

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Fairfield City Council** on **Wednesday 10 February 2016 at 11.30 am**

Panel Members: Bruce McDonald (Acting Chair), Lindsay Fletcher, Stuart McDonald, Ninos Khoshaba and Eber Butron

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW160 – Fairfield City Council, DA/674.1/2014, Proposed demolition of existing commercial building and construction of an eight (8) storey Mixed Use Building comprising 6 retail tenancies, café, community facility, public works and 119 residential dwellings over 3 level of basement car park, Lot 4 DP 1013056, No. 1 Villawood Place, Villawood.

Date of determination: 10 February 2016

Decision:

The panel unanimously determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The proposed development will contribute to the growth and renewal of the Villawood Town Centre consistently with the Villawood Town Centre Structure Plan adopted by Council to guide that strategy.
2. The proposed development will add to the supply and choice of housing within the Southwest Metropolitan Subregion and the Fairfield local government area in a location with ready access to the metropolitan transport services available at Villawood Rail Station and will add to the retail services available within Villawood Town Centre.
3. The Panel has considered the applicant's request vary the development standard contained in Fairfield LEP 2013 relating to maximum building height and considers that compliance with the standard would be unreasonable and unnecessary in the circumstances of this case as the variation will not result in a building inconsistent with the scale and pattern of buildings planned for this locality and the development remains consistent with the underlying intent of the standard and the objectives of the zone.
4. The proposed development adequately satisfies the relevant State legislation and State Environmental Planning Policies including SEPP 65 (Design Quality of Residential Flat Development) and its associated Residential Flat Design Code, SEPP 55 Remediation of Land and SEPP (Infrastructure) 2007.
5. The proposal adequately satisfies the provisions and objectives of Fairfield LEP2013 and Fairfield DCP 2013.
6. The proposed development is consistent in scale and form and pattern of development with that anticipated and planned for within the Villawood Town Centre.
7. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural of built environments including the operation of the local road system or the development potential of nearby lands.
8. In consideration of conclusions 1-7 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

Condition: Consent to the development application is granted subject to conditions specified in the Council Assessment Report with the changes to the following conditions:

Minor amendment to Condition 71 – reference to building entrance amended to residential lobby entrance.

Conditions 4, 5, 7, 10, 13, 14, 15 21, 28, 32, 77, 104(a) slightly amended to modify the word Council to nominate appropriate officer at Council .

Condition 41 and Condition 111(a) deleted.






New condition added in relation to passive surveillance.

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Condition 102 amended to alter the distribution of car parking spaces between commercial and residential retail.

Amend condition 12 from 12 to 11 adaptable units to reflect the approved plans.

Panel members:

		
Bruce McDonald (Acting Chair)	Stuart McDonald	Lindsay Fletcher
		
Ninos Khoshaba	Eber Butron	

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – 2014SYW160, LGA – Fairfield City Council, DA/674.1/2014
2	Proposed development: Proposed demolition of existing commercial building and construction of an eight (8) storey Mixed Use Building comprising 6 retail tenancies, café, community facility, public works and 119 residential dwellings over 3 level of basement car park.
3	Street address: Lot 4 DP 1013056, No. 1 Villawood Place, Villawood.
4	Applicant/Owner: Applicant: Integrated Project Services Pty Limited. Owners: Wintolly Property Pty Limited.
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ Fairfield Local Environmental Plan 2013 ○ State Environmental Planning Policy No. 65 – Design Quality Residential Flat Development ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Fairfield City Wide Development Control Plan 2013 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Regulation 2000 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report with recommended conditions of consent, architectural plans, stormwater plans, landscape plans and statement, statement of environmental effects, clause 4.6 exception to development standard – building height, Villawood town centre structure plan – stage 1, Storage space schedule, traffic and rail noise and vibration assessment, acoustic specification, flood impact assessment, geotech assessment, traffic and parking assessment, contamination report, waste management plan and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Michael Francis
8	Meetings and site inspections by the panel: 10 February 2016 - Site Inspection and Final Briefing Meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report