



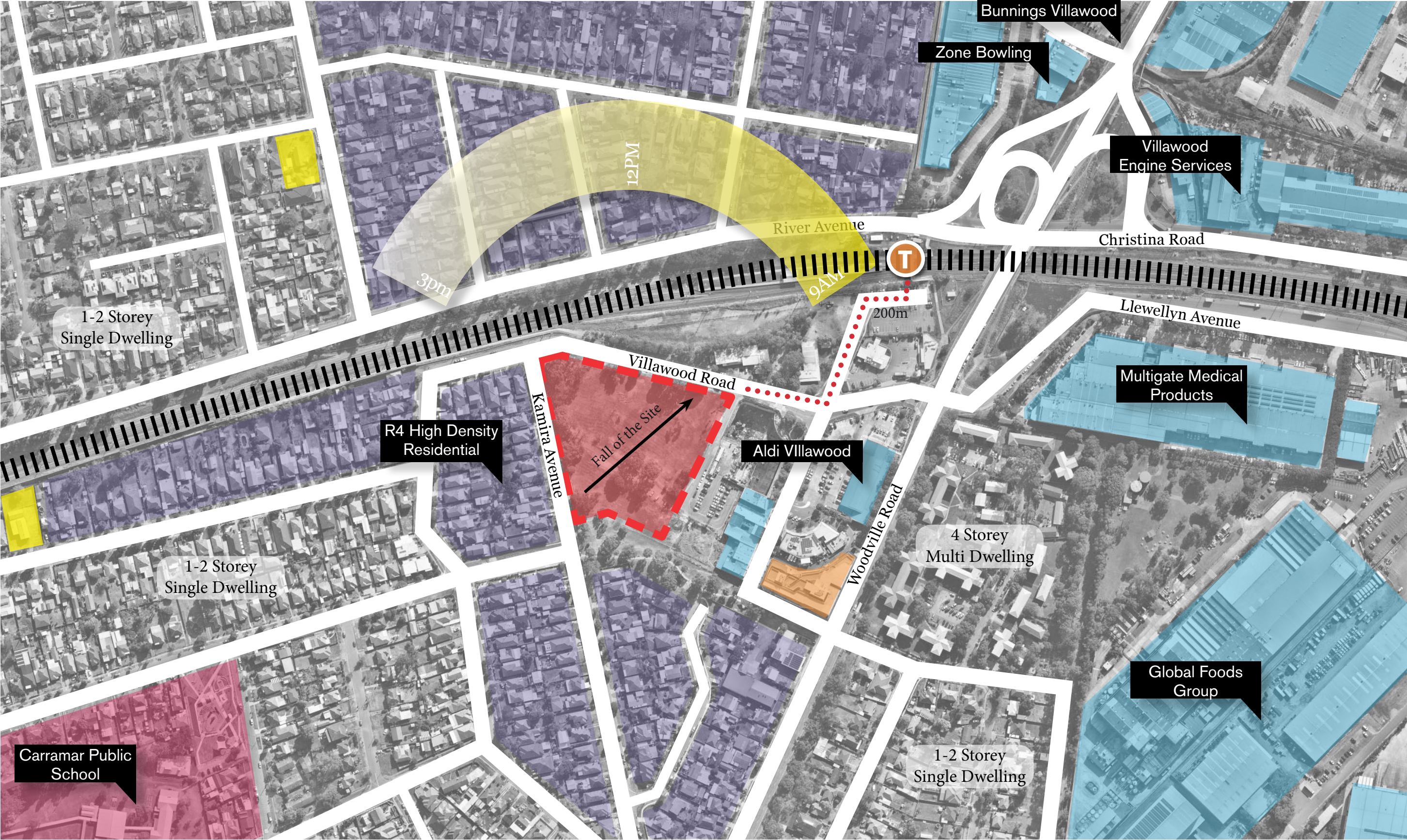
Kamira Avenue Villawood

Pre DA Council Meeting
February 2021



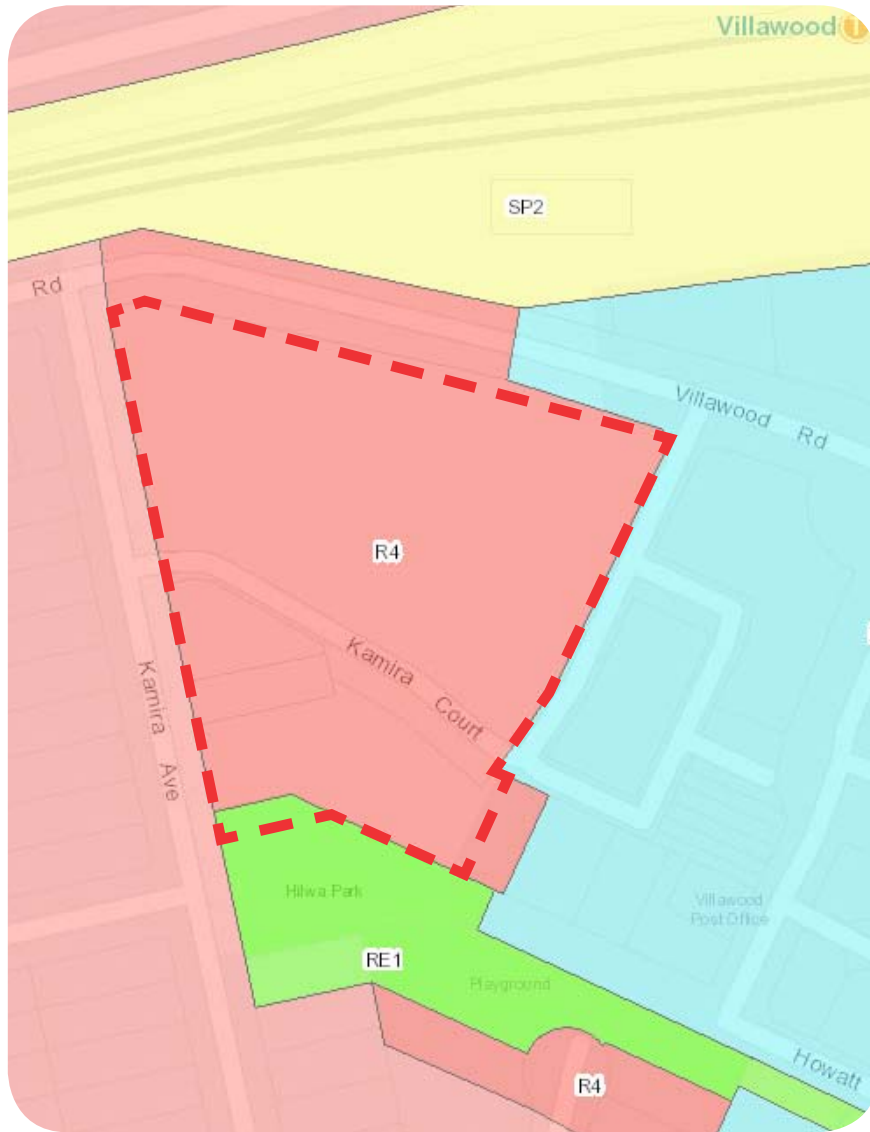
SITE ANALYSIS

KAMIRA AVENUE
VILLAWOOD



SITE ANALYSIS
OPPORTUNITIES AND CONSTRAINTS





LAND ZONING: **R4 HIGH DENSITY RESIDENTIAL**



MAXIMUM FLOOR SPACE RATIO: **2.5:1**



MAXIMUM HEIGHT: **27m & 39m**

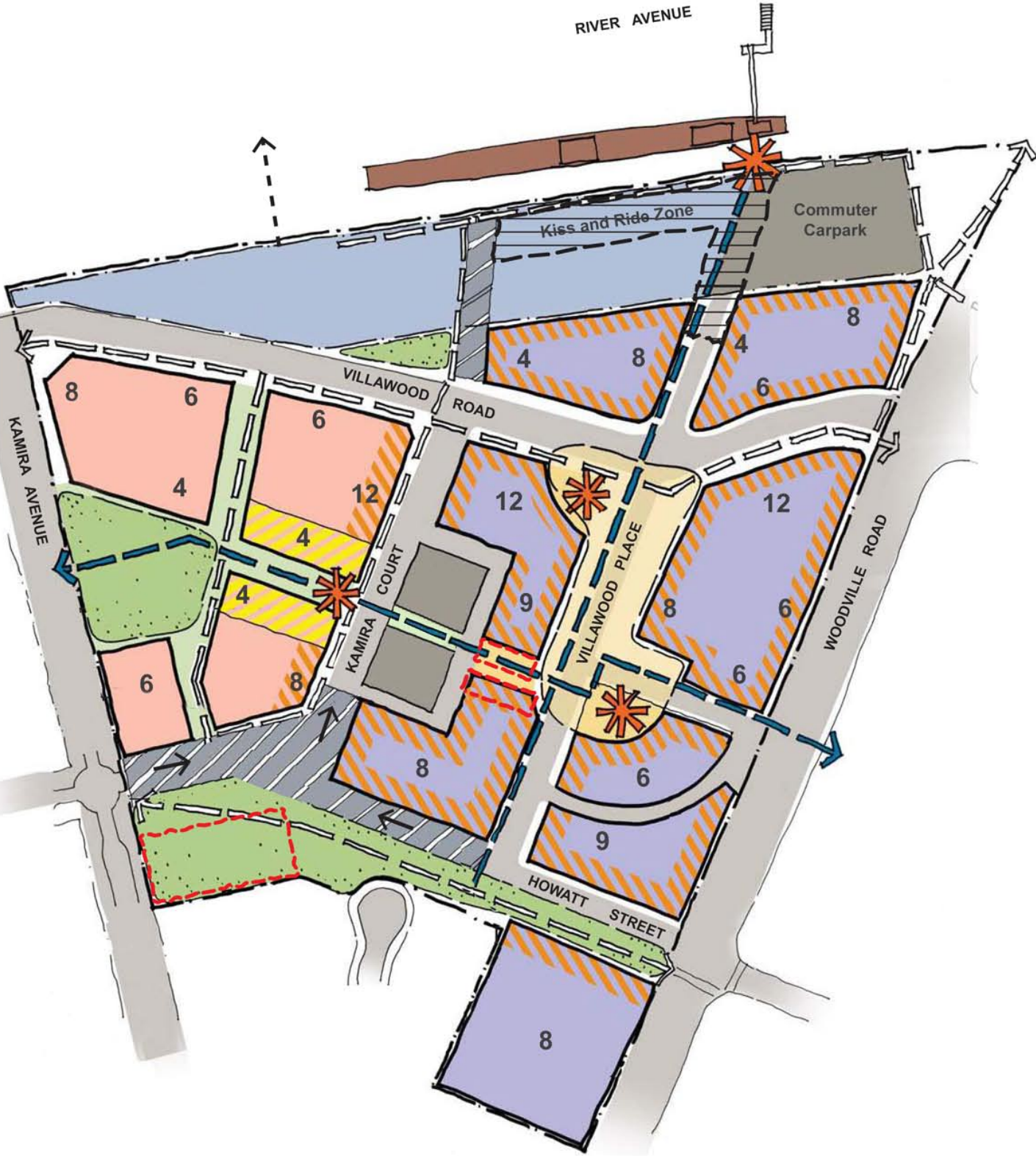




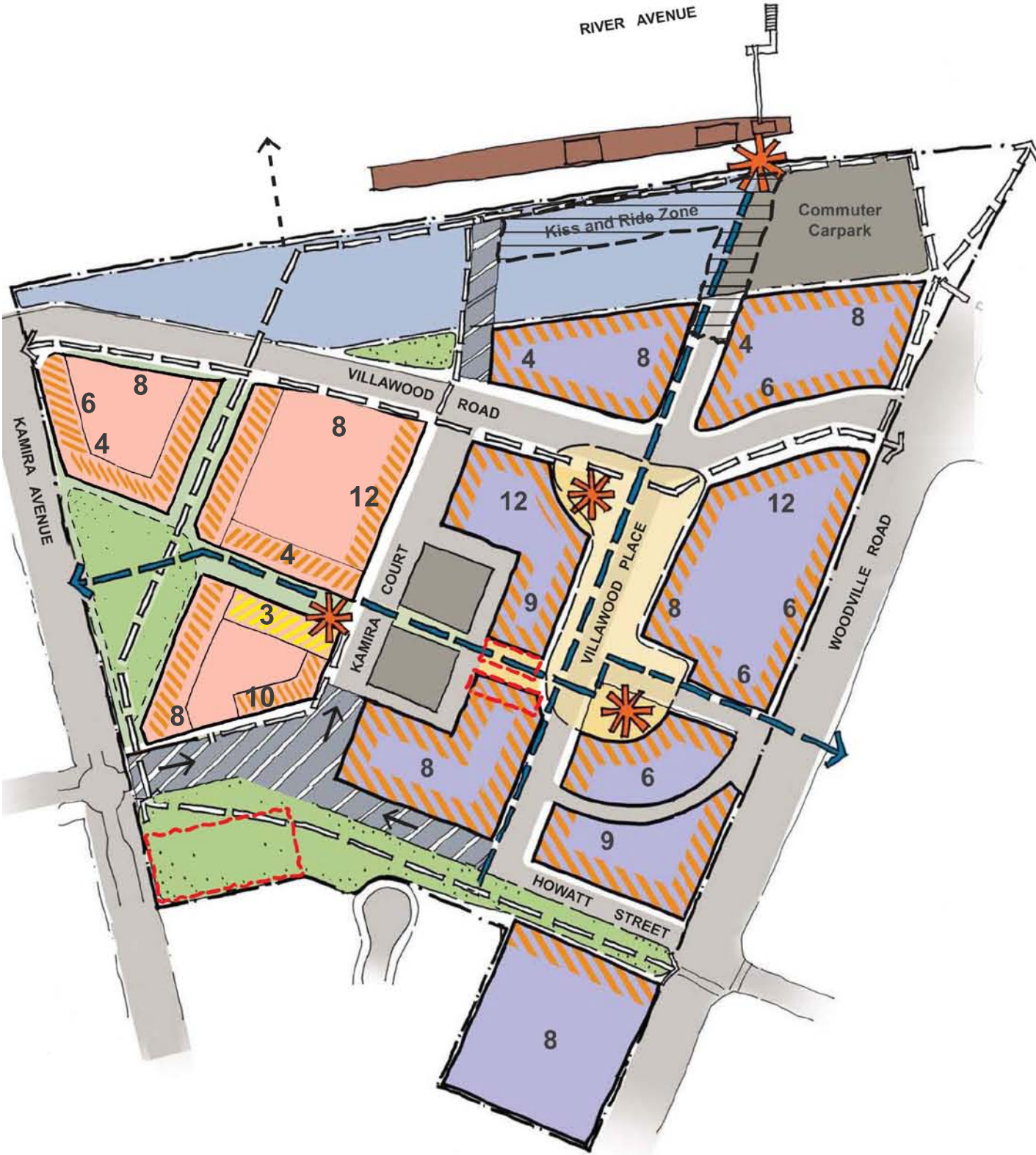
DCP COMPARISON

KAMIRA AVENUE
VILLAWOOD

MASTERPLAN COMPARISON
VILLAWOOD TOWN CENTRE STRUCTURE PLAN



VILLAWOOD TOWN CENTRE DCP 2020



PROPOSED MASTERPLAN





VILLAWOOD TOWN CENTRE DCP 2020



PROPOSED MASTERPLAN



MASTERPLAN COMPARISON
INDICATIVE MASSING DIAGRAM



Figure 12. View of Villawood Town Centre looking north (source LFA)



VILLAWOOD TOWN CENTRE DCP 2020



PROPOSED MASTERPLAN

MASTERPLAN COMPARISON
SETBACK AND NUMBER OF STOREYS



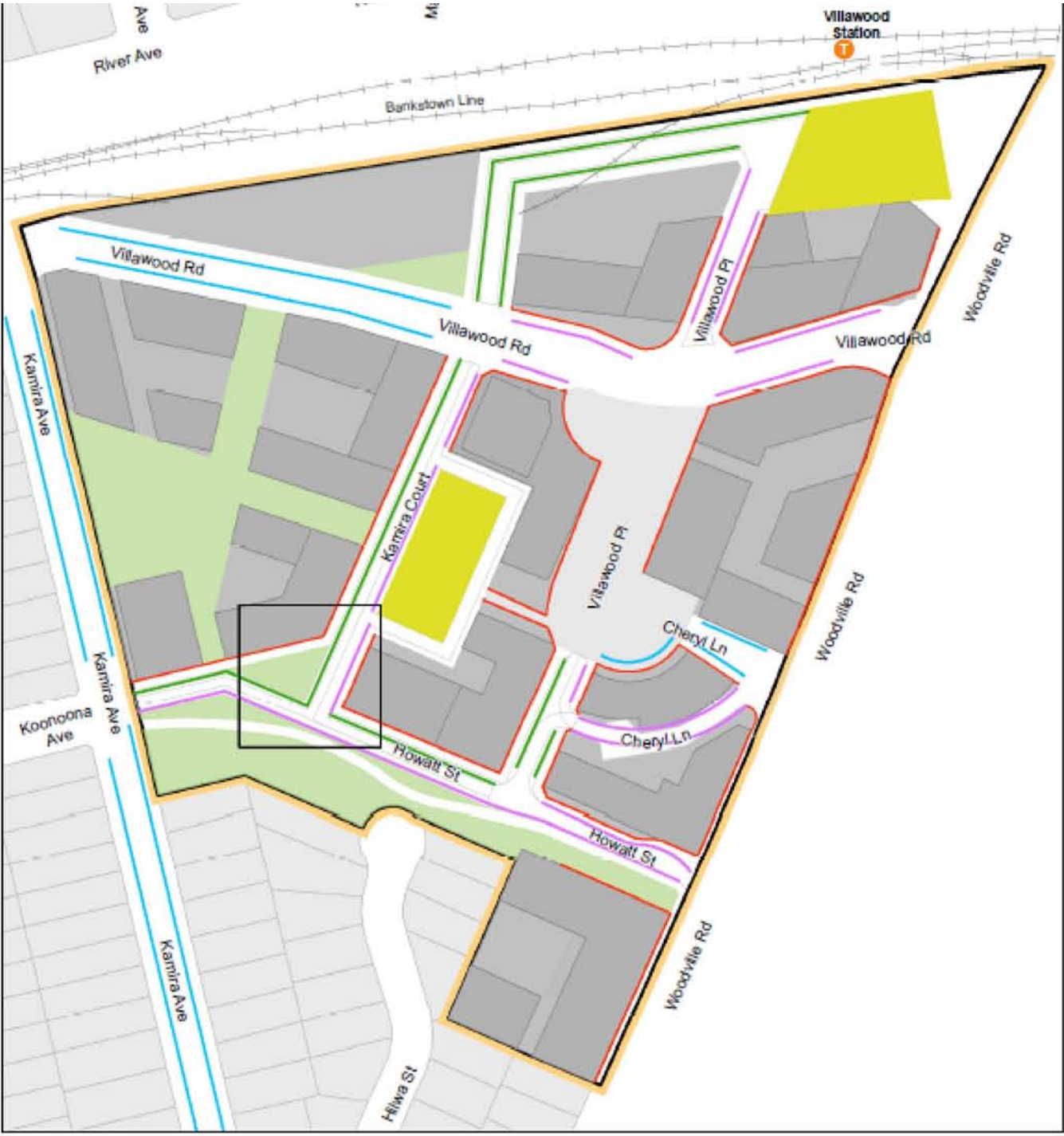
VILLAWOOD TOWN CENTRE DCP 2020



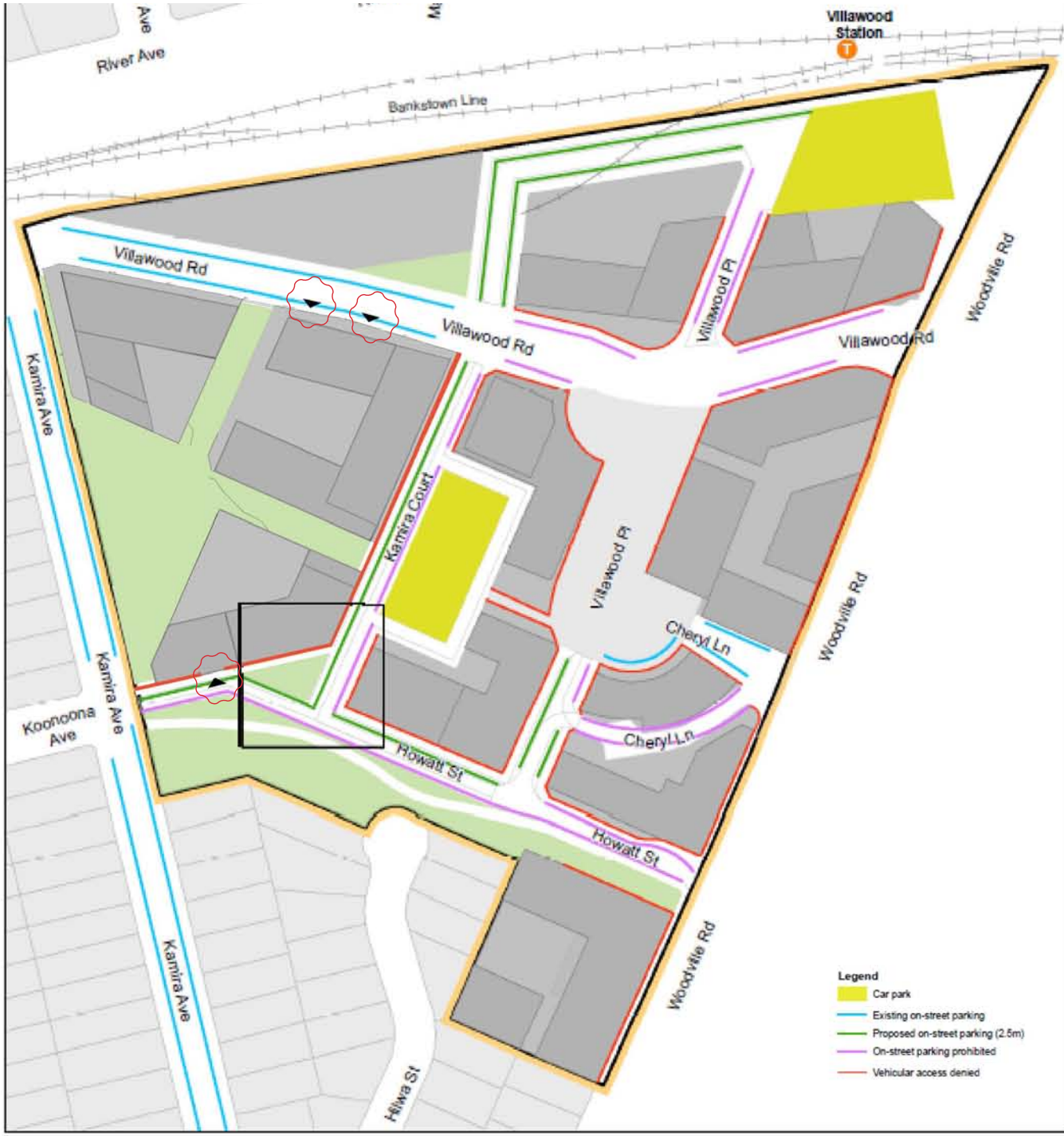
PROPOSED MASTERPLAN



MASTERPLAN COMPARISON
VEHICULAR ACCESS



VILLAWOOD TOWN CENTRE DCP 2020

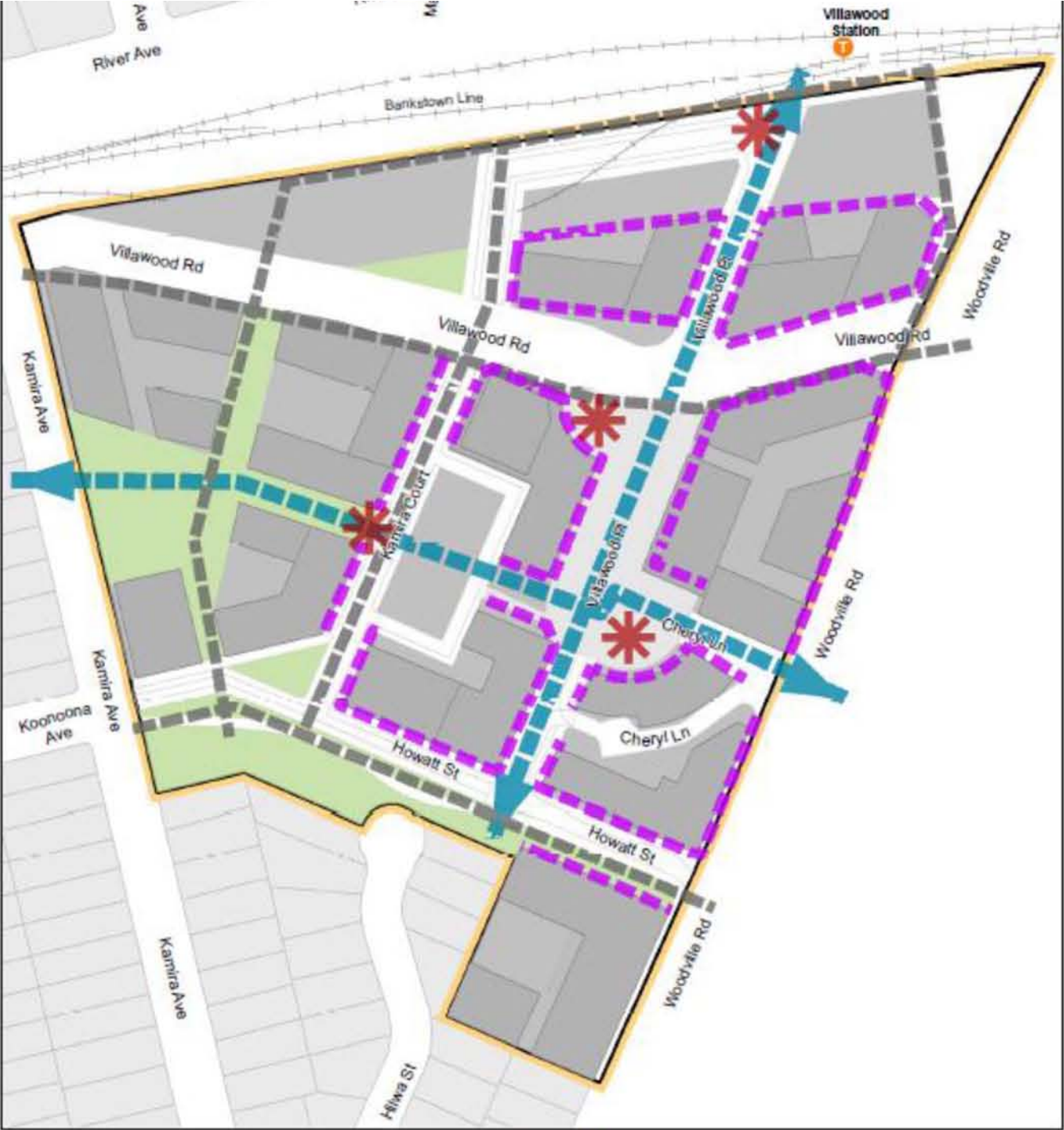


PROPOSED MASTERPLAN



MASTERPLAN COMPARISON

ACTIVE STREET FRONTAGE AND PEDESTRIAN CONNECTIVITY



VILLAWOOD TOWN CENTRE DCP 2020



PROPOSED MASTERPLAN





VILLAWOOD TOWN CENTRE DCP 2020



PROPOSED MASTERPLAN





MASTERPLAN

KAMIRA AVENUE
VILLAWOOD

A COMMUNITY APPROACH
DESIGN VISION



FOSTERING SENSE OF COMMUNITY



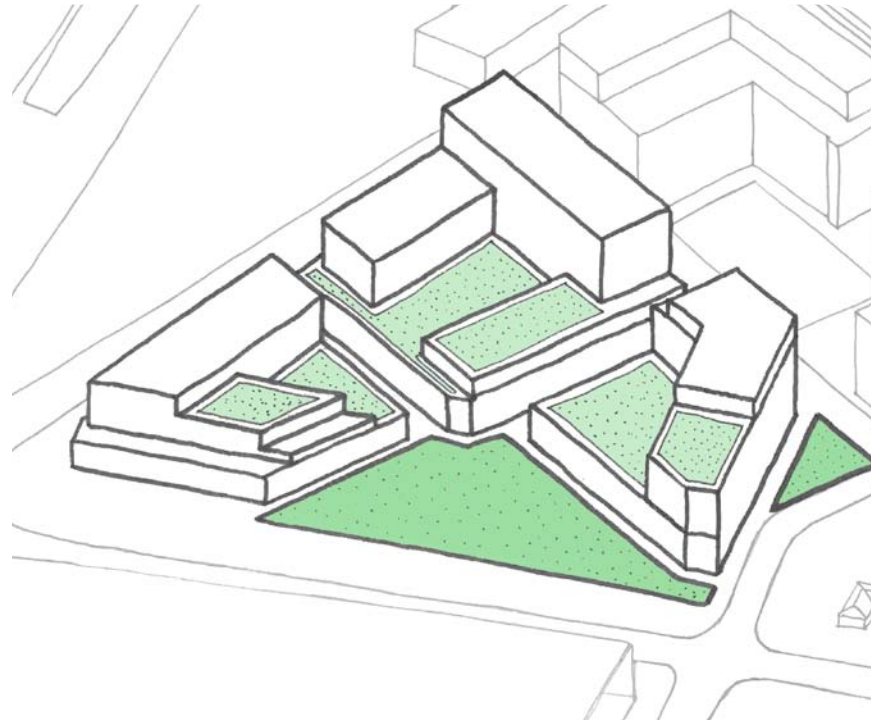
DELIVERING HIGH QUALITY SOCIAL AND
AFFORDABLE HOUSING



HIGH QUALITY PUBLIC AMENITY



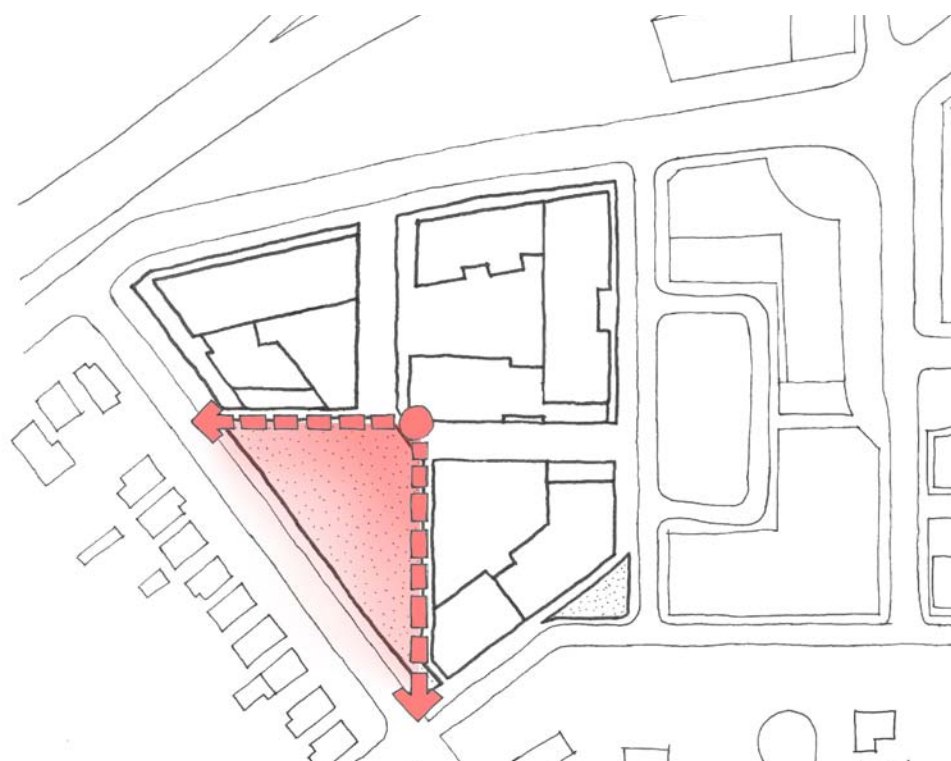
RETAIL OFFERING FOR THE LOCAL COMMUNITY



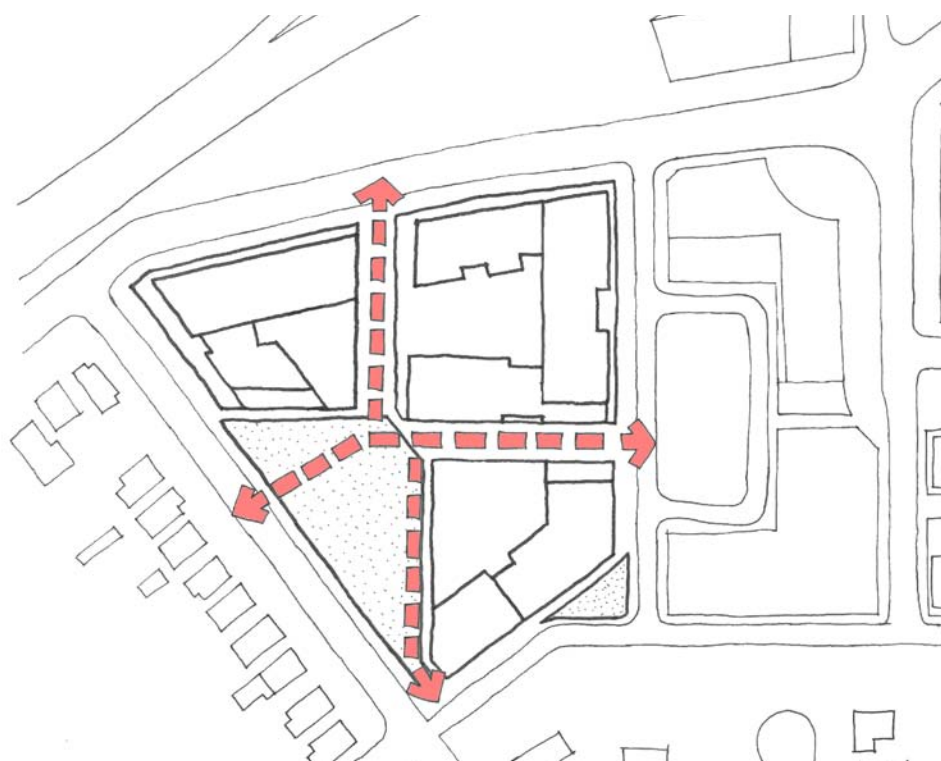
A CONSIDERED URBAN DESIGN RESPONSE



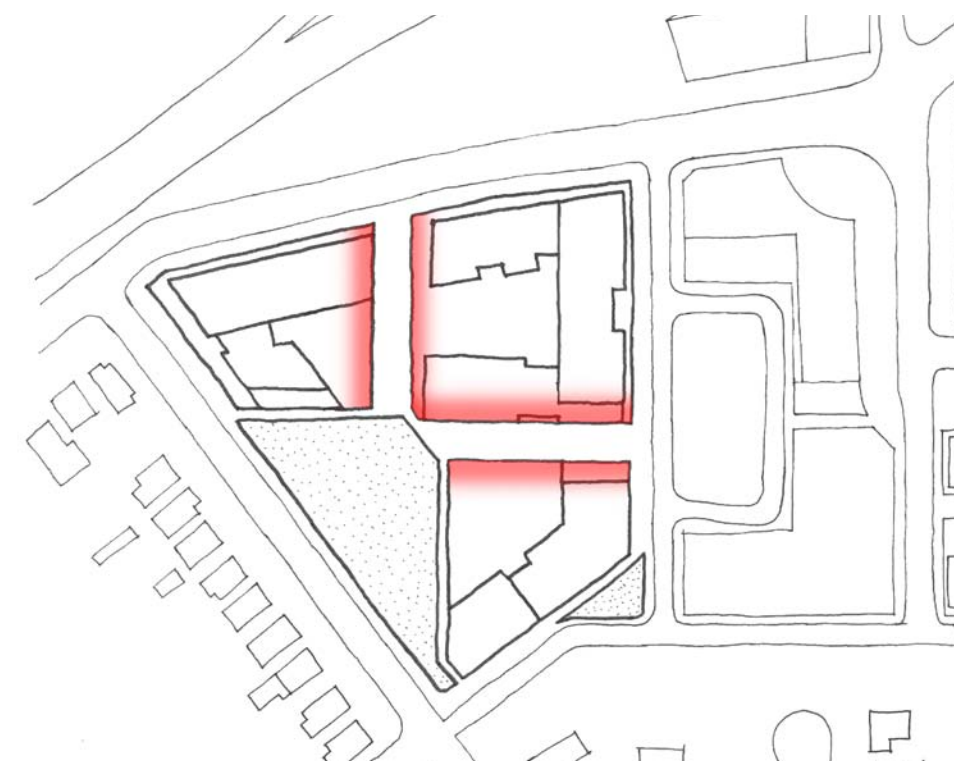
HUMAN SCALE PEDESTRIAN CONNECTIONS



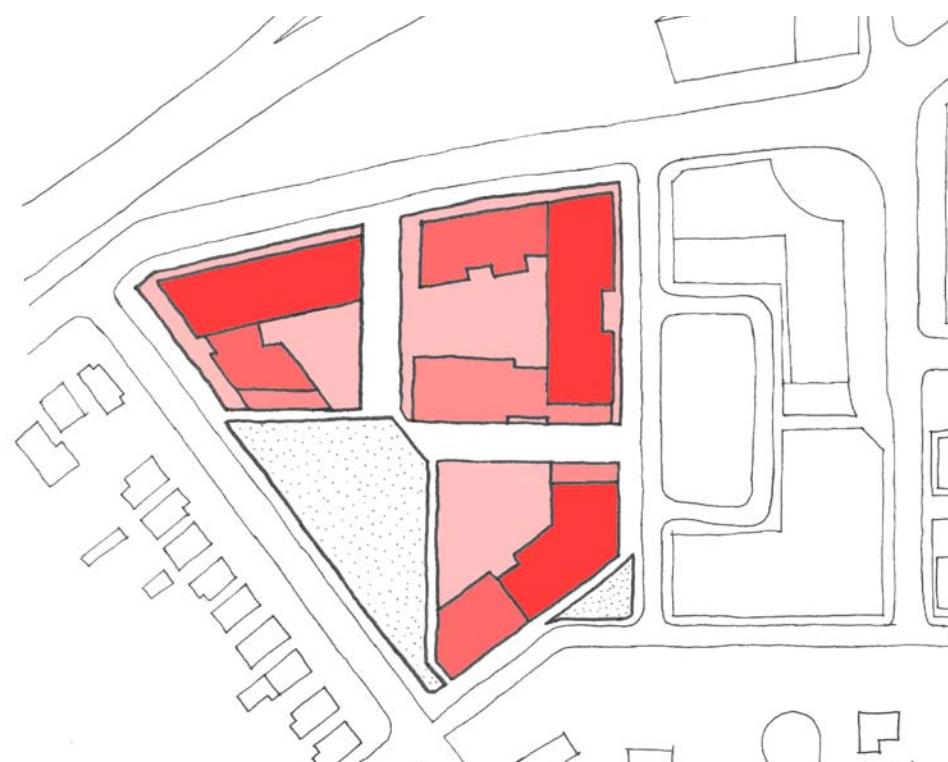
Open park to address to Kamira Avenue



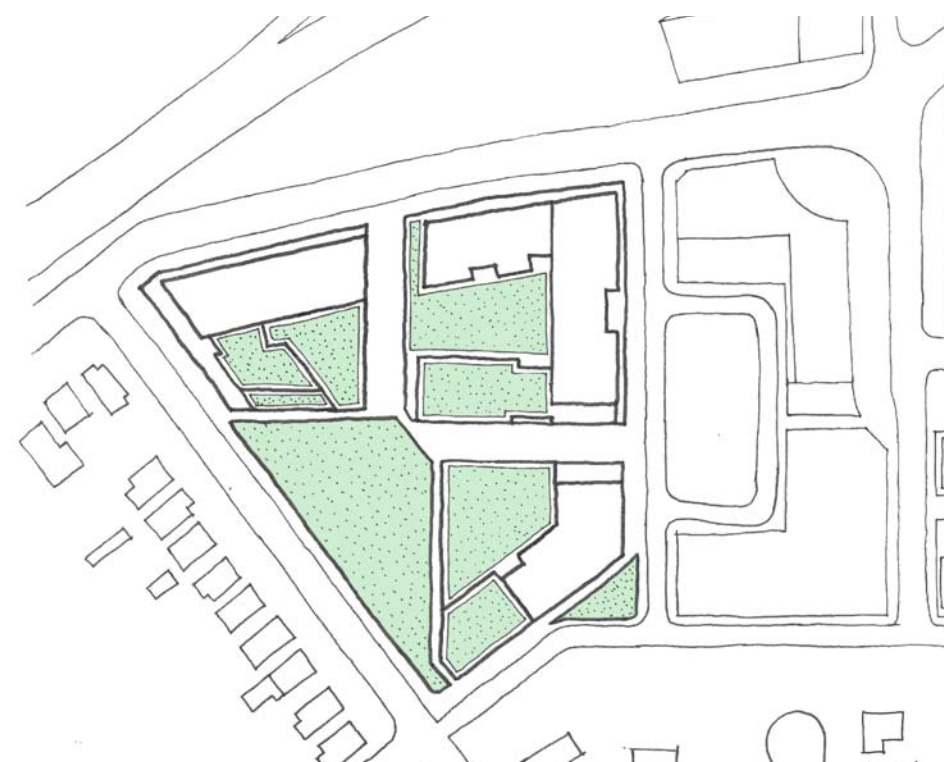
Pedestrian through-site links



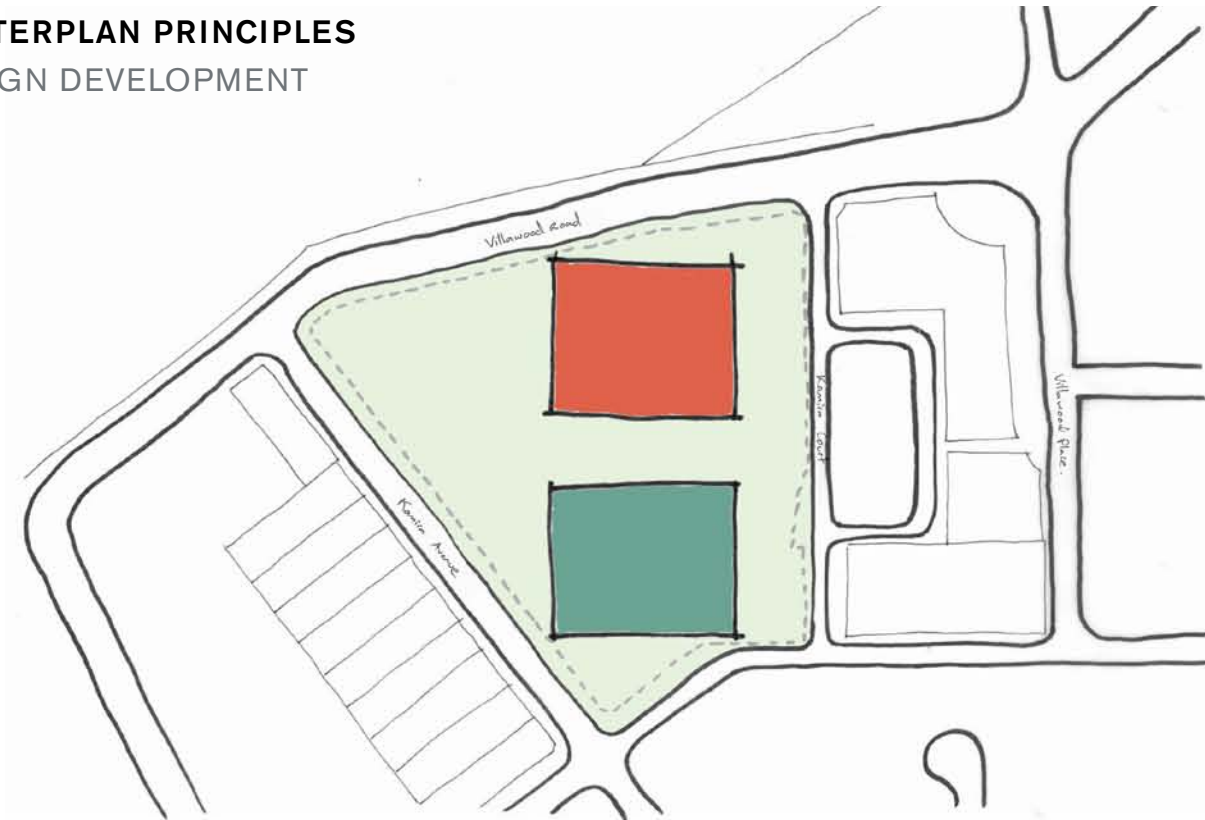
Fine grain pedestrian urban condition



Tiered building height responding to the urban masterplan

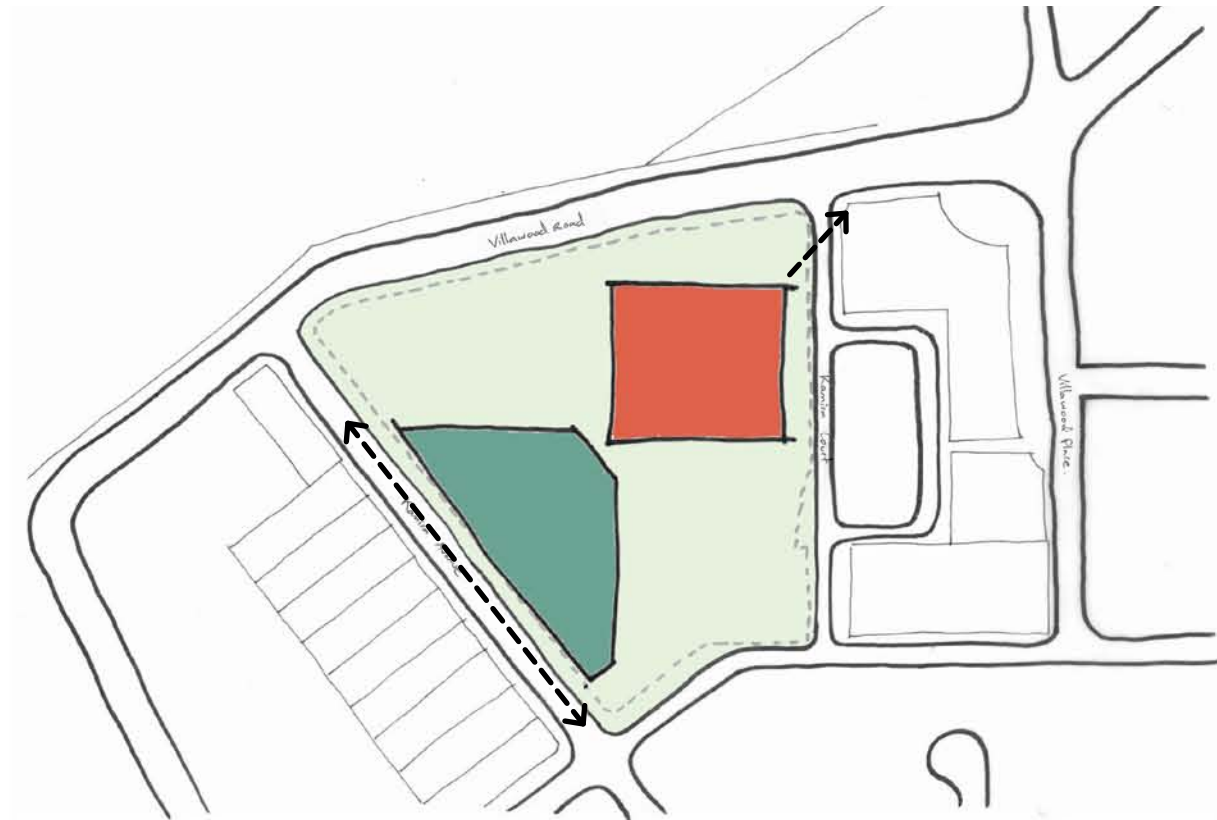


Multi-layered green space integrated in the built form



01.

- 3,000 m2 Supermarket
- 3,000 m2 Community Park



02.

- Park to publicly address Kamira Avenue.
- Supermarket to interface with Kamira Court located close to adjacent future residential development.



03.

Building form arranged around proposed park and supermarket locations, creating through site links.



04.

Building arrangements



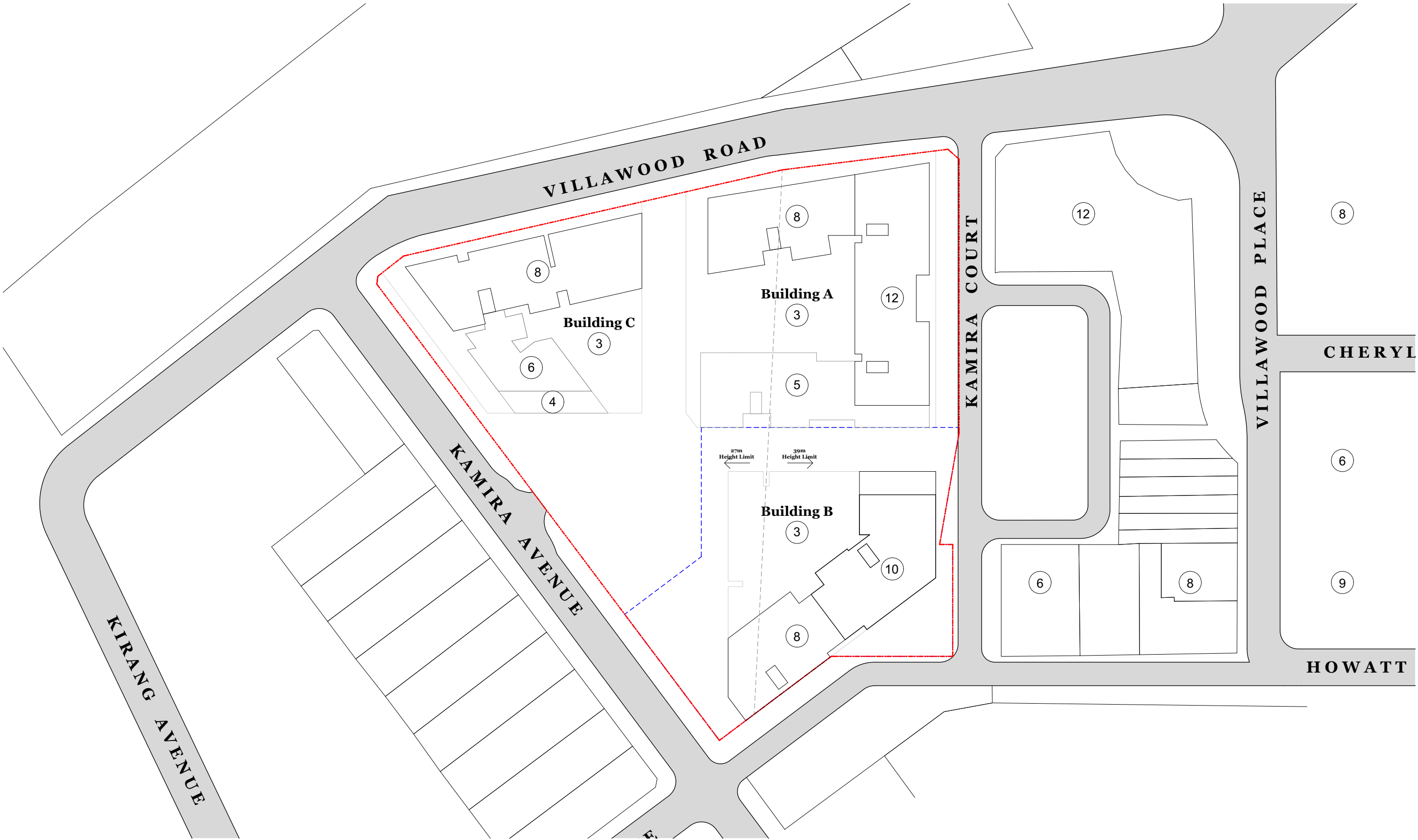




STAGE 1

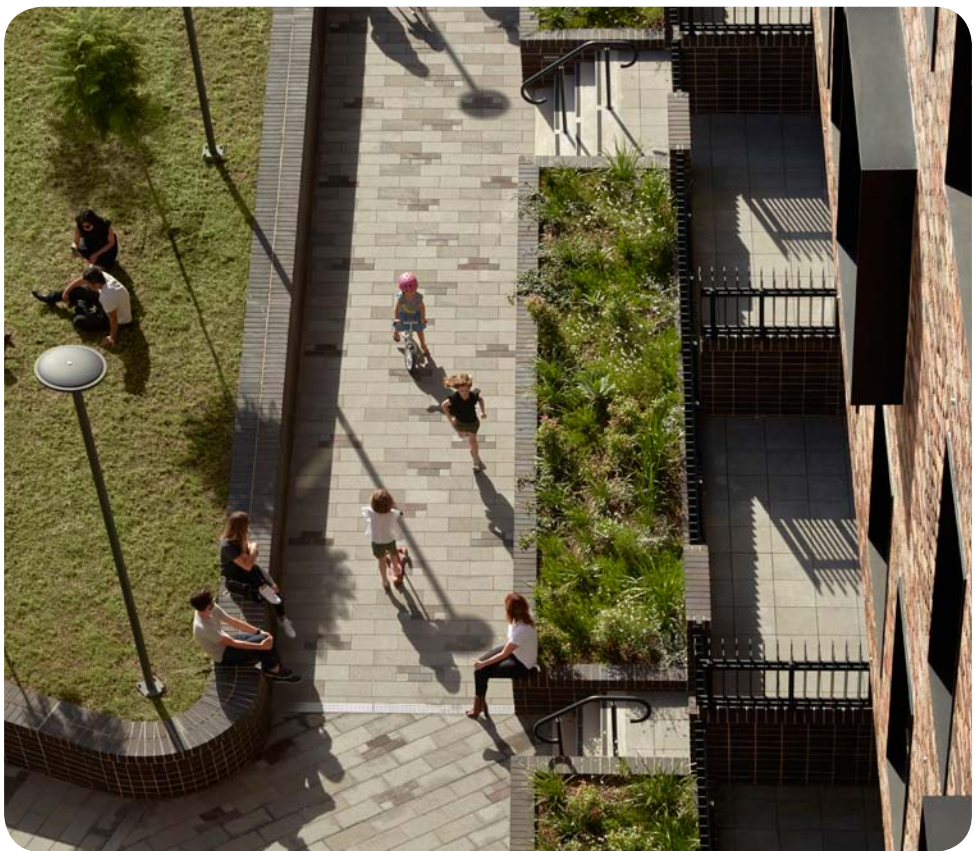
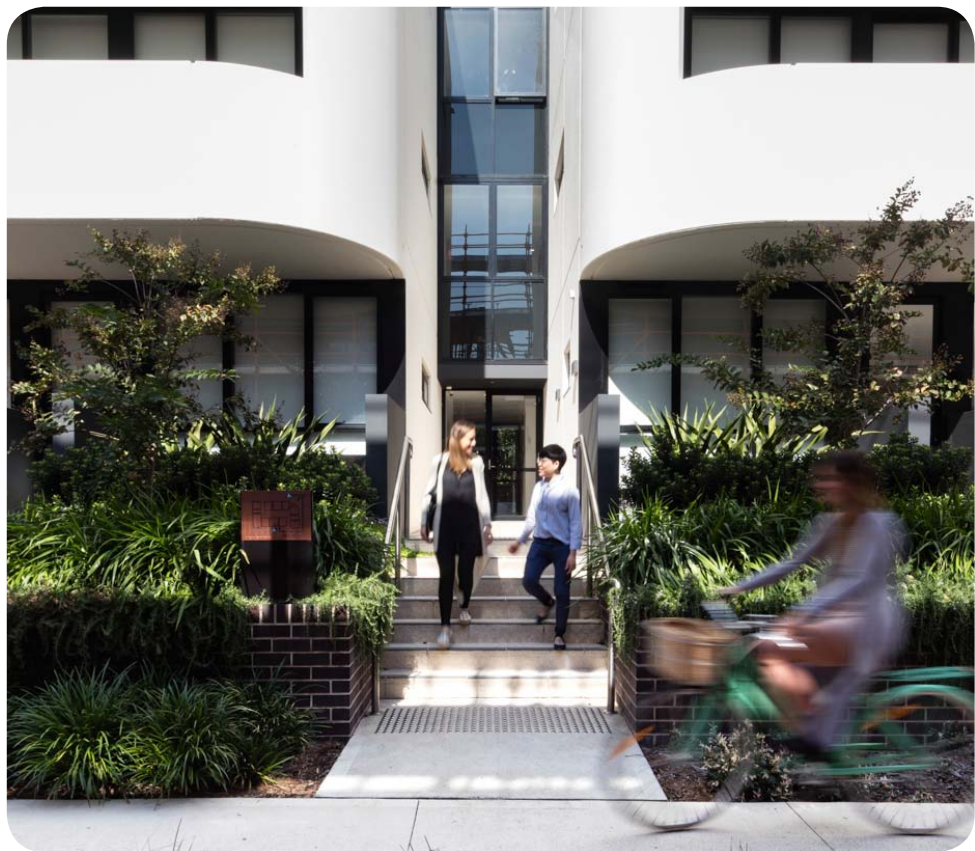
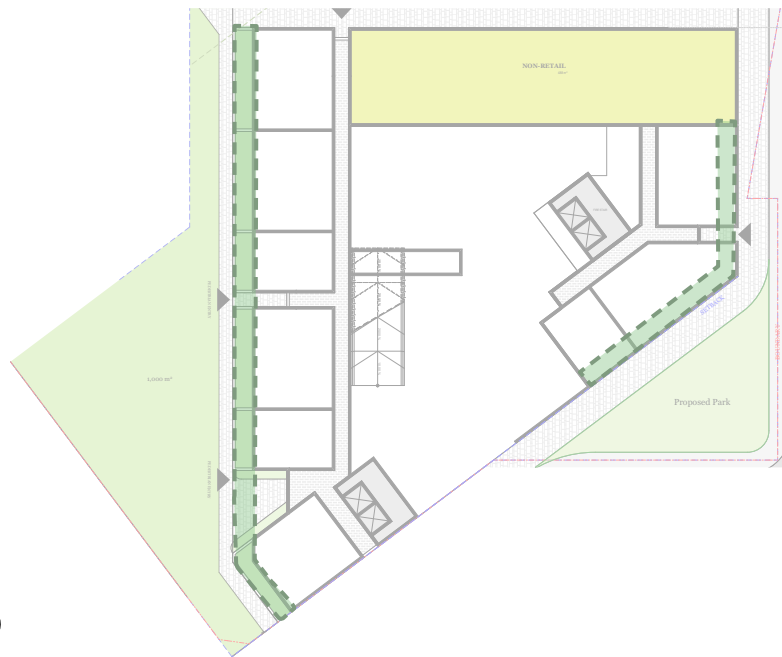
KAMIRA AVENUE
VILLAWOOD



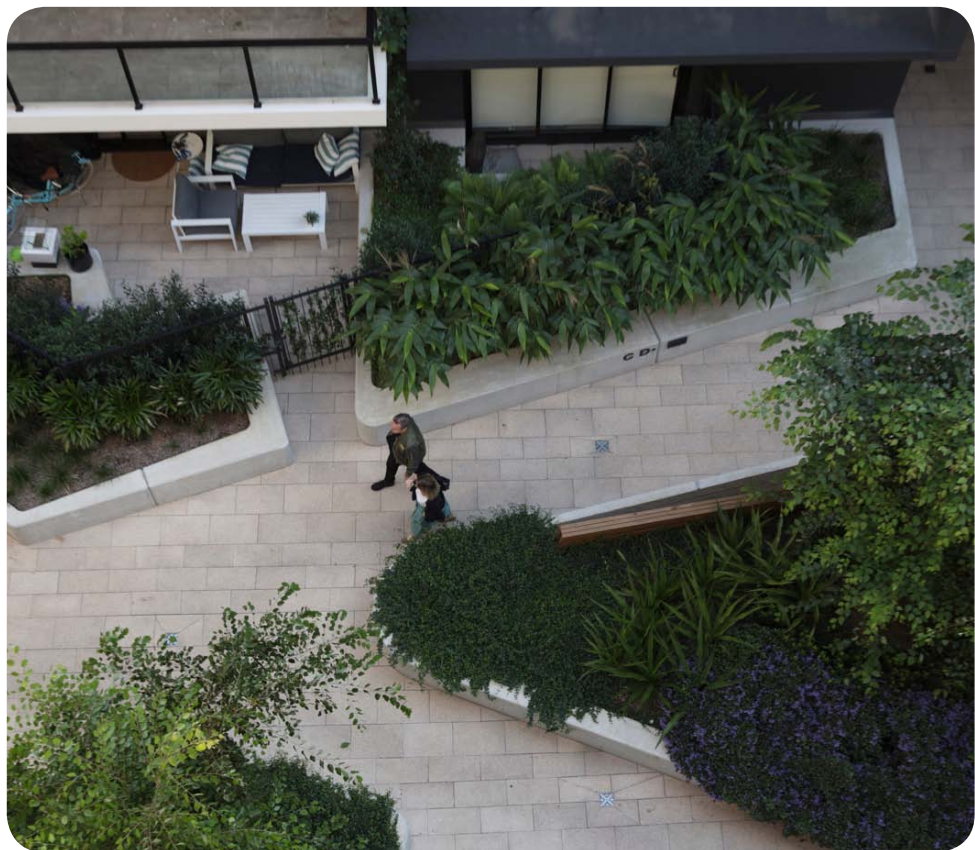


PROPOSED MASTERPLAN
STAGE 1

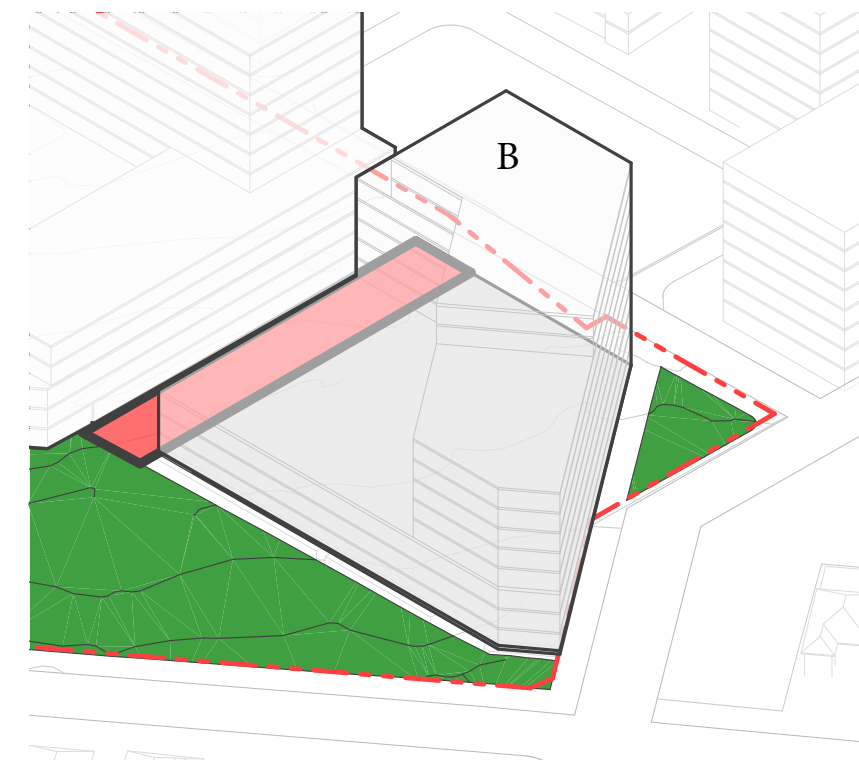
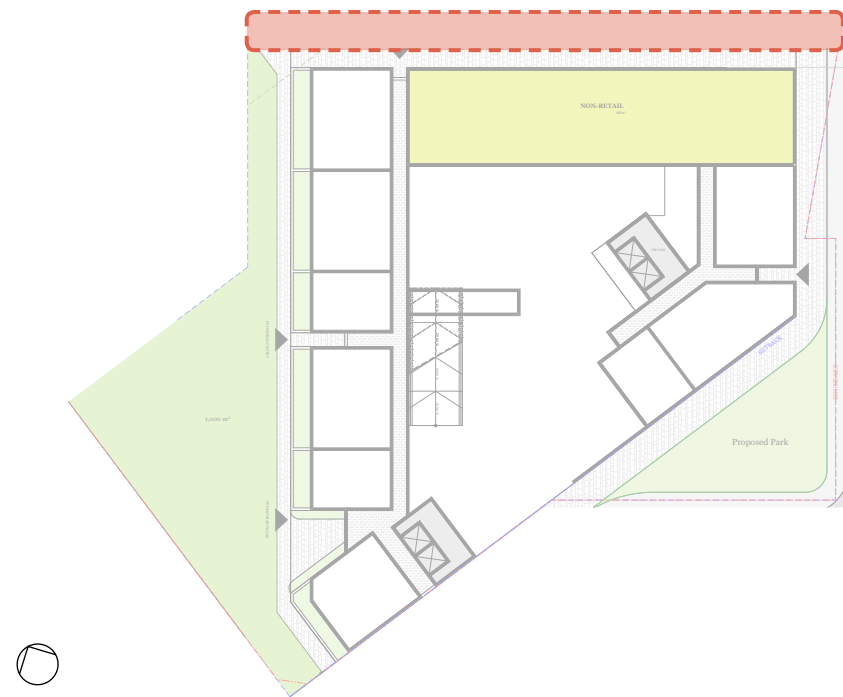




01. Arkadia, Alexandria



02. Eve, Erskineville



01. Clarendon Gas Works, London



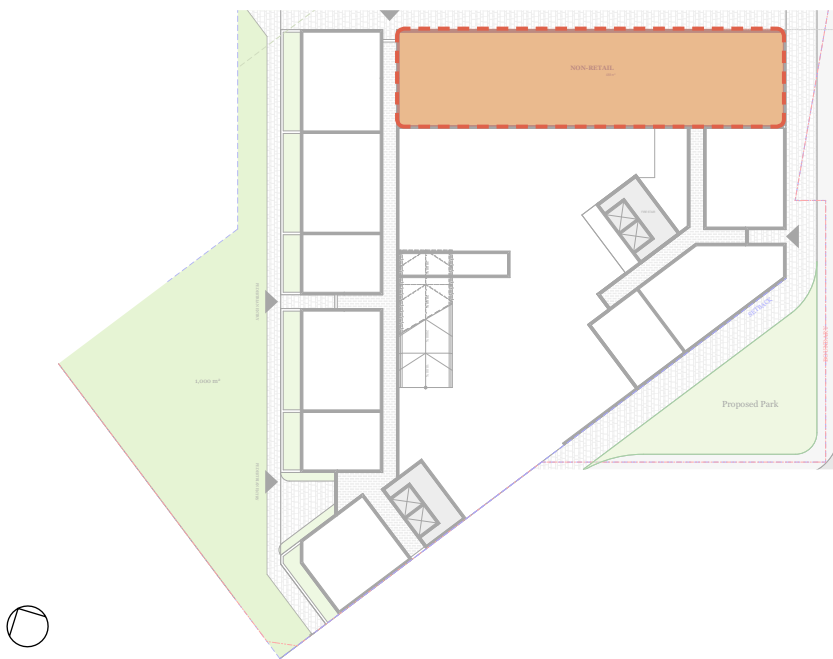
02. Nya Eriksberg, Sweden



03. Tibble 2.0, Sweden



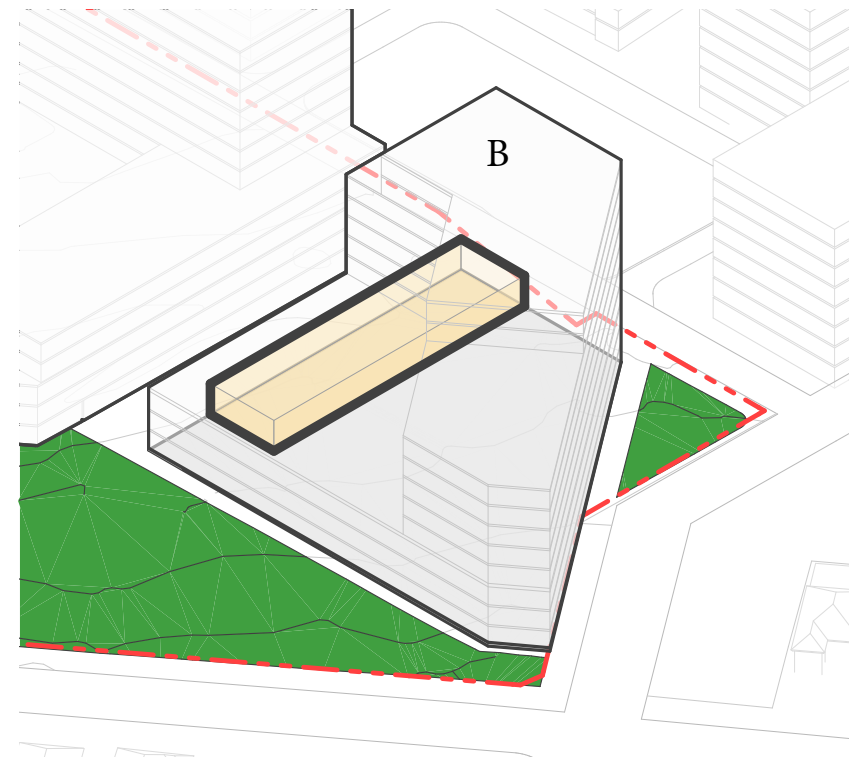
04. 95 Peckham Road, London



01. Commercial Kitchen



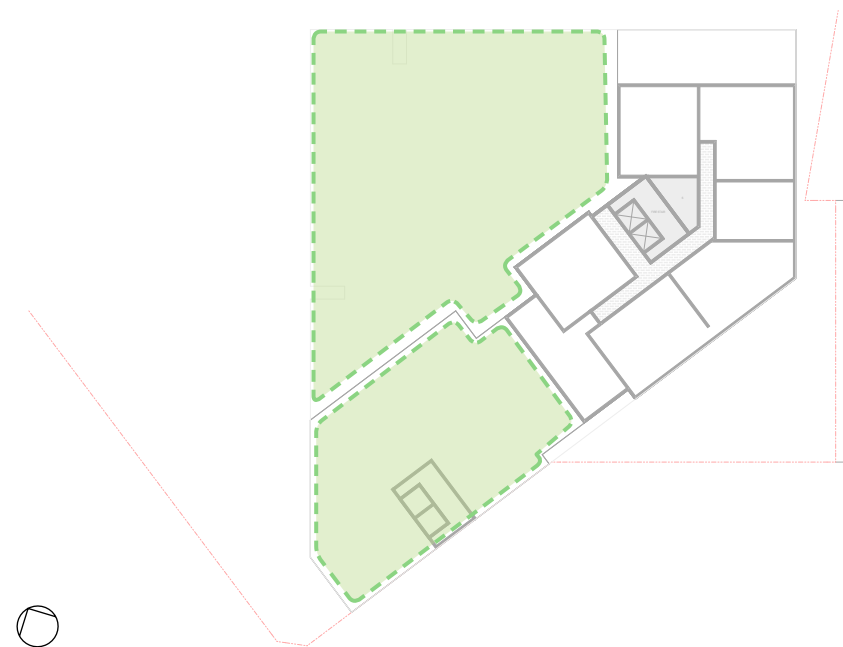
02. Child Care



03. Mens Shed



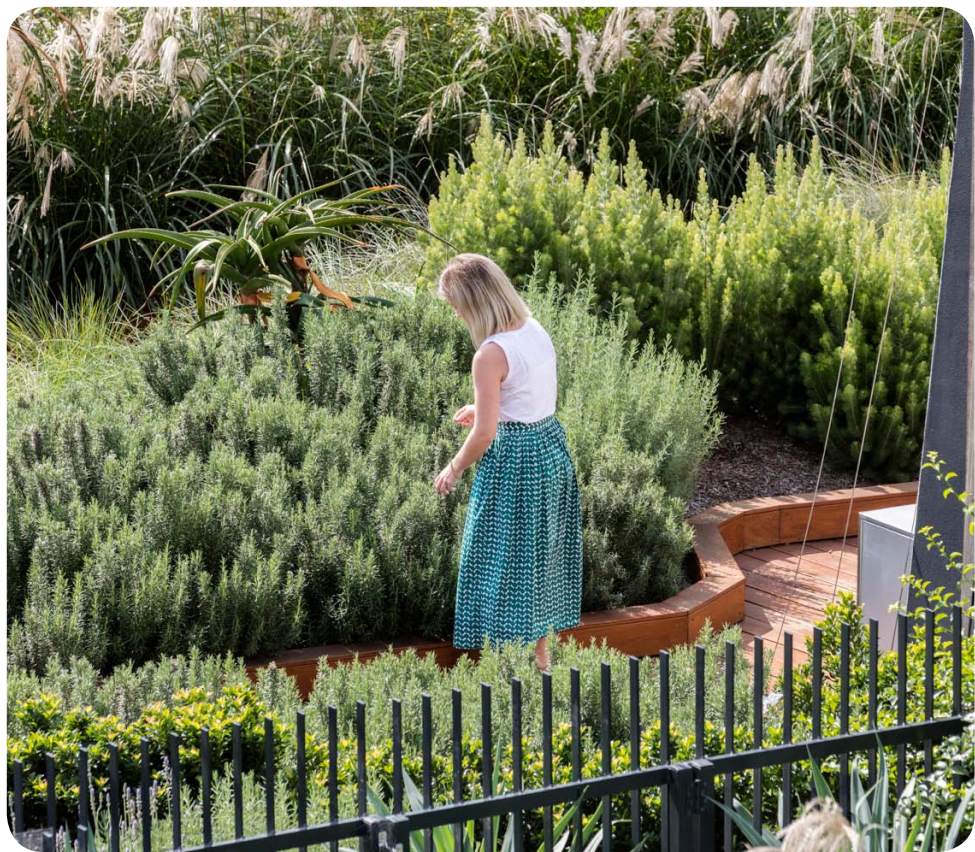
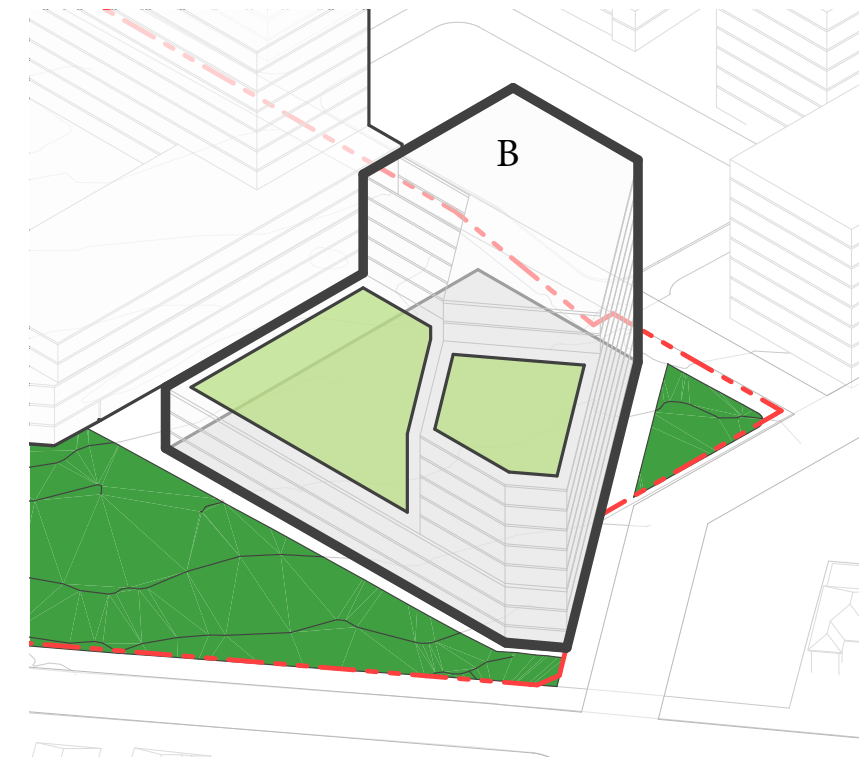
04. Subsidised Hairdresser



01. Passive Seating (Outdoor Workhub)



02. Meet & Gather



03. Wellness

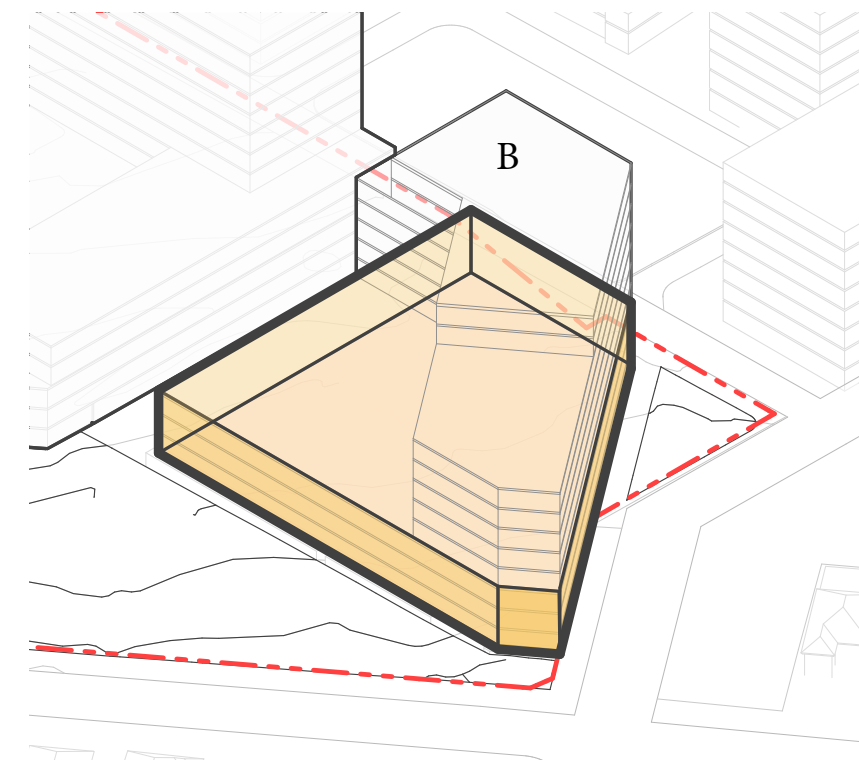
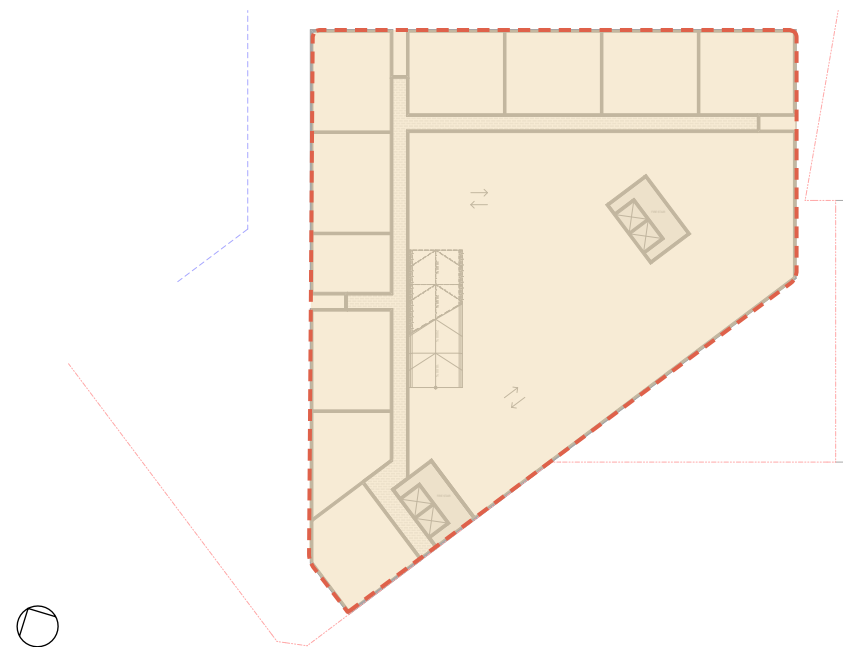


04. Grow & Eat



ARCHITECTURAL RESPONSE

KAMIRA AVENUE
VILLAWOOD



01.



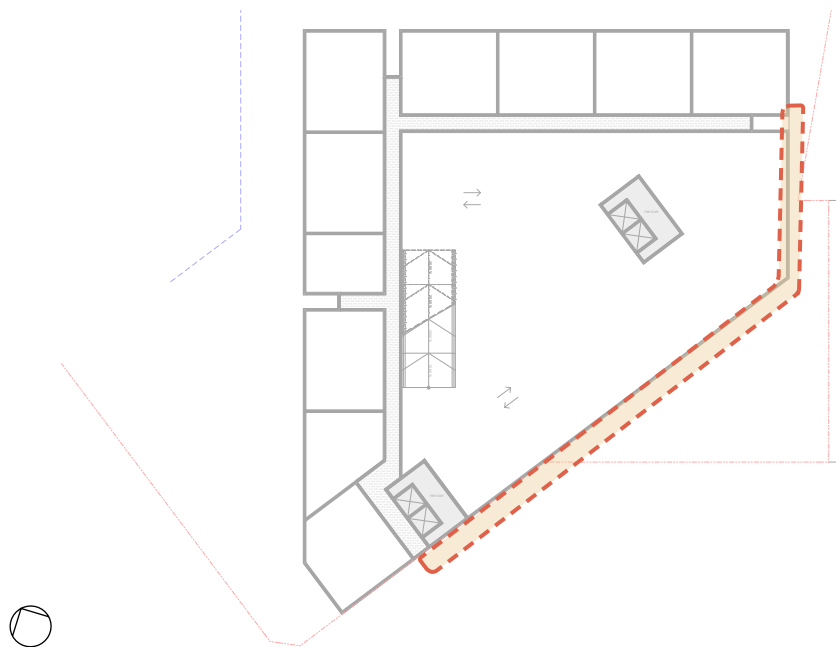
02.



03.



04.



01.



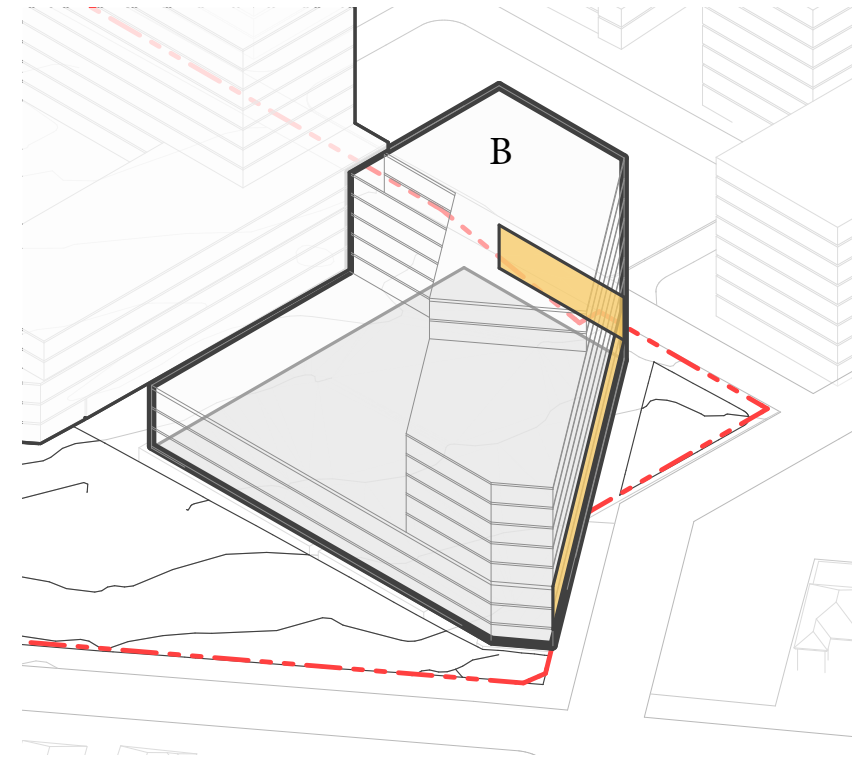
02.



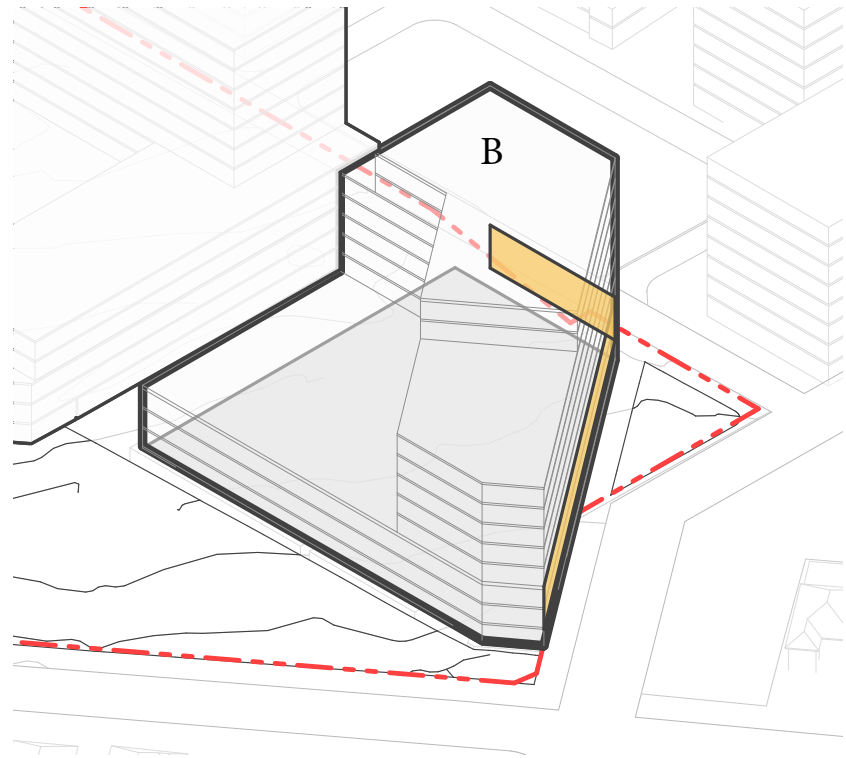
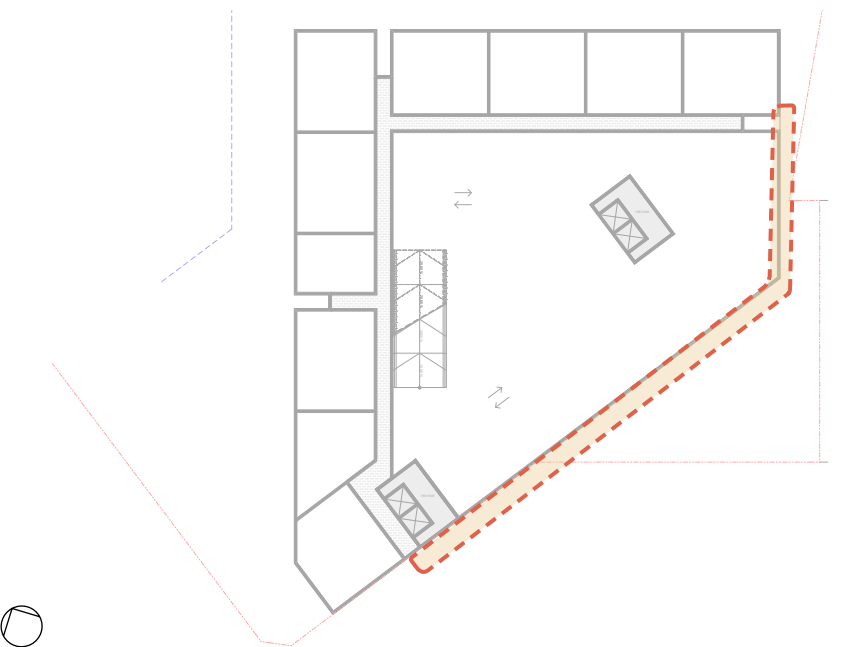
03.



04.



SCREENED CAR PARK



External

REDUCE WIND PRESSURE

Road Widening Setback

Podium Carpark
Level 2

NATURAL VENTILATION

Facade Panel

Perforated Podium Screen

MITIGATE VISUAL IMPACT
TO NEIGHBOURS

Podium Carpark
Level 1

PROVIDE SCREENING
TO CAR LIGHTS

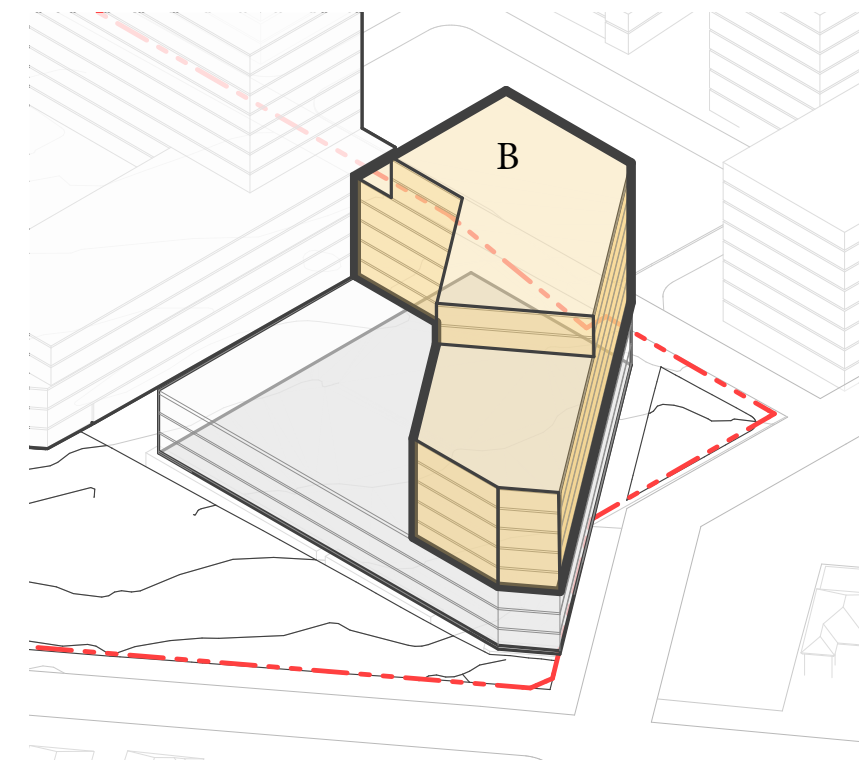
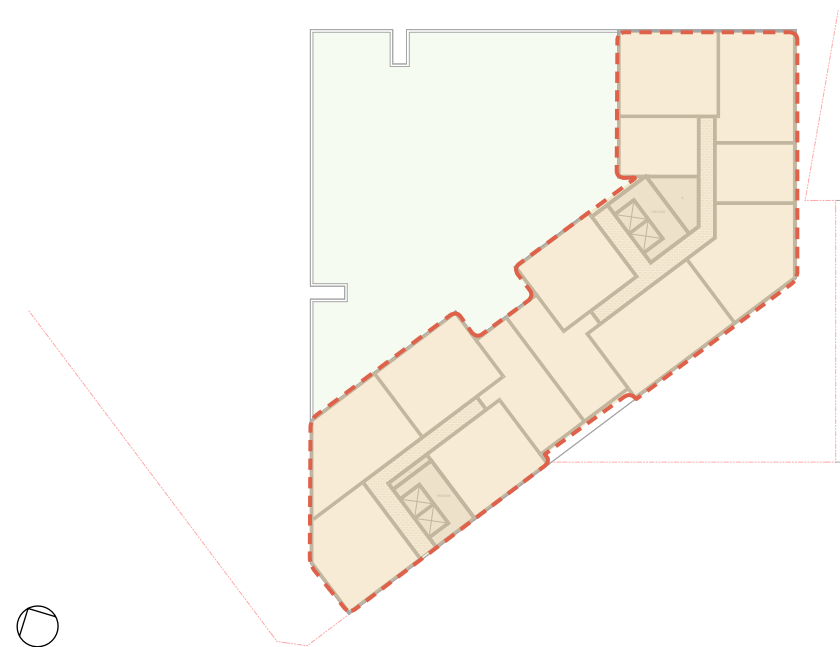
Parking
2,500

Footpath
3,600

Kamira Court

Residential

01.



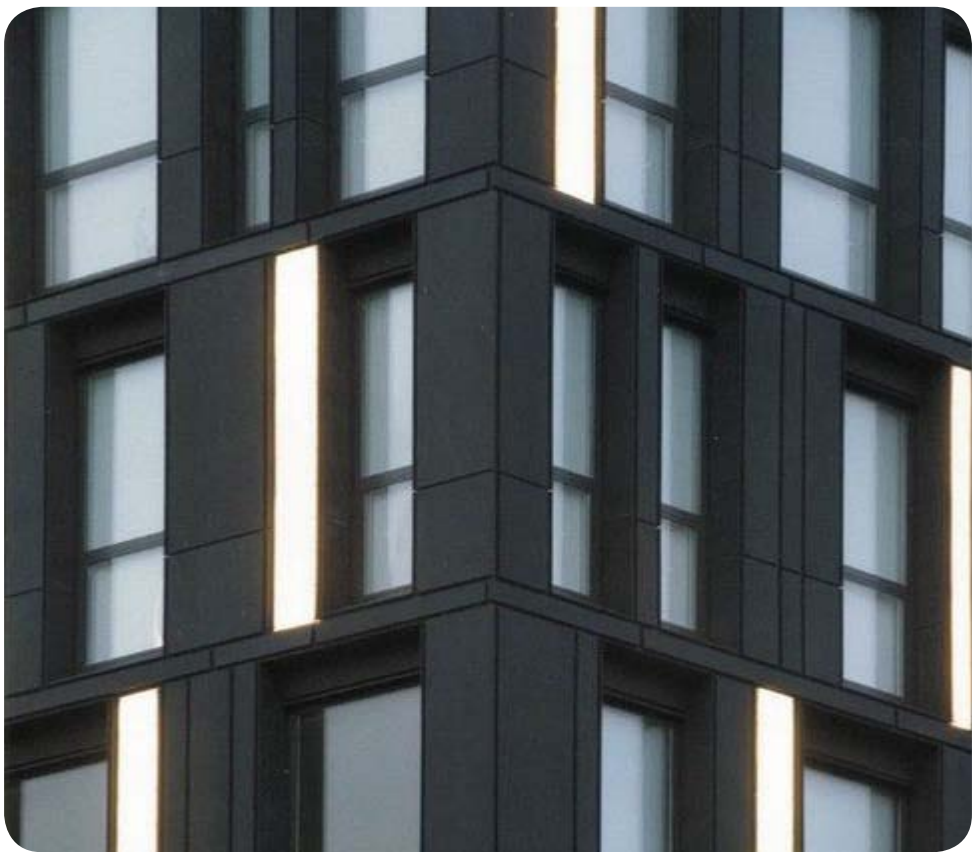
01.



02.



03.



04.









ARCHITECTURAL DRAWINGS

KAMIRA AVENUE
VILLAWOOD

STAGE 1 - BUILDING B

GROUND FLOOR



LEVEL 1



- Evolve
- LAHC

Level 1
1:300



STAGE 1 - BUILDING B
LEVEL 2

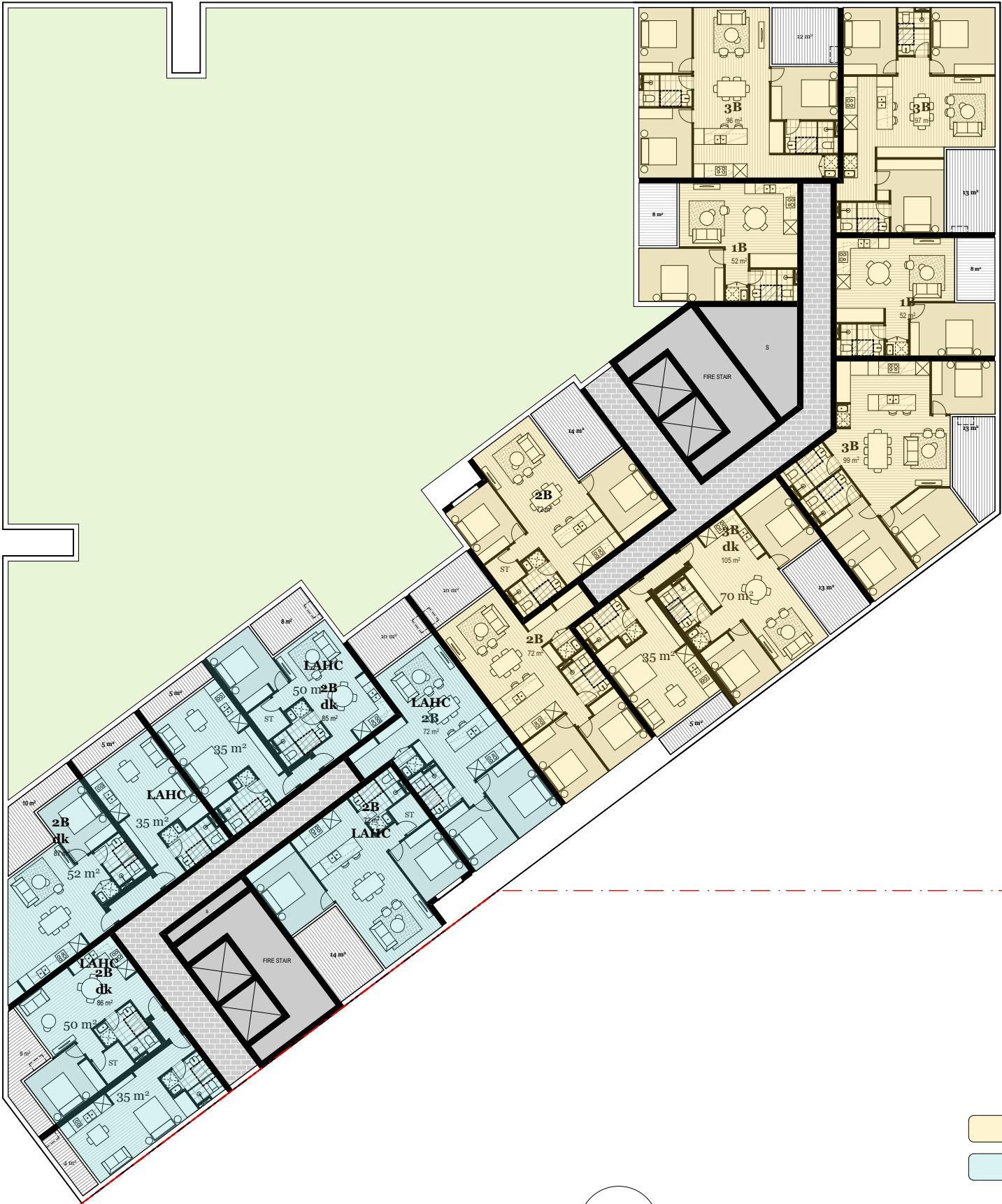


Evolve
LAHC

2. **Level 2**
1:300



STAGE 1 - BUILDING B
LEVEL 3



Evolve
LAHC

3.

Level 3
1:300



STAGE 1 - BUILDING B
LEVEL 4-7



4.

Evolve
LAHC

Level 4-7
1:300



STAGE 1 - BUILDING B
LEVEL 8



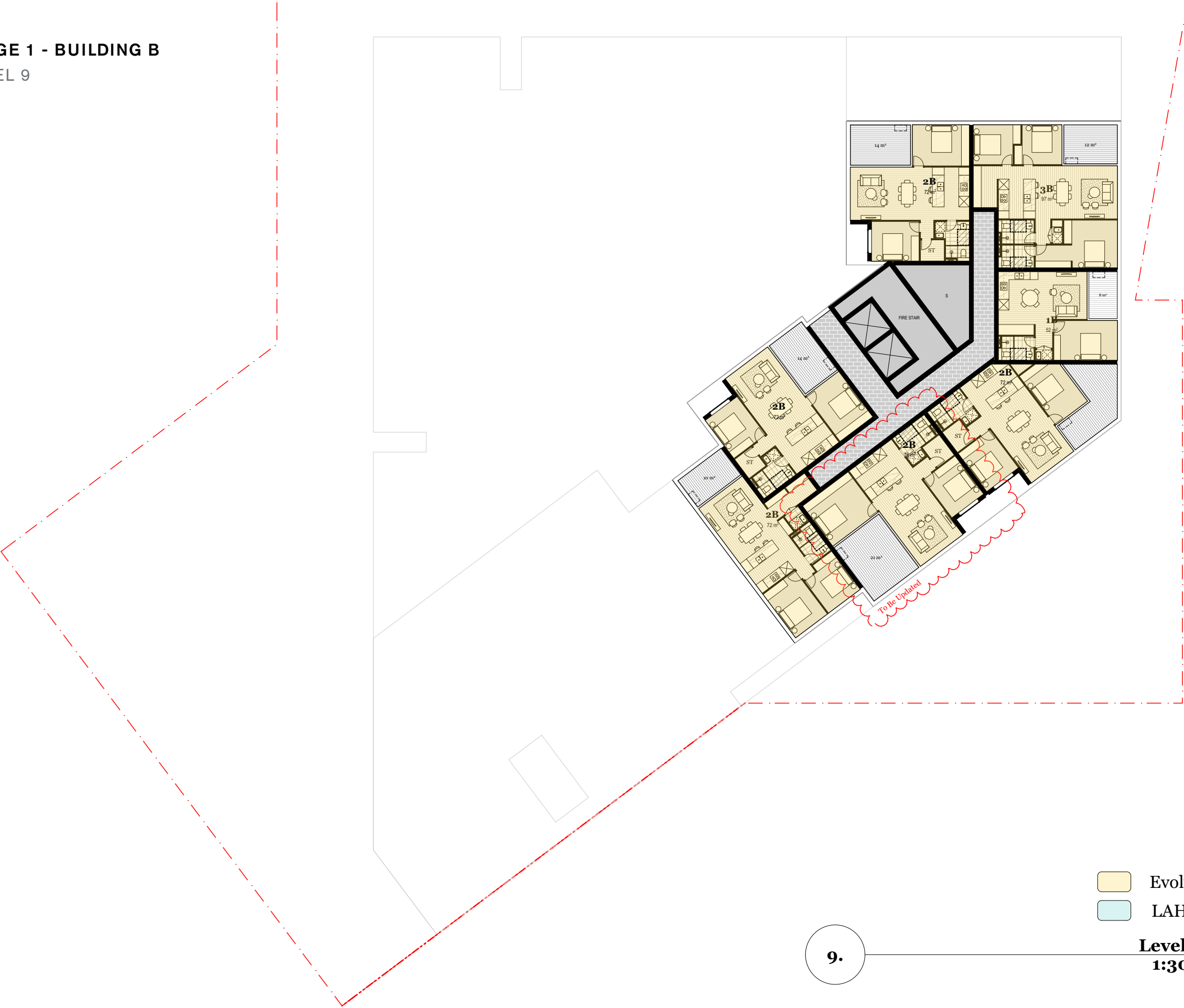
Evolve
LAHC

8.

Level 8
1:300



STAGE 1 - BUILDING B
LEVEL 9



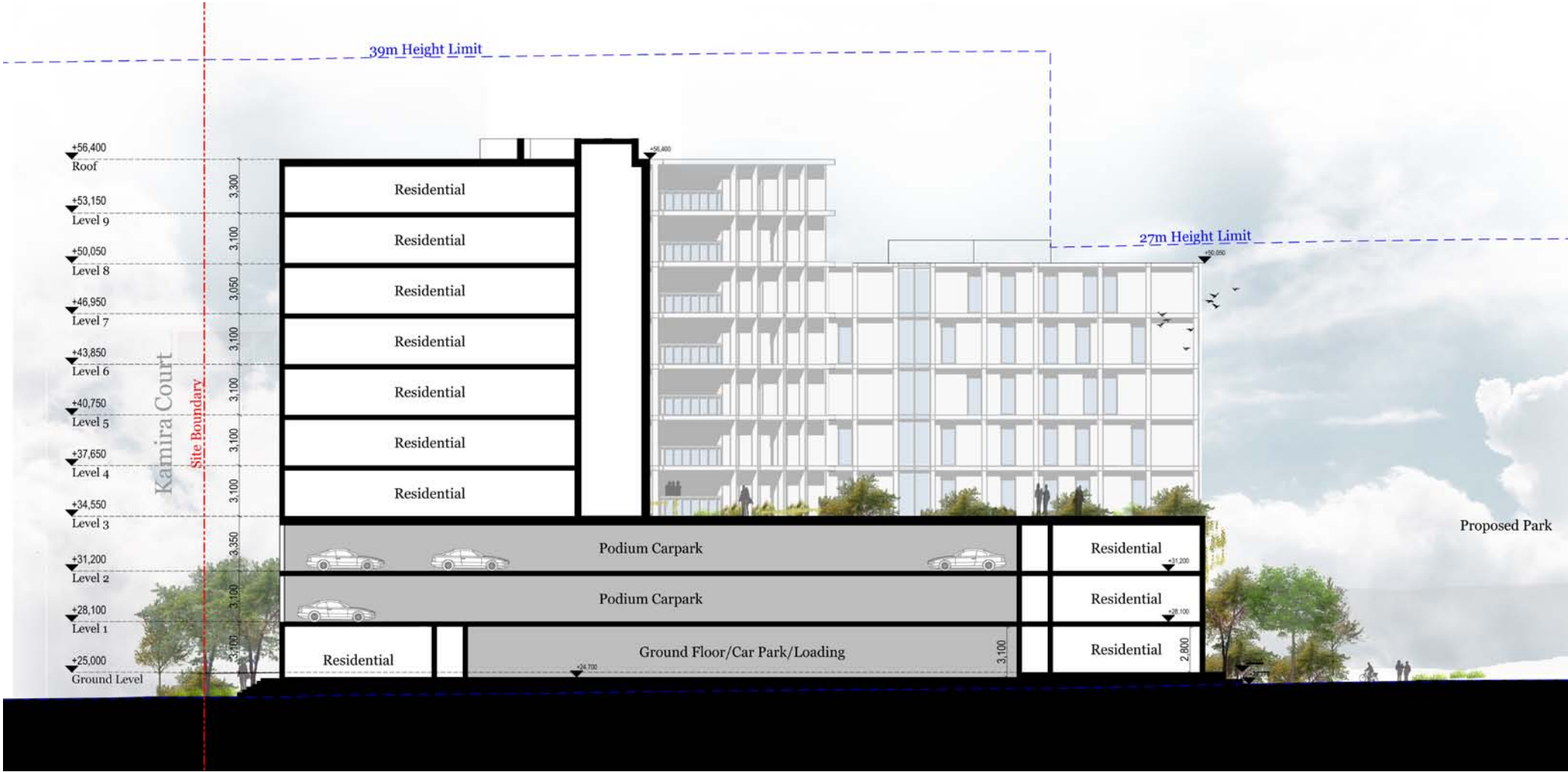
Evolve
LAHC

9.

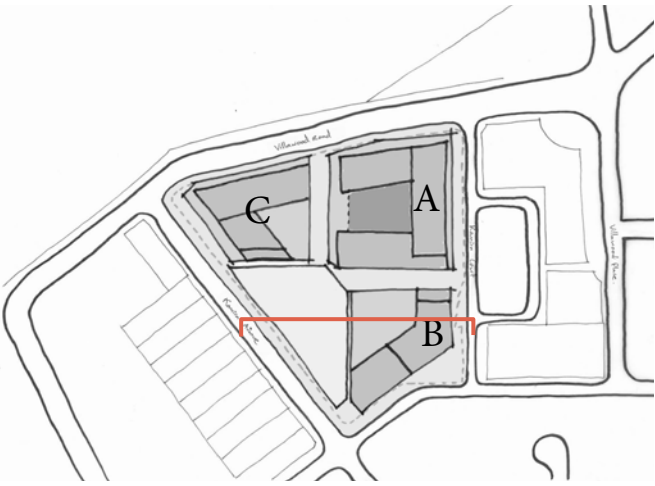
Level 9
1:300



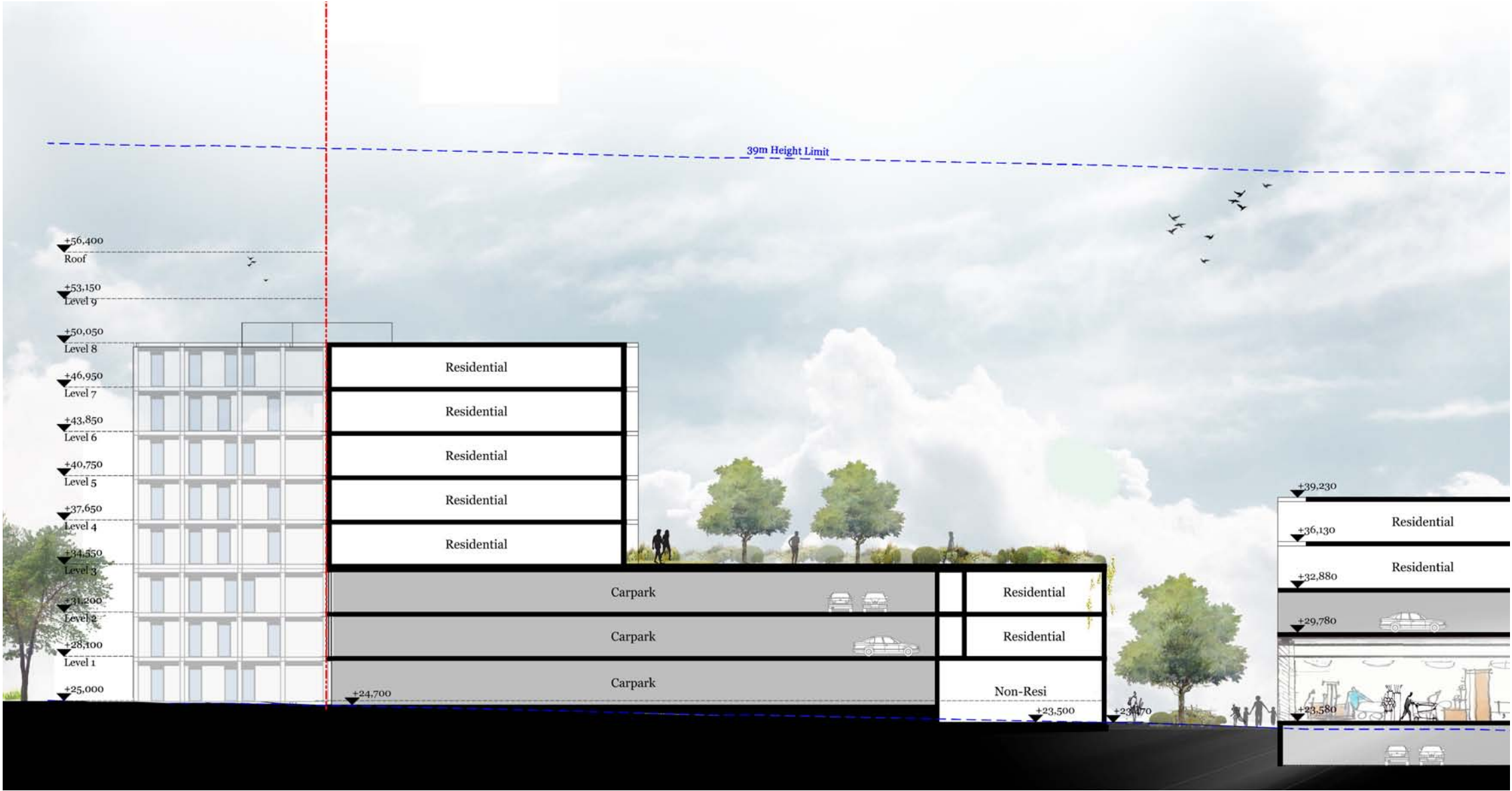
STAGE 1 - BUILDING B
SECTION



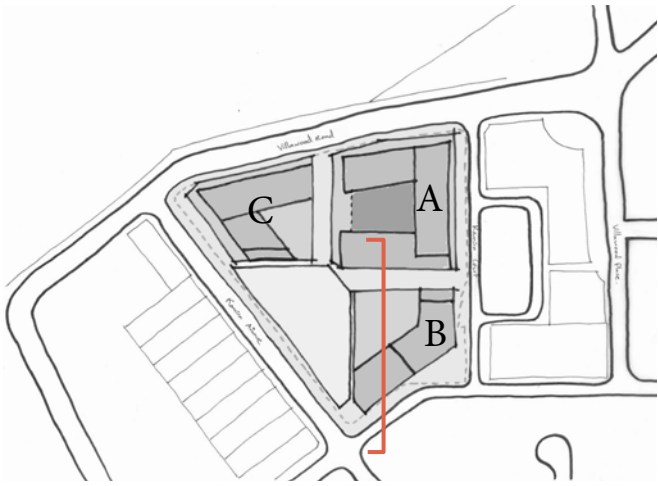
01. Building B and the Proposed Park



STAGE 1 - BUILDING B
SECTION

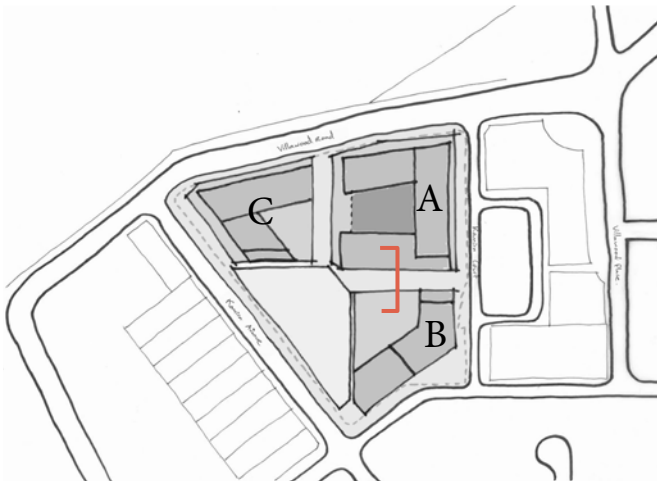


02. Building B and Building A

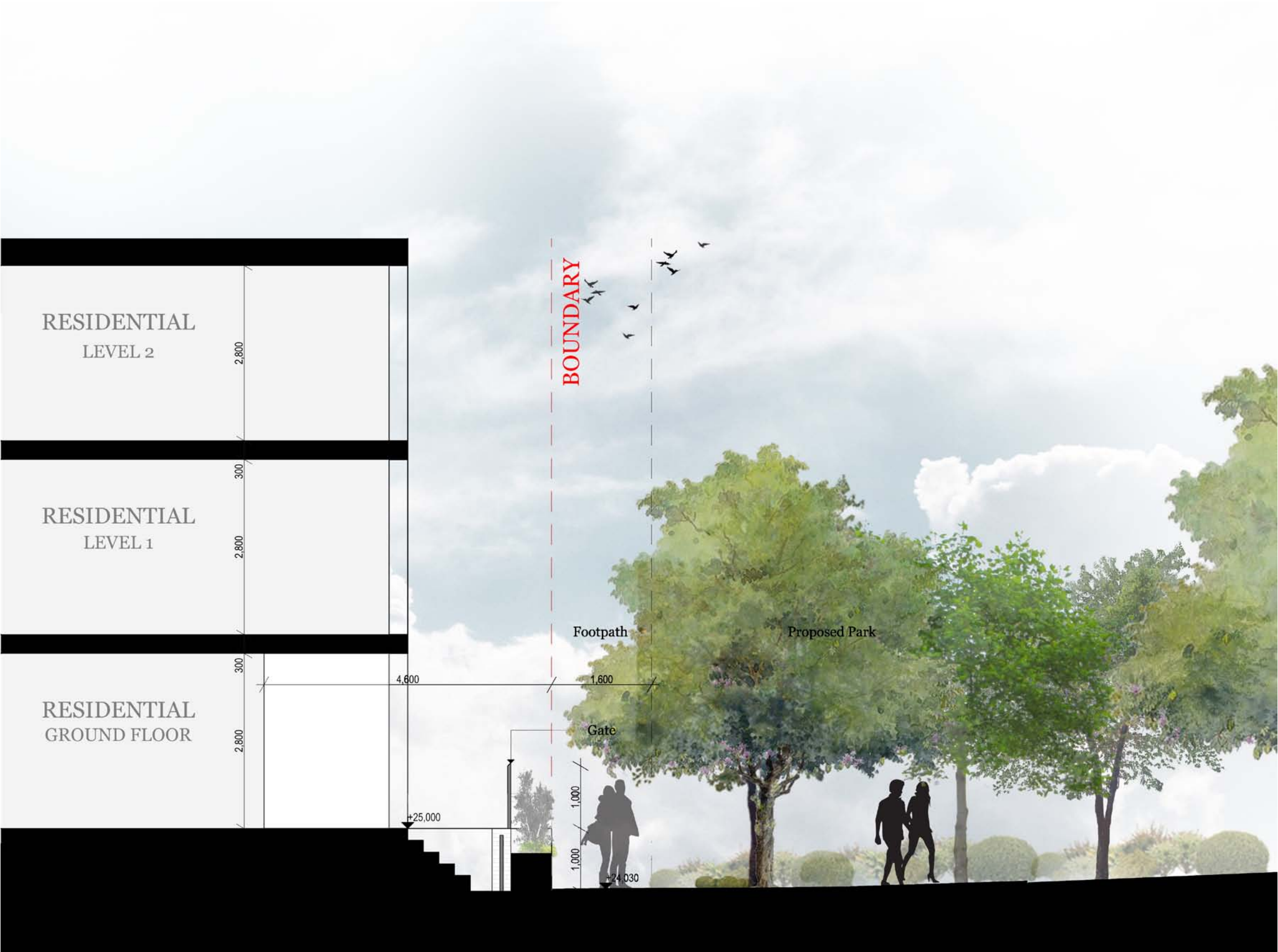




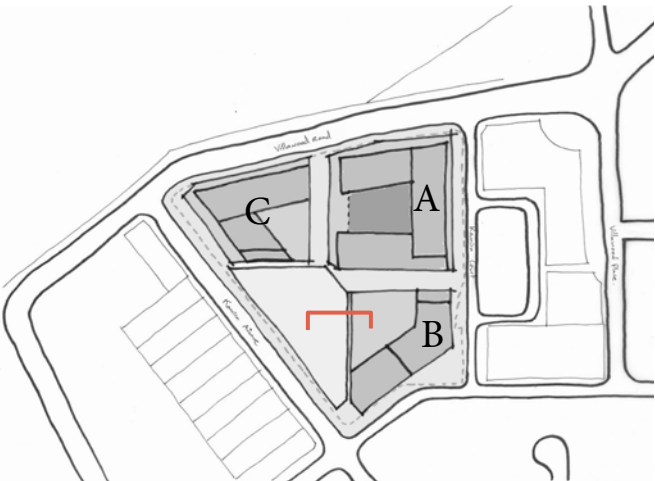
03. Building B and the Pedestrian Link



STAGE 1 - BUILDING B
INTERFACE SECTION



04. Building B and the Park



STAGE 1 - BUILDING B
ADG SOLAR



Ground Floor
Solar: 6/9
No Solar: 0/9



Level 1
Solar: 10/10
No Solar: 0/10



Level 2
Solar: 10/10
No Solar: 0/10



Level 3
Solar: 9/13
No Solar: 2/13



Level 4
Solar: 10/14
No Solar: 2/14



Level 5
Solar: 10/14
No Solar: 2/14



Level 6
Solar: 10/14
No Solar: 2/14



Level 7
Solar: 10/14
No Solar: 2/14



Level 8
Solar: 4/7
No Solar: 1/7



Level 9
Solar: 4/7
No Solar: 1/7

ADG Solar Calculation	 Solar (2hrs)	 No Solar
	Building B	Building B
	83/112 74%	12/112 11%



STAGE 1 - BUILDING B
ADG CROSS VENTILATION



Ground Floor Block B
Cross-Vent: 5/9



Level 1 Block B
Cross-Vent: 4/10



Level 2 Block B
Cross-Vent: 4/10



Level 3 Block B
Cross-Vent: 9/13



Level 4 Block B
Cross-Vent: 9/14



Level 5 Block B
Cross-Vent: 9/14



Level 6-7 Block B
Cross-Vent: (9/14)x2
= 18/28



Level 8 Block B
Cross-Vent: 5/7

ADG Cross-Ventilation Calculation	
Building B	Cross-Ventilation
	63/105
	60%



DEVELOPMENT SUMMARY

BUILDING B

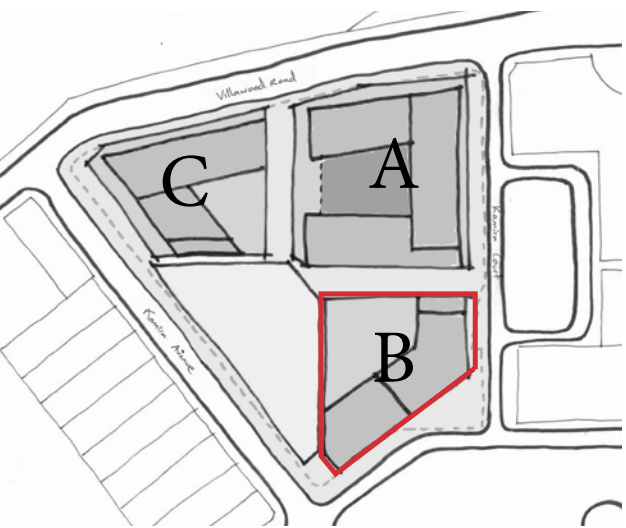
LAHC Villawood - Stage 1

Building B

Base FSR 2.5

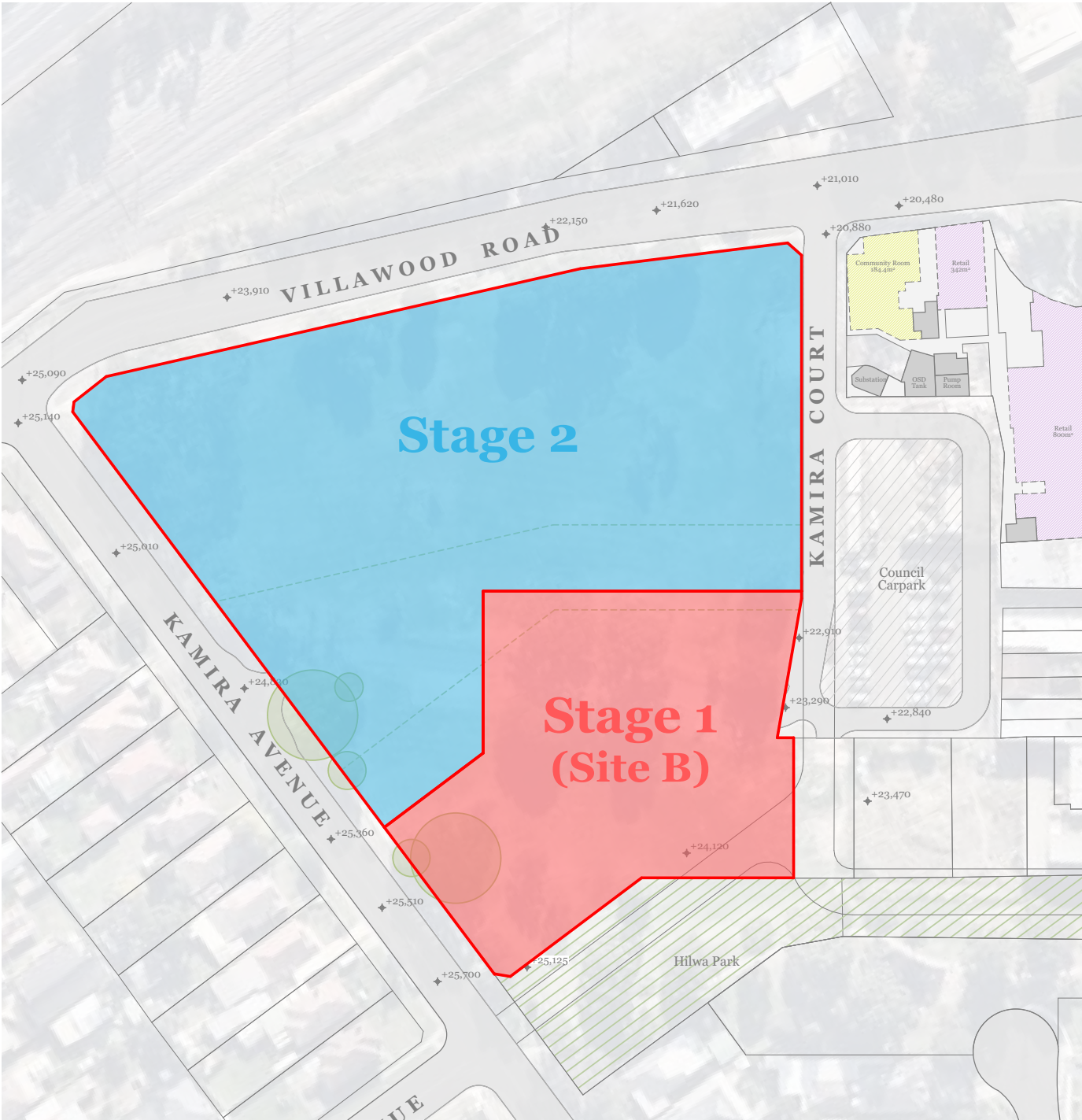
Development Summary

	Evolve - Private/Affordable						LAHC - Social Housing				Building B Total								Non-Retail	TOTAL
											Building B								GFA	GFA
	1B	2B	2B DK	3B	3B DK	Sub	1B	2B	2B DK	Sub	1B	2B	2B DK	3B	3B DK	Sub	GFA	NSA		
																	m²	m²		
Ground	1	0	0	1	0	2	2	1	4	7	3	1	4	1	0	9	887	673	452	10825
Level 1	0	0	0	0	0	0	1	1	8	10	1	1	8	0	0	10	1062	809		
Level 2	0	0	0	0	0	0	1	1	8	10	1	1	8	0	0	10	1062	809		
Level 3	2	2	0	3	1	8	0	2	3	5	2	4	3	3	1	13	1230	1050		
Level 4	4	5	1	3	1	14				0	4	5	1	3	1	14	1229	1052		
Level 5	4	5	1	3	1	14				0	4	5	1	3	1	14	1229	1052		
Level 6	4	5	1	3	1	14				0	4	5	1	3	1	14	1229	1052		
Level 7	4	5	1	3	1	14				0	4	5	1	3	1	14	1229	1052		
Level 8	1	4	1	1	0	7				0	1	4	1	1	0	7	615	522		
Level 9	1	5	0	1	0	7				0	1	5	0	1	0	7	601	513		
Level 10																				
Level 11																				
Roof																				
Units Subtotal	21	31	5	18	5	80	4	5	23	32	25	36	28	18	5	112	10373	8584		
Units Target	21	31	5	18	5	80	4	5	23	32							m²	m²		





FSR: 2.5:1
Max GFA: 40,805m²



Stage 1 (Site B)
Site Area: 5,150m²
Bonus AHSEPP FSR: 0.5:1
Max GFA: 15,450m²

Max FSR: 2.5:1
 $5,150 \times 2.5 = 12,875\text{m}^2$
Bonus AHSEPP FSR: 0.5:1
 $5,150 \times 0.5 = 2,575\text{m}^2$

DKO
TP

