

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 19 April 2022, 3.04pm and 3.55pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-221 – Fairfield – DA384.1/2021 – 2 Kamira Avenue, Villawood 2163 – Stage 1 of the Redevelopment of Villawood Town Centre

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Nicole Gurran
APOLOGIES	
DECLARATIONS OF INTEREST	<p>Frank Carbone and Dai Le – both councillors have previously voted on the Planning Proposal related to this site.</p> <p>Louise Camenzuli - I will need to declare a commercial conflict given my firm is currently acting for LAHC. We do not act for Traders in Purple, but I consider that there may be a reasonably perceived conflict of interest.</p>

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Geraldine Pham, Sunnee Cullen, Liam Hawke
OTHER	Sharon Edwards, Jeremy Martin

KEY ISSUES DISCUSSED

1. There is an associated planning proposal which if adopted will facilitate the permissibility of additional retail and commercial uses in Stages 2 and 3 of the development. While the Panel understands that planning proposal has now been exhibited, it is yet to be presented to Council and may be the subject of further negotiation.
2. A VPA is also proposed to address a land swap with the Council in relation to an extension of 'Howatt Street' and adjacent open space. That VPA is also unresolved.
3. At the same time the masterplan for the site which underlies the DCP controls is being reassessed to re-organise the building envelopes and park configuration, in particular to relocate the proposed ground floor residential component to allow for essential services which had not been provided for in the masterplan relied upon for the DCP controls.
4. A clause 4.6 request has been lodged in relation to height which is associated with the reconfiguration of the building massing across the site.

5. The plans include a library and education facility as well as a 1,000 m2 park and pedestrian link which will be included in the development.
6. The Panel queried whether there was any existing policy which might have a bearing upon the proportion of public housing that should be included, possibly in association with the original approval for the demolition of the removed public housing. The Panel noted that the social housing component now proposed with this application seemed to be less than one third of the overall yield.
7. The Panel questioned whether units 11 and 12 will be able to achieve sufficient amenity having regard to SEPP 65.
8. The Panel noted the Council's identified concern about the long corridors at level 2.
9. The development opts for an elevated podium carpark, but presents little detail as to how the design challenges associated with that design choice are to be resolved. The Panel questioned whether inducements such as additional yield should be considered to encourage a basement carpark being adopted due to the inferior public presentation of the building likely to result, and the increase to the perceived bulk of the building.
10. The library and café are appropriate ground floor uses which should be emphasised to provide quality public spaces. One aspect of the development application that might be examined is whether the public library/community facility should receive a design treatment to make it a point of interest that might break up the building massing.
11. The particular wording of the savings provision in the Housing SEPP needs to be considered carefully.
12. Overall, the Panel was concerned that this DA may have been lodged at too early a stage where significant planning and resolution of issues with the Council to resolve the scheme is still required. The Panel requests from the Council a projected timeline for approval of this DA within the target assessment time for regionally significant proposals of 12 months from lodgement. If a determination timeline consistent with that objective cannot be achieved, the Panel questions whether the DA ought to be withdrawn and relodged.

TENTATIVE DETERMINATION DATE – The Council has been invited to consult with the Applicant and inform the Secretariat of a likely determination date