

Fairfield Local Planning Panel



MINUTES Closed Briefing Session

DATE OF MEETING: 29 September 2021

TIME: 2.30pm

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Mark Gifford
Heather Warton
Charles Hill
Lawrence White
Council Staff:
Chris Shinn
Amanda Seraglio

NOTE: This meeting was held by way of web conferencing between the Panel members and Council staff due to COVID19 lockdown arrangements.

Interested parties were advised of the meeting arrangements, and given the opportunity to address the Panel during the conference.

Those who sought to address the Panel are indicated below.

It should be noted that on this occasion there were no site inspections.

Notwithstanding the above, the Panel was able to rely on plans, photographs, reporting and briefings from the Council staff, in determining the Applications, the subject of the teleconference meeting.

APOLOGIES AND REASONS ACCEPTED

There were no apologies tendered for this meeting.

ADVICE AND STATEMENT OF REASONS

18: SUBJECT: Planning Proposal - 2 Kamira Avenue Villawood
Premises: 2 Kamira Avenue, Villawood (Lot 37 DP 202006)
Applicant: Traders in Purple Pty Ltd
Owner: NSW Land and Housing Corporation
Zoning: R4 – High Density Residential
File Number: 20/27565

DECLARATIONS OF INTEREST:

There were no conflicts of interest expressed by Panel Members.

PANEL ADVICE:

The Panel advise Council that it supports:

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- Amendment to Schedule 1 – Additional Permitted Use provisions of Fairfield Local Environmental Plan (LEP) 2013 by introducing 'retail premises' and 'business premises' to a maximum of 4,600sqm of the site.
- Amendment of the Key Sites Map by mapping the area that the additional permitted uses are proposed as shown in Figure 2 in the Council's assessment report.
- The planning proposal being forwarding to the Department of Planning, Industry and Environment for Gateway Determination.

PANEL CONSIDERATION

The Panel was addressed by representatives of the applicant, Traders in Purple Pty Ltd, Charlie Daoud and Thomas Zdun.

Council is in receipt of a planning proposal for part of 2 Kamira Avenue, Villawood (part Lot 37 DP 202006).

The planning proposal seeks to amend Schedule 1 – Additional Permitted Uses of the Fairfield Local Environmental Plan 2013 (FLEP) to permit 'retail premises' and 'business premises' on the north-eastern part of the site, as shown on Figure 2 of Council's assessment report.

This proposal aims to deliver a supermarket and smaller speciality retail shops within the re-development on R4 High Density Residential zoned land, as shown on Figure 4 of Council's assessment report.

The planning proposal has been prepared by Council following the submission of a proponent initiated planning proposal by Traders in Purple Pty Ltd on behalf of NSW Land and Housing Corporation (LAHC). The land is owned by NSW Land and Housing Corporation (LAHC) and will form part of the revitalisation of the Villawood Town Centre.

As this proposal seeks to introduce additional retail and commercial uses within the town centre, Council required the applicant to prepare a retail demand analysis. Council also engaged external consultants to undertake an economic peer review of the retail demand assessment.

The conclusions of the consultants was that an increase in commercial space within Villawood is required to keep up with demand and population growth.

With a predicted 20,000 persons increase by 2036 in Villawood, a population of this scale would normally expect to be served by two full-line supermarkets, increasing the commercial hub within Villawood will encourage local residents to access their essential needs and services within their living suburb, rather than, travelling greater distances to access basic essentials.

The subject site is also within the Villawood Town Centre Urban Design Study (VUDS) area, which was adopted by Council in March 2018.

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The Urban Design Study provided guidance for a planning proposal and development control plan for the renewal of Villawood Town Centre. That planning proposal was gazetted on 5 June 2020.

The VUDS recognised the strategic importance of the LAHC site in Villawood, as a major stakeholder in the revitalisation of Villawood. The broader 17,350sqm site has a height range of 3 storeys to 12 storeys to support up to 400 apartments, including social and affordable housing.

Prior to submission of the current planning proposal, the proponent undertook a review of the existing Villawood Town Centre Urban Design Study. The proponent proposed a number of changes, including the introduction of the retail and commercial component and restructure of the open space.

Accordingly, Council Officers requested a peer review analysis of the proposed urban design changes to ensure they are consistent with the principal objectives and alignment to the Villawood Urban Design Study and to confirm the changes to the built form are appropriate for the town centre.

The Urban Design Review supported the proposed commercial component of the development being implemented, as an additional permitted use, rather than a full expansion of the B2 Local Centre zone, for reasons detailed in Council's assessment report.

The Panel supports that assessment.

However, whilst the planning proposal is consistent with the objectives of the VUDS, the Panel notes that amendments will be required to be undertaken to the Villawood Town Centre Urban Design Study and the Villawood Town Centre DCP to reflect the amendments within this planning proposal.

These matters are to be the subject of a separate Council report.

REASONS FOR DECISION

The planning proposal has been prepared in accordance with the requirements set out in section 3.33 of the EP&A Act, in that it explains the intended outcomes of the proposed instrument.

The planning proposal also provides justification and an environmental analysis of the proposal.

The Panel agrees with Council's assessment.

The Panel has considered the vision and overarching strategic land use plan for the Greater Sydney Metropolitan area, as contained within the **Metropolis of 3 Cities – A Vision to 2056 (Metro Strategy)**, and has formed the view that the planning proposal is consistent with the relevant objectives of the Metropolitan Strategy, including but not necessarily limited to, support for the renewal of Villawood Town

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Centre as envisaged by the VUDS, providing additional housing and open space within the Town Centre and stimulating economic development.

The Panel also agrees that the planning proposal is consistent with the relevant:

- strategic planning priorities of the Western City District Plan;
- key objectives of the Fairfield Local Strategic Planning Statement;
- key local planning considerations relevant to this planning proposal being the **2016 – 2026 Fairfield City Plan (City Plan) Fairfield Local Environmental Plan 2013**, and the **Villawood Town Centre Urban Design Study 2018**.

The planning proposal was also referred to Council's Place Manager Fairfield, who had no concerns regarding the current planning proposal.

The Council's Transport and Traffic Department raised a number of issues, which were subsequently satisfactorily addressed by a traffic impact assessment, provided by the proponent.

Council's economic development officer also had no objections to the planning proposal, on the basis that the increase in retail use and business premises, particularly as the local servicing industries will add value to the local area, will increase the opportunity for diversification of goods and services in the area, and increase of local employment opportunities.

Accordingly, the Panel recommends to Council that the planning proposal be endorsed and forwarded to the Department of Planning, Industry and Environment for Gateway Determination.





MATERIAL CONSIDERED BY THE PANEL:

Planning Proposal – 2 Kamira Place, Villawood
Retail Demand Assessment
Peer Review of Retail Demand Analysis
Peer Review of Urban Design Analysis
Traffic Impact Assessment

MEETINGS AND SITE INSPECTIONS BY THE PANEL:

No pre-meeting or on-site inspection.

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| PANEL MEMBER SIGNATURES | |
|---|---|
| Item No. 18 | |
|  Mark Gifford (Chair) |  Heather Warton |
|  Charles Hill |  Lawrence White (Community Representative) |