

Fairfield Forum

Draft Development Control Plan 2021

Final
April 2021

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1.0 Introduction

This section of the Development Control Plan (DCP) establishes a framework to guide development on the Fairfield Forum Precinct (the Precinct).

1.1 Land to which the DCP applies

This section of the DCP applies to development within the boundary of the precinct as shown in **Figure 1**.



Figure 1 Land Application Map

1.2 Aims of this DCP

The purpose of this section of the DCP is to guide the future development of the Precinct by:

- Identifying the desired future character, development principles, key elements and indicative structure for the future development of the Precinct;
- Communicating the planning, design and environmental objectives and controls against which the consent authority will assess future development applications;
- Ensuring the orderly, efficient and environmentally sensitive development of the Fairfield Forum Precinct; and
- Promoting a high quality urban design outcome.

1.3 Consistency with Objectives and Controls in this DCP

Clauses in this section contain objectives and controls relating to various aspects of Precinct. The objectives enable Council and applicants to consider whether a particular proposal will achieve the development outcomes established for the Precinct. The controls, if met, mean that development would be consistent with the objectives.

However, in some circumstances, strict compliance with the controls may not be essential, or may be difficult to achieve because of the particular characteristics of a development site. In these situations, Council may grant consent to a proposal that does not comply with the controls in this section, providing that the relevant objectives are achieved. Where a variation is sought it must be justified demonstrating how the development will meet the desired future character and development principles as well as the objectives of the relevant control.

1.4 Relationship to other Sections of the Fairfield City Wide DCP 2013 and Fairfield City Centre DCP 2013

This section of the DCP sets out specific controls to guide the future development of the Fairfield Forum. Development of the Fairfield Forum will need to have regards to this section of the DCP as well as other relevant provisions in the Fairfield City Wide DCP 2013 and the Fairfield City Centre DCP 2013. In the event of any inconsistency between this section and other sections of the Fairfield City Wide DCP 2013 and the Fairfield City Centre DCP 2013, this section will prevail to the extent of the inconsistency.

1.5 State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development and the Apartment Design Guide

State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65) applies to residential flat buildings and the residential component of a shop top housing development in the Precinct. Such development is to have regard to SEPP 65 and the Apartment Design Guide in addition to the relevant provisions below.

2.0 Desired Future Character

This DCP aims to encourage the transition of Fairfield Forum into a mixed-use gateway for Fairfield City Centre, which is visually attractive, vibrant and pedestrian-friendly.

The Fairfield Forum will be anchored by 4,000m² of public open space (that Council intends to rezone this land to RE1 Public Recreation, as a separate and later matter) on the corner of Station Street and Cunninghame Street (named Fairfield Cultural Park). Fairfield Cultural Park will include deep soil planting areas that allow for extensive landscaping and the planting of native tree species that provide good tree canopy cover and contribute to strengthening the 'Green Grid' in Fairfield. It will address the existing shortfall in public open space within Fairfield through a future rezoning of dedicated land to Council as part of the staged redevelopment of the Fairfield Forum site, providing for informal passive and active recreation for residents, workers and visitors.

A new street between Ware Street to Station Street, as well as a new through-site Pedestrian Plaza connecting Thomas Ware Plaza to Ware Street, along with a further through-site link to Fairfield Cultural Park will greatly improve permeability within the Fairfield Forum Precinct. These new connections will also strengthen the relationship between the Fairfield City Centre and the residential areas to the north of the city centre. Upgrades to the streetscape and extensive landscaping will further improve pedestrian amenity, reduce the urban heat island effect and help manage stormwater.

Its renewal will deliver higher density mixed-use buildings that reinforce Fairfield's status as a Strategic Centre within the Western City District. The buildings will lift the bar for high-amenity apartment living in Fairfield, while providing fine-grain retail and dining uses that provide activation throughout the day and night. The layout, form and design of future buildings within the Fairfield Forum Precinct will serve to reduce the perceived bulk and scale of the buildings, while retaining solar access to key areas of public open space.

2.1 Urban Framework

An Urban Framework Plan has been established to guide future development to realise the desired future character of Fairfield Forum.

- (1) New pedestrian connections should be provided to allow greater connectivity with adjacent areas, encourage use of active and public transport and respond to local traffic and urban design considerations.
- (2) High quality streetscapes are to be provided throughout the Precinct with streets that prioritise pedestrians through a new low-speed street and generous street landscaping for amenity.
- (3) A new park with an overall area of no less than 4,000m², is to be provided on the corner of Station Street and Cunninghame Street and is designed to have a strong landscape character, serve the recreational needs of the community and encourage social interaction.
- (4) Buildings are to be of high design quality and varied design and should allow for high residential amenity and solar access to public and private open spaces, both within the development and on adjacent properties.
- (5) The design of buildings, in particular towers, is to be varied and of high architectural quality so that development individually and collectively contributes to the overall urban design quality of the Fairfield City Centre.
- (6) The design of buildings should respond to the lower scale of buildings to the west by providing a coherent, human scale street wall along Station Street.
- (7) Fine-grain non-residential uses, such as retail and dining, are to be provided along the main pedestrian thoroughfares to create activation during the day and night.

Development Control

- (1) Development within the Fairfield Forum is to be undertaken generally in accordance with the Urban Framework Plan as shown in *Figure 2 Urban Framework Plan*.

Note: variations to the location and layout of certain elements of this Urban Framework Plan such as the proposed new street and pedestrian plaza may be considered by the consent authority in accordance with *Section 1.3 Consistency with Objectives and Controls in this DCP*.

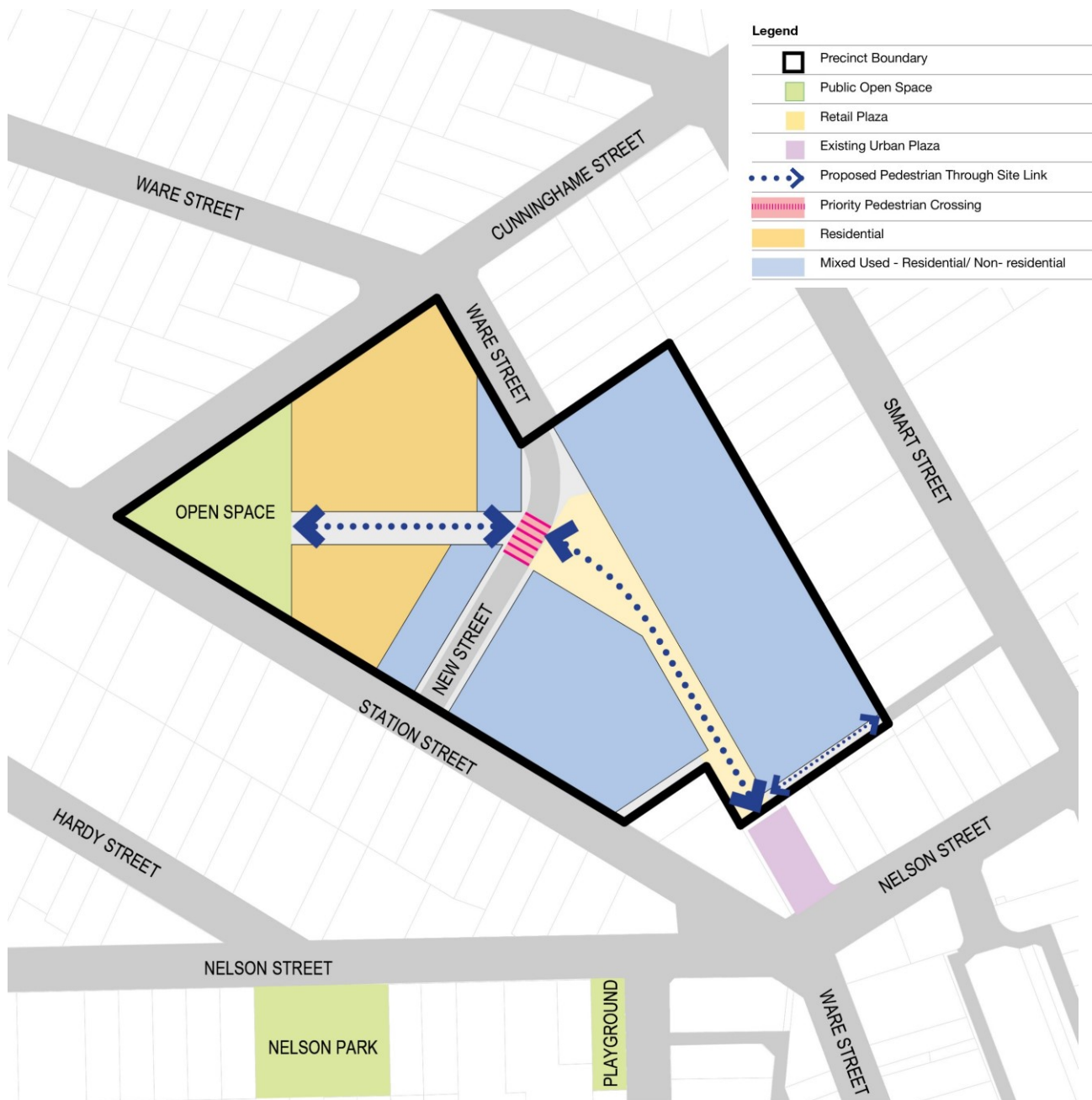


Figure 2 Urban Framework Plan

3.0 Public Domain

3.1 Street, Pedestrian and Cycle Network

Objectives

- (1) To encourage the use of public transport, walking and cycling and ensure streets achieve a balance between facilitating vehicle movement and promoting active travel.
- (2) To ensure new streets are integrated with the surrounding street network, and establish a clear and legible movement network.
- (3) To ensure streets are designed and constructed to a high standard and provide a high level of comfort, amenity and safety.
- (4) To provide a comfortable and attractive environment for pedestrians and enhance pedestrian connections to the Fairfield City Centre.
- (5) To integrate green links that primarily serve a movement function, but which also improve environmental performance, visual amenity and comfort of the public domain.
- (6) To provide a public domain that reduces the urban heat island effect, manages stormwater and makes walking and cycling more attractive.

Development Controls

- (1) Development of the Fairfield Forum should be generally consistent with *Figure 3 Vehicular Access Plan* and *Figure 4 Pedestrian Access Plan* which includes:
 - (a) a new two-way slow-speed street that provides direct connection between Ware Street and Station Street
 - (b) a pedestrian link extending from Thomas Ware Plaza to the corner of Ware Street and New Street
 - (c) a new 6m wide through site link connection from New Street to the future Fairfield Cultural Park
- (2) Development occurs generally in accordance with the standards set out in *Table 1 Fairfield Forum Street Characteristics* and the street sections shown at *Figure 5* to *Figure 15*.
- (3) A Public Domain Plan is to be prepared demonstrating a high quality, co-ordinated public domain, addressing:
 - (a) street trees and other vegetation
 - (b) paving and other hard surfaces
 - (c) lighting, including the use of LED
 - (d) seating
 - (e) refuse bins
 - (f) signage, including wayfinding signage
 - (g) public art.
- (4) Pedestrian paths:
 - (a) are to have generous widths to accommodate pedestrian flows
 - (b) are clearly distinguished from vehicle access-ways
 - (c) are well-lit to safety standards
- (5) A new slow-speed street is to be provided and generally consistent with the following characteristics:
 - (a) paving should be used to indicate parking areas and drop-off points
 - (b) pedestrian amenity is prioritised over the ease of vehicular movements
 - (c) a pedestrian priority crossing at the intersection of the market square and the pedestrian link to the Fairfield Cultural Park
 - (d) active ground floor uses should open towards/spill out onto the new street (e.g. café tables and chairs)
 - (e) is capable of accommodating street trees.
- (6) Street landscaping and planting should be:
 - (a) aligned along existing and proposed footpaths and streets

- (b) planted in a co-ordinated, regularly spaced manner
- (c) designed to integrate with the broader Fairfield City Centre street tree and public domain strategy.
- (7) Deep soil verges are to be provided as part of any street tree planting to allow for the infiltration of stormwater.
- (8) Vehicular access points are to be located along 'Permitted Access Zones identified in **Error! Reference source not found.** Vehicular Access Plan.
- (9) Adequate separation between vehicle entry points is to be provided to minimise impact on streetscape design and pedestrian amenity.
- (10) A Sustainable Travel Plan identifying implemented strategies that encourage the use of sustainable transport options is to be prepared by a suitably qualified transport consultant as part of any future Development Application.

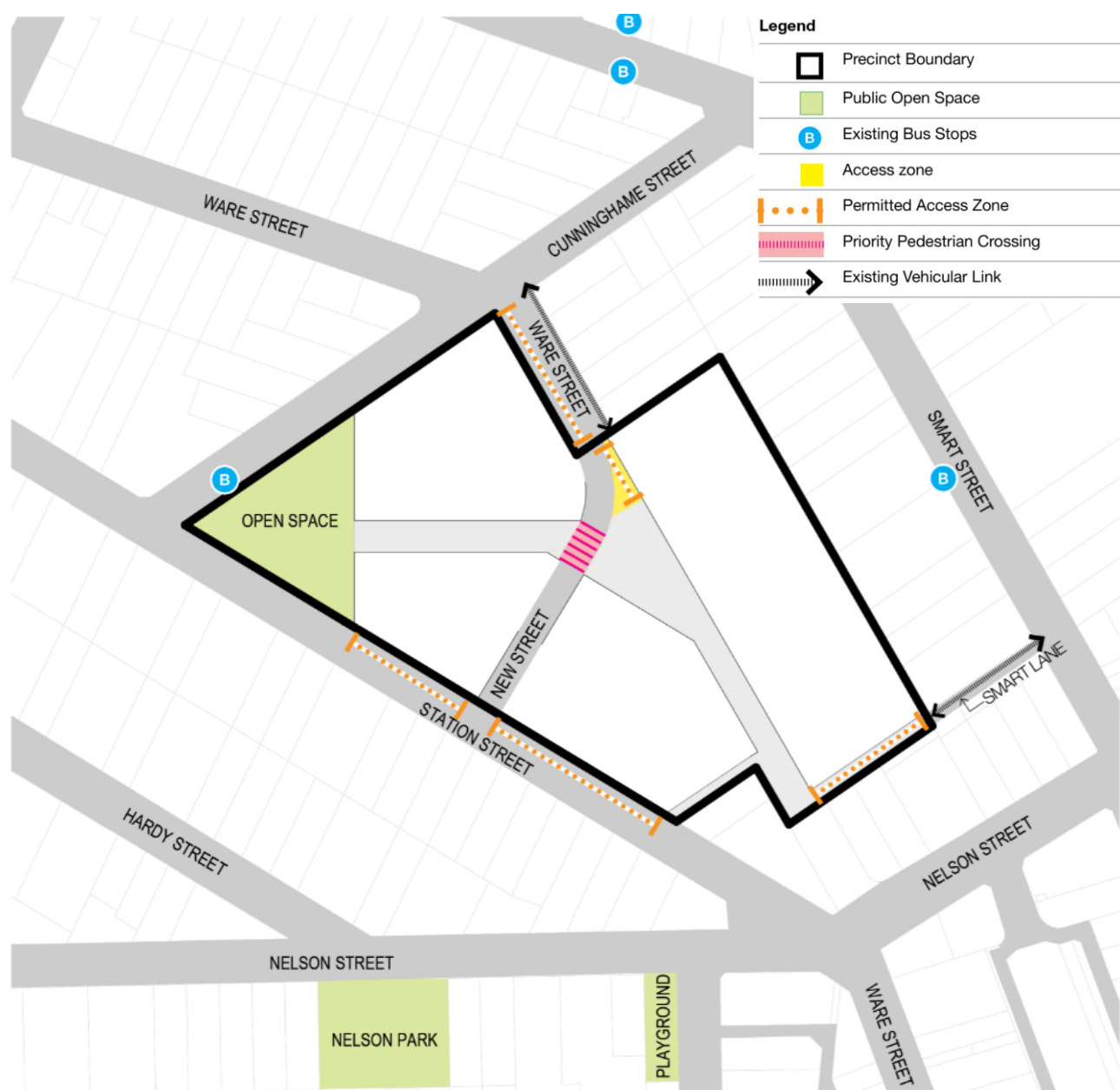


Figure 3 Vehicular Access Plan

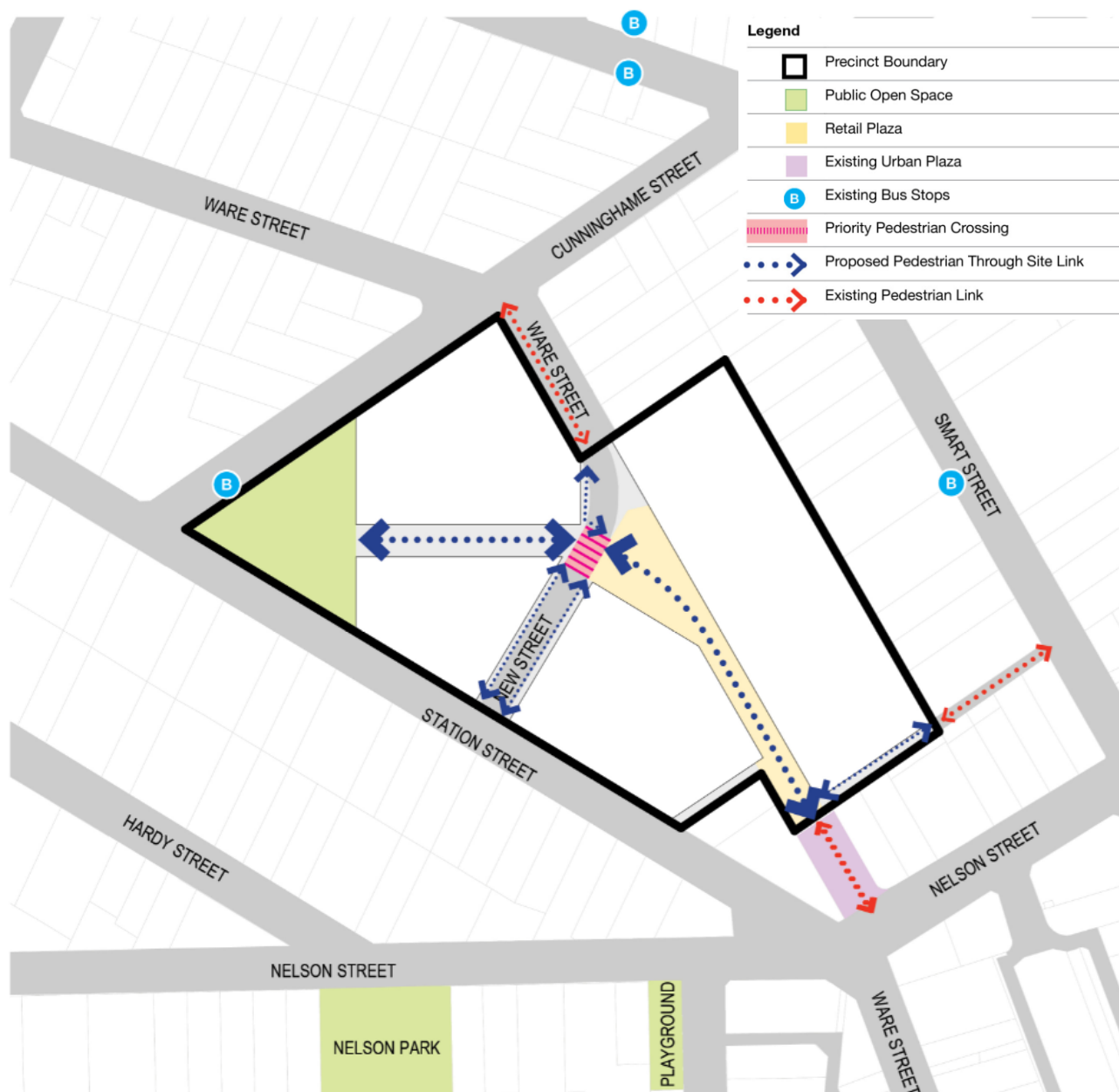


Figure 4 Pedestrian Access Plan

Table 1 **Fairfield Forum Street Characteristics**

Type	Reservation Width	Lane width	Verge width
Local Street <i>Cunninghame Street</i> <i>Existing</i>	20.0m	2 travel lanes 2 x 4m 2 parking lanes 2 x 2.3m	Southern verge: 3.44m (1.77m footpath + 1.67m nature strip) Northern verge: 3.55m
Local Street <i>Station Street</i> <i>Existing</i>	20.0m	2 travel lanes 2 x 4m 2 parking lanes 2 x 2.3m	Eastern verge: 3.8m (1.97m footpath + 1.33 to 1.83m nature strip) Western verge: 3.2m
Local Street <i>Ware Street</i> <i>Existing</i>	20.0m	2 travel lanes 2 x 3.74m 1 parking lane 1 x 2.3m 1 parking + street tree lane 1 x 2.3m	Western verge: 3.62m Eastern verge: 3.89m
New Slow-Speed Street <i>Proposed</i>	18.0m	2 travel lanes 2 x 3.0 m 2 parking lanes 2 x 2.3m	Northern verge: 3.7m Southern verge: 3.7m

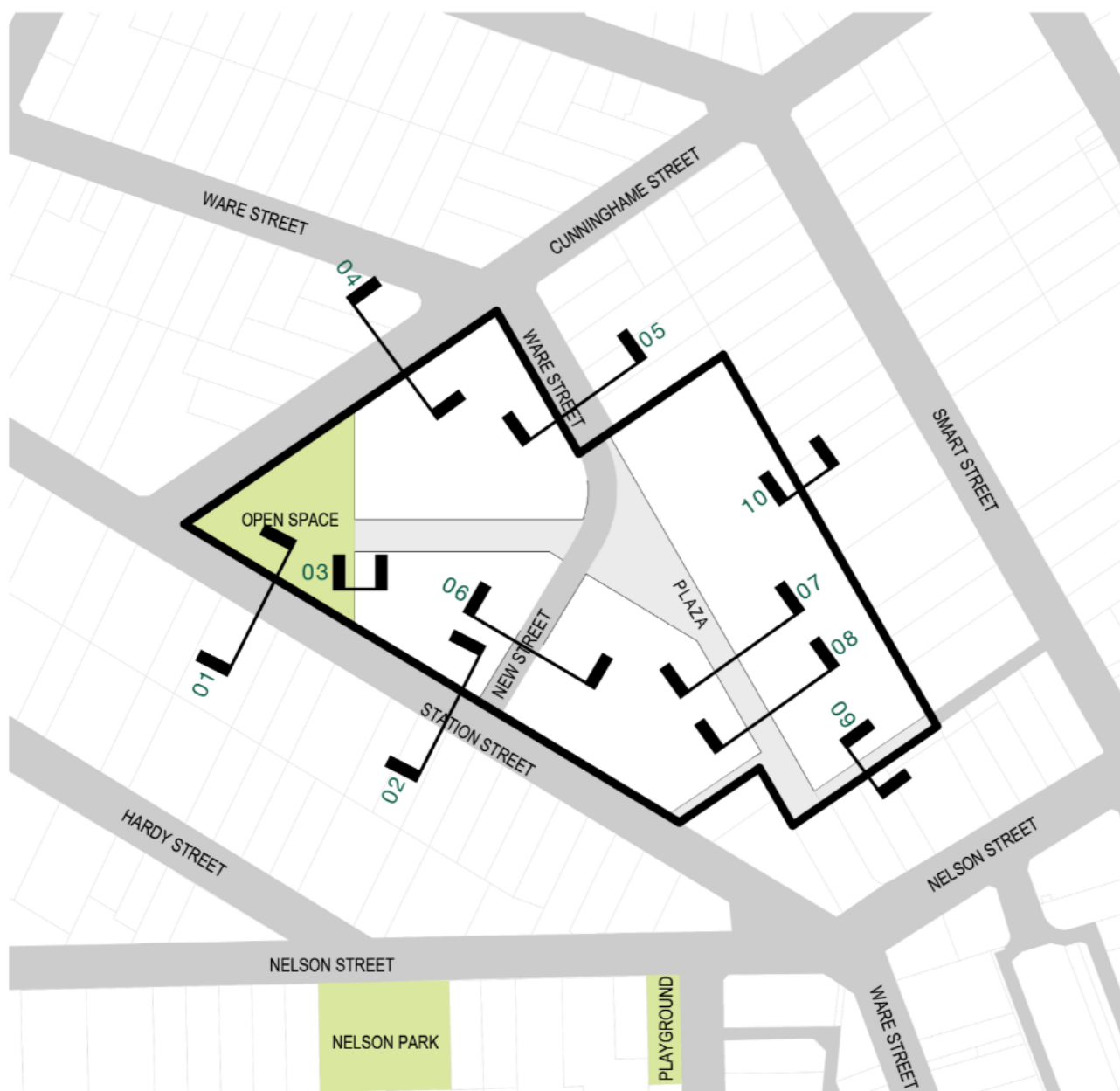


Figure 5 Indicative Street Section Locations



Figure 6 Street Section 1 – Station Street (Upper)

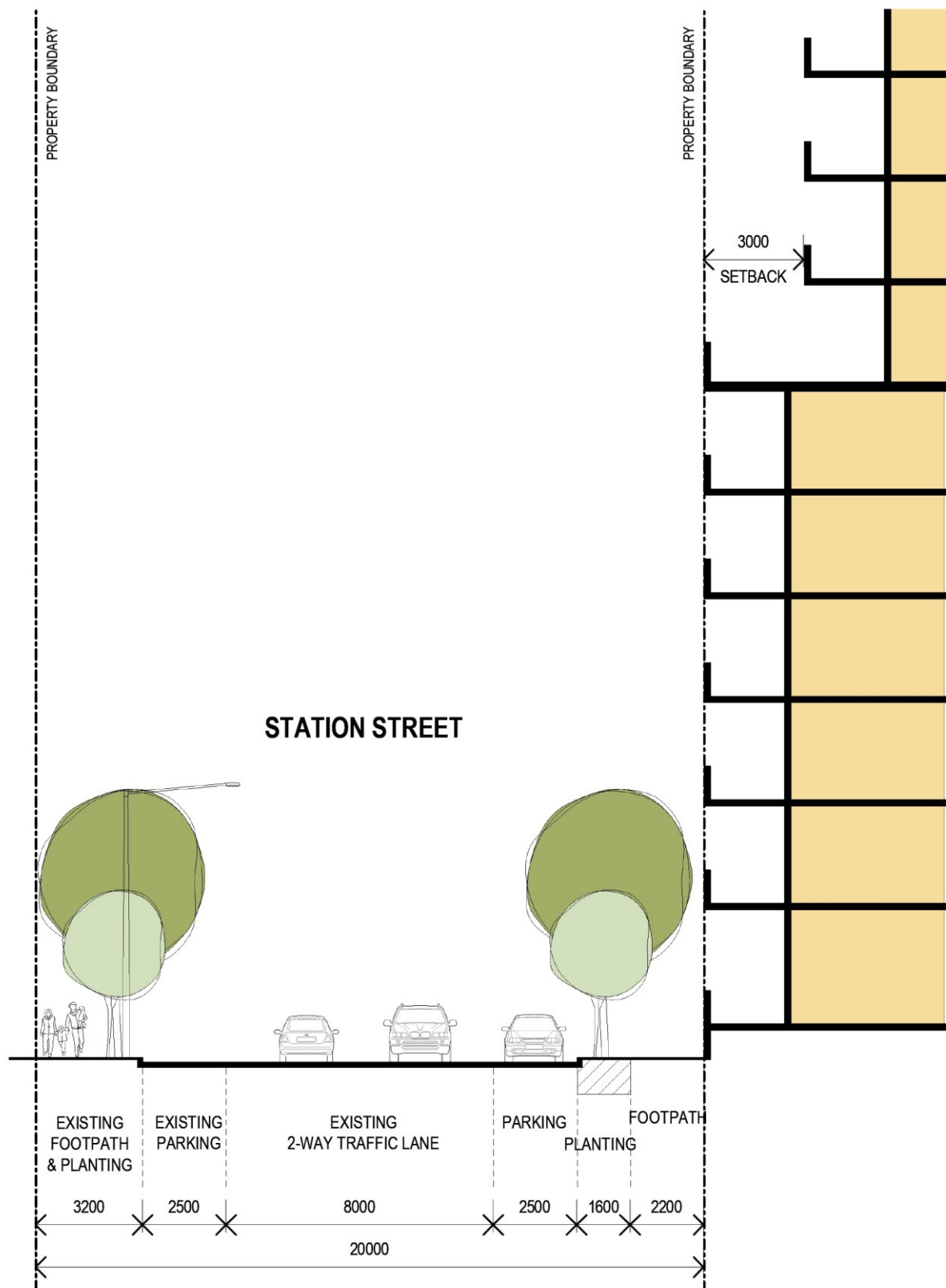


Figure 7 Street Section 2 – Station Street (Mid)

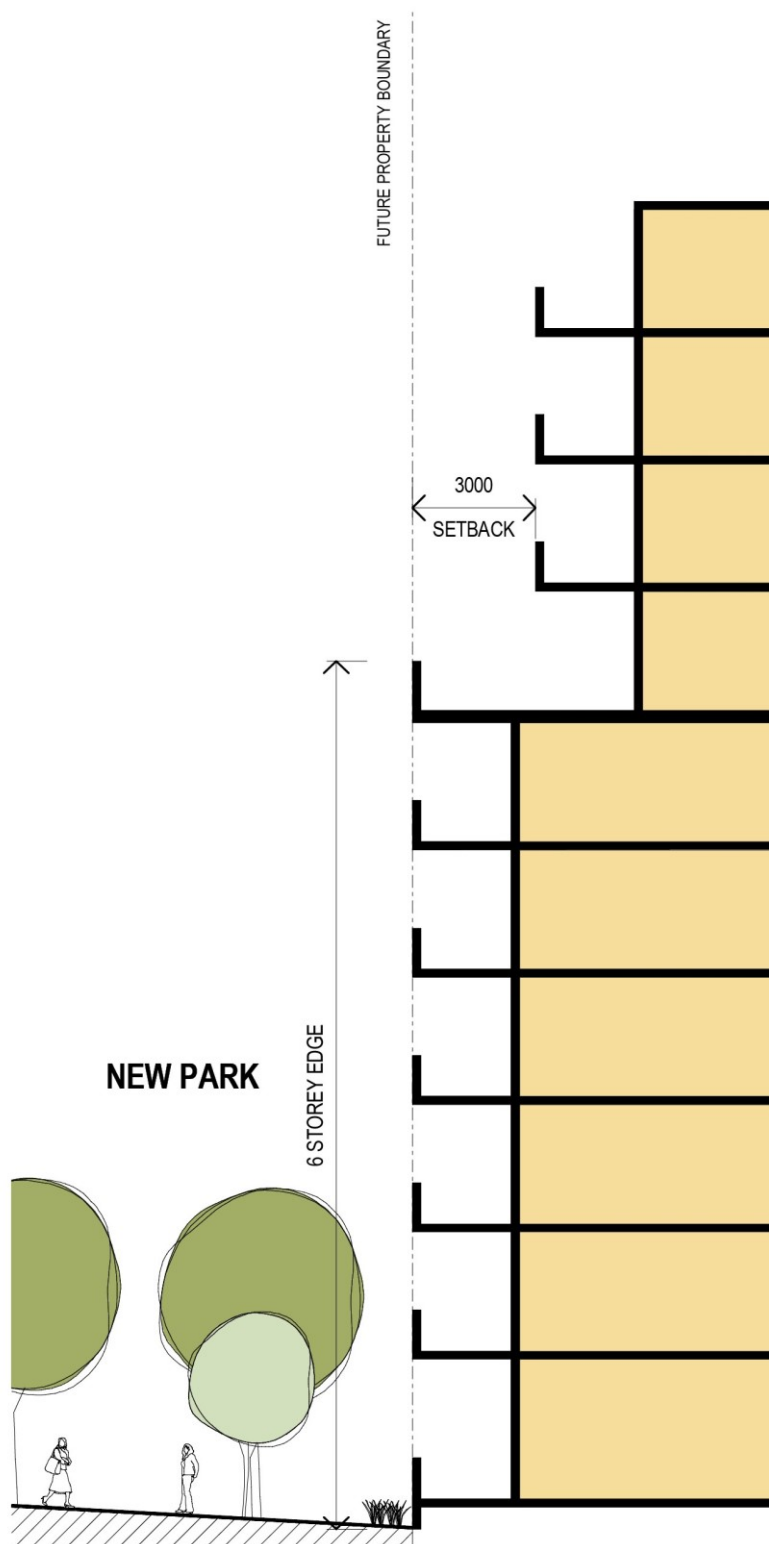


Figure 8 **Street Section 3 – Park**

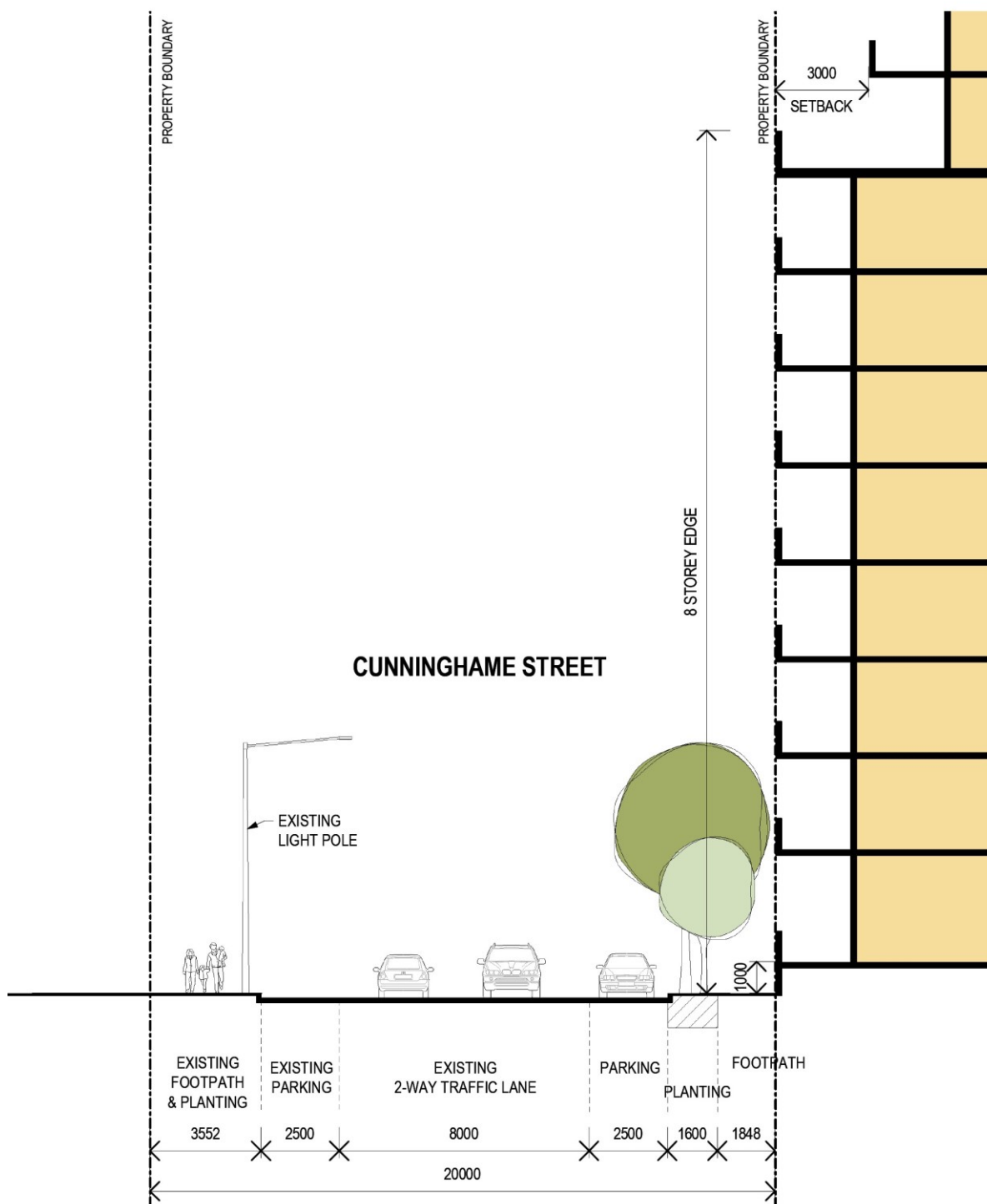


Figure 9 Street Section 4 – Cunninghame Street

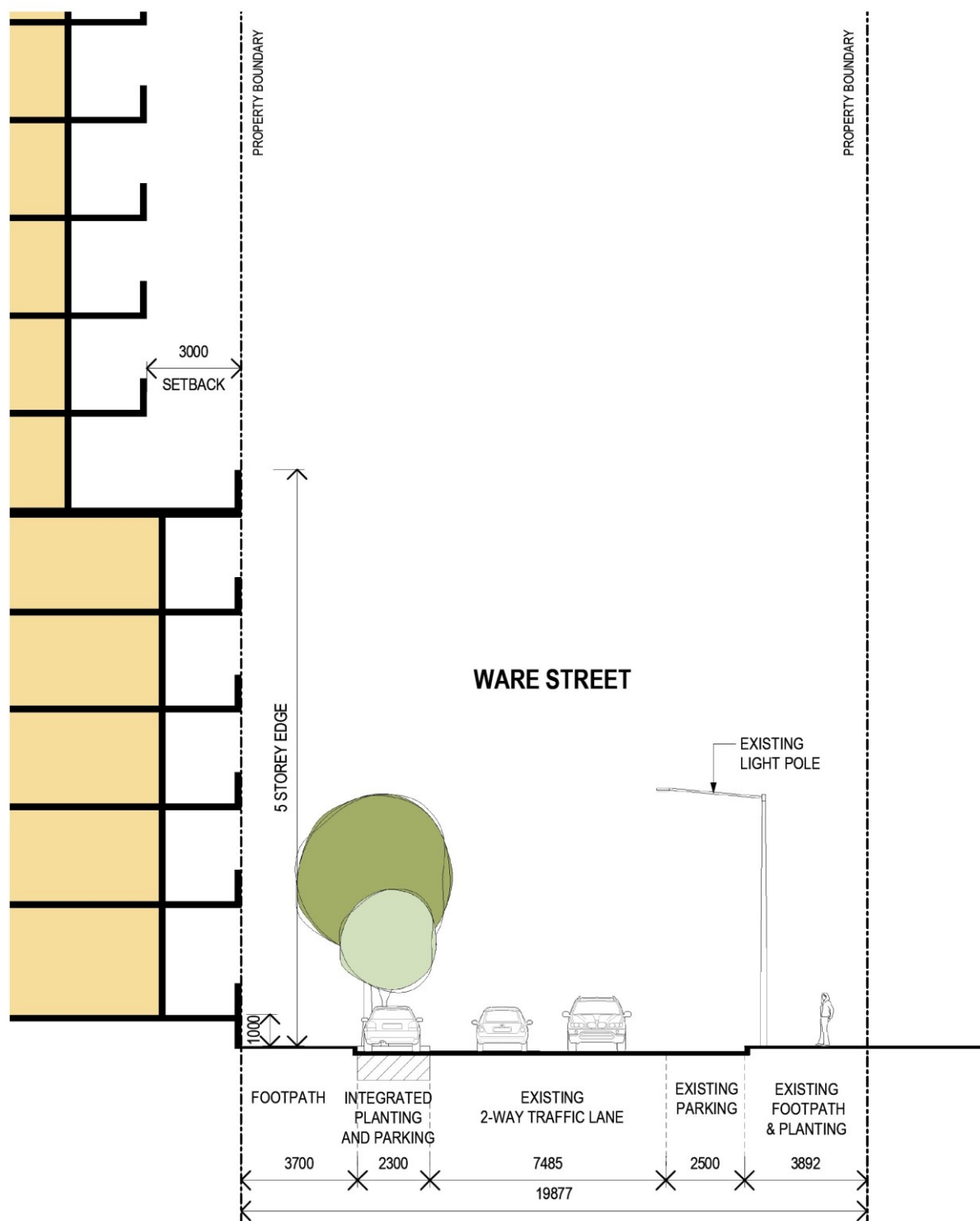


Figure 10 Street Section 5 – Ware Street



Figure 11 Street Section 6 – New Street

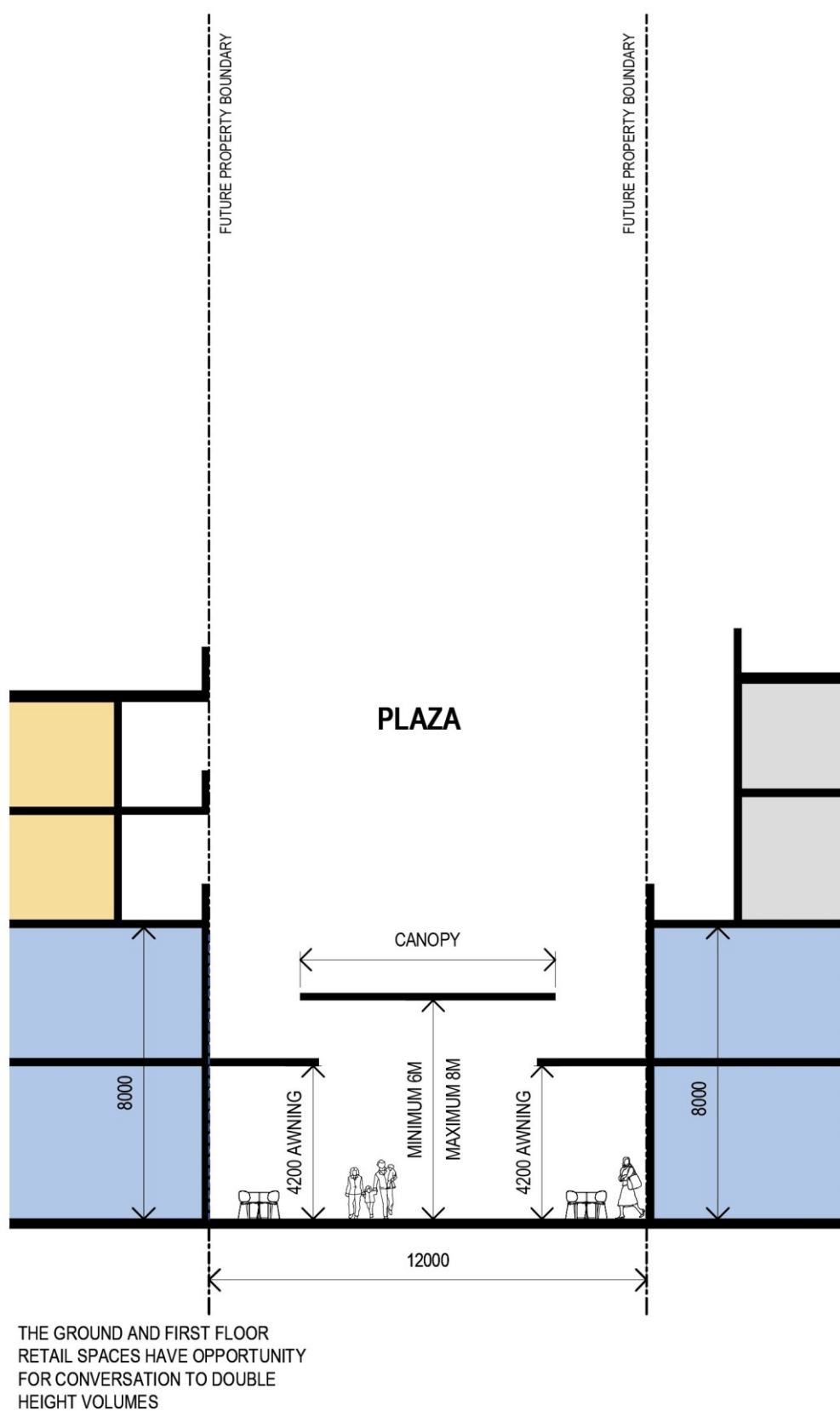


Figure 12 Street Section 7 – New Plaza



Figure 13 Street Section 8 – New Plaza (South)

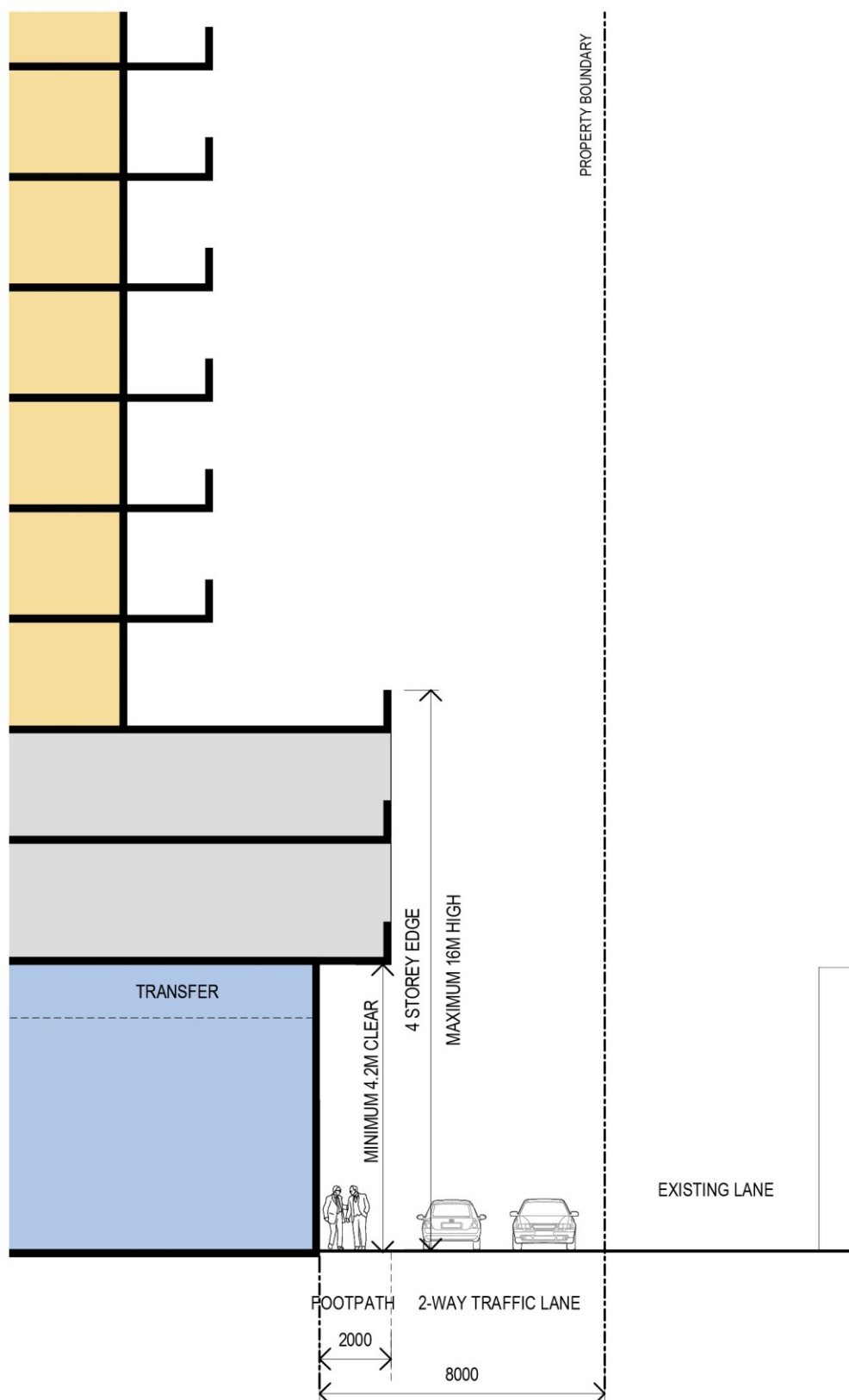


Figure 14 Street Section 9 – Smart Lane

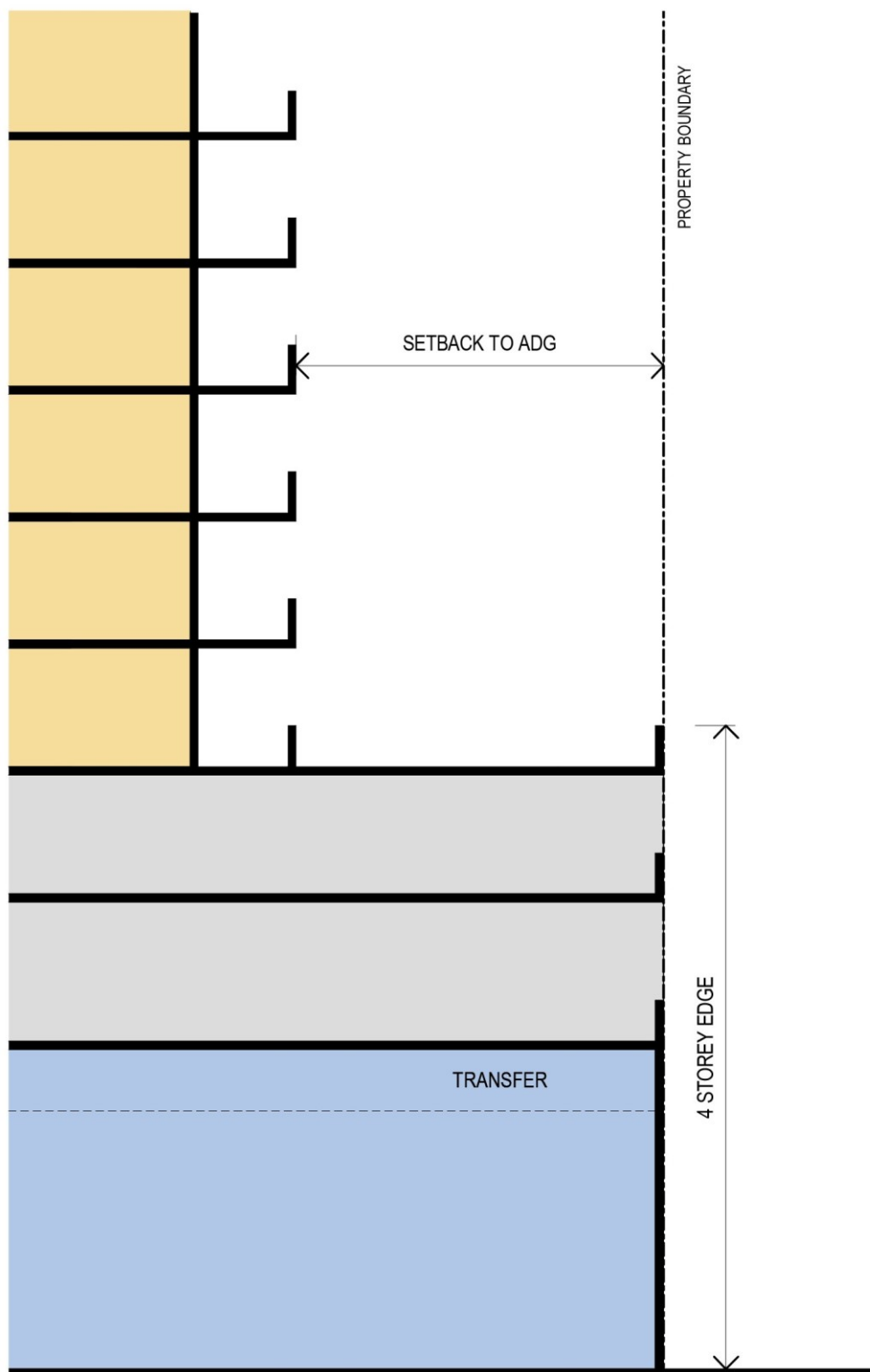


Figure 15 Street Section 10 – Eastern Boundary Condition

3.2 Public Open Space

Objectives

- (1) To establish a new area of public open space (that Council intends to rezone this land to RE1 Public Recreation, as a separate and later matter) on the corner of Station Street and Cunninghame Street, which will provide functional recreation space for residents and wider community.
- (2) To create a network of high quality open space, extending from Thomas Ware Plaza to the corner of Station Street and Cunninghame Street.
- (3) To ensure high levels of amenity, including enabling appropriate levels of solar access to key areas of the public domain such as the Market Square and the Fairfield Cultural park.

Development Controls

- (1) Development must establish new areas of public open space identified in *Figure 16 Public Open Space Network*.
- (2) The design of the new areas of public open space is to be generally consistent with *Table 2 Public Open Space Characteristics*.
- (3) The design of new areas of public space should be designed to:
 - (a) Maximise visual permeability and opportunities for passive surveillance including improving views from the surrounding streets and buildings
 - (b) Be inclusive and universally accessible, to cater for all ages, enrich the community and provide infrastructure that promotes leisure time and maximises social interaction.
 - (c) Provide meeting places, points of interest, shade and grouped social seating opportunities are to be located at predicted nodes of activity.
- (4) New development at Fairfield Forum is to ensure that the total area of Fairfield Cultural Park receives uninterrupted sunlight after 12pm on 21 June.
- (5) A minimum of 50% of the total area of Market Square is to have two hours of direct solar access between 9am and 3pm on 21 June.

Table 2 Public Open Space Characteristics

Type	Requirements	Guidelines
Local Park <i>Fairfield Cultural Park</i>	Minimum area of 4,000m ² . Primarily for informal passive and active recreation	<ul style="list-style-type: none"> Located on the corner of Station Street and Cunninghame Street. To be used primarily for the purposes of informal passive and active recreation. Has a predominantly open, natural character, with large grassed areas dominating the open space area. To provide for deep soil planting. Where appropriate provide informal active spaces, such as fitness stations, that complement the public domain and provide activity. Trees are incorporated into the design of the park Tree species should be native species that provide good tree canopy cover. New pathways along the edges of the park.
Market Square	Minimum area of 1000m ² Primarily for retail and other community uses	<ul style="list-style-type: none"> Located at the corner of Ware and New Streets Provide outdoor dining opportunities at the interface with adjacent buildings for local cafes and restaurants, which provide activation during the day and night.
Retail Mall	Primarily for active retail uses	<ul style="list-style-type: none"> Connecting between Thomas Ware Plaza and the future Market Square on the corner of Ware Street and New Street Provide a space with active edges both day and night Provide 24hr through site access. Space is roofed to provide weather protection Potential to provide for outdoor dining opportunities for appropriate retail uses

Type	Requirements	Guidelines
Fairfield Cultural Park Link	Minimum 6m width Minimum Clear height 6m	<ul style="list-style-type: none"> Provide pedestrian connection between New Street and Fairfield Cultural Park Provide 24hr access for pedestrians Provide appropriate shade and shelter through landscaping

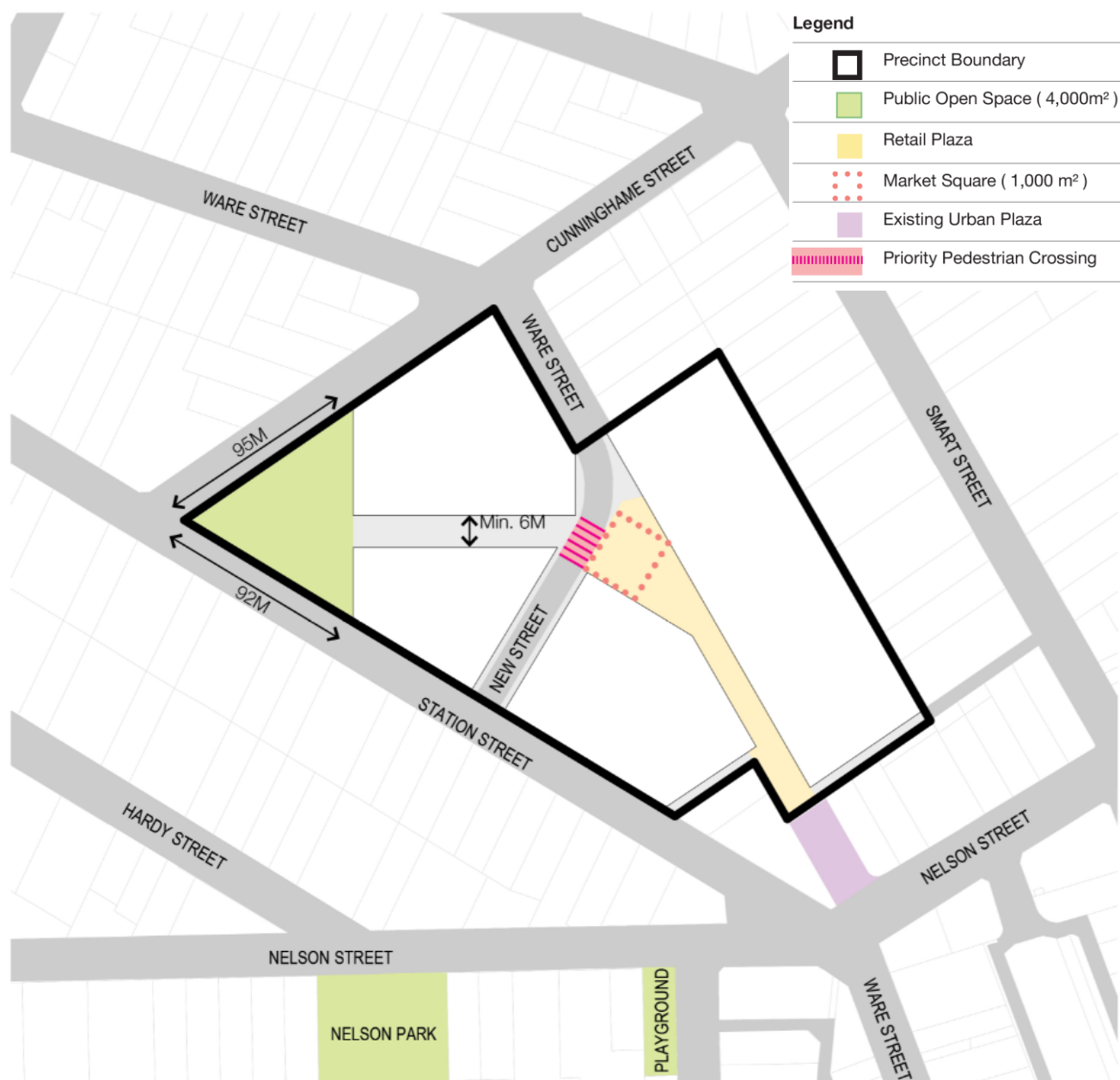


Figure 16 Public Open Space Network

3.3 Staging

Objectives

- (1) To enable the continued operation of the retail centre throughout redevelopment.
- (2) The staged delivery of public domain improvements commensurate with the size of the individual stage.
- (3) To minimise disruption for surrounding neighbours.

Development Controls

- (1) The delivery sequence for the public domain improvements is to be in accordance with the phases set out in *Table 3 Phases for the Delivery of Public Domain Improvements* and **Error! Reference source not found.** *Staging Plan Map*.

Table 3 Phases for the Delivery of Public Domain Improvements

Phase	Public domain elements
Phase 1	<ul style="list-style-type: none"> • Delivery of widening to Smart Lane • Extension of Thomas Ware Plaza • Delivery of pedestrian link from Smart Lane to Thomas Ware Plaza
Phase 2	<ul style="list-style-type: none"> • Construction of part of Ware Street extension into New Street • Public domain improvements to relevant frontage to New Street
Phase 3	<ul style="list-style-type: none"> • Completion of New Street through to Station Street • Construction of “Covered Retail Mall” • Public domain improvements to relevant frontage on Station Street
Phase 4	<ul style="list-style-type: none"> • Construction of “Fairfield Cultural Park” • Public Domain improvements to relevant frontage of Ware Street, Station Street and Cunningham Street • Provision for a through site link between “Fairfield Cultural Park” and New Street

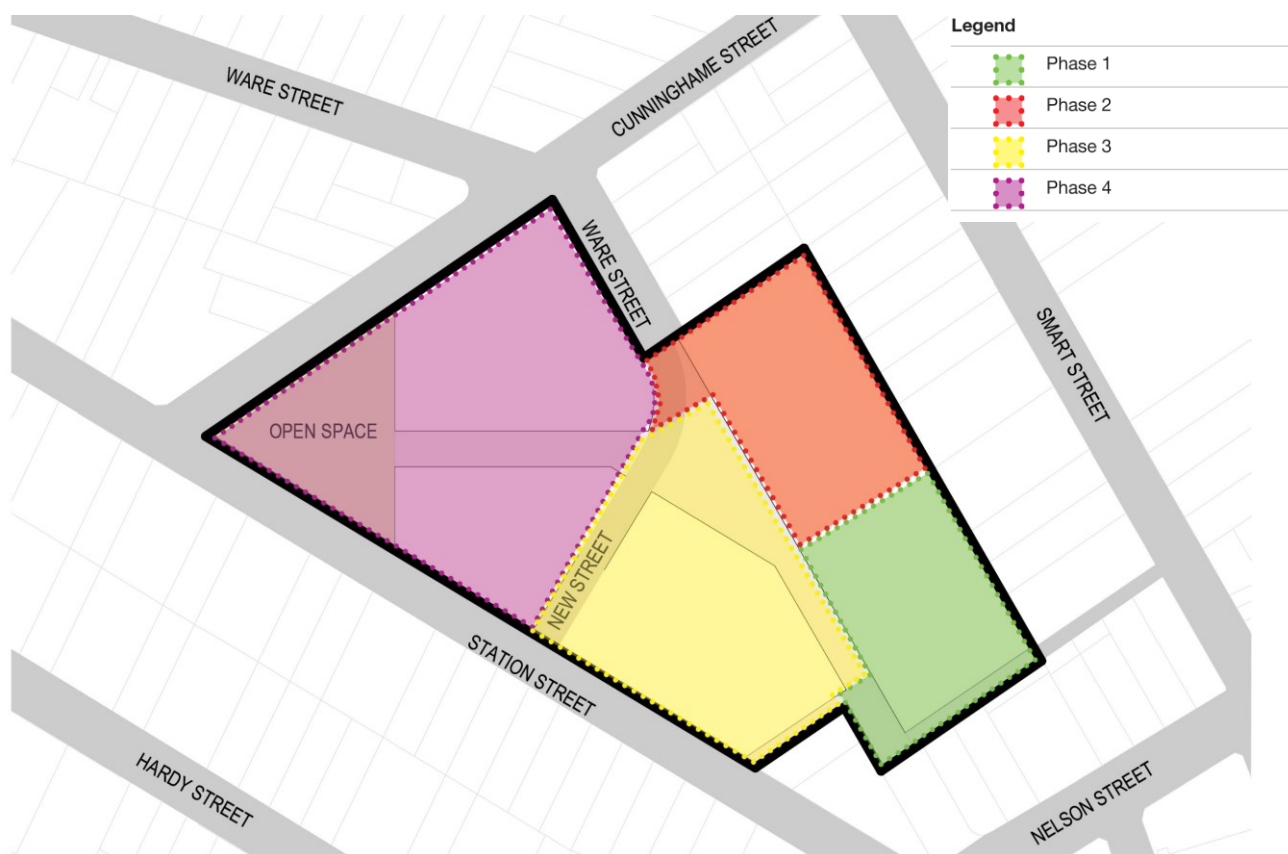


Figure 17 Staging Plan Map

4.0 Building Use, Layout, Form and Design

4.1 Building Height

Maximum building heights across the Fairfield Forum have been shown by number of storeys *Figure 18 Building Height Map*. They should be read in conjunction with the maximum building heights shown on the Fairfield LEP 2013 Height of Buildings Map and the indicative street sections in *Section 3*.

Objectives

- (1) Building heights reinforce Fairfield's status as a Strategic Centre within the Western City District.
- (2) Building heights contribute to the creation of a high density, urban neighbourhood character compatible with the character of the Fairfield City Centre.
- (3) Building heights are varied to create a visually interesting urban form.
- (4) Building heights encourage a height and scale that transitions towards surrounding residential areas.

Development Controls

- (1) The height of buildings is to be generally consistent with the maximum number of storeys as shown on *Figure 18 Building Height Map*.

Note: 'Approximate Tower Location' denotes the preferred general location of tower buildings.

- (2) Variation to the location and distribution of heights for each block as shown in *Figure 18 Building Height Map* may occur where they:
 - (a) comply with maximum building height in the LEP
 - (b) meet the objectives of this section of the DCP

(3) Building heights are to be read in conjunction with the indicative street sections shown at *Figure 5 to Figure 15*.

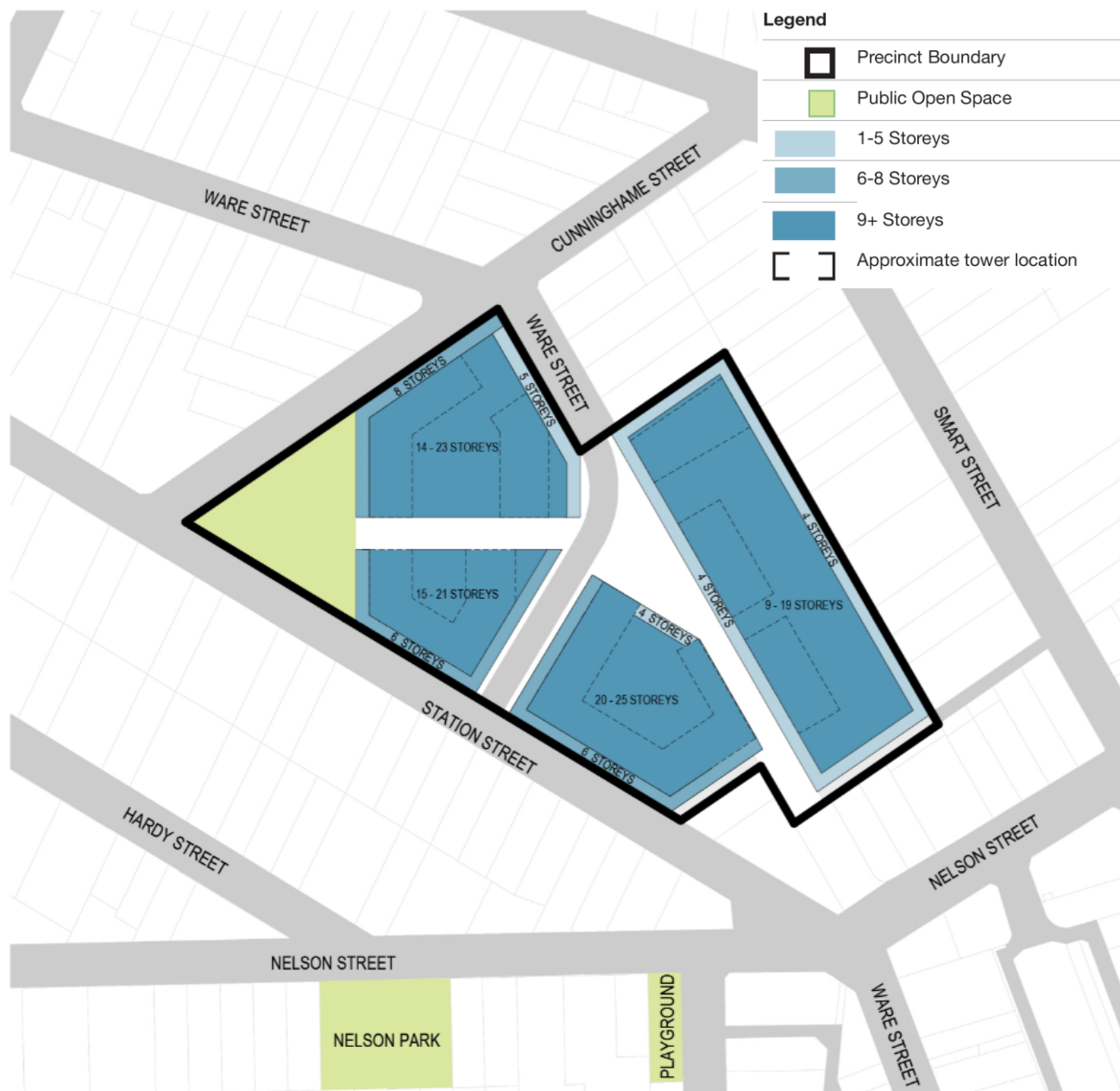


Figure 18 Building Height Map

4.2 Building Form and Design

Objectives

- (1) To provide a range of building heights, types and architectural styles to create architectural diversity and visual interest.
- (2) To ensure the design of buildings contribute to the physical definition of existing and proposed street network.
- (3) To ensure buildings provide a fine grain that enriches and enlivens the streetscape and public domain, with high quality architecture, materials and finishes to encourage greater pedestrian activity within the public domain.
- (4) To ensure the use of high quality façade design and finishes, with particular attention to tall buildings that terminates a vista or is highly visible.
- (5) To ensure buildings are designed to minimise negative impacts on surrounding development in terms of privacy and solar access.
- (6) To ensure the design of ground floor apartments delivers safety and amenity for residents.

Development Controls

- (1) Buildings are to address existing and proposed streets within and surrounding the Fairfield Forum Precinct.
- (2) Buildings are to be designed to maximise apartment orientation to adjoining private or public open spaces to optimise outlooks and views to areas of high amenity.
- (3) Buildings incorporate design measures to visually break long building facades through façade modulation.
- (4) Building facades are articulated within a cohesive overall design composition that incorporates measures such as:
 - (a) recessed and / or projecting balconies
 - (b) windows and other openings
 - (c) sun control devices such as eaves, louvres and screens
 - (d) privacy screens
 - (e) blades or fins.
- (5) High quality communal open space is to be provided and designed to be usable and appealing to maximise activity and to provide pleasant views for residents.
- (6) Maximise the number of individual entries for ground floor apartments that are facing the public domain.
- (7) The design of ground floor apartments are to consider:
 - (a) a 1-metre elevation of private courtyards and terraces above the street level;
 - (b) framing fin walls to delineate individual dwellings
 - (c) window sill heights that minimise sight lines into apartments from the street
- (8) Front fences for ground floor apartments are to:
 - (a) be sufficiently transparent to enable some outlook from the front doors of ground level apartments to the street for safety and surveillance.
 - (b) assist in highlighting entrances and in creating a sense of communal identity within the streetscape.
 - (c) be designed and detailed to provide visual interest to the streetscape.
- (9) The length of building entry foyers is to be minimised.
- (10) Buildings must avoid long sections of blank walls in order to positively contribute to the public domain.
- (11) All development applications for new buildings or extensions must be accompanied by details of the materials to be used on external walls.

4.3 Building Setbacks

Objectives

- (1) To ensure that buildings in the Fairfield Forum Precinct create a coherent street wall along Station Street
- (2) To ensure that development retains a high level of residential amenity, including allowing for appropriate public domain interfaces and solar and daylight access to dwellings and the public domain.
- (3) To minimise potential adverse amenity impacts on public open space areas, and surrounding residential areas surrounding the precinct.

Development Controls

- (1) Buildings are to provide a minimum 3-metre upper level setback above the maximum edge height identified in *Figure 19 Edge Height Map*.
- (2) Setbacks must be read in conjunction with the indicative street sections shown at *Figure 5* to *Figure 15*.

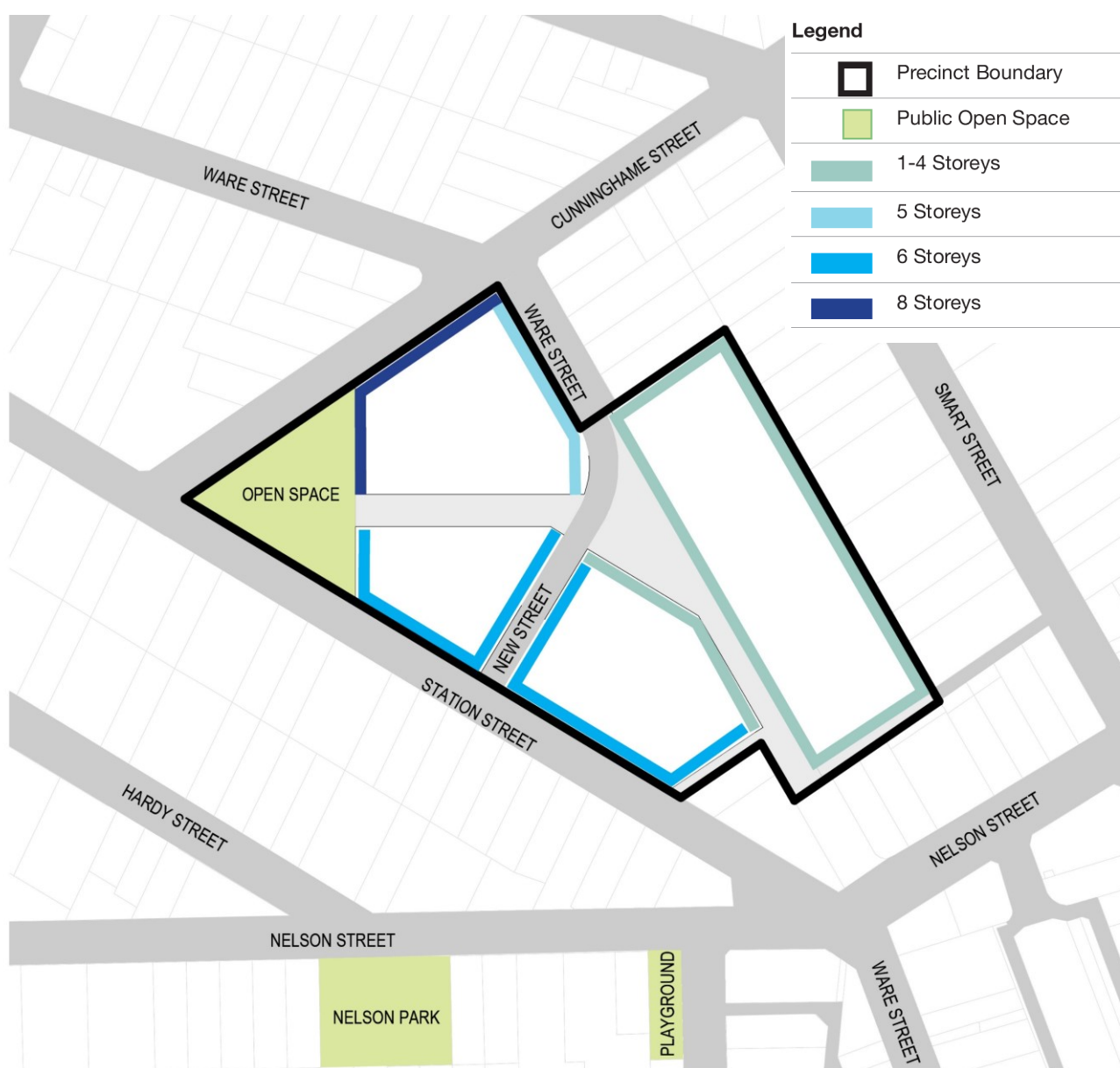


Figure 19 Edge Height Map

4.4 Building Use

Objectives

- (1) To encourage a mix of uses, consistent with the zoning of the land, with a mix of retail and / or commercial uses on ground floor and residential primarily above.
- (2) To encourage active ground floor uses comprising a mix of non-residential uses to enhance activity along the new street, retail mall and market square.
- (3) To encourage greater pedestrian activity and reinforce the commercial character of the Fairfield City Centre.
- (4) To ensure active frontages make a positive contribution to the public domain and streetscape.

Development Controls

- (1) The location of active land uses (such as food and beverage, outdoor dining and retail) and frontages at ground floor is to be generally in accordance with
- (2)
- (3) *Figure 20 Active Frontage Map.*
- (4) Active frontages are to have a layout and design that activates the adjoining public domain, including through measures such as:
 - (a) locating fine grain retail tenancies along key pedestrian movement corridors
 - (b) establishing high activity areas such as seating overlooking the public domain
 - (c) incorporating large doors or windows
 - (d) not locating activities that are sensitive to public view overlooking the public domain
 - (e) not including grilles or other security measures
- (5) Active frontages are to be designed with the ground floor level at the same level as the footpath.
- (6) Active frontages incorporate large areas of transparent glazing or other openings that enable clear sightlines between the public domain and internal areas, in particular those with high levels of activity such as reception, seating and dining areas.
- (7) Residential foyer entries are to be minimised along active frontages.
- (8) Development provides fixed awnings at the ceiling height of the ground level that have active ground floor uses.
- (9) Awnings are to provide adequate protection for pedestrians from rain, wind and sun and are integrated with the overall design of the building.
- (10) Vehicular access to the site is located and designed to minimise disruption to active frontages.

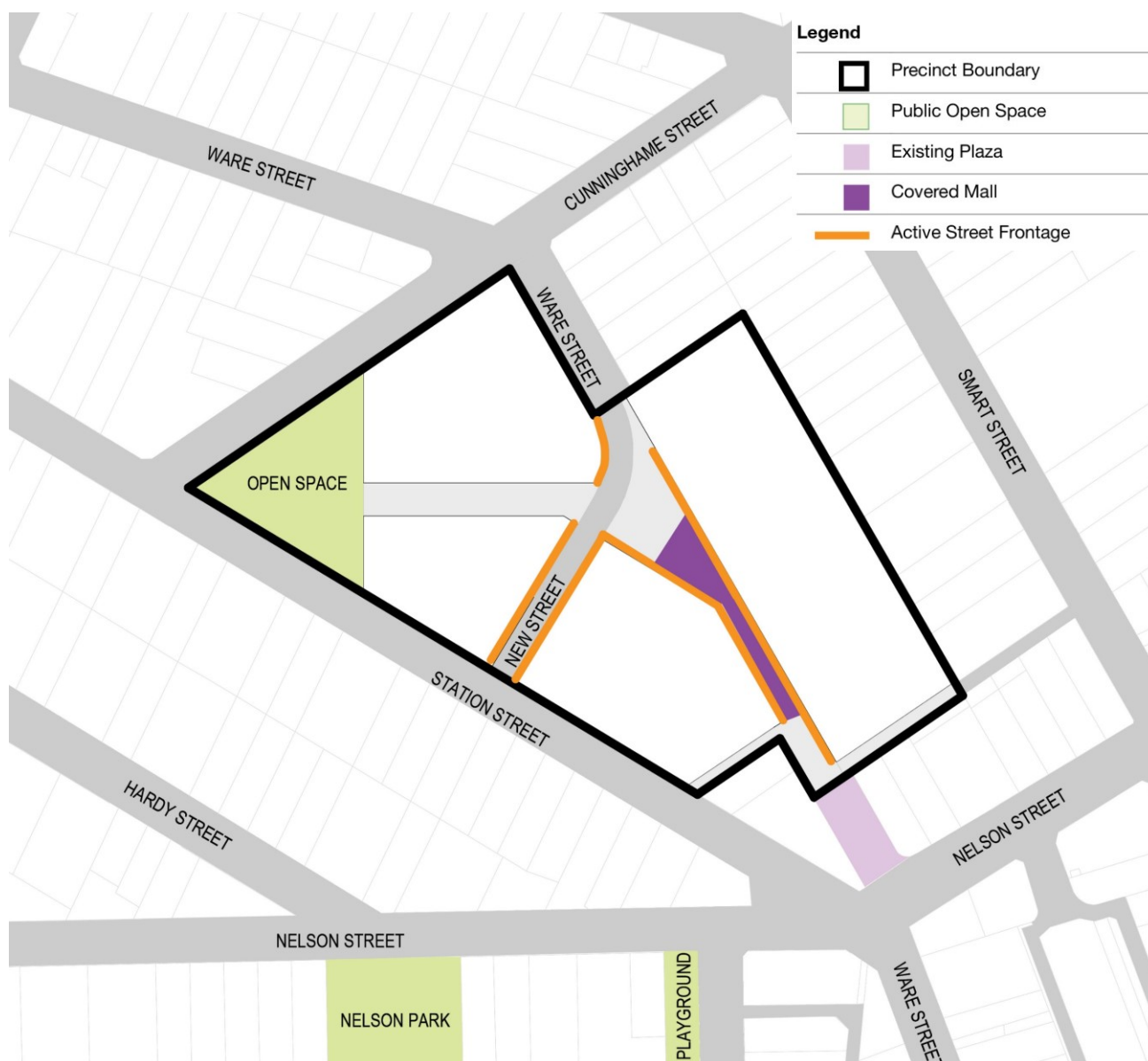


Figure 20 Active Frontage Map

4.5 Landscaping

Objectives

- (1) To improve the quality and amenity of communal and public open spaces.
- (2) To minimise the impact of heat island effects.
- (3) To encourage the provision of locally endemic species to enhance and improve biodiversity and native wildlife.

Development Controls

- (1) A Landscape Plan is to be submitted as part of any future development application for new buildings in the Precinct.
- (2) Landscape design is to:
 - (a) provide for private gardens on ground floor apartments where appropriate;
 - (b) provide for communal open space at podium or roof levels
 - (c) facilitate stormwater infiltration by use of permeable surfaces; and
 - (d) reduce the overland flow with vegetation.

- (3) High quality landscape design should be incorporated including indigenous species, landmark sculptures, pavement design and other appropriate elements.
- (4) Native species are to form the basic plant material for all streets and public open spaces.