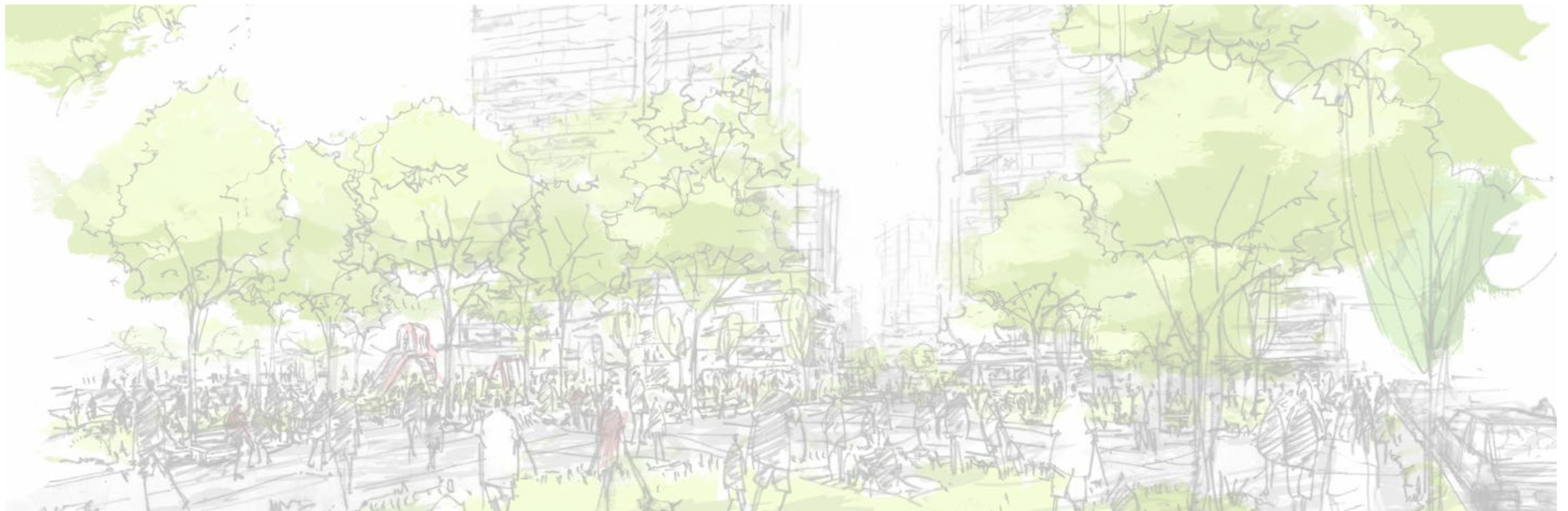


Fairfield Forum - Summary of Planning Proposal

8-36 Station Street, Fairfield NSW 2165

July 2019



HARRINGTON
PROPERTY

FAIRFIELD FORUM PROPOSAL



NEW OPEN SPACE

A new 4,000 sqm public park to be dedicated to Council

EXTRA CONNECTIONS

A new landscaped through-site link, providing pedestrian and cycle links through the site

NEW RETAIL

Renewal and revitalisation of the ageing Fairfield Forum Shopping Centre

EXPANDED PLAZA

A new public plaza at the heart of the development

EXTRA PUBLIC STREET

A new public street linking the City Centre to broader Fairfield

NEW HOUSING

New high-quality residential apartments

INDICATIVE MASTERPLAN

The indictive masterplan for Fairfield Forum has been developed through detailed engagement and workshops with council officers and council's specialist design consultants

The concept vision will be delivered



Legend	
	Subject Site
	Low Rise
	Mid Rise
	High Rise

HEIGHT HIERARCHY

HIGH RISE

- Locate high density residential development in the site core
- Maximise open space on the site by increasing height of the buildings at the centre of the site.
- Create community open space at the northern site boundary to establish a green gateway to Fairfield.

MID RISE

- Transition to medium density residential development at north and west face of the site to scale of neighbours.
- Future developments to the west and north are zoned to allow mid rise residential.

RETAIL HEIGHT TRANSITION

- Retail drawn and clustered to the southern edge of the site, close to Town Centre.
- Existing 2-4 strata storey residential to the east and west of the site is buffered through podium levels and landscaping.

OPEN SPACE

Opportunity for expansion of current paved space into Market Square and mall plaza. Opportunity to create a green gateway to Fairfield through proposed park to the north of site.

RETAIL

Consolidate retail to the south of the site, bordering the proposed Market Square open space and mall plaza.

RESIDENTIAL PARK ACCESS

Opportunity for medium density residential to address proposed park to the north of the site.

PROPOSED OPEN SPACE

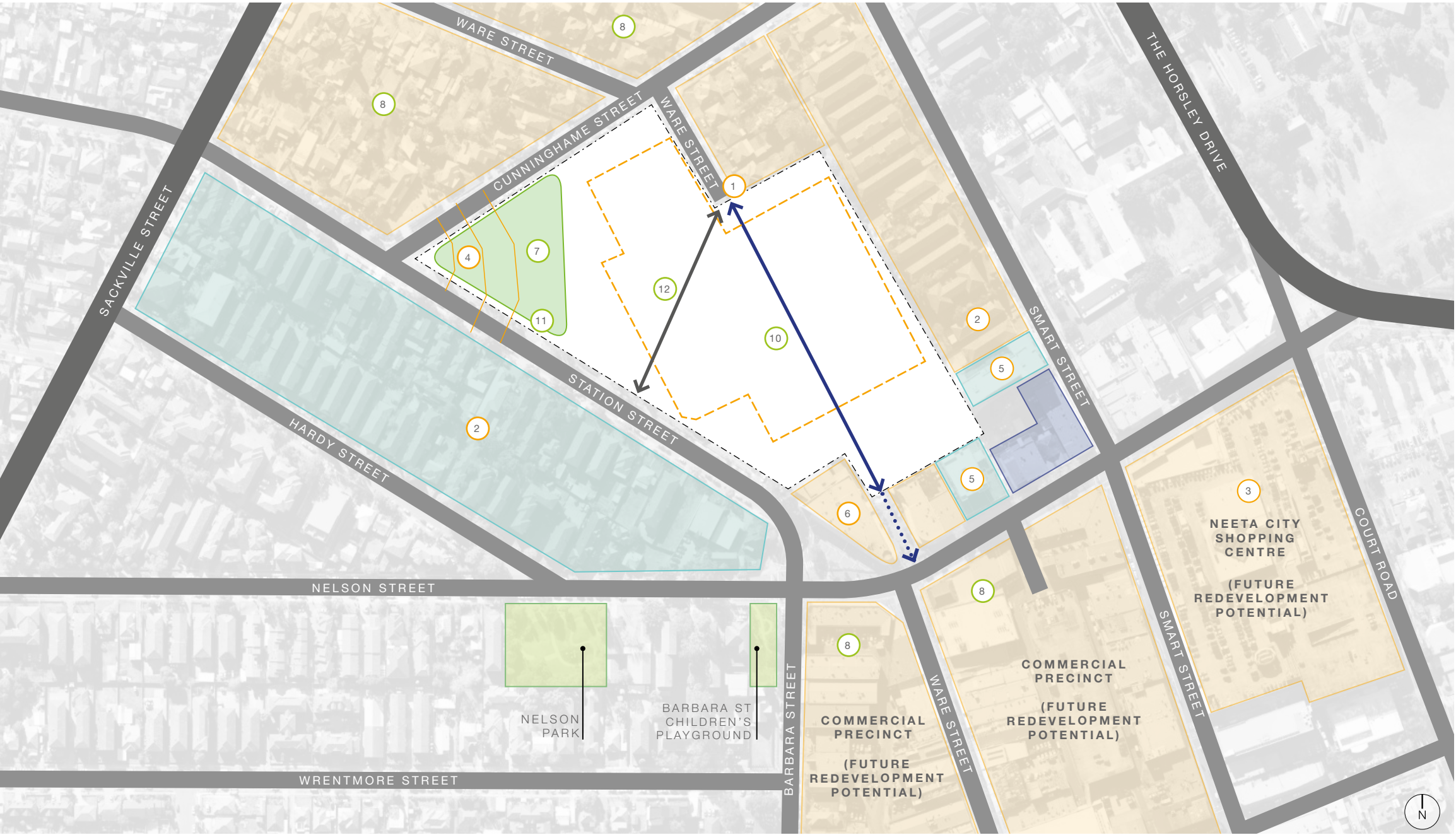
Proposed Park - 4,000m ²
Thru Site Link - 1,700m ²
Market Square - 1,000m ²
Mall Plaza - 1,200m ²
Total Open Space - 7,900m ²

EXISTING CONSTRAINTS AND OPPORTUNITIES

The existing Fairfield Forum site has several unique opportunities and constraints that any future development must respond to.

These relate to built form, open space, connectivity as well as pragmatic items such as traffic management and parking.

The preliminary masterplan sets out the key design moves taken to provide solutions to these matters.



Legend	
	Subject Site
	Existing Public Open Space
	Existing Residential
	Existing Commercial
	Potential Development Sites
	Existing Retail
	Site Slope
	Potential Pedestrian Link
	Potential New Road
	Potential New Public Open Space

- CONSTRAINTS**
- 1 Ware Street terminates at the site boundary
 - 2 Strata residential to the south east and west
 - 3 Existing multi storey retail precinct
 - 4 Steep site slope from the North-West corner down Station Street
 - 5 Existing 6 & 8 storey residential buildings to the South
 - 6 Strata commercial development at Station Street and Nelson Street intersection

- OPPORTUNITIES**
- 7 Provide open public space to north of site
 - 8 Future redevelopment to the north and south
 - 9 Large site with opportunity to break down pedestrian scale
 - 10 Re-establish and extend existing pedestrian linkages through site to existing street infrastructure
 - 11 Relocate vehicular access to reduce conflict with pedestrians
 - 12 Provide new road connecting Station St & Ware St.

KEY MASTERPLAN OBJECTIVES



OBJECTIVES

- 1 DIVERSIFICATION**
Diversification of uses on site by introducing residential apartments, commercial uses and community space to compliment retail.
- 2 NEW STREET NETWORK**
Introduction of new street network within site, complemented by open space pedestrian links which create public benefit and align with local cultural shopping preferences.
- 3 RETAIL DISTRIBUTION**
Desire to redistribute retail closer to the southern end of the Town Centre while also creating a residential transition at northern edge of site.
- 4 OPEN SPACE**
Opportunity for significant landscaped open space at the gateway to the Town Centre. This space can be framed by introduction of residential density.
- 5 WALKABILITY**
Creation of walkable, permeable ground planes throughout the site. Utilising a mixed use scheme to create through site linkages from north-south and east-west.
- 6 PUBLIC PLAZA**
Currently truncated Ware Street Plaza can be extended to create a new urban open space bookended by new retail uses.
- 7 SOLAR ACCESS**
Facades and massing are designed to optimise solar access for residents, surrounding developments and open spaces.

OPEN SPACE PRINCIPLES

The key Urban Design Principles for the masterplan are

- 1. Creating Active frontages throughout the project
- 2. Increasing Pedestrian connection and activity
- 3. Activate open spaces through public and private uses



ACTIVATED EDGES AND PUBLIC ART



ACTIVE SPACES/ GREEN RELIEF



ART TO ACTIVATE RETAIL SPACES



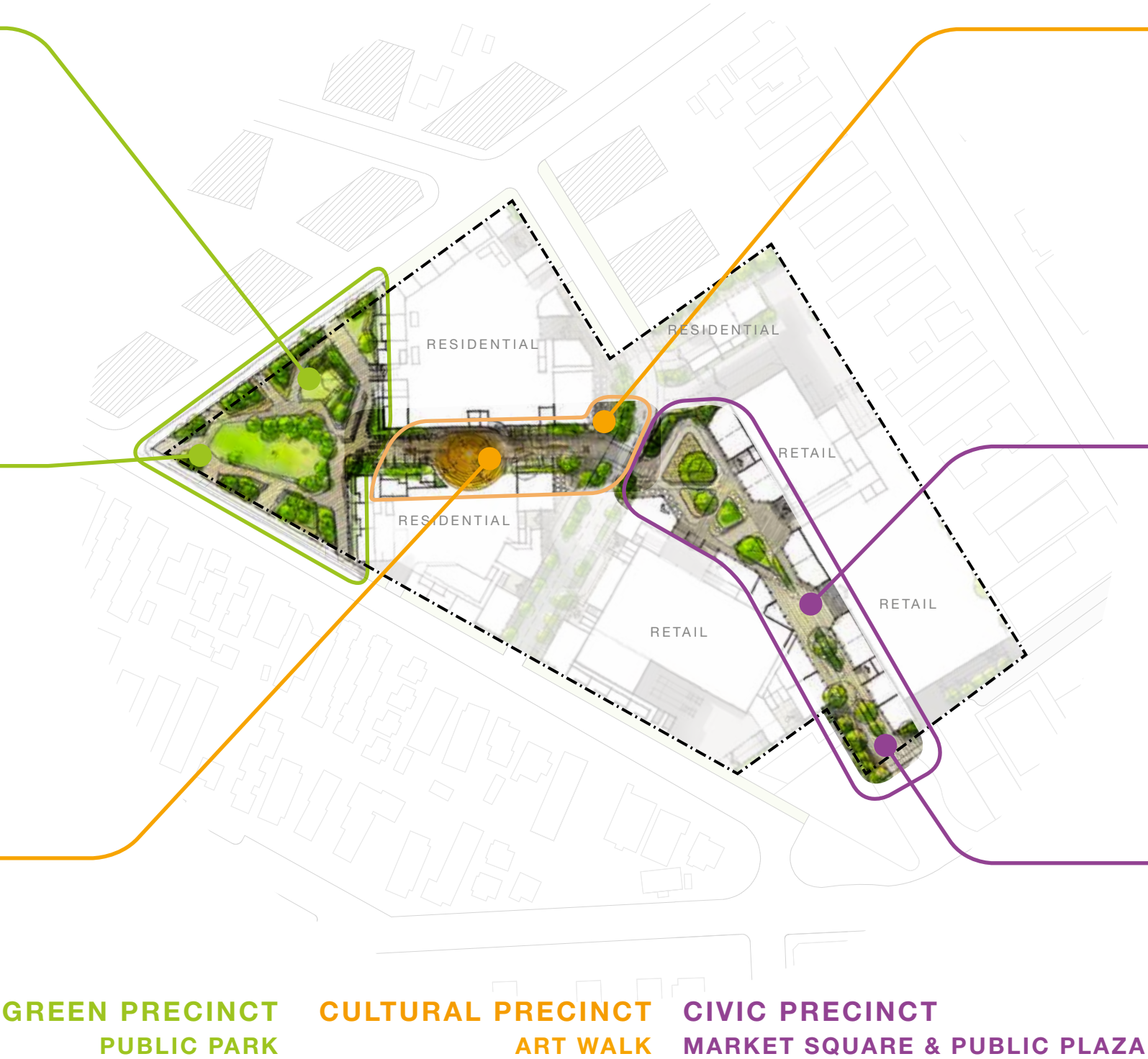
ACTIVATED RETAIL FRONTAGES



QUALITY SHOPPING ARCADES/ RETAIL



PEDESTRIAN PROMNADE/ OUTDOOR LIFESTYLE



PLACEMAKING STRATEGY

The broader vision of the masterplan creates a series of spaces and opportunities for an engaging public realm, along with a high degree of individual residential amenity. As a new mixed use precinct, the combination of uses will bring life and activation to Fairfield, while still creating a neighbourhood for residents.



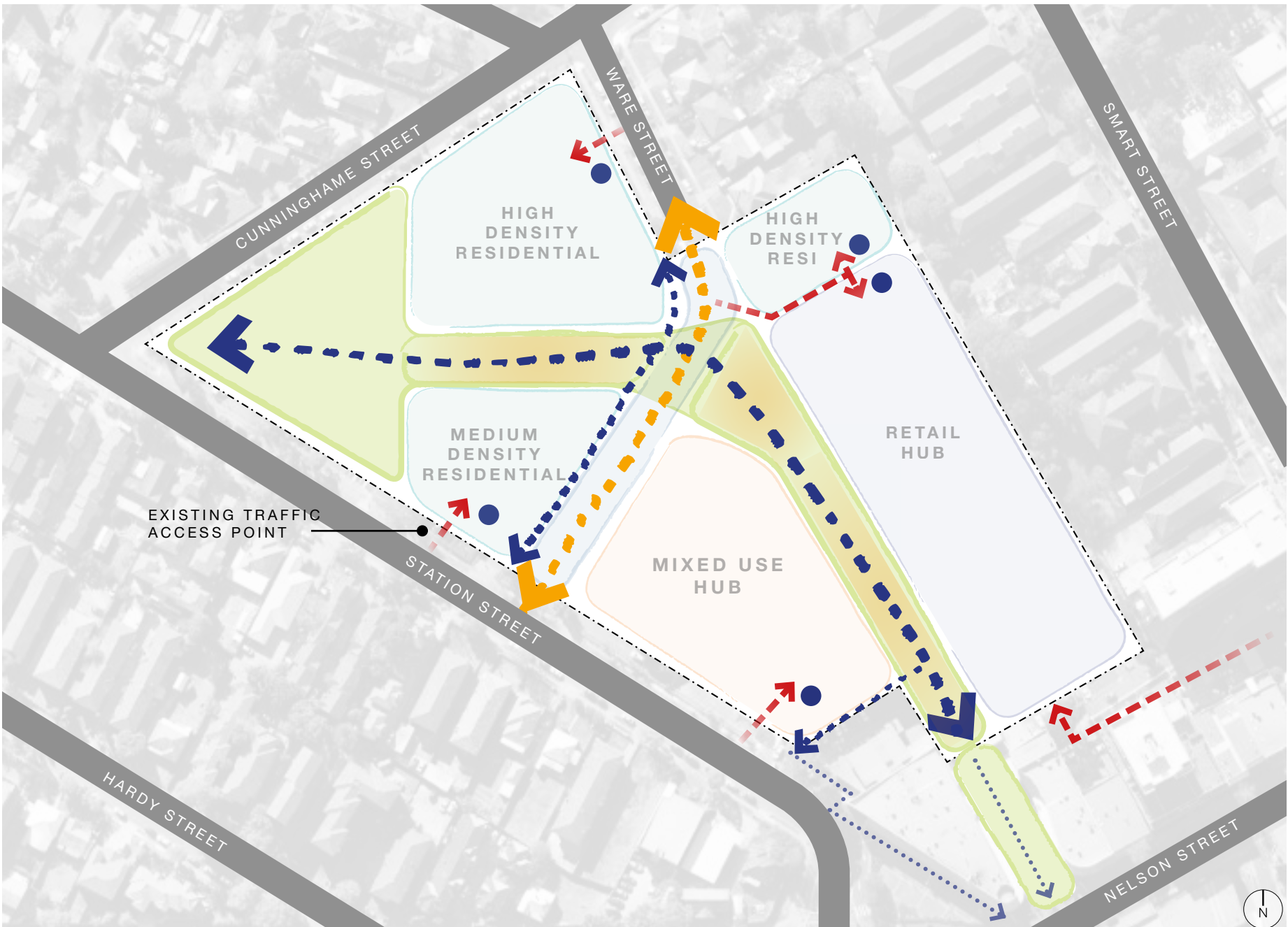
CONNECTIONS AND ACCESS

The sites vehicular and pedestrian access points are significantly improved by the proposal. No increase to the retail trading area for the site is proposed, but the retail carpark access points are enhanced and dispersed around the subject site.

Vehicles currently access the site through a multitude of large and small driveway locations, with limited visual wayfinding. Several access points are shared between Heavy vehicles, pedestrians and customer cars.

The new design seeks to remove these conflicts and create visual clarity for the sites users to navigate the site with ease and safety.

New residential components of the development are provided with separate and independent carpark entry points and loading facilities.



The Key Design elements of the access and movement strategy are:

1. The proposal re-arranges this to create 5 new separate loading facilities to service each individual component of the development. These are separate from residential or retail parking access
2. The reconnection of Ware Street through the site to Station Street. This facilitates several additional access points to the development, without creating more driveway crossovers in the existing street network indeed several are removed on Station Street. This new Ware Street allows for more even distribution of traffic from site
3. The existing access lane to Smart Street is connected to the retail carparking enabling an additional access point to the site. The proposed retail basement carparking will similarly be connected below ground for each stage, further amplifying the ability to share traffic loads.
4. The new north south pedestrian link creates a fully pedestrianised environment to the new Park, with a protected crossover for the new Ware Street extension

Legend	
	Subject Site
	Proposed Open Space
	Proposed Pedestrian Plaza
	Proposed New Street
	Proposed 24hr Pedestrian Link
	Existing Adjacent Pedestrian Link
	New Vehicular Link
	New Carpark Access Point
	New Loading Dock

FAIRFIELD DESIGN STUDY
The Fairfield Design Study identifies the need for pedestrian connectivity and site linkage for Fairfield Forum. The proposal opens the opportunity for new streets on the site and pedestrian friendly linkages.

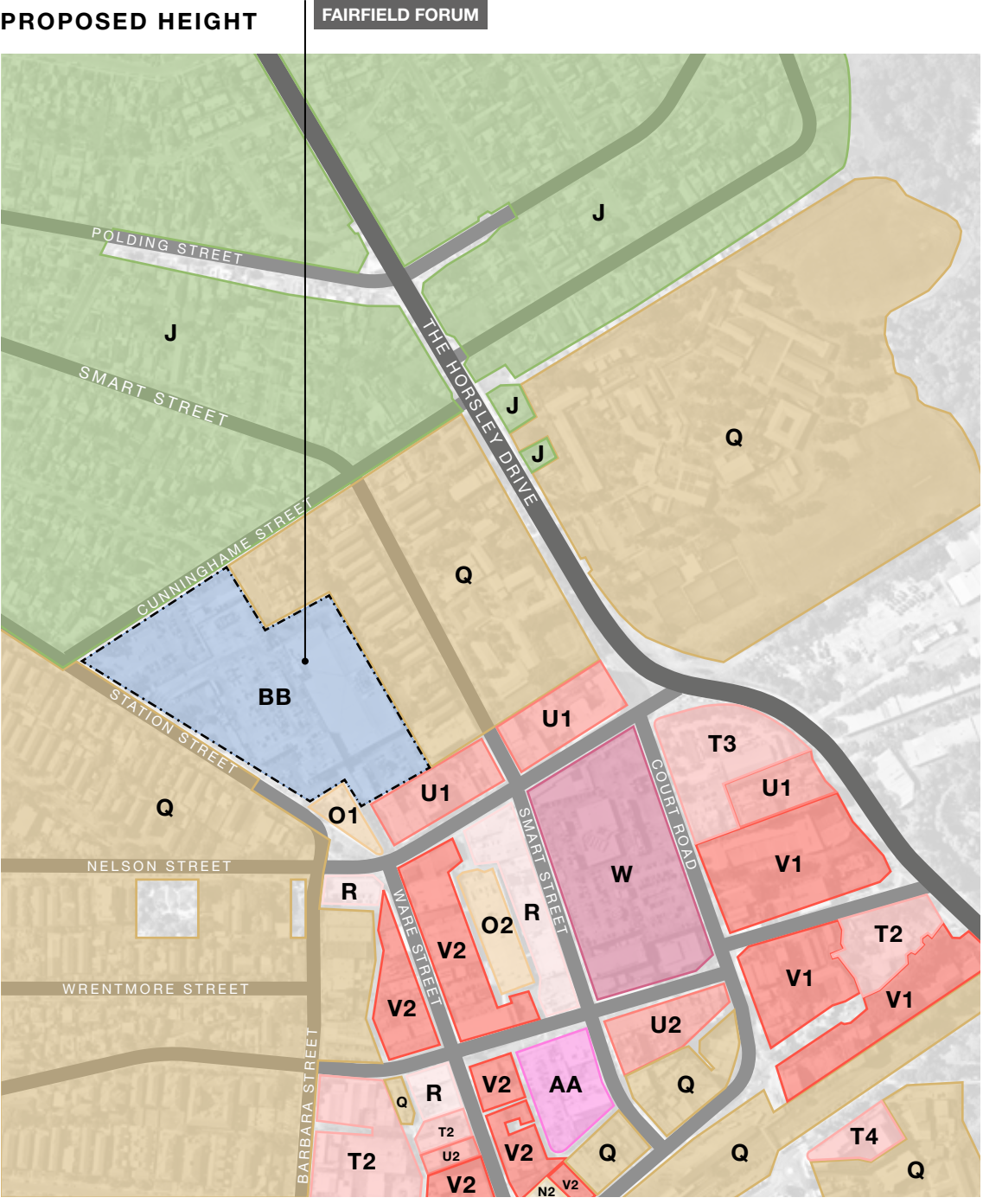
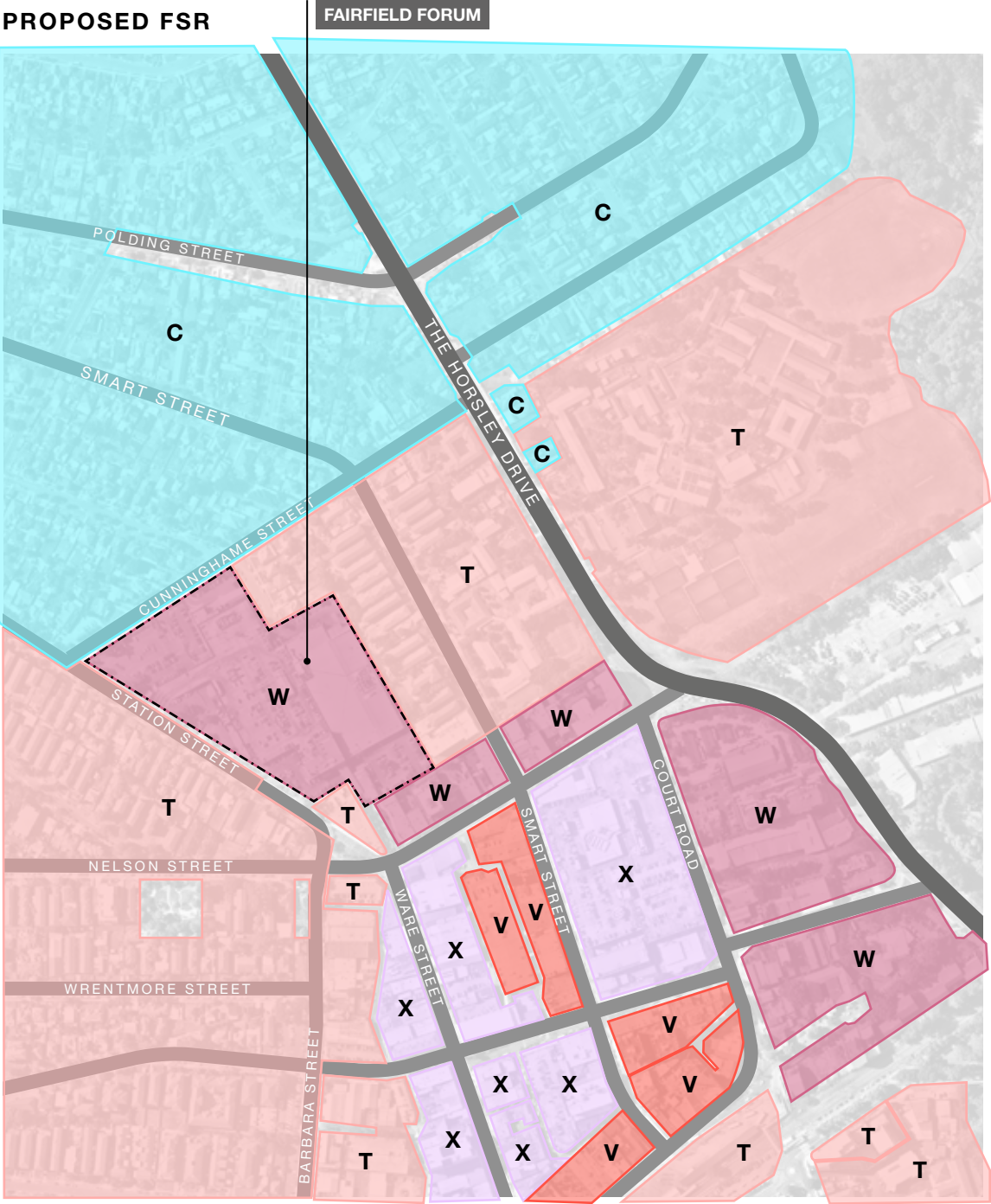
VEHICULAR CONNECTIONS
Create through site road connections to provide vehicular and services access to new developments. Running the streets predominantly north side maximises residential development opportunity for each block. Opportunity to link Ware Street through site to Station Street with new street connection.

PEDESTRIAN CONNECTIONS
Draw pedestrians into and through site by activating the ground plane and street edge. Open up new centre to draw pedestrian connection though site and enable Fairfield forum to act as an 'anchor' to Ware Street retail precinct.

PUBLIC SPACE NODES
Maximise open space opportunities at nodes along links through site. Opportunity for expansion of current paved space into Market Square and mall plaza.

PROPOSED BUILDING CONTROLS

As part of this Planning proposal the following key amendments are being sought:- The FSR for the site will be increased from the current 2.5:1 to 3.5:1- The Maximum height will be increased from the current 26m to a maximum of 82mThe specific heights of areas throughout the site will be defined in detail through a site specific DCP that is to be prepared for the site, in line with the concept masterplan included in the application.



Legend

	Subject Site
	Major Road
	Arterial Road

LEP CONTROLS

Maximum Building Heights (m)

J	9
N2	14
O1	15
O2	16
Q	20
R	21
T2	26
T3	27
T4	29
U1	30
U2	33
V1	38
V2	39
W	42
AA	66
BB	82

LEP CONTROLS

Maximum Floor Space Ratio (n:1)

C	0.45
T	2
U	2.5
V	3
W	3.5
X	4

PHASING STRATEGY

To facilitate the orderly development of the site, the proposed masterplan envisages the attached phasing strategy to allow delivery of the key components of the development.

The table below summarises the extent of development in each anticipated phase, with the public benefit contribution for each phase nominated

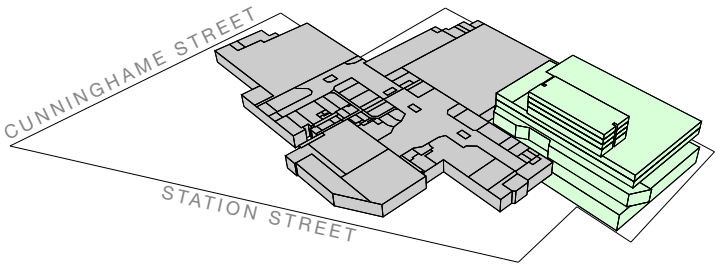
	Parking Totals	Parking Loss	Parking Gain	Residential Units	Public Benefit
Phase 1 (Site A)	1 3 0 1	105	1196	3 2	Ware Street Plaza extension completion of Ped Lane to Smart Street
Phase 2 (Site A)				2 5 0	Commence Ware Street extension
Phase 3 (Site B)	4 9 0	130	360	4 7 2	Complete Ware Street extension to Station Street Complete Ped Plaza link
Phase 4 (Site C)	1 1 2 8	33	1095	7 3 5	Complete Ware Street extension to Station Street Complete Ped Plaza link

TOTAL DWELLINGS - 1489 UNITS*

*Note: All dwelling and parking counts per stage are approximate only and based on average apartment sizes as a percentage of the anticipated Gross Floor area. Future detailed development applications will define these in greater detail.

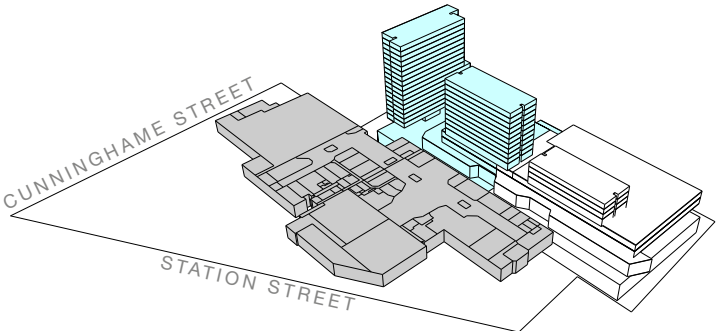
PROPOSED PHASE 1 - SITE A

BUILDING 1
BUILDING 2 (50%)
DDS1 and mixed use development. Initial Ware Street Plaza extension opened as well as retail basement carpark.



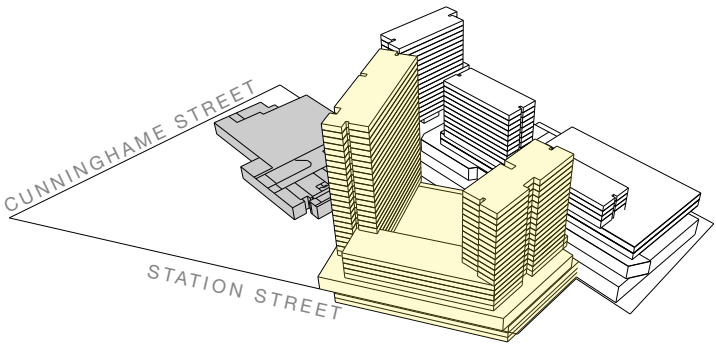
PROPOSED PHASE 2 - SITE A

BUILDING 3
BUILDING 4
New ALDI completed, and part of Ware Street upgrade completed. Temporary entry point to retail centre created.



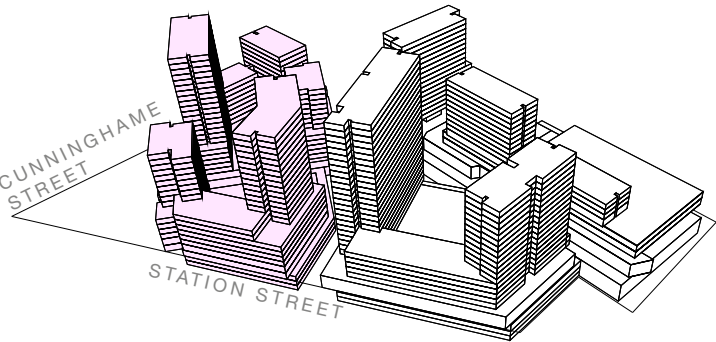
PROPOSED PHASE 3 - SITE B

BUILDING 5
BUILDING 6
New COLES and residential completed. Plaza and market square completed.



PROPOSED PHASE 4 - SITE C

BUILDING 7
BUIDLIN5 8
Park, residential and new street between Phase 3/4 created.



SOLAR ACCESS DESIGN STRATEGIES

Detail solar studies have been prepared in parallel with the Planning Proposal submission.

The criteria for measure of solar access to existing development adjacent to the site, surrounding open spaces and solar amenity from the proposed built form was defined and agreed between the applicant and councils expert Urban Designer

Below and across are summaries of the key principals used to design the development to minimise solar impact, and the approach taken to analyse each component.

SOLAR ACCESS STRATEGY

SURROUNDING DEVELOPMENTS

- The proposed masterplan has been designed in consideration of the southern neighbouring residential properties along Station Street and adjacent area.
- Setbacks to towers and podium heights allow northern light to these residential properties. The placement of the public park to the north west corner of the site creates significant relief in the surrounding urban form.

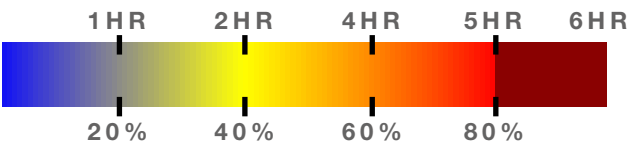
OPEN SPACES

- The public park has been placed at the north west corner of site to allow for maximum daylight access.
- The placement of the Market Square along the Ware Street axis allows for northern light into this open public space at key times of the day.

RESIDENTIAL BUILDING FACADES

- Building facades have been oriented to allow for distribution of northern light into the majority of site, and developments beyond
- The residential tower forms have been analysed in order for these to meet solar access objectives of the Apartment Design Guide

All the key solar impacts have been measured at 22nd June, between 9am and 3pm. Solar access software was used to graphically demonstrate the quantum of sunlight on each element being studied, with the colour tones shown described in the legend below.



The accompanying solar impacts have been analysed on adjacent developments with areas receiving sunlight shown in the attached images. The colour legends show areas that receive two hours or more being yellow, orange or red in tone.

The current zoning and uses have been considered for analysis of neighbouring sites, with commercial and vacant plots excluded. Residential and used sites have been analysed to ensure they have access to daylight to their communal open spaces and building façades.



SHADOW IMPACT TO NEIGHBOURS

Solar impacts have been analysed on the proposed new open spaces to ensure these areas receive high levels of solar amenity.

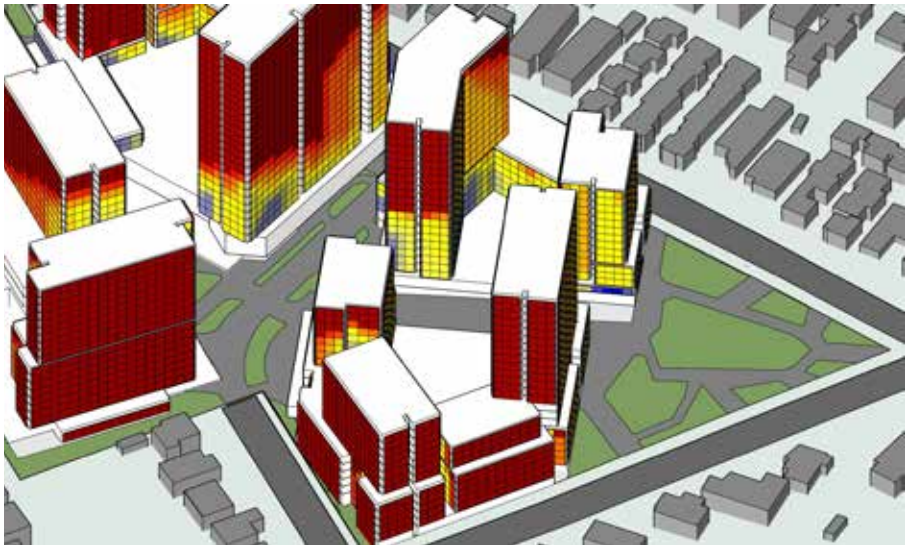
Areas receiving sunlight are marked according to the attached colour legend, with 2+ sunlight hours marked in yellow, orange or in red tones.

- The majority of the public park receives over 3 hours of sunlight
- The market square is designed to achieve maximum solar access during the middle of the day in mid winter
- Over 50% of the Market Square receives 2 or more hours of sunlight.



SHADOW IMPACT TO OPEN SPACE

The proposed new residential forms have been orientated and positioned to maximise the opportunity for solar gain on residential facade areas. The 3D analysis proves that the vast majority of the new building facades will receive greater than 2 hrs solar access in mid winter. The reference scheme accompanying the application demonstrates that a future Development application for the above site can be lodged that achieves the Solar access requirements of the Apartment design guide.



SHADOW IMPACT TO PROPOSED BUILDING