

OUTCOMES COMMITTEE

Meeting Date 11 February 2025

Item Number. 5

SUBJECT: Public Exhibition - Villawood Town Centre Development Control Plan 2020 - Draft 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

REPORT BY: Chris Shinn, Coordinator Strategic Planning

RECOMMENDATION:

That:

1. Council's Villawood Town Centre Development Control Plan 2020 be amended (and be known as draft Amendment No. 3) to:
 - 1.1. Reflect the revised built form for 1 Villawood Road Villawood in relevant diagrams within the DCP.
 - 1.2. Update diagrams relating to access and active street frontages.
 - 1.3. Implement appropriate overshadowing controls for public spaces.
 - 1.4. Introduce town centre design and character assessment objectives to be consistent with the adopted Villawood Town Centre Urban Design Study.
2. The Villawood Town Centre Development Control Plan 2020 Draft Amendment No. 3 be placed on public exhibition for a minimum period of 28 days, with exhibition to commence from the day it is published on Council's website.
3. The outcome of the public exhibition of the Villawood Town Centre Development Control Plan 2020 Draft Amendment No. 3 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:

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AT-A	Villawood Town Centre DCP 2020 - Draft Amendment No.3	39 Pages
AT-B	Applicant's Urban Design Assessment - 1 Villawood Road Villawood	30 Pages

CITY PLAN

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

SUMMARY

This report details proposed amendments to the current Villawood Town Centre Development Control Plan (DCP) 2020 (**Attachment A**) and seeks endorsement for the amendments to proceed to public exhibition.

The proposed DCP Amendments relate to the site at 1 Villawood Road, Villawood and aim to facilitate redevelopment of the site in line with the applicant's revised concept designs for the site.

Background

The Villawood Town Centre Development Control Plan (DCP) commenced on 5 June 2020 and implements the framework set out within the Villawood Town Centre Urban Design Study.

The Council initiated Urban Design Study has led to Villawood being one of the most active redevelopment centres within the City, with capacity for up to 1,250 additional dwellings across the centre.

Development that has occurred within the centre to date includes:

- Two mixed use developments (containing 160 apartments and 64 apartments respectively) have already been constructed (both completed by the applicant for the proposal subject to this report),
- One mixed use development is currently under construction (56 apartments),
- The first stage of the redevelopment of the vacant NSW LAHC site has received development approval (112 apartments), and
- A number of other sites are either in the final planning phase or applicants have had initial planning discussions with Council Officers (including 1 Villawood Road).

The proposed amendments to the current DCP are a result of discussions the landowner has had with Council's Development Assessment Branch. These concluded that the applicant's proposed development did not comply with the built form within the Villawood Town Centre DCP and as a result, the applicant would need to seek to amend the DCP to align with their new development scheme, prior to lodging a development application.

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The diagrams below show the built form outcome envisaged in the existing DCP and the proposed built form by the applicant. The new proposal seeks a ‘two tower’ arrangement while the existing DCP envisages a single tower and associated permitted buildings decreasing in height to Villawood Place.

<p>Existing built form for 1 Villawood Road within the Villawood Town Centre DCP 2020</p>	<p>Applicant's proposed built form for 1 Villawood Road</p>

The Applicant's proposed built form amendments to the DCP do not exceed the maximum height of building on the Fairfield Local Environmental Plan 2013 Height of Building Map which is 27 metres (equivalent to 8 storeys).

Notwithstanding, the applicant has indicated that at the development application stage they will seek to use the provisions of the State Environmental Planning Policy (SEPP) (Housing) 2021 which will permit up to 30% additional floor space and height above what the LEP allows with the provision of 15% affordable housing.

<p>Proposed built form under SEPP (Housing)</p>	<p>Proposed 3D massing under SEPP (Housing)</p>

The bonus permitted under the SEPP (Housing) will be assessed in addition to provisions within the DCP. Therefore, no DCP controls are proposed to be included addressing the built form permissible under the SEPP.

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Urban Design Analysis and proposed DCP amendments

As a result of the proposed changes, it was requested that the applicant undertake an urban design study (**Attachment B**) to determine the impacts of the revised development concept on the adjoining properties and public spaces. The key issues that needed to be fully considered were:

Setbacks

- The important setbacks that were required to be reviewed were those at the east and west of the site. The eastern setback addresses Woodville Road which is a significant regional road, and the setbacks proposed would be zero lot arrangements. As a result, an additional control was included in the DCP to ensure good design and consideration of amenity of residential apartments, particularly those lower in the building where noise impacts would be greatest.
- The western setback is adjacent to Villawood Place, which is a relatively narrow road with a carriage way width of 15.3 metres. This means that taller buildings between 1 Villawood Road and the site on the western edge of Villawood Place may have trouble complying with the ADG.
- Additionally, Villawood Place will increasingly play a crucial pedestrian connectivity role providing access for the residents within and surrounding the centre access to the Villawood Train Station. Controls have been introduced to increase the ground level setbacks of buildings along Villawood Place. This will increase public domain and footpath widths and ensure good and safe pedestrian access along Villawood Place.
- To address the matters above, additional objectives and controls have been included in the DCP.

Overshadowing

- As part of the review and in discussion with the Council's consultant architectural expert, there were a number of matters that required consideration, including overshadowing, including overshadowing of important public spaces. The small plaza/public domain space in front of the newly developed 1 Villawood Place development has become an important and well used public space within the town centre. A development control was introduced to ensure that the overshadowing was minimal and the space would achieve full solar access for the majority of the day.
- The review identified that the development at 1 Villawood Road could mitigate overshadowing of this site, even if the additional height permitted through the SEPP bonus provisions is added. However, the adjoining site (the current NSW Land and Housing Site where the old Villawood childcare centre is located) would have significant overshadowing impacts on the plaza if developed in isolation. Accordingly, controls have been added to ensure solar access is provided to the plaza and future amalgamation and detailed design of the NSW LAHC site are undertaken prior to redevelopment.

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Vehicular access

- The current DCP restricts vehicular access to the subject site. Amendments have been made to allow site access from Villawood Place. The diagram has been updated to address this matter.

Active Street Frontage

- The active street frontage controls and diagram require the provision of active street frontage across all of the lot boundaries for the subject site. This is too onerous and requires active street frontage to the boundary of another lot and cannot be achieved. The diagram has been updated to address this matter.

Town centre design and character assessment

- The town centre is quickly evolving into a modern mixed-use centre. However, this should not preclude good design and place making as envisaged in the adopted Villawood Town Centre Urban Design Study. A new objective and development control have been introduced to ensure good design outcomes.
- The new character assessment objectives and controls include (but are not limited to) the introduction of variety and diversity in built form and streetscape, visually attractive and vibrant spaces particularly at ground level and public domain interfaces, pedestrian friendly and accessible, human scale development built around podiums containing a variety of materials.

Consultation & Timing

It is proposed that Villawood Town Centre DCP Draft Amendment No.3 be placed on public exhibition for a period of no less than 28 days in accordance with Council's Community Engagement Strategy 2020.

The draft Amendment No.3 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. Notification to adjoining owners will also be undertaken, including relevant state agencies.

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

CONCLUSION

It is recommended that Villawood Town Centre DCP 2020 draft Amendment No.3 be placed on public exhibition for a period of no less than 28 days, in accordance with Council's Community Engagement Strategy.

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

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Chris Shinn

Coordinator Strategic Planning

Authorisation:

Manager Strategic Land Use Planning

Director City Planning

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***** END OF ITEM 5 *****