

Planning Proposal

Villawood Town Centre Development Standards

Proposed amendment to Fairfield Local Environmental
Plan 2013

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1. Introduction

This Planning Proposal has been prepared by Fairfield City Council following the preparation of a detailed Villawood Town Centre Urban Design Study (VUDS) (**Attachment A**). The VUDS was prepared to revitalise the town centre, identify appropriate densities and public domain improvements to compliment the urban renewal and density.

Accordingly, the proposal seeks an amendment to FLEP 2013 by amending the zoning and development standards for Villawood Town Centre. The intended outcome is to facilitate the urban renewal of the centre while providing opportunity for additional dwellings and economic revitalisation of the centre.

This proposal seeks changes to the Height of Building and Floor Space Ratio to facilitate up to 1,295 dwellings within the town centre. The proposal seeking additional height for the town centre will facilitate up to 895 dwellings within the B2 Local Centre zone and a further 400 dwellings on the Land and Housing Corporation land.

In addition, the additional population will revitalise and provide an economic boost to the existing B2 Local Centre zoned component of the town centre.

This Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and “A guide to preparing Planning Proposals” by the Department of Planning and Environment dated August 2016.

The Planning Proposal has been drafted in accordance with the Guideline, detailing:

- Objectives and intended outcomes
- Explanation of Provisions
- Justification
- Mapping
- Community consultation
- Project timeline
- Summary and Recommendations.

1.1 Site 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 Villawood Town



Figure 1 – Aerial Photo – Subject Site

The local characteristics of the centre are as follows:

- The study area is bound 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), Hilwa Park and Railcorp land immediately land south of the Villawood Railway Station.
- The Town Centre is serviced by train and bus services 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.

- Villawood Town Centre is intersected by Villawood Road, Kamira Court, Villawood Place and Howatt Street. Villawood Place provides the primary commercial and retail focus in the centre.
- A significant area of the walkable catchment consists of industrial uses, particularly to the north and east of the Villawood Town Centre being Fairfield East and Leightonfield industrial areas. The remainder of the walkable catchment consists of low density residential uses, with a significant portion of this having been identified for increased density to R4 High Density Residential development up to six storeys.
- Minimal provision of public open space exists within or in close proximity to the Villawood Town Centre. Hilwa Park is a narrow linear park, some 4,250m² in area, providing a child play area. The park has been renewed under Fairfield Council's Park Improvement Program, inclusive of public art. A neighbourhood park between 3,500m² and 5,000m² in area is required for existing and future residents, especially those living in apartments.

1.2 Existing Planning Controls

The Villawood Town Centre consists of a number of zones and a range of development standards. Table 1 below listed the current zones and development standards.

Zone	Height of Building	Floor Space Ratio	Minimum Site Area
B2 Local Centre	10m to 26m	Nil	Villawood Town Centre outlined on MSA map, however, no development standards provided.
R4 High Density Residential	20m	2:1	N/A
RE1 Public Recreation	Nil	Nil	N/A
SP2 Infrastructure	Nil	Nil	N/A

Table 1 – Existing zoning and development standards for Villawood Town Centre

The B2 Local Centre zone applies to the town centre and supports a range of retail, commercial and mixed use activities. The developable area of the B2 Local Centre is approximately 27,300 square metres.

The R4 High Density Residential zone applies to the Land and Housing Corporation owned site directly adjoining the B2 Local Centre zone to the west. The R4 High Density Residential zone permits a wide range of residential accommodation uses such as residential flat buildings and multi dwelling houses. The LAHC site is approximately 15,000 square metres.

The RE1 Public Recreation zone applies to Hilwa Park directly adjoining the B2 zoned land to the south. Hilwa Park is approximately 4,200 square metres in area.

The SP2 Infrastructure zone applies to Villawood Station, the railway line, and the large parcel of land adjoining the station. This land is owned by Rail Corporation NSW and currently comprises a commuter car park and vacant land.

1.3 Villawood Town Centre Urban Design Study

A Villawood Town Centre Development Control Plan was identified as a deliverable under the Fairfield City Operational Plan 2016-2017. Accordingly, Council sought to undertake an urban design study to set the strategic framework for the town centre.

The Villawood Town Centre Urban Design Study (VUDS) seeks to promote the following urban design objectives and principles for the Villawood Town Centre:

- Accessibility/Connectivity
- Built form and land uses
- Centre vitality and economy
- Civic and open spaces
- Housing

The VUDS identifies opportunities for redevelopment and increased height of buildings as well as minimum site areas to ensure redevelopment occurs in an orderly manner.

The VUDS identifies a range of heights from 4-6 storeys addressing open space and adjoining residential development, and up to 9-12 storeys for several key sites within the heart of the town centre.

1.4 Urban Framework and Development Strategy

The Planning Proposal seeks to implement the principles and objectives of the VUDS.

The Urban Design Study adopts the following urban design objectives and principles for the Villawood Town Centre. These principles and objectives are outlined below:

Accessibility/Connectivity

- To create a robust, walkable precinct with accessible services, facilities, open spaces and public transport connections (bus and rail).
- To provide convenient and safe pedestrian access to the Railway Station (including lift access).

Built form and land uses

- To develop a mixed use character with a focus on residential and opportunities for work, life and play.
- To provide attractive opportunities for future developers to deliver desired built form and place making outcomes guided by appropriate bulk and scale.
- To incorporate sustainability practices in urban design, landscape and building design (e.g. solar passive design and energy efficiency).

- To address and improve the interface between mixed use development sites and adjoining residential land uses.

Centre vitality and economy

- To support the transformation of Villawood Town Centre into an active safe and vibrant local centre.
- To encourage apartment style living to enliven and regenerate the town centre and stimulate business activity

Civic and open spaces

- To support place-making in Villawood Town Centre to increase local identity, memorable experiences and sense of place.
- To provide enjoyable, active, permeable, high quality public domain and open spaces through social, cultural and public art elements.
- To provide attractive opportunities and incentives for future developers by exploring changes to existing planning and development standards that would also provide community benefits through the provision of public spaces.
- To undertake streetscape improvements to Villawood Place as the main focus of retail and community activity.

Housing

- To support the development of shop-top apartment style housing/mixed use development within Villawood Place, side streets and larger sites.
- To support the development of Kamira Place for new social, affordable and private housing in a medium to high density format.
- To integrate future housing with new or existing community facilities and open space.

1.5 Community Benefits

The Planning Proposal also generates opportunities for community benefits that can be provided through the development contribution funds accumulated from the future developments within the town centre and through negotiating voluntary planning agreements.

The VUDS has identified opportunities for better pedestrian connections, including connections to the Villawood Railway Station and new public road connections from Kamira Court and Howatt Street to Koonoona Ave. In addition the provision of a large public park on the Land and Housing Corporation site is also identified as a desirable community benefit.

As part of the public benefit for the centre, the Planning Proposal also seeks to rezone two sites to RE1 Public recreation to ensure that the recreation needs are met for the town centre. These sites are proposed to be acquired through development contributions collected for the Villawood Sub-District.

2. Part 1 – Objectives or intended outcomes

The objective of the Planning Proposal is to:

- Facilitate urban renewal of the Villawood Town Centre
- Revitalise and provide an economic boost to the town centre
- Provide for increased heights to achieve greater residential densities
- Provide for greater residential densities in close proximity to services and transport
- Increase housing choice and mix within Villawood
- Provide minimum sites areas to ensure lots are consolidated to achieve the maximum built form and density in an orderly manner.

The intended outcome of this planning proposal is to amend the *Fairfield Local Environmental Plan 2013* by:

- Amending the Land Zoning map by changing the zoning of three parcels to RE1 Public Recreation.
- Amending the Height of Building Map by increase the maximum heights of certain sites.
- Amending the Minimum Site Area Map to introduce minimum site areas.
- Amending the Floor Space Ratio Map to change the floor space ratio on the Land and Housing Site.

The planning proposal applies to the following land identified in red by the map below:



Figure 2 – Area Planning Proposal applies

Listed in Table 2 below are the 32 properties and 40 lots affected by the planning proposal.

#	Street Address	Suburb	Ownership	Lot DP
1	1 Villawood Road	Villawood	Private	Lot 4 DP 1013056
2	2-4 Villawood Road	Villawood	Private	Lot 2 DP 1013056
3	5-9 Villawood Road	Villawood	NSW Land and Housing Corporation	Lot 41 DP 5002348
4	11-15 Villawood Road	Villawood	NSW Land and Housing Corporation	Lot 28 DP 36718
5	17 Villawood Road	Villawood	Rail Corporation NSW	Lot 1 DP 200817
6	19 Villawood Road	Villawood	Rail Corporation NSW	Lot 1 DP 1164164
7	1 Villawood Place	Villawood	Private	Lot 4 DP 1013056
8	2 Villawood Place	Villawood	Private	Lot 1 DP 524554
9	6 Villawood Place	Villawood	Private	Lot 0 SP 4616
10	27 Villawood Place	Villawood	Private	Lot N DP 36718
11	29 Villawood Place	Villawood	Private	Lot M DP 36718 Lot L DP 36718
12	10 Pedestrian Mall	Villawood	Private	Lot 30 DP 1073955
13	31 Pedestrian Mall	Villawood	Private	Lot K DP 36718
14	33 Pedestrian Mall	Villawood	Private	Lot J DP 36718
15	35 Pedestrian Mall	Villawood	Private	Lot H DP 36718 Lot G DP 36718
16	37-41 Pedestrian Mall	Villawood	Private	Lot 1 DP 622572
17	43 Pedestrian Mall	Villawood	Private	Lot 0 SP 40497
18	47 Pedestrian Mall	Villawood	Private	Lot 2 DP 500367
19	53 Pedestrian Mall	Villawood	Private	Lot 1 DP 500367
20	9 Kamira Court	Villawood	Fairfield City Council	Lot 5 DP 1013056
21	2 Kamira Avenue	Villawood	NSW Land and Housing Corporation	Lot 37 DP 202006
22	8 Kamira Avenue	Villawood	NSW Land and Housing Corporation	Lot 39 DP 202006
23	10 Kamira Avenue	Villawood	NSW Land and Housing Corporation	Lot 136 DP 16186
24	14 Kamira Avenue	Villawood	NSW Land and Housing Corporation	Lot 38 DP 202006
25	16 Kamira Avenue	Villawood	Fairfield City Council	Lot 27 DP 217764 Lot 31 DP 36718
26	20 Kamira Avenue	Villawood	Private	Lot 25 DP 217764
27	3 Howatt Street	Villawood	Private	Lot 1 DP 106243
28	5 Howatt Street	Villawood	Private	Lot 32 DP 1073955
29	882-888 Woodville Road	Villawood	Private	Lot R DP 36718 Lot Q DP 36718 Lot O DP 36718 Lot P DP 36718
30	890 Woodville Road	Villawood	Private	Lot 31 DP 1073955
31	896 Woodville Road	Villawood	Private	Lot 3 DP 208677
32	896A Woodville Road	Villawood	Private	Lot A DP 418889

Table 2 – Properties affected and ownership

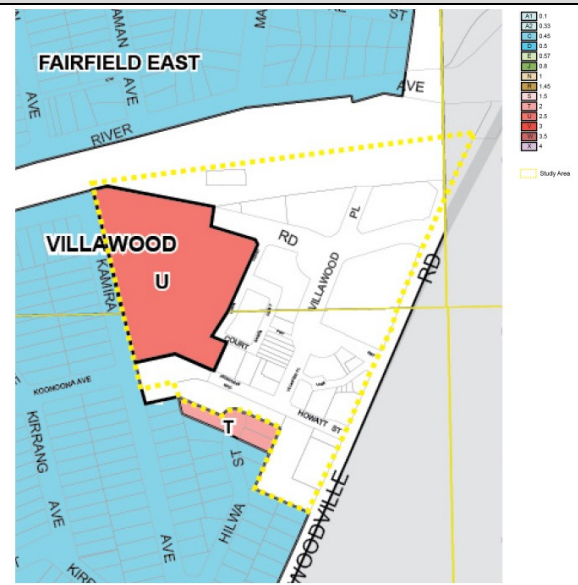
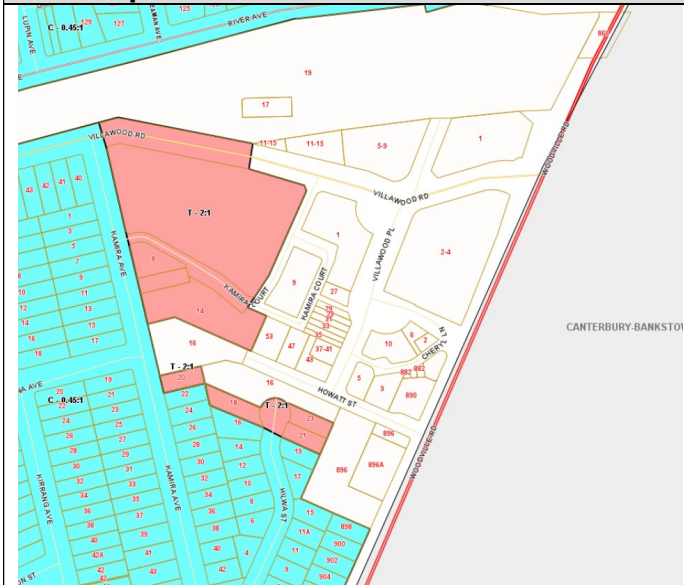
3. Part 2 – Explanation or provisions

The planning proposal will achieve the objectives outlined in Part 1 by amending the Fairfield LEP 2013 Land Zoning Map, Height of Building Map, Floor Space Ratio Map and Minimum Site Area Map.

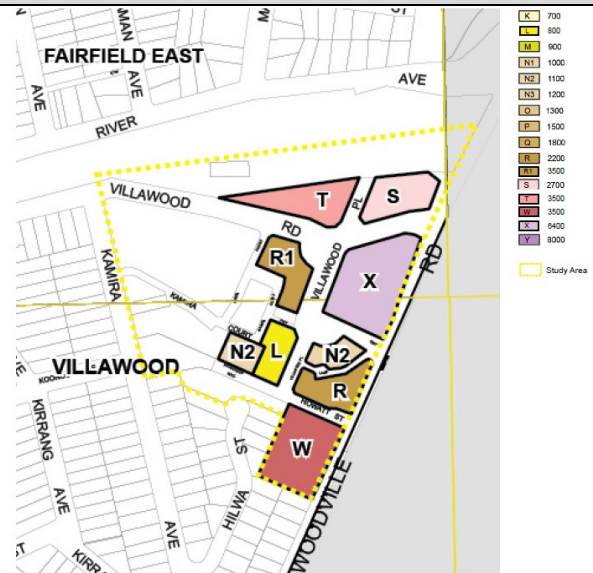
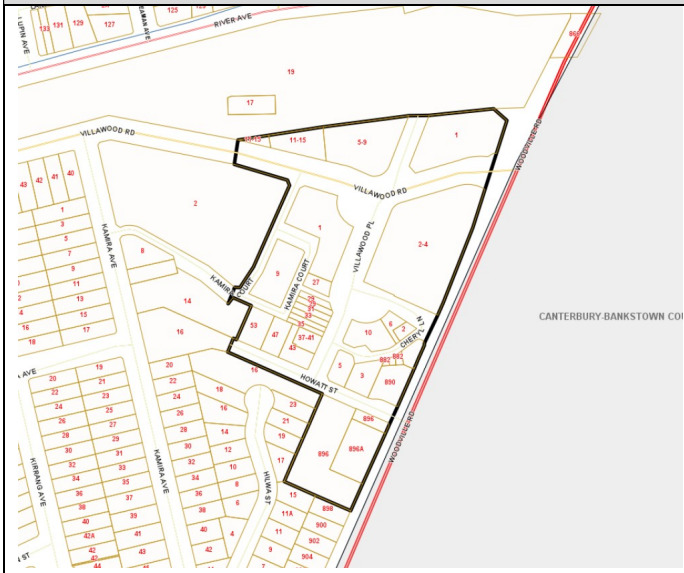
The Planning Proposals seeks to ensure that appropriate open space and connectivity is provided for the town centre by rezoning a lot adjoining Hilwa Park and rezoning the frontage of 896 and 896A Woodville Road to RE1 Public Recreation. This will formalise the connections east west through the southern portion of the town centre. It will also rationalise the Hilwa Park as a result of a the Villawood Town Centre Urban Design Study identifying the requirement for a road realignment through part of the existing Hilwa Park.



Floor Space Ratio



Minimum Site Area



4. Part 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 Town Centre Urban Design Study (VUDS). The VUDS was prepared to provide greater density and housing choice within close proximity to Villawood Train Station. It was also prepared to stimulate economic development within the town centre, which has been in decline since the early / mid 2000s.

The VUDS was adopted by Council on 27 March 2018.

This Planning Proposal has been prepared to be consistent with the adopted VUDS.

A copy of the VUDS is provided as an **Attachment B** to this Planning Proposal.

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.

The issues covered by this Planning Proposal relate to statutory issues under Part 3 of the *Environmental Planning and Assessment Act 1979 (as amended)*. The Planning Proposal is the only mechanism that can achieve the objectives and intended outcomes related to the sites covered by the Planning Proposal.

Section B – Relationship to strategic planning framework

Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

Greater Sydney Region Plan – A Metropolis of Three Cities

The Greater Sydney Region Plan – A Metropolis of Three Cities (Metro Plan) was released by the Greater Sydney Commission in March 2018.

The Metro Plan covers five broad topics:

- Infrastructure and collaboration
- Liveability
- Productivity
- Sustainability
- Implementation

The District Plan also identifies 38 broad planning priorities for the Greater Sydney Region. Below are the key priorities addressed by this planning proposal.

Objective 10 – Greater housing supply

Providing ongoing housing supply and a range of housing types in the right locations will create more liveable neighbourhoods and support Greater Sydney's growing population.

District	0-5 year housing supply target: 2016-2021	20-year strategic housing target: 2016-2036
Central City	53,500	207,500
Eastern City	46,550	157,500
North	25,950	92,000
South	23,250	83,500
Western City	39,850	184,500
Greater Sydney	189,100	725,000

Figure 3 – Excerpt from Greater Sydney Region Plan

- **2016-2021 Housing Target**
Fairfield Local Government Area has a 0-5 year housing supply target of 3,050 dwellings.
- **2021-2026 Housing Target**
Each Council is required to address the 6-10 year housing target through a housing strategy. This proposal and the number of dwellings identified will be incorporated into the detail of that future Housing Strategy.

This proposal to amend Fairfield LEP 2013 development standards will result in a greater number of dwellings being able to be provided within the town centre closer to public transport and services. This will also increase the dwelling type within the Villawood precinct which is predominately low density residential.

This proposal seeks changes to the Height of Building and Floor Space Ratio to facilitate up to 1,295 dwellings within the town centre. The proposal seeking additional height for the town centre will facilitate up to 895 dwellings within the B2

Local Centre zone and a further 400 dwellings on the Land and Housing Corporation land.

Objective 11 – Housing is more diverse and affordable

Housing has a dual social and economic role across Greater Sydney. Communities require housing that meets changing demographic needs over time and that provides stability. At the same time, housing has an economic productivity role by providing housing choice and affordability for a cross-section of workers.

This Planning Proposal seeks to provide a greater dwelling mix than currently available within Villawood. The Villawood suburb is predominately single dwellings. The Planning Proposal also seeks to rezone the LAHC site which has been vacant for 10 years. This site will provide a range of social, affordable and private dwellings.

Objective 14 – A Metropolis of Three Cities – integrated land use and transport creates walkable and 30 minute cities

A Metropolis of Three Cities focuses on opportunities for investment in business across Greater Sydney, a 30 minute City and a support network of centres among a range of other outcomes.

Villawood Town Centre is currently a very run down centre which lacks appeal and economic vitality. This planning proposal addresses those outcomes and objectives by providing opportunity for business investment in new mixed use buildings and in close proximity to other key centres such as Liverpool, Bankstown and Sydney's Central City, Parramatta.

Western City District Plan

The Western City District Plan (District Plan) was released by the Greater Sydney Commission in March 2018 and outlines the vision for Sydney's future over the next 20 years.

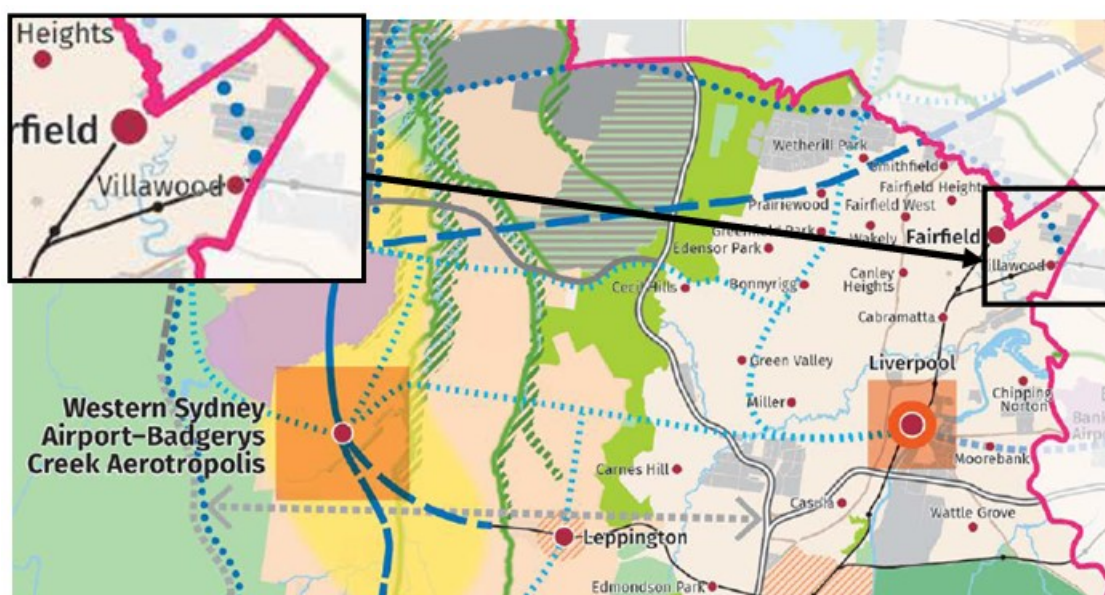


Figure 4 – An excerpt from the Western city District Plan showing the context of Villawood. The District Plan, like the Metro Plan, covers five broad topics:

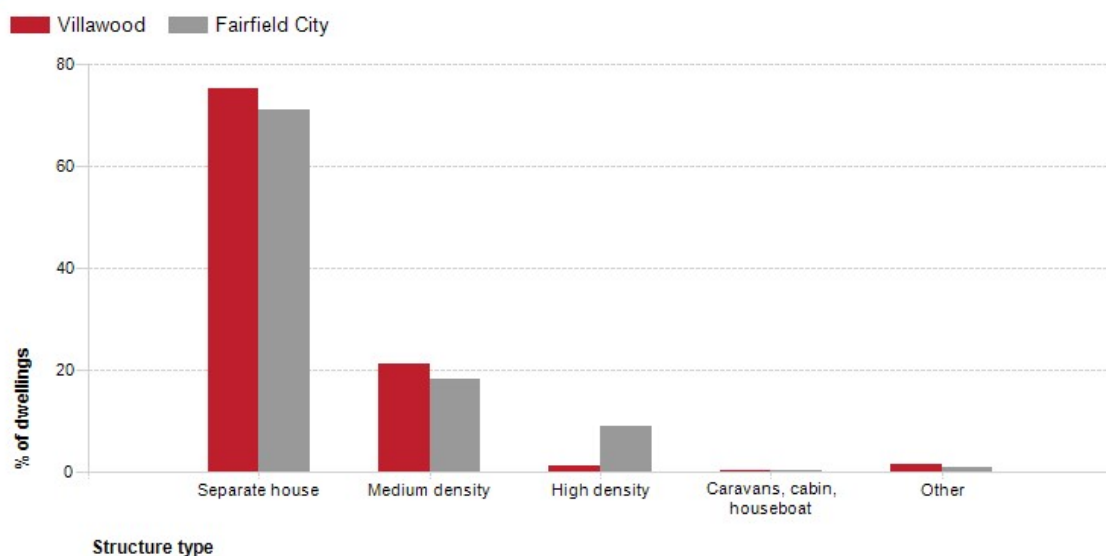
- Infrastructure and collaboration
- Liveability
- Productivity
- Sustainability
- Implementation

The District Plan also identifies 22 broad planning priorities for the Western City. Below are the key priorities addressed by this planning proposal.

Planning Priority W5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport.

Villawood currently is dominated by low density housing with more than 75% of the dwellings being a separate house. That is compared to high density housing which accounts for just over 1% of the dwelling stock. This can be clearly seen in the table below.

Dwelling structure, 2016



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Enumerated data)
Compiled and presented in profile.id by .id, the population experts.

Figure 5 – Dwelling Structure Villawood

This planning proposal seeks to rectify this, by introducing greater variety, particularly the high density dwelling type. The proposal to introduce a range of dwelling types will add to the diversity along with affordability.

Accordingly, the proposal addresses the Planning Priority W5 its relevant objects, Objective 10 Greater housing supply and Objective 11 Housing is more diverse and affordable.

Planning Priority W6 – Creating and renewing great places and local centres, and respecting the District's heritage

Villawood is currently a lacklustre centre with limited economic activity. This proposal seeks to stimulate economic activity within the centre, providing opportunity for greater housing density which would trigger revitalisation of the centre and bring in more shops and commercial activity.

The Villawood Town Centre Urban Design Study which was the first step of this process identifies a focus of the public realm, local character and place making. It also identifies creation of town centre open space to enhance how the public interacts within the centre.

Accordingly, the proposal addresses Planning Priority W6, in particular Objective 12 Great places that bring people together.

The tables below outline the relationship the planning proposal has to the Strategic Planning Framework, including the relevant directions and actions.

Table 3 – Relationship to Strategic Planning Framework

A Plan for Growing Sydney 2036 / Greater Sydney Region Plan – A Metropolis of Three Cities			
STRATEGY	DIRECTION	COMMENTS	✓/X
Economy	Direction 1.1: Grow a more internationally competitive Sydney CBD	Not applicable	N/A
	Direction 1.2: Grow Greater Parramatta as Sydney's second CBD	Not applicable	N/A
	Direction 1.3: Prioritise the growth area from Greater Parramatta to the Olympic Peninsula	Not applicable	N/A
	Direction 1.4: Transform Western Sydney through growth and investment	The proposal will provide the opportunity for redevelopment which will provide greater opportunities for employment within the centre.	✓
	Direction 1.5: Enhance capacity at Sydney's airports and ports	Not applicable	N/A
	Direction 1.6: Expand the Global Economic Corridor to support jobs' growth	Not applicable	N/A
	Direction 1.7: Grow centres that provide more jobs closer to homes	The proposal is seeking to produce more homes within the Villawood Town Centre which has jobs and better access to jobs in other centres via Villawood Station.	✓
	Direction 1.8: Provide better links between Sydney and regional NSW	Not applicable	N/A
	Direction 1.9: Support prioritised industries that can provide jobs	Not necessarily applicable, however, this proposal is seeking to produce more homes within a centre that is close to adjoining industrial zones where jobs are located..	✓
	Direction 1.10: Plan for more education and health services to meet Sydney's growing needs	Not necessarily applicable, however, this proposal is seeking to produce more homes and population within	✓

A Plan for Growing Sydney 2036 / Greater Sydney Region Plan – A Metropolis of Three Cities

STRATEGY	DIRECTION	COMMENTS	✓/X
		close proximity to a number of existing schools.	
	Direction 1.11: Deliver infrastructure	Not applicable	N/A
Housing	Direction 2.1: Improve housing supply across Sydney	The proposal will facilitate redevelopment of a town centre to allow greater height of buildings which will increase housing supply in the eastern half of the Fairfield LGA, close to transport and jobs.	✓
	Direction 2.2: Ensure more homes closer to jobs	The proposal is within a Town centre that will be able to facilitate jobs in the future	✓
	Direction 2.3: Improve housing choice to suit different needs and lifestyles	The proposal will facilitate greater housing choice by permitting increase density within Villawood Town Centre.	✓
	Direction 2.4: Deliver well planned new areas of housing.	The proposal is guided by the Villawood Town Centre Urban Design Study which has been developed by Urban Design Consultants and Architects. A Town Centre DCP will also be prepared.	✓
Communities	Direction 3.1: Revitalise existing suburbs	The proposal will facilitate new housing stock and will revitalise and increase Villawood's amenity	✓
	Direction 3.2: Create a network of green and open spaces across Sydney	This proposal seeks to implement the first stage of rezoning and provision of more open space within the town centre.	✓
	Direction 3.3: Create healthy built environments	This proposal is seeking to create a better to attractive town centre while seeking to provide additional open space.	✓
	Direction 3.4: Promote Sydney's heritage, arts and culture	Not applicable	N/A
Environment	Direction 4.1: Protect Sydney's natural environment and distinct biodiversity	Site has previously been developed and does not contain Ecologically Endangered Communities.	✓
	Direction 4.2: Plan for natural hazards like fires and floods	The town centre is affected by Overland Flooding as mapped by Councils Old Guildford Overland Flood Study. Development will be undertaken in accordance with the Flood Planning Guideline and Councils DCP.	✓
	Direction 4.3: Manage the impact of development on the environment	The proposal will be managed by a new Town Centre DCP	✓

A Plan for Growing Sydney 2036 / Greater Sydney Region Plan – A Metropolis of Three Cities

STRATEGY	DIRECTION	COMMENTS	✓/X
		which will be prepared and publicly exhibited concurrently with this planning proposal.	

Table 4 – Relationship to Western City District Plan

DRAFT SOUTH WEST DISTRICT PLAN / WESTERN CITY DISTRICT PLAN			
STRATEGY	OBJECTIVE/ACTIONS	COMMENTS	✓/X
A Productive City	P1: Establish the Western Sydney City Deal	The proposal is within Fairfield LGA and as such will benefit from the City Deal.	✓
	P2: Develop and implement an economic development strategy for the western city	Not applicable	✓
	P3 Develop and implement a centres framework for the district	The proposal will facilitate redevelopment and density within an existing centre close to public transport..	✓
	P4 Review the role and staging of the Leppington district centre in the context of the Western Sydney Airport and Western Sydney City Deal.	Not applicable	N/A
	P5: Develop and implement a framework for the enterprise corridor.	Not applicable	N/A
	P6: Identify transport improvements which deliver east west and north south connectivity	Not applicable	N/A
	P7: Build the Badgally transport connection, including an active transport link.	Not applicable	N/A
	P8: Prioritise the planning of spring farm parkway.	Not applicable	N/A
	P9: Develop a threshold for Greenfield dwelling numbers based on transport provision.	Not applicable	N/A
	P10: Encourage and support the use of public transport.	The Town Centre is serviced by a number of bus routes (905 and 907) which provide access to majors centres of Parramatta, Liverpool and Bankstown. It also has access to Villawood Train Station which provides services into the Sydney CBD.	✓
	P11: Develop specific guidelines to inform the planning of new communities in the land release areas.	Not applicable	N/A
	P12: Develop a South West Priority Growth Area land use and infrastructure plan	Not applicable	N/A
	P13: “Designate Liverpool as a collaboration area”.	Not applicable	N/A
	P14: Support the development and delivery for the Campbelltown-Macarthur square strategic centre with a CBD transformation plan.	Not applicable	N/A

DRAFT SOUTH WEST DISTRICT PLAN / WESTERN CITY DISTRICT PLAN			
STRATEGY	OBJECTIVE/ACTIONS	COMMENTS	✓/X
	P15: Plan for the Liverpool health and education super precinct as part of the Liverpool Collaboration area.	Not applicable	N/A
	P16: Work with state agencies, especially Sydney water to enable the timely Delivery of infrastructure for employment and urban services land.	Not applicable	N/A
	P17: Set parameters for the delivery of local jobs as a condition of approval for rezoning in new release areas".	Not applicable	N/A
	P18: Plan for and facilitate the attraction of new jobs in Wilton Newtown.	Not applicable	N/A
	P19: Identify and Plan for efficient movement of freight to, from and within the district, with least impact on residents 'amenity.	Not applicable	N/A
A Productive City 'Continued'	P20: Provide adequate access to and from the Moorebank intermodal Terminal.	Not applicable	N/A
	P21: Leverage the south west District's potential as a visitor destination".	Not applicable	N/A
	P22: Develop better understanding of the value and operation of employment and urban services land.	Not applicable	N/A
A Liveable City	L1: Prepare Local Housing Strategies.	Planning Proposal provides increase in housing supply and for an increase in diversity of housing topology.	✓
	L2: Identify the opportunities to create the capacity to deliver 20-year strategic housing supply targets	The Proposal will facilitate increase in housing supply and dwelling mix within the eastern half of the City.	✓
	L3: Councils to increase housing capacity across the District.	Planning Proposal provides increase in housing supply and for an increase in diversity of housing mix within the City.	✓
	L4: Encourage housing diversity	Planning Proposal provides increase in housing supply and for an increase in diversity of housing mix within the City.	✓
	L5: Independently assess need and viability	Not applicable	N/A
	L6: Support Councils to achieve additional affordable housing	Planning Proposal provides increase in housing supply and for an increase in diversity of housing mix within the City. The smaller dwelling types will provide a more affordable option for the community.	✓
	L7: Provide guidance on Affordable Housing Targets	Planning Proposal provides increase in housing supply and for an increase in diversity of housing mix within the City. The Smaller dwelling types will provide a more affordable option for the community.	✓
	L8: Undertake broad approaches to	Planning Proposal provides	✓

DRAFT SOUTH WEST DISTRICT PLAN / WESTERN CITY DISTRICT PLAN			
STRATEGY	OBJECTIVE/ACTIONS	COMMENTS	✓/X
	facilitate affordable housing	increase in housing supply and for an increase in diversity of housing topology.	
	L9:Coordinate infrastructure planning and delivery for growing communities	Not applicable	N/A
	L10: Provide data and projections on population and dwellings for local government areas across greater Sydney	The proposal seeks to increase the dwelling capacity of the Villawood Town Centre to a total of up to 1,295 dwellings.	✓
	L11:Provide design – led planning to support high quality urban design	The proposal is supported by the Villawood Town Centre Urban Design Study.	✓
	L12:Develop guidelines for safe and healthy built environments	The proposal is supported by the Villawood Town Centre Urban Design Study. A Town Centre DCP will also be prepared and publicly exhibited with the Planning Proposal.	✓
	L13: Conserve and enhance environmental heritage including, Aboriginal, European and natural.	Not applicable	N/A
	L14: Develop a South West District sport and recreation participation strategy and sport and recreation facility plan.	Not applicable	N/A
	L15: Support planning for shared spaces	Not applicable	N/A
	L16: Planning for School facilities	Not applicable	N/A
	L17: Support the provision of culturally appropriate services.	Not applicable	N/A
	L18: Support planning for emergency services	Not applicable	N/A
	L19: Support planning for cemeteries and crematoria	Not applicable	N/A
A Sustainable City	S1: Protect the Qualities of the scenic hills landscape.	Not applicable	N/A
	S2: Review criteria for monitoring water quality and waterway health	Not applicable	N/A
	S3: Protect the south creek environment and development approaches to achieve excellent environment performance	Not applicable	N/A
	S4: Improve the management of waterways in priority growth areas.	Not applicable	N/A
	S5: Monitor water levels and water quality in Thirlmere Lakes	Not applicable	N/A
	S6: Develop a strategic conservation plan for Western Sydney”	Not applicable	N/A
	S7: Update information on areas of high environmental value.	Not applicable	✓
	S8: Use funding priorities to deliver the district green grid priorities	The proposal will generate Development Contributions which will be used to acquire and embellish new and existing open space parcels. The proposal also seeks to rezone two sites to provide	✓

DRAFT SOUTH WEST DISTRICT PLAN / WESTERN CITY DISTRICT PLAN			
STRATEGY	OBJECTIVE/ACTIONS	COMMENTS	✓/X
		open space within the centre.	
	S9: Develop support tools and methodologies for local open space planning	The proposal will generate Development Contributions which will be used to acquire and embellish new and existing open space parcels.	✓
	S10: Update the urban green cover in NSW Technical Guidelines to respond to solar access to roofs.	Not applicable	N/A
	S11: Identify land for future waste reuse and recycling.	Not applicable	N/A
	S12: Embed the NSW climate change Policy Framework into local planning decisions	Not applicable	N/A
	S13: Support the development of initiatives for a sustainable low carbon future.	Not applicable	N/A
A Sustainable City Cont'd	S14: Support the development of environmental performance targets and benchmarks.	Not applicable	N/A
	S15: Incorporate the mitigation of urban heat island effect into planning for urban renewal projects and priority growth areas.	Not applicable	N/A
	S16: Review the guidelines for air quality and noise measures for development near rail corridors and busy roads.	Not applicable	N/A
	S18: Address flood risk issues in the Hawkesbury Nepean Valley.	Not applicable	N/A
A Vision Toward Our Greater Sydney 2036	IM1: Align land use planning and infrastructure planning	The proposal seeks to introduce density in close proximity to services and centres.	✓
	IM2: Develop a framework to monitor growth and change in greater Sydney	Not applicable	N/A
	IM3: Develop an interactive information hub-the greater Sydney Dashboard	Not applicable	N/A
	IM4: Report on Local planning	The proposal seeks to permit up to 1,295 dwellings within the centre.	✓
	P1: Establish the western Sydney City Deal	The proposal is within Fairfield LGA and as such will benefit from the City Deal.	✓
	P2 Develop and implement and economic development strategy for western city.	Not applicable	N/A
	P3: Develop and implement a centres framework for the district	The proposal is in a centre and in proximity to existing regional/strategic centres.	✓
	P4: Review the role and staging of the Leppington town centre in the context of the Western City Airport and Western Sydney City Deal.	Not applicable	N/A
	P5: Develop and implement a framework for the enterprise corridor	Not applicable	N/A
	P6: Identify transport improvements which deliver east west and north south	Not applicable	N/A

DRAFT SOUTH WEST DISTRICT PLAN / WESTERN CITY DISTRICT PLAN			
STRATEGY	OBJECTIVE/ACTIONS	COMMENTS	✓/X
	connectivity		
	P7: Build the Badgally transport connection, including and active transport link.	Not applicable	N/A
	P8: Prioritise the planning of Spring Farm Parkway.	Not applicable	N/A
	P9: Develop a threshold for greenfield dwelling numbers based on transport provision.	Not applicable	N/A
	P10: Encourage and support the use of public transport.	The Town Centre is serviced by a number of bus routes (905 and 907) which provide access to majors centres of Parramatta, Liverpool and Bankstown. It also has access to Villawood Train Station which provides services into the Sydney CBD.	✓
	P11: Develop specific guidelines to inform the planning of new communities in land release areas	Not applicable	N/A
A Vision Toward Our Greater Sydney 2036 Cont'd	P12: Develop a south west priority growth are a land use and infrastructure plan	Not applicable	N/A
	P13: Designate Liverpool as a collaboration area.	Not applicable	N/A
	P14: Support the development and delivery for the Campbelltown- Macarthur strategic centre of a CBD transformation plan.	Not applicable	N/A
	P15: Plan for the Liverpool health and education super precinct as part of Liverpool collaboration area	Not applicable	N/A
	P16: Work with state agencies especially Sydney water to enable the timely delivery of infrastructure for employment and urban services land.	Not applicable	N/A
	P17: Set parameters for the delivery of local jobs as a condition of approval for rezoning in new release areas.	Not applicable	N/A
	P18: Pan for and facilitate the attraction of new jobs in Wilton New Town	Not applicable	N/A

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

Fairfield City Council Operational Plan 2016/17

The Fairfield City Council Operational Plan 2016/17 identified the development of a Villawood Town Centre Development Control Plan, below.

NEW PROJECTS					
ID No.	DESCRIPTION	SUBURB	RESPONSIBLE OFFICER	FUNDING TYPE	2016-2017 \$
IN17395	Villawood Town Centre Development Control Plan Develop a Villawood Town Centre Development Control Plan to appropriately manage future development within this locality.	Villawood	Manager Strategic Planning	General	50,000

Figure 6 – Excerpt from Fairfield City Council Operational Plan 2016/17

An Urban Design Study was prepared by consultants to set the strategic framework for the town centre prior to the preparation of a Development Control Plan. Given that the Urban Design Study recommended a change in development standards, such as height, a Planning Proposal was required to be prepared.

Fairfield City Residential Development Strategy 2009

The Fairfield Residential Development Strategy (RDS) identifies areas east of the Cumberland Highway that have potential for further increase in residential density. The RDS encourages increases in density around corridors and centres.

The Planning Proposal site is located east of the Cumberland Highway. The Planning Proposal is consistent with a number of the RDS objectives including:

- The need to accommodate an approximate 24,000 additional dwellings by 2031, within the existing urban areas as prescribed in the department of planning's previous subregional strategy;
- Addressing high levels of disadvantage and the need to build on its economy;
- Providing a greater dwelling mix and a more affordable housing option.

The Fairfield RDS (stage 1) identifies the framework for accommodating 60% of the total dwelling target being 14,400 dwellings within the eastern half of the city.

This Planning Proposal is within proximity to a planning proposal currently under assessment seeking to implement the second stage of the residential strategy – east.

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

Not all State Environmental Planning Policies are applicable or relevant to this Planning Proposal. The relevant SEPPs are outlined in the table below:

SEPP Title	Consistency	Consistency of Planning Proposal
SEPP 1 – Development Standards	Yes	This planning proposal is consistent with this SEPP
SEPP 14 – Coastal Wetlands	Yes	This planning proposal is consistent with this SEPP
SEPP 19 – Bushland in Urban Areas	Yes	This planning proposal is consistent with this SEPP
SEPP 55 – Remediation of Land	Yes	Site has not previously had history of development requiring remediation of land. No land contamination.
SEPP 60 – Exempt and Complying Development	Yes	This planning proposal is consistent with this SEPP
SEPP 65 – Design Quality of Residential Flat Development	Yes	The Villawood Town Centre Urban Design Study provides greater detail. The planning proposal is consistent with SEPP 65 and the ADG.
SEPP 70 – Affordable Housing (Revised Schemes)	Yes	This planning proposal is consistent with this SEPP
SEPP 71 – Coastal Protection	Yes	Coastal Protection Act applies LGA wide. Proposal is consistent with SEPP 71 Coastal Protection
SEPP (Building Sustainability Index: BASIX) 2004	Yes	This planning proposal is consistent with this SEPP
SEPP (Housing for Seniors or People with a Disability) 2004	Yes	This planning proposal is consistent with this SEPP
SEPP (Exempt and Complying Development Codes) 2008	Yes	This planning proposal is consistent with this SEPP
SEPP (Affordable Rental Housing) 2009	Yes	This planning proposal is consistent with this SEPP

Not all Sydney Regional Environmental Plans are applicable or relevant to this Planning Proposal. The relevant SREPs are outlined in the table below:

SREP Title	Relevance	Consistency of Planning Proposal
GMREP No.2 – Georges River Catchment	N/A	This planning proposal is consistent with this SREP.

Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The relevant Section 9.1 directions by the Minister (previously Section 117 Directions) contained within the Environmental Planning and Assessment Act 1979 is outlined in the table below:

Section 9.1 Direction No. and 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. 	<ul style="list-style-type: none"> This Planning proposal is consistent with the Business and industrial zones. This planning proposal seeks to provide additional dwellings within the town centre and support the viability of a Local Centre economy. This proposal does 	Yes

Section 9.1 Direction No. and Title	Contents of Section 9.1 Direction	Planning Proposal	Comply
		not seek to reduce the capacity of the town centre or employment lands.	
1.2 Rural Zones	N/A	N/A	N/A
1.3 Mining, Petroleum Production and Extractive Industries	N/A	N/A	N/A
1.4 Oyster Aquaculture	N/A	N/A	N/A
1.5 Rural Lands	N/A	N/A	N/A
2. Environment and Heritage			
2.1 Environment Protection Zones	<ul style="list-style-type: none"> Protect and conserve environmentally sensitive areas 	There is no environmentally sensitive land within the area subject to this planning proposal.	Yes
2.2 Coastal Protection	Implement the principles in the NSW Coastal Policy.	N/A	N/A
2.3 Heritage Conservation	N/A	N/A	N/A
2.4 Recreation Vehicle Areas	N/A	N/A	N/A
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	N/A	N/A
3. 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. 	<ul style="list-style-type: none"> Planning Proposal provides increase in housing supply and for an increase in diversity of housing mix within the City. The smaller dwelling types will provide a more affordable option for the community. The Planning Proposal seeks to increase the density of an existing residential zoned site within the town centre which is owned by LAHC. The proposal makes use of existing infrastructure including the Villawood t rain station. 	Yes
3.2 Caravan Parks and Manufactured Home Estates	N/A	N/A	N/A
3.3 Home Occupations	<ul style="list-style-type: none"> Encourage the carrying out of low-impact small businesses in dwelling houses 	<ul style="list-style-type: none"> The proposal is consistent with the direction 	Yes
3.4 Integrating Land Use and Transport	<ul style="list-style-type: none"> Improve access to housing, jobs and services by walking, cycling and public transport. Increase choice of available transport and reducing car dependency. Reduce travel demand and distance (especially 	<ul style="list-style-type: none"> The Planning Proposal is considered consistent with this directions. Within walking distance metres walking distance of Villawood train station and the train service it provides to the Sydney CBD and Liverpool. 	Yes

Section 9.1 Direction No. and Title	Contents of Section 9.1 Direction	Planning Proposal	Comply
	<p>by car)</p> <ul style="list-style-type: none"> ▪ Support the efficient and viable operation of public transport services ▪ Provide for the efficient movement of freight 	<ul style="list-style-type: none"> ▪ The subject site encompasses the Villawood Train Station which operates two train lines. All properties within the subject site are within a 400 metre walk of the station. ▪ The T2 Inner West and Leppington Line provides access to the Sydney CBD, Parramatta, Liverpool and other key centres such as Bankstown, Strathfield and the future Leppington town centre. The T3 Bankstown Line provides access to the Sydney CBD, Liverpool and Bankstown along with key interchanges of Wolli Creek and Strathfield. ▪ The subject site is also well serviced by bus routes. The 905 Bankstown to Fairfield route provides direct access to Fairfield and Bankstown town centres, along with the Bankstown Airport and the associated industrial and employment areas. The 907 Bankstown to Parramatta route provides direct access to Bankstown and Parramatta town centres. ▪ Therefore the proposal is consistent with this direction. 	
3.5 Development Near Licensed Aerodromes	<ul style="list-style-type: none"> ▪ Ensure the effective and safe operation of aerodromes ▪ Ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity ▪ Ensure development for residential purposes or human occupation, if situated on land within the Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise. 	<ul style="list-style-type: none"> ▪ The Urban Design Study was referred to Sydney Metro Airports (Bankstown Airport Limited) for comment. The submission to the Urban Design Study is attached as Attachment C. ▪ Further consultation with Sydney Metro Airports (Bankstown Airport Limited) is recommended to occur during the agency consultation stage of the Planning Proposal process. ▪ The proposal is consistent with this direction. 	N/A

Section 9.1 Direction No. and Title	Contents of Section 9.1 Direction	Planning Proposal	Comply
4. Hazard and Risk			
4.1 Acid Sulfate Soils	N/A	N/A	N/A
4.2 Mine Subsidence and Unstable Land	N/A	N/A	N/A
4.3 Flood Prone Land	<ul style="list-style-type: none"> To ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005. To ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land. 	<ul style="list-style-type: none"> Councils Old Guildford Overland Flood Study 2010 identifies parts of the Villawood Town Centre are affected by low to medium overland flood risk. Council's review of all flood liable land is conducted in accordance with the Floodplain Development Manual 2005. It is therefore considered appropriate that development of the subject site be subject to Council's Flood Management Controls as outlined in the Fairfield City Wide DCP. 	N/A
4.4 Planning for Bushfire Protection	N/A	N/A	N/A
5. Regional Planning			
5.1 Implementation of Regional Strategies	N/A	N/A	N/A
5.2 Sydney Drinking Water Catchments	N/A	N/A	N/A
5.3 Farmland of State and regional Significance on the NSW Far North Coast	N/A	N/A	N/A
5.4 Commercial and Retail Development along the Pacific Highway	N/A	N/A	N/A
5.8 Second Sydney Airport: Badgerys Creek	N/A	N/A	N/A
5.9 North West Rail Link Corridor	N/A	N/A	N/A
5.10 Implementation of Regional Plans	N/A	N/A	N/A
6. Local Plan Making			
6.1 Approval and Referral Requirements	<ul style="list-style-type: none"> Ensure LEP provisions encourage the efficient and appropriate assessment of development 	<ul style="list-style-type: none"> This planning proposal does not include any wording that would result in provisions being adopted by Councils LEP which would result in having to gain consent from the minister or relevant state authority in order for development to take place in the future. 	Yes
6.2 Reserving Land for	<ul style="list-style-type: none"> Facilitate the provision of 	<ul style="list-style-type: none"> The proposal is consistent 	N/A

Section 9.1 Direction No. and Title	Contents of Section 9.1 Direction	Planning Proposal	Comply
Public Purposes	<p>public services and facilities by reserving land for public purposes.</p> <ul style="list-style-type: none"> Facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition. 	<p>with this direction as it seeks to reserve land for open space purposes. The rezoning of the subject sites will provide the community with Council's intention to provide for additional open space in the Villawood Town Centre. The rezoning will ensure that subject sites are restricted from further development and become open space over time.</p>	
6.3 Site Specific Provisions	<ul style="list-style-type: none"> Discourage unnecessarily restrictive site specific planning controls 	<ul style="list-style-type: none"> The planning proposal seeks to introduce a minimum site area for development within the Villawood Town Centre. This will ensure that development is achieved in accordance with the Urban Design Study. 	N/A
7. Metropolitan Planning			
7.1 Implementation of A Plan for Growing Sydney	<ul style="list-style-type: none"> Planning proposals shall be consistent with the NSW Government's A Plan for Growing Sydney published in December 2014. 	<ul style="list-style-type: none"> The planning proposal is consistent with this direction, in addition to the most recent regional (A Metropolis of Three Cities) and district plans (Western City District Plan) released in March 2018. 	Yes
7.2 Implementation of Greater Macarthur Land Release Investigation	N/A	N/A	N/A
7.3 Parramatta Road Corridor urban Transformation Strategy	N/A	N/A	N/A
7.4 Implementation of North West Priority Growth Area and Infrastructure Implementation Plan	N/A	N/A	N/A
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	N/A	N/A
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	N/A	N/A
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	N/A	N/A

Section C – 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 Planning Proposal is for an existing urbanised area of the Villawood Town Centre.

As a result, no threatened species, populations or ecological communities or their habitats will be adversely affected as a result of the Planning Proposal.

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

Flooding

The Villawood Town Centre is not impacted by Mainstream Flooding.

The Villawood Town Centre is impacted by low and medium risk overland flooding, as identified by Councils Old Guildford Overland Flood Study 2010. Flood assessment will occur for development within the town centre in accordance with council's current controls with the City Wide Development Control Plan 2013 and the the Floodplain Development Manual 2005.



Figure 7 – Overland Flood Risk Map

Traffic and transport impacts

Council has engaged Bitzios Consulting to undertake a Traffic Assessment to determine the impacts of the increased densities on the traffic network.

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

There will be no adverse social or economic impacts as a result of the Planning Proposal.

The planning proposal will permit redevelopment of the town centre which is currently very run down and lacking vitality. The planning proposal along with the VUDS seeks to stimulate redevelopment and subsequently economic viability of the retail and commercial component of the town centre.

Through the preparation of the Villawood Town Centre urban Design Study, the Land and Housing Corporation (LAHC) have been an integral stakeholder. The planning proposal will allow for redevelopment of the town centre, including the large 1.5 hectare LAHC site. As part of the future redevelopment LAHC will be providing a mix of social, affordable and private dwellings. The VUDS also identified a location for community facilities to be developed as part of the redevelopment.

Council is also currently preparing a Community Needs Analysis for a number of precincts, including the Villawood area.

Section D – State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

The subject site is very well serviced by public infrastructure and transport.

The subject site encompasses the Villawood Train Station which operates two train lines. All other town centre is within 400 metres of the station. The T2 Inner West and Leppington Line provides access to the Sydney CBD, Parramatta, Liverpool and other key centres such as Bankstown, Strathfield and the future Leppington town centre. The T3 Bankstown Line provides access to the Sydney CBD, Liverpool and Bankstown along with key interchanges of Wolli Creek and Strathfield.

The subject site is also well serviced by bus routes. The 905 Bankstown to Fairfield route provides direct access to Fairfield and Bankstown town centres, along with the Bankstown Airport and the associated industrial and employment areas. The 907 Bankstown to Parramatta route provides direct access to Bankstown and Parramatta town centres.

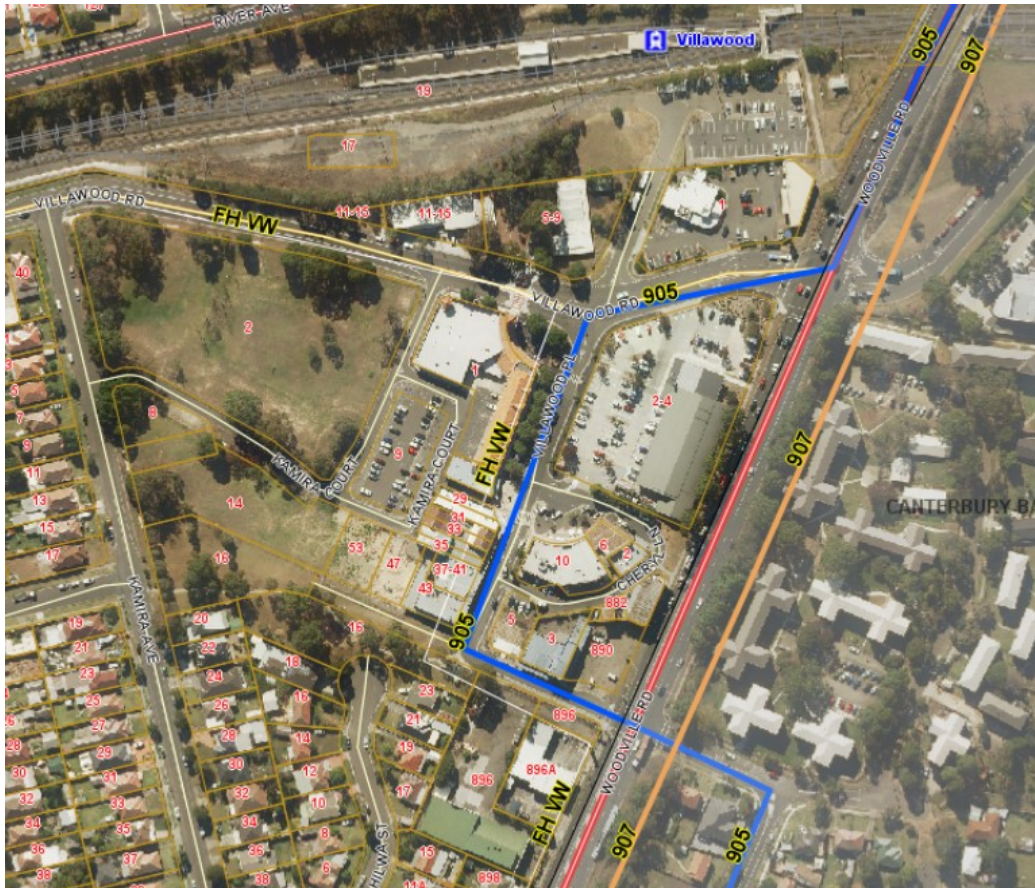


Figure 8 – Bus routes

The town centre is also well serviced by schools, with three schools within 750 metres from the centre, including Carramar Public School, Villawood North Public School and Sacred Heart Catholic Primary School. There are a number of High Schools within 1.5 kilometres to 2.5 kilometres from the town centre, including Fairfield High School, Canley Vale High School and Chester Hill High School. Patrician Brothers College is also within 2 kilometres of the centre.

The Villawood Town Centre is also within close proximity to significant employment areas, Fairfield East Industrial Area and Villawood/Chester Hill Industrial Area.

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

At this stage of the Planning Proposal, Land and Housing Corporation and RailCorp/Transport for NSW (TfNSW) have been consulted as they have significant land holdings. Further consultation with LAHC and RailCorp/TfNSW will be required.

It is also expected that consultation with NSW Roads and Maritimes Service will be required.

5. Part 4 – Maps

This part of the Planning Proposal deals with the maps associated with the 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, Fairfield Local Environmental Plan 2013 will be amended as follows:

- Amend the relevant Land Zoning map – Sheet LZN_020 to rezone 20 Kamira Avenue from R4 High Density Residential to RE1 Public recreation as well as amending the relevant development standards maps for the site.
- Amend the relevant Land Zoning map – Sheet LZN_020 to rezone part of 896 Woodville Road from B2 Local Centre to RE1 Public Recreation as well as amending the relevant development standards maps for the site.
- Amend the relevant Height of Building map – Sheet HOB_020 and HOB_021 to increase the height of buildings in accordance with the maps in this document.
- Amend the relevant Floor Space Ratio map – Sheet FSR_020 and FSR_021 to increase the floor space ratio of the “Land and Housing Corporation site” to a FSR of 2.5:1.
- Amend the relevant Minimum Site Area map – sheet CL2_20 and CL2_21 to introduce minimum site areas to sites within the town centre in accordance with the maps in this document.

6. Part 5 – Community Consultation

Community consultation is required under Section 3.34 Gateway Determination of the *Environmental Planning and Assessment Act 1979*.

The Act determines the requirements for Community consultation for Planning Proposals which is determined during the gateway process.

The following minimum requirements are set out below:

- Council website and available at the administration building;
- Public notice with the Fairfield corporate section of the local newspaper that circulates widely in local government area;
- Letters sent out to owners and or occupiers within the town centre and affected properties
- Letters sent out to owners and or occupiers of properties within an approximate 250 metre radius of the town centre or where reasonable;
- Notification to agencies and local government as below:
 - Roads and Maritime Services (RMS)
 - NSW Land and Housing Corporation
 - Rail Corporation NSW
 - Transport for NSW
 - Canterbury-Bankstown Council

- Sydney Metro Airports (Bankstown Airport Limited).

The Act set out the community consultation requirement for Planning Proposals and these are determined at the gateway.

7. Part 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	Report to Council	<ul style="list-style-type: none"> Report to Council to initiate Planning Proposal 	April 2018
2	Request for Gateway Determination	<ul style="list-style-type: none"> Prepare and submit Planning Proposal to Department of Planning and Environment (DP&E) 	May 2018
3	Gateway Determination	<ul style="list-style-type: none"> Assessment by DP&E (including LEP Panel) Advice to Council 	July 2018 (2 months)
4	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 	August 2018 (1 month)
5	Public consultation for Planning Proposal	<ul style="list-style-type: none"> In accordance with Council resolution and conditions of the Gateway Determination. 	September 2018 (1 month)
6	Government Agency consultation	<ul style="list-style-type: none"> Notification letters to Government Agencies as required by Gateway Determination 	September 2018 (1 month)
7	Consideration of submissions	<ul style="list-style-type: none"> Assessment and consideration of submissions 	October 2018 (1 month)
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 	November 2018 (1 month)
9	Possible re-exhibition	<ul style="list-style-type: none"> Covering possible changes to draft Planning Proposal in light of community consultation 	December 2018 (minimum 1 month)
10	Report back to Council	<ul style="list-style-type: none"> Includes assessment and preparation of report to Council 	February 2019 (1 month)
11	Referral to PCO and notify DPE	<ul style="list-style-type: none"> Draft Planning Proposal assessed by parliamentary council PCO, legal instrument finalised Copy of the draft Planning Proposal forwarded to DPE. 	March 2019 (1 month)
12	Plan is made	<ul style="list-style-type: none"> Notified on Legislation web site 	April 2018 (1 month)
Estimated Time Frame			12 months

Appendices A – Council report April 2018

Appendices B – Villawood Town Centre Urban Design Study 2018

Appendices C – Submission from Sydney Metro Airports (Bankstown Airport Limited)



Julio Assuncao
Senior Strategic Land Use Planner
Fairfield City Council
City of Parramatta
PO Box 21,
Fairfield NSW 1860

Via: mail@fairfieldcity.nsw.gov.au

13 November 2017

Dear Mr Assuncao,

Re: 16/12003 SUBMISSION Urban Design Study Villawood

Thank you for your correspondence dated 1 November 2017 concerning the urban design review relating to the Villawood Town Centre.

Bankstown Airport Limited has reviewed the available documents and it has been deemed that the proposed development in particular the southern portion of the site may constitute a Controlled Activity under the *Control of Airspace Regulation 1996*.

As such should the proposed re-use of that site impact the Prescribed Airspace applicable Bankstown Airport the matter will be referred to both Airservices Australia and the Civil Aviation Safety Authority for review and assessment prior to the matter being referred to the Department of Infrastructure and Regional Development who will make a final determination on the proposed development(s).

Bankstown Airport Limited requests that when appropriate Council submit the architectural drawings related to the proposed development(s) so it can assess if there is a penetration to the prescribed airspace

Thank you again for the opportunity to respond to the design study.

Yours sincerely,

Mario Bayndrian
General Manager Aviation