

11 October 2023

Adrian Hohenzollern
Director Metro West
NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

PLANNING PROPOSAL IN RESPECT OF 896-898 WOODVILLE ROAD AND 15 HILWA STREET, VILLAWOOD

Council at its meeting of 26 September 2023 resolved to forward the above Planning Proposal to the Minister for Planning, under Section 3.34 of the Environmental Planning & Assessment Act 1979.

The purpose of the Planning Proposal is 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. Land Use Zoning map from part R4 High Density Residential and part RE1 Public Recreation to E1 Local Centre across the entire site.
2. 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.
3. Height of building map to increase the height from 9 metres to 27 metres,
4. Removal of all current floor space ratio controls to be aligned with the E1 Local Centre controls.
5. Expand the Town Centre Precinct Map to include 898 Woodville Road and 15 Hilwa Street Villawood.
6. Remove Land Acquisition provision relating to part 896 Woodville Road, Villawood

To enable the Department's consideration of this matter and the issuing of a Gateway Determination, the following information is submitted:

1. Planning Proposal (as considered by Council);
2. Council Officer's report and Council resolution dated (27 September 2023);
3. Proposed amendments to Fairfield LEP 2013 maps; and
4. Evaluation Criteria for the Delegation of Plan Making Functions.

As the Minister has delegated plan making powers to Council in October 2012, it is requested that Department issue authority to Council to exercise delegation to make this plan.

Should you require any additional information in respect of this matter, please do not hesitate to contact Amanda Seraglio on 9725 0228.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Chris Shinn', with a stylized flourish at the end.

Chris Shinn
COORDINATOR STRATEGIC PLANNING