

FAIRFIELD CITY COUNCIL



Administration Centre,
WAKELEY NSW 2176

26 July 2023

Mary- Lynne Taylor (Chair)
Stephen Pearse
Charles Hill
Nadine Tan

You are advised that a meeting of the FAIRFIELD LOCAL PLANNING PANEL will be held at the location, date and time as set out below to transact the business set out in the attached agenda.

Your attendance at the meeting is requested.

If you have any enquiries, please contact Chris Shinn on 9725 0804

LOCATION: Committee Reading Room 4, Administration Centre, Wakeley.

DATE: 3 August 2023

TIME: 10.30am

QUORUM: Two (2) Members

Yours faithfully,

BRADLEY CUTTS
GENERAL MANAGER

Fairfield Local Planning Panel



AGENDA

DATE OF MEETING: 03 August 2023

LOCATION: Committee Rooms

Closed Briefing Session

TIME: 10.30am

Statement of Ethical Obligations

The Mayor and Councillors are reminded that they remain bound by the Oath/Affirmation of Office made at the start of the council term to undertake their civic duties in the best interests of the people of Fairfield City and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act or any other Act, to the best of their skill and judgement.

The Mayor and Councillors are also reminded of the requirement for disclosure of conflicts of interest in relation to items listed for consideration on the Agenda or which are considered at this meeting in accordance with the Code of Conduct and Code of Meeting Practice.

AGENDA
Fairfield Local Planning Panel
Meeting Date: 03 August 2023

ITEM	SUBJECT	PAGE
8:	SUBJECT: Planning Proposal - 896-898 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: R4 – High Density Residential E1 – Local Centre RE1 – Public Recreation File Number: 19/04955.....	4

Fairfield Local Planning Panel



FAIRFIELD LOCAL PLANNING PANEL

Meeting Date 3 August 2023

Item Number. 8

SUBJECT: Planning Proposal - 896-898 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: R4 – High Density Residential
E1 – Local Centre
RE1 – Public Recreation

FILE NUMBER: 19/04955

REPORT BY: Amanda Seraglio, Strategic Planner

RECOMMENDATION:

That Fairfield Local Planning Panel provide advice on the planning proposal 896-898 Woodville Road and 15 Hilwa Street, Villawood for inclusion within a report for Council's consideration.

SUPPORTING DOCUMENTS:

AT-A ↓	Planning Proposal	45 Pages
AT-B ↓	Social and Economic Impact Analysis	67 Pages
AT-C ↓	Traffic Impact Assessment	45 Pages
AT-D ↓	Peer Review of Traffic Impact Assessment	40 Pages
AT-E ↓	Urban Design Concept Plans	48 Pages
AT-F ↓	Peer Review of Urban Design Analysis	7 Pages
AT-G ↓	Contamination Assessment	289 Pages
AT-H ↓	LEP Maps	6 Pages

CITY PLAN

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

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 DMPS on behalf of the property owner, ABA Square Pty Ltd. The landforms part of the revitalisation of the Villawood Town Centre. 8

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

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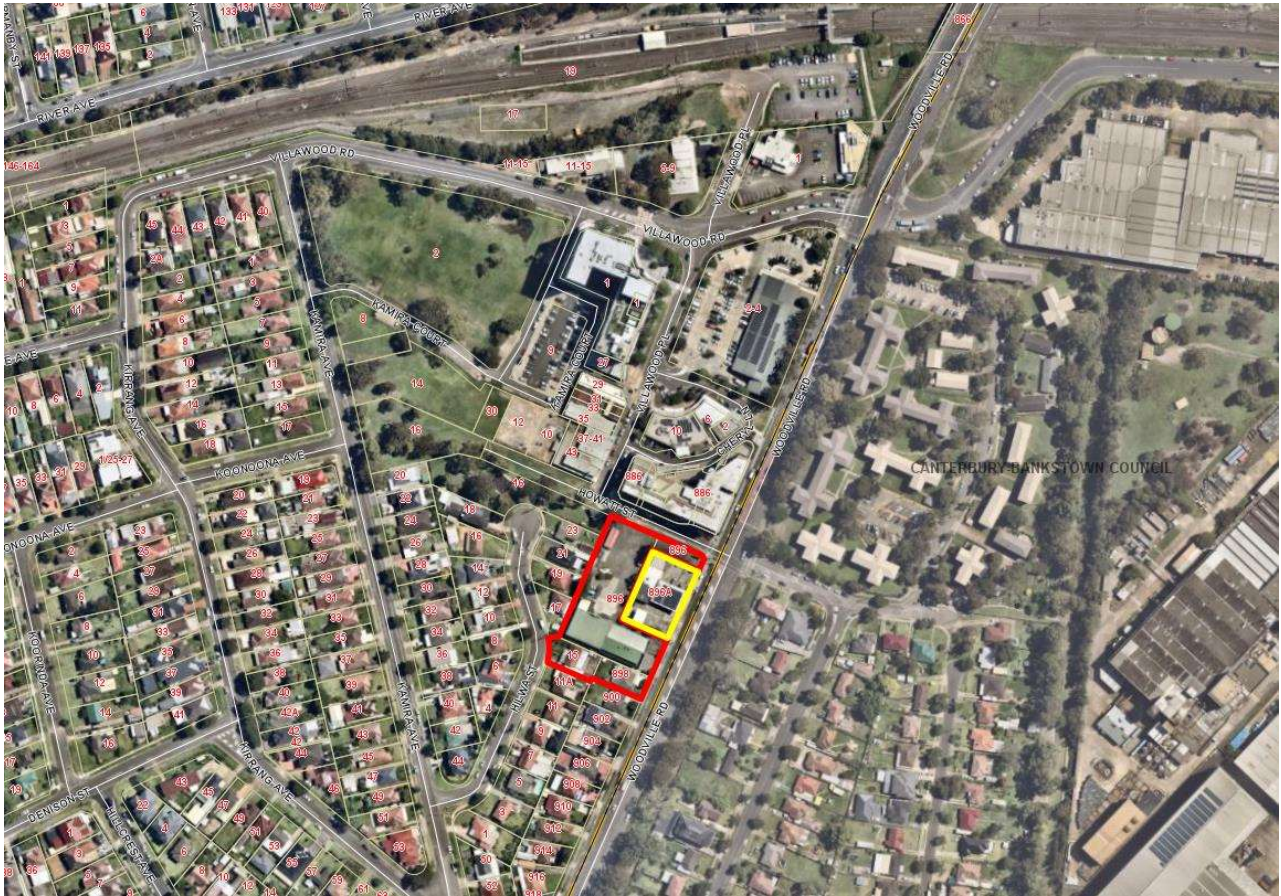


Figure 1: Location Map

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

- Land Use Zoning Map
- Height of Building
- Floor Space Ratio
- Minimum Lot Size
- Land Reservation Acquisition
- Key sites map

This proposal aims to deliver a mixed-use development, incorporating a supermarket and smaller speciality retail shops at ground level and residential apartments above on the land zoned E1 Local Centre, previously known as B2 Local Centre (see Figure 2).

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Figure 2 – Existing Zoning Map

FAIRFIELD LOCAL PLANNING PANEL (FLPP) REFERRAL CRITERIA

The planning proposal is required to be referred to the Local Planning Panel for advice as set out by the Local Planning Panels Direction – Planning Proposals under section 9.1 of the Environmental Planning and Assessment Act 1979.

REASONS FOR RECOMMENDATION

This report recommends amending the following Fairfield Local Environmental Plan 2013 maps, as it is consistent with the objectives of the Villawood Urban Design Study and encourages the continued growth and revitalisation of Villawood's economy.

- Minimum Site Area Map, Town Centre Precinct Map from 4,000sqm to part 4,000sqm and part 1,300sqm to allow the subject site to exceed 9 metres in height to 27 metres;
- Land Use Zoning Map part of the site from R4 High Density Residential and part RE1 Public Recreation to E1 Local Centre zone to ensure consistency across the entire site.
- Height of Building from 9 metres to 27 metres,

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- Removal of all floor space ratio controls on the site to ensure consistency across the entire site,
- Removal of Land Reservation Acquisition of local open space (RE1) on Lot 3 DP 208677, and
- Expansion of the Town Centre Precincts Map to include 898 Woodville Road and 15 Hilwa Street.

This will provide a commensurate outcome to the E1 Local Centre zone and facilitate a shop top housing / residential apartment development above a commercial/retail podium with a maximum building height of 27 metres across the whole consolidated site to reflect the concept proposal envisaged.

Council officers have reviewed and assessed the planning proposal. The proposal is deemed to have strategic merit and is supported subject to the resolution of issues outlined within the body of this report.

Accordingly, it is requested that the Fairfield Local Planning Panel provide advice on this proposal and that the draft Planning Proposal (incorporating the Fairfield Local Planning Panels advice) be endorsed and forwarded to the Department of Planning and Environment for Gateway Determination.

BACKGROUND

Villawood Town Centre Urban Design Study (VUDS) 2018 was adopted by Council in March 2018. The VUDS sought 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 two 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 just received the 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 a size of approximately 3,430sq.m. This is less than the 4,000sq.m 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 4,000sq.m and facilitate redevelopment.

However, Council has been advised that negotiation with the adjoining land owner has not progressed as the applicant advises that the adjoining land owner at 896A Woodville Road are unwilling to sell their site.

As a result, the applicant undertook a design exercise and determined 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 two residential properties to the south of their site, located in the R4 High Density Residential zone. The two properties at 898 Woodville Road and 15 Hilwa Street, Villawood directly adjoin the site to the south and combined with 896 Woodville Road bring the total site area to approximately 4,397sq.m and ensuring a large enough parcel to facilitate a redevelopment.

A. 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. The proposed LEP Amendments include:

- Zoning – amend the land zoning as below:
 - 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.
- Amend the Minimum Site Area Map – amend the minimum site area as below:
 - 896 and 898 Woodville Road and 15 Hilwa Street to a MSA of 4,000sqm; and
 - 896A Woodville Road to a MSA of 1,300sq.m.
- Height of Building Map – amend the height of building map as below:
 - 898 Woodville Road and 15 Hilwa Street from 9 metres to 27 metres,
- Floor Space Ratio – amend the floor space ratio map as below:
 - 898 Woodville Road and 15 Hilwa Street from 2:1 to no FSR to be consistent with the remainder of the E1 Local Centre.
- Land Reservation Acquisition Map – amend the Land Reservation Acquisition Map as below:

- 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 as below:
 - 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 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.

B. 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 and recommend submitting to the NSW Department of Planning and Environment for Gateway Determination a Town Centre DCP Amendment will be prepared to support the amendment and be placed on public exhibition concurrently with the Planning Proposal.

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

C. ECONOMIC AND RETAIL ANALYSIS

As this proposal seeks to slightly expand retail and commercial uses on to 898 Woodville Road and 15 Hilwa Street, Council required the applicant to prepare an economic and retail analysis. The applicant submitted a social and economic impact analysis, prepared by Hill PDA Consulting (**Attachment B**). The key points drawn from the analysis concluded:

- Villawood Town Centre has a current undersupply of around 7,100 square metres of commercial and retail space, which will increase to 9,800 square metres 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,

- 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.

This proposed supermarket and associated smaller speciality shops, include back of house and manoeuvring circulation which will not increase retail and commercial space and support the commercial retail hub to compliment the residential use.

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

D. TRAFFIC IMPACT ASSESSMENT

As part of the planning proposal submission to Council the proponent undertook a traffic impact assessment, prepared by Genesis Traffic (**Attachment C**) 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.

Accordingly, Council Officers requested a peer review analysis (**Attachment D**) of the submitted traffic impact assessment to ensure consistency with the principal objectives of the Villawood DCP and align with the Villawood Urban Design Study. The Traffic Impact Assessment review was undertaken by Stantec. The peer review determined the potential impact on traffic surrounding and within the Town Centre.

Stantec note 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 and as previously discussed, Transport for NSW may provide additional comments during their review of the model.

The critical issue to be considered at the agency consultation phase 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 right onto Howatt Street, 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 site. As previously discussed, the bus only lane is a Transport for NSW asset and as such, the ultimate approval for these road network modifications sits with Transport for NSW.

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

E. URBAN DESIGN

High level draft concept plans were submitted to support this Planning Proposal (**Attachment E**). Council Officers sought GYDE Consulting to complete and independent peer review analysis of the proposed urban design changes (**Attachment F**). This peer review is to ensure the proposed changes to the built form are appropriate for the town centre, ensures 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 advised the proposed amendments to the minimum lot size is supported 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 was 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 high quality public domain that supports direct line pedestrian access between Hilwa Street along the western frontage of this site to Villawood Place.

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

F. CONTAMINATION

A Preliminary Site Investigation report, prepared by eiaustralia was submitted with this planning proposal (**Attachment G**). The preliminary site investigation concluded that the site was 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 was not on the List of NSW Contaminated Site Notified to the EPA. The investigation noted that there is no visual or evidence of acid sulfate on site, therefore, presence of acid sulfate soils on the site is considered low.

Findings from the Preliminary Site Investigation report concluded contamination on the site is low to moderate and 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, and inspection of the exposed surface should be completed by a suitably qualified environmental consultant. These recommendations can be managed through the DA process, in accordance with the SEPP (Resilience and Hazards) 2021.

G. 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 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.

Table 1 – Western City District Plan Key Principles	
Planning Priority	Consistency of Planning Proposal
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 align 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.

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Fairfield Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) has recently been finalised, it identifies Villawood as a town centre that has the potential to grow and increase its built form permissibility within the town centre. The LSPS refers to the Villawood 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.

H. 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 all relevant themes and goals within the City Plan. The table below illustrates how the planning proposal aims to achieve the outcome of its themes and goals.

Table 2 - 2016 – 2026 Fairfield City Plan (City Plan) Key Themes			
Relevant Outcome within the theme	FCCSP	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.

In summary, through 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 link and commercial opportunities.

This proposal proposed to integrate high density residential, with commercial development and activating the street frontages primarily along Howatt Street and the boundary adjoining Hilwa Par. These residential properties are proposed to be acquired by Fairfield 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 acquired residential properties. This will ensure in the future when Hilwa Park has been expanded it will create a civic open area to connect pedestrian links onto Villawood Place and the railway station.

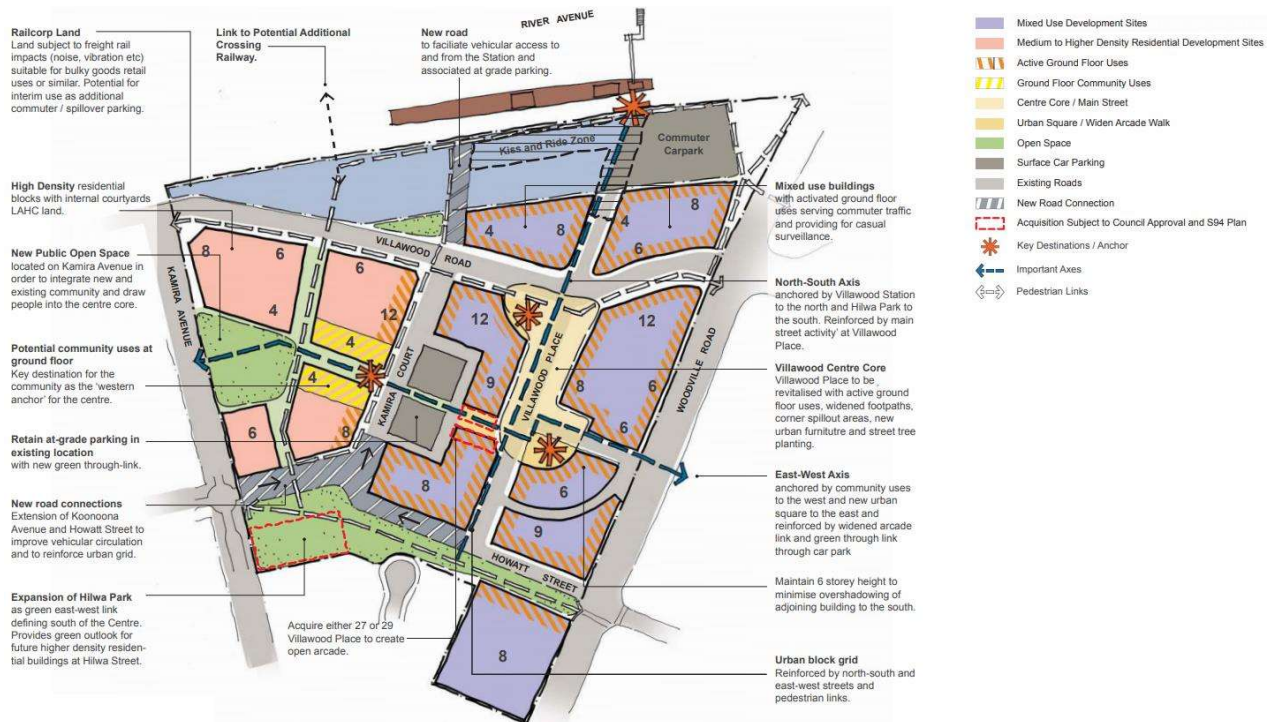


Figure 10: Urban Framework Plan (source LPA)

Figure 3: Urban Framework Plan – Villawood Urban Design Study

I. INTERNAL REFERRALS

The information below provides a summary of the internal referral comments by key stakeholders relevant to this planning proposal.

Transport and Traffic Department: Council's Traffic department 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 Transport for NSW. Consultation with Transport for NSW 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 Transport for NSW.
- 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 Councils 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 consultant is required with Transport for NSW at the agency consultation stage with regard to the right turn lane option on Woodville Road.

Economic Development: 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 this planning proposal, identifies the need for additional retail space, with the increase in forecasted population, which identifies a need to provide essential services and goods to Villawood residents.

Comment: Council's Economic Development Officer has no objections to this 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 goods and services in the area and increase of local employment opportunities.

Open Space: Council's Open Space Officer has no major objections to this planning proposal. This planning proposal should consider and take into consideration 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 link with the existing public art in Hilwa Park.

Comment: Open space has reviewed the proposal and considered it satisfactory subject to their comments above.

Development Planning: Council's Development Assessment Department were consulted as part of the internal consultation process to provide comment on the proposed amendments to the zoning, minimum site area, height of building and floor space area.

Comment: Council's Development Assessment (DA) team, overall had no objections to the planning proposal. The DA Officer proposed concerns regarding Lot 3 DP 208677, currently zoned RE1 Public Recreation and is documented in the Fairfield LEP 2013 as a Land Reservation Acquisition part lot. With discussions with GYDE Consultants, together with the applicant, this lot is proposed to be rezoned to E1 Local centre, however, a control in the amended DCP will refrain this part of the lot to be developed. This lot will be proposed to be used as a civic space. The aim of this civic space is to connect the proposed development with Villawood Place, in the town centre.

As part of this 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,
- Active street frontage addressing Hilwa Park.

The applicant initiated draft DCP will be submitted to Council Officers, the final DCP will be placed on exhibition alongside the planning proposal.

J. CONSULTATION STRATEGY

Public exhibition of a Planning Proposal of this nature will require 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 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 facilitating more diverse housing choice for the area.

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.

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 also be submitted to Council at the conclusion of the public consultation period.

FAIRFIELD LOCAL PLANNING PANEL

Meeting Date 3 August 2023

Item Number. 8

Amanda Seraglio
Strategic Planner

Authorisation:
Coordinator Strategic Planning

Fairfield Local Planning Panel - 3 August 2023

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