

18 April 2024

Fairfield City Council

Liam Hawke

Coordinator Development Planning

**RE: DA 303.1/2022 | STAGE 2 REDEVELOPMENT OF
VILLAWOOD TOWN CENTRE AT 2 KAMIRA AVENUE
VILLAWOOD**

I refer to the Council's request for additional information correspondence (dated 6 December 2023) regarding the above mentioned application. In response Amended plans and documents have been prepared in support of the application that address and resolve the issues raised, and are submitted with this letter.

This submission should be read in conjunction with the first RFI response letter prepared by Think Planners, and supporting documentation, dated 21 December 2023. This letter provides a summary of the response to the final outstanding matters raised within the Council letter, that was not addressed in the first RFI response, focusing on design excellence, traffic and waste.

Having regard to the concerns expressed in the Council's RFI, the proposal has been carefully reviewed and amendments undertaken that alter the scheme, responding to a number of the matters raised. This letter sets out in turn the issues raised by Council and provides a corresponding response.

Importantly, this letter is supported by a number of expert reports and commentary. In particular, the Design package by DKO, Traffic letter by TTW and an amended Waste Management Plan by Elephants Foot; all are to be read in conjunction with this letter.

1. DESIGN EXCELLENCE AND SEPP 65

On pages 3 and 4 of the Council RFI letter a series of matters are raised with respect to Design Excellence and SEPP 65. DKO Architecture have liaised with the proponent, Think Planners, and the broader project team and have prepared amended architectural plans and detailed responses to each of the comments raised by council within the attached design report. Noting significant urban design analysis has been undertaken by the team to respond to Council's concerns and adequate design responses and amendments have been undertaken. Please see the attached package for further details which comprises –

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- Design Report that works through the various comments of the Council and provides a response in turn;
- Amended plans in relation to the basement, ground floor, level 1 and level 2.

2. TRAFFIC AND PARKING CONSIDERATIONS

TTW Consulting Engineers have prepared a detailed response to each of the matters raised by Council in the attached Letter of Response. Noting the attached response also provides comments in responding to TfNSW concerns raised in the letter dated 15/03/2024.

As part of this RFI process, the proposed SIDRA traffic modelling has been updated to reflect the amended development and modelling results have been restructured to make the perceived impacts clearer. The report concludes that the proposed development is supportable on traffic planning grounds. Please see the attached response to the submission report for further details regarding the detailed response to each comments by council.

3. WASTE MANAGEMENT

The Waste Management and services have been revised and reflected in the attached architectural and revised waste management plan. Each of the matters raised by council has been considered and has been addressed and addressed as part of the waste management plan and architectural plans. Additional bins and larger bin storage rooms have been proposed as part of the amended scheme. Please see the attached architectural and revised operational waste management plan for further details.


4. TRANSPORT FOR NSW

Comments have been received by Transport for NSW and have been responded to by the TTW Consulting Engineers as part of their letter of response package. Please see the attached letter for further details.

CONCLUSION

This submission provides a response to the matters arising in correspondence in conjunction with the first RFI response letter prepared by Think Planners, dated 21 December 2023. Amended architectural plans and supporting reports and letters have been submitted as part of this RFI.

We are confident that the attached additional information responds to Council's issues and that any remaining concerns with the project can be conditioned to allow a report recommending approval of the application to be finalised.



Should you require any further information, I can be contacted on 02 9687 8899 or adam@thinkplanners.com.au.

Regards

Adam Byrnes
Think Planners Pty Ltd