

OUTCOMES COMMITTEE

Meeting Date 13 May 2025

Item Number. 36

SUBJECT: Post Exhibition - Villawood Town Centre Development Control Plan 2020 - Amendment No.3
Premises: 1 Villawood Road Villawood (Lot:1 DP:1013056)
Applicant: DMPS (Daniel McNamara Planning Solutions)
Owner: ABA Holdings NSW Pty Ltd (Director/Secretary - Khaled Diab)
Zoning: E1 – Local Centre

FILE NUMBER: 16/03595

PREVIOUS ITEMS: 5 - Public Exhibition - Villawood Town Centre Development Control Plan 2020
- Draft Amendment No.3 - Outcomes Committee - 11 Feb 2025

REPORT BY: Joanne Zeng, Student Strategic Land Use Planner; Chris Shinn, Coordinator Strategic Planning

RECOMMENDATION:

That:

1. The Villawood Town Centre Development Control Plan 2020 (Amendment No.3) (Attachment A of the report) be adopted.
2. The Villawood Town Centre Development Control Plan 2020 (Amendment No.3) come into effect on the date it is published on Council's website in accordance with Division 2 Clause 20 (2) of the Environmental Planning and Assessment Regulation 2021.
3. A copy of Villawood Town Centre Development Control Plan 2020 (Amendment No.3) be sent to the NSW Planning Secretary in accordance with Division 2 Clause 20 (1) of the Environmental Planning and Assessment Regulation 2021.

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 	Villawood Town Centre Development Control Plan 2020 (Amendment No.3)	39 Pages
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CITY PLAN

OUTCOMES COMMITTEE

Meeting Date 13 May 2025

Item Number. 36

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

SUMMARY

Council's Outcomes Committee resolved at its meeting on 11 February 2025 that the draft Villawood Town Centre Development Control Plan (DCP) 2020 (Amendment No.3) proceed to public exhibition.

The amendment includes changes to the built form for the proposed development at 1 Villawood Road, Villawood. The draft Villawood Town Centre DCP 2020 (Amendment No.3) proposes updated development controls relating to solar access, setbacks, active street frontage, vehicular access and town centre and character assessment guidance.

The draft Villawood Town Centre DCP 2020 (Amendment No.3) was placed on public exhibition for a period of 28 days in accordance with the consultation strategy outlined in the February 2025 Outcomes Committee report and Council's Community Engagement Strategy 2020.

No submissions were received.

This report recommends that draft Villawood Town Centre DCP 2020 (Amendment No.3) be adopted, as amended post exhibition.

Background

The Villawood Town Centre DCP commenced on 5 June 2020 and implements the framework set out within the Villawood Town Centre Urban Design Study. A number of amendments have been made to the DCP since that time to ensure that the controls remain relevant or to reflect suitable changes in built form proposed by landowners.

The draft Villawood Town Centre DCP 2020 (Amendment No.3) proposes the following changes:

- Development Control Changes – amendments to ensure the DCP is current and reflects the changes made regarding the proposed development on 1 Villawood Road, Villawood.
- Minor Mapping and Diagram Changes – amendments to maps and diagrams to ensure consistency with the proposed development control changes in the DCP.

Development Control Changes

This amendment to the DCP ensures that it accurately reflects the Applicant's new built development scheme to allow lodgement of a development application, as follows:

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- Adjust built form from a 1-tower and perimeter building arrangement to a 2-tower building and podium building arrangement.
- Amend setback controls and associated diagram to ensure good design and consideration of amenity for residential apartments.
- Incorporation of controls regarding town centre and character assessment.
- The introduction of solar access controls to minimise overshadowing over key public open space.
- Update diagrams for vehicular access to allow for site access from Villawood Place.
- Update active street frontage associated controls and diagram.

Amendment No.3 also makes several mapping and diagram amendments to:

- Villawood Town Centre – Setbacks and number to storeys (Figure 4);
- Vehicular access and car parking in Villawood Town Centre (Figure 5); and
- Active street frontage and pedestrian connectivity in Villawood Town Centre (Figure 6).

The minor amendments will ensure the building forms within these maps are consistent with other figures and diagrams within the DCP.

Amendments Post Exhibition

Following public exhibition, discussion was held with internal stakeholders regarding the draft Villawood Town Centre DCP 2020 (Amendment No.3). The discussions resulted in a minor suggested change to clause 4.7.2 (7) which proposes solar access controls to key public spaces. The amendments include a reference to key destinations within the town centre that are already reflected in Figure 6 of the DCP.

The changes proposed provide better clarity for the community and assessment officers when assessing an application. No other post exhibition amendments are proposed.

Consultation & Timing

The draft Villawood Town Centre DCP 2020 (Amendment No.3) was publicly exhibited for 28 days from Monday 3 March 2025 to Monday 31 March 2025.

The draft DCP was placed on Council's website and a hard copy was made available to view at Council's Administration Building. Notification letters were also sent to adjoining properties in accordance with Council's Community Engagement Strategy 2020.

No submissions were received.

CONCLUSION

It is recommended that Council adopt the draft Villawood Town Centre DCP 2020 (Amendment No.3) as amended post exhibition.

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It is also recommended that the Villawood Town Centre DCP 2020 (Amendment No.3) comes into effect on the date that it is published on Council's website in accordance with Division 2 Clause 20 (2) of the Environmental Planning and Assessment Regulation 2021.

A copy of Villawood Town Centre DCP 2020 (Amendment No.3) will be sent to the NSW Planning Secretary in accordance with Division 2 Clause 20 (1) of the Environmental Planning and Assessment Regulation 2021.

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Planner**

Chris Shinn
Coordinator Strategic Planning

Authorisation:
Manager Strategic Land Use Planning
Director City Planning

Outcomes Committee - 13 May 2025

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***** END OF ITEM 36 *****



Villawood Town Centre Development Control Plan 2020

Draft Amendment No.3



Draft Amendment No.3

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Acknowledgements

We would like to Acknowledge the Cabrogal of the Darug Nation who are the Traditional Custodians of this Land. We also pay our respect to the Elders both past and present and future of the Darug Nation.

We acknowledge your rich culture and your unique role here in the Fairfield region. Your heritage and traditions are important to us all, and part and parcel of the great history of Australia.

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Document Reference: Objective ID A4327096

1. Introduction

1.1 Strategic Background

The Villawood Town Centre (Centre) is located upon the traditional lands of the Cabrogal people of the Darug Nation.

Villawood Town Centre is located approximately 29 km south-west of the Sydney CBD. The Centre is the most eastern of the local centres within Fairfield Local Government Area directly adjoining the boundary with Canterbury-Bankstown Local Government Area.

Key strategic planning documents applicable to the Villawood Town Centre are 'A Metropolis of Three Cities – The Greater Sydney Region Plan' and the 'Western City District Plan', both prepared by the Greater Sydney Commission (GSC) and adopted in March 2018.

Council has prepared a Local Strategic Planning Statement (LSPS) that sets out the 20-year vision for land-use in the local area, the special character and values that are to be preserved and how change will be managed into the future.

Fairfield City Council has taken a proactive approach in preparing and implementing a number of strategic studies with the aim of facilitating ongoing improvement in the Centre. The Villawood Town Centre Urban Design Study 2018 builds upon Council's evolving strategic vision and identifies key actions that will assist in reinforcing the Centre's economic vitality, liveability and vibrancy.

Delivery of LSPS outcomes, informed by the Study is being implemented by amendments to the Fairfield Local Environmental Plan 2013 (FLEP 2013) and this Development Control Plan (Plan).

1.2 Purpose of this Development Control Plan

The purpose of this Plan is to assist landowners/developers to prepare development applications. Council staff and relevant planning panels must consider it when assessing these development applications. However, compliance with the provisions of this plan alone does not guarantee that consent will be given, as the document must be considered in conjunction with other State and Local Policies and Plans discussed below.

1.3 Objectives of this Development Control Plan

This Plan aims to:

- a. Implement and build upon the aims and objectives of the Villawood Town Centre amendment to the Fairfield Local Environmental Plan 2013;
- b. Ensure that all development in the town centre implements the aims, objectives and desired built form of the Villawood Town Centre Urban Design Study **including the overall envisaged character;**

- c. Provide guidelines and controls for development within the Villawood Town Centre;
- d. Provide a framework for the orderly development of the town centre;
- e. Ensure that future residential development provides for a range of dwelling sizes and affordability;
- f. Ensure economic development and retail/commercial growth in the Town Centre, and;
- g. Protect and enhance the public domain and open space.

1.4 Land to which this Development Control Plan applies

This Plan applies to all the land located within the Villawood Town Centre as indicated in the figure 1 below.



Figure 1. Villawood Town Centre – Application of Town Centre DCP

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1.5 Relationship of this Development Control Plan to other Plans, Codes and Policies

This plan is a Development Control Plan as provided for under Division 3.6 Development control plans (DCPs) of the Environmental Planning and Assessment Act 1979 and must be read in conjunction with this Act and other applicable environmental planning instruments.

Additionally, other plans and policies may have an impact on the form, design or planning of any development and must be considered in conjunction with this Plan.

Over time other plans and policies may also become relevant or these policies may be superseded by new policies. Prospective developers should contact Council to identify all relevant policies at the time the development application is being prepared.

State and Federal Acts and Statutory Planning Instruments may also take precedent over this Development Control Plan.

State Environmental Planning Instruments

In some cases a State Environmental Planning Policy or other statutory Plan may also apply to land. It is advisable to check the impact of this prior to use of the DCP.

Local Environmental Planning Instrument

- **Fairfield Local Environmental Plan 2013** – The Fairfield LEP 2013, land use zoning and objectives, schedules, and specific clauses apply to development within the Fairfield City Centre.

Regional and District Policies

- A Metropolis of Three Cities – The Greater Sydney Region Plan
- Western City District Plan 2018

Local Plans and Policies

- **Fairfield City Wide Development Control Plan 2013**
This plan adopts certain provisions contained within particular chapters/appendices of the Fairfield City Wide Development Control Plan 2013 (FCWDGP2013). Those chapters are:
 - Chapter 2 Requirements for Development Application Submission
 - Chapter 3 Environmental Managements and Constraints
 - Chapter 10 Miscellaneous Development
 - Chapter 11 Flood Risk Management
 - Chapter 12 Car Parking, Vehicle and Access Management
 - Chapter 13 Child Care Centres
 - Appendix A Definitions
 - Appendix B Notifications Policy
 - Appendix C Signage

- Appendix E Waste Not DCP to Manage Demolition and Construction Waste
- Appendix F Landscape Planning
- Appendix G Heritage and Development
- Appendix H Aboriginal Heritage
- Local Strategic Planning Statement 2020
- Villawood Town Centre Urban Design Study 2018
- Public Domain Plan 2021
- Retail Centres Policy 2015
- Fairfield Stormwater Drainage Policy 2017
- Georges River Floodplain Risk Management Study and Plan 2004
- Prospect Creek Stormwater Management Plan

Development Contributions

The Local Infrastructure Contributions Plan 2023 applies to land within the Fairfield Local Government Area, which can be found on Council's website.

Planning Agreements

Planning Agreements (previously Voluntary Planning Agreements) entered into with Fairfield City Council are guided by the Planning Agreement Policy. The Planning Agreements Policy applies to all land within Fairfield City and can be found on Council's website.

The Planning Agreement Policy is a procedure document providing guidance on the preparation and execution of Voluntary Planning Agreements. The Policy provides a clear and transparent process for Council, the applicant and the community.

A planning agreement may include infrastructure works and recurrent expenditure in relation to a public amenity, service or facility. A planning agreement specifies how it relates to any applicable Development Contributions Plan, and may provide that a development be excluded from the requirements of that Plan in exchange for works in kind.

Early contact should be made with Council officers where a proposal to enter into a planning agreements is proposed.

Other

The following list of other documents (but not limited to) may need to be considered as part of a development application.

- The Building Code of Australia (BCA)
- Section 10 of the Austroads Guide to Traffic Practice Part 14 Bicycles and AS 2890.3
- Disability Discrimination Act
- Crime Prevention through Environmental Design (CPTED) Principles

In the event of an inconsistency between this Plan and any other Council DCP or Policy the provisions of this Plan apply to the extent of the inconsistency.

1.6 Assessment Considerations

The development objectives and controls set out in this Plan must be considered and satisfied.

Where a proposed development seeks to satisfy the objectives in a manner that is not consistent with the controls, written documentation to support the variation must be submitted.

In considering any variation, Council will assess if the objectives of the Development Control Plan have been met and whether or not satisfying the controls provides for a clearly demonstrated better development outcome. **Any variation to the DCP will also need to consider the envisaged urban design character outlined within the Villawood Town Centre Urban Design Study 2018.**

It should be noted that compliance with the development controls does not guarantee approval of an application. Council may not support an application that complies with the controls if it considers the objectives of the DCP have not been satisfied.

Each application will be considered on its merits within the guidelines of the Development Control Plan and against the relevant heads of consideration in Section 4.15 of the Environmental Planning and Assessment Act, 1979.

1.7 Interpretation

Where this Development Control Plan uses terms that are defined in the Fairfield LEP 2013, the definitions in the LEP are to be adopted. In addition, certain provisions in this Development Control Plan include definitions that are specific to those provisions.

A reference in this Development Control Plan to any Australian Standard or legislation includes a reference to any amendment or replacement as made.

1.8 Reference and Amendments

This Development Control Plan is referred to as Villawood Town Centre Development Control Plan 2020.

The Villawood Town Centre Development Control Plan 2020 was adopted by Council on 28 April 2020. The plan came into force on the 05 June 2020 and replaces the Villawood Town Centre Structure Plan 2008, which has been superseded and repealed.

Action	Date
Report to Council recommending exhibition	8 May 2018
Public consultation period	19 June 2019 to 19 July 2019
Report to Council recommending adoption	28 April 2020
Adoption of Plan	28 April 2020
Revocation of Villawood Structure Plan	05 June 2020
Commencement of Plan	05 June 2020

Amendment No.	Amendment Description	Date Effective
Amendment No.1	- Changes to controls, building height, massing and mapping relating to the NSW Land and Housing Corporation site to reflect the amended Urban Design Study as part of Fairfield LEP 2013 Amendment No.43. - Updated Section 1 Introduction and Section 2 Strategic Context for the DCP. - Formatting and DCP template changes making the document easier to read and consistent with other town centre DCPs.	21 February 2023
Amendment No. 2	The control amendments includes the precinct area, building height, setbacks and storeys, vehicle access and street frontages and awning and footpath plan specifically to the site 896-898 Woodville Road and 15 Hilwa Street.	22 August 2024
Amendment No. 3	Changes to built form and controls relating to 1 Villawood Road, inclusion of controls relating to overshadowing of key public open space, and updated vehicular access, active street frontage and setback diagrams and controls.	TBA

2 Strategic Context

2.1. Regional Context

The Greater Sydney Region Plan, A Metropolis of Three Cities is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places.

This Western City District Plan is a 20 year plan to manage growth in the context of economic, social and environmental matters to achieve the 40 year vision for Greater Sydney. It is a guide for implementing the Greater Sydney Region Plan, A Metropolis of Three Cities, at a district level and is a bridge between regional and local planning.

The District Plan sets targets for infrastructure and community services including transport, schools, health and community facilities, and recreation. The Western City District also sets a housing target of 3,050 dwellings for Fairfield City for the period 2016-2021. The Villawood DCP and associated urban design study provide a mechanism to assist Council in achieving this target as well as economic growth for the town centre.

2.2 Local Context

Council's Villawood Town Centre Urban Design Study 2018 is the base strategic document that sets the vision for the Villawood Town Centre. It guides the overall built form for the centre and includes the Urban Design Framework, principles and development typologies that feed into the draft Villawood Town Centre DCP.

The Fairfield City Centres Study aims to promote the future economic wellbeing of Fairfield City. The Villawood Town Centre DCP seeks to facilitate the residential and economic growth in an orderly manner. To ensure that Villawood Town Centre built up to its potential, the following key opportunities will build on to achieve the main objectives for the revisitation of Villawood Town Centre.

- To provide a restored road structure in the Town Centre and allow for two-way traffic in the southern side of Villawood Place, to improve the connectivity, legibility and convenience;
- To provide a pedestrian overpass bridge
 - linking the residential areas in the west to the east of Woodville Road and Kamira Avenue to the Council owned car park to the west of Villawood Place; and
 - Linking the railway access bridge and pedestrian crossing to directly align with Villawood Place, the commercial core;
- To increase open space land areas and improve streetscape in Villawood Town Centre to enhance the visibility and safety for the Town Centre; and
- To support mixed use development, social, affordable and private housing in a medium to high density format.

2.3 Land Use

Zoning

Fairfield Local Environmental Plan (LEP) 2013 facilitates the land use zones and permitted land uses across Fairfield City, including Villawood Town Centre. Villawood Town Centre is primarily zoned E1 Local Centre and R4 High Density Residential. The Fairfield LEP 2013 also identifies a number of development standards applying to the town centre including (but not limited to) height of building and minimum site area.

The Fairfield LEP 2013 facilitates a wide number of uses in the E1 Local Centre zone including shop top housing, commercial and business uses.

Additional Permitted Uses

Schedule 1 within the Fairfield LEP 2013 lists additional permitted uses that are permissible on certain land.

Fairfield LEP Amendment No. 43 introduced additional permitted uses of 'business premises' and 'retail premises' to the north eastern portion of 2 Kamira Avenue, Villawood. This is in addition to the underlying uses permitted within the R4 High Density Residential zone. This amendment incorporated a commercial element to NSW Land and Housing Corporations residential development on the site and to reflect the active street frontages identified within the Villawood Town Centre Urban Design Study 2018 and the growing retail demand within the centre.

3 Design Elements

3.1 Desired Future Character

This Plan aims to encourage the redevelopment of Villawood Local Town Centre into a visually attractive, vibrant, revitalised and pedestrian-friendly environment. It further seeks to enhance the commercial viability and housing diversity that will create a distinct identity for Villawood Town Centre.

The range of services offered by the Centre should predominantly be aimed at satisfying the needs of the local population. These services include the transport facilities, such as the railway line, bus services and the Council owned car parking facility. All in which will provide a better vision of connectivity to ensure the safety of pedestrians whilst providing a satisfactory response to the needs of the drivers.

Ideally, Villawood will become an active, vibrant Town Centre in which people can enjoy spending business and leisure time. The desired development for the Town Centre is a retailing and commercial activity, supported by necessary larger operations such as the Aldi supermarket.

Existing and additional R4 High Density Residential zones, together with multi storey E1 Local Centre zones will increase population and provide opportunities for mix use developments and dwelling types. The R4 High Density Residential zoned land with a total area of 17,350m² and a maximum height of building of twelve (12) storeys will provide opportunities for approximately 360-400 apartment units to benefit from the redeveloped and revitalised E1 Local Centre shops and services. The E1 Local Centre with a total area of 28,209m² will also increase the surrounding open space; interconnection between the pedestrian network and new shop top housing.

This Plan aims to build on the opportunities of the Town Centre to achieve an active commercial hub will deliver a vibrant, attractive and safe Town Centre that will provide the daily needs, recreation, and socialising to the residents of Villawood.

3.2 Urban Framework Plan

The Villawood Urban Design Study has established an Urban Framework Plan to guide future development in the Town Centre. The Town Centre comprises of two precincts (as shown in Figure 2):

1. Business Precinct, and
2. Residential Precinct.



Figure 2. Villawood Town Centre DCP – Precinct Map

The plan is focused on Villawood Place as the main activated retail space, together with a strong north / south connection to the railway line and an east / west connection that will link new and existing residential development to the Town Centre. The desired redevelopment for Villawood also describes to provide new community facilities, medium to high density, social, affordable and private housing, active safe streets and improved connections throughout the Town Centre.

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The development controls in this Villawood Development Control Plan reflect the Urban Framework Plan, as follows and as shown in Figure 2:

- Building height will increase throughout Villawood Town Centre, in both the R4 High Density Residential and E1 Local Centre, ranging from four (4) storeys to a maximum on twelve (12) storeys on some key corner sites. This will encourage human scaled High Density mixed use/shop top housing development. These High Density residential blocks will be incorporated with internal public open space courtyards.
- Business premises and retail premises are permitted additional uses on part of the NSW Land and Housing Corporation site at 2 Kamira Avenue Villawood.
- Opportunity for the establishment of a village square along Villawood Place with active grounds, widened footpaths and urban furniture within the heart of the Town Centre is identified along Villawood Place. This will create a vibrant transition from a run-down centre to a more urban Town Centre.
- Mixed use buildings on the northern side of Villawood Road encourages street activation and servicing commuter traffic;
- North-South Axis will connect Villawood Station in the north and Hilwa Park in the south it will go through Villawood Place, as Villawood's centre core.
- The East-West Axis will connect the residential development in the west to the commercial business core in the east.
- Hilwa Park the open space reserve at the southern end of Villawood will be extended to provide a larger green outlook for future High Density residents of Villawood.
- A new public open space reserve to be located on Kamira Avenue to draw new residents to the centre core and promote an active lifestyle to residents in Villawood.
- A new road on the northern side of Villawood Road to facilitate vehicular access to and from the Station. New road connections and upgrades on Koonoona Avenue and Howatt Street to also improve vehicular circulation.
- RailCorp Land along the northern end of Villawood Town Centre is subject to the proposed Freight Rail line, which impacts noise and vibration to the surrounding area.

A statement must be submitted with all development applications that demonstrates consistency with the vision, land use principles and urban framework structure as outlined in this Section of the DCP.

The following diagram shows the Urban Framework Structure for the Villawood Town Centre.

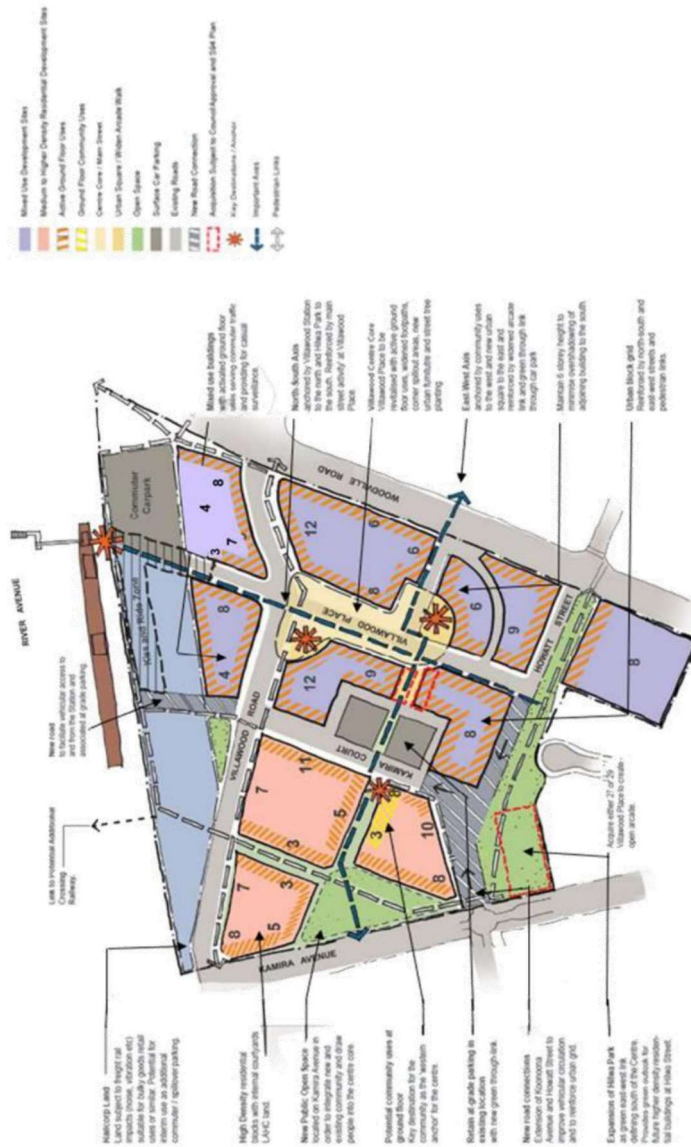


Figure 3: Urban Framework Structure Plan
Reference: Villawood Town Centre Urban Design Study 2018 (Figure 10. Urban Framework Plan)

4 Development Controls

4.1 Building Use

4.1.1 Objectives

- a) A mix of uses, consistent with the zoning of the land, is encouraged; with retail or commercial uses on ground floor (and where viable on the first floor) and residential above.
- b) To ensure that a range of floor space is provided in the Villawood Town Centre to cater for retail, commercial and residential uses.
- c) To support the active frontages by requiring active retail or commercial uses on the ground level.

4.1.2 Development controls

1. The ground floor level of the development shall comprise a component of retail or commercial floor space that engages with the public realm. Some locations can benefit from multiple public addresses and where practicable they should be encouraged.
2. Where residential floor space is included in the development, it is to be provided above ground level for development fronting Kamira Court, Hilwa Street and Villawood Place which will active the street frontages and retail sector in the Town Centre.
3. Ground floor retail and commercial development and activated streets frontages are permitted on the north eastern portion of 2 Kamira Avenue, Villawood, addressing Villawood Road, Kamira Court and internal pedestrian thoroughfares, which form part of the NSW Land and Housing Corporation site.

4.2 Building Height

4.2.1 Objectives

- a) To provide reasonable daylight access to all developments and the public domain
- b) To provide a massing framework for the development of identified key sites
- c) To guide development seeking design excellence
- d) To guide identified building typologies such as east commercial site and west residential sites.

4.2.2 Development Controls

1. The maximum building height must be in accordance with the provisions of the Fairfield LEP 2013.
2. The maximum height of building in storeys and building envelope is shown in Figure 4.

4.3 Floor Space Ratio

4.3.1 Business Precinct

Fairfield Local Environmental Plan 2013 does not apply a Floor Space Ratio to land zoned E1 Local centre in the Villawood Town Centre. The maximum floor space of a development is guided by the maximum height of building in Fairfield LEP 2013 and the provisions of this DCP.

4.3.2 Residential Precinct

Fairfield Local Environmental Plan 2013 applies a Floor Space Ratio to land zoned R4 High Density Residential within in the Villawood Town Centre. The Land and Housing Corporation (LAHC) site to the west of Kamira Court has a maximum floor space ratio of 2.5:1.

4.4 Minimum Site Area

4.4.1 Business Precinct

Fairfield Local Environmental Plan 2013 applies a minimum site area for land zoned E1 Local Centre and is identified within the Fairfield Local Environmental Plan 2013 maps.

4.4.2 Residential Precinct

Fairfield Local Environmental Plan 2013 does not apply a minimum site area for land zoned in R4 High Density Residential and is not identified within the Fairfield Local Environmental Plan 2013 maps.

4.5 Building Depth

4.5.1 Objectives

- a) To provide reasonable solar access and cross ventilation the developments in accordance with the Apartment Design Guide.

4.5.2 Development Controls

- a) East-west facing apartments shall have a maximum depth of 18 metres from glass line to glass line.
- b) North-south facing apartments shall apply a maximum depth of 12-18 metres from glass line to glass line in.
- c) Calculation of building depth is to include the internal floor plate, external walls, balconies and external circulation and articulation such as steps in plan and section.
- d) Any variation from the controls above must be consistent with the Apartment Design Guidelines.

4.6 Building Setbacks

4.6.1 Objectives

- a) To establish the desired spatial proportions of the street and define the street edge.
- b) To provide an area of landscape buffer between the development and adjacent residential and commercial land uses.
- c) To minimise the impact of development on sunlight, privacy and outlook for neighbouring apartment buildings and the public domain.
- d) To provide for a pedestrian friendly and activated centre core within the town centre.

Note: Building setbacks only apply should the site be redeveloped holistically or for a mixed use redevelopment.

4.6.2 Development Controls

1. The minimum setback requirements are shown in Figure 4 below.
2. Additional basement level setbacks are required for 896 – 898 Woodville Road and 15 Hilwa Street as follows:
 - a. a. 1 metre basement setback to western boundary (Hilwa Park)
 - b. b. 3 metre basement setback to southern boundary
3. The setbacks for any new development addressing Villawood Place (north of Villawood Road) must ensure that appropriate footpath widths and building separation are accommodated.
 - a. Ground level to be setback along Villawood Place to be at least 3 metres from the lot boundary to provide for pedestrian movement to and from the Villawood Station.
 - b. Level 2 to level 4 setbacks may be built to the boundary if they comply with the Apartment Design Guide (ADG) setbacks to other developments.
 - c. All levels above 4 must be setback according to Apartment Design Guide requirements.



Figure 4. Villawood Town Centre – Setbacks and number to storeys

4.7 Public Domain and Place Making

4.7.1 Objectives

- a) To implement the place making initiatives identified within the Villawood Town Centre Urban Design Study.
- b) A soft public domain that encourages public activity, events and passive activity.
- c) To incorporate active street frontages, street tree planting, responsive to the distinctive curved shapes in subdivision patterns and small plaza spaces along either side of the spine.
- d) To Improve accessibility and connectivity throughout the Town centre will provide general improvements.
- e) To ensure important public spaces and town centre destination areas achieve good solar access for the majority of the day.

4.7.2 Development Controls (Business zone precinct)

1. Active frontages in the form of commercial, retail or other non- residential uses are to be provided within the heart of Villawood Town Centre, especially along Villawood Place, the spine of the Town Centre
2. Active uses of ground level street frontages, to ensure there is a positive connection between the E1 Local Centre zone and R4 High Density Residential zone.
3. Re-development of Villawood Centre Core to incorporate widened footpaths and corner spill outs to encourage pedestrian activity
4. Improvements to the local roads both throughout the Town Centre and area will allow for a better service for commuter traffic.
5. A minimum of 75% of active frontages in the form of commercial, retail or other non-residential uses are to be provided on the ground floor frontage of development adjacent Hilwa Park.
6. Ensure all services for the site 896-898 Woodville Road and 15 Hilwa Street, including but not limited to; driveways, stairwells are positioned within the allotment, to ensure public domain and pedestrian pathways around the site is not interrupted.
7. Key open space and public domain areas, such as land zoned RE1 Public Recreation or other key destination areas as shown in Figure 6 must receive full solar access between 9am and 3pm. Any variations will need to demonstrate that these public spaces achieve appropriate solar access through an overshading and solar access impact analysis.

4.7.3 Development Controls (Residential zone precinct)

1. A new public open space with a minimum area of 3,000m² is to be provided adjacent to Kamira Avenue. A long frontage on Kamira Avenue, is proposed to reduce the park depth to enhance the safety and surveillance throughout the entire precinct.
2. The new public open space must connect civic areas and pedestrian areas to develop a unique sense of place, the potential plaza spaces to attract people.

3. The new public open space is required to be connected to the town centre via an internal open-air pedestrian link that aligns with the east west pedestrian link provided for in the Villawood Town Centre Structure Plan.
4. Extend Hilwa Park southwards along Kamira Avenue (subject to land acquisition by Council).

4.8 Vehicle Access and Car Parking

4.8.1 Objectives (Business zone precinct)

- a) A new road at the north of Villawood Town centre will be incorporated to facilitate vehicle access to and from the station and associated at grade parking.
- b) Promoting additional pedestrian crossing links from the railway station to the Town Centre.
- c) To encourage active use of street frontages.
- d) Service areas, substations and refuse collection should be located to minimise visual impacts and maximise activation of key streets.
- e) To provide adequate car parking for residential and commercial developments within the E1 Local Centre zone.
- f) To integrate adequate car parking and servicing access without compromising development design, street character, landscape or pedestrian amenity and safety.
- g) To encourage active use of street frontages.
- h) To make vehicle access to buildings more compatible with pedestrian movements and the public domain.
- i) To ensure that business and residential sites are appropriately accessible by delivery and service vehicles.

4.8.2 Development Controls (Business zone precinct)

1. No vehicle access is to be provided from Villawood Place, with the exception of the portion of Villawood Place north of site at 3-5 Howatt Street and 882-890 Woodville Road, Villawood, **and 1 Villawood Place, Villawood.**
2. Service areas, substations and refuse collection should not be provided on the Villawood Place frontage, with the exception of the portion of Villawood Place north of site at 3-5 Howatt Street and 882-890 Woodville Road, Villawood, **and 1 Villawood Place, Villawood.**
3. To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety.
4. Open car parking areas should be landscaped with trees to reduce the impact of hard paving and summer sun.
5. Vehicle access is to be provided from service lanes where existing or proposed.
6. Car parking is to be provided in an underground basement, or where appropriate, sleeved with active uses to main street frontages.
7. The Council owned grade parking in existing location on 9 Kamira Court, Villawood will remain and be revitalised with public domain works and a new green through link.

8. Access to business and residential premises must be retained to allow appropriate delivery and service vehicles to support the centre.
9. All major development will require on site loading, unloading to provide freight and servicing demands of the site.

10. Vehicular access must be consistent with Figure 5 below. Any significant redevelopment of 896-898 Woodville Road and 15 Hilwa Street (including construction of a basement level) must make provision for shared access to 896A Woodville Road via a suitable easement that allows for construction of a breakthrough basement connection at the first basement level. Access to 896A Woodville Road will not be permitted from Woodville Road.

4.8.3 Objectives (Residential zone precinct)

- a) To promote better connectivity from public domain and open car parking areas to the residential development dwellings.
- b) New road extensions and pedestrian connections will improve the accessibility from one side of the town centre to the other.

4.8.4 Development Controls (Residential zone precinct)

1. A new road extension of Koonoona Avenue and Howatt Street, towards the south of the Town Centre will improve vehicular circulation which will reinforce the urban grid of the Centre.
2. Car parking is to be provided in an underground basement, or where appropriate, sleeved with active uses to main street frontages.
3. Sleeved car parking at ground level or above ground level must be architecturally designed and meet design excellence controls outlined within Fairfield LEP 2013.
4. With any significant redevelopment of 896-898 Woodville Road and 15 Hilwa Street, residential access is only permitted from Hilwa Street.

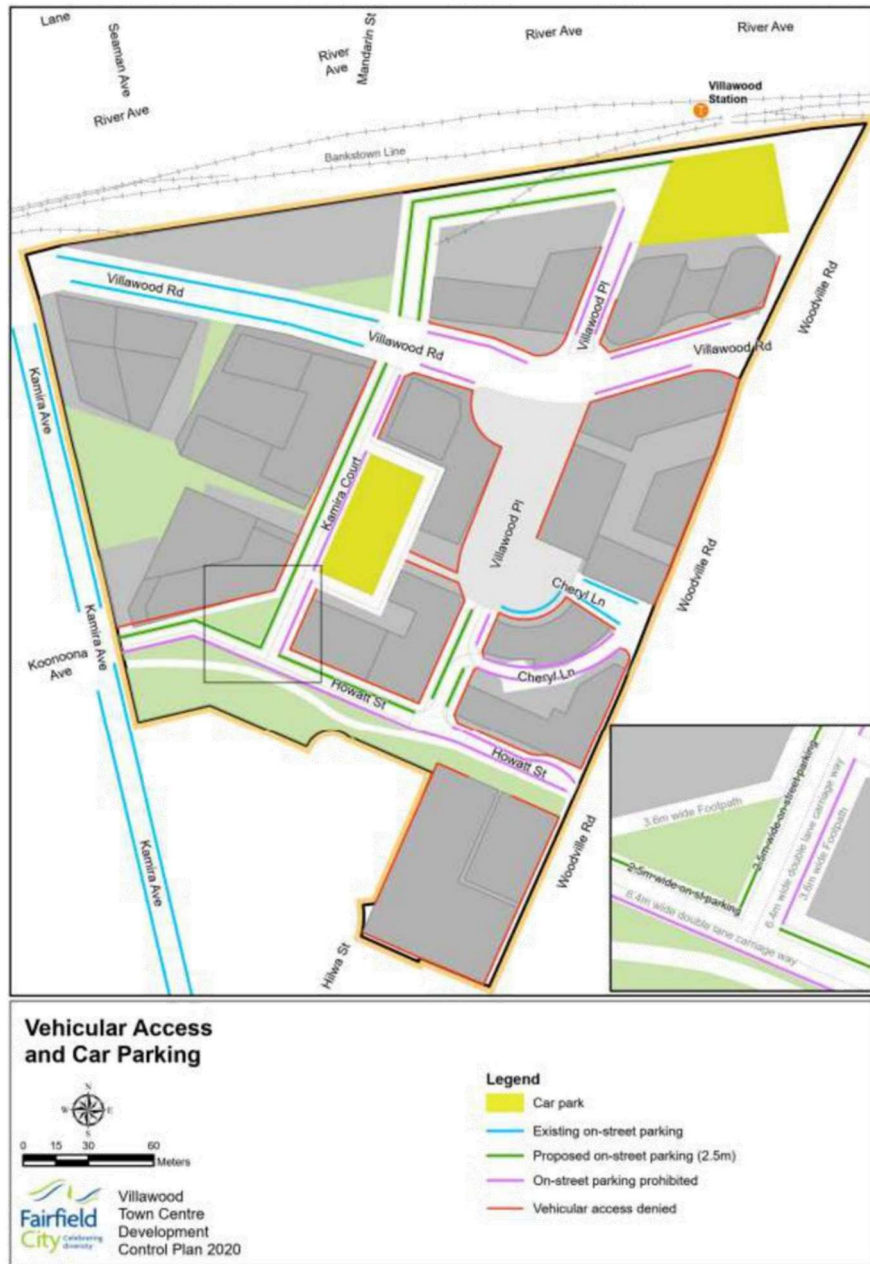


Figure 5. Vehicular Access and Car Parking in Villawood Town Centre

4.9 Pedestrian Access

4.9.1 Objectives

- a) Re-development of Villawood Town Centre will revitalise the Town Centre and activate the street frontages, to encourage a robust, walkable precinct that provides easily accessible services and facilities that connects people to all the public transport connections.
- b) To provide convenient and safe pedestrian access from the railway station to the Town.

4.9.2 Development Controls

1. Establishing a new pedestrian overpass bridge over Woodville Road. This link has potential to connect residential areas east of Woodville Road to Kamira Avenue via Villawood Place and Council owned car park to the west of Villawood Place.
2. Incorporate a lift at the train station to allow for easy access to the platform.
3. Improve pedestrian precinct at intersection of Villawood Road and Villawood Place.
4. Incorporate pedestrian links to connect the Open Space of Hilwa Park to Woodville Road.

4.10 Treatment of Rear Laneways

4.10.1 Objectives

Buildings with lane way frontage are required to ensure a high quality visual appearance to that frontage.

4.10.2 Development Controls

1. Where fences to rear lane ways are proposed they must be no higher than 1.8m high and set back 1m from the boundary to allow for landscape enhancements, temporary waste bin storage and bulk waste pick-ups.
2. Fences to refuse collection / storage areas are to be screened from view by use of solid fence types.
3. Fences to retail / commercial back of house areas are to be black palisade or similar.
4. Fences to residential rear entries are to be semi-transparent to allow for privacy and visual surveillance of the laneway.

4.11 Facades

4.11.1 Objectives

- a) New building facades should provide visual interest to the observer.
- b) To ensure new development have facades which define and enhance the public domain.
- c) Visual interest, including building proportions must respect human scale and recognise the combination of E1 Local Centre zoning in the centre, together with R4 High Density Residential design prevalent in the centre.

4.11.2 Development Controls

1. The apartment layout must be expressed externally through facade features such as party walls and floor slabs;
2. Floors elements such as balconies and windows must be grouped together on gateway sites that achieve design excellence;
3. Building entries must be clearly defined at street level;
4. Important corners must be given visual prominence through a change in articulation, materials or colour, roof expression or changes in height.
5. Large flat blank façades of a new development must provide finishes or artwork that provides visual interest to the observer.

4.12 Building Materials**4.12.1 Objectives**

- a) Buildings are to be designed with a high level of architectural detail and articulation consisting of a variety of materials and form to satisfy design excellence;
- b) Key corner site along Villawood Place are to be designed to reflect their prominent position in the main street of Villawood Town Centre.

4.12.2 Development Controls

1. All development applications for new buildings or extensions must be accompanied by details of the materials to be used on external walls;
2. To minimise reflective discomfort from glare and heat, external glass is not to exceed 20% reflectivity in accordance with Australian Standard 1288.
3. A range of building materials are to be used on new buildings to ensure that the built form is not excessively overbearing and reduce mono architectural styles that result in the same built form across the centre. As an example, different materials used on the podium to other elements such as towers.

4.13 Streetscape and Building Design**4.13.1 Objectives**

- a) Articulation and distribution of building height is to be in accordance with the Town Centre plan;
- b) Building facade(s) to be of a high quality and provide visual interest to the street.
- c) Buildings are to be designed with a high level of architectural detail and articulation consisting of a variety of materials and form;
- d) Corner buildings are to be designed to reflect their prominent position and should be distinctive in their architectural detail; and
- e) Building design is to provide for the shading and shelter of the adjacent public realm where appropriate, particularly along key commercial streets.

4.13.2 Development Controls (Business zone precinct)

1. Active frontages in the form of commercial, retail or other non-residential uses are to be provided to Villawood Place, Villawood Road, Kamira Place, Kamira Avenue and Woodville Road. Active uses are to be provided to a minimum of 75% of the ground floor frontage to these streets;

2. Where proposed, active frontages in the form of neighbourhood shops, or community facilities or other non-residential uses are to be provided to address Kamira Court and be collocated with the east west pedestrian link proposed to connect Villawood Place and Kamira Court;
3. Where a building fronts onto the existing lane way (i.e. part of Villawood Place north of site at 3-5 Howatt Street and 882-890 Woodville Road Villawood), active frontage is not required. Consideration should be given for passive surveillance and establishing a high quality visual appearance;
4. Where a redevelopment proposes a supermarket, larger scale retail or medical development that cannot achieve the required minimum of 75% active ground floor frontage, the active frontage component must address Villawood Place. The treatment of the other facades and frontages must be designed to a high standard, and to accommodate landscaping and or public domain improvements.
5. Provide continuous awnings for all development fronting Villawood Place, Villawood Road and Woodville Road; and
6. Awnings should be parallel to the pavement and be of metal construction.
7. Increase tree planting along the proposed open space along Kamira Avenue to enhance plaza space and inclusion of street furniture, paving treatments and traffic calming measures to enhance pedestrian amenity in the Centre.
8. A two staged activating site boundary approach is required along the western boundary of the development site (896 and 898 Woodville Road and 15 Hilwa Street) with the interface to the future expanded Hilwa Park.
 - 1.1. Stage 1 – When residential dwellings interface the eastern boundary of 896-898 Woodville Road, active street frontage design should incorporate appropriate setbacks from the building line to achieve adequate pedestrian and public domain connections between Hilwa Street and Howatt Street, then onto Villawood Place.
 - 1.2. Stage 2 – At the time Council has acquired, demolished the residential properties, and extended Hilwa Park, the owner of 896-898 Woodville Road and 15 Hilwa Street, is responsible to create an uninterrupted public domain connection, between Hilwa Street to Howatt Street as part of any future development application (inclusive of complying development application) for the site.

4.13.3 Development Controls (Residential zone precinct)

1. Where proposed, active frontages in the form of neighbourhood shops, or community facilities or other non-residential uses are to be provided to address Kamira Court and be collocated with the east west pedestrian link proposed to connect Villawood Place and Kamira Court;
2. Where a building fronts onto the existing lane way (i.e. part of Villawood Place north of site at 3-5 Howatt Street and 882-890 Woodville Road Villawood), active frontage is not required. Consideration should be given for passive surveillance and establishing a high quality visual appearance;
3. Where non-residential uses are proposed at ground level, continuous awnings are to be provided; and
4. Awnings should be parallel to the pavement and be of metal construction.

4.14 Active Street Frontages

4.14.1 Objectives

- a) Provide a well-designed built environment that encourages a positive, usable and attractive space, which will provide social and economic benefits to Villawood Town Centre.
- b) To provide a functional, safe and vibrant town centre, that encourages pedestrian activity to interact with the active shop fronts, especially in the business zone in the western part of Villawood Town Centre.
- c) To ensure the spine of the town centre, Villawood Place is built to incorporate attractive street planting and urban furniture
- d) To incorporate mix-use development businesses along Villawood Road, Villawood Place and Kamira Court.
- e) Encourage mixed- use development businesses along the ground level of Villawood Town Centre to improve the practical use of the Town Centre.
- f) Encourage widened footpaths and corner spill out areas.
- g) To ensure larger scale supermarket, retail or medical developments have active frontages addressing Villawood Place.

4.14.2 Development Controls

1. All development must be consistent with the Active Street Frontages controls within the Fairfield Development Control Plan 2013.
2. Where a redevelopment proposes a supermarket, larger scale retail or medical development that cannot achieve the required the active frontage identified in Figure 6, the active street frontage component must address Villawood Place. The treatment of the other facades and frontages must be designed to a high standard, and to accommodate landscaping and or public domain improvements.
3. Any proposed commercial shops on LAHC site at 2 Kamira Avenue, Villawood, will need to be suitably managed to ensure activation of the adjacent public realm and minimise potential blank walls facing public spaces. Should a supermarket be proposed, the design must allow access to residents from the retail plaza and ensure continued active street frontages.
4. Redevelopment to the eastern edge of Villawood Place to have larger setbacks on to develop a new urban space, in accordance with Figure 4 above.
5. Actives street frontages are required to be consistent with Figure 6 below.
6. Two stage active street frontage along with western boundary of the site, fronting the future expanded Hilwa Park.
 - a. Stage one where low density residential houses are existing will include a green buffer with tree planting and pedestrian connectivity from Hilwa Street to Howatt Street.
 - b. Stage two, which includes the expansion of Hilwa Park, this allows for speciality retail shops to front the park. Increasing the pedestrian connectivity between Hilwa Street and Howatt Street.



Figure 6. Active street frontage and pedestrian connectivity in Villawood Town Centre

4.15 Residential Mix

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4.15.1 Objectives

- a) Development applications are encouraged to investigate a variety of apartment configurations, to minimise internal structural walls and height dimensions.
- b) Development applications are required to provide a mix of one, two and three bedroom apartments to cater for the variety of household types within Fairfield City.
- c) To provide easy access for all including people with prams and people that use wheelchairs or have walking difficulties or an intellectual impairment.
- d) To provide a number of access and adaptable apartments to cater for a wide range of occupants and their changing lifestyle needs.

4.15.2 Development Controls

- 1. Pedestrians must be able to identify the access points from the street or car parking area to the apartment entrances;
- 2. Pathways and corridors within the Residential Flat Buildings must be well illuminated to incorporate directional signs that are easy to read.
- 3. A mix of one and three bedroom apartments on the ground floor to ensure it is easily accessible for elderly people or disabled people or families with children,
- 4. Where possible, ground floor apartments must be all provided with individual entries and private open space within the R4 High Density Residential zone. These apartments are encouraged to appear as their own apartment with their own street address.
- 5. All development application must include a statement with reasons on how that development complies with the provisions within the Disability Discrimination Act and the Australian Standards AS1428.

4.16 Awnings**4.16.1 Objectives**

- a) Maintain the established network of continuous boxed street front awnings along the spine of the Town Centre, Villawood Place.
- b) Encourage footpath widening and upgrades to facilitate street tree planting.
- c) Ensure that the continuous awning network is well maintained and safe encourages pedestrian connectivity and amenity.
- d) To provide a pleasant pedestrian environment and protection from the weather.
- e) Encourage developers to place under awning lights to create encourage pedestrian mobility at night time.
- f) To facilitate active street frontages.

4.16.2 Development Controls

- 1. All awnings must comply with the relevant BCA requirement.
- 2. Applicants must carry out regular maintenance to awnings and their stormwater disposal systems.
- 3. An approved awning maintenance plan is required to be submitted with all Development Applications for the construction of a building proposing an awning or occupation of a building that already contains an awning.

4. The Height of an awning is no less than 2.7m high at any point measured above ground level (existing) and should not exceed 3.5m in height above the footpath.
5. In the case of the replacement of an existing awning fascia, it has a vertical depth for the replacement fascia not greater than the vertical depth of the existing awning fascia.
6. The awning width should not be greater than the average vertical width of the immediately adjoining awning fascia's or, if there are no adjoining awning fascias, 350mm.
7. The awning is required to cover as much of the footpath as possible and must be 600mm from the kerb line to permit street tree planting.
8. Awnings must be parallel to the pavement and be of metal construction.
9. Awnings are to be constructed to the in accordance with the Awning and Footpath Plan identified in Figure 8.

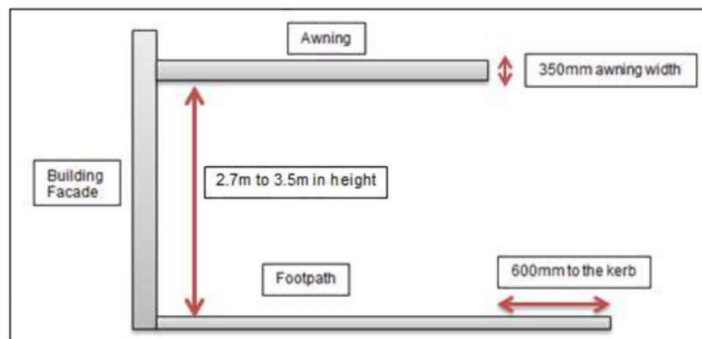


Figure 7. Example of awning arrangement for Villawood Town Centre

Note: For exempt and complying awning controls refer to Division 1 shop fronts and awnings of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.



Figure 8. Awning and Footpath Plan – Villawood Town Centre

4.17 Private Open Space**4.17.1 Objectives**

1. To ensure that all residents have access to suitable private open space.
2. To ensure that the private open space is useable and receives a minimum amount of solar access in accordance with the ADG.

4.17.2 Controls

- a) Where a mixed use development proposes residential apartment, buildings should be designed in accordance with the provisions of Part 4E – Private open space and balconies of the Apartment Design Guide.

4.18 Communal Open Space

Communal open space – The optimal location for communal open space is on the podium because:

- i. People may need to pass the access to the open space as part of their journey to and from their unit making accessibility easy
- ii. There is more natural surveillance to protect the safety of people and property in the communal open space
- iii. There are more opportunities to control microclimates through landscaping and increase the amenity of the space.

4.18.1 Objectives

- a) Ensure every development that contains more than 2 residential units has access to an area of communal open space;
- b) Ensure communal open space is accessible to all users including those with disabilities;
- c) Ensure that communal open space is designed to be useable;
- d) Promote natural surveillance for communal open space;
- e) To incorporate Water Sensitive Urban Design principles in communal open space design;
- f) Ensure mature trees are planted to increase the tree canopy in the town centre and reduce the heat island effect.

4.18.2 Controls

1. Communal open space with an area equivalent to 30% of the site area or 200 square metres (whichever is the greater) must be provided on the podium level in one contiguous area in all residential developments.
2. Communal open space dimensions and siting of the required communal open space area:
 - i. 50% must be provided in the form of a primary communal courtyard on the podium of a minimum dimension of 8 metres or greater exposed to no less than 3 hours direct sunlight between 9am and 3pm on 21 June. Where the primary communal courtyard cannot achieve the direct sunlight requirements, a secondary communal open space area on the rooftop with a dimension of 8 metres must be provided.
 - ii. 50% of the remaining communal open space must have a minimum dimension of 3 metres.

4.19 Landscaping

4.19.1 Objectives

- a) A variety of mature plants to be provided in communal and public open spaces to improve its quality and amenity.
- b) Landscaping and planting is suited to site conditions.
- c) Landscaped areas are provided by developers in the public domain.
- d) Landscaped and open space areas are to be accessible and easily maintained.
- e) Planting on structures such as green walls are to be encouraged and will reduce heat island effects.
- f) The provision of locally endemic species to enhance and improve biodiversity and native wildlife.

4.19.2 Controls

1. A landscape maintenance plan is to be submitted by the applicant with a Development Application.
2. High quality landscape treatments to be provided that establish a cohesively landscape, enhancement of existing plaza spaces.
3. A landscape plan with a detailed planting list including species, number and location is to be provided to with a Development Application.
4. Landscaped communal open space must be provided at podium or roof levels.
5. Use of endemic native trees and other vegetation is required, to reduce heat island effects of new development.
6. Green walls and green roofs are highly encouraged along with supporting watering maintenance systems.

4.20 Safety and Security

4.20.1 Objectives

All development is required to maximise natural surveillance of adjacent streets, and public places.

4.20.2 Controls

All proposed development in the Villawood Town Centre should be supported by a Crime Prevention Through Environmental Design (CPTED) study to demonstrate how the development incorporates 'Safer by Design' principles of:

1. **SURVEILLANCE** – Maximise visibility and surveillance of the public environment. When there are 'eyes on the street' or 'natural surveillance' from passers-by, and if public places are overlooked from adjoining buildings, people feel safer and potential offenders feel exposed. Natural surveillance is one of the primary aids for crime prevention.
2. **ACCESS, MOVEMENT AND SIGHTLINES** – Provide safe movement, good connections and access. People feel more comfortable using public places that provide well defined routes and clear sightlines (day and night) so they can see and be seen. Entrances to buildings should be safe and accessible without compromising security.

3. **ACTIVITY** – Maximise activity in public places. Balancing the needs of all users of streets and public places is vital so that people feel comfortable and safe. Encouraging walking increases activity, social interaction and surveillance in public places and reduces the risk of crime.
4. **OWNERSHIP** – Clearly define private and public space responsibilities clarifying 'ownership' of private and public space is important for improving public safety. Where the 'ownership' of an area is ambiguous, it is often 'unclaimed' and can become the focus of anti-social and criminal behaviour. It is important to encourage residents to take responsibility and pride in places they use and inhabit.
5. **MANAGEMENT AND MAINTENANCE** – Manage public space to ensure that it is attractive and well used. Well maintained public places improve people's perception of how safe a place is and supports their desire to occupy and use those places. Management programs to clean, repair and maintain public spaces and private buildings are vital for community safety and wellbeing.

5 General Provisions

5.1 Trading hours

The revitalisation of Villawood Town Centre will create and encourage an attractive, convenient, safe and healthy living community. Improving the connectivity for both pedestrians and vehicular access throughout the Town Centre will promote the variety of public transport that surrounds the area and the active street frontages that will allow the community to connect and function as a liveable city.

The extension of trading hours for business will be considered on merit base and the following factors will be taken into consideration by the Environmental Standards Department:

- Proximity of premises to residential development
- The scale of operation of the business
- Proposed works to minimise adverse effects on residential areas, and
- The history of the subject premises in relation to previous complaints about noise, nuisance, etc.

Council may require a report prepared by a suitably qualified acoustic consultant to be submitted with any proposal for extended trading hours. Council may also issue a time-limited consent in order to assess the impact of a development on adjacent properties.

5.2 Noise Attenuation

5.2.1 Objectives

- a) Ensure outside noise levels are controlled to acceptable levels in living and bedrooms of dwellings;
- b) Ensure appropriate acoustic treatments are incorporated within the development;
- c) Ensure that the town centre will remain an economically strong, active and vibrant; and

- d) Ensure a variety of appropriate acoustic treatments are used.

5.2.2 Development Controls

1. Future development applications must demonstrate that dwellings can achieve the relevant internal noise criteria to ensure that an active town centre does not detrimentally impact the amenity of the town centre residents.
2. Future development applications must consider existing service area and services lanes and ensure that apartments directly facing these areas have suitable acoustic measures in place.
3. Any future Development Application located near a major road or train line must address the noise, vibration and air quality impacts of the major road on the development. The requirements of State Environmental Planning Policy Infrastructure (2007) apply. Villawood Town Centre is located adjacent to Woodville Road and the T3 Bankstown Train Line, both of which provide significant noise barriers.

5.3 Lighting

The attractiveness and security of a commercial centre can be significantly enhanced through appropriate illumination. Lighting allows easy observation/ monitoring of buildings and open space and thereby limits the cover darkness and provides increased security and surveillance to anyone contemplating theft or vandalism. Additionally, illuminated window displays and building facades can visually enliven shopping centres at night and draw the attention of potential customers. Shopping centres that are popular also act as a deterrent to criminals. For these reasons, Council encourages the use of appropriate lighting.

Lighting may take the form of internal illumination of window displays, "up-lighting" of the building facade by way of inconspicuous lights on awnings, or "down lighting" recessed into the underside of the awning.

5.4 On-Site Detention

Some developments will increase the proportion of the site that is covered in water impervious materials such as roofing or paved surfaces.

In those circumstances where development of a property involves a reduction in the proportion of the site covered by "soft surfaces" (such as grassed, soil or landscaping), on-site detention of the water, which runs off the extra impervious surface, is required.

For further information, refer to Chapter 4 of Fairfield City Council's Stormwater Management Policy – September 2017.

Council's Development Assessment Engineers can provide further technical details on this matter.

5.4.1 Residential Precinct

It is noted that the NSW Land and Housing site is currently an entirely vacant after historically housing 111 social housing apartments. Drainage for the site should be considered in a holistic manner so that it recognises the previous development history, however, its redevelopment does not affect the drainage or overland flood affectation on the remainder of the town centre or adjoining areas.

5.5 Outdoor Dining and Display of Goods on Council Owned Footpaths Policies

For information about Council's Outdoor Dining Policy or Display of Goods on Council Owned Footpaths Policy, please refer to the Fairfield City Council website.

Note: Outdoor Dining applications under the Roads Act 1993 are required for dining areas proposed on Council's footpath.

5.6 Energy Efficiency

Council requires development to meet BASIX sustainability requirements and other rating systems through better design practice. For additional design practice linked to passive environmental design and energy efficiency see sections 4A Solar and daylight access, 4B Natural ventilation and 4D Apartment size and layout of the residential apartment design guide.

5.7 Signage

Advertising signage identifies the local business within the centre, and designed to attract attention to the premises. Signage must ensure it is sympathetic to the overall development and does not create a negative impact to the streetscape of the centre.

In order to stop signage impacting the amenity of a well-designed building, details of likely sign locations and types should be provided when development applications are lodged.

Note: For exempt and complying development signage controls refer to SEPP Exempt and Complying Development Codes (2008).

5.8 Waste Management and Storage**5.8.1 Objectives**

- a) To minimise the impact of service area access on pedestrians and the retail frontage
- b) To ensure that sufficient provision is made for the following services for new mixed use commercial and residential development:
 - Garbage storage and collection areas,
 - Loading and unloading facilities,
 - Ventilation stacks from shops and basements,
 - Laundries,
 - Telecommunications,
 - Electricity sub-stations,

- Fire-fighting equipment.
- c) To ensure that the streetscape retains an active frontage and the building enhances the visual amenity of the town centre by ensuring the location and provision of services considers the presentation of the development to the street.

5.8.2 Controls

1. Ventilation stacks to be utilised wherever possible to ventilate the basement and retail areas not serviced with window ventilation.
2. A laundry is to be provided to each residential unit and shall be located so as to not adversely affect the presentation of the building to the public domain.
3. Opportunity is to be provided to accommodate a removalist truck within the commercial vehicle servicing area to accommodate furniture removals for the residential component of the development. The design is to ensure that there is a suitable path of travel from this area to the residential lifts and or stair wells.
4. Any service closets, fire hose cupboards, electricity base stations etc. required as part of any servicing arrangement or system must not be visible from a primary street.
5. Provision must be made for bin storage, including recycling bins, for each dwelling in private areas or basements. Waste containers must not be visible from common or public areas except when out for collection.
6. The waste management plan must provide details of the light and ventilation of the Waste and recycling storage areas.
7. A circulation design must be provided detailing how bins can be to be manoeuvred between storage and collection points.
8. Temporary storage areas must be provided for the storage of bulk waste items.
9. A waste management Plan must be prepared and submitted with the development application.
10. All dwellings must have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days of waste and recycling.
11. Communal waste and recycling rooms must be located in convenient and accessible locations related to each vertical core.
12. For mixed use developments, residential waste and recycling storage areas and access must be separate and secure from other uses.
13. Each dwelling must have adequate storage space.

5.9 Window Displays

Window displays are required to enhance presentation to the street, all ground floor premises should have a window display, showing the types of goods offered for sale or made on the premises. Any signage associated with the window display must be consistent with the section 5.6 Signage above and the relevant provisions within the Fairfield city Wide DCP 2013.

5.10 Protection of Air Space

The Villawood Town Centre is in close proximity to Bankstown Airport. Under the Protection of Airspace regulations, development applications that propose buildings or cranes which will penetrate this air space require a full aviation assessment to be carried out.