

Outcomes Committee



MINUTES

DATE OF MEETING: 10 February 2026

LOCATION: Staff Lunch Room

TIME: 6.32pm

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PRESENT:

His Worship Mayor Carbone (Chairperson).

Councillors Barkho, Hoang and Lam.

Also in attendance were the Deputy General Manager and Chief Financial Officer, Director City Delivery, Director City Development, Manager Governance and Audit, Manager Building Control and Compliance, Executive Strategic Planner, Technical Support Officer (G Joseph and S Subba) and Governance Officer (J Vo).

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 or gestures.

APOLOGIES AND LEAVE OF ABSENCE

Apologies were tendered and Leave of Absence requested on behalf of Councillors Le, Ly and M Saliba and the reasons for their absence given.

MOTION: (Barkho/Lam)

That the apologies tendered on behalf of Councillors Le, Ly and M Saliba be accepted and leave be granted.

CARRIED UNANIMOUSLY

REMOTE MEETING ATTENDANCE

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

CONFIRMATION OF MINUTES

MOTION: (Barkho/Lam)

That the Minutes of the meeting held on 2 December 2025 be noted.

CARRIED UNANIMOUSLY

SECTION B

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

- 1: **SUBJECT:** Planning Proposal - 55 Cabramatta Road East Cabramatta
 Premises: 55 Cabramatta Road East Cabramatta
 Applicant: Michael Ryan Planning
 Owner: Cabramatta Bowling & Recreation Club Ltd
 Zoning: RE2 – Private Recreation
 File Number: 25/30006

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

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 55 Cabramatta Road East Cabramatta (Lot 2 DP 8012), as follows:
 - 1.1. Amend the Land Zoning Map (LZN_021) to rezone 55 Cabramatta Road East, Cabramatta from R2 Low Density Residential to RE2 Private Recreation.
 - 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.
2. Pursuant to Section 3.31(3)(a) of the Environmental Planning and Assessment Act 1979, 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 delegation as the Planning Proposal Local Plan Making Authority (as 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
Mayor Carbone Councillor Barkho Councillor Hoang Councillor Lam	
Total=(4)	Total=(0)

CARRIED UNANIMOUSLY

- 2:** Post Exhibition - Fairfield City Wide Development Control Plan 2024 - Amendment No. 2
File Number: 25/13177

MOTION: (Barkho/Lam)

That this matter be referred to the Ordinary Council Meeting to be held on Tuesday 24 February 2026.

The division was taken with the following results:

Aye	Nay
Mayor Carbone Councillor Barkho Councillor Hoang Councillor Lam	
Total=(4)	Total=(0)

CARRIED UNANIMOUSLY

- 3:** Submission to the Sydney Plan 2026
File Number: 25/38123

MOTION: (Barkho/Lam)

That the issues raised in the report form the basis for Council's submission to the public exhibition of the draft Sydney Plan (Attachment A of the report) and in particular Council advise the NSW State Government that:

1. The Plan fails to acknowledge the issues or include the necessary actions that adequately respond to the socio-economic challenges facing Fairfield City that have been de-prioritised by the State Government for too long including:
 - 1.1 The need for improved access to public transport, including rapid transit systems from within the Fairfield Local Government Area to the Western Sydney Aerotropolis and Western Sydney Airport.

- 1.2 The high intake of humanitarian settlement that has occurred in the City over the last 10 years, accounting for 41% of the entire NSW intake that has not been supported by adequate State or Commonwealth funding on community infrastructure required to support this level of intake.
- 1.3 The need for greater provision of social housing on State owned land to address the long waiting queues for this form of housing in Fairfield City.
2. The Department of Planning, Housing and Infrastructure needs to acknowledge the issues and opportunities identified in the Fairfield City Infrastructure and Place Prospectus (Attachment C of the report) that are critical for addressing the key strategic planning opportunities as well as the socio and economic challenges facing Fairfield City in coming years.
3. The proposed new centres typologies in the draft Plan are inadequate and fails to acknowledge the strategic significance and contribution that Bonnyrigg, Cabramatta, Fairfield and Prairiewood town centres and number of other medium sized centres of the City play in providing housing, job opportunities, commercial and community services. The centres typology should be expanded to acknowledge the role of the centres of the City.
4. Once additional flood modelling is completed, areas of the City (including Fairfield and Canley Vale town centres) removed by Department of Planning, Housing and Infrastructure from the Stage 2 Accelerated Planning Proposal in 2024, be reinstated in order to deliver the right housing in the right place for the City.
5. Council be updated in regard to discussions with the Department of Planning, Housing and Infrastructure on the matters contained in this report and further implementation of The Sydney Plan as information becomes available.

CARRIED UNANIMOUSLY

- 4:** Fairfield Showground Local Approvals Policy
File Number: 19/15813

MOTION: (Barkho/Lam)

That the Fairfield Showground Local Approvals Policy as approved by the Chief Executive of the NSW Office of Local Government, be adopted.

CARRIED UNANIMOUSLY

- 5:** Compliance and Enforcement Policy - Building Control and Land Use
File Number: 15/07779

The Director City Development and Manager Building Control and Compliance left (6.45pm) the meeting.

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MOTION: (Barkho/Lam)

That:

1. The Compliance and Enforcement Policy - Building Control and Land Use (Attachment A of the report), be adopted.
2. The Compliance and Enforcement Policy - Food Safety in Fairfield City (Attachment B of the report) and Local Orders Policy (Attachment C of the report), be rescinded.

CARRIED UNANIMOUSLY

- 6:** Major Projects Update - January 2026
File Number: 23/34318, 23/13402

MOTION: (Barkho/Lam)

That the change in scope of work for project SP25758 Brenan Park – Construction of New Playground to include additional features for the main play tower and an outdoor basketball court be noted.

CARRIED

- 7:** Monthly Investment Reports - December 2025 and January 2026
File Number: 25/23527

MOTION: (Barkho/Lam)

That the Investment Reports for December 2025 and January 2026 be received and noted.

CARRIED UNANIMOUSLY

- 8:** Youth Advisory Committee - December 2025
File Number: 25/19063

MOTION: (Barkho/Lam)

That the minutes of the Youth Advisory Committee meeting held on Wednesday 3 December 2025 be received and noted.

CARRIED UNANIMOUSLY

- 9:** Divisional Update Report - Quarter 2 - Economic Development
File Number: 14/09936

MOTION: (Barkho/Lam)

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That the report be received and noted.

CARRIED UNANIMOUSLY

- 10:** Divisional Update Report - Quarter 2 - Place Management and Major Events
File Number: 14/09936

The Director City Development returned (6.48pm) to the meeting.

MOTION: (Barkho/Lam)

That the report be received and noted.

CARRIED UNANIMOUSLY

- 11:** Information Report - 2025-2026 Operational Plan - Quarterly Report (October to December 2025)
File Number: 25/15309

MOTION: (Barkho/Lam)

That the report be received and noted.

CARRIED UNANIMOUSLY

CLOSURE

There being no further business, the meeting concluded at 6.49pm.

Chairperson

CONFIRMATION

These minutes were confirmed as a correct record of the proceedings at a meeting held on 10 February 2026.

Chairperson