

# Memorandum

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**TO:** MAYOR  
COUNCILLORS

**FROM:** MANAGER STRATEGIC LAND USE PLANNING

**CC:** EXECUTIVE LEADERSHIP TEAM  
GOVERNANCE  
COMMUNICATIONS

**SUBJECT:** FAIRFIELD CITY WIDE DCP AMENDMENT 2

**FILE:** 25/13177

**DATE:** 19 FEBRUARY 2026

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The purpose of this memo is to provide Councillors with a summary of the changes proposed in the Fairfield City Wide Development Control Plan (FCW DCP) Amendment No.2.

The draft Plan was previously endorsed for public exhibition in October 2025, with the exhibition occurring between 10 November 2025 and 8 December 2025. No submissions were received during the public exhibition period.

The post exhibition report was considered by the Outcomes Committee meeting on 10 February 2026, where it was resolved that a memorandum be provided to Councillors with a summary of the proposed changes prior to the upcoming February Ordinary Council meeting.

Details of the proposed FCW DCP amendments are provided below:

## **Waste management**

The main reason for FCW DCP Amendment No.2 is to facilitate clearer and updated development controls for waste management. The changes to the DCP were needed as the State Government mandated food organics and garden organics (FOGO) services for all NSW households by 2030. This meant Council went through a process to increase residential bins from two (red general waste and yellow recycling) to three, now including the new green FOGO bin.

The proposed provisions ensure that the FCW DCP will provide clear waste servicing requirements to all stakeholders involved in development. The amendments include size and location of bin storage areas to support three waste bins, dimensions for unobstructed kerbside waste collection area, dimensions for path of travel and turning circle for heavy rigid waste collection vehicles and integrated onsite waste and recycling services for residential flat building and shop top housing.

A dedicated appendix has been prepared to illustrate all waste related diagrams with clear dimensions.

## **Swimming pools**

The new provisions include development controls for swimming pools in a number of residential FCW DCP chapters that previously did not have any controls. Council has seen an increase in proposed swimming pools in more dense development types, such

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as dual occupancies and multi dwelling housing. Swimming pool development controls have been replicated from the single dwelling chapter and added to the dual occupancy, narrow lot residential and multi-dwelling housing DCP chapters to ensure clarity and consistency in application.

### **Other minor amendments**

The amendment also proposes several minor housekeeping amendments that seek to capture omissions where development has evolved over time and to resolve minor inconsistencies in the DCP that have arisen due to changes in State legislative, including:

- Updating solar access control to include private open space of neighbouring/adjoining dwelling/s.
- Adding controls for parking and basements so that all vehicles can enter and exit the site in a forward motion.
- Updating the existing driveway development controls across all residential chapters to make it clear that driveway crossings are not supported for secondary dwellings.

I trust this information is of assistance and should you require any further information in relation to this matter, please contact me on 9725 0278.



Marcus Rowan  
**MANAGER STRATEGIC LAND USE PLANNING**

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