

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Friday, 16 December 2022, 10:00 to 11:00am
<b>LOCATION</b>	Teleconference

## BRIEFING MATTER(S)

**PPSSWC-221 – Fairfield – DA 384.1/2021 - 2 Kamira Avenue Villawood 2163** - Stage 1 of the Redevelopment of Villawood Town Centre, Involving the Construction of a 8-10 Storey Mixed Use Development Comprising Community Facilities and Ancillary Cafe on the Ground Floor, 112 Residential Units, Public Open Space, a Podium Car Park Comprising 119 Car Parking Spaces, Associated Road Works and Landscaping Pursuant to the State Environmental Planning Policy (Affordable Rental Housing) 2009.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Nicole Gurran, Brian Kirk, Kevin Lam, Hugo Morvillo
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Geraldine Pham, Sunnee Cullen, Liam Hawke
<b>APPLICANT REPRESENTATIVES</b>	Ryan Duff, Adam Byrnes, Charlie Daoud, Michael File, Thomas Zdun, Peter Brackenreg
<b>DPE</b>	George Dojas, Alexander Richard

## KEY ISSUES DISCUSSED

The Panel convened with the expectation of being in a position to determine the DA. However, the assessment report is not yet available. The Council reported that it had not had time to complete the report since only receiving recently completed updated plans, and in a context where a draft DCP had recently been adopted.

The Panel took the opportunity to review with both the Council and the Applicant the three issues which appeared to be the Panel to be the critical assessment matters requiring resolution for the DA to be finally determined. Those issues reported only verbally at this stage (about which the Panel has reached no view and about which it is yet to receive the Council's report) were:

### 1. Design excellence

Council reported that the discussion between the Applicant's and the Council's design experts had been positive and that a number of their concerns about presentation of the building had been resolved. However, Council's expert had not advised that the design now proposed a building of design excellence.

## Planning Panels Secretariat

The principal issue identified as outstanding in that regard was identified to be that discussed in issue 2 below, but Council also noted remaining concerns about height exceedances above and beyond what was depicted for the site in the draft updated DCP.

## **2. Podium carpark**

The design retains parking within a podium carpark. The Panel noted that on other high density sites in the Western Sydney Region the Panel had encouraged basement carparking and Council reported that basement parking had generally been a feature of surrounding higher density developments. In response the Applicant said that the building had been brought to the street to encourage engagement with the locality presenting the space behind as an opportunity to locate parking. It was observed that the parking was not sleeved along all frontages.

## **3. Social Housing**

The Panel raised as an issue for consideration the extent to which the split between social and unrestricted housing and the associated social impact given the history of the site was a matter for the Panel having regard to the objectives of the Housing SEPP, the Future Direction for Social Housing in NSW policy document and general consideration under s 4.15 of the EP&A Act, and if so what the relevant considerations might be. Matters raised in discussions include the historical use of the site for social housing, the dormancy of the site for many years, the acknowledged high need for social and affordable housing in Fairfield, the statutory area of responsibility of the NSW Land and Housing Corporation and its involvement in a public private venture.

The Applicant noted that it could commercially deal with the site without planning approval. The staging of the development with the bulk of the social housing proposed for a later stage was also referred to.

It was agreed that the Applicant would prepare a targeted note as to its position on the above matters to assist the Panel with its further review.

Given the impossibility of determining the DA this year due to unavailability of a final Council assessment report, the following timeline moving forward was discussed:

- The Council would by Tuesday 20 December 2022 complete its assessment report including draft conditions without prejudice to its recommendation. Council was encouraged to separately communicate to the Applicant any concerns earlier than that as possible.
- The Applicant would by 20 January 2023 provide its response to the report and conditions in writing (including the note on the affordable housing issue noted above).
- The Secretariat would look to arrange a determination meeting in early February 2023.

## **TENTATIVE DETERMINATION DATE SCHEDULED FOR FEBRUARY 2023**

### **Planning Panels Secretariat**

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | [www.planningportal.nsw.gov.au/planningpanels](http://www.planningportal.nsw.gov.au/planningpanels)