetherill Park Market Town Site Specific DCP Draft Amendment No. 1 be placed on public exhibition for a minimum period of 28 days, commencing on the day it is published on Council's website.
3. The outcome of the public exhibition of the Wetherill Park Market Town Site Specific DCP Draft Amendment No. 1 be reported back to Council following the exhibition period.

The division was taken with the following results:

Aye	Nay
Councillor Hoang	
Councillor Lam	
Councillor Ly	
Councillor M Saliba	
Total=(4)	Total=(0)

CARRIED UNANIMOUSLY

Councillor Barkho returned (6.37pm) to the meeting.

- 5: **SUBJECT:** Public Exhibition - Villawood Town Centre Development Control Plan 2020 - Draft Amendment No.3
- Premises:** 1 Villawood Road Villawood Lot: 1 DP: 1013056
- Applicant:** DMPs (Daniel McNamara Planning Solutions)
- Owner:** ABA Holdings NSW Pty Ltd (Director/Secretary - Khaled Diab)
- Zoning:** E1 – Local Centre
- File Number: 16/03595

Councillor	Type of Interest	Nature of Interest	Action Taken / Explanation Given
Councillor Lam	Non-Pecuniary Not Significant	I am on the Sydney Western City Planning Panel for this site in case a DA is lodged.	Councillor Lam left and took no further part in debate or discussion.

Councillor Lam left (6.38pm) the meeting.

MOTION: (Barkho/Hoang)

That:

1. Council's Villawood Town Centre Development Control Plan 2020 be amended (and be known as draft Amendment No. 3) to:
 - 1.1. Reflect the revised built form for 1 Villawood Road Villawood in relevant diagrams within the DCP.

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- 1.2. Update diagrams relating to access and active street frontages.
- 1.3. Implement appropriate overshadowing controls for public spaces.
- 1.4. Introduce town centre design and character assessment objectives to be consistent with the adopted Villawood Town Centre Urban Design Study.
2. The Villawood Town Centre Development Control Plan 2020 Draft Amendment No. 3 be placed on public exhibition for a minimum period of 28 days, with exhibition to commence from the day it is published on Council's website.
3. The outcome of the public exhibition of the Villawood Town Centre Development Control Plan 2020 Draft Amendment No. 3 be reported back to Council following the exhibition period.

The division was taken with the following results:

Aye

Nay

Councillor Barkho
Councillor Hoang
Councillor Ly
Councillor M Saliba

Total=(4)

Total=(0)

CARRIED UNANIMOUSLY

Councillor Lam returned (6.39pm) to the meeting.

- 6:** Audit, Risk and Improvement Committee (ARIC) Report - Quarter 2
File Number: 19/33579

MOTION: (Barkho/Lam)

That the Minutes of the Audit, Risk and Improvement Committee (ARIC) meeting held on Friday 13 December 2024 be received and noted.

CARRIED UNANIMOUSLY

- 7:** Major Projects Update - January 2025
File Number: 23/14067, 23/04386, 23/09327

MOTION: (Barkho/Lam)

That the report be received and noted.

CARRIED UNANIMOUSLY

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- 8:** Monthly Investment Reports - December 2024 and January 2025
File Number: 24/20363

MOTION: (Barkho/Lam)

That the report be received and noted.

CARRIED UNANIMOUSLY

- 9:** Divisional Update Report - Quarter 2 - Place Management
File Number: 14/09936

MOTION: (Barkho/Lam)

That the report be received and noted.

CARRIED UNANIMOUSLY

- 10:** Mayor's Crime Prevention Reference Group Meeting - November 2024
File Number: 24/03430

MOTION: (Lam/Barkho)

That the Minutes of the Mayor's Crime Prevention Group Meeting held on 18 November 2024 be received and noted.

CARRIED UNANIMOUSLY

- 11:** Youth Advisory Committee - December 2024
File Number: 24/14914

MOTION: (Lam/Barkho)

That the Minutes of the Youth Advisory Committee meeting held on Wednesday 4 December 2024 be received and noted.

CARRIED UNANIMOUSLY

- 12:** Information Report - Quarterly Report for October to December 2024 Outlining Progress on the 2024-2025 Operational Plan and 2022/23-2025/26 Delivery Program
File Number: 24/14444

MOTION: (Barkho/Lam)

That the report be received and noted.

CARRIED UNANIMOUSLY

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CLOSURE

There being no further business, the meeting concluded at 6.42pm.

Chairperson

CONFIRMATION

These minutes were confirmed as a correct record of the proceedings at a meeting held on 11 February 2025.

Chairperson