

OUTCOMES COMMITTEE

Meeting Date 6 December 2022

Item Number. 134

SUBJECT: Proposed Amendments to Villawood Town Centre Development Control Plan 2020

FILE NUMBER: 16/03595

REPORT BY: Amanda Seraglio, Para Planner

RECOMMENDATION:

That:

1. Council's Villawood Town Centre Development Control Plan 2020 be amended (and known as Amendment No.1) to:
 - 1.1 Implement administration and formatting changes to the Development Control Plan 2020.
 - 1.2 Update development controls to reflect urban design study changes relating to 2 Kamira Avenue Villawood as a result of Fairfield LEP 2013 Amendment No.43.
2. Amendment No.1 to Villawood Town Centre Development Control Plan 2020 be placed on public exhibition for a period of 47 days including the Christmas and New Year period, with exhibition to commence from the day it is published on Council's website.
3. The outcomes of the public exhibition of Villawood Town Centre Development Control Plan 2020 Amendment No.1 be reported back to Council following the exhibition period.

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 Development Control Plan

31 Pages

CITY PLAN

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

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SUMMARY

This report details proposed amendments to the current Villawood Town Centre Development Control Plan (DCP), and seeks endorsement for the amendments to proceed to public exhibition.

Fairfield Local Environmental Plan (LEP) 2013 Amendment No.43 relating to 2 Kamira Avenue Villawood was recently gazetted and introduced 2 additional permitted uses of retail and business premises to the north eastern portion of the site. As a result, a review and update of the current DCP is required.

This review incorporates updated development controls to inform future development on the NSW Land and Housing site at 2 Kamira Avenue Villawood along with a range of housekeeping and formatting amendments.

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. The amendments to the current DCP are as result of Fairfield LEP 2013 Amendment No.43 for 2 Kamira Avenue Villawood. LEP Amendment No.43 introduced additional permitted uses of business premises and retail premises to part of the land at 2 Kamira Avenue Villawood.

The proposed amendments to Villawood DCP (**Attachment A**) include the following:

- Administration changes, including the layout and formatting restructure for consistency with other DCPs; and
- Updates to development controls, images and maps to reflect the gazetted controls for 2 Kamira Avenue Villawood, including – additional permitted uses of business premises and retail premises, the amended layout of the 3,000sqm open space park.

PROPOSED AMENDMENTS

The following discussion outlines the changes proposed to the Villawood Town Centre DCP.

A. Administration Changes

A range of administration and formatting amendments proposed to address plan anomalies: setting a consistent structure throughout all Fairfield Council DCP documents; updating references to new legislation, strategies and studies; and to provide further clarity for all stakeholders using the plans.

The administration and formatting amendments include the following:

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- Changes to the front page including an Acknowledgment of Country;
- Update to Section 1 of the DCP, incorporating background information to set the context for Villawood Town Centre and its surrounds; and
- Incorporation of numbering for reference to objectives and controls and clearer formatting.

B. Development Control Changes

On 23 September 2022, Fairfield LEP 2013 Amendment No.43 associated with 2 Kamira Avenue Villawood was gazetted. The LEP amendment introduced 2 additional permitted uses of business premises and retail premises to Schedule 1.

To ensure that the DCP is current and reflects the changes made through Fairfield LEP 2013, the following amendments to the development controls are required:

- Adjusting development controls to reflect the additional permitted uses of business premises and retail premises that are now permissible on part of the NSW Land and Housing Corporation (LAHC) site.
- Controls relating to ground floor retail and commercial development, activated streets frontages, connectivity and pedestrian thoroughfares throughout the site.
- Updated diagrams to address the reconfiguration of the proposed 3,000sqm park and southern building, allowing for a larger street frontage for the park along Kamira Avenue. The larger street frontage, decreases depth of the park, and encourages enhanced vision for safety and surveillance, and improves access to the existing Hilwa Park.
- Incorporation of tree planting along Kamira Avenue, street furniture, paving treatments and traffic calming measures.
- The inclusion of civic and pedestrian areas throughout the site, including plaza spaces to attract people.
- Should car parking be proposed at ground level or above ground level it is required to meet design excellence controls, as outlined within the Design Excellence Clause of Fairfield LEP 2013.

CONSULTATION STRATEGY

It is proposed that the amended Villawood Town Centre DCP be placed on public exhibition. As per Council's Community Engagement Strategy 2020, the Christmas timeframe provision applies and the period between 15 December 2022 and 3 January 2023 is to be excluded from the calculation of the 28 public exhibition period. Therefore, in this instance an additional 19 days will be added on the exhibition period.

The draft amendment will be placed on Council's website and a hard copy will be available for viewing at Council's Administration Building during normal business hours.

Once the exhibition period has ended a further report detailing the results of public exhibition and any proposed amendments will be presented to Council.

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CONCLUSION

It is recommended that the amended Villawood Town Centre DCP 2020 be placed on public exhibition for a period of 47 days, which includes an extra 19 days due to the Christmas timeframe extension.

A further report detailing the results of public exhibition will be presented to Council.

Amanda Seraglio
Para Planner

Authorisation:

Coordinator Strategic Planning
Manager Strategic Land Use Planning
Group Manager City Strategic Planning

Outcomes Committee - 6 December 2022

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