



Planning Proposal

Proposed amendment to Fairfield Local Environmental Plan 2013

Part of 16 Kamira Avenue, Villawood (Part of Lot 31 DP36718)

Rezoning of land to ensure consistency with the Fairfield City Council's Villawood Town Centre Urban Design Study 2018

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SECTION 1

1.1 Introduction

This Planning Proposal has been prepared by Fairfield City Council to support a proposed amendment to Fairfield Local Environmental Plan (LEP) 2013, which aims to facilitate the redevelopment of Villawood Town Centre alongside the Villawood Town Centre Planning Proposal that was recently gazetted on 5 June 2020. This planning proposal specifically applies to the rezoning of a portion of 16 Kamira Avenue Villawood (Lot 31 DP 36718). The intended outcome is to provide consistency with the Villawood Urban Design Study and the Villawood Town Centre Planning Proposal.

This planning proposal seeks to:

- rezone part of the subject site from RE1 Public Recreation to R4 High Density Residential;
- amend the floor space ratio from no development standards to 2.5:1;
- amend the height of building from no development standards to 27 metres.

These changes will facilitate the site being consistent with the Villawood Town Centre Urban Design Study and the provision of a 3,000sqm public park, to be incorporated as part of Land and Housing Corporation renewal project for Villawood Town Centre.

This report comprises a planning proposal that has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and 'A Guide to Preparing Planning Proposals' by the Department of Planning and Infrastructure dated August 2016.

1.2 Purpose

- The purpose of this report is to demonstrate that there is sufficient planning justification to amend Fairfield LEP 2013 in relation to the land at 16 Kamira Avenue, Villawood. Specifically, this report details the proposed provisions of the LEP amendment;
- describes the vision for the site that underpins the LEP amendment, including a concept plan demonstrating the desired ultimate development outcome for the site;
- provides evidence to support the proposed LEP amendment based on technical planning, economic, urban design and traffic assessment;
- justifies the proposed LEP amendment against all relevant statutory and strategic planning matters; and
- addresses the requirements for the preparation and lodgement of a planning proposal in the accordance with the EP&A Act and associated guides.

1.3 Supporting documentation

A Council report was prepared detailing the review and analysis of the planning proposal and the applicants supporting documentation. A range of supporting studies addressing relevant planning and technical issues has been prepared by

the applicant to support this planning proposal, including the following:

- Voluntary Planning Agreement
- Villawood Urban Design Study
- Villawood Town Centre Planning Proposal
- Villawood Town Centre Development Control Plan
- Fairfield Local Planning Panel Report and Advice

SECTION 2

2.1 Site Location and Context

The Villawood Town Centre is located on the eastern edge of the Fairfield Local Government Area (LGA) adjoining the Canterbury-Bankstown LGA. The Villawood Town Centre is located approximately 2km east of Fairfield and 10km from both Parramatta (to the north) and Bankstown (to the east). Liverpool is located approximately 6.5km (to the south-west) and is the nearest emerging regional centre.

The Villawood Town Centre is located immediately south of the railway line which runs in an east-west direction, providing direct connection between Villawood, Liverpool, Bankstown and Sydney CBD. It also provides connection to Parramatta CBD via Lidcombe. The train corridor includes the Southern Sydney Freight Line.

Villawood Town Centre is accessible to the broader road network via The Horsley Drive (A22) providing access to Fairfield City Centre and further afield via Smithfield Road (A28) to the M4 Motorway. Henry Lawson Drive provides a direct connection to the M5 Motorway via regional open space, while the Hume Highway connects Villawood with the Sydney CBD and Liverpool.

The figure below identifies the regional context of Villawood and surrounding town centres.

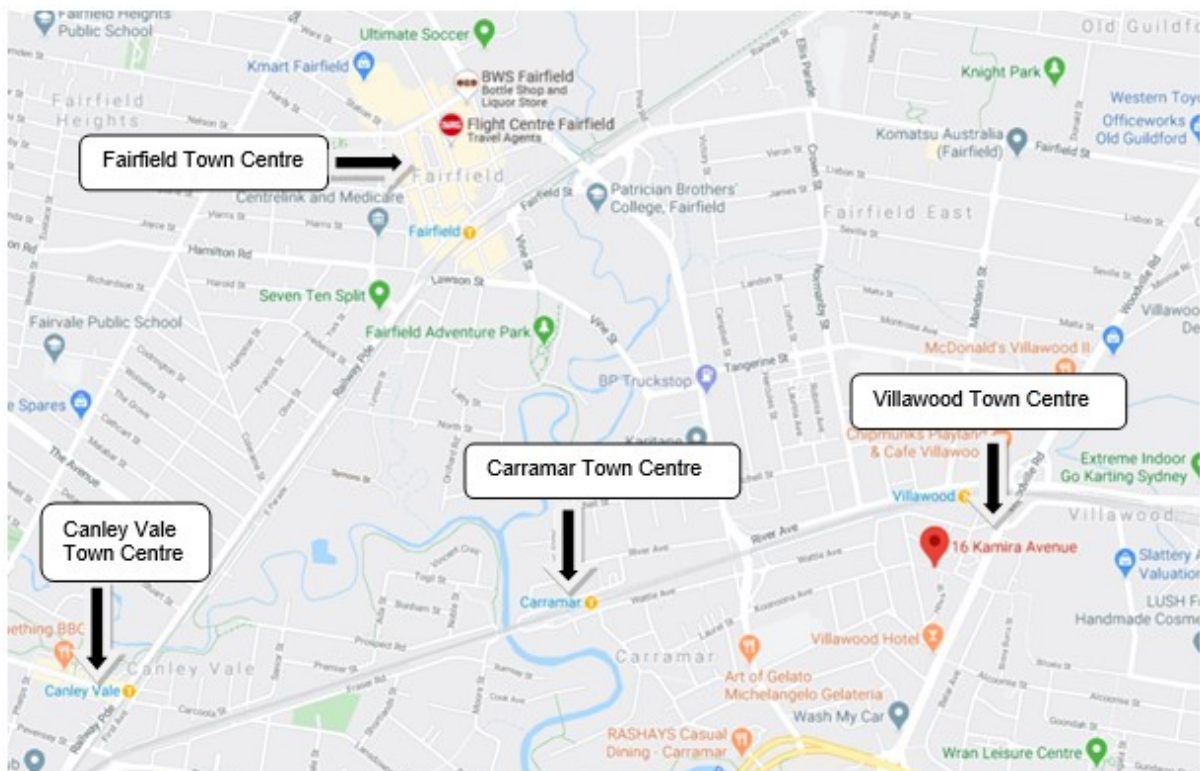


Figure 1 – Map – Regional Context

An aerial view of the subject site and surroundings is shown in figure 2.

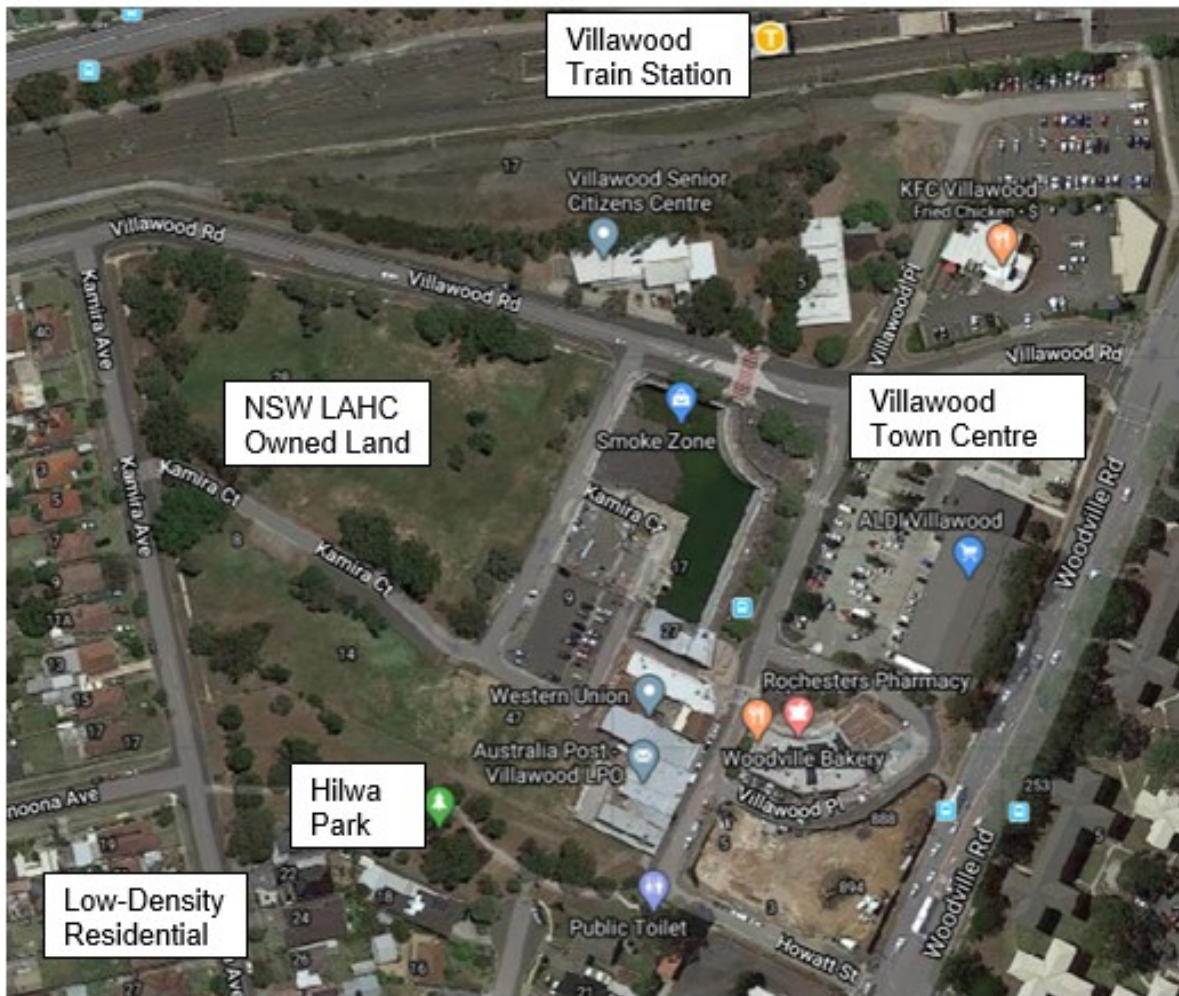


Figure 2 – Aerial Photo – Villawood Town Centre

The local characteristics of the centre are as follows:

- The study area is bounded by Villawood railway station to the north, Woodville Road to the east, existing low density residential development to the south along Hilwa Street and Kamira Avenue to the west.
- The Villawood Town Centre consists of the business heart at the eastern side of the study area and the vacant Kamira Court Residential Precinct (owned by Land and Housing Corporation - LAHC); R4 High Density Residential zoned land with a proposed built form for high density residential apartment blocks within internal courtyards and building heights ranging from 4 to 12 storeys.
- The Town Centre is serviced by trains and buses providing access to Fairfield City Centre and other larger service and employment centres such as Liverpool, Parramatta CBD and the Sydney CBD. Bus stops are concentrated on River Avenue to the north of the Railway, Woodville Road and Villawood Place.

- To the east, B2 Local Centre zoned land immediately adjoining Hilwa Park. This includes a mix of commercial shops. However, business activity within the town centre is minimal with many shops either boarded up in preparation of redevelopment or permanently closed its roller shutters.
- Minimal provision of public open space exists within or in close proximity to the Villawood Town Centre. Hilwa Park is a narrow linear park, providing a small children’s play area.



Figure 3 – Aerial view of the subject site – Part of 16 Kamira Ave

2.2 Existing Planning Controls

Fairfield LEP 2013

The subject site is currently zoned RE1 Public Recreation under the Fairfield LEP 2013 (see figure 4) which forms part of the Hilwa Park. The site is underutilised due to the parks location behind the centre. The park is closed off and unmonitored which raises safety concerns for the residents in the area.

The subject site currently has no height of building, floor space ratio controls or other specific controls applying under the Fairfield Local Environmental Plan 2013.

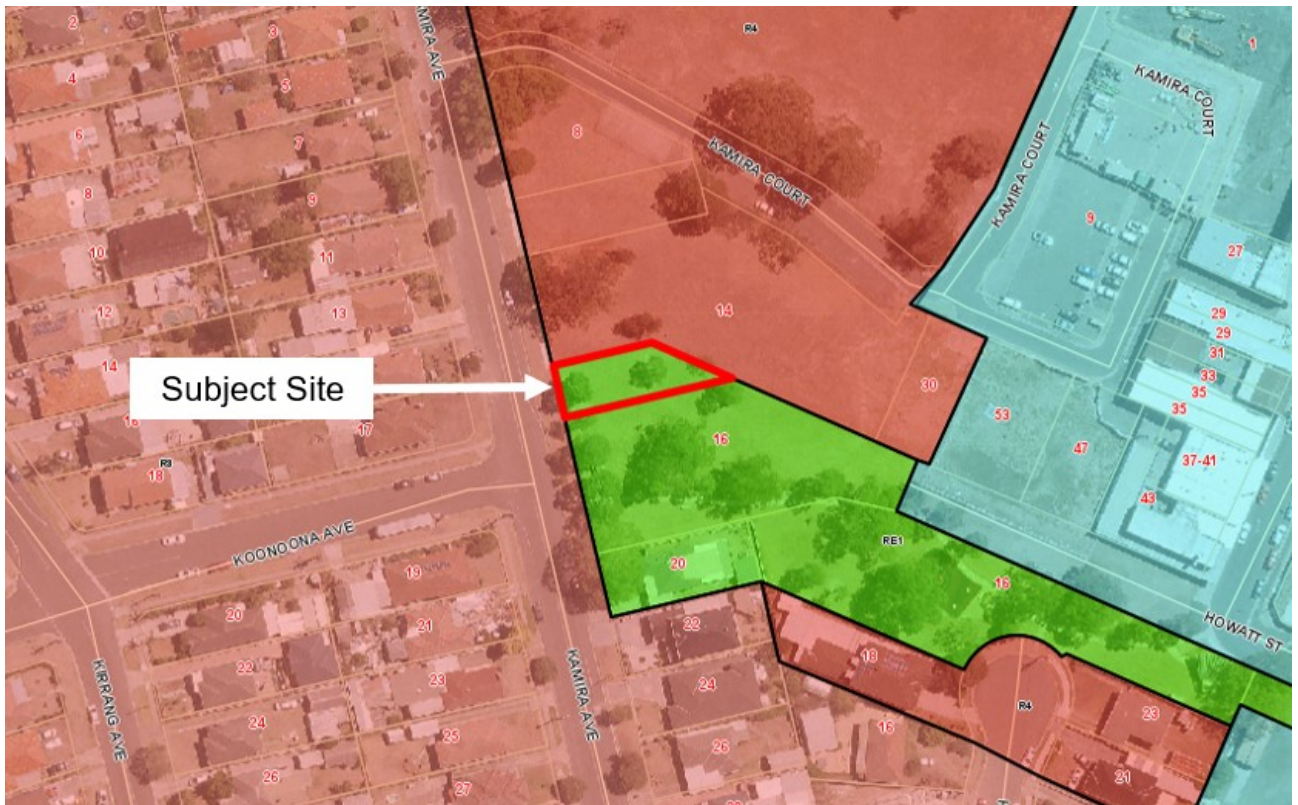


Figure 4 – Current zoning under Fairfield LEP 2013 (Source: NSW Legislation)

Table 1: Fairfield Local Environmental Plan Land Use Table	
Zone RE1 Public Residential	
Objectives	<ul style="list-style-type: none"> • To enable land to be used for public open space or recreational purposes. • To provide a range of recreational settings and activities and compatible land uses. • To protect and enhance the natural environment for recreational purposes.
Permitted without	<i>Environmental protection works; Markets</i>
Permitted with consent	<i>Aquaculture; Boat building and repair facilities; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Charter and tourism boating facilities; Community facilities; Environmental facilities; Flood mitigation works; Function centres; Heliports; Information and education facilities; Jetties; Kiosks; Marinas; Mooring pens; Moorings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Restaurants or cafes; Roads; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities</i>
Prohibited	<i>Any development not specified in item 2 or 3</i>

Villawood Town Centre Urban Design Study

The Villawood Town Centre Planning Proposal was informed by the Villawood Town Centre Urban Design Study (27 March 2018) which identifies opportunities for increased building height and density along with open space and public domain improvements.

The Urban Design Study Structure Plan (Figure 6) proposed that Koonoona Avenue, to the West of Hilwa Park, be extended across the park to connect to Kamira Court to the north and Howatt Street to the east. The part of Hilwa Park to the north of the proposed road extension comprises the subject site and was proposed to accommodate future medium and high density residential development. It also envisaged Hilwa Park be expanded to the south through future acquisition of the residential lot at 20 Kamira Avenue.

The Urban Design Study recommended that the subject site be rezoned from RE1 Public Recreation to R4 High Density Residential, and to apply a floor space ratio of 2.5:1 and maximum height of building of 27 metres.

The Urban Design Study also recommended a new local park on the LAHC Kamira Court landholdings fronting Kamira Avenue.

Villawood Town Centre Planning Proposal

The Villawood Town Centre Planning Proposal prepared by Fairfield City Council aimed to revitalise the centre through the identification of appropriate densities and

public domain improvements to support the urban renewal. The Planning Proposal was gazetted on 5 June 2020 and made the following amendments:

- increased height of building throughout the town centre;
- increased floor space ratio for the NSW LAHC site; and
- rezoned two parcels to RE1 Public Recreation.

The proposal will facilitate up to 1,295 dwellings within the Town Centre comprising up to 895 dwellings within the existing B2 Local Centre zone and 400 dwellings on the Land and Housing Corporation site.

Villawood Town Centre Draft Development Control Plan

The Villawood Town Centre Draft Development Control Plan (DCP) was exhibited alongside the Villawood Town Centre planning proposal. The draft DCP incorporates the Urban Design Study Structure Plan and establishes built form controls for the subject site based on its redevelopment for high density residential.

Accordingly, the proposed zoning for the site under the Villawood Town Centre Planning Proposal is currently inconsistent with the draft DCP. This planning proposal seeks to amend the zoning controls that apply to the site to ensure consistency with the recommendations of the Urban Design Study and the draft DCP.

Figure 5 below from the DCP clearly shows the intention for a consistent street block on the Hilwa Park parcel.



Figure 5 – Villawood Town Centre Urban Design Study

SECTION 3 – STRATEGIC CONTEXT

3.1 Metropolis of Three Cities – A vision to 2056 (Metro Strategy)

The Metro Strategy is the overarching strategic land use plan for the Greater Sydney Metropolitan area, outlining the strategic vision for managing growth to 2056. The vision seeks to transform Greater Sydney into a metropolis of three cities, with the site being located within the Western Parklands City.

The strategy for Greater Sydney is underpinned by ten strategic directions each with specific objectives designed to deliver the plan. This planning proposal will support the renewal of Villawood Town Centre as envisaged by the Villawood Town Centre Urban Design Study, providing additional housing and open space within the Town Centre and stimulating economic development.

The renewal of Villawood aligns with the following key objectives of the Greater Sydney Region Plan:

- Objective 10: Greater Housing Supply
- Objective 11: Housing is more affordable and diverse
- Objective 12: Great places that bring people together
- Objective 14: Integrated land use and transport creates walkable and 30-minute cities.
- Objective 31: Public open space is accessible, protected and enhanced.

3.2 Western City District Plan

The Western City District Plan sets out 20 strategic planning priorities to achieve the Plan’s vision. Table 3 below sets out the key planning priorities applicable to this proposal and justification of consistency.

Planning Priority	Consistency of Planning Proposal
Planning Priority W1 – “Planning for a city supported by infrastructure”	The proposal maximises the high density residential in the Villawood City Centre and seeks to increase growth adjacent to Villawood Station and offer community and recreational facilities.
Planning Priority W5 – “Providing housing supply, choice and affordability with access to jobs, services and public transport”	The proposal will boost and contribute to the 6-10 year housing supply within Villawood City Centre, which has the potential to accommodate up to 1,295 new apartments. The site is within walking distance of services, community facilities and the rail station, able to deliver the ‘30-minute City’.
Planning Priority W6 – “Creating and renewing great places and local centres, and respecting the District’s heritage”	The proposal seeks to support the implementation of the Villawood Town Centre Urban Design Study, which sets out an approach to the renewal of Villawood, which aligns with this action.

<p>Planning Priority W7 – “Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City”</p>	<p>This proposal seek to implement the Villawood Town Centre Urban Design Study, which locates housing growth in close proximity to Villawood Railway Station supporting the vision of the 30-minute city.</p>
<p>Planning Priority W18 – “Delivering high quality open space”</p>	<p>Whilst this Planning Proposal seeks to rezone open space for residential development, the LAHC renewal project for Villawood Town Centre, includes the development of a 3,000sqm park. This new open space will ensure that Villawood Town Centre complies with the requirement for high density residential areas to be within 200m of open space. This new park will become a desirable and sought to space to enjoy for residents inside and adjoining the development site.</p>

3.3 Draft Greener Places and Policy

The Urban Green Infrastructure State Policy released in draft by the Government Architect NSW in November 2017, identifies objectives to promote a more liveable, healthier and natural green space environment. This planning proposal is consistent with a number of the performance criteria listed in the policy for planning of open space and recreation areas. Whilst this planning proposal specifically seeks to rezone land from RE1 to R4, the proposal forms part of the overall renewal project for Villawood, which will include a 3,000sqm park that is within a short walking distance from a high density development.

3.4 Fairfield Local Strategic Planning Statement

The Fairfield Local Strategic Planning Statement (LSPS) has recently been finalised and it identifies Villawood as a town centre that has the potential to grow and increase its built form permissibility within the town centre. The LSPS refers to the Villawood Urban Design Study and the resulting planning proposal to facilitate the renewal of the town centre.

This proposal is consistent with the following key objectives in the LSPS:

- Planning Priority 1- Providing housing that accommodates the needs of the existing and future residents.
- Planning Priority 2- Deliver greater housing diversity and affordability to meet the changing needs for the community.
- Planning Priority 3- Plan for and manage areas identified for future urban development.
- Planning Priority 4- Provide attractive, healthy and safe places for the whole community.

3.5 Fairfield City Plan (City Plan) 2016 – 2026

The Planning Proposal is consistent with all relevant themes and goals within the City Plan. The table below illustrates how the planning proposal aims to achieve the outcome of its themes and goals.

Table 3 - 2016 – 2026 Fairfield City Plan (City Plan) key themes		
Relevant FCCSP Outcome within the theme	Outcome	How the planning proposal achieves the outcome
Theme 2 – Places and Infrastructure	High quality development that meets the community's needs.	Provides diversity in housing type to meet needs of the community in an accessible location.
	Open spaces are well utilised for entertainment, leisure and recreation opportunities for all	Will provide a publically accessible neighbourhood park of 3000m ² in a precinct with significant undersupply of accessible and attractive open space.

3.6 Fairfield Local Environmental Plan 2013 (Fairfield LEP 2013)

The Fairfield LEP 2013 is the key environmental planning instrument that applies to the site.

In summary, the planning proposal will:

- Provide appropriate housing types to meet a range of lifestyles and cultures,
- Provide a built form that is sensitive to the existing character of the surrounding residential properties and will not generate any unacceptable impacts on the amenity of the neighbouring dwellings, and
- Integrate development in accessible locations in order to maximise public transport patronage and encourage walking and cycling.

Table 4 – Fairfield Local Environmental Plan 2013 (Fairfield LEP 2013) compliance with objectives	
Objective FLEP 2013	Proposal Compliance
To ensure that appropriate housing opportunities are provided for all existing and future residents and that those housing opportunities accommodate different lifestyles, incomes and cultures.	Together with the original planning proposal for Villawood Town Centre, the development of 1,295 new dwellings will increase the diversity of housing opportunities in the City.
To ensure that the economic, employment and educational needs of the existing and future community are appropriately planned for.	Will continue to generate employment, retail, service and commercial related employment.
To conserve the environmental heritage of Fairfield.	Given the developed nature of the site, will not impact on heritage infrastructure.
To protect and manage areas of remnant bushland, natural watercourses and threatened species.	Given the developed nature of the site, will not impact on sensitive ecological systems.
Objectives of possible R4 High Density Residential Zone	Proposal Compliance
To provide for the housing needs of the community within a high density residential	Will contribute to the development of 1,295 new apartments within a city centre context.

environment.	
To provide for a variety of housing types within a high density residential environment.	Will contribute to a development mix with a variety of one, two and three bedroom apartments.
To enable other land uses that provide facilities or services to meet the day to day needs of residents.	Will be within a mixed use development offering close proximity to services and facilities.
To maximise opportunities for increased development on all land by encouraging site amalgamations.	LABC are working alongside Fairfield City Council owned land to complete their renewal project for Villawood.
Objectives of possible RE1 Zone Public Recreation Zone	Proposal Compliance
To enable land to be used for public open space or recreational purposes.	Will result in the creation of a neighbourhood park of 3000m ² , which will be dedicated back to Council.
To provide a range of recreational settings and activities and compatible land uses.	Will create a neighbourhood park within a higher density residential environment.
To protect and enhance the natural environment for recreational purposes.	Will reintroduce a green space in a highly development precinct current lacking access to open space.

SECTION 4 – Planning Proposal

4.1 Objectives and Intended Outcomes

The planning proposal applies to the following land:

- 16 Kamira Avenue, Villawood (Lot 31 DP36718)

The objectives of this planning proposal are to amend Fairfield Local Environmental Plan 2013 to rezone the site from RE1 Public Recreation to R4 High Density Residential in order to facilitate redevelopment of the site for the purposes of:

- Ensuring consistency with the built form recommendations as per the Villawood Urban Design Study and the Villawood Development Control Plan; Support the renewal of Villawood Town Centre; and
- Through a Voluntary Planning Agreement, develop an open space area within the Land and Housing Corporation site, which will also provide consistency with the Villawood Urban Design Study.

This will ensure consistency with the recommendations of the Villawood Town Centre Urban Design Study and the Draft Villawood Town Centre DCP. The achievement of this maximum allowable height of buildings and floor space ratio will encourage the revitalisation of the town centre but it will also contribute to the potential to accommodate an additional 1,295 new dwellings, which will also provide consistency with the objectives with the Fairfield Residential Study.

This Planning Proposal together with the Villawood Town Centre Planning Proposal will enable redevelop the town centre into a modern and vibrant centre, supporting a range of residential, commercial, community and recreational uses. To achieve this objective, the planning proposal seeks to apply the following development standards under the Fairfield LEP 2013 to the site.

- Maximum Height of Building – 27m
- Maximum Floor Space Ratio – 2.5:1

The intended outcomes of the planning proposal are to:

- Ensure consistency with the zoning and built form recommendations of Council's 2018 Villawood Town Centre urban Design Study for the site;
- Ensure consistency with Council's draft Villawood Town Centre DCP for the site;
- Support the renewal of Villawood Town Centre, as envisaged under the Villawood Town Centre Planning Proposal; and
- Facilitate LAHC's Kamira Court renewal project consistent with the recommendations of the Villawood

4.2 Explanation of Provisions

To achieve the purpose and objectives as outlined above, the Planning Proposal will need to amend the Fairfield Local Environmental Plan 2013 in relation to 16 Kamira Avenue, Villawood (Lot 31 DP36718) as follows:

1. Rezone 430m² of land from RE1 Public Recreation to R4 High Density Residential;
2. To apply a maximum height of building of 27m (8 storeys);
3. To apply a maximum floor space ratio of 2.5:1;

A minor subdivision would also be required over the site to facilitate the transfer of the land to LAHC. This would entail the excise of the 430sqm site from the larger portion of Lot 31 DP 36718. Ideally, this would be completed prior to the gazettal of the Planning Proposal to allow the zoning changes to apply to the new lot. This would either be undertaken by Council or LAHC, as agreed by both parties.

4.3 Justification

Section A – Need for a planning proposal

Is the planning proposal a result of any strategic study or report?

Yes, the Planning Proposal is a result of the Villawood Urban Design Study, which was adopted by Council on 27 March 2018. This Planning Proposal aligns with the proposed zoning and building design/development layout of the Land and Housing Corporation site under the Villawood Town Centre Urban Design Study.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, the Planning Proposal is the best means of achieving the objectives and intended outcomes. It is only through this Planning Proposal that better outcomes will be achieved and development can align with the Villawood Urban Design Study.

Relationship to strategic planning framework

Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including *A Plan for Growing Sydney*, *draft Greater Sydney Region Plan* and the *draft Western City District Plan*)?

Greater Sydney Regional Plan, A Metropolis of Three Cities- Connecting People

- The proposal is consistent with the Greater Sydney Regional Plan, aligning and providing justification of the following priorities. Objective 10: Great housing supply
- Objective 11: Housing is more affordable and diverse
- Objective 12: Great places that bring people together
- Objective 14: Integrated land use and transport creates walkable and 30-minute cities
- Objective 31: Public open space is accessible, protected and enhanced.

Western City District Plan – Connecting Communities

The proposal is consistent with the Western City District Plan, aligning and providing justification of the following priorities:

Table 5 – Western City District Plan key principles	
Planning Priority	Consistency of Planning Proposal
Planning Priority W1 – “Planning for a city supported by infrastructure”	The proposal maximises the high density residential in the Villawood City Centre, which seeks to increase growth adjacent to Villawood Station and offer community and recreational facilities.

Planning Priority W5 – “Providing housing supply, choice and affordability with access to jobs, services and public transport”	The proposal will boost and contribute to the 6-10 year housing supply within Villawood City Centre, which has the potential to accommodate up to 1,295 new apartments. The site is within walking distance of services, community facilities and the rail station, able to deliver the ‘30-minute City’.
Planning Priority W6 – “Creating and renewing great places and local centres, and respecting the District’s heritage”	The proposal seeks to support the implementation of the Villawood Town Centre Urban Design Study, which sets out an approach to the renewal of Villawood, which aligns with this action.
Planning Priority W7 – “Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City”	This proposal seek to implement the Villawood Town Centre Urban Design Study, which locates housing growth in close proximity to Villawood Train Station supporting the vision of the 30-minute city.
Planning Priority W18 – “Delivering high quality open space”	Whilst this Planning Proposal seeks to rezone open space for residential development, the LAHC renewal project for Villawood Town Centre, includes the development of a 3,000m ² park, (a net increase of 2,570m ²). This new open space will ensure that Villawood Town Centre complies with the requirement for high density residential areas to be within 200m of open space. This new park will become a desirable and sought to space to enjoy for residents inside and adjoining the development site.

Is the planning proposal consistent with the local Council’s community strategic plan, or other local strategic plan?

Fairfield Residential Development Strategy

This Planning Proposal is consistent with the strategy as it identifies housing growth that is in close proximity to transport centres, which includes Villawood to have potential to accommodate 14,400 new dwellings. The strategy also refers for the need to prepare an urban renewal master plan for Villawood, to identify the short and medium term potential in the area. New dwellings in the town centre will encourage economic growth and provide a greater dwelling mix for more affordable housing options.

Fairfield Local Strategic Planning Statement

Fairfield Local Strategic Planning Statement has been finalised and identifies the potential to accommodate urban renewal of the town centre, which will support housing diversity and provide a more attractive town centre for residents to live in.

Is the planning proposal consistent with the relevant state environmental policies?

The relevant State Environmental Planning Policies are outlined in the table 5 below:

Table 6 – Relevant SEPPs

SEPP Title	Applicable Yes/No	If Applicable - Consistency with Planning Proposal
SEPP 1 – Development Standards	Yes	Proposal seeks change in development standards applying to the site. The applicant seeks to rezone a portion of land from RE1 Public Recreation to R4 High Density Residential. This proposal aims to be consistent with Fairfield Council’s Urban Design Study and Villawood Development Control Plan.
SEPP 19 – Bushland in Urban Areas	No	
SEPP 21 – Caravan Parks	No	
SEPP 33 – Hazardous and Offensive Development	No	
SEPP 36 – Manufactured Home Estates	No	
SEPP 44 – Koala Habitat Protection	No	
SEPP 50 – Canal Estate Development	No	
SEPP 55 – Remediation of Land	Yes	The Villawood Town Centre Planning Proposal confirmed that the town centre, including the site, did not have any previous history of the development or use requiring remediation to make it suitable for a medium and high density residential use.
SEPP 64 – Advertising and Signage	No	
SEPP 65 – Design Quality of Residential Apartment Development	Yes	Future development within the Villawood Town Centre will be subject of SEPP 65 and the Apartment Design Guide.
SEPP 70 – Affordable Housing (Revised Schemes)	No	
SEPP (Affordable Rental Housing) 2009	Yes	Proposal from Land and Housing Corporation have incorporated 30% of their development to be dedicated to affordable housing.
SEPP (Building Sustainability Index: BASIX) 2004	Yes	All future development is required to achieve mandated levels of energy and water efficiency, as well as thermal comfort. BASIX Certificates are included as part of future development application to demonstrate compliance with SEPP BASIX requirements.
SEPP (Coastal Management) 2018	No	
SEPP (Concurrences) 2018	No	
SEPP (Educational Establishments and Child Care Facilities) 2017	No	
SEPP (Exempt and Complying Development Codes) 2008	Yes	Exempt and complying development codes apply to residential zoned land in NSW.

SEPP Title	Applicable Yes/No	If Applicable - Consistency with Planning Proposal
SEPP (Housing for Seniors or People with a Disability) 2004	Yes	This SEPP applies to all land zoned residential in NSW. Proposal is nit for senior's development.
SEPP (Infrastructure) 2007	Yes	Proposal providing better access to open space and pedestrian connection through the site will have overall benefits for the community of Villawood.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	No	
SEPP (Miscellaneous Consent Provisions) 2007	No	
SEPP (State and Regional Development) 2011	No	
SEPP (State Significant Precincts) 2005	No	
SEPP (Sydney Drinking Water Catchment) 2011	No	
SEPP (Sydney Region Growth Centres) 2006	No	
SEPP (Urban Renewal) 2010	No	
SEPP (Vegetation in Non-Rural Areas) 2017	No	
SEPP (Western Sydney Employment Area) 2009		
SEPP (Western Sydney Parklands) 2009	No	
SREP No. 9 (Extractive Industry) (No 2 – 1995)	No	
SREP No. 20 (Hawkesbury-Nepean River) (No 2 – 1997)	No	
GMREP No. 2 Georges River Catchment	Yes	Fairfield City Council LGA falls within the Georges River Catchment.

Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The relevant Section 9.1 Directions contained within the Environmental Planning and Assessment Act 1979 are outlined in the table 6 below:

Table 7 – Relevant 9.1 Directions

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Planning Proposal	Comply
1. Employment and Resources			
1.1 Business and Industrial Zones	<ul style="list-style-type: none"> ▪ Encourage employment growth in suitable locations ▪ Protect employment land in business and industrial zones ▪ Support the viability of identified strategic centres. 	The proposal does not impact on the intent of this direction.	N/A
1.2 Rural Zones	<ul style="list-style-type: none"> ▪ Protect agricultural production value of rural land. 	The proposal does not impact on the intent of this direction.	N/A

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Planning Proposal	Comply
1.3 Mining, Petroleum Production and Extractive Industries	<ul style="list-style-type: none"> Ensure future extraction of State and regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development. 	The proposal does not impact on the intent of this direction.	N/A
1.5 Rural Lands	<ul style="list-style-type: none"> Protect agricultural production value of rural land and facilitate orderly and economic development of rural lands and related purposes. 	The proposal does not impact on the intent of this direction.	N/A
2. Environment and Heritage			
2.1 Environment Protection Zones	<ul style="list-style-type: none"> Protect and conserve environmentally sensitive areas. 	The proposal does not impact on the intent of this direction.	N/A
2.2 Coastal Protection	<ul style="list-style-type: none"> Implement the principles in the NSW Coastal Policy. 	The proposal does not impact on the intent of this direction.	N/A
2.3 Heritage Conservation	<ul style="list-style-type: none"> Conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. 	The proposal does not impact on the intent of this direction.	N/A
2.4 Recreation Vehicle Areas	<ul style="list-style-type: none"> Protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles. 	The proposal does not impact on the intent of this direction.	N/A
1. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	<ul style="list-style-type: none"> Encourage a variety and choice of housing types to provide for existing and future housing needs Make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services Minimise the impact of residential development on the environment and resource lands. 	<p>This Planning Proposal seeks to rezone land from RE1 Public Recreation to R4 High Density Residential.</p> <p>The Planning Proposal addresses the variety of housing types as it proposes to implement a ratio 30% social housing into the development.</p> <p>The rezoning of this 430sqm portion of land allows this planning proposal to provide Council with a larger open space parcel of land on the site.</p>	YES
3.2 Caravan Parks and Manufactured Home Estates	<ul style="list-style-type: none"> Provide for a variety of housing types Provide opportunities for caravan parks and manufactured home estates. 	The proposal does not impact on the intent of this direction.	N/A
3.3 Home Occupations	<ul style="list-style-type: none"> Encourage the carrying out of low-impact small businesses in dwelling houses. 	The proposal will not affect any existing permissibility or exemptions for home occupations.	N/A
3.4 Integrating	<ul style="list-style-type: none"> Improve access to housing, jobs 	The Subject site is located in	YES

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Planning Proposal	Comply
Land Use and Transport	<p>and services by walking, cycling and public transport.</p> <ul style="list-style-type: none"> ▪ Increase choice of available transport and reducing car dependency. ▪ Reduce travel demand and distance (especially by car) ▪ Support the efficient and viable operation of public transport services ▪ Provide for the efficient movement of freight 	<p>the heart of Villawood Town Centre, in close proximity to bus stops along Villawood Place and Villawood Train Station at the North of the site.</p>	
3.5 Development Near Licensed Aerodromes	<ul style="list-style-type: none"> ▪ Ensure effective and safe operation of aerodromes ▪ Ensure aerodrome operation is not compromised by development ▪ Ensure development for residential purposes or human occupation, if situated on land within the ANEF contours between 20 and 25, incorporate noise mitigation measures. ▪ A planning proposal must not contain provisions for residential development or to increase residential densities within the 20 ANEC/ANEF contour for Western Sydney Airport. 	<p>The site is located within proximity of Bankstown Airport, however, the site is outside the ANEF 20 contour. Consultation with the Sydney Metro Airports will be carried out during the public exhibition of this proposal.</p>	<p>YES</p>
3.6 Shooting Ranges	<ul style="list-style-type: none"> ▪ Maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, ▪ Reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land ▪ Identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range. 	<p>No this direction is not applicable because the site does not have a shooting range on it, within the vicinity of it and there are no previous or current approvals for this and use type.</p>	<p>N/A</p>
4. Hazard and Risk			
4.1 Acid Sulphate Soils	<ul style="list-style-type: none"> ▪ Avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils. 	<p>No the land is not subject to Acid Sulphate Soils</p>	<p>N/A</p>
4.2 Mine Subsidence and Unstable Land	<ul style="list-style-type: none"> ▪ Prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence. 	<p>No the land is not subject to geotechnical land slip. The land was not previously used for the purpose of mining.</p>	<p>N/A</p>
4.3 Flood Prone Land	<ul style="list-style-type: none"> ▪ Ensure that development of flood prone land is consistent with the NSW Government's Flood Prone 	<p>Villawood Town Centre is impacted by low and medium overland flooding, as identified</p>	<p>YES</p>

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Planning Proposal	Comply
	<p>Land Policy and the principles of the <i>Floodplain Development Manual 2005</i>.</p> <ul style="list-style-type: none"> ▪ Ensure that the provisions of an LEP on flood prone land are commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land. 	<p>by Council's Old Guildford Overland Flood Study 2010. It is considered that this Planning Proposal will be part of a further flood assessment in accordance with Council's current controls with the City Wide Development Control Plan 2013 and the Floodplain Development Manual 2005.</p>	
<p>4.4 Planning for Bushfire Protection</p>	<ul style="list-style-type: none"> ▪ Protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas. ▪ Encourage sound management of bush fire prone areas. 	<p>The subject site is not identified as being bushfire prone.</p>	<p>N/A</p>
<p>5. Regional Planning</p>			
<p>5.1 Implementation of Regional Strategies</p>	<ul style="list-style-type: none"> ▪ To give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies. 	<p>The proposal does not impact on the intent of this direction.</p>	<p>N/A</p>
<p>6. Local Plan Making</p>			
<p>6.1 Approval and Referral Requirements</p>	<ul style="list-style-type: none"> ▪ Ensure LEP provisions encourage the efficient and appropriate assessment of development 	<p>The Planning Proposal will be assess in accordance with the provisions in the Fairfield Local Environment Plan 2013.</p>	<p>YES</p>
<p>6.2 Reserving Land for Public Purposes</p>	<ul style="list-style-type: none"> ▪ Planning proposal to facilitate the provision of public services and facilities by reserving land for public purposes ▪ Facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition. 	<p>This Planning Proposal is seeking to rezone 430sqm of land to form part of a 3,000m² open space area on Land and Housing Corporation site. This open space component of Villawood Town Centre will provide consistency with the Council's recommendations within the Villawood Urban Design Study and draft Villawood Town centre DCP.</p>	<p>YES</p>
<p>6.3 Site Specific Provisions</p>	<ul style="list-style-type: none"> ▪ Discourage unnecessarily restrictive site specific planning controls 	<p>The proposal does not impact on the intent of this direction.</p>	<p>N/A</p>
<p>7. Metropolitan Planning</p>			
<p>7.1 Implementation of A Plan for Growing Sydney</p>	<ul style="list-style-type: none"> ▪ Ensure consistency with the NSW Government's <i>A Plan for Growing Sydney 2014</i>. 	<p>This Planning Proposal aligns with the objectives with the Plan for a Growing Sydney. This proposal aims to grow and change Villawood Town Centre and support the social, economic and environmental aspects of the town centre.</p>	<p>YES</p>

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Planning Proposal	Comply
		<p>The proposal is consistent with a number of directions within the NSW Government's A Plan for Growing Sydney including:</p> <ul style="list-style-type: none"> - Direction 2.1: Improve housing supply across Sydney - Direction 2.3: Improve housing choice to suit different needs and lifestyles - Direction 3.1: Revitalise existing suburbs. 	
<p>7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan</p>	<ul style="list-style-type: none"> ▪ Applies to a Planning Proposal for any land affected by the obstacle limitation surface and ANEF contours for Western Sydney Airport. <p>1 A planning proposal is to be consistent with the Stage 1 Land Use and Infrastructure Implementation Plan approved by the Minister for Planning.</p>	<p>The proposal does not impact on the intent of this direction.</p>	<p>N/A.</p>

Environmental, social and economic impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The land has not been identified as containing critical habitat or threatened species, populations or ecological communities, or their habitats and therefore it is unlikely that the Planning Proposal will have an adverse impact.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Open Space

This Planning Proposal will allow for Land and Housing Corporation to provide a new 3,000m² local park within Villawood Town Centre. This open space will provide a more attractive, passive and healthier environment for the local residents of Villawood. This Planning Proposal will result in a net increase of 2,570m² of open space within the ownership of Fairfield City Council.

The proposed local park will ensure that future dwellings within Villawood Town Centre are within 200m of a local open space that is consistent and align with the objectives included in the Greater Sydney Region Plan, Western City District Plan and NSW Government Architect draft Open Space for Recreation Guide 2018.

How has the planning proposal adequately addressed any social and economic effects?

Economic

This Planning Proposal is not expected to have any direct economic impact to the town centre, however, together with the urban renewal of Villawood Town Centre and the increase in population there will economic benefits that will encourage the town centre to thrive.

Social Impacts

This Planning Proposal is expected to have direct positive social impacts to Villawood Town Centre. Together with the urban renewal of the town centre, increase in housing supply, mix of tenure and diversity within close proximity to public transport, delivery of new social housing, enhance the public domain and the provision of a new open space area that will contribute and have a positive social impact to its local residents.

The proposal will also be supported by a Voluntary Planning Agreement, which will seek to dedicate a large 3,000sqm neighbourhood park to Council. The figure below shows the land that will be “acquired” and dedicated to Council as part of a VPA.



Figure 6 – Areas associated with VPA Letter of Offer

State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

Yes, the Planning Proposal is located within the Villawood Town Centre, which is within close proximity to the public transport facilities. Together with the Urban Design Study, future development will see the increase in infrastructure that will support the town centre.

What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

The views of relevant public authorities under section 57 of the EP&A Act will be sought during the exhibition of the planning proposal.

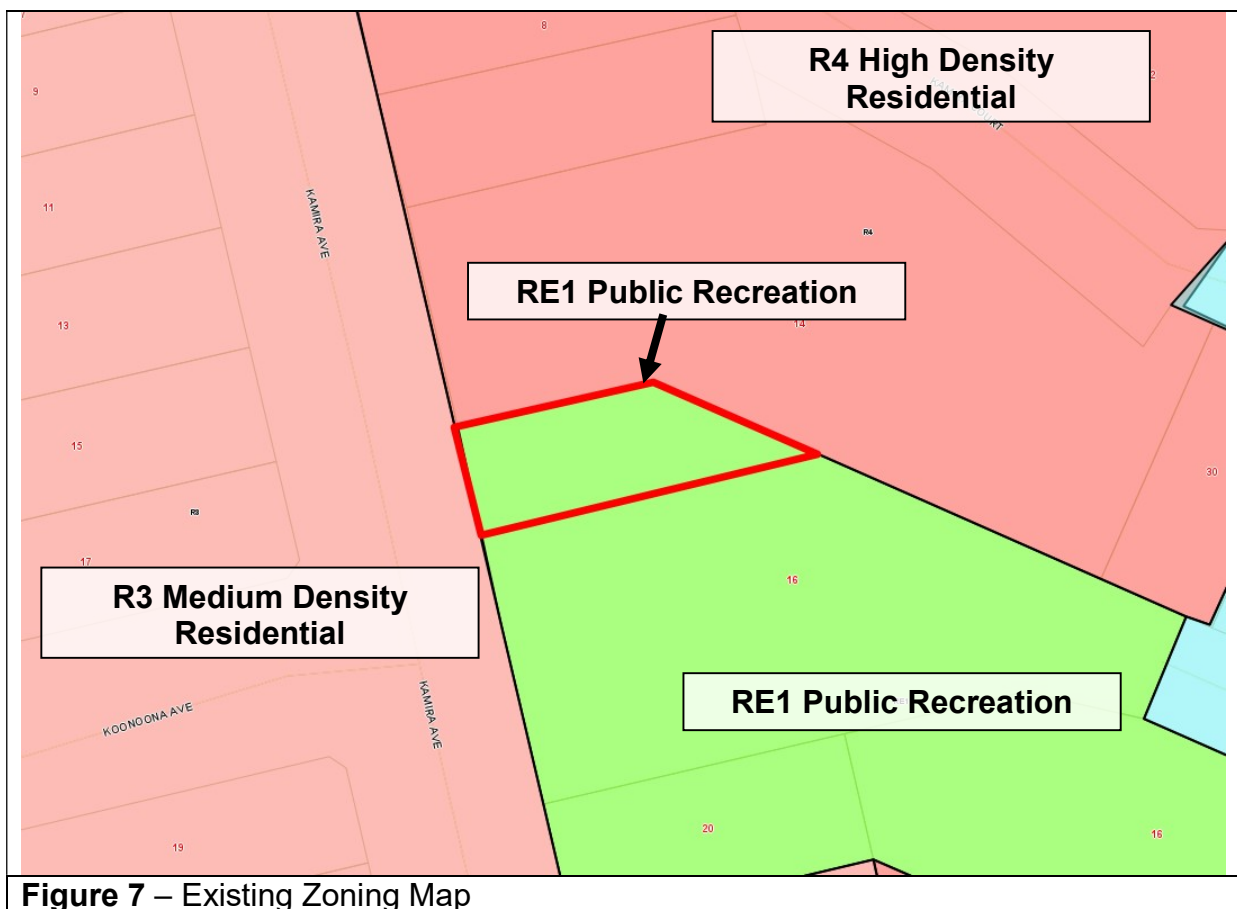
Confirmation of the above list will be confirmed by the Gateway Determination. Preliminary consultation has been undertaken by the applicant with the Roads and Maritime Services. This will continue as part of the Gateway Requirements.

4.4 Maps

This part of the Planning Proposal deals with the maps associated with Fairfield Local Environmental Plan 2013 that are to be amended to facilitate the necessary changes as described in this report.

To achieve the objectives of the Planning Proposal, the proposed changes to the following maps in the Fairfield Local Environmental Plan 2013 relating to Lot 31 DP 36718 will be as follows:

- Amend the relevant zoning map LZN_021 to rezone the subject land from RE1 Public Recreation to R4 High Density Residential
- Apply a maximum height of building of 27m; and
- Apply a maximum floor space ratio (FSR) of 2.5:1.



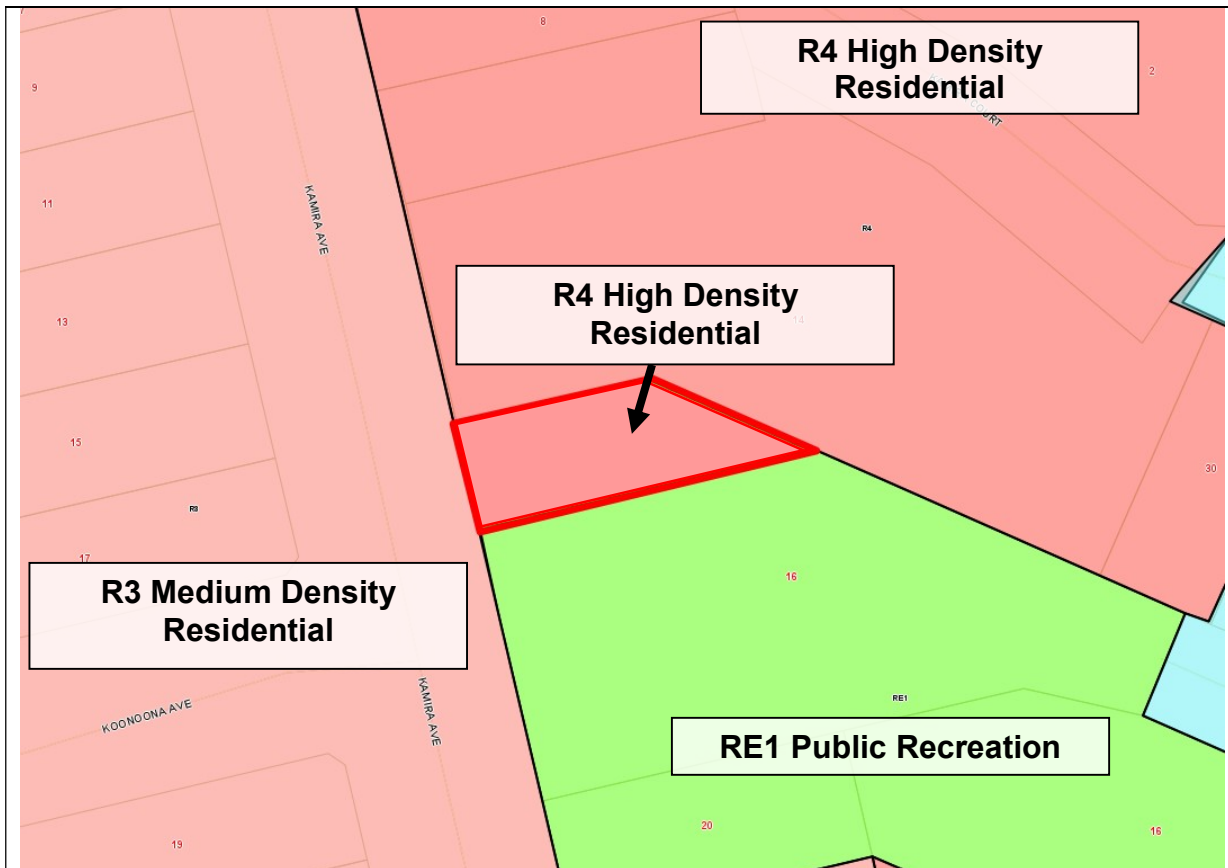


Figure 8 – Proposed Zoning Map



Figure 9 – Existing Height of Building (HOB) Map

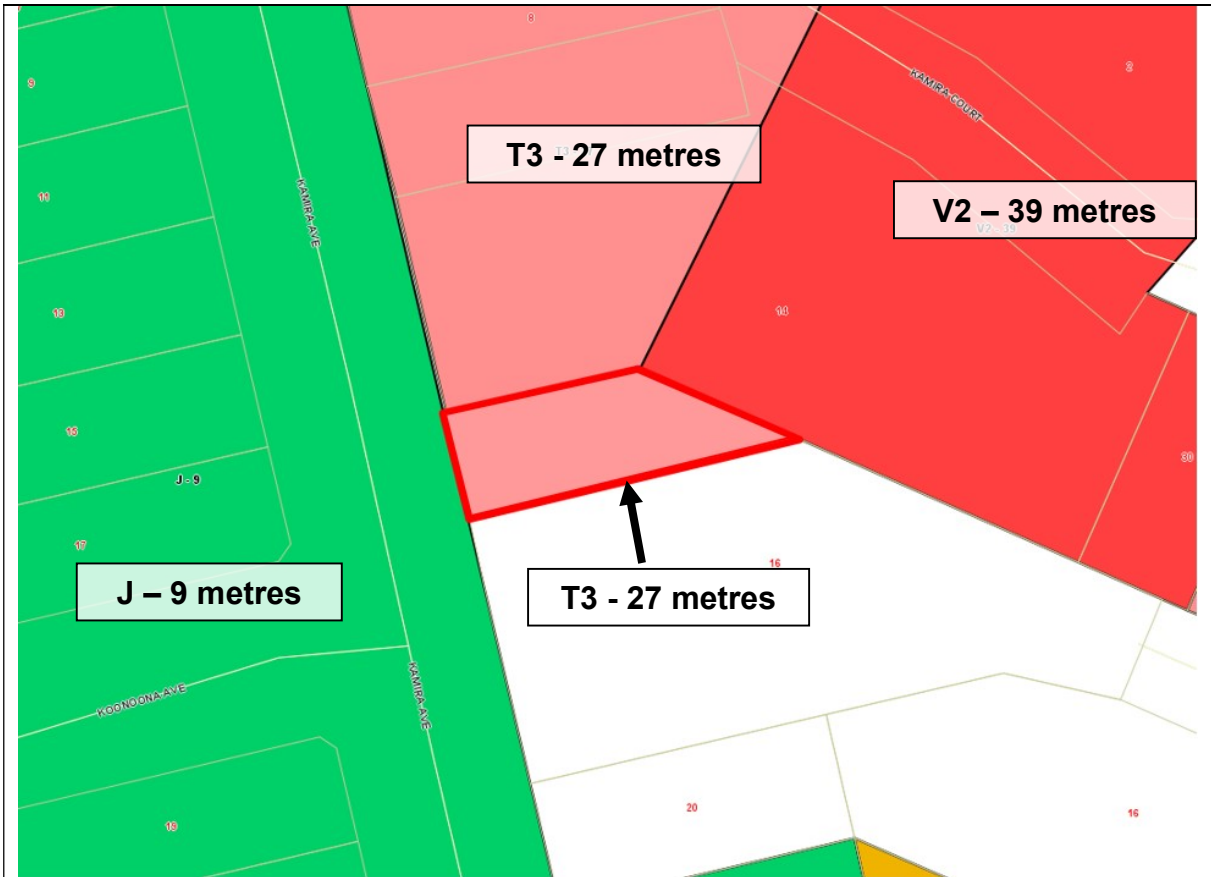


Figure 10 – Proposed Height of Building (HOB) Map

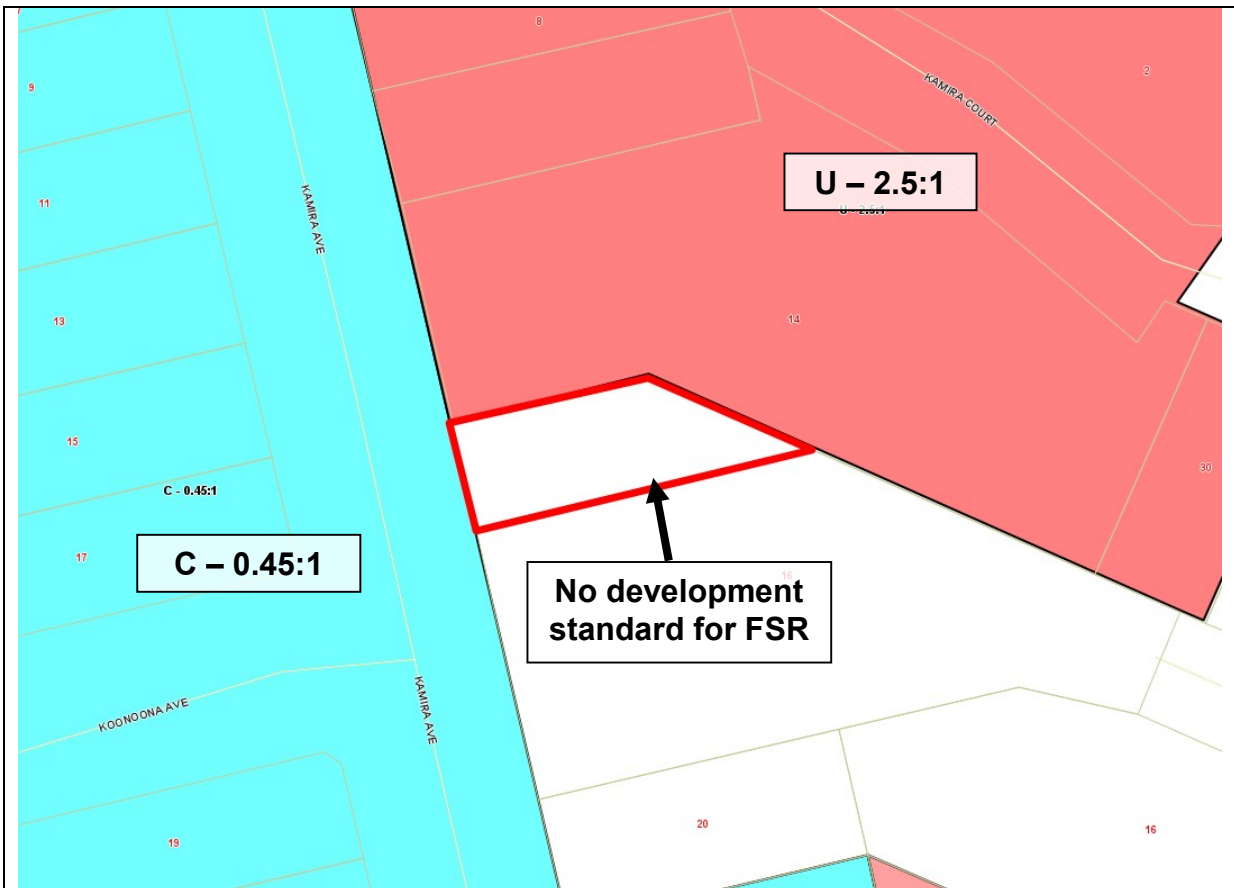


Figure 11 – Existing Floor Space Ratio (FSR) Map

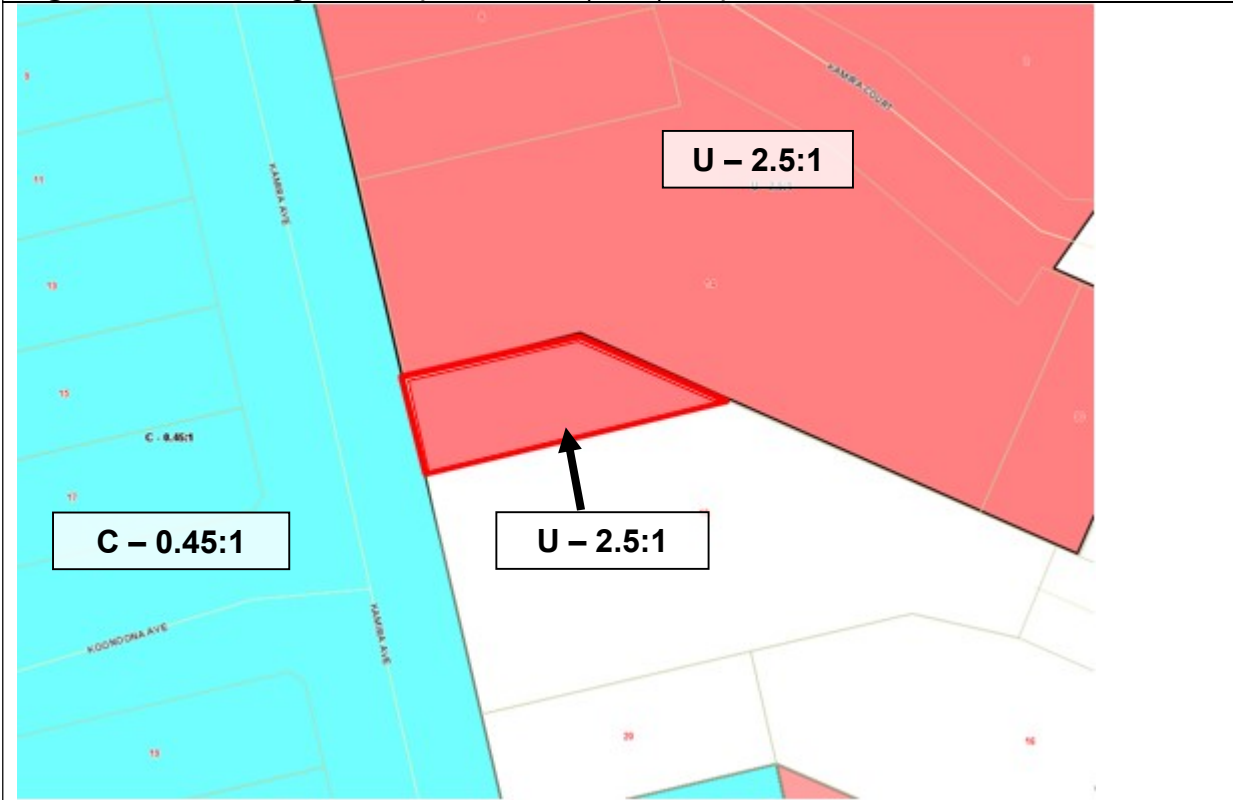


Figure 12 – Proposed Floor Space Ratio (FSR) Map

4.5 Community Consultation

Community consultation is required under Section 3.34(2)(c) of the Environmental Planning and Assessment Act 1979.

The Act sets out the community consultation requirement for planning proposals and these are determined or confirmed at the Gateway process.

It is proposed that at minimum this involves the notification of the public exhibition of the planning proposal:

- Council's website
- NSW Planning Portal
- Fairfield City Corporate news section of the local newspaper that circulates widely in the local government area;
- Letters to the owners of the affected properties, the directly adjoining the subject site.

4.6 Project Timeline

The project timeline is intended to be used only as a guide and may be subject to changes such as changes to issues that may arise during the public consultation process and/or community submissions.

No.	Step	Process content	Timeframe
1	Section 3.34 – request for Gateway Determination	<ul style="list-style-type: none"> Prepare and submit Planning Proposal to DP&I 	September 2020
2	Gateway Determination	<ul style="list-style-type: none"> Assessment by DP&I (including LEP Panel) Advice to Council 	October 2020
3	Completion of required technical information and report (if required) back to Council	<ul style="list-style-type: none"> Prepare draft controls for Planning Proposal Update report on Gateway requirements 	November 2020
4	Public consultation for Planning Proposal	<ul style="list-style-type: none"> In accordance with Council resolution and conditions of the Gateway Determination. 	December 2020
5	Government Agency consultation	<ul style="list-style-type: none"> Notification letters to Government Agencies as required by Gateway Determination 	December 2020
6	Public Hearing (if required) following public consultation for Planning Proposal	<ul style="list-style-type: none"> TBC 	TBC
7	Consideration of submission	<ul style="list-style-type: none"> Assessment and consideration of submissions 	January 2020
8	Report to Council on submissions to public exhibition and public hearing	<ul style="list-style-type: none"> Includes assessment and preparation of report to Council 	February 2020
9	Possible re-exhibition	<ul style="list-style-type: none"> Covering possible changes to draft Planning Proposal in light of community consultation 	1 month
10	Report back to Council	<ul style="list-style-type: none"> Includes assessment and preparation of report to Council 	1 month
11	Referral to PCO and notify DP&I	<ul style="list-style-type: none"> Draft Planning Proposal assessed by PCO, legal instrument finalised Copy of the draft Planning Proposal forwarded to DP&I. 	March 2020
12	Plan is made	<ul style="list-style-type: none"> Notified on Legislation web site 	April 2020
Estimated Time Frame			9 months