



KAMIRA AVENUE VILLAWOOD

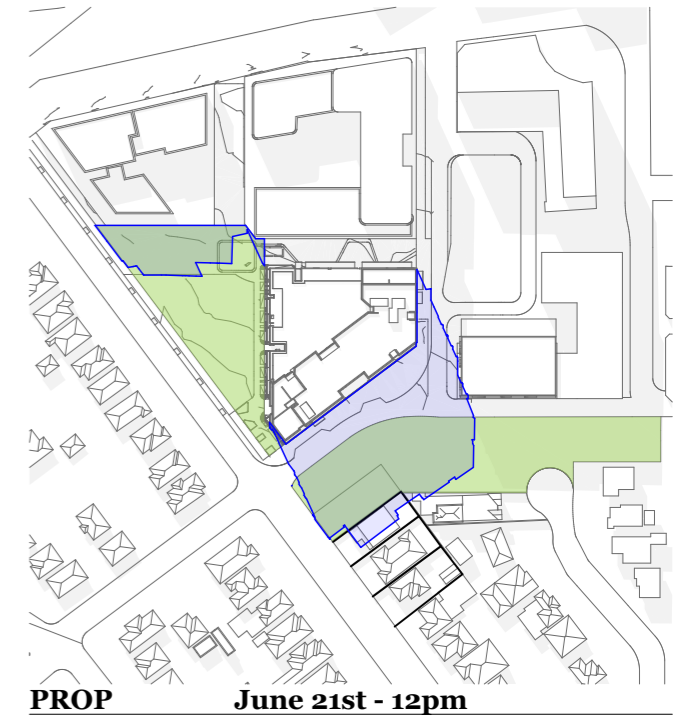
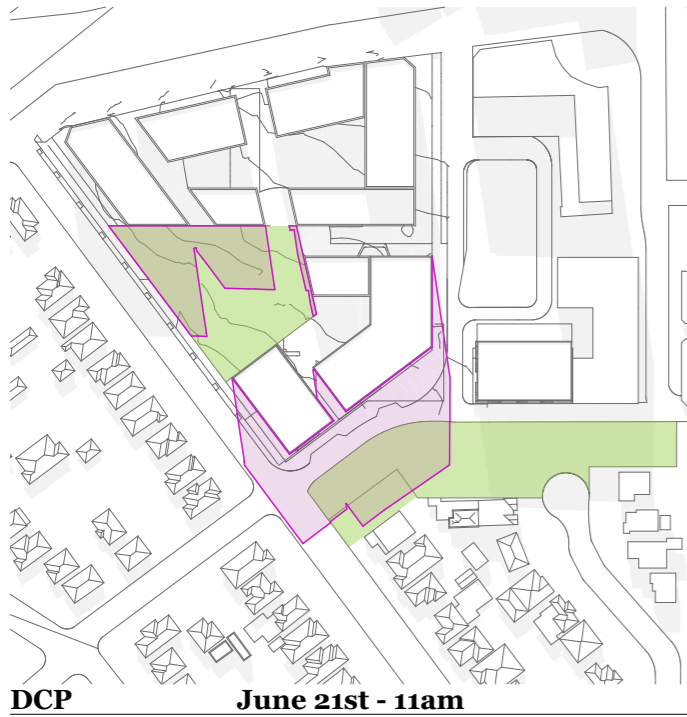
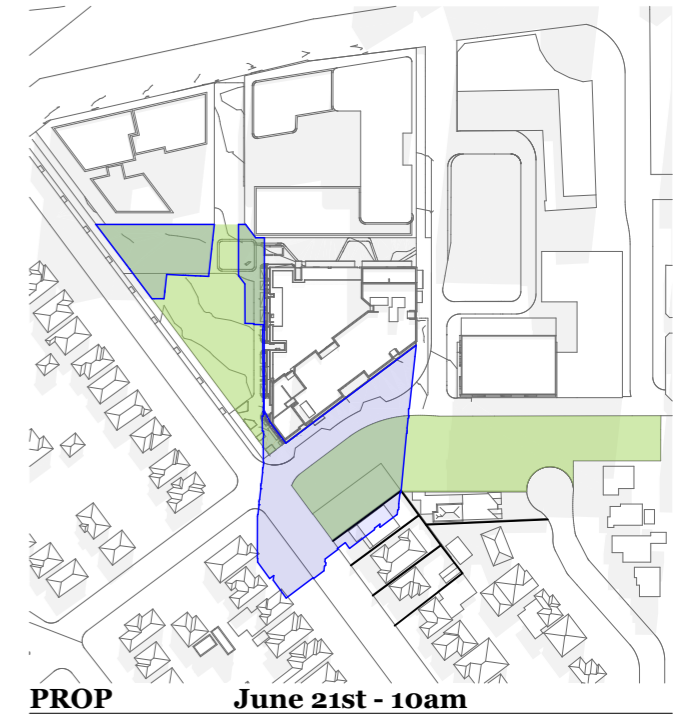
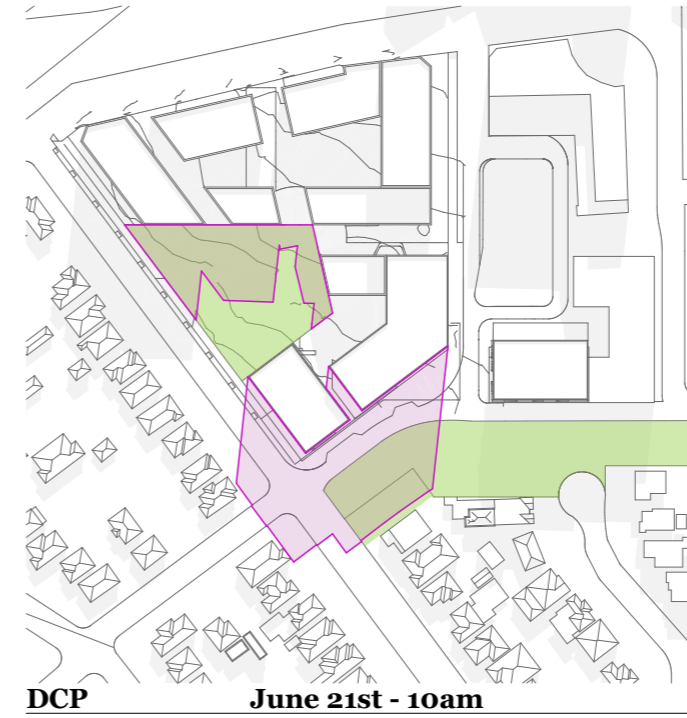
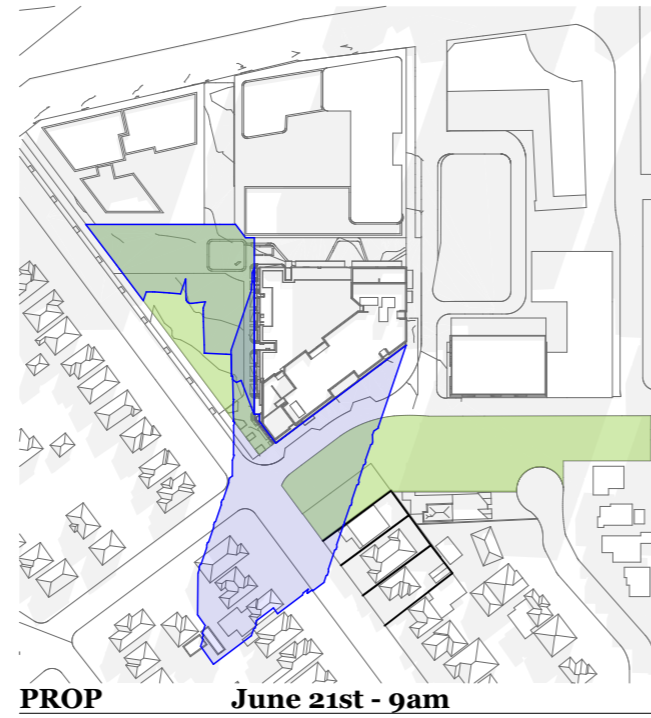
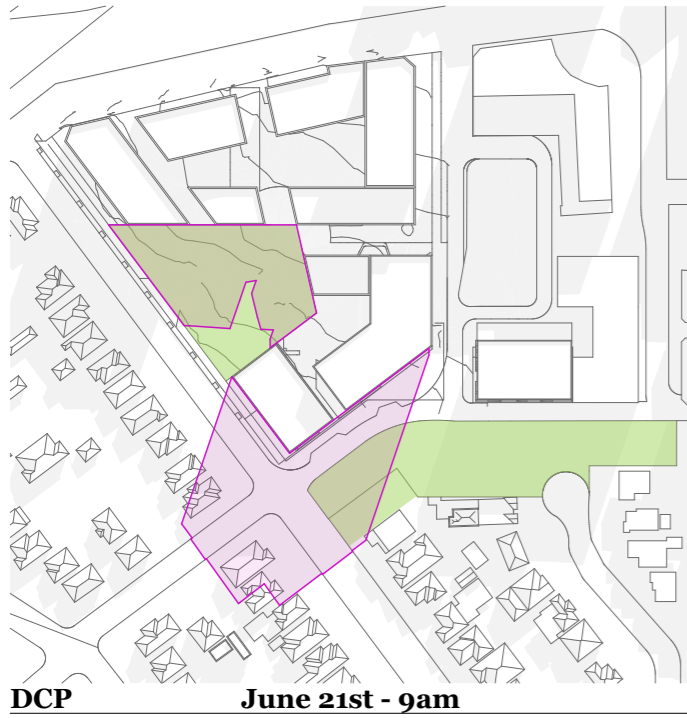
COUNCIL RFI - URBAN DESIGN REPORT

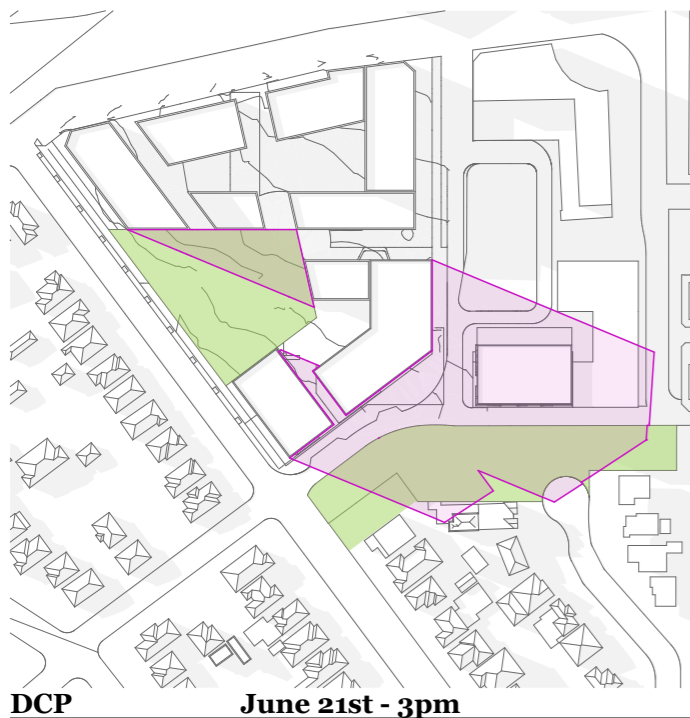
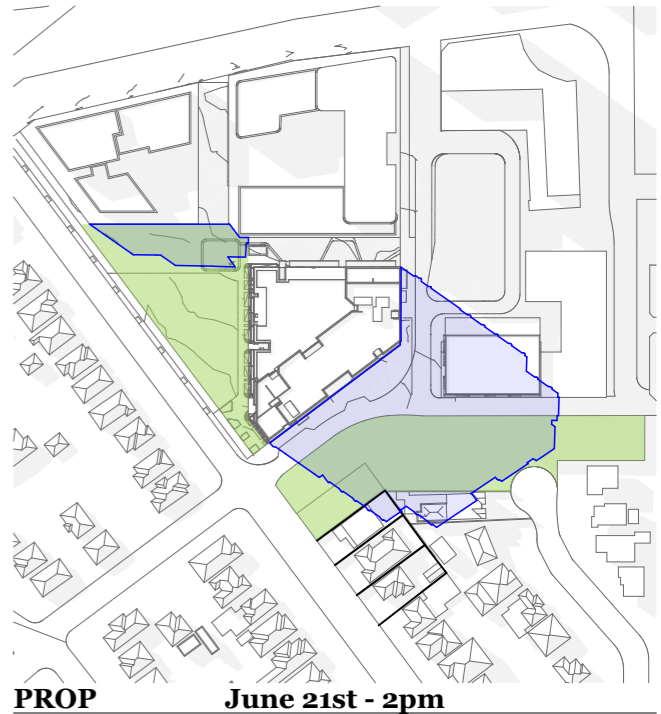
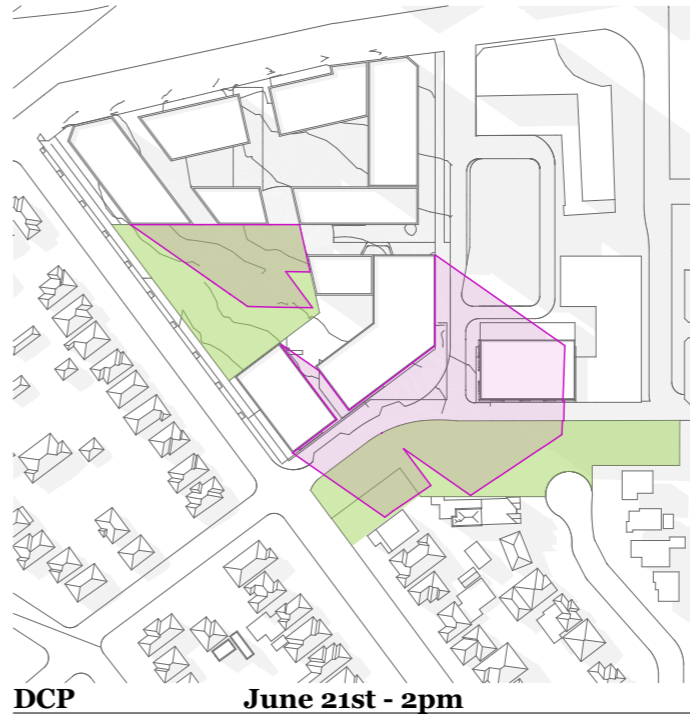
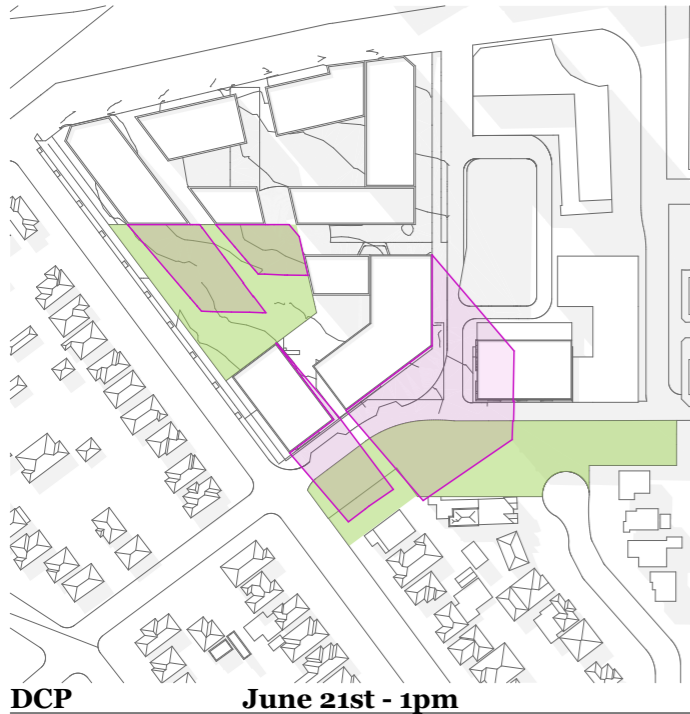
NOVEMBER 2022

OVERSHADOWING ANALYSIS

KAMIRA AVENUE
VILLAWOOD

OVERSHADOWING ANALYSIS
DCP & PROPOSED





Shadows Analysis

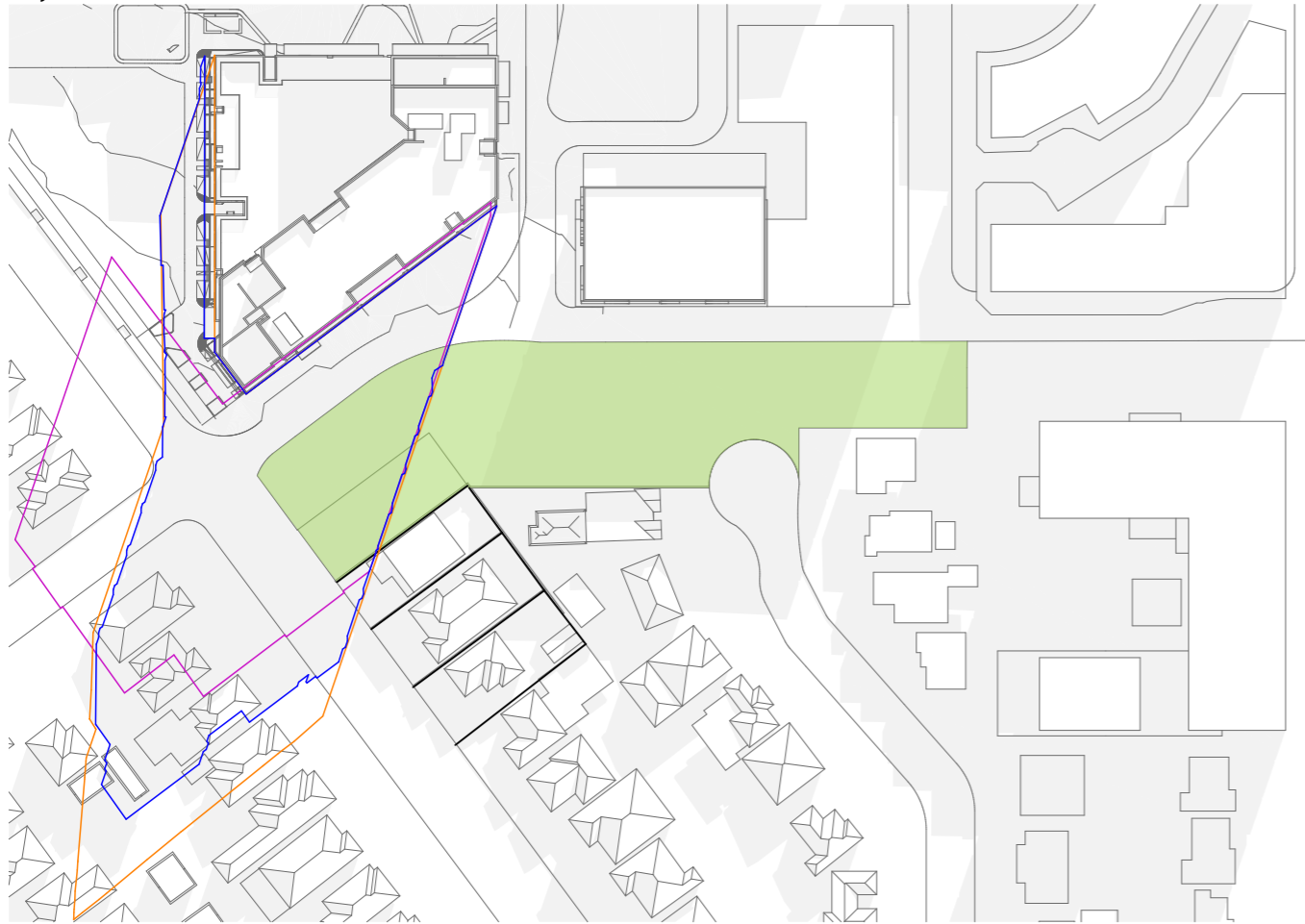
Future Park & Hilwa Park
Over shadowing from DCP Masterplan buildings
Overshadowing from Proposed Development buildings

Future Park 3000 m²
Hilwa Park(Approx) 3781 m²
Total 6781 m²

Direct Solar Received at Winter Solstice

	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM
	DCP						
SOLAR m2	3737	4140	3882	3749	3805	3357	3040
SOLAR %	55.1%	61.1%	57.2%	55.3%	56.1%	49.5%	44.8%
	PROPOSED						
SOLAR m2	3752	4593	4131	3883	3911	3546	3120
SOLAR %	55.3%	67.7%	60.9%	57.3%	57.7%	52.3%	46.0%
SUMMARY+m2	+ 15	+ 453	+ 249	+ 134	+ 106	+ 189	+ 80
SUMMARY+%	+ 0.2%	+ 6.7%	+ 3.7%	+ 2.0%	+ 1.6%	+ 2.8%	+ 1.2%

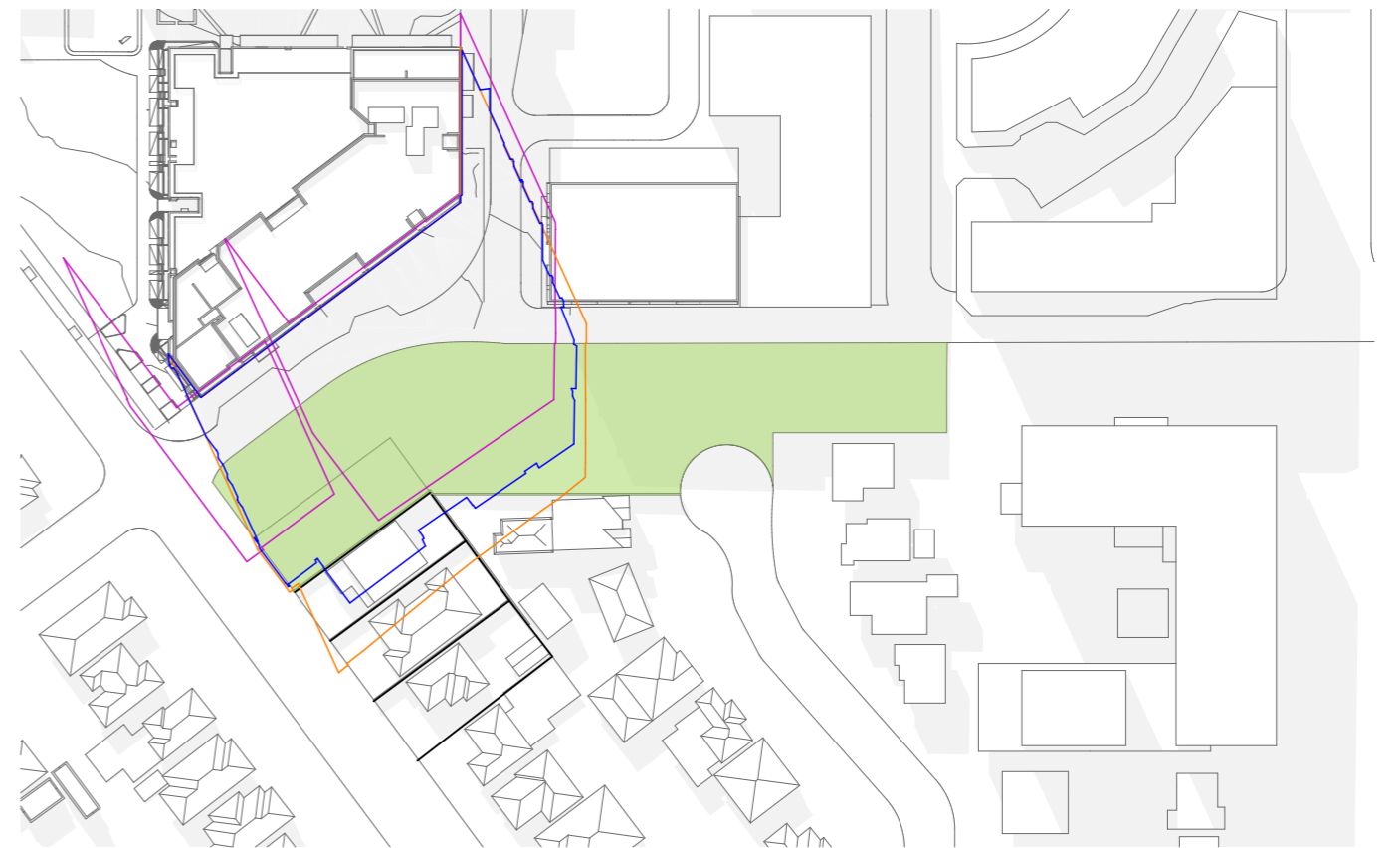
OVERSHADOWING ANALYSIS
LEP, DCP & PROPOSED



June 21st - 9am



June 21st - 10am



OVERSHADOWING ANALYSIS
LEP, DCP & PROPOSED



June 21st - 1pm



June 21st - 2pm



June 21st - 3pm

**Comparison of DCP
and Proposed Building B and LEP**

- DCP outline of overshadowing to neighbouring buildings
- Proposed Building B outline of overshadowing to neighbouring buildings
- LEP outline of overshadowing to neighbouring buildings
- Hilwa Park

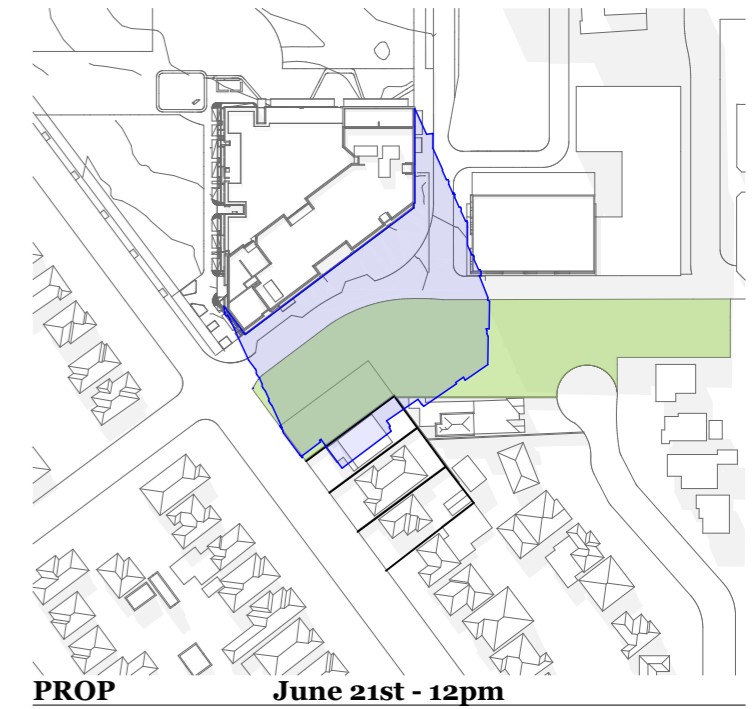
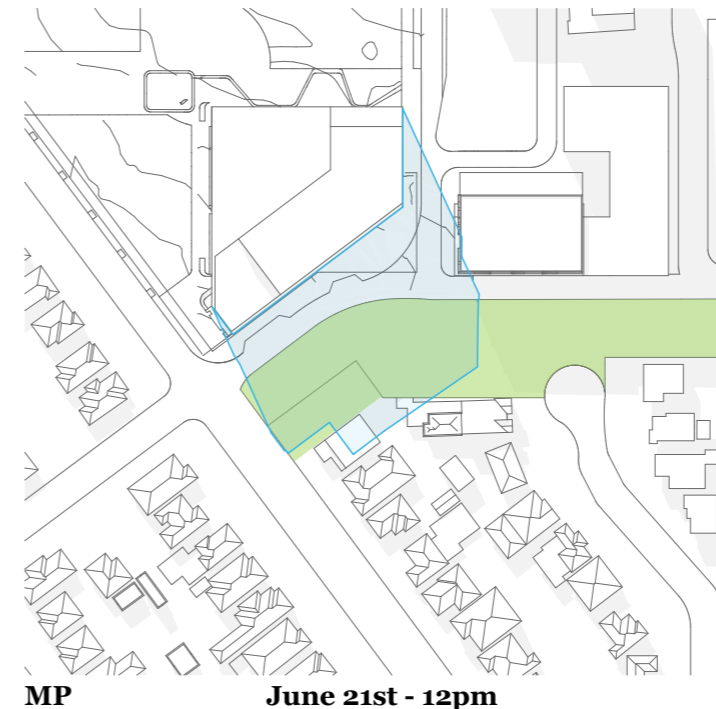
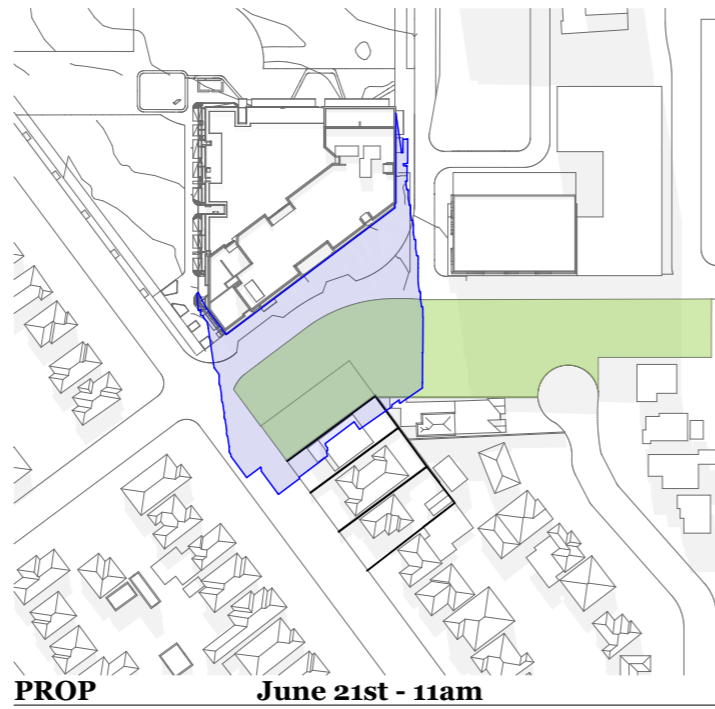
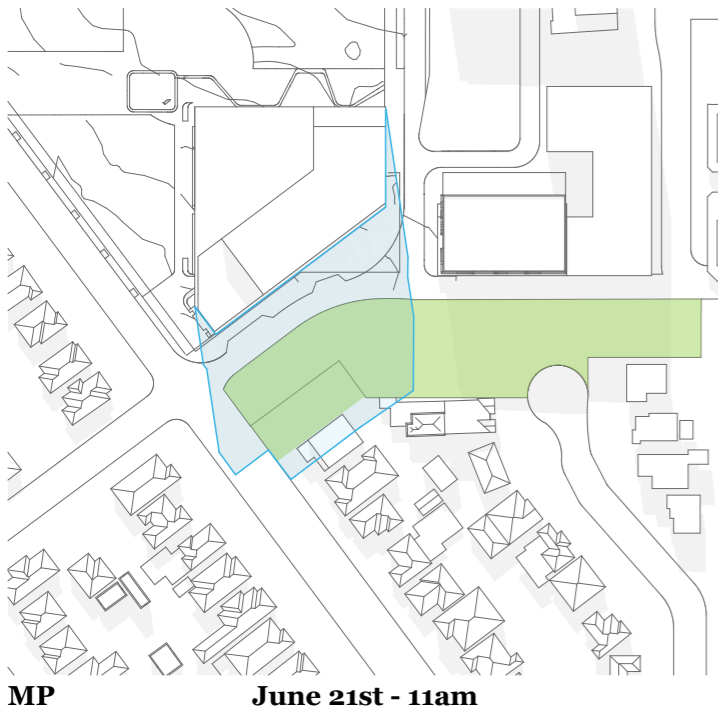
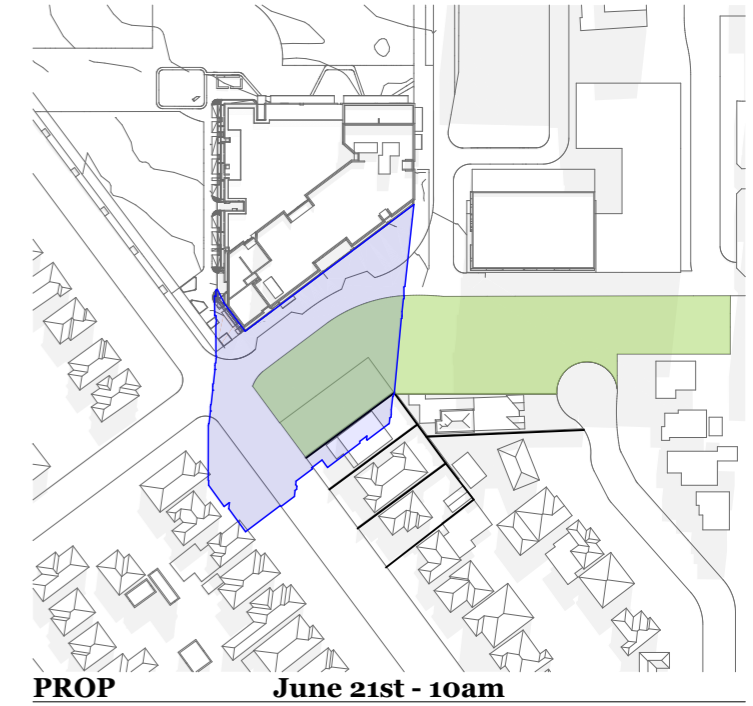
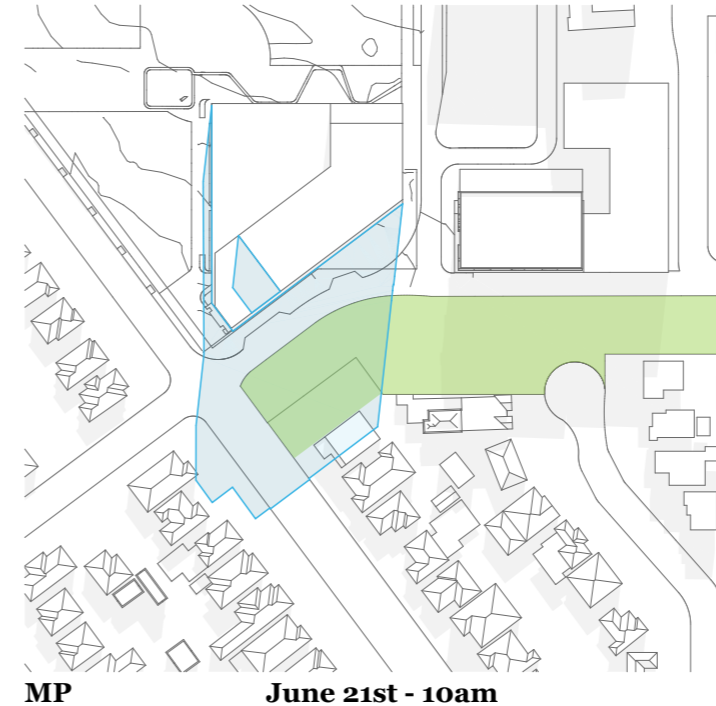
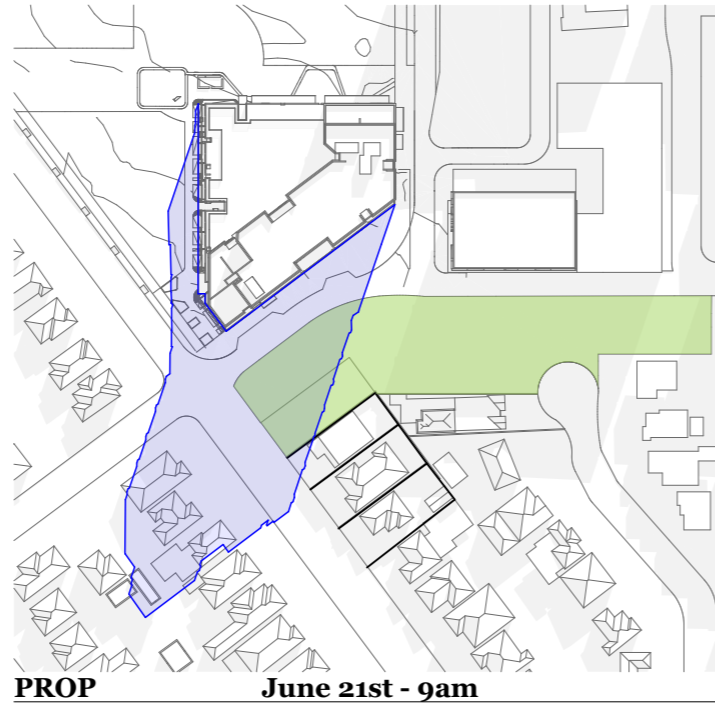
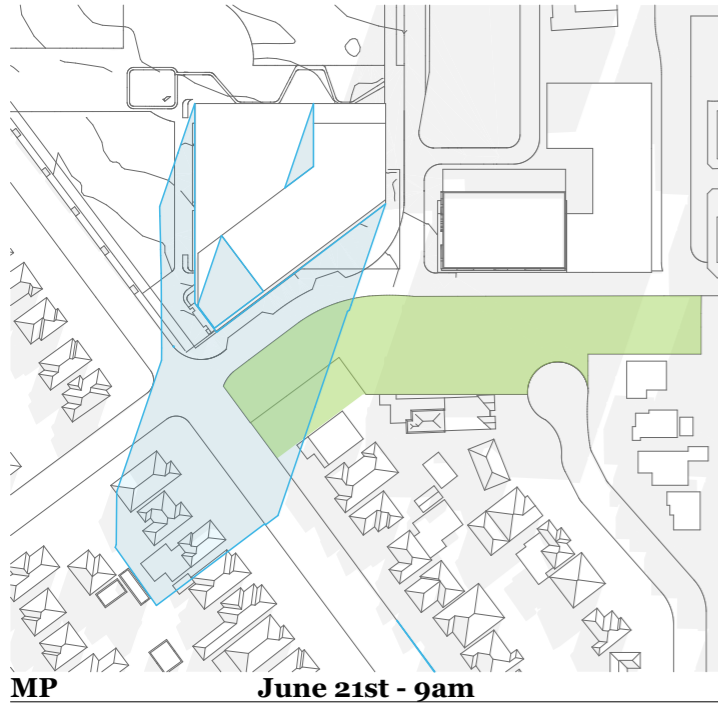
**Villawood Town Centre DCP 2020
Direct Solar**

9am	10am	11am	12pm	1pm	2pm	3pm
77%	69%	65%	62%	59%	48%	28%

**Proposed Building B
Direct Solar**

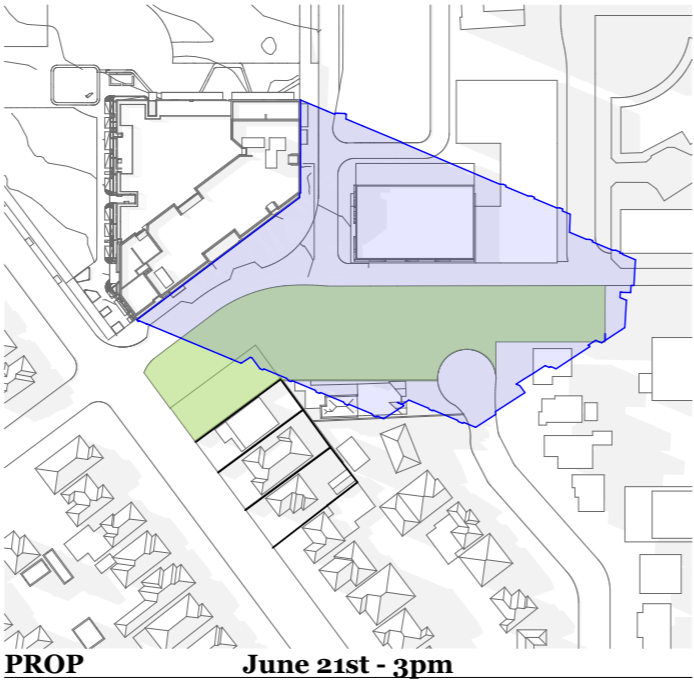
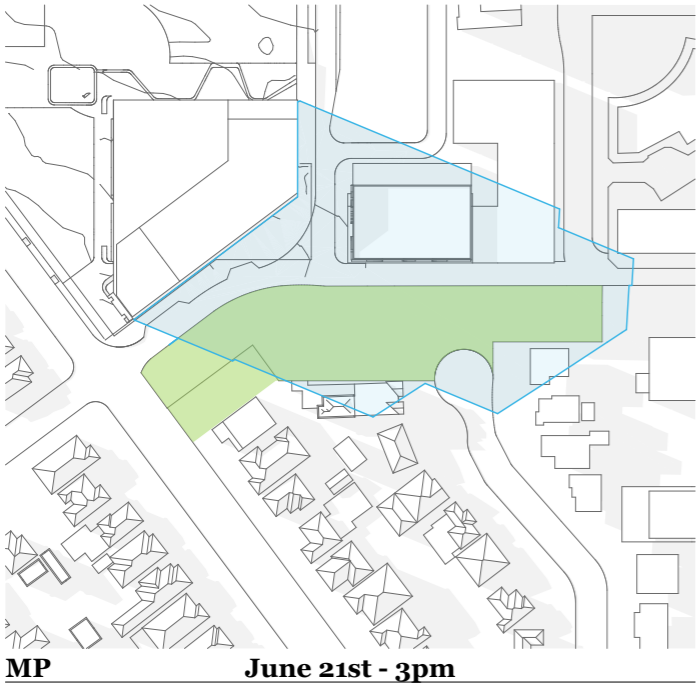
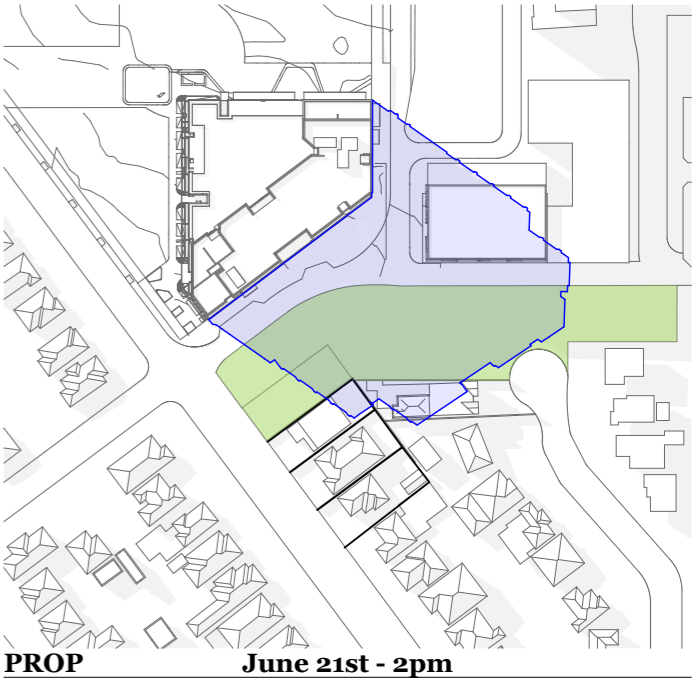
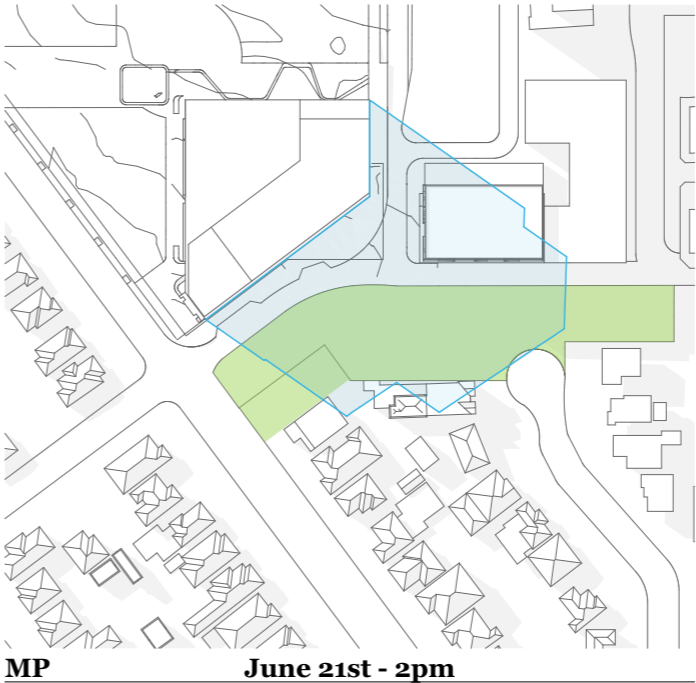
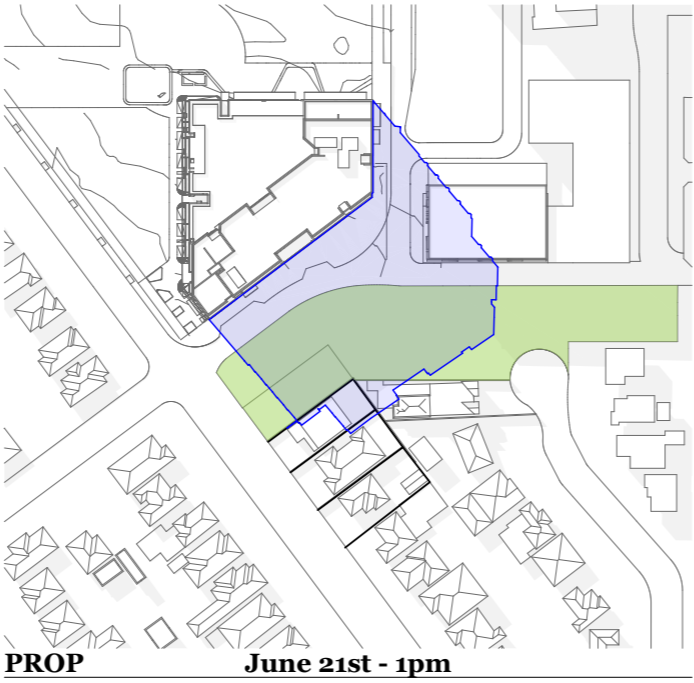
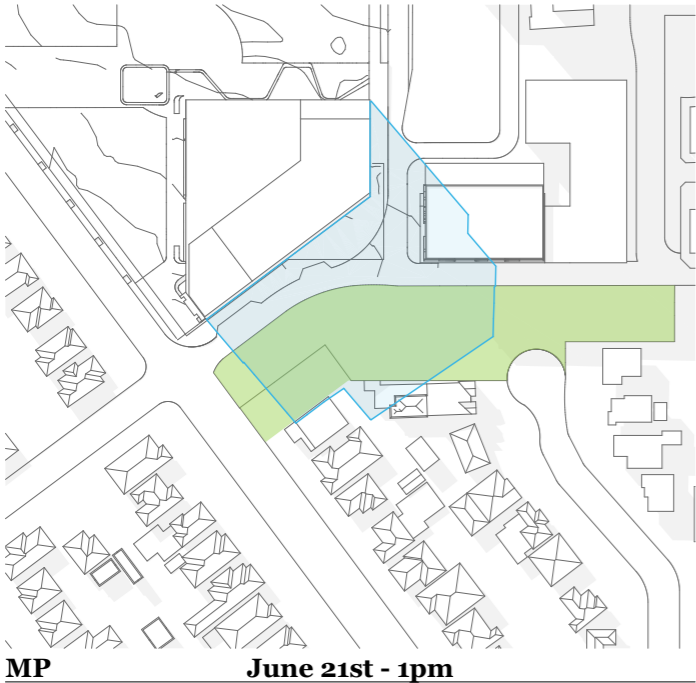
9am	10am	11am	12pm	1pm	2pm	3pm
77%	66%	55%	47%	44%	34%	20%

OVERSHADOWING ANALYSIS
MASTER PLAN AND PROPOSED



OVERSHADOWING ANALYSIS

MASTER PLAN AND PROPOSED



Shadows Analysis

- Overshadowing from Proposed Building B building
- Over shadowing from Planning Proposal Masterplan buildings
- Hilwa Park
- Hilwa Park(Approx) 3781 m²

Direct Solar Received at Winter Solstice

	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM
MASTER PLAN							
SOLAR m2	2889	2487	2136	1803	1648	1285	749
SOLAR %	76.4%	65.8%	56.5%	47.3%	44.0%	34.1%	19.6%
PROPOSED							
SOLAR m2	2899	2487	2097	1789	1663	1291	742
SOLAR %	76.7%	65.8%	55.5%	47.3%	44.0%	34.1%	19.6%
SUMMARY+m2	10	0	-39	-14	15	6	-7
SUMMARY+%	0.3%	0.0%	-1.0%	0.0%	0.0%	0.0%	0.0%

The solar analysis for the project needs to be understood in the context of the substantial improvement arising from the design for the future Villawood Park. This Villawood Park comprises a consolidated 3000m². The solar analysis of Villawood Park and Hilwa Park confirms that the DCP envelopes have a greater shadow impact than the proposed envelopes, in the winter solstice. The proposed envelopes effectively result in more open space, receiving more solar access, at the most critical time of the year (mid winter).

Further, comparing the Masterplan shadow analysis to that of the Proposed DA shadows presents a minimal change in the total shadow impact to both parkland areas. The Proposed DA demonstrates a shift in building density from the DCP plan – whereby the 6 storey building in the south-west corner of the site, having inadequate separation to the building to its west; has the density transferred into the upper floors of the overall Proposed DA building. This transfer still complies with LEP height limits and GFA requirements. It also contains critical social housing within these levels for improved overall social outcomes and additional roof space for the creation of a large solar array of photovoltaic cells for improved ESD outcomes.

The Environmental Planning and Assessment Act 1979, establishes the Local Environmental Plan (LEP) as the statutory, leading and legally binding document. The provisions within Development Control Plan (DCP) are established to provide guidance on:

- a) giving effect to the aims of any environmental planning instrument that applies to the development,
- b) facilitating development that is permissible under any such instrument, and
- c) achieving the objectives of land zones under any such instrument.

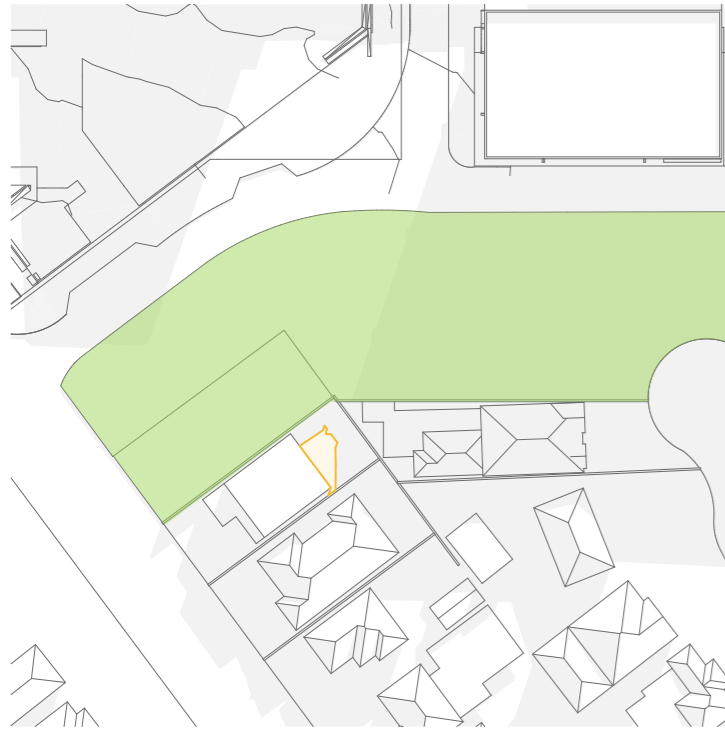
The RFI letter from Council assumes the DCP is the only method and configuration for carrying out development of the subject site. However, this is not the case as clearly articulated within Section 3.42 of the Environmental Planning and Assessment Act (the Act).

Section 3.42 of the Act means that a DCP does not have significant weight in the consideration of a development application and that it must be interpreted with flexibility. The overarching requirement is to consider the aims and objectives contained within the LEP. The DCP is there to facilitate development.

The proposed configuration of development does vary from the DCP however as a higher level of amenity and a superior urban design outcome is achieved, the Council assessment should consider the merit of the proposal as is legally required through the relevant planning provisions within the Environmental Planning and Assessment Act 1979 and more specifically within Section 3.42.

A development application in the format presented in this submission maintains the intentions of the masterplan and DCP therefore the opportunity exists for Council to consider the merit of the proposal. There is no statutory requirement to amend the DCP to suit the proposal and there is no legal impediment to council assessing the merits of the current proposal. Critically the proposal demonstrably achieves the aims and objectives of the LEP that are relevant to this proposal.

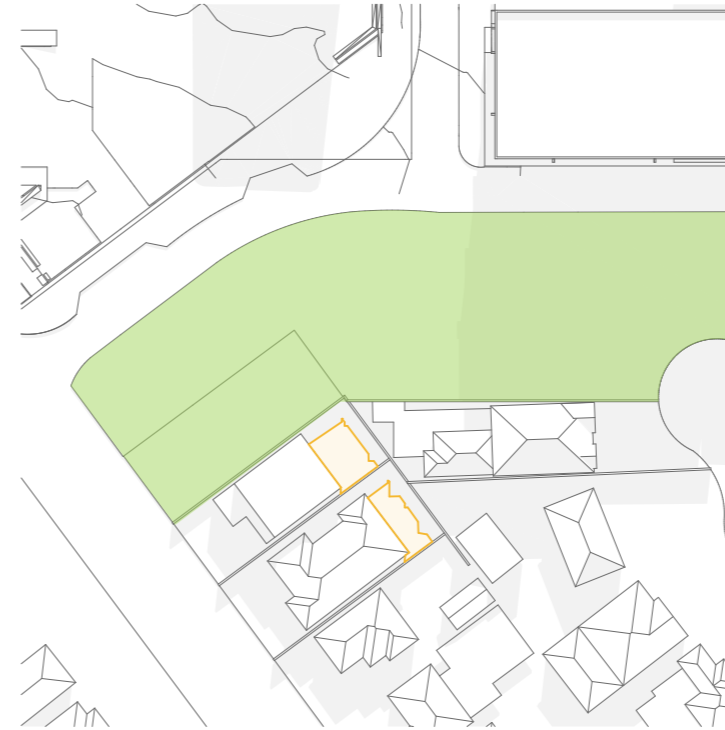
OVERSHADOWING ANALYSIS
NEIGHBOURING OVERSHADOWING



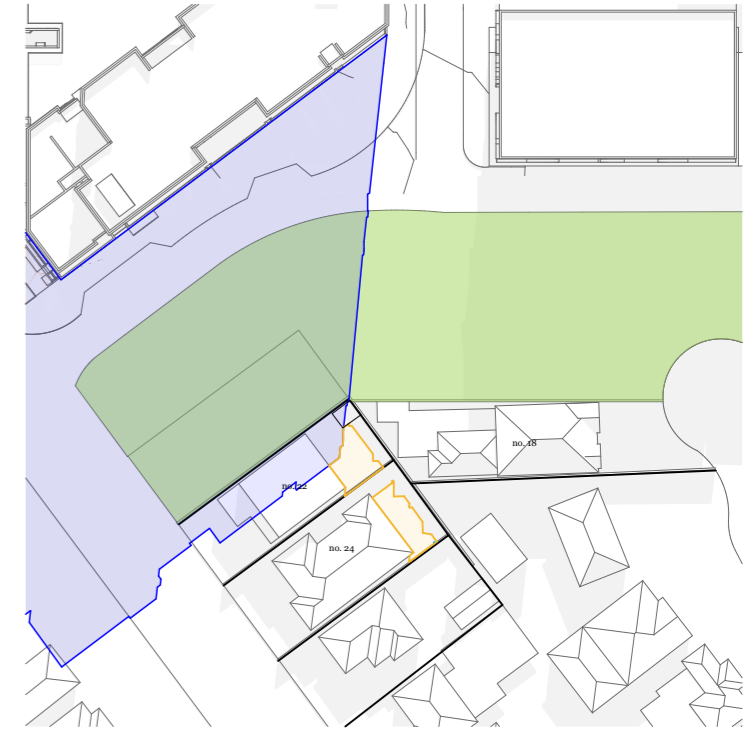
EX DCP June 21st - 9am



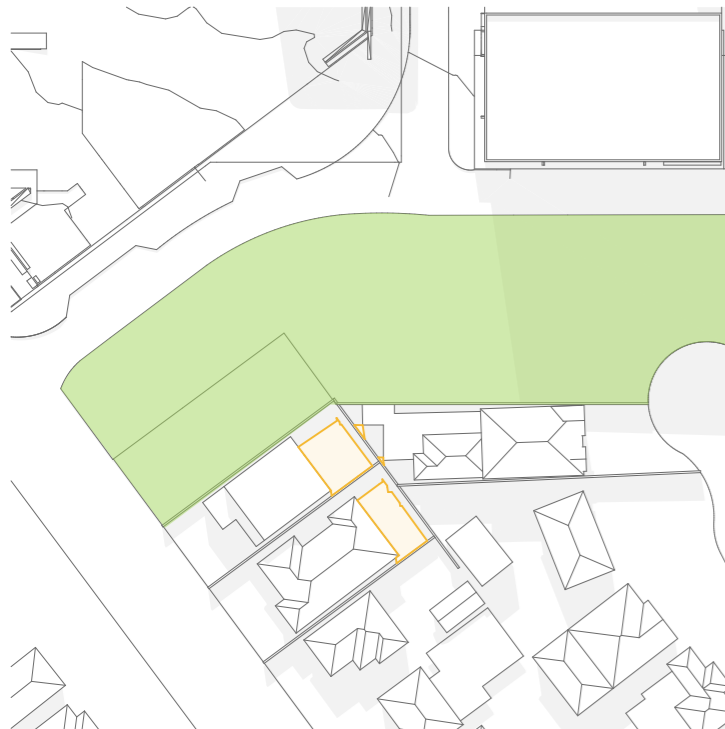
PROP PP June 21st - 9am



EX DCP June 21st - 10am



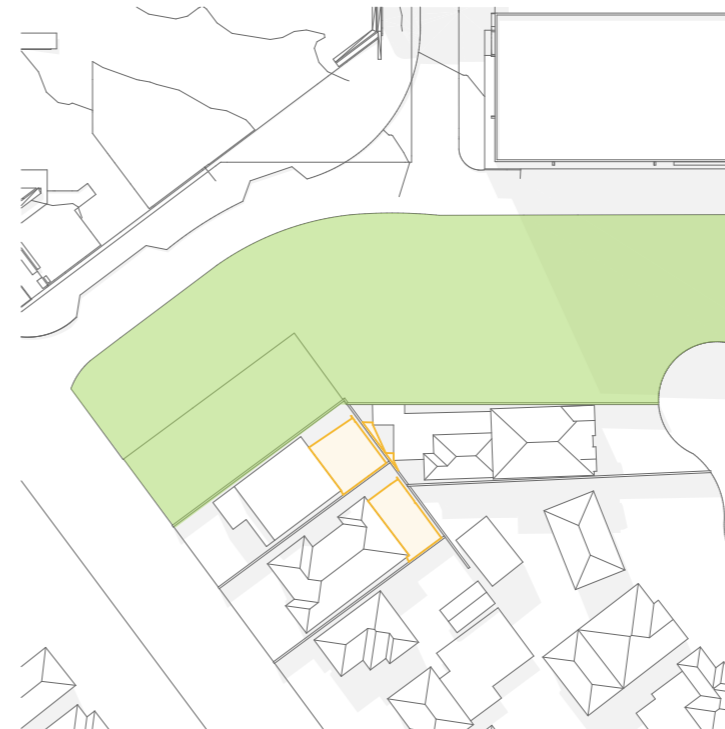
PROP PP June 21st - 10am



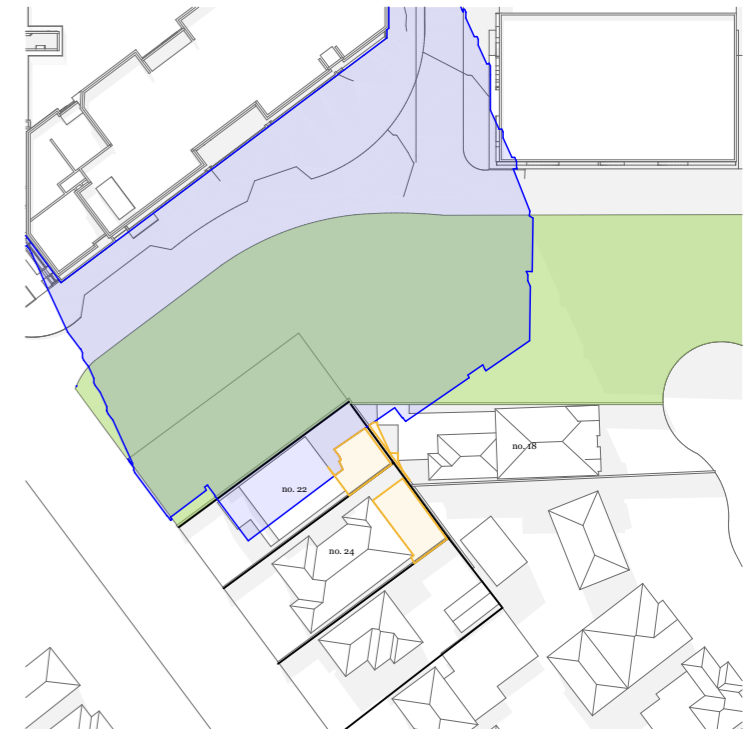
EX DCP June 21st - 11am



PROP PP June 21st - 11am



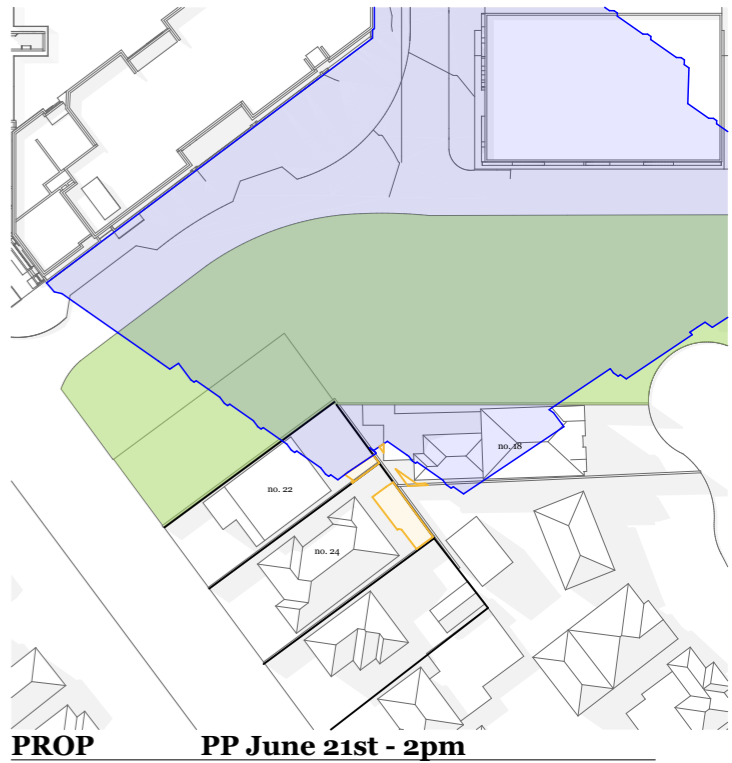
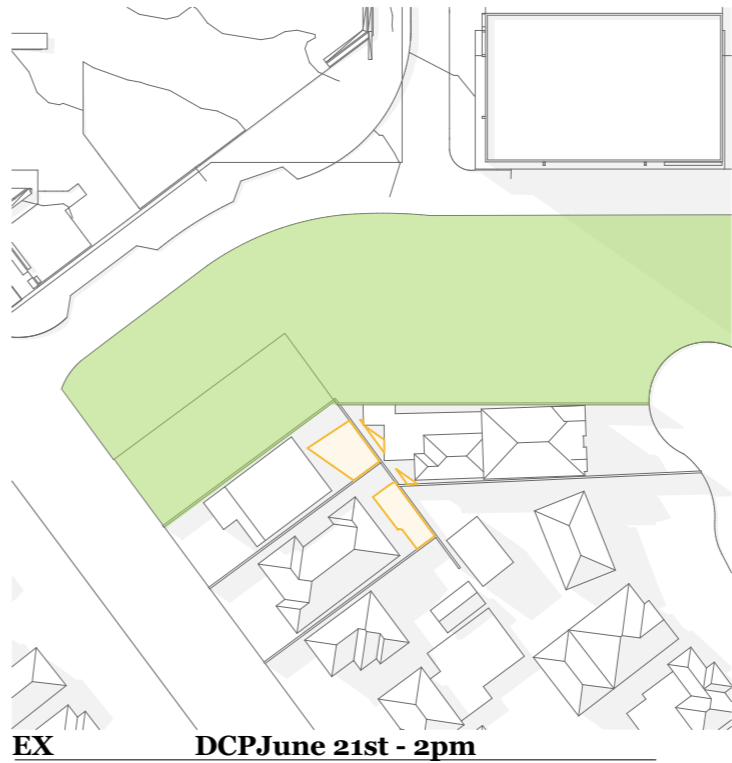
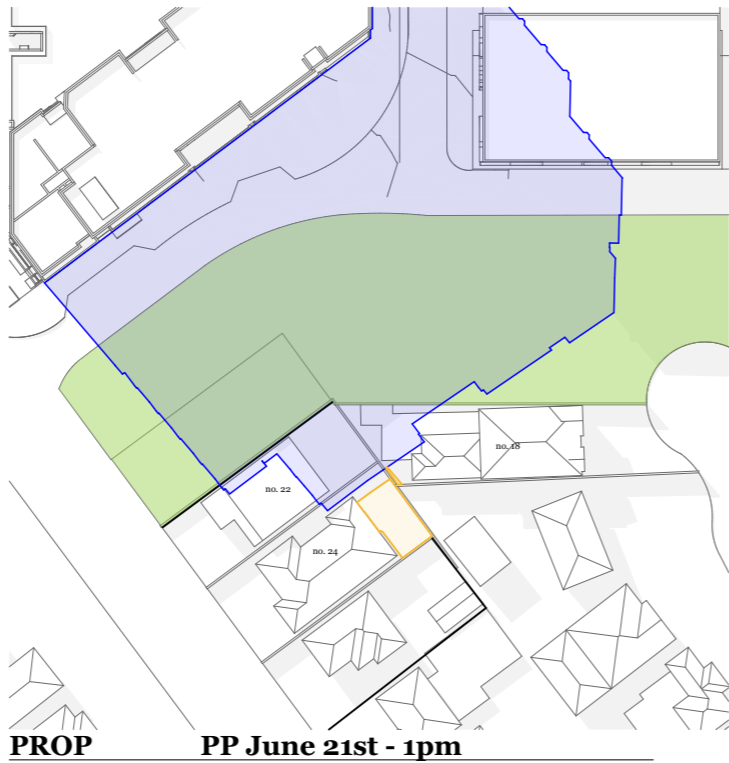
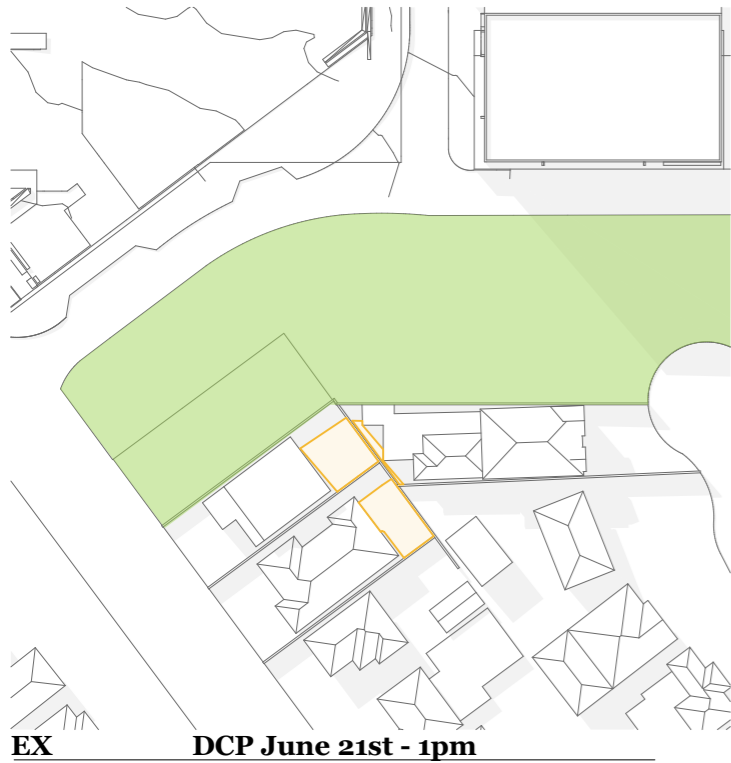
EX DCP June 21st - 12pm



PROP PP June 21st - 12pm

OVERSHADOWING ANALYSIS

NEIGHBOURING OVERSHADOWING



The neighbouring solar access does not unduly impact solar or natural light to the habitable areas and the rooms of the existing dwellings to the south.

Access to sunlight is substantially maintained in the existing public and private open spaces, and the existing windows of all habitable rooms in adjoining buildings receives at least 3 hours of between 9am -3pm at June 21st

22 Kamira Ave, Villawood Direct Solar							
	9am	10am	11am	12pm	1pm	2pm	3pm
EXISTING	31m ²	61m ²	70m ²	76m ²	74m ²	54m ²	29m ²
PROPOSED	31m ²	46m ²	51m ²	53m ²	0m ²	9m ²	29m ²

24 Kamira Ave, Villawood Direct Solar							
	9am	10am	11am	12pm	1pm	2pm	3pm
EXISTING	0m ²	46m ²	60m ²	68m ²	70m ²	42m ²	0m ²
PROPOSED	0m ²	46m ²	60m ²	68m ²	70m ²	40m ²	0m ²

18, Hilwa Street, Villawood Direct Solar							
	9am	10am	11am	12pm	1pm	2pm	3pm
EXISTING	0m ²	0m ²	1m ²	5m ²	9m ²	5m ²	0m ²
PROPOSED	0m ²	0m ²	1m ²	5m ²	1m ²	3m ²	1m ²

Comparison of Existing and Proposed Shadows

- Proposed outline of overshadowing to neighbouring buildings
- LEP outline of solar recieved to neighbouring buildings
- Hilwa Park

URBAN DESIGN AND DESIGN EXCELLENCE

KAMIRA AVENUE
VILLAWOOD



SUBMITTED DA
VIEW FROM KAMIRA COURT



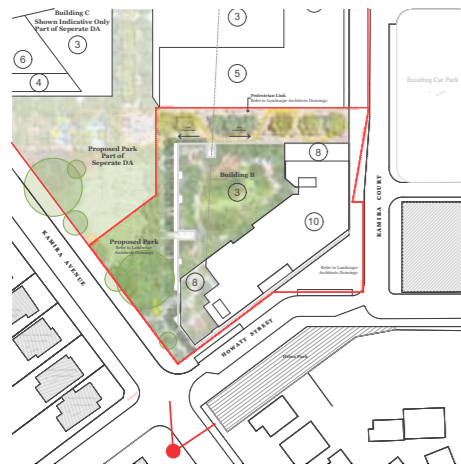
VIEW FROM KAMIRA COURT



OPTION 1

**KAMIRA AVENUE
VILLAWOOD**

OPTION 1
VIEW ACROSS HOWATT ST



OPTION 1
VIEW FROM KAMIRA COURT



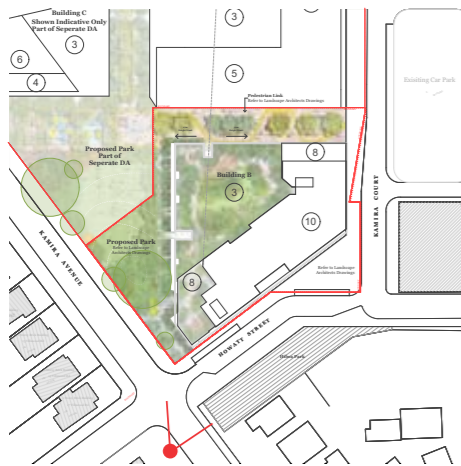
OPTION 1
MATERIALITY + PRECEDENTS



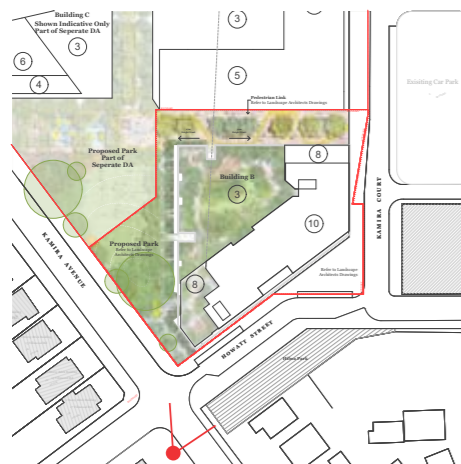
OPTION 2

**KAMIRA AVENUE
VILLAWOOD**

OPTION 2
VIEW ACROSS HOWATT ST



OPTION 2 - ALTERNATE MATERIALITY
VIEW ACROSS HOWATT ST



OPTION 2
VIEW FROM KAMIRA COURT



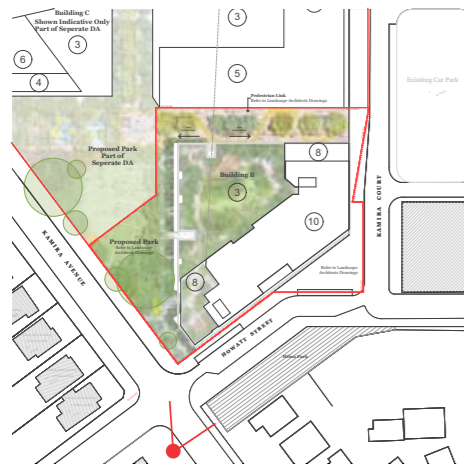
OPTION 2
MATERIALITY + PRECEDENTS



OPTION 3

**KAMIRA AVENUE
VILLAWOOD**

OPTION 3
VIEW ACROSS HOWATT ST



OPTION 3
VIEW FROM KAMIRA COURT



OPTION 3
MATERIALITY + PRECEDENTS



OPTION SUMMARY

KAMIRA AVENUE
VILLAWOOD

SUBMITTED DA



OPTION 1



OPTION 2



OPTION 3



- Introduction of balconies to the recess black facade proportion.
- Brick for variation in façade and natural use of more materials at corners.
- Double height expression to white elements of facade.

- Brick expression on the corners
- Double height expression to white elements of facade.
- Allow for facade to be broken up in segments aligned with the podium.

- Solid brick expression on the corners
- Window hood treatments
- Brick for variation in façade and natural use of more materials at corners.



OPTION COMPARISON
VIEW FROM KAMIRA COURT

SUBMITTED DA



OPTION 1



OPTION 2



OPTION 3



- Brick expression on the corners
- Double height expression to white elements of facade.
- Lifted corner podium height to enhance the key corner entry.

- Brick expression on the corners
- Single brick expression on the corners
- Lifted corner podium height to enhance the key corner entry.

- Solid brick expression on the corners
- Window hood treatments
- Brick for variation in façade and natural use of more materials at corners.



OPTION 2

SELECTED - OPTION 2

This option advances the facade by adding more details through the inclusion of natural materials at the key corner, and variation in height to relieve the bulk and scale.

The variation in height has been further articulated by aligning the breaks with podium expression which reduces the one singular block appearance.

The podium expression on the key corner has been lifted to reinforce and signify the entry at the lane way entry to the building viewed from the Kamira court car park.

The materiality of the key corner brickwork can accommodate an artwork to be incorporated within the brick work facade please refer to page 62.

Further to this balcony expression at the corner on the upper levels also allows for relief within the façade.



SOCIAL HOUSING APARTMENTS

**KAMIRA AVENUE
VILLAWOOD**

The project has been developed between NSW Land and Housing Corporation (LAHC) and Traders in Purple. The amount of social housing proposed is a matter that has been carefully considered by LAHC and the proposal is consistent with LAHC's charter and the social to private tenure mix is supported by LAHC. No further assessment of the suitability of the social housing mix is warranted, noting that LAHC has confirmed the proposed social housing dwellings proportion is within the maximum limits of the 30:70 social to private tenure mix set out in Future Directions for Social Housing in NSW.





SUB22/108723

2 June 2022

Liam Hawke
Coordinator Development Planning
Fairfield City Council

Dear Liam Hawke

RE: Request for Information for Development Application 384.1 / 2021 – Social Housing Apartments

This letter is NSW Land and Housing Corporation's (LAHC) response to Fairfield City Council's comments, dated 18 May 2022, quoted below, on the social housing provisions within the proposed Stage 1 of the Kamira Court masterplanned development.

Comment 1

"...The current proposal involves the provision of only 32 social housing apartments, out of 112 units which equates to 27.8%." – Fairfield City Council

Comment 2

"The SWCPP noted that all of the apartments on the ground floor are dedicated as social housing units. It was requested that the applicant consider the provision of a mix of both social and private apartments on the ground floor." – Fairfield City Council

LAHC can confirm that a thorough evaluation of the proposed social housing yield and distribution within the proposed development was conducted. LAHC is satisfied that the proportion of the proposed social housing dwellings is within the maximum limits of the 30:70 social to private tenure mix set out in *Future Directions for Social Housing in NSW* (Future Directions).

Further, it is LAHC's preference to retain ground floor dwellings as social housing for the extra amenity provided by the larger private open spaces. It is also LAHC's preference for LAHC's holdings to be consolidated within standalone strata within the broader mixed tenure precinct where social housing is indistinguishable from market housing.

This approach is consistent with other mixed tenure developments delivered by LAHC and provides operational efficiencies for the nominated property manager, Evolve Housing, to maximise their capacity to maintain and manage the properties and provide positive social outcomes for tenants.

Level 5, 219-241 Cleveland Street Strawberry Hills NSW 2012 | Locked Bag 10 Strawberry Hills NSW 2012 | planning.nsw.gov.au

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SUB22/108723

9 November 2022

Liam Hawke
Coordinator Development Planning
Fairfield City Council

Dear Liam,

RE: Request for Information #2 for Development Application 384.1 / 2021 – Social Housing Apartments

This letter is a response to comments in Fairfield City Council's (the **Council**) letter dated 17 October 2022, quoted below, on the social housing provisions within the proposed Stage 1 of the Kamira Court masterplanned development. This letter should be read in conjunction with LAHC's earlier response to Council's comments dated 2 June 2022.

Comment #1

"...The amount of social housing units provided within the overall site once both stages are completed represents 9.6% of the housing stock..."

Comment #2

"...the development of the site will not provide the 30:70 social to private housing mix encouraged in the Future Directions for Social Housing in NSW nor provide the amount of social dwellings that previously existed on the site..."

LAHC can reiterate that the 30:70 social to private housing mix is the maximum ratio set out in the *Future Directions for Social Housing in NSW* policy. The premise is to deconcentrate social housing estates and improve social outcomes for tenants.

In relation to the decrease of overall social housing on site being unacceptable to Council, LAHC is responsible for developing and operating the social housing portfolio across NSW and portfolio strategies are not often reflected within individual projects. The Kamira Court development was assessed by LAHC to meet the broader strategic objectives of the social housing portfolio.

I trust this assists in addressing Council's comments. Should you have any further questions, please do not hesitate to contact Weixu Ji, Senior Development Manager on 0499 551 840 or email weixu.ji@facs.nsw.gov.au.

Yours sincerely,

Fouad Habbouche
A/Development Director, Southern Sydney, Delivery South Division
NSW Land and Housing Corporation

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RESIDENTIAL PARKING SPACES

KAMIRA AVENUE
VILLAWOOD

The parking rates of the Fairfield DCP are to be set aside as the higher order planning instrument (SEPP) takes precedence. The Housing SEPP establishes that the parking rates are to be applied across all of the development, once affordable housing is applied to a proportion of the development. Having regard to the higher order planning instrument, and in particular, the location of the site adjacent the Villawood town centre and train station, the parking proposed is both statutorily appropriate and suitable to the circumstances.

Parking rates have been provided for the 112 units (stratified on title) and also for the 145 units (counting all dual-key units as one unit). The 145 units is merely for information purposes to Council and demonstrate compliance in this alternative view of unit yield. The scheme is presented as 112 units on a strata plan and therefore the residential parking is allocated as such. Further information on provided parking spaces is included within the DA traffic report.

Housing SEPP on the basis of 112 units.

For Residents			
Type of Unit	No. of Units	Housing SEPP	No. of Bays Required
1 Bedroom	25	0.4	10
2 Bedroom	64	0.5	32
3 Bedroom	23	1	23
Total Number of Bays Required for Residents			65
For Visitors	Total Number of Units	Parking Rate	No. of Bays Required
	112	1 per 7 Units	16
Grand Total (Bays Required)			81
Total Bays Provided			119

Housing SEPP on the basis of 145 units.

For Residents			
Type of Unit	No. of Units	Housing SEPP	No. of Bays Required
1 Bedroom	25+56+5	0.4	35
2 Bedroom	36+5	0.5	21
3 Bedroom	18	1	18
Total Number of Bays Required for Residents			74
For Visitors	Total Number of Units	Parking Rate	No. of Bays Required
	145	1 per 7 Units	21
Grand Total (Bays Required)			95
Total Bays Provided			119



TRAFFIC

KAMIRA AVENUE
VILLAWOOD

Council advised they may wish to retract the traffic items listed in the RFI letter dated 17 October and separately engage external traffic consultant to review the submitted items.

It is noted that many of the items raised in Council's letter dated 17 October 2022 are the same as those raised in Council's letter dated 18 May 2022. These were responded to in the subsequent RFI Response and letter from THINK Planners. and included: providing full road designs and a road safety audit for Kamira Court and Howatt St, outlining next steps to take place during the design development and construction certificate approval; providing building ramp long sections; providing swept paths on civil/architect plans as well as in DA traffic reports; and also confirming with Council that trip generation data for the community library and cafe has been provided.

Also, many of the remaining items of the letter were addressed through supporting documentation by the Applicant, and agreed by Council and Council's external assessing engineer (Stantec), during the Planning Proposal review from February through June of 2022.

This included the layout of Howatt St and Kamira Court plans and their swept paths, as well as associated swept paths for the roads, and the trip generation and traffic modelling data, all being approved in principle by Council and their engineers.

As such, it is unclear which items require response or which items Council wish to retract. The Applicant followed up via email requesting Council confirm this position but no response was received as of the date of this submission. Therefore it is not clear if Council wish to formally include these comments into the RFI or wish to restart the referral review process with an external engineer. The Applicant has addressed the relevant DA-related traffic items in the DA Plans and reports submitted in support of this package.

Therefore, the Applicant respectfully requests that Council use all the information that is provided in the original DA, Planning Proposal updates, and the subsequent two RFI responses to draw any required conditions of consent for traffic matters.



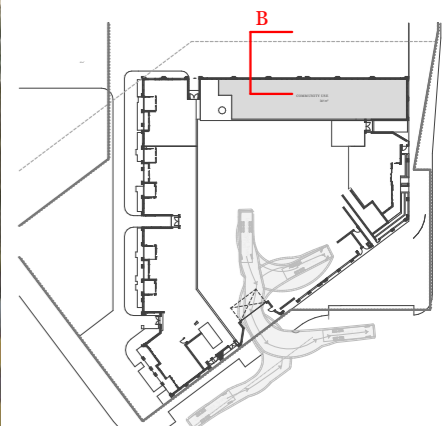
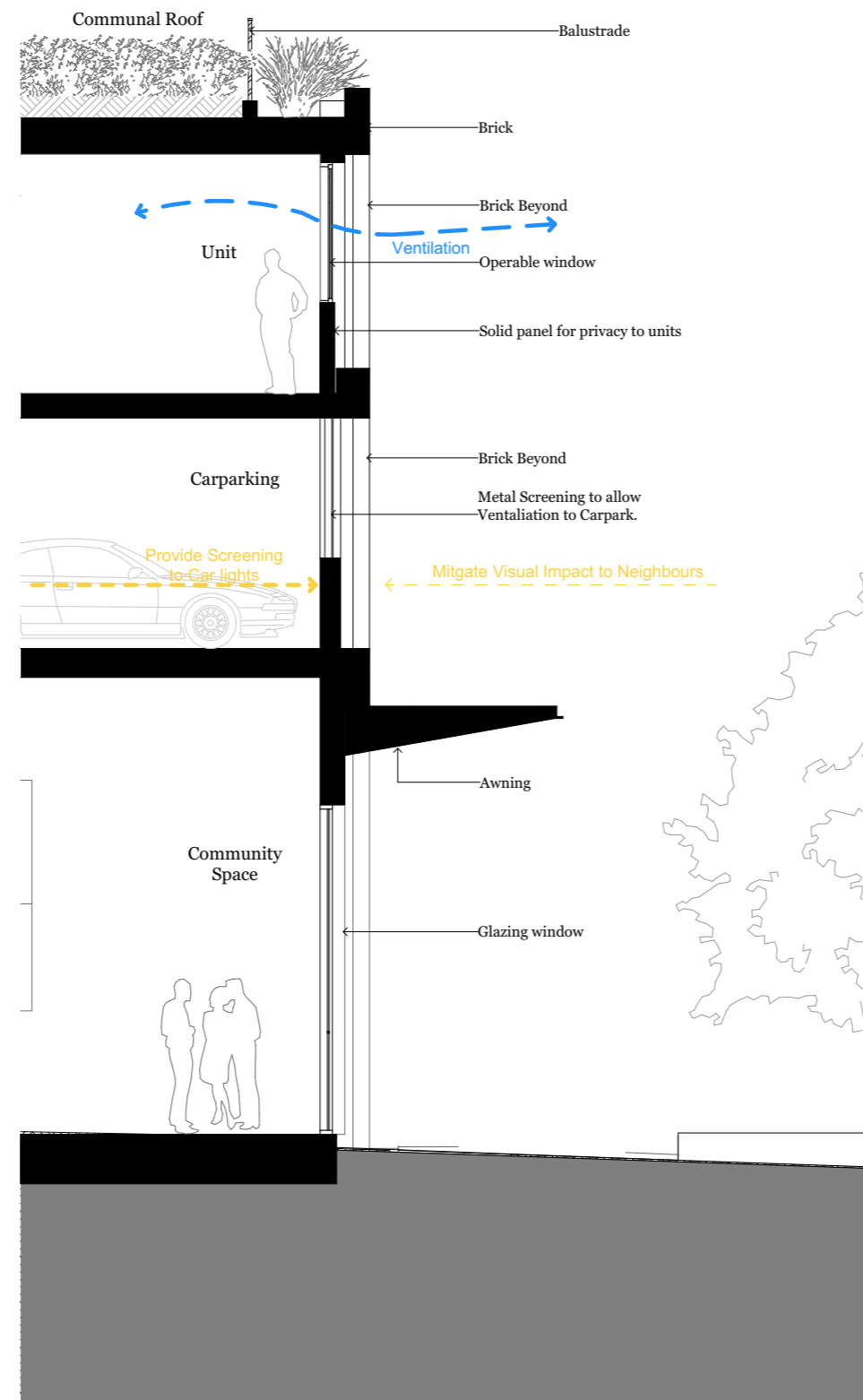
ABOVE GROUND CAR PARKING

**KAMIRA AVENUE
VILLAWOOD**

ABOVE GROUND PARKING FACADE SECTION

Council Comments

The proposal still involves the provision of car parking in a podium arrangement. Whilst it is acknowledged that architectural elements including screening structures are proposed to mitigate the visual impact of the spaces, it is considered that the positioning of car parking spaces on and above ground level is an inappropriate arrangement. This arrangement results in design issues such as elongated corridors, extensive distances to lifts and lost opportunities to provide high quality ground floor apartments and position back house areas in inconspicuous areas. Furthermore, Clause 4.8 of the Villawood Town Centre Development Control Plan 2020 states that car parking is to be provided in an underground basement. Accordingly, parking spaces must be provided in a basement level to conceal the spaces, improve the ground floor layout and provide a high quality and contemporary development.



ABOVE GROUND PARKING FACADE SECTION

Response

Above Ground Parking is an appropriate response to the improved urban design approach to the site, that intentionally contributes to the place making of Villawood. Above ground parking also has immediate long term ESD benefits and future use opportunities.

Clause 4.8 of the Villawood Town Centre Development Control Plan 2020 states that car parking is to be provided in an underground basement.”, Clause 4.8 states “Car parking is to be provided in an underground basement, or where appropriate, sleeved with active uses to main street frontages”

The objectives of Clause 4.8 are satisfied.

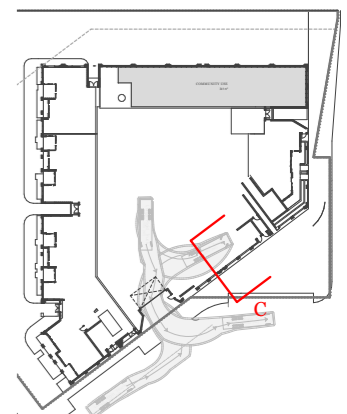
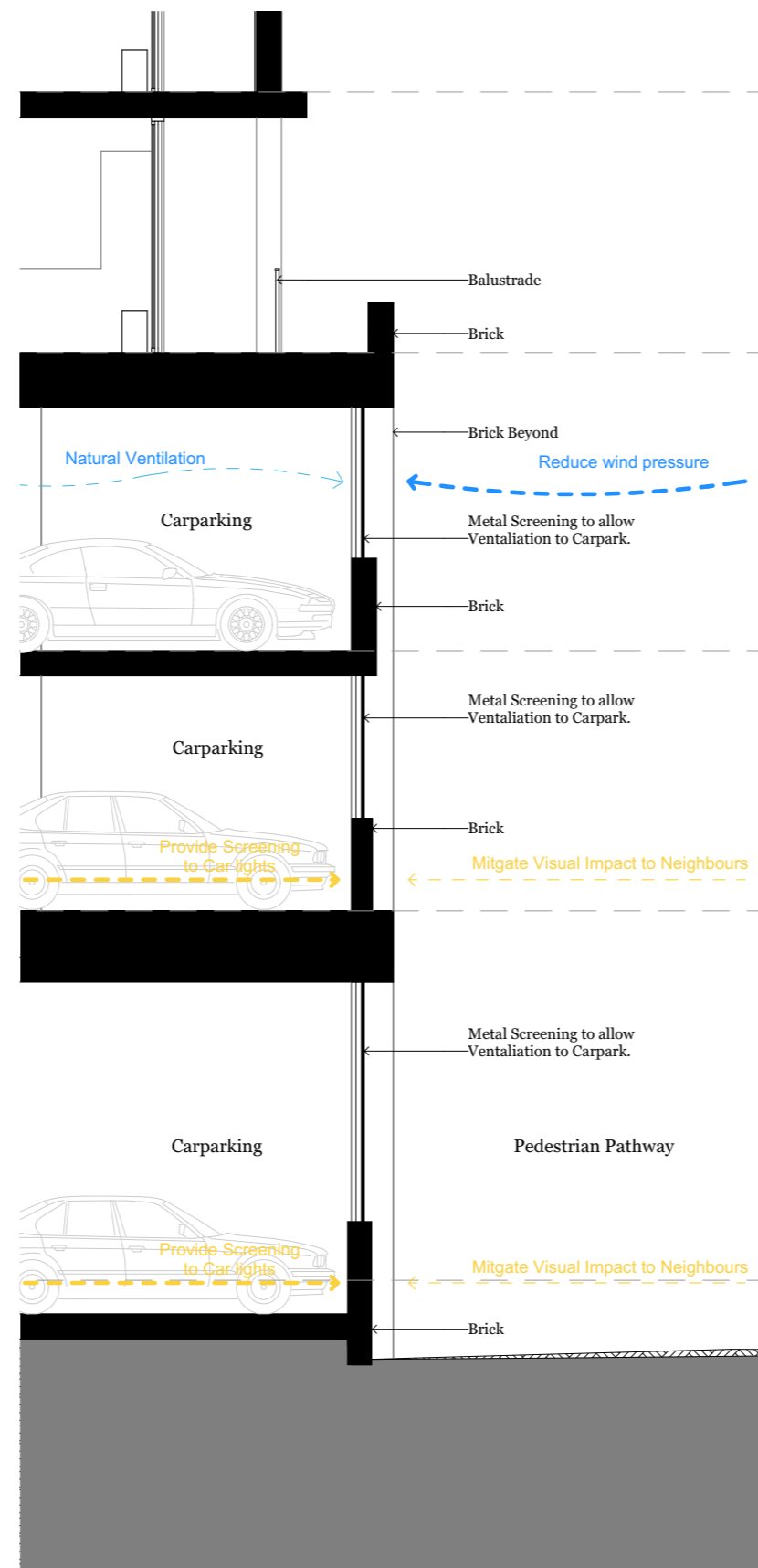
Further, the southern frontage is not identified as an Active Street Frontage, unlike Kamira Court - whereby significant activation on the ground floor is provided through residential apartment and residential lobbies activating the ground floor below sleeved car parking.

The above ground parking is an appropriate “outcome” in the circumstances, noting that –

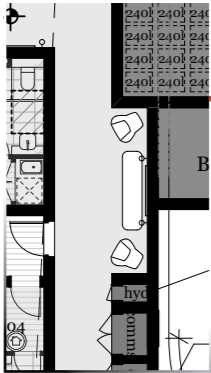
- This application intentionally contributes to place making of Villawood village by introducing a human scale form at street edges, with recessed tower above. As a result, the built form results in podiums of 3-4 storeys height. These podiums are the result of the making of place, and are an established urban design approach to built form in villages, town centres, and CBD's.
- The outcome of the provision of podiums is that the podiums, while being of a human scale at the edges and contribute to place making, also become grand spaces below refined towers. These spaces are appropriate for the provision of car parking. There is no opportunity to place residential apartments in these wide and deep spaces, as the amenity would be impossible to provide. Commercial floor plates are not appropriate for Villawood village.

There are strong ESD reasons to support above ground parking within podiums as:

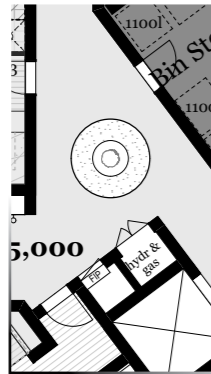
- There is a reduction in mechanical ventilation requirements from that of below ground parking; and
- The above ground parking spaces provide opportunity for some time in the future these spaces to be retro fitted for alternative uses such as recreation, storage, etc. This would arise when the projected and hoped reduction in vehicle ownership in the Sydney metro comes to fruition.



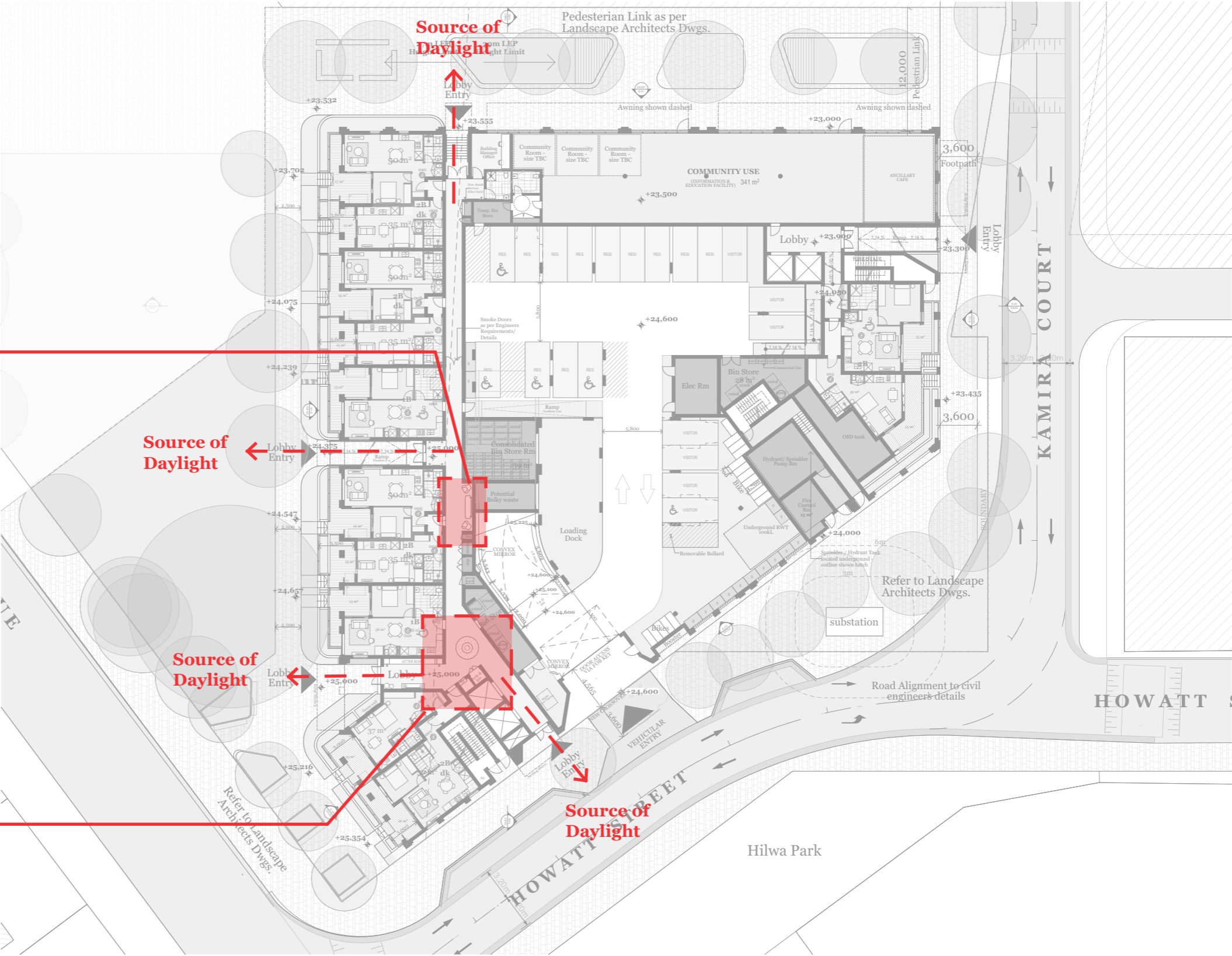
ABOVE GROUND PARKING
CORRIDOR AMENITY



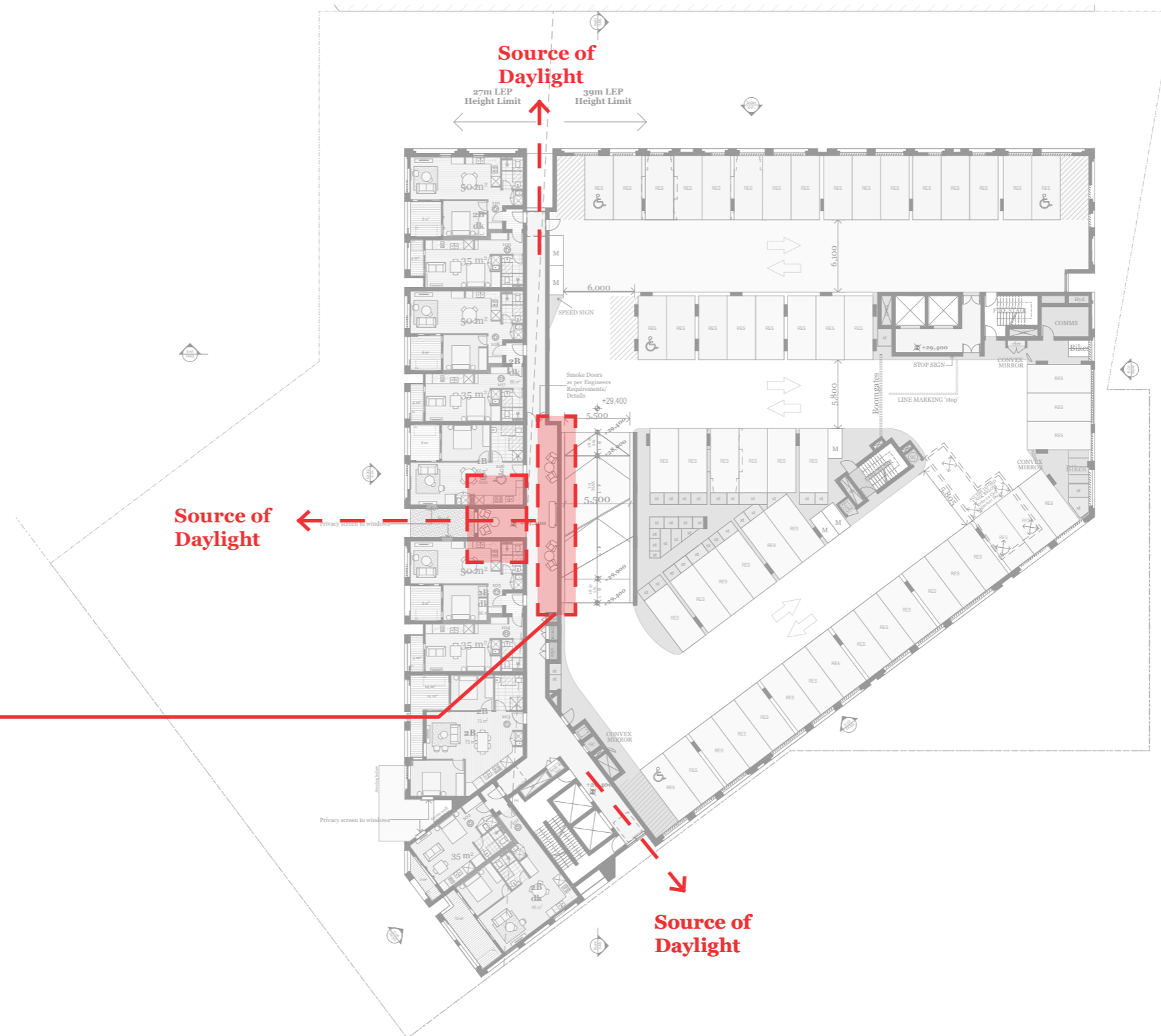
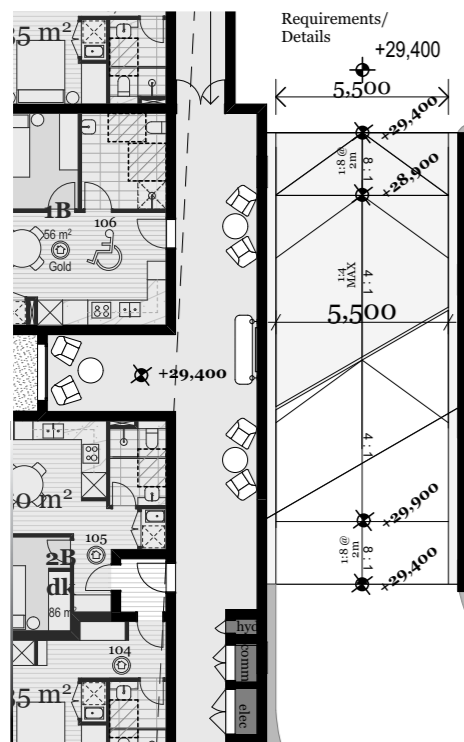
Corridors broken up with seating arrangement



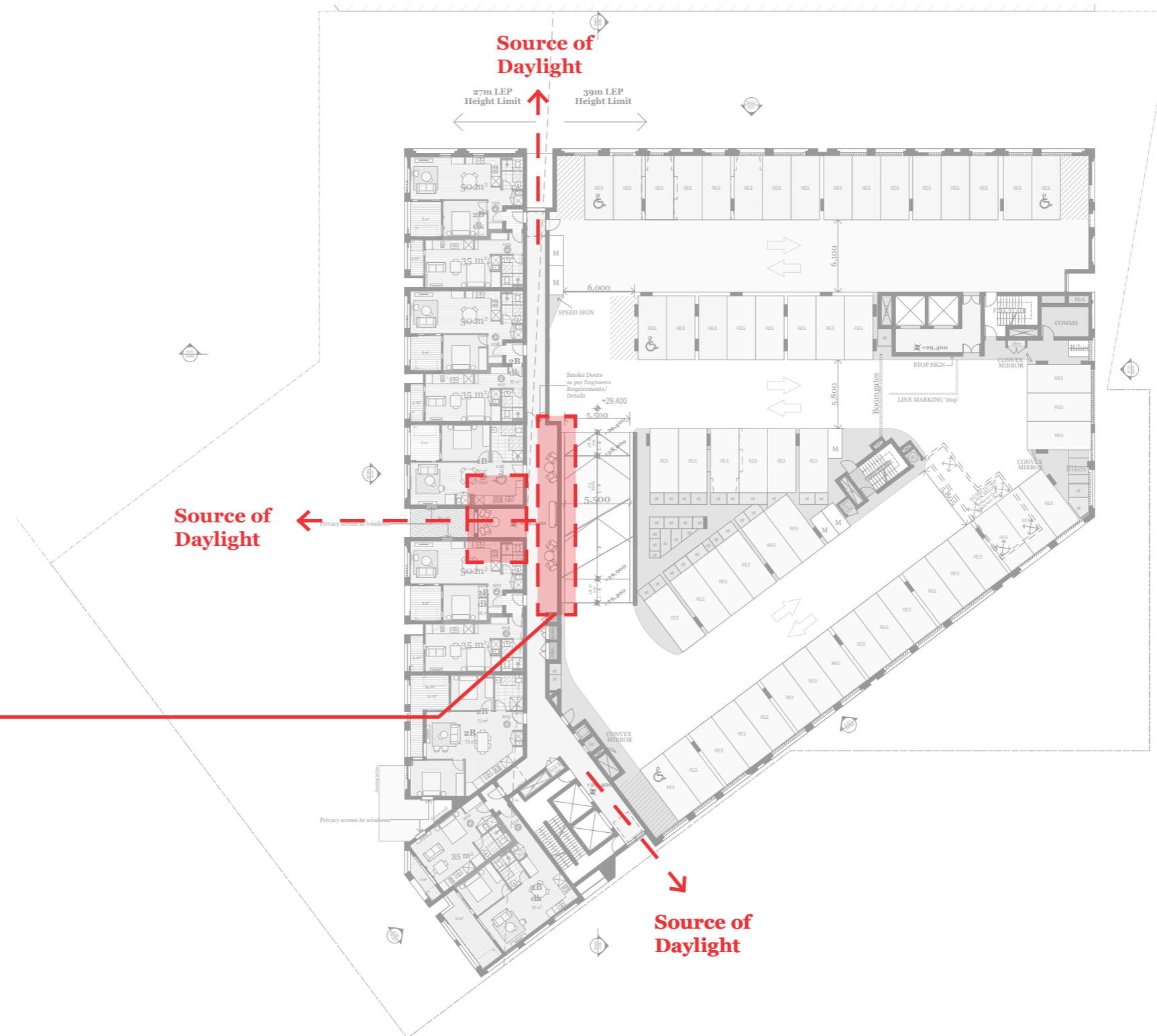
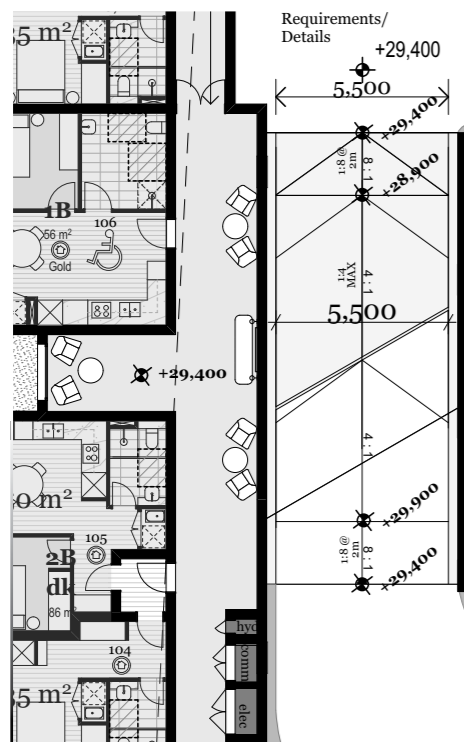
Corridors broken up with seating arrangement



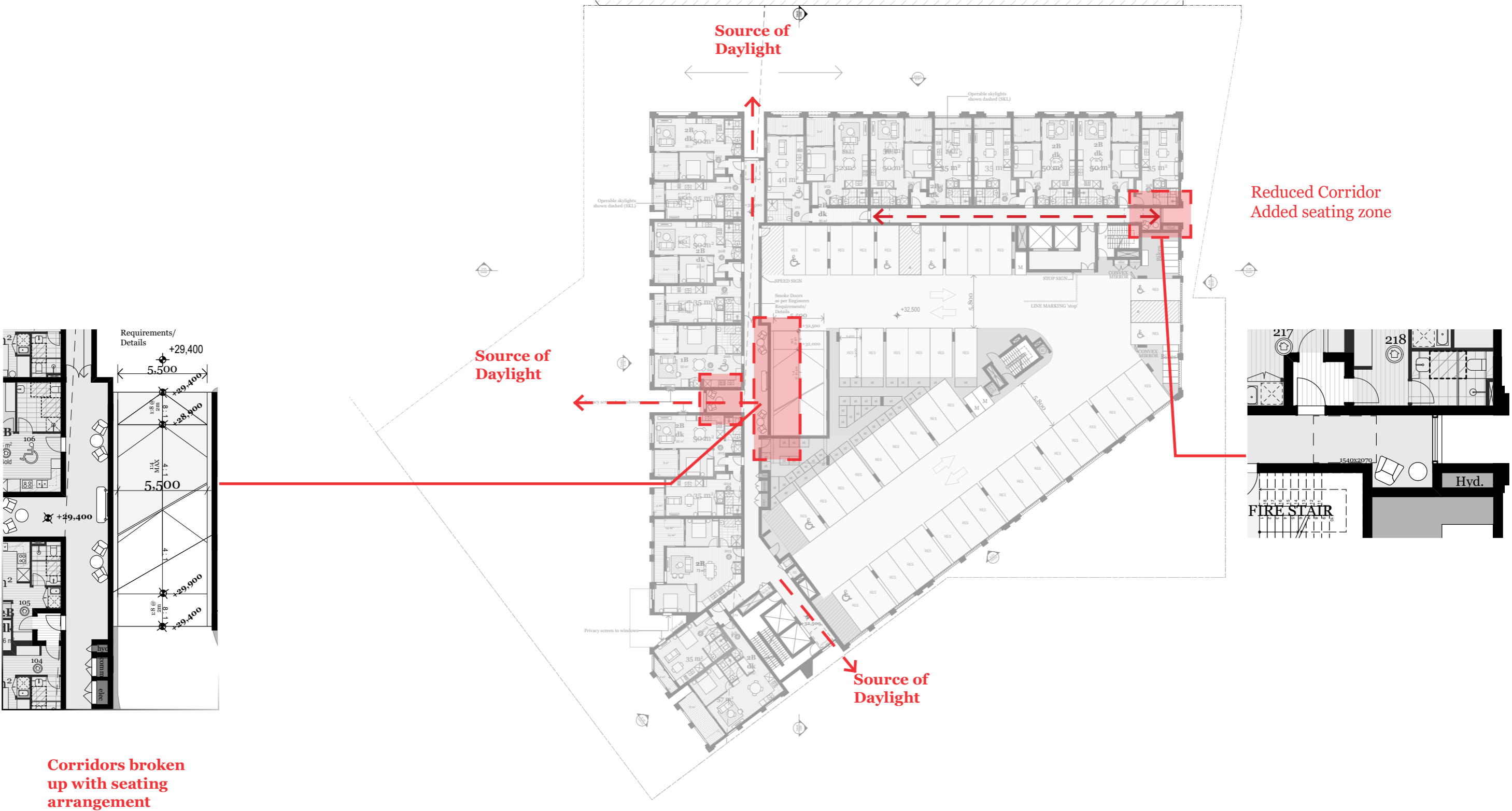
ABOVE GROUND PARKING
CORRIDOR AMENITY



ABOVE GROUND PARKING
CORRIDOR AMENITY



ABOVE GROUND PARKING
CORRIDOR AMENITY



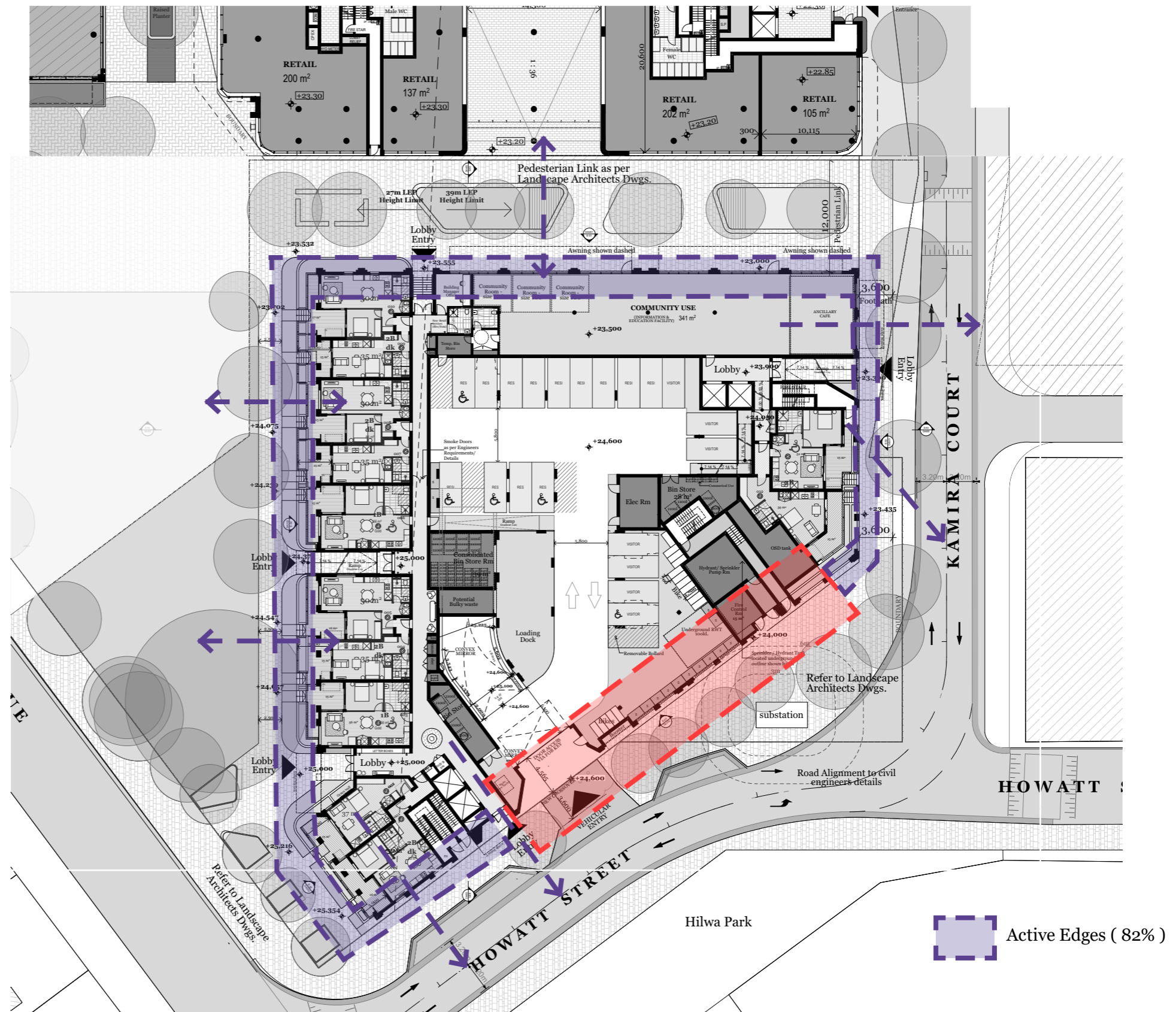
ACTIVE USES

**KAMIRA AVENUE
VILLAWOOD**

The Villawood DCP requires the awning to continue along Kamira Court together with active uses continuing to the corner on the Howatt street frontage. The current design includes residential development on this corner with a colonnade and garden/balcony. The awning only therefore continues for part of this elevation. This arrangement is therefore inconsistent with the DCP.

The awning fronting Kamira Court extends for the length of appropriate uses on this elevation as opposed to the full length of building face as assumed being required by the DCP.

The DCP doesn't stipulate an active street frontage to Howatt street as shown below as shown over page.





Through the design of the podium, we have further created more active edges through residential use and community use.

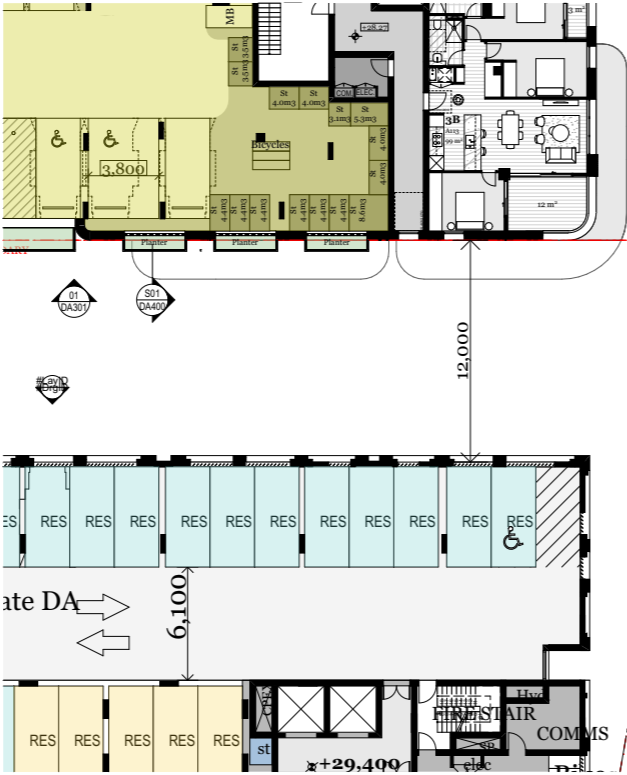


SET BACK TO FUTURE DEVELOPMENT

KAMIRA AVENUE
VILLAWOOD

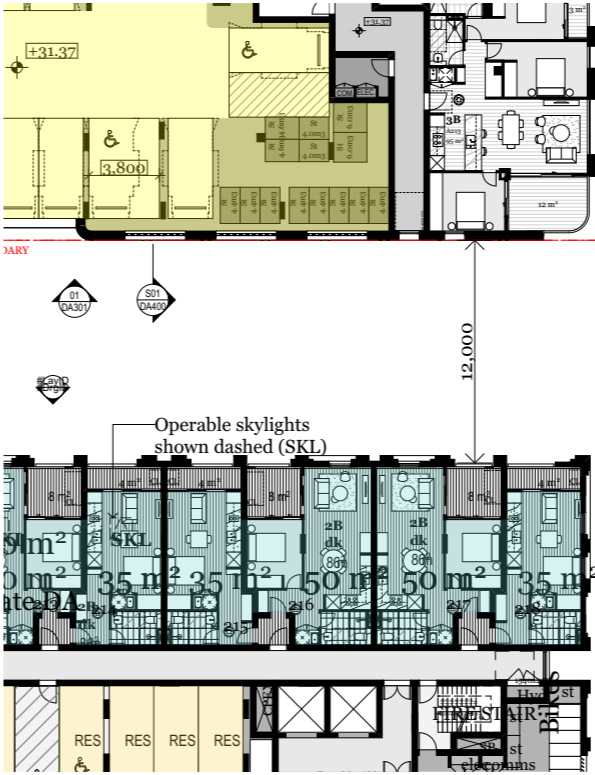
SETBACK TO FUTURE DEVELOPMENT
FUTURE STAGES SETBACK

Considerations in setting building separation controls
Design and test building separation controls in plan and section
Test building separation controls for sunlight and daylight access to buildings and open spaces
Minimum separation distances for buildings are:
Up to four storeys (approximately 12m):
<ul style="list-style-type: none">12m between habitable rooms/balconies9m between habitable and non-habitable rooms6m between non-habitable rooms
Five to eight storeys (approximately 25m):
<ul style="list-style-type: none">18m between habitable rooms/balconies12m between habitable and non-habitable rooms9m between non-habitable rooms
Nine storeys and above (over 25m):
<ul style="list-style-type: none">24m between habitable rooms/balconies18m between habitable and non-habitable rooms12m between non-habitable rooms
Building separation may need to be increased to achieve adequate sunlight access and enough open space on the site, for example on slopes
Increase building separation proportionally to the building height to achieve amenity and privacy for building occupants and a desirable urban form
At the boundary between a change in zone from apartment buildings to a lower density area, increase the building setback from the boundary by 3m
No building separation is necessary where building types incorporate blank party walls. Typically this occurs along a main street or at podium levels within centres
Required setbacks may be greater than required building separations to achieve better amenity outcomes



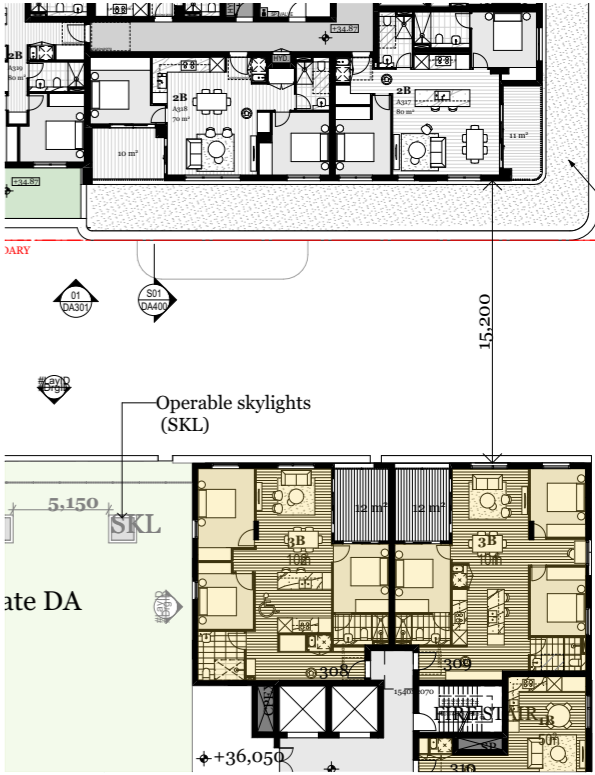
Level 1 (2nd Storey)
Min. 9m between habitable rooms/balconies

Compliant



Level 2 (3rd Storey)
Min. 12m between habitable rooms/balconies

Compliant



Level 3 (4th Storey)
Min. 12m between habitable rooms/balconies

Compliant



SETBACK TO FUTURE DEVELOPMENT

FUTURE STAGES SETBACK

Considerations in setting building separation controls

Design and test building separation controls in plan and section

Test building separation controls for sunlight and daylight access to buildings and open spaces

Minimum separation distances for buildings are:

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- 18m between habitable rooms/balconies
- 12m between habitable and non-habitable rooms
- 9m between non-habitable rooms

Nine storeys and above (over 25m):

- 24m between habitable rooms/balconies
- 18m between habitable and non-habitable rooms
- 12m between non-habitable rooms

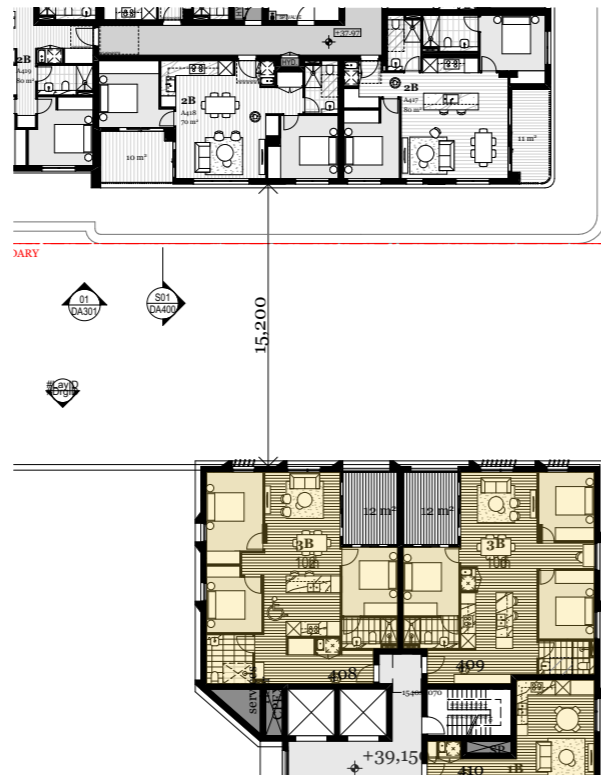
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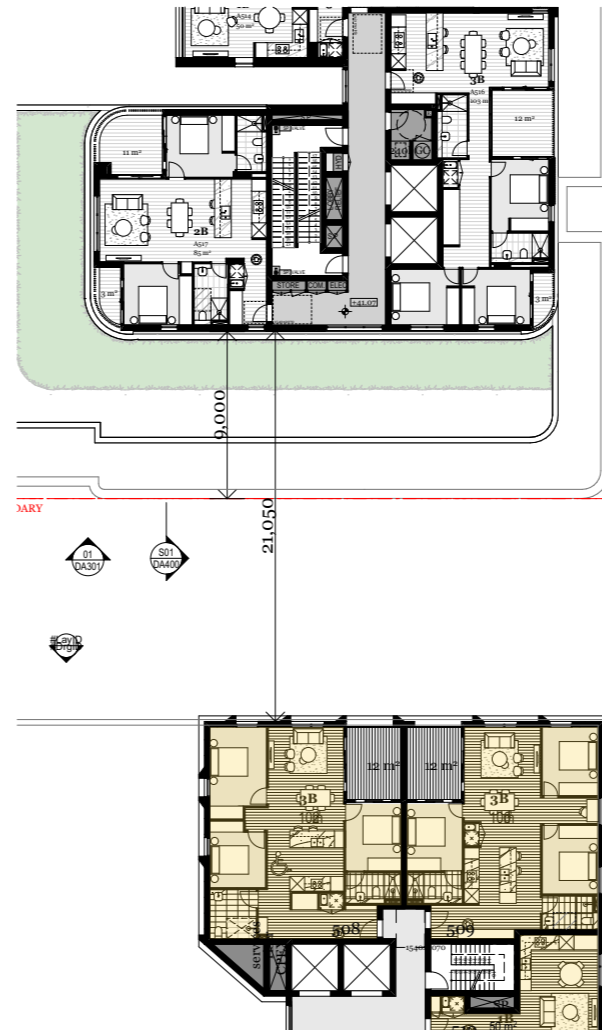
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Required setbacks may be greater than required building separations to achieve better amenity outcomes



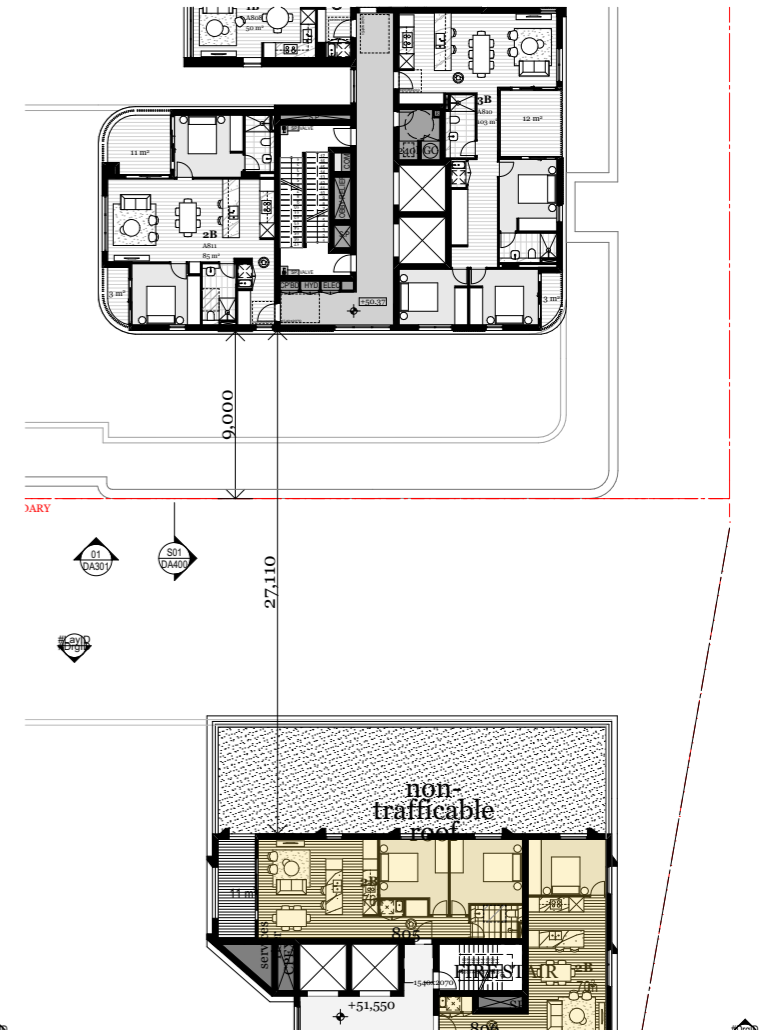
Level 4 (5th Storey)
Min. 18m between habitable rooms/balconies

Privacy Screens Provided



Level 5 - 7 (6 - 8 Storeys)
Min. 18m between habitable rooms/balconies

Compliant



Level 8 - 9 (9 -10 Storeys)
Min. 24m between habitable rooms/balconies

Compliant



UNIT AREA DIMENSIONS
UNITS 407, 507, 607, 707

Council Comments

The living rooms and bedrooms to each unit shall be clearly dimensioned and the applicant shall ensure that each room complies with the minimum dimensions and area as set out in the ADG. Some units appear to be under sized and indicate less than the 75m2 as required for 2 bed with 2 bathrooms, for example Unit 411 is indicated as 94m2 which is technical noncompliance as 95m2 is required for 3 bed with 2 bathrooms.

Response

Units 407, 507, 607, 707 have been updated from 2 Bed 2 Bath to 2 Bed 1 Bath.



Before



After



UNIT 411

The living rooms and bedrooms to each unit shall be clearly dimensioned and the applicant shall ensure that each room complies with the minimum dimensions and area as set out in the ADG. Some units appear to be under sized and indicate less than the 75m² as required for 2 bed with 2 bathrooms, for example Unit 411 is indicated as 94m² which is technical noncompliance as 95m² is required for 3 bed with 2 bathrooms.

Units 411 had a graphical error, this Unit is 95 m²



BUILDING HEIGHT

KAMIRA AVENUE
VILLAWOOD

BUILDING HEIGHT 3D PERSEPECTIVE

Council Comments

The application still proposes a non-compliance with the LEP 2013 building height due to the over-run of the parapet to Level 8 of the apartment building. Furthermore, the proposal involves an additional 2 storeys above what the Villawood DCP allows on the southern portion of the site

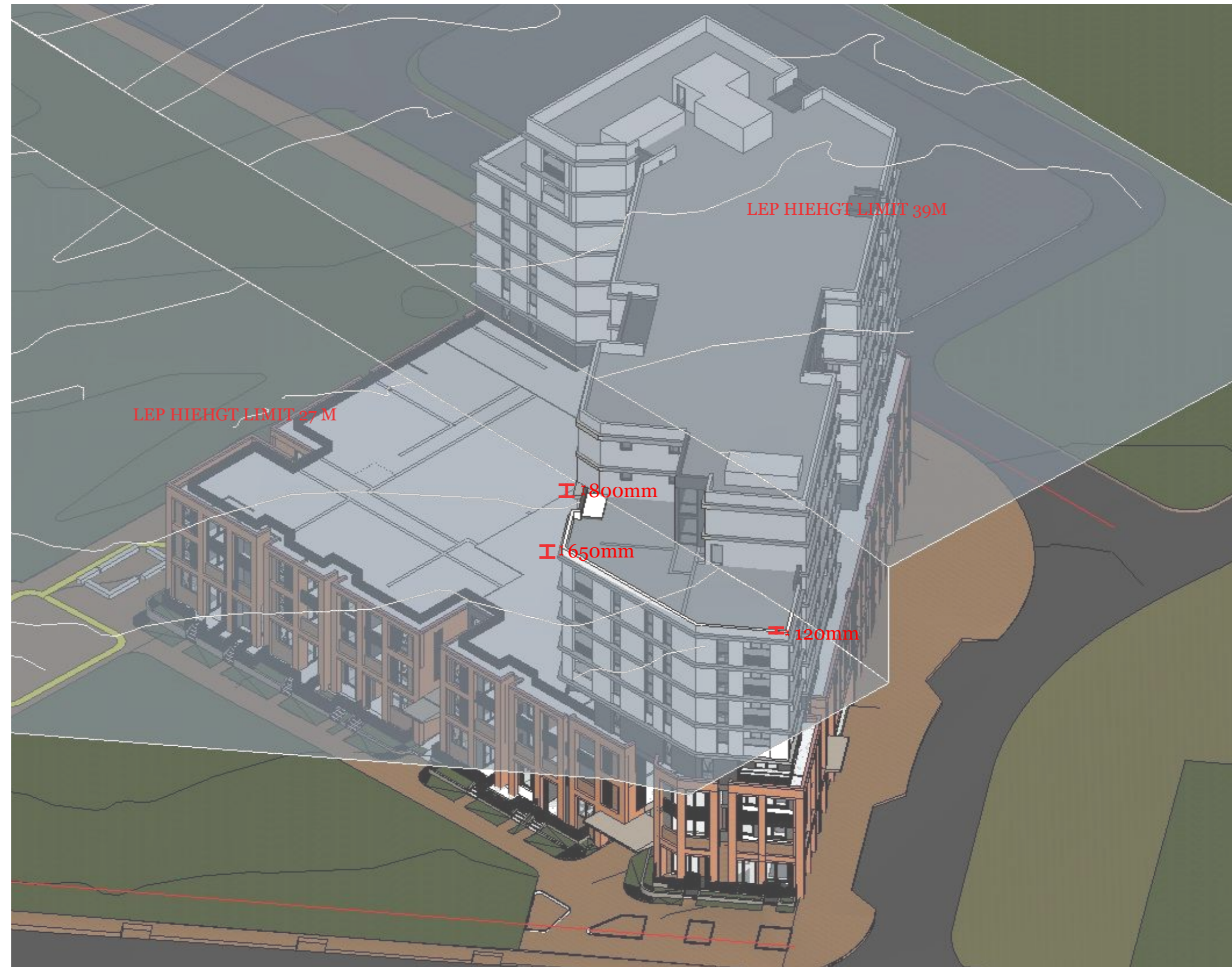
Response

The majority of the proposed 10 storey building complies with the prescribed height control; however, the proposal does incorporate a minor variation to the building height control. The minor non-compliance is limited to the parapet to Level 8 to the 27m height provision, a maximum encroachment of 1800mm or 28.8m.

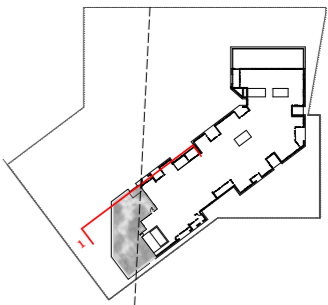
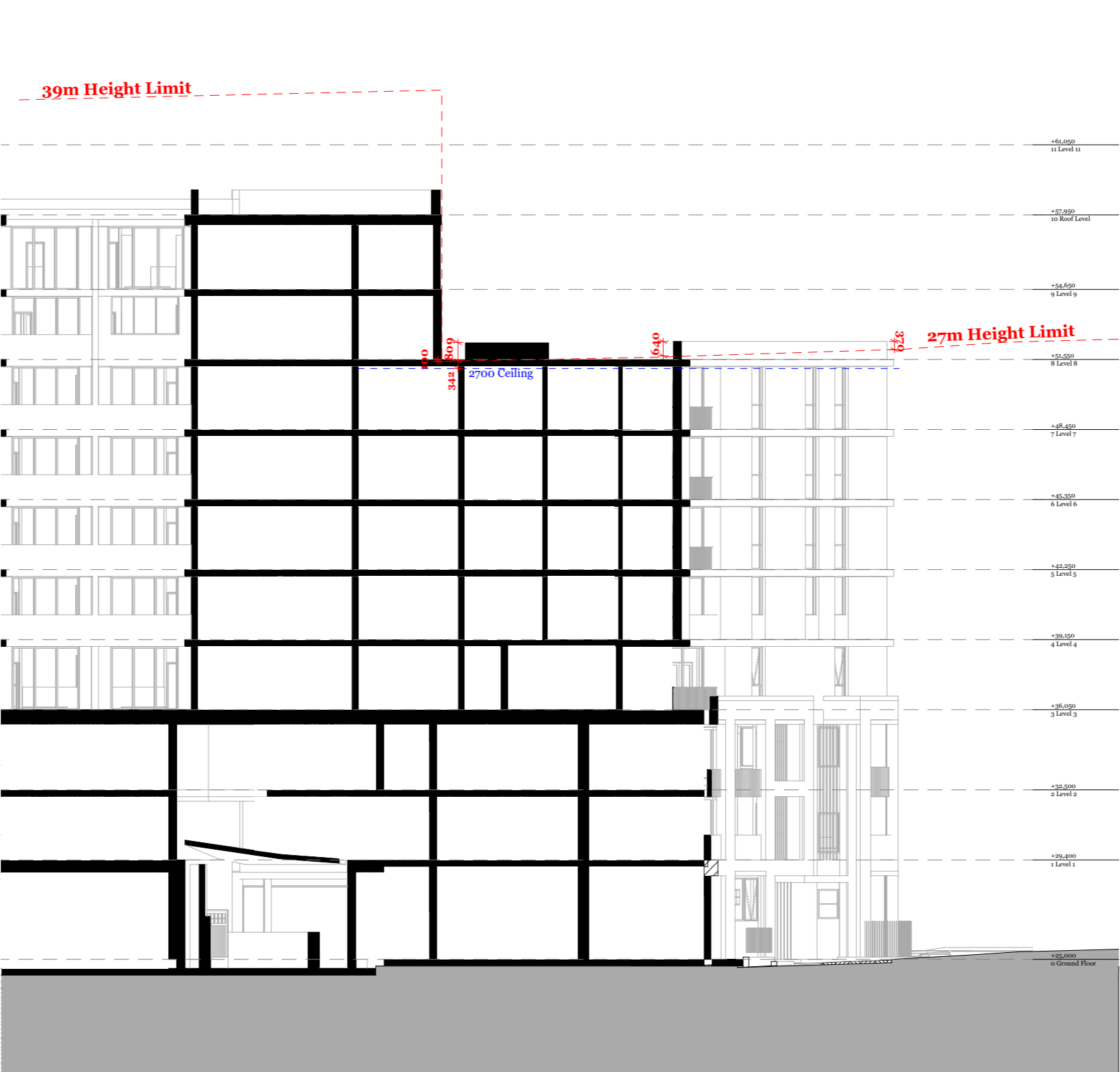
It is noted that the majority of the building form including all habitable areas are contained below the maximum permitted height control.

The additional two storeys mentioned are still within the LEP 2013 height plane and are therefore not an LEP consideration. This adjustment of GFA was a resultant of shifting the 6-storey separate building from the south-west corner of the site (as originally proposed in the DCP) and including this area within the proposed building. It is noted that no additional GFA is sought from this adjustment to building form and the shadow impacts and solar opportunities have been addressed in earlier sections.

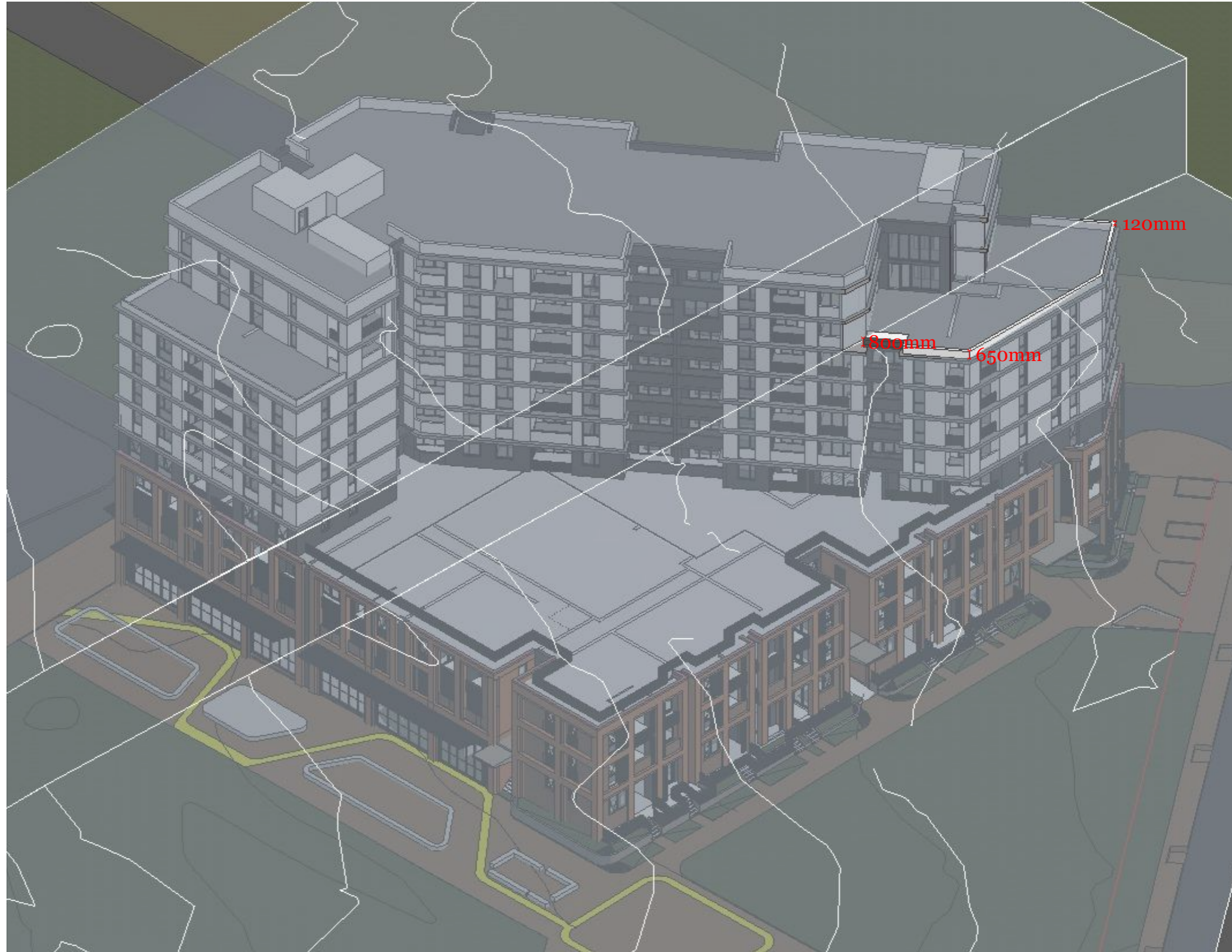
These minor building encroachments into the height plane are considered negligible in the context of the overall proposal offering. As such the variation is respectfully requested to be approved as per that outlined in the SEE provided with this DA package



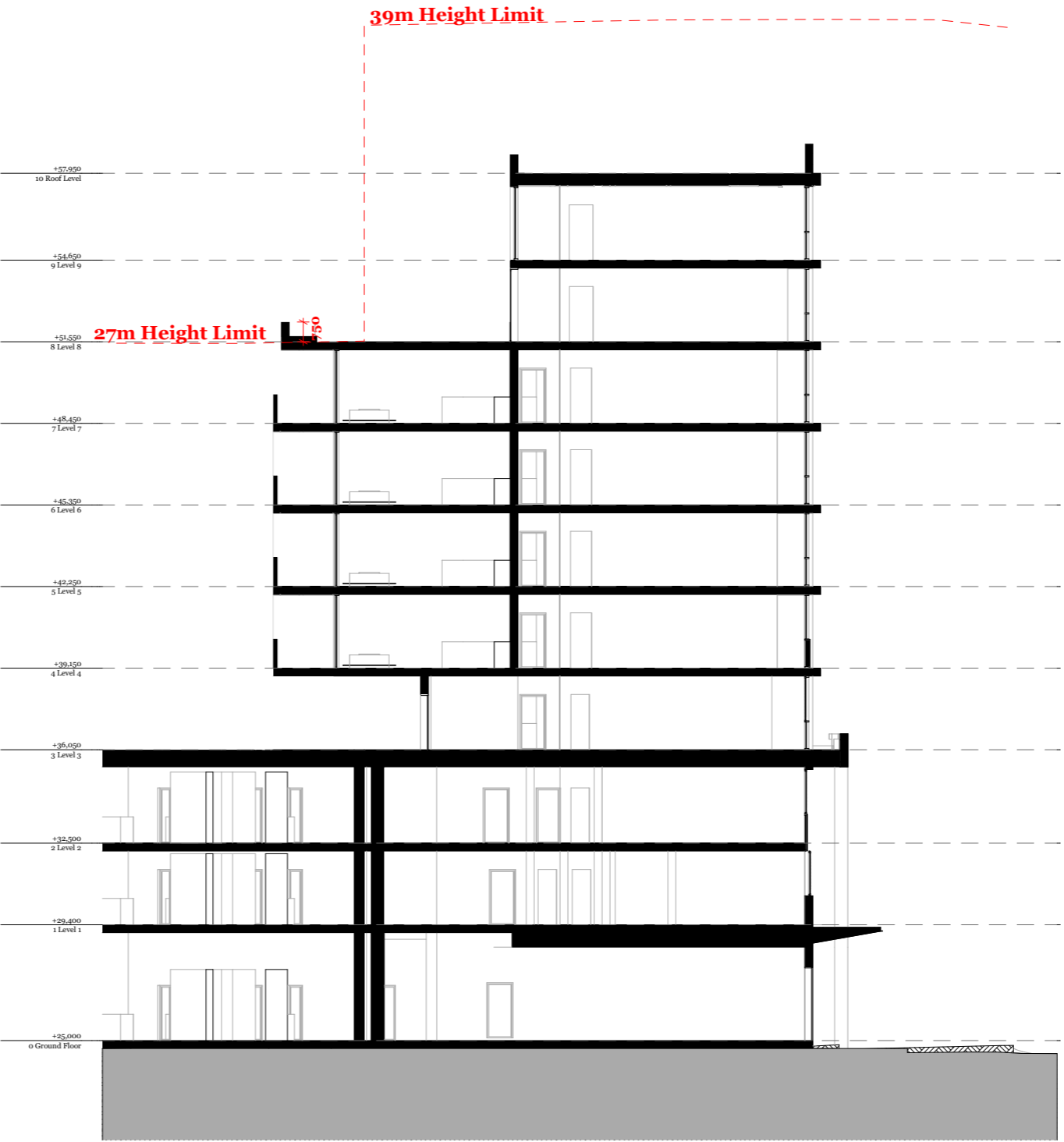
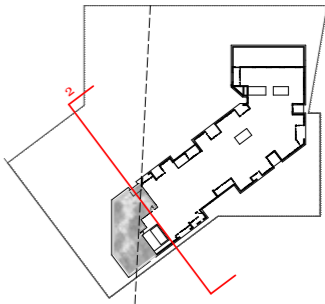
BUILDING HEIGHT
SECTION



BUILDING HEIGHT
3D PERSEPCTIVE



BUILDING HEIGHT
SECTION



USABILITY OF THE POCKET PARK

KAMIRA AVENUE
VILLAWOOD

USABILITY OF THE POCKET PARK ROAD ALIGNMENT CHANGES

Council Comments

The location of the substation within the pocket park at the intersection of Kamira Court and Howatt Street is considered to be inappropriate and removes any possibility of an improved active edge. Furthermore, the back of house areas within the ground floor that adjoins this park prevents the opportunity to create a relationship between the internal uses and this public open space area.

Response

As a result of the civil and road alignment amendments with the council. The Road now allows for a bus and two-way lane, thus the road has significantly changed and become wider. This has impacted the landscaped area within this pocket park.

Due to the waste truck swept paths the substation needs to be located in this area as there is no room for a chamber substation within the development.

The small triangular area south of the proposed building, whether analysed against the DCP or against the proposal, is to be understood as an urban forecourt space. The space is bound by two streets and its function is as an urban forecourt, rather than a pocket park. The area is considered too small to be effectively incorporated as a pocket park especially when considered in the context of other competing requirements such as Council's waste collection vehicle sizes and bus services driving the road alignment to Howatt St. Further it has already been noted that this area was not called up to be an active edge as noted in Figure 7 of Fairfield's Villawood Town Centre DCP.

The proposed DA seeks to deliver an improved Villawood Park that is better configured, links to other spaces like Hilwa Park, and receives more solar access than anticipated in the DCP. The triangular urban forecourt is proposed as an urban seating plaza as a more suitable space in the context of the overall scheme.



PREVIOUS CIVIL ROAD DESIGN



CURRENT CIVIL ROAD DESIGN



ENTRANCE TO LIBRARY

KAMIRA AVENUE
VILLAWOOD

ENTRANCE TO LIBRARY
ELEVATIONS TO COMMUNITY SPACE

Council Comments


Council requested updated front building elevation plans to indicate how the entrance to the ground floor library can be further articulated to differentiate this non-residential component to the residential apartments. The applicant has only provided an indicated internal floor layout of the library. It is requested that front building elevation plans be provided.


Response

Indicates the indicative public art location and varied awning heights between the residential entry lobby to signify the entrance and community use.

Part of Separate Future DA

Potential Zones for Public Art

 Integrated part of the Architecture

 Element on the Ground plane



AIR CONDITIONING UNITS ON UNIT BALCONIES

**KAMIRA AVENUE
VILLAWOOD**

BALCONY USE

Council Comments

The plans shall indicate the location of all AC units and if located on balconies, indicate enclosed areas and impact upon POS areas.

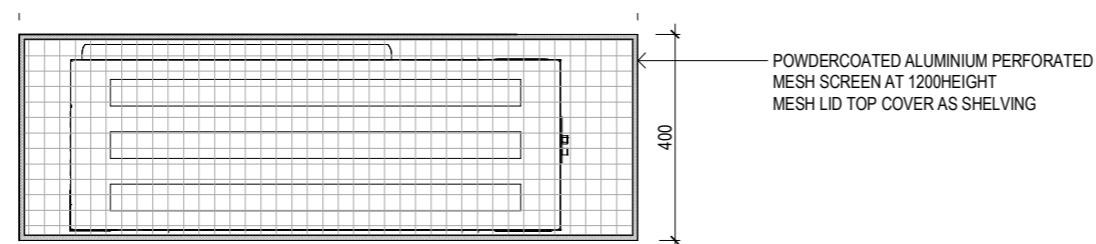
Response

The proposal incorporates pre determined location points and encasing design responses for A/C units on balconies. The location of the integrated units on the balconies are illustrated in the plans.

- All units are to be located on the floor of the private balconies, with no units hung from the walls.
- All units are located against the rear walls of the balconies to minimize their presence when viewed from the street, to ensure that they provide a functional addition to the balcony, and to maximise the balcony space for usable private open space.

In relation to the design of the A/C units:

- The units comprise powdercoated aluminium perforated mesh screen to a height of 1200mm. The coloured mesh screens the plant and integrates into the balcony design (as set out in the ADG)..
- The enclosure is fitted with a mesh lid top cover that provides a functional shelf to the balcony that allows for items such as a pot plant.



NATURAL VENTILATION

KAMIRA AVENUE
VILLAWOOD

20210202.1/0311A/R0/AZ

3/11/2022

Villawood Quarter Unit Trust
PO Box 1984
Macquarie Centre
MACQUARIE NSW 2113

Attn: Nicolle Harcombe

Stage 1 Kamira Avenue, Villawood - Response to Council RFI

This letter has been prepared in response to the request for information raised by Fairfield City Council for the Stage 1 Kamira Avenue, Villawood project. The RFI relating to acoustics has been incorporated into this letter as follows:

"Natural Ventilation

A number of windows have been provided to rooms adjacent to walkways for natural ventilation. In the event that these windows are required to be kept closed due to acoustic impacts from the walkways, natural ventilation will therefore not be achieved."

Acoustic Logic has prepared a noise impact assessment for the development application of the above project (ref: 20210202.1/2307A/R5/RG, dated 23rd July 2021).

In relation to the above query, noise from walkways or pedestrian noise is typically transient and difficult to quantify. However, the NSW Planning's *Apartment Design Guide* ("ADG") provides objectives on adequate building and noise separation within the development. It provides some design guidance, particularly about bedrooms being located at least 3m away from noise sources such as active communal open spaces. The ADG also does not provide specific noise criteria for natural ventilation or pedestrian noise from nearby walkways. Based on the current architectural design, bedrooms are generally located approximately 3m away from the walkways and provides "privacy screening" so that these impacts from walkways are minimised or partially screened.

Based on the above, it is considered that open windows for ventilation will not be in direct conflict with the acoustic outcomes of the future occupants.

SYDNEY
9 Sarah St
MASCOT NSW 2020
(02) 8339 8000

ABN 98 145 324 714
www.acousticlogic.com.au

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Please contact us should you have any further queries.

Yours faithfully,



Acoustic Logic Pty Ltd
Adrian Zappia



PRIVACY

KAMIRA AVENUE
VILLAWOOD

PRIVACY WINDOW SEPARATION

Council Comments

The applicant shall consider providing obscure or frosted glass to windows which face each other and have the potential to cause overlooking, for example windows to Units 307, 407, 507, 607 and 707 which face opposite windows to Units 313,413,513,613 and 713.

Response

Between these units there is an adequate separation of 12,500 mm between the units.



PRIVACY

WINDOW SEPARATION

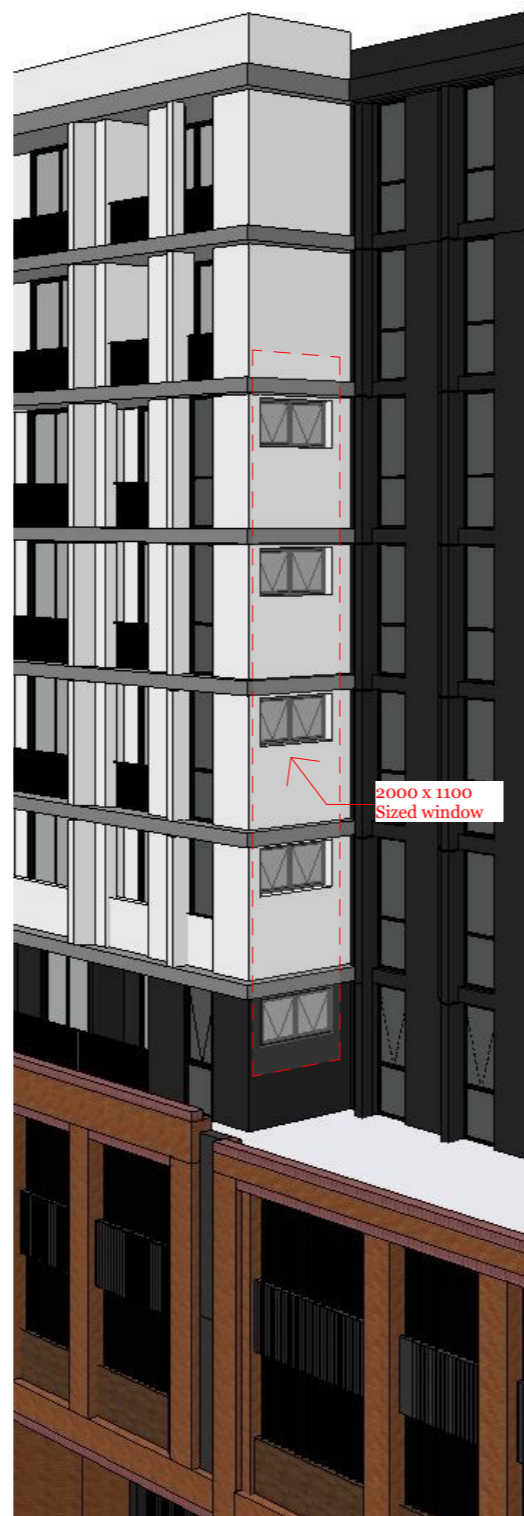
Council Comments

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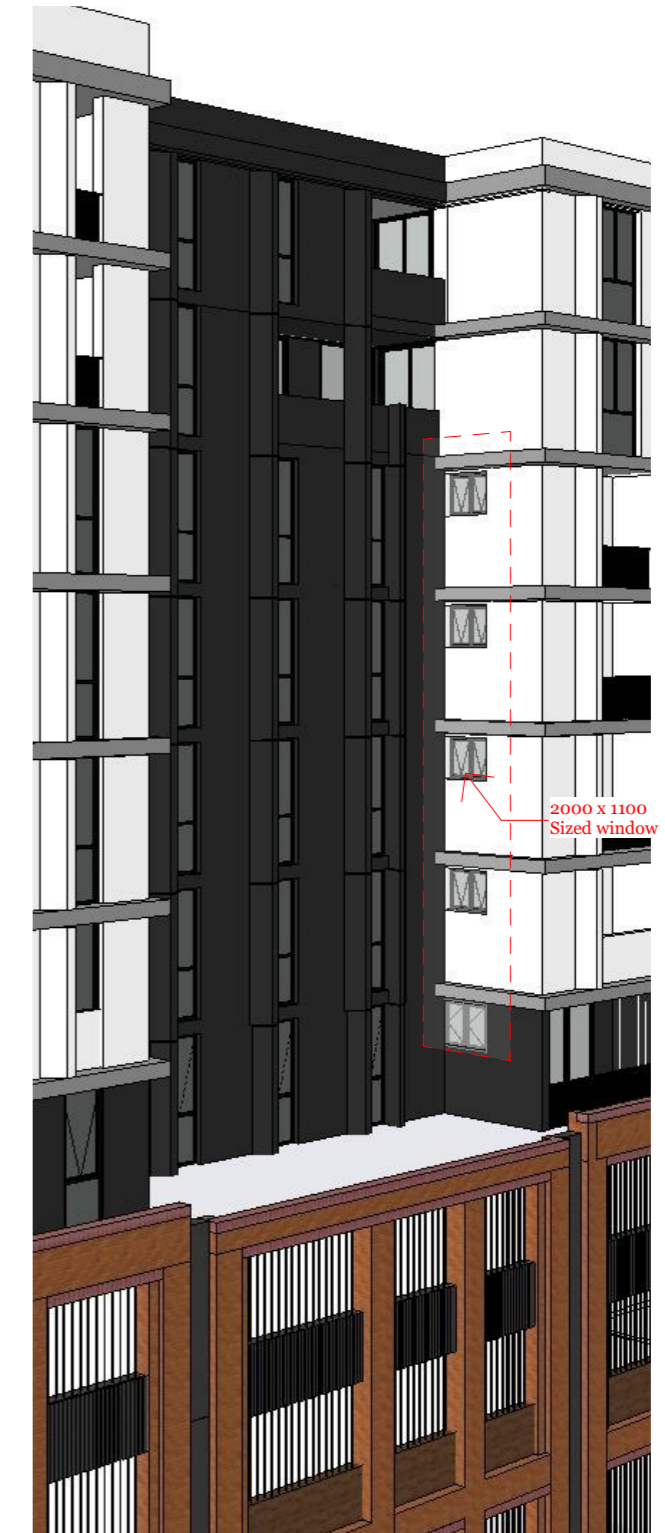
Response

The windows are 1100mm in height x 2000mm in width.

This high level window is situated at 1700mm from floor to sill level level to minimise any privacy concerns.



Units 307, 407, 507, 607, 707



Units 313, 413, 513, 613, 713



WASTE

KAMIRA AVENUE
VILLAWOOD

WASTE AMENDED BIN REQUIREMENTS

Response

As requested a total of 22 660L bins have been provided within the consolidated and holding bin rooms.

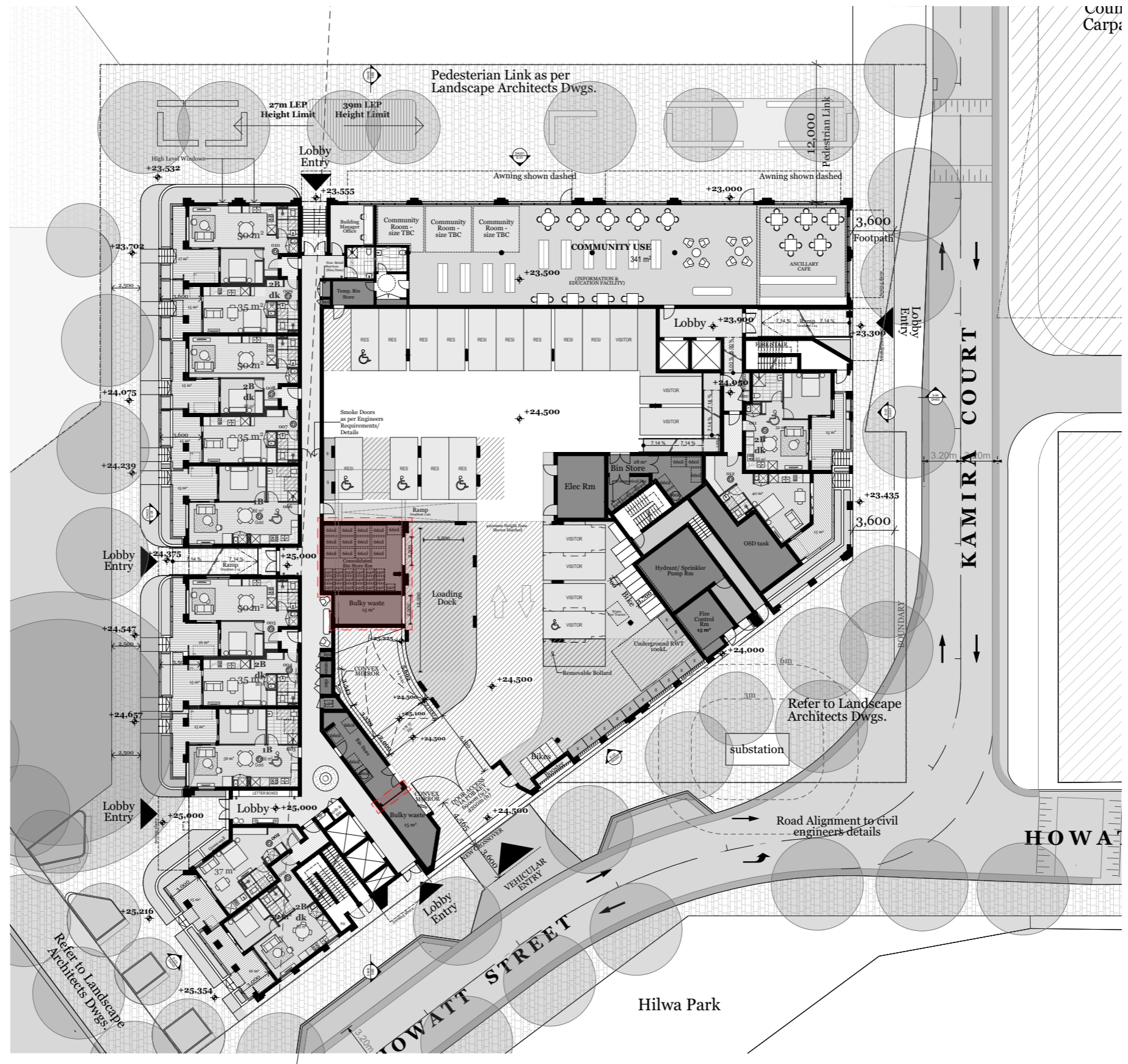
Along with 38 240L bins 19 of which are located within the residential lobby areas.

A roller door to the southern bulky waste room has also been added to provide more space. Both Bulky waste rooms size equates to 30sqm.

Hatched Area demonstrates the 4.2m in height for entry and loading area of waste truck.

The details of bin room and bulky waste access are dimensioned on DA plans with roller doors called up where required. It is noted that waste collection management and swept paths are also provided within the traffic report in support of this DA. Further, there is sufficient space available in the bin rooms for additional bins in future as well as this DA proposal being compliant with current Council requirements.

The above details are calculated on the basis of 112 strata units are included within the proposal and Council collecting waste management rates as such. These details have been discussed and agreed in principle with Council's waste manager on the basis that a new waste management plan be provided. A revised waste management plan is included in support of this RFI response package to permit subsequent waste approval for the proposal. Design details of fob access and chute systems will be provided during the buildings design development and can be easily incorporated into the ground floor. Given the proposal is proven, it's proposed that these detailed items can be conditioned under a Development Consent.



LANDSCAPE

KAMIRA AVENUE
VILLAWOOD

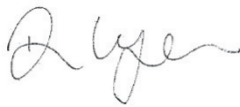
02.11.22

Villawood Stage 1 – Landscape Architect
Council Landscaping RFI Letter Responses - Reference: DA 384.1/2021 – 25.10.22

Council RFI	Land & Form Studios Design Response
<p>Removal of Trees</p> <p>The development proposes the retention of 4 trees (identified as Trees 62, 63, 64 and 65) in the Architectural Plans. The submitted Arboricultural Report indicates that Trees 62, 63 and 64 will all have major encroachments into their Tree Protection Zones (TPZ's).</p> <p>It appears that the proposed development intends to raise the soil levels surrounding these trees in order to install a paved boardwalk and footpath. The Arboricultural Report indicates the proposed soil level variations in the order of 300 to 400 millimetres. It is considered that the raising of the soil levels to this extent may result in a short lifespan of these trees. In particular, Tree 62 (Narrow Leafed Peppermint [Eucalyptus crebra]) is highly intolerant of soil level variations and root plate disturbance.</p> <p>Accordingly, it is considered that the retention of these four trees is not viable and therefore the applicant shall consider their removal and compensation planting in a suitable location on site.</p>	<p>Noted. During design development we will endeavour to minimise soil level disturbances around existing trees nominated.</p> <p>If unable to do so to below the soil level amount nominated in the Arborist report we will provide compensation planting within the public domain to mitigate existing tree loss.</p> <p>It is noted that these requirements may be stated as a condition of consent for action during design development and construction</p>
<p>Podium Planting</p> <p>The submitted Landscape Plans indicate that the proposed landscaping on the podium communal open spaces on levels 3 and 8 involves soil mounded to a height of 1 metre. The landscape plans do not show the actual depth of soil which, as a result of the sub-surface treatments, would be considerably shallower than what the finished levels indicates.</p> <p>Diagram '01: Typical planting on podium' clearly shows multiple, sub-surface structures which reduce the depth of actual soil contained within the proposed planting areas. As tree roots typically grow within the top 1 metre of soil, the lack of soil depth may prevent the development of an adequate root plate. To mitigate this issue, any soil which is proposed to be planted with trees must have a minimum soil depth of 1 metre, excluding of any sub-surface structures.</p> <p>Accordingly, the landscape plans shall be updated to reflect this.</p>	<p>Noted. Diagram 1 is a typical detail only of planting on structure, the sub-surface structures are primarily drainage & waterproofing layers which will be contained within an approx. 50mm profile.</p> <p>Any soil depth lost to sub-surface drainage requirements can be supplemented as required.</p> <p>We note all planter depths are in accordance with ADG regarding Section 4P planting on structure.</p> <p>It is noted that these requirements may be stated as a condition of consent for action during design development and construction</p>

In summary, we want to acknowledge that we will be making the changes during detailed design & construction and note the above RFI's can be resolved by a condition of consent and not changing of documentation at the present time

Sincerely,



Rohit Iyer
Director Land & Form Studios
Registered Landscape Architect #7993

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