

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 13 March 2023, 9:30am to 10:30am
LOCATION	Videoconference

BRIEFING MATTER(S)

PPSSWC-281 – Fairfield – DA 303.1/2021 – 2 Kamira Avenue, Villawood - Stage 2 of the Redevelopment of Villawood Town Centre comprising a Series of two (2) 8-11 storey Mixed Use buildings and the following: A community facility with 118m2 of GFA - A supermarket with 1,147m2 of GFA - 9 x retail premises with a total GFA of 1,260m2 - A childcare facility (for 120 children) with 1,307m2 of GFA - A medical centre with 248m2 of GFA - 222 residential units - 400 car parking spaces - 2,000m2 of proposed park

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), David Kitto, Greg Woodhams, Clr. Hugo Morvillo, Clr. Kevin Lam
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Louise Camenzuli declared a conflict of interest - her firm is currently acting for LAHC. She does not act for Traders in Purple, but considers that there may be a reasonably perceived conflict of interest.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Geraldine Pham, Sunnee Cullen, Liam Hawke
APPLICANT	Ryan Duff, Adam Byrnes, Charlie Daoud, Thomas Zdun, Weixi Ji, Fouad Habbouche
RSDA	Sharon Edwards. Kate McKinnon

KEY ISSUES DISCUSSED

The Panel discussed the development application with Council and the Applicant and identified three key issues:

1. Vehicle & Pedestrian Access

- The proposal has 5 separate vehicle access points on Villawood Road: 2 loading bays and 3 parking entry/exits
- This will create an unappealing streetscape and increase pedestrian safety risks
- It will also adversely affect the flow of pedestrian traffic around and through the site: for instance, pedestrians using Villawood Road coming from the station will have to cross 3

driveways before they reach the pedestrian link through the site and 5 driveways before they get to the medical centre

- The Applicant should investigate ways to address these matters, including potentially increasing the amount of basement car parking (instead of above ground parking) and rationalising the vehicle access points
- The traffic study for the proposal was done during COVID and must be updated
- The Applicant should resolve the issues raised during the assessment of the Stage 1 DA about bus access to the site and the provision of a bus stop.

2. Design Excellence

Several matters were raised for further investigation, including:

- Suitable sleeving of all podium car parks (as required by the DCP) if they are to remain, particularly in relation to improving passive surveillance of the open space and pedestrian paths
- The suitability of the site for a childcare centre, especially in terms of access to outdoor open space instead of indoor covered space. (Applicant to provide further documentation to justify if indoor play space is to be retained)
- Better ground level activation of the streetscape, pedestrian paths and open space
- Greater variety of façade Building materials and articulation of the towers to reduce massing and bulk.
- The provision of additional communal open space and improved solar access to the open space on the podium
- Solar access and setbacks from the Stage 1 building.

3. Social Housing

- The Panel noted that the DA contained no social housing on a site that was previously used exclusively for social housing and therefore had little to distinguish it from any other private development application to justify consideration of any variation to development controls.
- The Applicant indicated the return from the development would pay for the provision of social housing in Stage 1.
- Applicant advised that it was applying for Federal grant funding to enable provision of social housing or affordable housing in Stage 2, which was expected to be determined in July.

NEXT STEPS

Council and the Applicant to hold a design meeting as soon as possible and report back to the Panel on progress within 2 weeks.

Planning Panels Secretariat

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