

OUTCOMES COMMITTEE

Meeting Date 14 October 2025

Item Number. 95

SUBJECT: Public Exhibition - Fairfield City Wide Development Control Plan - Amendment No. 2

FILE NUMBER: 25/13177

PREVIOUS ITEMS: 35 - Post Exhibition - Fairfield City Wide Development Control Plan 2024 - Amendment 1 - Outcomes Committee - 13 May 2025

REPORT BY: Mosheur Rahman, Planner - GIS & Mapping

RECOMMENDATION:

That:

1. The Fairfield City Wide Development Control Plan 2024 Amendment No. 2, as detailed in the report and Attachment A, be placed on public exhibition for a minimum period of 28 days, in accordance with the consultation strategy outlined in the report.
2. A further report be submitted to Council at the conclusion of the exhibition period, advising of the outcome of community consultation.

Note: This report deals with a planning decision made in the exercise of a function of Council under the Environmental Planning & Assessment Act and a division needs to be called.

SUPPORTING DOCUMENTS:

AT-A	Fairfield City Wide DCP - Amendment No.2	629 Pages
AT-B	DCP Amendment 2 Register	28 Pages

CITY PLAN

This report is linked to *Theme 2 Places and Infrastructure* in the Fairfield City Plan.

SUMMARY

The Fairfield City Wide Development Control Plan 2024 (FCW DCP 2024) provides development controls to guide the orderly development of land across the Fairfield Local Government Area (LGA).

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The FCW DCP 2024 is subject to continual review to ensure that controls remain relevant and respond to emerging issues or changes to legislation. The amendments proposed under this review (Attachment A) primarily relate to waste and recycling services. The proposed amendments ensure that the development controls provide clear direction to all stakeholders in relation to waste and recycling servicing across all development sites. This is particularly important given the new requirement to have Food Organics and Garden Organics (FOGO) bins for all residential development.

This amendment also proposes a number of minor housekeeping amendments that seek to resolve issues or inconsistencies in the DCP.

This report details the latest DCP review and seeks Council's endorsement to place the draft amendments on public exhibition.

PROPOSED AMENDMENTS TO FAIRFIELD CITY WIDE DCP

The report summarises the key amendments to various sections of the FCW DCP 2024. The DCP Amendment Register, shown in Attachment B of this report, provides a detailed overview of each amendment.

The amendments proposed under this review includes comprehensive changes on waste and recycling service controls for all development types. Changes include updates to most DCP chapters along with a dedicated appendix for waste infrastructure and template diagrams for bin and waste areas and enclosures. Other amendments throughout the DCP include several minor development control changes within the chapters listed below.

More details of the proposed amendments are provided in Attachment B of the report.

General

Amendment No. 2 to the FCW DCP 2024 rectifies formatting and grammatical errors throughout the entire DCP to ensure the document is clear, consistent and concise. Legislation references, terminology and clauses have been updated to reflect current legislation.

All chapters listed below include the following amendments:

- Reviewing of DCP chapters to ensure waste and recycling service provided to all residential dwellings in accordance with section 496 of the Local Government Act 1993.
- Inclusion and update of Waste and Recycling Service controls to ensure a safe and efficient waste collection service to all part of the LGA.

Chapter 2 – Development Application Process

Chapter 2 provides guidance on development application process. It provides a simple, step-by-step guide to all the things required to do before submitting an application. Minor changes to this chapter include updating wording to ensure drawings are submitted with proper dimensions and scale.

Chapter 4A – Development in the Rural Zones

Chapter 4A provides guidance on development in the rural zones within Horsley Park and Cecil Park. Changes to this chapter are primarily addressing existing issues and ensuring consistency of wording between the chapters.

Amendments within Chapter 4A include:

- Clarifying rear setback of the development
- Adding controls for swimming pools
- Adding controls for waste and recycling service

Chapter 4B – Secondary Dwellings in Rural Areas

Chapter 4B provides specific controls for development of secondary dwellings (also known as granny flats) in the rural zones within Horsley Park and Cecil Park. Changes to this chapter primarily address existing issues and ensure consistency of wording between the chapters.

Amendments within Chapter 4B include:

- Adding revised controls for waste and recycling service to keep consistency with other chapters.
- Providing clear dimensions for above ground rainwater tank setbacks from the boundary.

Chapter 5A – Dwelling Houses

Chapter 5A provides development controls for dwelling houses in the residential zones across the city. Changes to this chapter are primarily addressing existing issues and ensuring consistency of wording between the chapters.

Amendments to Chapter 5A include:

- Adding revised and more detailed controls for waste and recycling service including specified dimensions and location of hard stand area for bin storage and bin collection from kerbside location.
- Updating wording in relation to the Floor Space Ratio to ensure clarity and consistency in its application.
- Adding a development control for parking and basements to ensure that it is design to allow safe vehicular entry and exit.
- Updating the solar access control to incorporate private open space of the neighbouring / adjoining dwellings.

Chapter 5B – Secondary Dwellings

Chapter 5B provides specific development controls for development of secondary dwellings (also known as granny flats) in the residential zones across the city. Proposed amendments are relatively minor and do not change the intent of the chapter.

Amendments to Chapter 5B include:

- Adding clearer development controls for battle-axe lots.
- Updating driveway policy wording as no driveway crossings are supported to the secondary dwelling.
- Adding additional wording for direct access to private open space.
- Updating the privacy control to avoid unsatisfactory direct overlooking of the living areas and private open space.
- Adding controls for waste and recycling service.

Chapter 5C – Dwelling Houses on Narrow Lots

Chapter 5C provides specific development controls for development of narrow lots in the residential zones across the city. Minor amendments are proposed to achieve better design outcomes.

Amendments within Chapter 5C include:

- Adding controls for swimming pools as they are becoming more frequent within the narrow lot areas.
- Adding revised controls for waste and recycling service to keep consistency with other chapters.

Chapter 6A – Multi Dwelling Housing

Chapter 6A sets out specific development controls for multi dwelling developments in the LGA. Changes to this chapter have been completed to ensure a more achievable design outcome.

Amendments within Chapter 6B include:

- Adding controls for swimming pools.
- Adding revised controls for waste and recycling service including storage and collection infrastructure, site restrictions and details on integrated on-site waste collection system.

Chapter 6B – Dual Occupancy

Chapter 6B sets out specific development controls for dual occupancy developments. Changes to this chapter have been completed to ensure a more achievable design outcome.

Amendments within Chapter 6B include:

- Adding void area controls when calculating gross floor area.
- Adding controls for swimming pools.
- Correcting number of car parking requirements behind the building line for dual occupancy.
- Adding revised controls for waste and recycling service.

Chapter 7 – Residential Flat Building and Shop Top Housing

Chapter 7 sets out specific development controls for residential flat buildings (apartments) and shop top housing. Changes to this chapter have been completed to ensure a better outcome for waste servicing.

Amendments within Chapter 7 include:

- Review of existing controls for waste management and adding revised controls for waste and recycling service including storage and collection infrastructure detail, site restrictions and details on integrated on-site waste collection system for residential flat building and shop top housing.

Chapter 8 – Neighbourhood and Local Centres

Chapter 8 sets out specific development controls for neighbourhood and local centres primarily under land zoned E1 – Local Centres and E3 – Productivity Support. Changes to this chapter have been completed to ensure a better outcome for waste servicing.

Amendments within Chapter 8 include:

- Adding revised controls for waste and recycling service including storage and collection infrastructure detail, site restrictions and details on integrated on-site waste collection system for residential flat building and shop top housing.

Chapter 9 – Industrial Development

Chapter 9 sets out specific development controls for industrial and large format retail premises development under the land zoned E4 – General Industrial and E3 – Productivity Support. Changes to this chapter have been minor and include:

- Deleting a paragraph to minimise duplication in defining neighbourhood shop, and
- Adding controls for waste and recycling servicing.

Chapter 10 – Miscellaneous Development

Chapter 10 sets out controls for miscellaneous development such as non-residential development in residential zone and various site-specific development in the LGA. Changes to this chapter have been to add specific controls for waste and recycling servicing.

Chapter 12 – Car Parking, Vehicle and Access Management

Chapter 12 sets out controls for car parking, including design guidelines and special requirements for vehicular access. The key change to this chapter is the removal of a table to avoid duplication and confusion in reading the controls.

Chapter 13 – Childcare Centres

Chapter 13 sets out controls for childcare centres development in the LGA. Changes to this chapter have been adding controls for waste and recycling servicing.

Chapter 14 – Subdivision

Chapter 14 sets out controls for land subdivision in residential and non-residential zoned land in the LGA. Changes to this chapter have been adding controls for waste and recycling servicing during land subdivision.

Appendix A – Definition

Appendix A outlines meanings of the terms used in the FCW DCP 2024. Changes to this chapter have been adding a definition of term Recycling Stream.

Appendix H – Model Infrastructure for Waste and Recycling

Appendix H is a new addition as part of this amendment and has been prepared with details of waste and recycling infrastructure related dimensions and diagrams to provide clear guidance to applicants and developers.

Section 1 provides dimensions of hardstand storage areas to store the Council's three standard 240L bins together in a dwelling house. It has also specified the area required at the kerbside to place those bins during the bin collection day, which will inform the building designer to maintain the required space at the front of the house to facilitate a reasonable access for bin collection. Additional details have been provided for swept path diagram, turning circle dimensions and minimum clearance for swept path modelling for rear loader and side loader collection vehicles to determine the dimension of cul-de-sac area.

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Section 2 contains dimensions of bin storage areas for multi-dwelling housing where shared bins are used and stored in a defined location on the premises. It has also specified the area required at the kerbside to place those bins during the bin collection day and dimensions of turning circle required for collection vehicles.

Section 3 contains dimensions for waste management areas required for residential flat buildings including details of chute systems, chute room sketches and dimensions of integrated multi-use loading bay areas.

Section 4 contains dimension of space requirements for commercial and industrial waste storage areas, diagrams of industrial waste bins, collection rooms and dimensions of both front and rear loader collection vehicle turning circle and access requirements.

These Sections will help applicants to determine design requirements and dimensions for waste and recycling facilities in a small to large scale development.

CONSULTATION STRATEGY

The draft amendments are recommended to be placed on public exhibition for a minimum period of 28 days in accordance with the Environmental Planning and Assessment Regulations and Council's Community Engagement Strategy.

As per Council's Community Engagement Strategy 2024, if the FCW DCP 2024 is on public exhibition between the period of 15 December 2025 and 3 January 2026 (inclusive), then this time period will be excluded from the 28-day public exhibition period. It is not expected that the amendment will be on exhibition during this time.

The exhibition material will be made available on Council's website and the customer service counter at the Council's Administration Building during normal office hours.

In addition, further consultation will be undertaken with key stakeholders. These stakeholders will be notified and provided with the opportunity to review material and make a submission.

CONCLUSION

This report proposes a number of housekeeping amendments to the FCW DCP 2024 as part of the on-going review process. The key changes include adding controls that relate to waste servicing within developments within the Local Government Area.

The proposed amendments seek to improve the operation and clarity of the document for applicants and assessing staff. It is recommended that the FCW DCP 2024 (known as Draft Amendment 2) be placed on public exhibition in accordance with the consultation strategy outlined in this report.

Council will receive a further report following the public exhibition period.

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Mosheur Rahman

Planner - GIS & Mapping

Authorisation:

Coordinator Strategic Planning

Manager Strategic Land Use Planning

Manager Social Planning & Community Development

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