

**REPORT BY CHAIRPERSON  
OUTCOMES COMMITTEE**

**Meeting Date 12 September 2023**

**Item Number. 86**

**SUBJECT:** Planning Proposal - 869-898 Woodville Road and 15 Hilwa Street Villawood  
**Premises:** 896-898 Woodville Road and 15 Hilwa Street Villawood  
**Applicant:** dmps Consultants  
**Owner:** ABA Square Pty Ltd  
**Zoning:** E1 – Local Centre

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**FILE NUMBER:** 19/04955

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**REPORT BY:** Amanda Seraglio, Strategic Planner

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**RECOMMENDATION:**

That:

1. Council endorse the planning proposal (Attachment A of the report) to amend Fairfield Local Environmental Plan (FLEP) 2013 in relation to the subject site 869-898 Woodville Road and 15 Hilwa Street Villawood (Lot 3 DP 208677, Lot 100 DP 1070965, Lot A DP 418889, Lot 1 DP 217764, Lot 13 DP 220348) as follows:
  - 1.1. Minimum Site Area Map to consolidate the site to allow for the development to achieve 27 metres in height consistent with the Villawood Town Centre minimum site area map.
  - 1.2. Land Use Zoning map from part R4 High Density Residential and part RE1 Public Recreation to E1 Local Centre across the entire site.
  - 1.3. Height of building map to increase the height from 9 metres to 27 metres,
  - 1.4. Removal of all current floor space ratio controls to be aligned with the E1 Local Centre controls.
  - 1.5. Expand the Town Centre Precinct Map to include 898 Woodville Road and 15 Hilwa Street Villawood.
2. Council inform the NSW Department of Planning and Environment that it wishes to commence the Gateway Determination process to amend Fairfield LEP 2013.
3. In requesting the Gateway Determination, Council advise the Department of Planning and Environment that Council seeks to utilise the delegation for LEP Plan Making (delegated by the Minister under Section 2.4 of the Environmental Planning and Assessment Act 1979).
4. Prior to public exhibition of the planning proposal, Council receive a further report, detailing an amendment to the Villawood Town Centre DCP to be prepared for the site, should the NSW Department of Planning and Environment issue a Gateway Determination in support of the proposal.

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**Note:** This report deals with a planning decision made in the exercise of a function of Council under the Environmental Planning & Assessment Act and a division needs to be called.

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## SUPPORTING DOCUMENTS:

<b>AT-A</b> <a href="#">↓</a>	Planning Proposal	45 Pages
<b>AT-B</b> <a href="#">↓</a>	Draft LEP Maps	6 Pages
<b>AT-C</b> <a href="#">↓</a>	Fairfield Local Planning Panel Minutes	7 Pages
<b>AT-D</b> <a href="#">↓</a>	Design Concept for Adjoining Apex Petroleum Site	14 Pages
<b>AT-E</b> <a href="#">↓</a>	Economic Analysis	67 Pages
<b>AT-F</b> <a href="#">↓</a>	Traffic Impact Assessment	45 Pages
<b>AT-G</b> <a href="#">↓</a>	Peer Review - Traffic Assessment	40 Pages
<b>AT-H</b> <a href="#">↓</a>	Contamination Assessment	289 Pages
<b>AT-I</b> <a href="#">↓</a>	Design Concept Plans	48 Pages
<b>AT-J</b> <a href="#">↓</a>	Peer Review - Urban Design	7 Pages

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## CITY PLAN

This report is linked to *Theme 2 Places and Infrastructure* in the Fairfield City Plan.

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## SUMMARY

Council is in receipt of a planning proposal (**Attachment A**) for 896 – 898 Woodville Road and 15 Hilwa Street Villawood. (Lot 3 DP 208677, Lot 100 DP 1070965, Lot A DP 418889, Lot 1 DP 217764, Lot 13 DP 220348). The planning proposal has been submitted by Daniel McNamara Planning Solutions (dmcs) on behalf of ABA Square Pty Ltd. The land is owned by ABA Square Pty Ltd and forms part of the revitalisation of the Villawood Town Centre.

The land is located on the southern edge of the town centre on the current 'Gospel Piano Site' (outlined in red) and adjoining 'Apex Petroleum Service Station site' (outlined in yellow), as shown in Figure 1 below.

The planning proposal seeks to amend the following maps in the Fairfield Local Environmental Plan (FLEP):

- Land Use Zoning
- Height of Building
- Floor Space Ratio
- Minimum Site Area
- Town Centre Precinct
- Land Reservation Acquisition

This proposal aims to facilitate future redevelopment of the site into a mixed-use development, incorporating a supermarket and smaller speciality retail shops within the redevelopment on land zoned E1 Local Centre, previously known as B2 Local Centre (see Figure 2 below).



Figure 1: Location Map



Figure 2: Existing Zoning Map

## BACKGROUND

Villawood Town Centre Urban Design Study (VUDS) 2018 was adopted by Council in March 2018. The VUDS seeks to increase maximum height of buildings within the centre, introduce revised minimum site areas to ensure suitable development parcels are developed, provide more open space, increase pedestrian connectivity and complete the Villawood Town Centre road network.

A subsequent planning proposal was prepared to amend the Fairfield Local Environmental Plan (LEP) 2013 to implement the VUDS. This LEP Amendment was gazetted in June 2020.

Since that time 2 significant developments have been completed, a 6-storey mixed use development at 882 Woodville Road and a part 12 and part 9 storey mixed use development at 1 Villawood Place. Further approvals have been given to sites at 47-53 Pedestrian Mall and 2 Kamira Avenue. The latter being a significant redevelopment of the NSW Land and Housing Site which also includes provision of a 3,000sqm park.

The owners of the subject site are very familiar with Villawood Town Centre, having developed 1 Villawood Place and 882 Woodville Road and have received a construction certificate to begin construction on 47-53 Pedestrian Mall Villawood noted above.

## SUBJECT SITE

The applicant ABA Group Pty Ltd acquired 896 Woodville Road Villawood which forms part of the southern gateway to the Villawood Town Centre. The site has an area of approximately 3,430sqm. This is less than the 4,000sqm minimum site area requirement under Fairfield LEP 2013. It is understood that the applicant had the intention of acquiring the adjoining service station site at 896A Woodville Road Villawood to meet the minimum site area of 4,000sqm and facilitate redevelopment.

Council has been advised by the proponent that negotiations with the owner of 896A Woodville Road have not been successful hence why the minimum site area has not been able to be achieved.

As a result, the applicant undertook a design exercise to determine whether they could pursue a development on their site without amalgamation. The outcome was that any development on their site alone would result in an unsuitable development outcome without expansion.

Subsequently, the applicant has acquired 2 residential properties to the south of their site, located in the R4 High Density Residential zone. The 2 properties at 898 Woodville Road and 15 Hilwa Street Villawood directly adjoin the site to the south and combined with 896 Woodville Road to bring the total site area to approximately 4,397sqm thereby achieving a large enough parcel to facilitate a well-designed redevelopment.



## PLANNING PROPOSAL

The applicant has submitted a planning proposal seeking to amend Fairfield LEP 2013 to facilitate the redevelopment of their site and ensure the adjoining service station site can be developed in the future on its own accord and achieve good urban design outcomes. The proposed LEP Amendments include the following map changes (as per **Attachment B**):

- Zoning Map – amend the land zoning:
  - 898 Woodville Road from R4 High Density Residential to E1 Local Centre;
  - 15 Hilwa Street from part R4 High Density Residential and part RE1 Public Recreation to E1 Local Centre; and
  - 896 Woodville Road from part E1 Local Centre and part RE1 Public Recreation to E1 Local Centre.
- Minimum Site Area Map – amend the minimum site area:
  - 896 and 898 Woodville Road and 15 Hilwa Street to a Metropolitan Statistical Area (MSA) of 4,000sqm; and
  - 896A Woodville Road to a MSA of 1,300sqm.
- Height of Building Map – amend the height of building map:
  - 898 Woodville Road and 15 Hilwa Street from 9 metres to 27 metres.
- Floor Space Ratio Map – amend the floor space ratio map:
  - 898 Woodville Road and 15 Hilwa Street from 2:1 to no floor space ratio (FSR) to be consistent with the remainder of the E1 Local Centre.
- Land Reservation Acquisition Map – amend the Land Reservation Acquisition Map:
  - Part 896 Woodville Road removal of the Land Reservation Acquisition Map from the part of Lot 3 DP 208677 addressing Howatt Street.
- Town Centre Precinct Map – amend the Town Centre Precinct Map:
  - 898 Woodville Road and 15 Hilwa Street to be included within the Town Centre Precinct Map as the E1 Local Centre is expanding into these lots.

Accordingly, this proposal encourages a feasible development that will provide approximately 122 residential dwellings, 2,700sqm of commercial and retail space and 950sqm of communal civic/open space on site. This will provide significant community benefit in promoting economic revitalisation of the centre.

The planning proposal has been prepared in accordance with the requirements set out in section 3.33 of the Environmental Planning & Assessment Act (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.

## FAIRFIELD LOCAL PLANNING PANEL REFERRAL

Planning proposals are required to be referred to the Fairfield Local Planning Panel (FLPP) for advice prior to being reported to Council, as set out by the Local Planning Panels Direction – Planning Proposals under Section 9.1 of the Environmental Planning and Assessment Act 1979.

The planning proposal was referred to the Fairfield Local Planning Panel (FLPP) for advice at its meeting on 3 August 2023. The Panel was addressed by representatives of the applicant (dmps Consultants). A summary of the FLPP comments and advice is provided below.

### FLPP Comments and Advice

The FLPP advised that it has no major concerns regarding the current planning proposal, which will contribute to the future re-development of Villawood Town Centre. However, the panel recommends:

1. A concept design be prepared for the APEX site illustrating the layouts of apartments, potential yield and compliance assessment overview of relevant codes, including the Apartment Design Guide.
2. Details of the negotiations to acquire the APEX site, to be submitted to Council.
3. The Villawood Town Centre Development Control Plan (DCP) should include:
  - One driveway access only from Howatt Street is to be provided to allow joint access to the APEX site and the subject site.
  - All driveways, services, stairwells and the like, necessary to service the subject site from Hilwa and Howatt Streets are to be positioned within the allotment behind the building line and the required setbacks to allow for uninterrupted public domain and direct line of sight on the pedestrian pathways.
  - The design will allow for staging of the interface with Hilwa Park and to achieve an active edge to the Park. This design will incorporate setbacks from the building line to achieve adequate pedestrian and public domain connections between Howatt and Hilwa Street footpaths.
  - The public domain fronting Howatt Street is to provide a consistent design to achieve an uninterrupted pedestrian outcome other than for the single access driveway to the sites.
  - The Panel recommends that Council consider prioritising the acquisition of the 4 properties consisting of the future Hilwa Park currently zoned RE1, to enhance the activation of the Hilwa Park interface with the proposed development from Stage 1 of the development.
4. Further consultation with Transport for NSW, noting that the critical issue to be considered will be the removal of the Woodville Road/Howatt Street north approach right turn “bus only” restriction, to enable all public vehicles to use this intersection to turn right onto Howatt Street.
5. Stage 2 Detailed Site Investigation (DSI) to be undertaken as part of the development application process.

In providing its advice, the Panel recommends to Council that the planning proposal be endorsed and forwarded to the NSW Department of Planning, Industry and Environment (DPIE) for Gateway Determination. The FLPP minutes are provided in (**Attachment C**) of the report.

Items 1 and 2 from the Panel recommendations have now been addressed by the applicant and included within the planning proposal and this report.

**Attachment D** shows a concept benchmark design for the adjoining site, prepared to demonstrate the adjoining site can achieve a reasonable development in the future. Items 3, 4 and 5 are matters that can be suitably addressed at the post gateway determination phase or at the development assessment stage.

## SUPPORTING STUDIES

The following section of the report addresses the key matters to be considered as part of this proposal.

### A. Economic and Retail Analysis

As this proposal seeks to expand retail and commercial uses at 898 Woodville Road and 15 Hilwa Street, the applicant was required to prepare an economic and retail analysis to determine the impact of the increase on the remainder of the town centre. The applicant submitted a social and economic impact analysis, prepared by Hill PDA Consulting (**Attachment E**). The key points drawn from the analysis conclude:

- Villawood Town Centre has a current undersupply of around 7,100sqm of commercial and retail space, which will increase to 9,800sqm by 2031;
- The development is also estimated to generate up to 102 jobs on-site, once fully operational;
- By 2041, the projected Villawood catchment population is estimated to be 12,269 people – an increase of over 6,000 people;
- Residents are having to leave the locality to undertake discretionary shopping elsewhere – such as Fairfield, Cabramatta, Auburn, Bankstown;
- Villawood Town Centre could potentially support up to 9,750sqm net leasable area (NLA) of occupied retail floorspace in 2021, increasing to around 12,000sqm NLA by 2031 and 13,100sqm NLA by 2036; and
- Villawood Town Centre could support around 12,300sqm of commercial and retail space. This indicates that the centre has a current undersupply of around 7,100sqm which will increase to 9,800sqm by 2031.

The proposed supermarket and associated smaller speciality shops, including back of house and manoeuvring circulation, will support the commercial retail hub to complement the residential use.

Council's Economic Development Officer was consulted and has no objections to the proposal given its scale.

### B. Traffic Impact Assessment

As part of the planning proposal submission to Council the proponent undertook a traffic impact assessment, prepared by Genesis Traffic (**Attachment F**) to assess the road network serving the site, potential traffic implication arising from intensifying the use of the site, and parking provision for both residential and commercial uses.

A peer review analysis (**Attachment G**) of the traffic impact assessment was undertaken by Stantec. The peer review determined the potential impact on traffic surrounding and within the Town Centre.

Stantec notes that all technical comments have generally been addressed by Genesis. Based on this, the SIDRA model is accepted as a tool to understand the traffic impact of the development to the road network. Notwithstanding, Transport for NSW (TfNSW) may provide additional comments during their review of the model.

The critical issue to be considered at the agency consultation phase will be the applicant's suggested removal of the Woodville Road/Howatt Street north approach right turn "bus only" restriction. The proposal will enable all public vehicles to use this intersection when turning right onto Howatt Street. This does not appear to provide a material benefit to the operation of the surrounding road network. Notwithstanding, it is understood this would provide significant benefit for vehicular access to the subject site. The bus only lane is a Transport for NSW asset and as such, the ultimate approval for these road network modifications sits with TfNSW.

Further consultation will occur with TfNSW at the agency consultation stage.

### C. Contamination Assessment

A Preliminary Site Investigation report, prepared by EI Australia, was submitted with the planning proposal (**Attachment H**). The preliminary site investigation concludes that the site is free of statutory notices and licensing agreements issues under the Contamination Land Management Act 1997 and Protection of the Environment Operations Act 1997. The site is not on the List of NSW Contaminated Site Notified to the EPA.

Findings from the Preliminary Site Investigation report states that the site is suitable for the proposed mixed use.

Given the site directly adjoins a service station, the study recommends that a Stage 2 Detailed Site Investigation (DSI) be undertaken as part of the development application process. This study will include an intrusive soil and groundwater sampling and associated laboratory analysis. Before the commencement of any demolition works, a hazardous materials survey should be completed by a qualified consultant to identify any hazardous materials present. Following demolition and removal of associated wastes, an inspection of the exposed surface should be completed by a suitably qualified environmental consultant. These recommendations can be managed through the Development Application (DA) process, in accordance with the SEPP (Resilience and Hazards) 2021.

### D. Urban Design Review

High level draft concept plans were submitted to support the proposal (**Attachment I**). GYDE Consulting undertook an independent peer review analysis of the proposed urban design changes (**Attachment J**).



This peer review is to ensure the proposed changes to the built form are appropriate for the town centre, provides good amenity for surrounding properties and that the principles are consistent with the objectives within the Villawood Urban Design Study (VUDS).

The urban design peer review supports the proposed amendments to the minimum lot size, as this results in sufficient area to support a rational development that meets the core requirements of the Apartment Design Guide (ADG). The extension of the E1 zone is supported, however, the review identified that ground level activation onto Hilwa Park needs to be enshrined in the planning controls.

It is recommended that Council amend the Active Street Frontages map within the Villawood Development Control Plan (DCP) and further amend the DCP to reflect the proposed changes to ensure the appropriate place making and landscaping measures are put in place within Hilwa Park. These should facilitate a high quality public domain that supports direct pedestrian access between Hilwa Street along the western frontage of this site to Villawood Place.

Overall, the peer review is in support of the proposed commercial component of the development being implemented as a full expansion of the E1 Local Centre zone on site. It considers it essential that the proposal facilitates a development that positively interrelates built form and the future Hilwa Park.

Given the scale of the proposed variations to the Urban Design Study building footprints, no amendments will be undertaken to the VUDS. The changes to the Fairfield LEP 2013 will be supplemented by amendments to the Villawood Town Centre DCP.

## **PROPOSED AMENDMENTS TO THE VILLAWOOD TOWN CENTRE DCP**

While the planning proposal is consistent with the objectives of the VUDS, amendments will be required to be undertaken to the Villawood Town Centre DCP to reflect the amendments within this planning proposal.

Should Council support the planning proposal, a Town Centre DCP amendment will be prepared to support the LEP amendment and be placed on public exhibition concurrently with the planning proposal.

The proposed DCP amendment will be subject to a separate Council report.

## **STRATEGIES AND STUDIES**

The information below provides a summary of the assessment against the key strategies and studies relevant to this planning proposal.

### **Metropolis of 3 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 3 cities, with the site of the planning proposal being located within the Western Parklands City.

The strategy for Greater Sydney is underpinned by 10 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 VUDS, providing additional housing and open space within the Town Centre and stimulating economic development.

The renewal of Villawood aligns with (but not limited to) the following key objectives of the Greater Sydney Region Plan:

- Objective 6 – Services and Infrastructure meet communities' changing need
- Objective 12 – Great places that bring people together
- Objective 22 – Investment and business activity in centres.

### **Western City District Plan**

The Western City District Plan sets out 20 strategic planning priorities to achieve the Plan's vision. Table 1 below sets out the key planning priorities applicable to this proposal and justification of consistency.

<b>Table 1 – Western City District Plan Key Principles</b>	
<b>Planning Priority</b>	<b>Consistency of Planning Proposal</b>
Planning Priority W1 – “Planning for a city supported by infrastructure”	The proposals intent on expanding the commercial premises within the town centre, will increase the economic vitality of Villawood. Encourage local residents to spend money within Villawood Station and offer the community essential services.
Planning Proposal W3 – “Providing services and social infrastructure to meet people’s changing needs”	This planning priority identifies that as population growth increases as does the demand on services and infrastructure. This planning proposal is consistent with this plan as it promotes commercial space to support and meet the different stages of life.
Planning Proposal W6 – “Creating and renewing great places and local centres, and respecting the District’s heritage”	This planning priority identifies the need to integrate residential, commercial streetscapes, focus towards a people- friendly environment. This planning proposal is bringing essential commercial space into residential zoned area. The entire LAHC site is a pedestrian and people friendly zone.
Planning Proposal W9 – “Growing and strengthening the metropolitan cluster”	The planning priority identifies the importance of providing goods and services to the growing population that will result in strengthening the economy and town centre competitiveness.
Planning Proposal W11 – “Growing investment, business opportunities and jobs in strategic centres”	This planning proposal is aligned with this planning priority as it recognises the need to for commercial use and ensure mixed-use development can benefit from the access and services in the town centre.

### **Fairfield Local Strategic Planning Statement**

The Local Strategic Planning Statement (LSPS) 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 Town Centre Urban Design Study (VUDS) 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 3 – Plan for and manage areas identified for future urban development.
- Planning Priority 6 – Ensure infrastructure is aligned to accommodate planned growth and community needs
- Planning Priority 11 – Promote a robust economy which generates diverse services and job opportunities.

## LOCAL PLANNING CONSIDERATIONS

The information below provides a summary of the assessment against the key local planning considerations relevant to this planning proposal.

### 2016 – 2026 Fairfield City Plan (City Plan)

The planning proposal is consistent with the 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 2 - 2016 – 2026 Fairfield City Plan (City Plan) Key Themes		
Relevant FCCSP Outcome within the theme	Outcome	How the planning proposal achieves the outcome
Theme 4 – Local Economy and Employment	Businesses are active, successful and involved in the community	Encourage more variety of local shops in Villawood Town Centre. This will limit the need for local residents to travel further to access essential services.
	A variety of job and training opportunities available in the City	With a proposed supermarket and several speciality shops, it will provide local residents employment opportunities

### Fairfield Local Environmental Plan 2013 (Fairfield LEP 2013)

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

Expanding the E1 Local Centre zone to 898 Woodville Road and 15 Hilwa Street will enable feasible and well considered redevelopment of the site. It will provide a range of convenience retail and commercial services which will serve the needs of the people who live in the local area, and ultimately promote revitalised, attractive and create a sustainable town centre. Additionally, it will increase the number of dwellings within the centre, in close proximity to services and transport, increasing the diverse range of housing choices for residents.

### Villawood Town Centre Urban Design Study 2018

The Villawood Town Centre Urban Design Study (VUDS) was adopted by Fairfield City Council on 27 March 2018. The study guides urban design options for the Villawood Town Centre. The study guides development proposals with recommended height of buildings, floor space ratios and potential community benefits such as open space, pedestrian links and commercial opportunities.

This proposal is to integrate high density residential with commercial development and to activate the street frontages, primarily along Howatt Street and the boundary adjoining Hilwa Park. Adjoining residential properties are proposed to be acquired by Council to develop a larger open space area. This proposal seeks to activate the key street frontages to create new pedestrian connections from Hilwa Street to Villawood Place.

The development aligns with the vision as per the VUDS, however, as part of the Villawood Town Centre DCP amendment, an update to the active street maps will be required, to include the western boundary adjoining the proposed residential properties to be acquired. This will ensure, in the future when Hilwa Park has been expanded, it will create a civic open area to connect pedestrians to Villawood Place and the railway station.

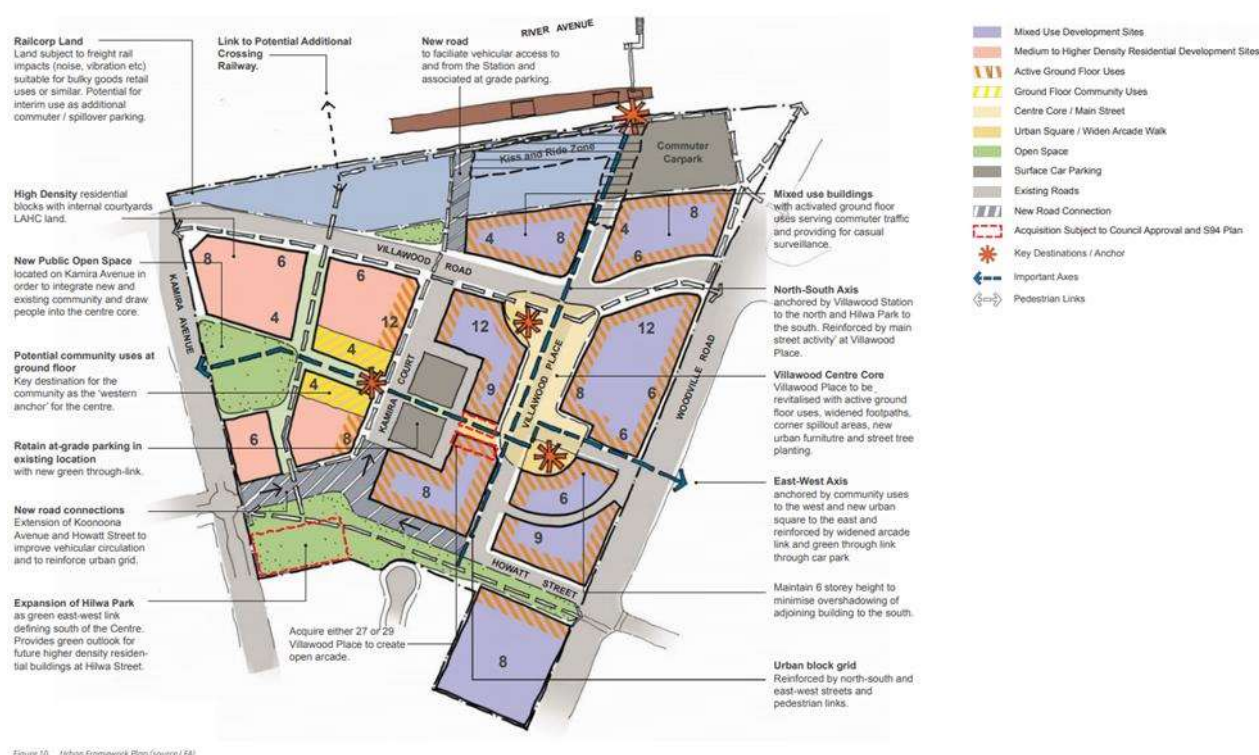


Figure 3: Urban Framework Plan – Villawood Urban Design Study

## INTERNAL REFERRALS

The information below provides a summary of the internal referral comments by key subject matter experts within Council relevant to this planning proposal.

**Traffic Branch:** Council's Traffic Branch has requested a traffic impact assessment report be submitted to Council to demonstrate the following:

- The SIDRA models have been calibrated and validated, which is an acceptable tool in understanding future traffic impact to the surrounding road networks. Stantec completed a thorough review of the calibrated model and focused on all the technical issues identified.

- The operation of existing and future transport networks, including the public transport capacity and its ability to accommodate the forecast number of trips to and from the development including surrounding footpaths and cycleways are deemed acceptable.
- The removal of the 'Bus Only' right turn from Woodville Road onto Howatt Street, to enable all public vehicles to use this intersection. Stantec identifies that it will provide significant benefit for vehicle access to the proposed development, however, as Woodville Road is a state road final approval of this road modification sits within the jurisdiction for TfNSW. Consultation with TfNSW will be completed, during public exhibition as part of the Gateway Determination stage.
- Further investigation into the future road network scenarios, regarding increased levels of vehicular traffic and pedestrian movements in the Villawood Shopping Centre during the AM and PM peak times will occur prior to consultation with TfNSW.
- The detailed assessment of the existing and future performance of key intersections through SIDRA modelling assessment to be provided to TfNSW for assessment.

**Comment:** Council's independent Traffic Consultant Stantec and Council's internal traffic experts both concluded that the information provided by the applicant to date is acceptable and that the proposal can proceed to the next phase. Further consultation is required with TfNSW at the agency consultation stage with regards to the right turn lane option on Woodville Road.

**Economic Development Branch:** Part of the subject site is proposed to incorporate a potential supermarket within the Villawood Town Centre and other speciality retail shops. The retail assessment report submitted with the planning proposal identifies the need for additional retail space as a result of the expected future population growth.

**Comment:** Council's Economic Development Branch has no objections to the planning proposal. The increase in retail use and business premises, is recommended particularly in local servicing industries which will add value to the local area. In addition, the proposal will increase the opportunity for diversification of good and services in the area and increase local employment opportunities.

**Open Space Branch:** Council's Open Space Branch has no objections to the planning proposal. The proposal should facilitate the inclusive use of space on the site, considering the expansion of Hilwa Park and the through connections between Hilwa Street and Howatt Street. The proposed development should create a landscape setting that aims to integrate the project with the adjoining streetscape and open space. The potential inclusion of public art on the western façade at the ground floor is considered desirable, as it will links with the existing public art in Hilwa Park.

**Comment:** The Open Space Branch has reviewed the proposal and considered it satisfactory subject to the comments above.

**Development Planning Branch:** Council's Development Assessment Branch provided comments on the proposed amendments to the zoning, minimum site area, height of building and floor space area.



**Comment:** No objections to the planning proposal. Concerns were identified with Lot 3 DP 208677, which is currently zoned RE1 Public Recreation and is documented in the Fairfield LEP 2013 as being affected by part lot Land Reservation Acquisition, however, the required amendment of the Villawood DCP will ensure that this area results in a continuation of the lineal park and civic space to encourage connection to Villawood Place.

As part of the planning proposal, the applicant is required to submit a draft DCP amendment and include the following:

- Proposed parking rates
- Commercial loading access and area
- Swept path diagrams for loading and unloading vehicles
- Basement setbacks
- Landscaping and communal open space
- Placemaking design and
- Active street frontage addressing Hilwa Park

The applicant initiated draft DCP amendment will be reported to Council and placed on exhibition alongside the planning proposal.

## CONSULTATION STRATEGY

Public exhibition of a planning proposal is required for a minimum statutory period of 28 days and will involve:

- Notification to landowners both within and directly adjoining the land affected by the planning proposal;
- Notification of all the landowners within the existing E1 Local Centre zoned area; and
- Publication of all relevant information on Council's website and the NSW Planning Portal.

The Gateway Determination will also require Council to undertake consultation with a number of State Government agencies and utility providers.

Following public exhibition, a report will be presented to Council to consider the outcomes of the public exhibition, including submissions received and consultation with the State Agencies and utility providers.

## CONCLUSION

The planning proposal aligns with the objectives of Council's adopted Villawood Town Centre Urban Design Study by providing new commercial space to promote economic growth and revitalisation of Villawood Town Centre and by facilitating more diverse housing choices for the area.

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**Meeting Date 12 September 2023**

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The proposal is also consistent with the key points set out in the retail demand assessment prepared by Hill PDA Consultants, has been peer reviewed by Council's independent urban design consultant and addresses other critical matters such as traffic and contamination.

Council has received advice from the Fairfield Local Planning Panel which recommends that the planning proposal proceed to Gateway Determination.

Accordingly, it is recommended that subject to Council's resolution, the planning proposal be submitted for Gateway Determination to permit community consultation.

A further report will be submitted to Council at the conclusion of the public consultation period.

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Amanda Seraglio  
**Strategic Planner**

**Authorisation:**

Coordinator Strategic Planning  
Manager Strategic Land Use Planning  
Director City Planning

Outcomes Committee - 12 September 2023

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\*\*\*\*\* END OF ITEM 86 \*\*\*\*\*