

# Fairfield Local Planning Panel



## **DRAFT MINUTES** **Closed Briefing Session**

**DATE OF MEETING:** 03 August 2023

**LOCATION:** Reading Room 4

**TIME:** 10.30am

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**PRESENT:**

**Fairfield Local Planning Members:**

Mary-Lynne Taylor (Chairperson).  
Charles Hill (Expert)  
Stephen Pearce (Expert)  
Nadine Tan (Community Representative)

**Council Staff:**

Chris Shinn (Coordinator Strategic Planning)  
Amanda Seraglio (Strategic Land Use Planner)  
Natasha Maksimovic (Admin Support Officer)

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**APOLOGIES AND REASONS ACCEPTED**

There were no apologies tendered for this meeting.

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**ADVICE AND STATEMENT OF REASONS**

**8: SUBJECT:** Planning Proposal - 896-898 Woodville Road and 15 Hilwa Street Villawood  
**Premises:** 896 - 898 Woodville Road and 15 Hilwa Street, Villawood  
**Applicant:** dmps Consultants  
**Owner:** ABA Square Pty Ltd  
**Zoning:** R4 – High Density Residential  
B2 – Local Centre  
RE1 – Public Recreation  
**File Number:** 19/04955

**DECLARATIONS OF INTEREST:**

There were no conflicts of interest expressed by Panel Members.

**FAIRFIELD LOCAL PLANNING PANEL ADVICE:**

Council is in receipt of a planning proposal for 896 – 898 Woodville Road and 15 Hilwa Street, Villawood (Lot 3 DP 208677, Lot 100 DP 1070965, Lot A DP 418889, Lot 1 DP 217764, and Lot 13 DP 220348).

The planning proposal seeks to amend the following maps in the Fairfield Local Environmental Plan (FLEP): Land Use Zoning Map, Height of Building, Floor Space Ratio; Minimum Lot Size, Land Reservation Acquisition, and Town Centre Precinct map

This proposal aims to deliver a mixed-use development, incorporating a supermarket and smaller speciality retail shops at ground level and residential apartments above on the land zoned E1 Local Centre, previously known as B2 Local Centre.

In that regard the Panel notes that the proposal will provide approximately 122 residential dwellings, 2,700sqm of commercial and retail space and 950sqm of communal civic / open space on site, increasing the maximum height of buildings from 9 metres to 27 metres.

The Panel also notes that the planning proposal has been prepared in accordance with the requirements set out in section 3.33 of the EP&A Act in that it explains the intended outcomes of the proposed instrument. The planning proposal also provides justification and an environmental analysis of the proposal.

Should Council support the planning proposal and recommend submitting to the NSW Department of Planning and Environment for Gateway Determination, a Town Centre DCP Amendment will need to be prepared to support the proposed amendments, and be placed on public exhibition concurrently with the Planning Proposal.

#### **REVIEW:**

A social and economic impact analysis prepared on behalf of the applicant indicated that the Villawood Town Centre could support around 12,300sqm of commercial and retail space, and that the centre has a current undersupply of around 7,100sqm which will increase to 9,800sqm by 2031.

The Panel recommends a concept design be prepared for the APEX site illustrating the layouts of apartments, potential yield and compliance assessment overview of relevant codes, including ADG.

The Panel recommends details of the negotiations to acquire the APEX site, to be submitted to Council.

A traffic assessment undertaken on behalf of the applicant, a peer review requested by Council, and Councils internal Traffic experts concluded that the information provided by the applicant to date is acceptable, and that the proposal could proceed to the next phase, although additional traffic impact studies will be required in the longer term.

The Panel notes that one driveway only from Howatt Street is to be provided to allow joint access to the APEX site and the subject site. Details are to be provided in Council's DCP.

All driveways, services, stairwells and the like, necessary to service the subject site from Hilwa and Howatt Streets are to be positioned within the allotment behind the building line and the required setbacks as set out in the DCP, to allow for uninterrupted public domain and direct line of sight on the pedestrian pathways.

Further consultation will also be required at the agency consultation stage with Transport for NSW, noting that the critical issue to be considered will be the removal of the Woodville Road/ Howatt Street north approach right turn “bus only” restriction, to enable all public vehicles to use this intersection to turn right onto Howatt Street.

Draft concept plans submitted in support of the Planning Proposal, were peer reviewed by consultants engaged on behalf of Council.

According to the Council’s assessment report, the purpose of the peer review was to ensure that the proposed changes to the built form were appropriate for the town centre, to ensure good amenity for surrounding properties, and that the principles were consistent with the objectives within the Villawood Urban Design Study (VUDS) .

The urban design peer review supported the proposed amendments to the minimum lot size, and the extension to the E1 zone.

However whilst it is noted that the planning proposal is consistent with the objectives of the Villawood Urban Design Study (VUDS), amendments will be required to be undertaken to the Villawood Town Centre DCP, in particular to reflect the proposed changes to ensure the appropriate place making and landscaping measures are put in place within Hilwa Park, to facilitate a high quality public domain that supports direct line pedestrian access between Hilwa Street along the western frontage of this site to Villawood Place.

Details of the activation of the frontage to the future Hilwa Park and proposed staging are addressed in the recommendations of this report.

Findings from the Preliminary Site Investigation report concluded contamination on the site is low to moderate and the site is suitable for the proposed mixed use. However given the site directly adjoins a service station, the study recommended that a Stage 2 Detailed Site Investigation (DSI) be undertaken as part of the development application process.

The Panel noted that the planning proposal was consistent with the relevant key objectives of the Greater Sydney Region Plan; the Western City District Plan, and the relevant themes and goals within the Fairfield City Plan.

In relation to the Fairfield LEP the Panel agrees that expanding the E1 Local Centre zone to 898 Woodville Road and 15 Hilwa Street will enable feasible and well considered redevelopment of the site, providing a range of convenience retail and commercial services.

The Panel notes that the Council’s Economic Development Office, Open Space Officer, and Council’s Assessment team had no major objections to the planning proposal, although the Development Assessment team had concerns regarding Lot 3 DP 208677, currently zoned RE1 Public Recreation.

According to the Council's assessment report, this lot is proposed to be rezoned to E1 Local centre, however, a control in the amended DCP will exclude this part of this lot from development, and will be proposed to be used as a civic space in accordance with the Villawood Public Domain Plan.

**FAIRFIELD LOCAL PLANNING PANEL RECOMMENDATION:**

The Panel advise Council that it supports the amendment to the:

• **Land zoning** map as follows:

- 898 Woodville Road from R4 High Density Residential to E1 Local Centre;
- 15 Hilwa Street from part R4 High Density Residential and part RE1 Public Recreation to E1 Local Centre; and
- 896 Woodville Road from part E1 Local Centre and part RE1 Public Recreation to E1 Local Centre.

• **Minimum Site Area Map** as follows:

- 896 and 898 Woodville Road and 15 Hilwa Street to a maximum site area of 4,000sqm; and
- 896A Woodville Road to a maximum site area of 1,300sq.m.

• **Height of Building Map** as follows:

- 898 Woodville Road and 15 Hilwa Street from 9 metres to 27 metres,

• **Floor Space Ratio map** as follows:

- 898 Woodville Road and 15 Hilwa Street from 2:1 to no FSR to be consistent with the remainder of the E1 Local Centre.

• **Land Reservation Acquisition Map** as follows:

- Part 896 Woodville Road removal of the Land Reservation Acquisition Map from the part of Lot 3 DP 208677 addressing Howatt Street.

• **Town Centre Precinct Map** as follows:

- 898 Woodville Road and 15 Hilwa Street to be included within the Town Centre Precinct Map as the E1 Local Centre is expanding into these lots.

The Panel further recommends:

- Yield and compliance analysis be undertaken by the applicant prior to the public exhibition of the Planning Proposal.
- The details of the negotiations to acquire the APEX site, to be submitted to Council.
- The Villawood Town Centre DCP should now include
  - One driveway access only from Howatt Street is to be provided to allow joint access to the APEX site and the subject site.
  - All driveways, services, stairwells and the like, necessary to service the subject site from Hilwa and Howatt Streets are to be positioned within the allotment behind the building line and the required setbacks to allow for uninterrupted public domain and direct line of sight on the pedestrian pathways.

- The design will allow for staging of the interface with Hilwa Park and to achieve an active edge to the Park. This design will incorporate setbacks from the building line to achieve adequate pedestrian and public domain connections between Howatt and Hilwa Street footpaths.
- The public domain fronting Howat Street is to provide a consistent design to achieve an uninterrupted pedestrian outcome other than for the single access driveway to the sites.
- The Panel recommends that Council consider prioritising the acquisition of the four properties consisting of the future Hilwa Park currently zoned RE1, to enhance the activation of the Hilwa Park interface with the proposed development from Stage 1 of the development.

Further the Panel agrees with the Council's assessment that the planning proposal aligns with objectives of Council's adopted Villawood Town Centre Urban Design Study, by providing new commercial space to promote economic growth and revitalisation of Villawood Town Centre and facilitating more diverse housing choice for the area.

The proposal is also consistent with the key points set out in the retail demand assessment prepared by Hill PDA Consultants, which has been peer reviewed by Council's independent urban design consultant.

In that regard the Panel is of the view that the planning proposal has strategic merit and community benefit.

Accordingly the Panel recommends that the draft Planning Proposal (incorporating the Fairfield Local Planning Panels advice), be endorsed by Council, and forwarded to the Department of Planning and Environment, for Gateway determination.

#### **MATERIAL CONSIDERED BY THE PANEL:**

Planning Proposal  
Social and Economic Impact Analysis  
Traffic Impact Assessment  
Peer Review of Traffic Impact Assessment  
Urban Design Concept Plans  
Peer Review of Urban Design Analysis  
Contamination Assessment  
LEP Maps

#### **MEETINGS AND SITE INSPECTIONS BY THE PANEL:**

Site visit took place at 10:30am, Thursday 3<sup>rd</sup> August 2023.

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The applicant, their Planning Consultant and Architect addressed the Panel at 11:45am, Thursday 3<sup>rd</sup> August 2023.

**PANEL MEMBER SIGNATURES**

**ITEM NUMBER 8**



Mary-Lynne Taylor (Chair)



Charles Hill (Expert)



Stephen Pearse (Expert)



Nadine Tan (Community Representative)