




Villawood Town Centre Development Control Plan 2020

Please note that the development controls highlighted in yellow have been extracted from the draft Villawood Town Centre Development Control Plan 2020.

Clause	Control	Proposed	Compliance
4.1 Building Use	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.	An information and facility (library) as well as ancillary cafe is proposed within the ground floor.	Yes
	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.	The development fronts Kamira Court to the east and there are residential properties proposed on the ground floor.	No
	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.	The application proposes the fit out of a community facility with ancillary café on the ground floor. Access to this facility is provided from the northern building elevation which faces the future pedestrian link. The remainder of the ground floor comprises of residential units, back of house areas and essential services such as the fire control room which faces the corner pocket park. This arrangement results in the loss of opportunity for street activation and connection to the pocket park and Hilwa Park located across Howatt Street.	No
4.2 Building Height	1. The maximum building height must be in accordance with the provisions of the Fairfield LEP.	No – north western section of building (parapet) encroaches 27m building height by 1.8m.	No

	<p>2. The maximum height of building in storeys and building envelope is shown in Figure 4.</p> 	<p>The application seeks a variation to the building massing and building envelope due to the proposed extension of the 10 storey component as shown in the applicant's site plan below. This arrangement results in a bulk and scale that is not consistent with the visions in the DCP and additional overshadowing to the south.</p> 	No
4.3 Floor Space Ratio	The site has a maximum floor space ratio of 2.5:1	The development proposes a maximum FSR of 2.0:1.	Yes
4.5 Building Depth	<p>a) East-west facing apartments shall have a maximum depth of 18 metres from glass line to glass line.</p> <p>b) North-south facing apartments shall apply a maximum depth of 12-18 metres from glass line to glass line in.</p> <p>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.</p> <p>d) Any variation from the controls above must be consistent with the Apartment Design Guidelines.</p>	Complies with ADG requirements	Yes

4.6 Building Setbacks	 <p>South: 0m</p> <p>East: enough to permit road widening of Kamira Court</p> <p>West: SEPP 65</p> <p>North: SEPP 65</p>	<p>The proposed setbacks comply with the exception of the northern setback on Level 4 does not comply with the setback requirements in the ADG and is proposed to be resolved by screens. The proposed setback is 15.2m, the ADG requires 18m. Given that this is a greenfield development, Council considers that the non-compliance is unreasonable.</p>	<p>No</p>
4.7.3 Development Controls (Residential zone precinct)	<p>Residential Precinct</p> <p>Development Controls</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>The Application propose public open space as part of the VPA. 1000m² of the park forms part of the subject application. The remainder forms part of the Stage 2 DA currently being assessed by Council.</p> <p>The new public open space is located on the western portion of the site and adjoins ground floor residential units to the east, the future pedestrian link to the north east and the Stage 2 development to the north. The public park is of a triangular shape and is bounded by pedestrian access routes on each side for connectivity.</p> <p>East-west pedestrian links proposed as part of the application</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

	<p>the Villawood Town Centre Structure Plan</p> <p>4. Extend Hilwa Park southwards along Kamira Avenue (subject to land acquisition by Council)</p>	<p>to provide pedestrian access throughout the site.</p> <p>Land acquisition and extension of Hilwa Park has occurred.</p>	Yes
4.8.4 Development Controls (Residential zone precinct)	<p>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.</p> <p>2. Car parking is to be provided in an underground basement, or where appropriate, sleeved with active uses to main street frontages.</p> <p>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.</p>	<p>The provision of the road is subject of the VPA.</p> <p>Car parking is proposed in a 3 storey podium arrangement which results in urban design and amenity issues</p> <p>Three levels of above ground car parking is proposed in the application which is considered to be excessive and not consistent with modern, high quality residential developments recently approved within the Villawood Town Centre. Furthermore, the 3 levels of parking results in bulkier and monolithic building appearance and loss of opportunity for ground level street activation. It is not considered that the proposed arrangement meets the design excellence controls outlined within Fairfield LEP 2013.</p>	<p>No</p> <p>No</p> <p>No</p>
4.9 Pedestrian Access	4. Incorporate pedestrian links to connect the Open Space of Hilwa Park to Woodville Road.	Pedestrian links provided as part of the development.	Yes

4.11 Facades	<p>1. The apartment layout must be expressed externally through facade features such as party walls and floor slabs;</p> <p>2. Floors elements such as balconies and windows must be grouped together on gateway sites that achieve design excellence;</p> <p>3. Building entries must be clearly defined at street level;</p> <p>4. Important corners must be given visual prominence through a change in articulation, materials or colour, roof expression or changes in height.</p> <p>5. Large flat blank façades of a new development must provide finishes or artwork that provides visual interest to the observer.</p>	<p>Council's consultant Architect has advised the following:</p> <p><i>The amended form, detail and colour of materials is accepted with the exception for clarification of material EF-11. The colour of the brick/mortar appears too similar to EF-06 especially when viewed on shaded elevations such as perspective 4 view across the carpark. Can the applicant investigate lighter brick, mortar and concrete verticals as before to improve visual separation of upper level and podium. We need to avoid the colours looking too similar in shaded facades.</i></p>	No
4.12 Building Materials	<p>1. All development applications for new buildings or extensions must be accompanied by details of the materials to be used on external walls;</p> <p>2. To minimise reflective discomfort from glare and heat, external glass is not to exceed 20% reflectivity in accordance with Australian Standard 1288.</p>	<p>Compliant</p> <p>Can be conditioned</p>	Yes
4.13 Streetscape and Building Design	<p>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 colocated with the east west pedestrian link proposed to connect Villawood Place and Kamira Court;</p> <p>3. Where non-residential uses are proposed at ground level, continuous awnings are to be provided; and</p> <p>4. Awnings should be parallel to the pavement and be of metal construction.</p>	<p>The ground floor library faces Kamira Court and is located directly adjacent to the east-west pedestrian link.</p>	Yes

		Awnings are provided and are of metal construction.	
4.14 Active Street Frontages	4. Actives street frontages are required to be consistent with Figure 7 below	<p>Pedestrian links provided.</p> <p>Due to the provision of back of house areas and essential services on the ground floor, there is a lost opportunity to provide active street frontages.</p>	<p>Yes</p> <p>No</p>
4.15 Residential Mix	<p>1. Pedestrians must be able to identify the access points from the street or car parking area to the apartment entrances;</p> <p>2. Pathways and corridors within the Residential Flat Buildings must be well illuminated to incorporate directional signs that are easy to read.</p> <p>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,</p> <p>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.</p> <p>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.</p>	<p>The long narrow corridors within the podium parking levels do not provide ease for way finding.</p> <p>Can be conditioned</p> <p>No 3 bedroom unit provided on the ground floor</p> <p>Provided</p> <p>Provided in submitted documentation.</p>	<p>No</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>Yes</p>
4.16 Awnings	<p>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.</p> <p>6. The awning width should not be greater than the average vertical width of the</p>	awning design is not strictly in accordance with the DCP.	No

	<p>immediately adjoining awning fascia's or, if there are no adjoining awning fascias, 350mm.</p> <p>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.</p>		
4.17 Private Open Space	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.	POS complies with ADG requirements	Yes
4.18 Communal Open Space	<p>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.</p> <p>2. Communal open space dimensions and siting of the required communal open space area:</p> <p>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.</p> <p>ii. 50% of the remaining communal open space must have a minimum dimension of 3 metres.</p>	<p>Stage 1 Site Area: 5,413m²</p> <p>30% = 1623.9m² required</p> <p>Cos on level 3 = 1173m²</p> <p>Cos on level 8 = 222 m²</p> <p>Total provided = 1395m²</p> <p>Primary COS is north facing</p>	No, however, complies with ADGs
4.19 Landscaping	1. A landscape maintenance plan is to be submitted by the applicant with a Development Application.	Council's Tree Preservation Officer assessed the application and raised concern for the soil depth on the podium communal open space and retention of 4	No

	<p>2. High quality landscape treatments to be provided that establish a cohesively landscape,</p> <p>enhancement of existing plaza spaces.</p> <p>3. A landscape plan with a detailed planting list including species, number and location is to be</p> <p>provided to with a Development Application.</p> <p>4. Landscaped communal open space must be provided at podium or roof levels.</p> <p>5. Use of endemic native trees and other vegetation is required, to reduce heat island effects of</p> <p>new development.</p> <p>6. Green walls and green roofs are highly encouraged along with supporting watering</p> <p>maintenance systems.</p>	trees which are likely to be impacted by the development.	
5.4.1 Residential Precinct	<p>It is noted that the NSW Land and Housing site is currently an entirely vacant after historically housing 111 social housing apartments.</p> <p>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.</p>	Council's Development Engineers have assessed the application and raised no concerns, subject to conditions of consent.	Yes
5.8 Waste Management and Storage	<p>1. Ventilation stacks to be utilised wherever possible to ventilate the basement and retail areas not serviced with window ventilation.</p>	Council's Waste Management Branch has assessed the amended application and raised concerns regarding the application.	

	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>6. The waste management plan must provide details of the light and ventilation of the Waste and recycling storage areas.</p> <p>7. A circulation design must be provided detailing how bins can be to be manoeuvred between storage and collection points.</p> <p>8. Temporary storage areas must be provided for the storage of bulk waste items.</p> <p>9. A waste management Plan must be prepared and</p>	
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	<p>submitted with the development application.</p> <p>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.</p> <p>11. Communal waste and recycling rooms must be located in convenient and accessible locations related to each vertical core.</p> <p>12. For mixed use developments, residential waste and recycling storage areas and access must be separate and secure from other uses.</p> <p>13. Each dwelling must have adequate storage space.</p>		
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