



DKO

Traders In Purple

# Villawood Stage 2

Kamira Avenue,  
Villawood

SEPP 65 Report

April 2022





Perspective from corner of Kamira Court and Villawood Road

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As Villawood town centre evolves further to meet changing conditions, it is vital that its architecture and built fabric changes in order to preserve and improve on its identity while responding to the needs of a new generation.

Our design concept provides a framework which responds intelligently and sensitively to its location and future urban context. The role of DKO's architecture is to mediate between the existing condition and the future urban context.

The subject site is part of the growing suburb of Villawood within Fairfield City Council. An area that will undergo a significant transformation in terms of urban density.

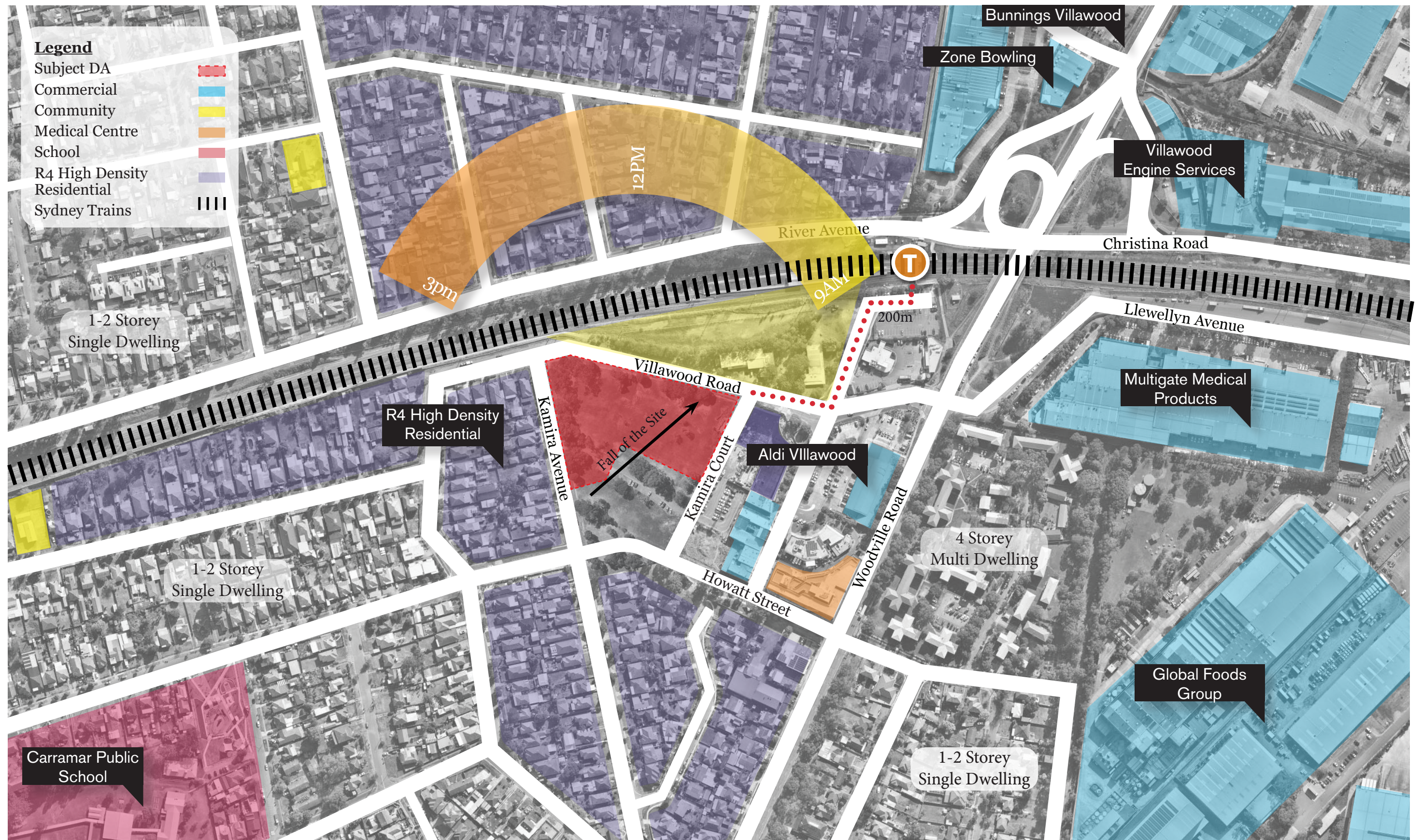
This SEPP 65 report has been prepared in support of the submitted Development Application. It is to be read in conjunction with the Urban Design Report and will assist council in determining the submitted development application.

The report evaluates the site in relation to the proposed architecture, the urban interface, the public realm, building mass and scale, pedestrian and vehicle connectivity, and amenity to the residents and public.



Perspective from corner of Kamira Court (East - West Link)







### Apartment Design Guide (ADG)

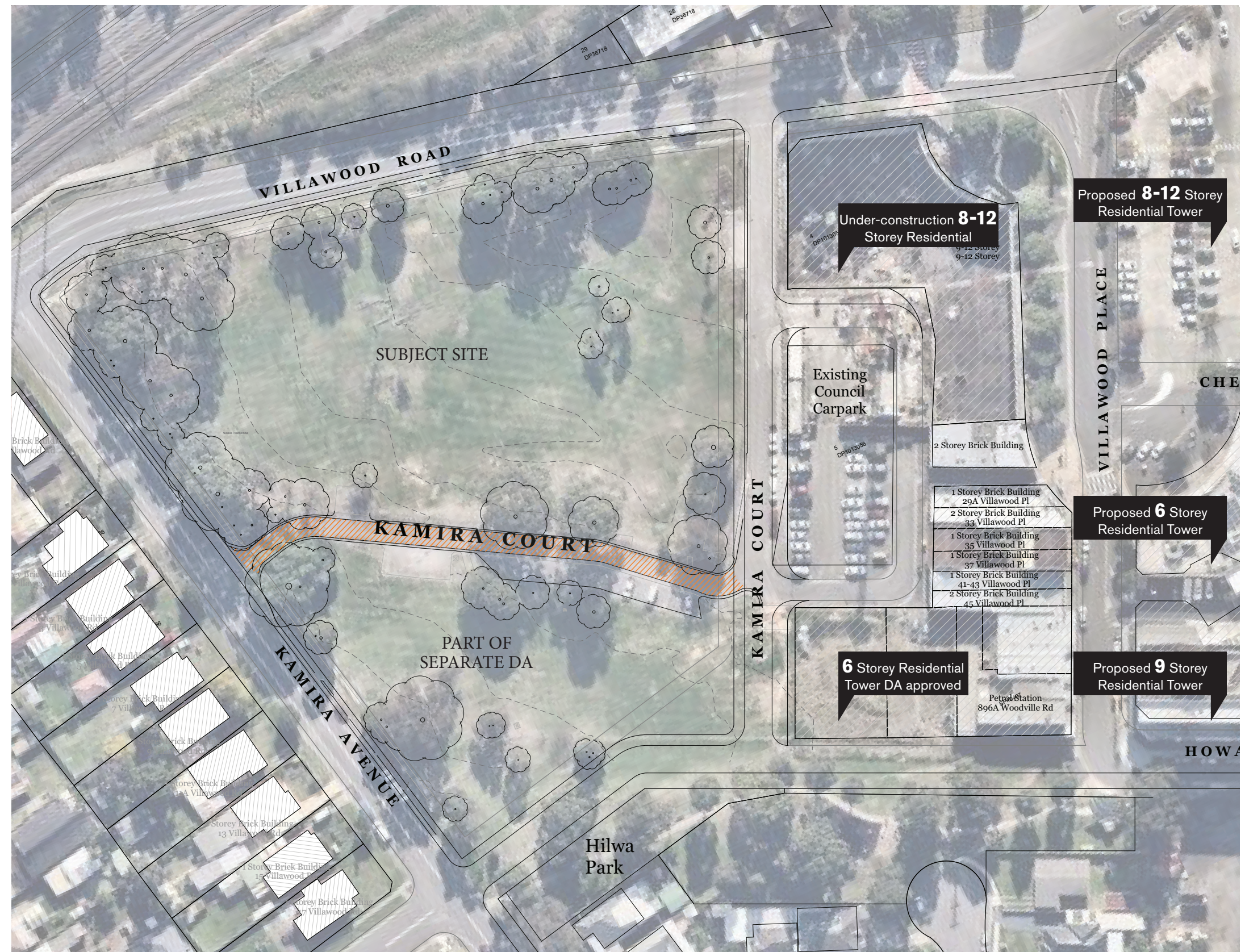
Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

### Response

The proposal complies with R4 High Density Residential Zoning Controls under the Fairfield Local Environmental Plan 2013 and will therefore complement the desired future character of the area.

The proposed buildings are highly articulated and have been visually broken down into volumes. The massing will sensitively respond to existing conditions and is aligned with Council's future plans for the area.

The proposed development complies with ADG setback requirements to all boundaries. The proposal incorporates attractive landscape areas that activate pedestrian links on ground level and allow for a dynamic street character. The proposed development is compatible with the built form context of the site.





### *Apartment Design Guide (ADG)*

*Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.*

*Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.*

### **Response**

The development responds intelligently and sensitively to its location and future urban context. The role of DKO's architecture is to mediate between the existing conditions and the future urban context.

The bulk and height of the design proposal has been carefully considered to respond to Villawood's transition into a future high density area. The visual bulk of the buildings are softened as a result of massing techniques, material selection, and landscaping between the podium and base of each building.

Both buildings present themselves as an active public frontage to Villawood Road and Kamira Court through commercial and retail activation. North to South and East to West pedestrian links have been incorporated between the buildings, linking people to the proposed park in the centre of the overall masterplan.

The proposal offers a sophisticated design solution that responds to the site constraints and practical development requirements, whilst providing a considered contextual response that addresses the existing streetscape, heritage assets, orientation, solar gain, views, planning and density requirements.





### ***Apartment Design Guide (ADG)***

*Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.*

*Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.*

### **Response**

The proposal delivers a total of 222 dwellings. These apartments range in sizes to promote a diverse mix of unit types that respond to the controls of Fairfield City Council.

Including the ground floor, Building A has a maximum height of 11 storeys while Building C has a maximum height of 8 storeys. Across both buildings, a 3 storey brick podium divides the building from the towers setback above. Each facade interface of the building has been approached through a sensitive breaking up of the massing in response to the size, scale and articulation of the buildings. In addition to visual sensitivity, these varying storey heights and articulation assist in achieving the ADG solar and natural ventilation requirements to the development.

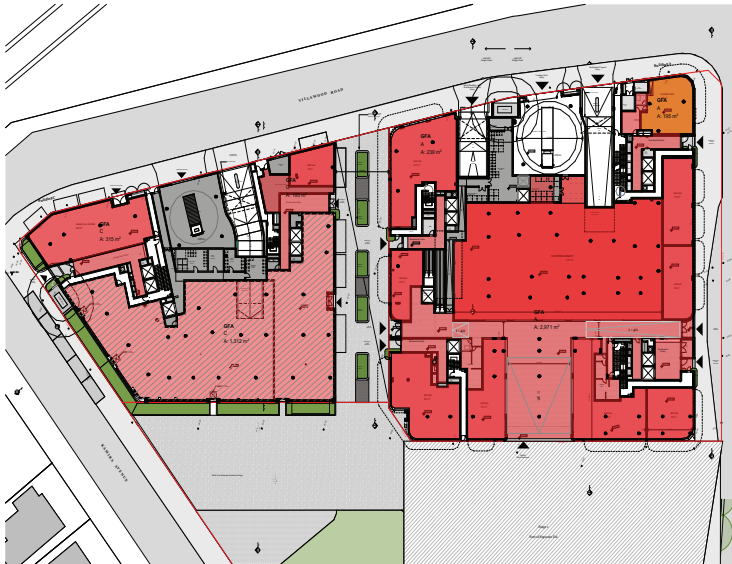
The proposal takes in consideration factors of overshadowing, amenity and privacy impacts between existing and future buildings, open space patterns, existing vegetation, demand for new public domain elements and changing streetscape and scale.

The residential density of the proposal is sustainable, suitable, and supports this developing nature. The proposal fits into the context and possesses the ability to be supported by existing and future infrastructure.





2.3 - PRINCIPLE 03  
DENSITY - GFA CALCULATIONS



Ground Floor  
GFA: 5225m²



Level 1-2  
GFA: 2547m²



Level 3-4  
GFA: 3253m²



Level 5-6  
GFA: 2387m²



Level 7  
GFA: 1319m²

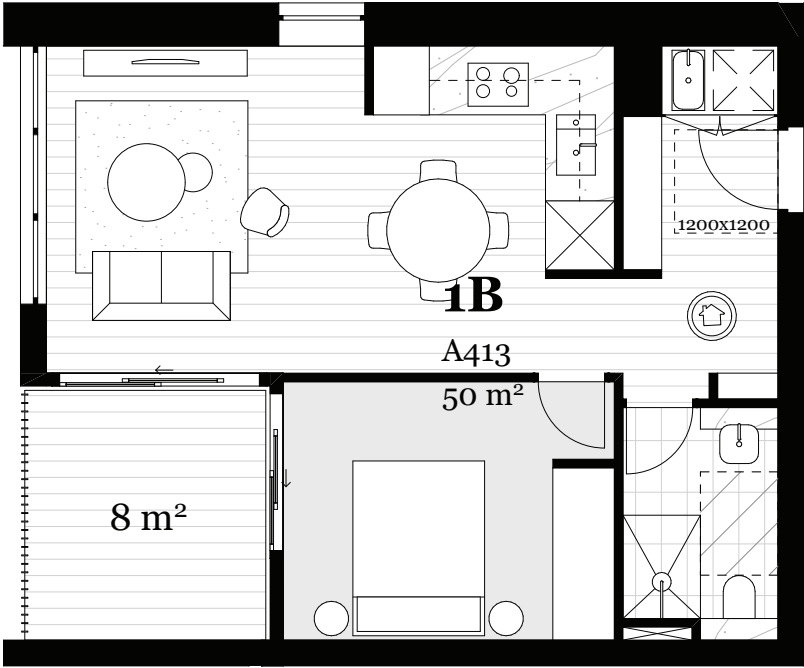


Level 8-10  
GFA: 994m²

GFA Calculations

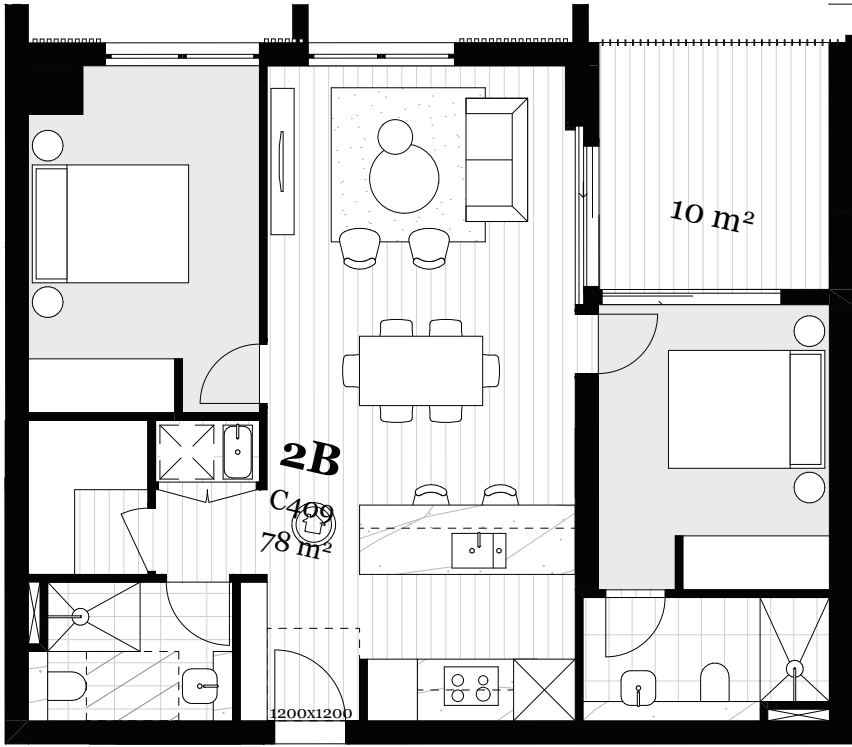
Individual Units	
Common Areas ie. hallways	
Ground	5225m²
Level 1	2547m²
Level 2	2547m²
Level 3	3253m²
Level 4	3253m²
Level 5	2387m²
Level 6	2387m²
Level 7	1319m²
Level 8	994m²
Level 9	994m²
Level 10	994m²
TOTAL GFA	25900m²
SITE AREA	10958m²
Allowable FSR	2.5:1
Proposed FSR	2.36:1





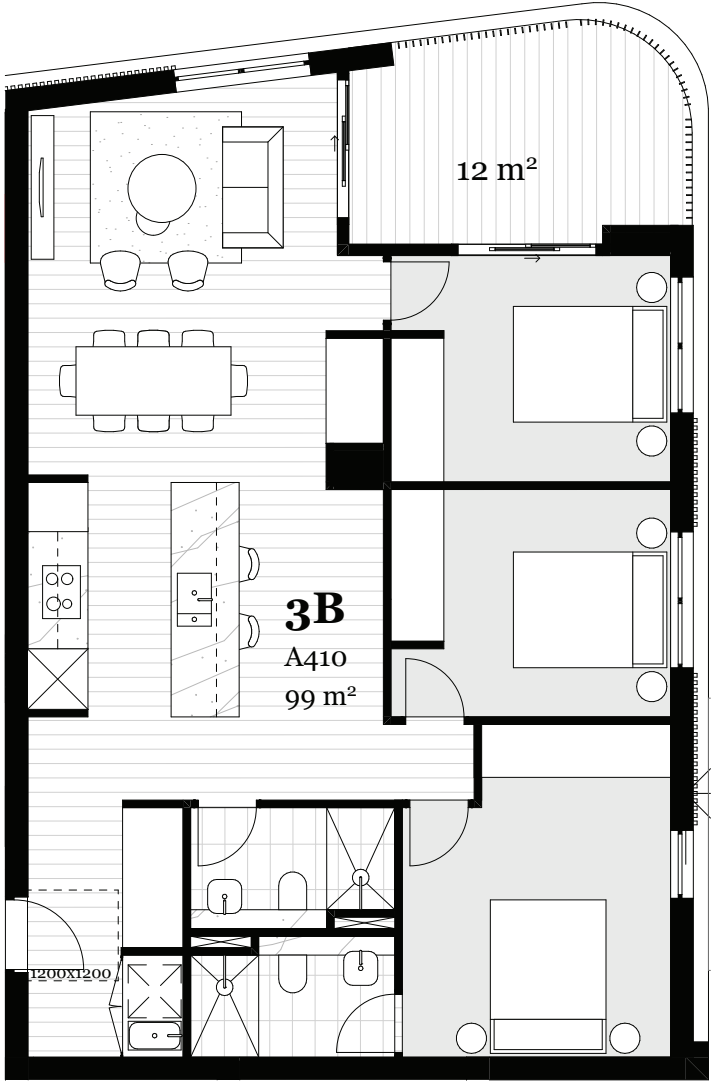
Typical 1 Bedroom Apartment

1 Bed - 50m<sup>2</sup>



Typical 2 Bedroom Apartment

2 Bed - 70m<sup>2</sup>



Typical 3 Bedroom Apartment

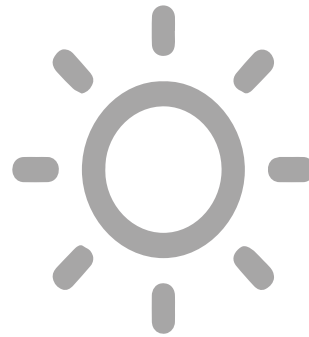
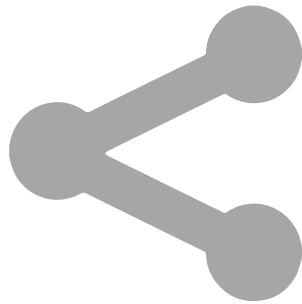
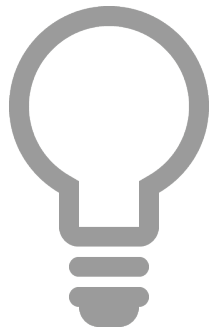
3 Bed - 99m<sup>2</sup>



**Apartment Design Guide**

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs.

Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.



**Response**

The proposed development will reduce the necessity for mechanical heating and cooling with 62% of units designed to be cross ventilated. In addition to this, 71% of the units will receive 2 hours solar access during winter.

**Low-energy Lighting**

Low-energy lighting will be used throughout the building. Energy Efficient water heaters will also be integrated into the development. Incorporation of solar panels (77kw system) on roof to save on communal power. Additionally, the proposal will use water saving fixtures and fittings as well as energy efficient lighting, air-conditioning, lifts, and appliances to minimise water and energy loads.

**Smart Building Systems**

Integrated building systems such as heating, cooling and hot water will be designed to respond to the environmental conditions of the site. The consolidation of these building-wide systems will minimise environmental impact, installation costs, and significantly reduce ongoing running costs for residents.

**Passive Solar Design**

Apartments subjected to excessive solar gain and heat loss will be recessed behind balconies to minimise summer solar heat gain and shield apartments from harsh summer sun. Winter daylight will penetrate deep into the interior of by ways of balconies.

**Rainwater Collection**

Rainwater tanks are provided to retain and reuse the rainwater collected on site for irrigation of the communal gardens and other water uses in the building. Grey water is to be used in the toilets of each bathroom. A BASIX certificate has been submitted as part of this application and demonstrates that the development meets the government's criteria for energy efficiency.

**BASIX Targets**

Through the strategies outlined above, the proposal will exceed the minimum NSW Benchmark Consumption for energy and water, through the use of greywater and solar panels. Landscaping that includes low-maintenance and local indigenous plants will minimise water use and create a robust native landscape.



### Apartment Design Guide (ADG)

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, microclimate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise usability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.

### Response

Landscaping of public open spaces enhances the streetscape character and establishes a clearly identifiable, engaging and welcoming entry for residents. Avenue trees, public domain furniture and seating amenity along the North to South pedestrian link and East to West pedestrian link defines the laneway and establishes a clear pedestrian linkage to the new proposed park.

The proposal aims to increase Urban canopy & City greening improve Green infrastructure - with a minimum 30% site coverage to mitigate heat island effect. WSUD principles are also explored through swales and on site water detention using the current site topography to capture and filter storm water run-off.

The Proposed park includes a children's playground active play, games area and an outdoor exercise space with a focus on health and well-being.





## Response

Rooftop Communal Open Space is also provided directly above the podium level on Level 3 in addition to Level 7. The podium top is utilised for a generous communal open space with a variety of uses that caters for a diverse range of residents and activity levels. The final layer of green spaces in the proposed design is a series of private rooftop retreat gardens which are accessed by and associated with the dwellings within the building for the residents.

**NEED TO UPDATE**





## Landsaped Area

Site Area = 10958m<sup>2</sup>

Ground = 2148 m<sup>2</sup>

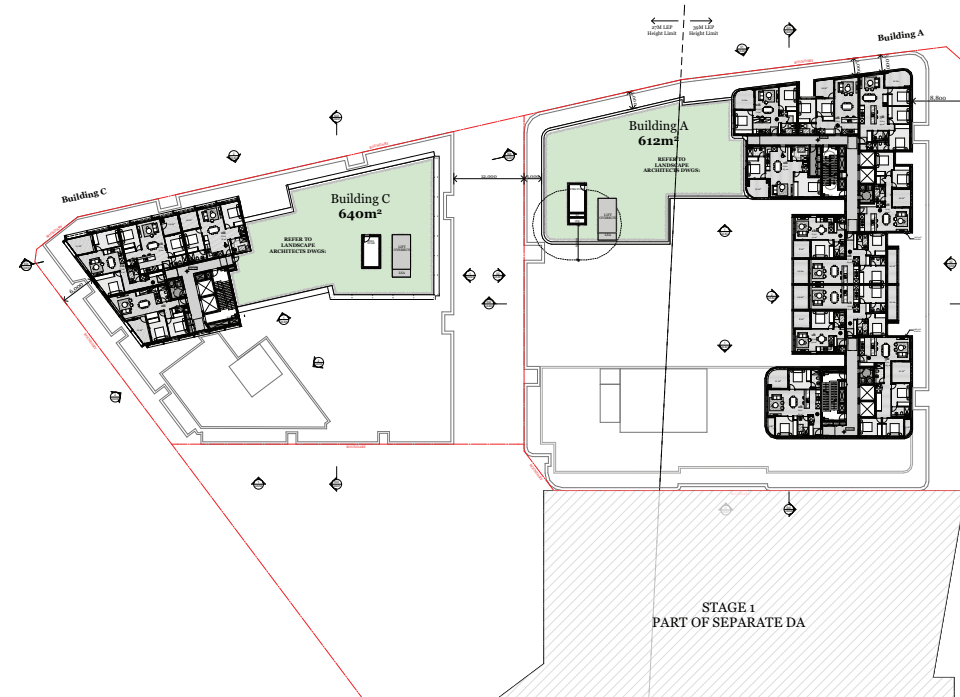
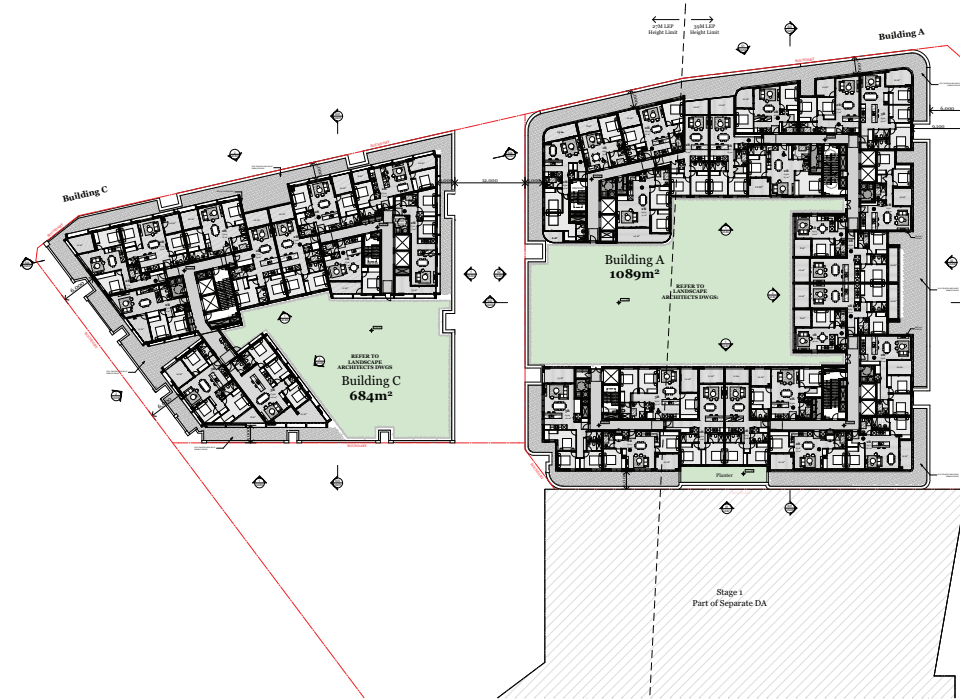
*Building A*  
Level 3 = 1089 m<sup>2</sup>

Level 7 = 612 m<sup>2</sup>

*Building C*  
Level 3 = 684 m<sup>2</sup>  
Level 7 = 640 m<sup>2</sup>

DCP: Residential Flat buildings must have a minimum landscape area of 35% and a maximum hard landscape area of 20%

Response: 50% (5443 m<sup>2</sup>) of the site is allocated as landscape area.



SITE AREA: 10958 m<sup>2</sup>

### COMMUNAL OPEN SPACE

Building A  
L3: 1089m<sup>2</sup>  
L7: 612m<sup>2</sup>  
Total: 1701m<sup>2</sup>

Building C  
L3: 684m<sup>2</sup>  
L7: 640m<sup>2</sup>  
Total: 1324m<sup>2</sup>

Ground Floor  
Total: 2148m<sup>2</sup>

Landscape Coverage of whole site: 5443m<sup>2</sup>  
50%

 Landscape Area



### ***Apartment Design Guide (ADG)***

*Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.*

*Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.*

### **Response**

Due consideration has been given to solar access, cross ventilation, indoor and outdoor spaces, visual and acoustic privacy, efficient layouts, outlook and storage areas. Residential parking, recycling and waste storage areas are provided in the basement, with additional parking spaces on Level 1 and 2.

Generally the proposed development is aligned on an east-west axis to provide the maximum amenity to a majority of the dwellings, with the most units having northern, eastern or western aspect maximising the daylight to each unit. The proportion of units that achieve minimum 2 hours of sunlight into living room windows between 9am and 3pm during mid winter complies with constraints outlined in the ADG. In terms of natural cross ventilation, the development reaches a compliance at 62%. Balconies are designed to provide usable outdoor space while maintaining privacy between units. Further, sufficient private open spaces ensure good solar penetration and ventilation to each unit.

The design proposal complies with SEPP 65 criteria and thus provides a high level of amenity to all apartments.





Communal Open Space

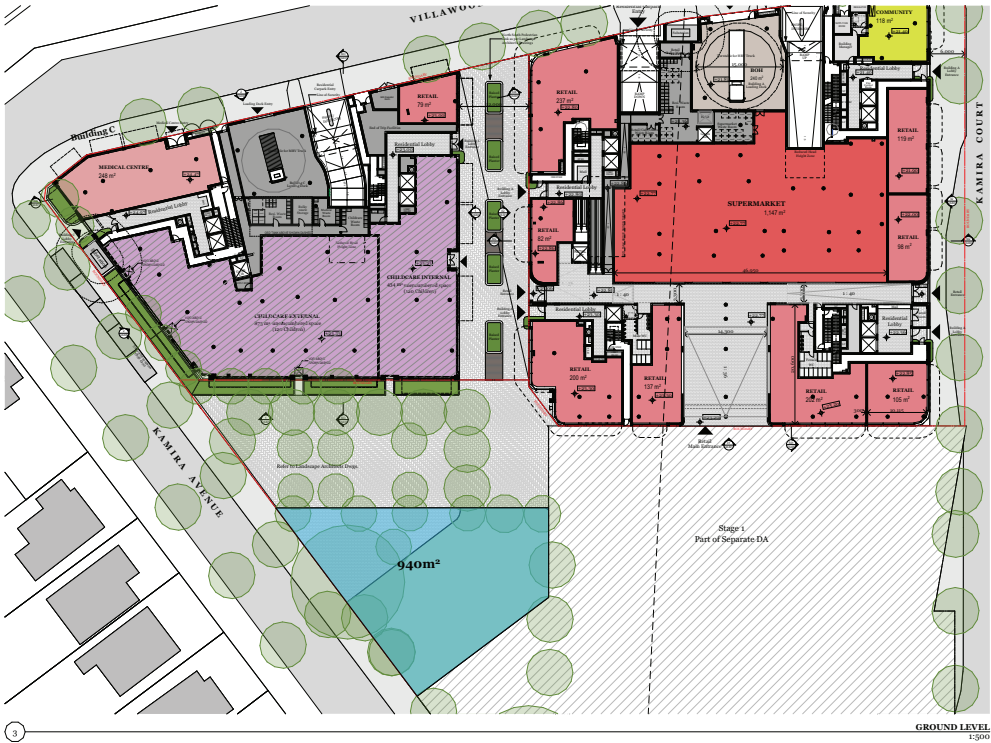
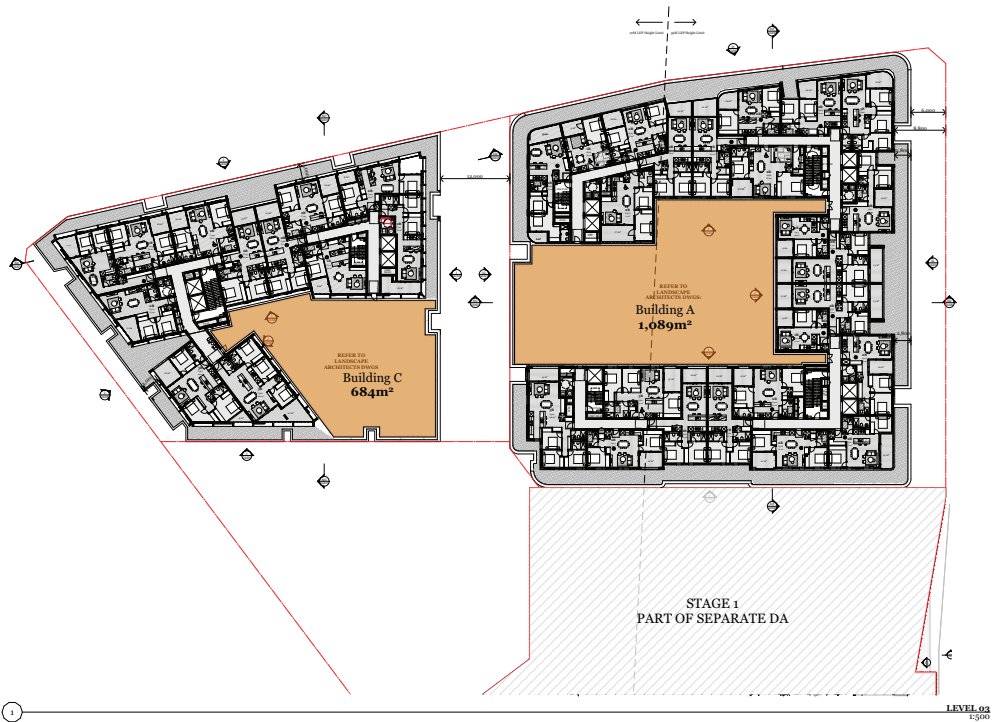
Site Area = 10958 m<sup>2</sup>

Building A  
Level 3 = 1089 m<sup>2</sup>  
Level 7 = 612 m<sup>2</sup>

Building C  
Level 3 = 684 m<sup>2</sup>  
Level 7 = 640 m<sup>2</sup>

ADG: Communal open space is to have a minimum area equal to 25% of the site

Response: 28% (3025 m<sup>2</sup>) of the site is allocated as communal open space.

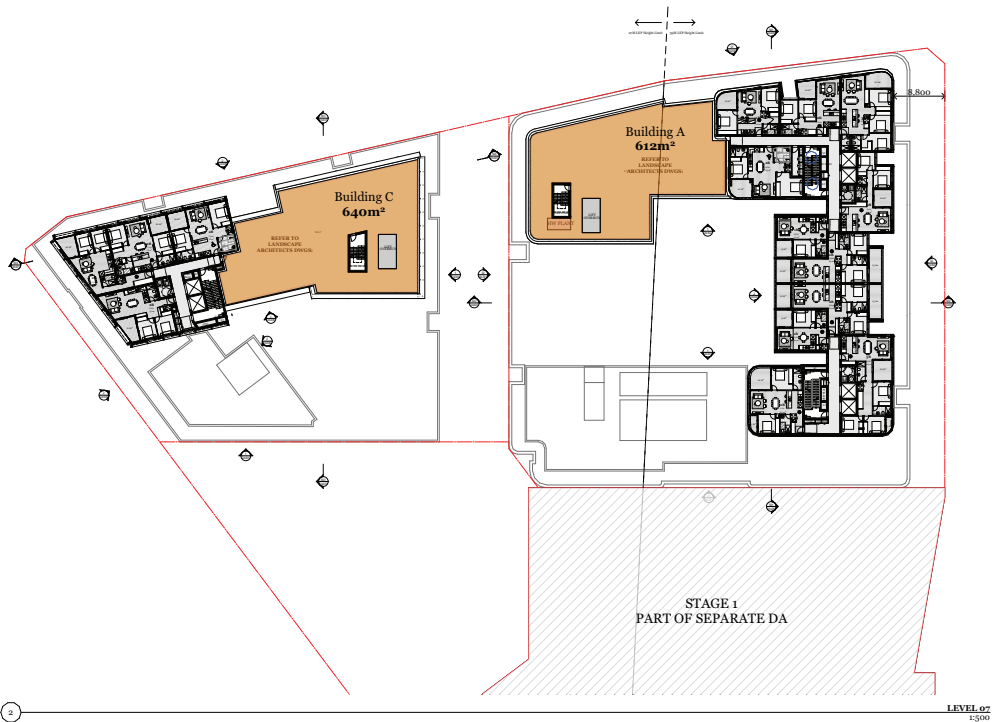


Deep Soil Zone

Site Area = 10958m<sup>2</sup>  
6m wide Deep Soil = 940m<sup>2</sup> (9%)

ADG: 7% of the site with a minimum of 6m width (for sites with greater area than 1500m<sup>2</sup>) should be kept as Deep Soil Zone

Response: 9% of the site is allocated as deep soil zone.



Communal Open Space & Deep Soil Area

Communal Open Space		
Deep Soil Area		
Site Area: 10958 m <sup>2</sup>		
Required COS: 2740m <sup>2</sup> (25%)		
Required Deep Soil: 767m <sup>2</sup> (7%)		
Building A Communal Open Space		
L3	L7	TOTAL
1089m <sup>2</sup>	612m <sup>2</sup>	1701m <sup>2</sup>
Building C Communal Open Space		
L3	L7	TOTAL
684m <sup>2</sup>	640m <sup>2</sup>	1324m <sup>2</sup>
Overall Communal Open Space		
28%		3025m <sup>2</sup>
Deep Soil Area		
Deep Soil Coverage of whole site		TOTAL
9%		940m <sup>2</sup>



**Apartment Design Guide (ADG)**

*Solar and daylight access are important for apartment buildings, reducing the reliance on artificial lighting and heating, improving energy efficiency and residential amenity through pleasant conditions to live and work.*

*Solar access is the ability of a building to receive direct sunlight without the obstruction from other buildings or impediments, not including trees. Sunlight is direct beam radiation from the sun. Daylight consists of sunlight and diffuse light from the sky. Daylight changes with the time of day, season and weather conditions.*

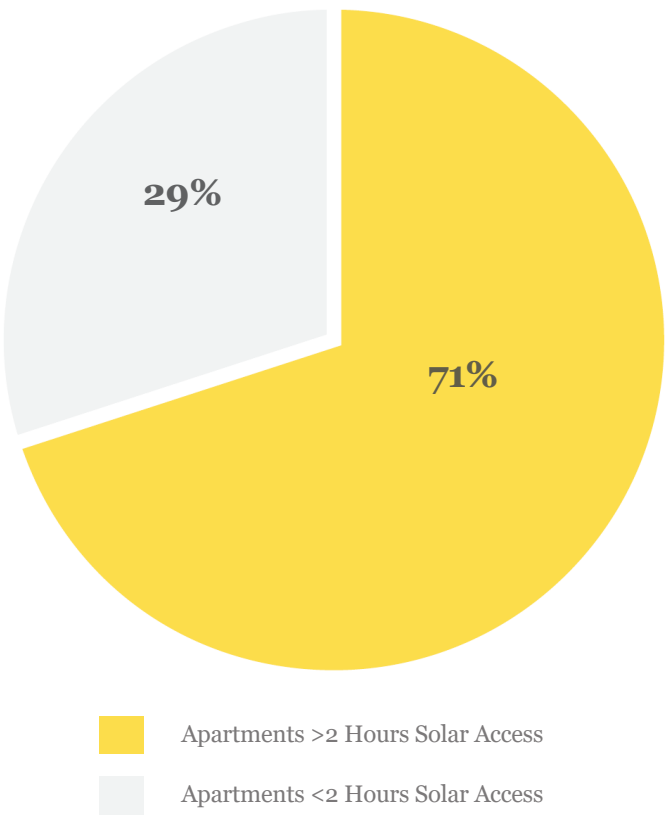
*Access to sunlight for habitable rooms and private open space is measured at mid winter (21 June) as this is when the sun is lowest in the sky, representing the ‘worst case’ scenario for solar access.*

**Solar Access**

The proposed development is designed to provide the maximum amenity to a majority of the dwellings, with most units possessing northern-eastern aspects.

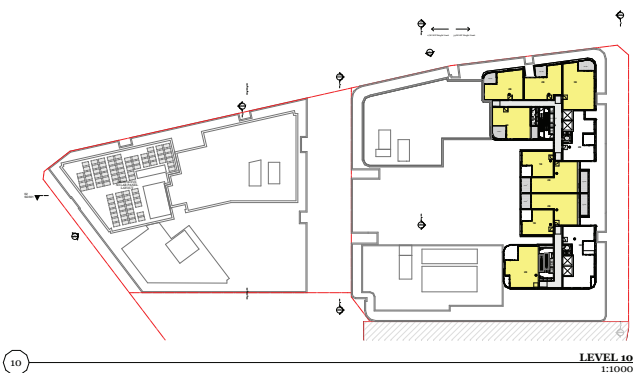
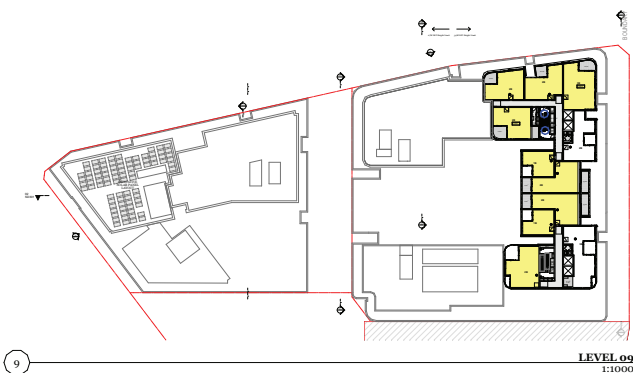
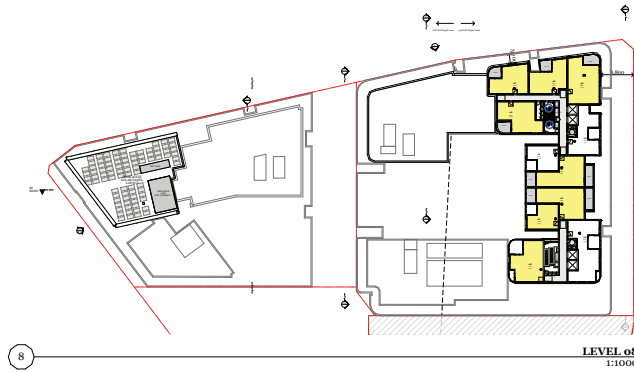
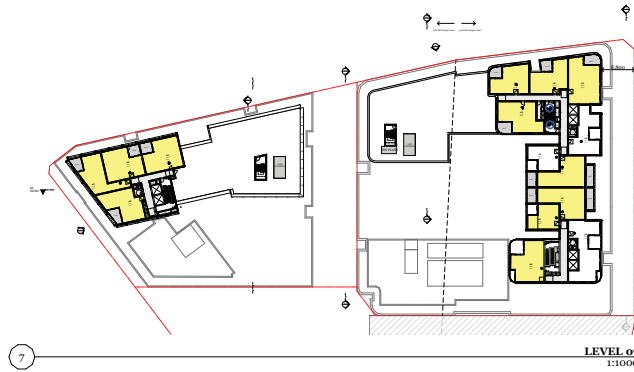
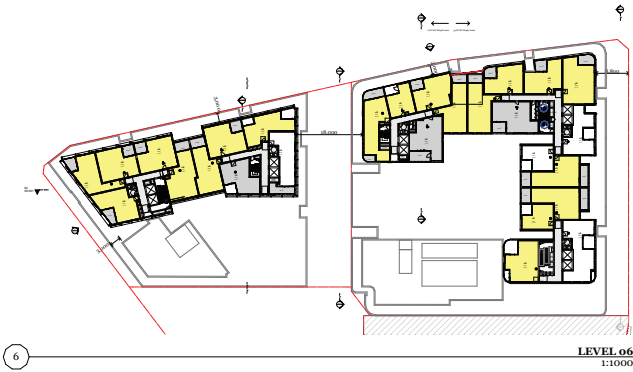
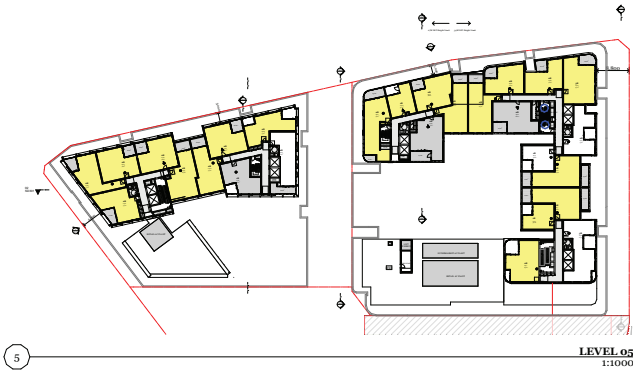
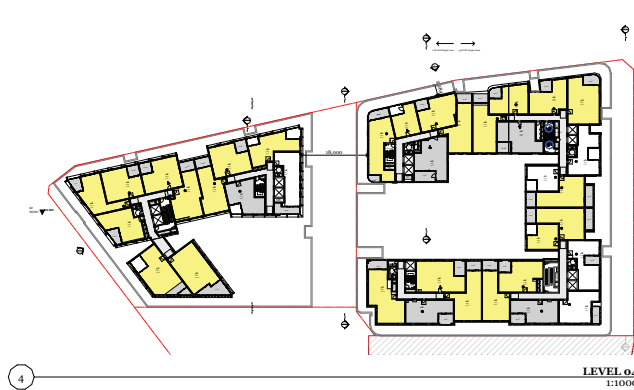
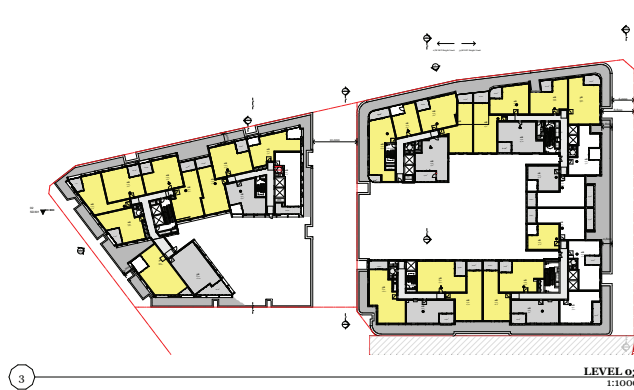
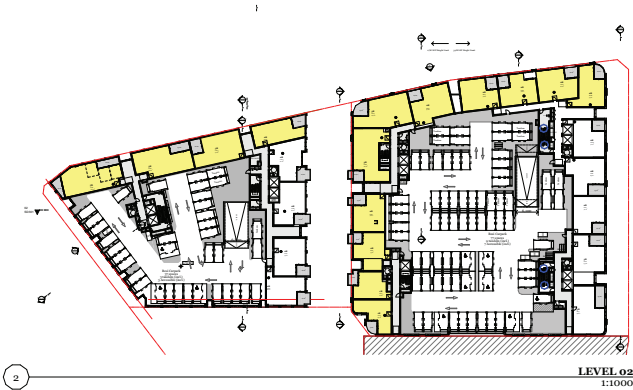
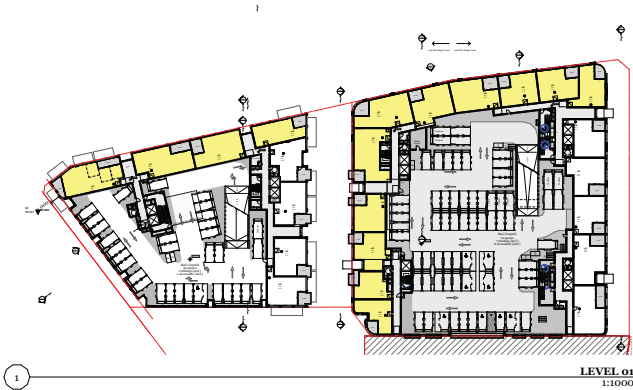
The design maximises the amount of natural daylight received by each unit. The proportion of all units that achieve a minimum 2 hours of sunlight into living room windows between 9 am and 3 pm during mid winter is 71%.

2 Hours Solar Access (SEPP ADG)





2.6 - PRINCIPLE 06  
AMENITY - SOLAR ACCESS CALCULATIONS



**Solar Analysis**

Solar access to units (min. 2 hours)   
No solar access to units

**Solar Building A**  
110/158  
70%

**Solar Building C**  
47/64  
73%

**Total Solar**  
157/222  
71%

**Total No Solar**  
Building A No Solar: 13/158 (8%)  
Building C No Solar: 5/64 (11%)  
Total No Solar: 18/222  
8%



2.6 - PRINCIPLE 06  
AMENITY - SOLAR ACCESS - EYE OF THE SUN



1  
-

9am - June 21  
1:200



2  
-

10am - June 21  
1:200



3  
-

11am - June 21  
1:200



4  
-

12pm - June 21  
1:200



5  
-

1pm - June 21  
1:200



6  
-

2pm - June 21  
1:200



7  
-

3pm - June 21  
1:200



**Apartment Design Guide (ADG)**

Natural ventilation is the movement of sufficient volumes of fresh air through an apartment to create a comfortable indoor environment. Sustainable design practice incorporates natural ventilation by responding to the local climate and reduces the need for mechanical ventilation and air conditioning. To achieve adequate natural ventilation, apartment design must address the orientation of the building, the configuration of apartments and the external building envelope.

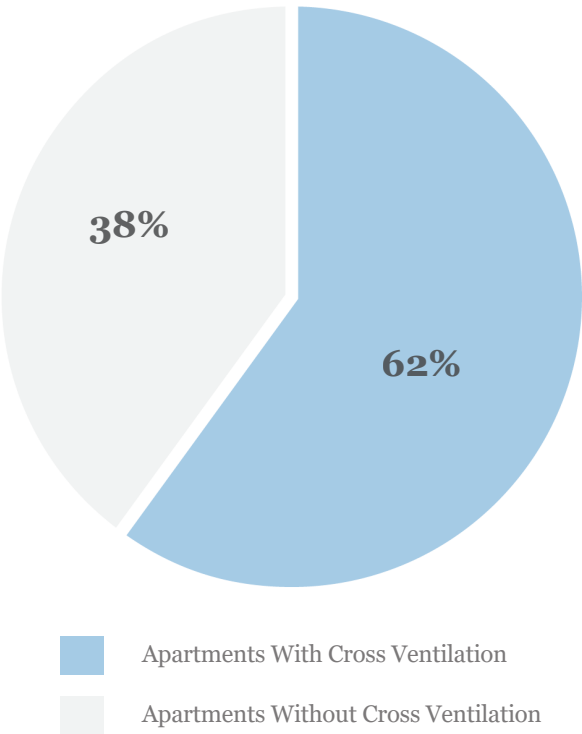
**Response**

The development consists generally of open plan units with relatively shallow apartment depths which facilitates good ventilation to all habitable rooms. A high number of cross through and corner apartments within the development also allow the proposed design to achieve a high percentage of well-ventilated units.

Outlined by the State Environmental Planning Policy No.65 - Apartment Design Guide, a minimum of 60% of total apartments within the first 9 storeys (81 units) require cross-ventilation.

The building’s orientation takes full advantage of prevailing breezes to maximize the movement of fresh air to create a comfortable indoor environment. Large openable windows and doors are effectively incorporated to reduce the need for mechanical ventilation and air conditioning.

Cross Ventilated Apartments (SEPP ADG)





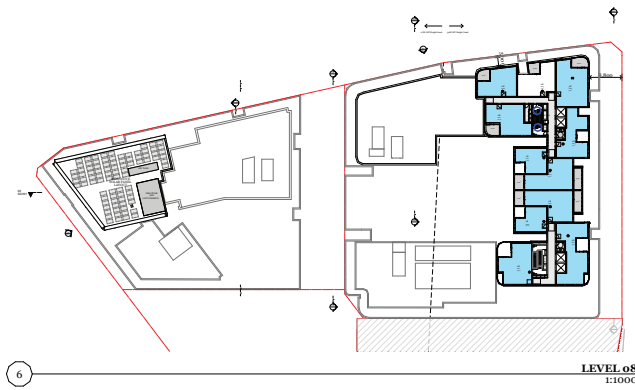
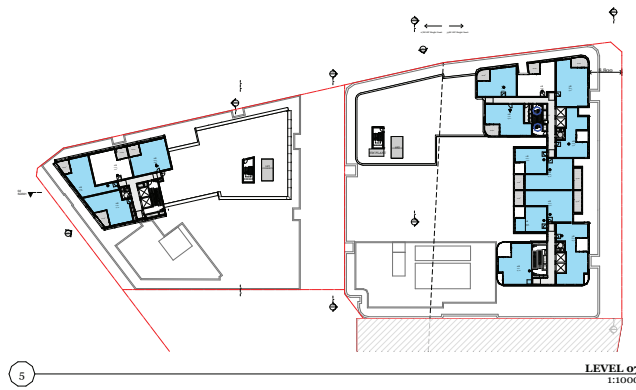
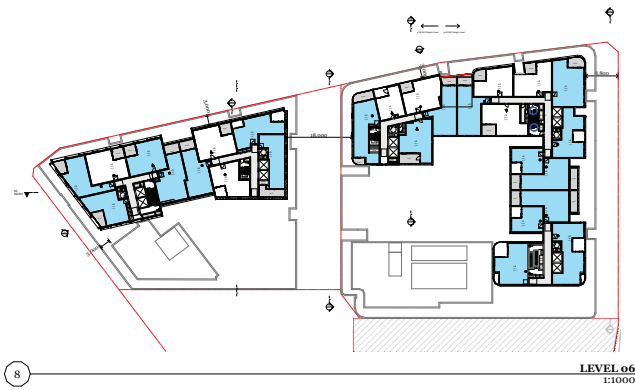
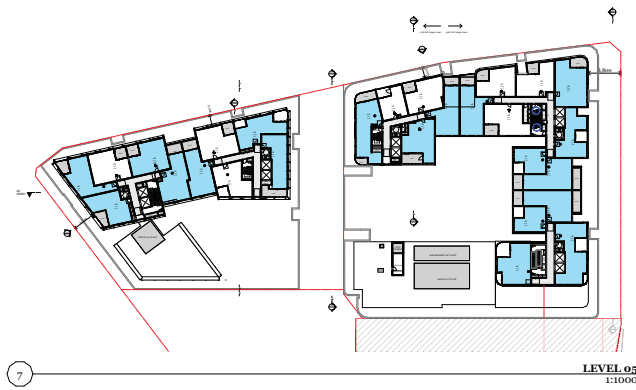
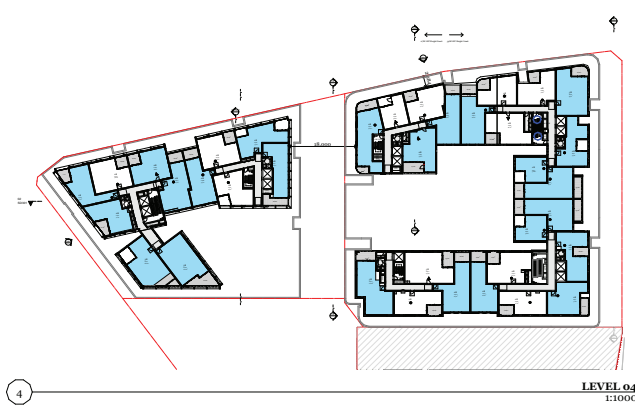
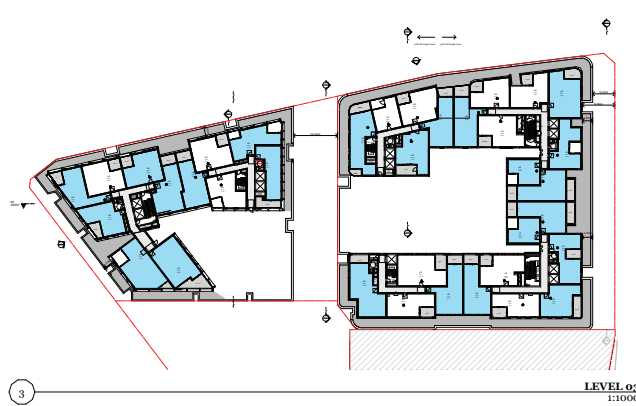
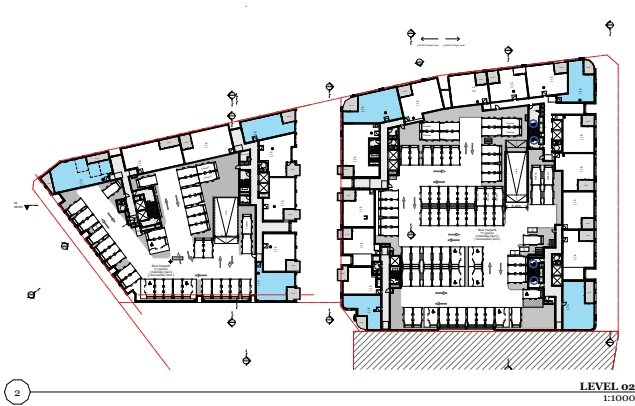
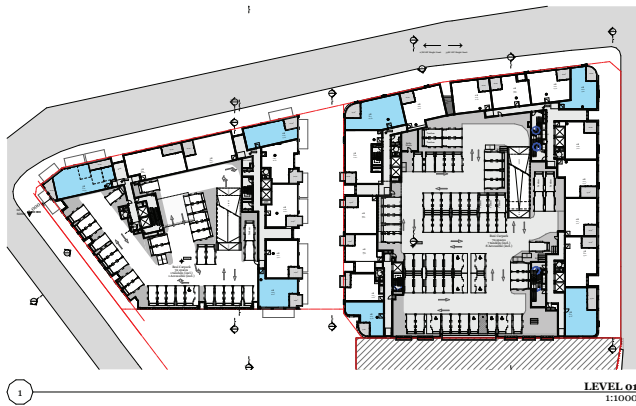








2.6 - PRINCIPLE 06  
AMENITY - VENTILATION - CALCULATIONS



Cross Ventilation Analysis

Units with Cross Ventilation  
Units without Cross Ventilation

Cross Ventilation Building A  
\*First nine storeys  
82/136  
60%

Cross Ventilation Building C  
41/64  
64%

Total Cross Ventilation  
123/200  
62%



2.6 - PRINCIPLE 06  
AMENITY - INDOOR AND OUTDOOR SPACE

In addition to communal open spaces, the development provides private balconies or terraces to each unit. The ADG balcony areas and dimensions are met as follows:

- 1 Bedroom units** 8 m<sup>2</sup> balcony required (min. 2m depth)
- 2 Bedroom units** 10 m<sup>2</sup> balcony required (min. 2m depth)
- 3 Bedroom units** 12 m<sup>2</sup> balcony required (min. 2.4m depth)



Villawood Road Perspective

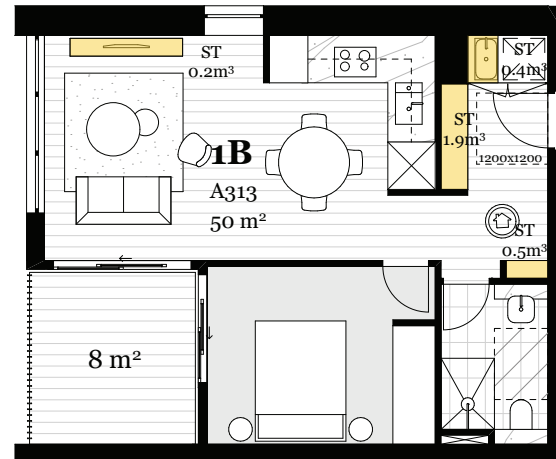


## Response

The proposed development ensures the ADG minimum total storage requirements are met as follows:

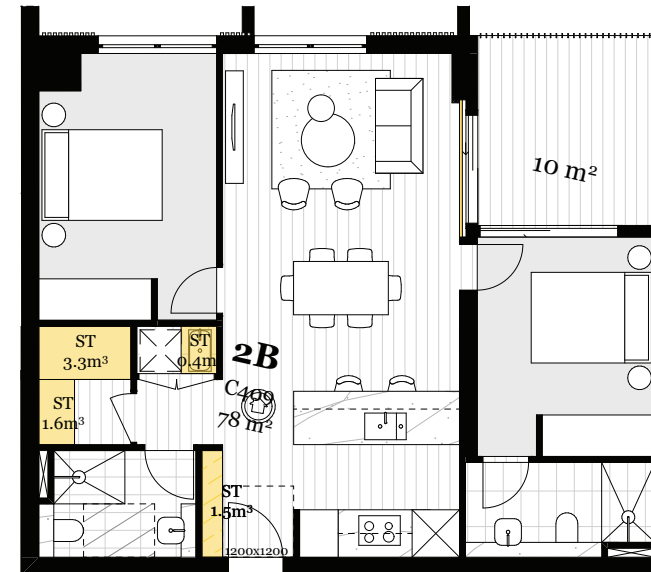
- 1 Bedroom units** 6 m<sup>3</sup> total storage
- 2 Bedroom units** 8 m<sup>3</sup> total storage
- 3 Bedroom units** 10 m<sup>3</sup> total storage

A minimum of 50% of the storage required is provided in each unit through storage cupboards with the remainder 50% provided in external storage cages located within the basement, easily accessible from the lift cores.



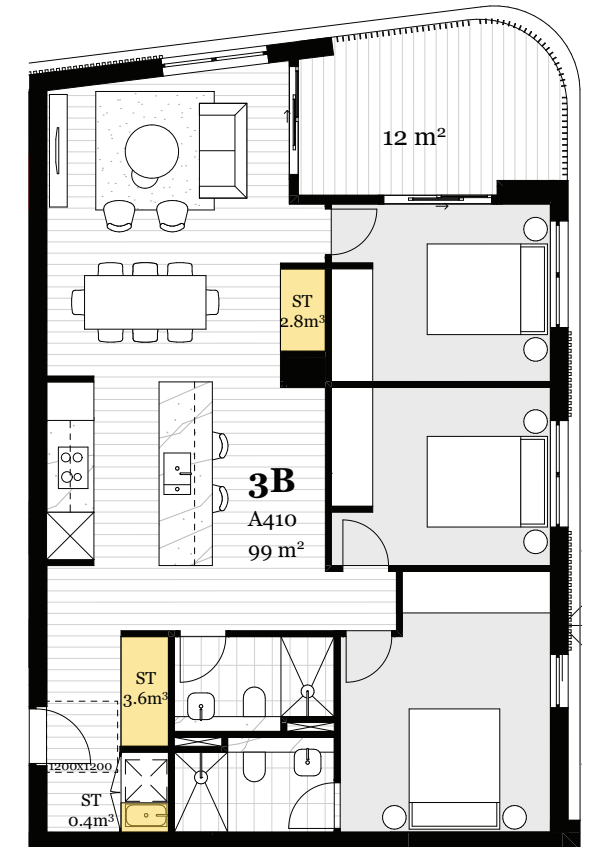
TYPICAL 1 BEDROOM UNIT (REQ - 6M<sup>3</sup>)

TOTAL 3M<sup>3</sup> STORAGE IN APARTMENT  
TOTAL 3M<sup>3</sup> STORAGE IN BASEMENT



TYPICAL 2 BEDROOM UNIT (REQ - 8M<sup>3</sup>)

TOTAL 8.4M<sup>3</sup> STORAGE IN APARTMENT  
TOTAL N/A STORAGE IN BASEMENT



TYPICAL 3 BEDROOM UNIT (REQ - 10M<sup>3</sup>)

TOTAL 6.8M<sup>3</sup> STORAGE IN APARTMENT  
TOTAL 5M<sup>3</sup> STORAGE IN BASEMENT



## Calculated Storage Area

ST - Full Height Storage = 2400mm



### ***Apartment Design Guide (ADG)***

*Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.*

*A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.*

### **Response**

The design proposal provides clear and well defined entrances to the residential and retail lobbies and main entries off Kamira Court, Kamira Avenue and the North to South and East to West pedestrian links. These lobby entries will have clear and unobstructed views from the street and will be secure, lockable and well-lit for the safety of the residents.

Along with the increased density in the area, a variety of landscaped areas are provided to increase passive surveillance and safety to the development. Integrated activities in the landscape and large lobbies provide a vibrant area for fostering safety and interaction.

All areas including entries and communal open spaces are highly visible and provide great passive surveillance. Corner balconies and windows provide a wider degree of casual surveillance along the street and the open spaces across the site.

Furthermore, all external spaces have multiple clear sight lines without obstacles, utilising low shrub planting to reduce the number of places to hide. All paths will be well-lit at night time and designed to meet relevant Australian Lighting Standards.





Apartment Design Guide (ADG)

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.

New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.

Response

The proposed development has been designed with a high level of social contribution in mind, not only to its residents, but to the local community.

The communal gardens on levels 3 and 7 are a common asset shared amongst the development’s community. These shared facilities and spaces will foster social interactions between residents and promote a real sense of community.

The proposal includes a mix of housing typologies and sizes which will cater for a range of households and help diversify the residents of the development.





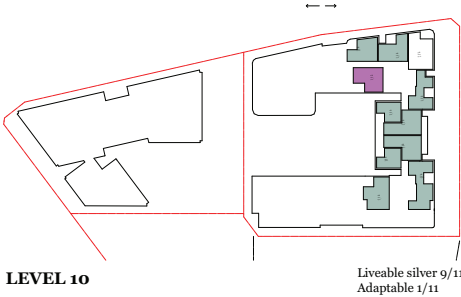
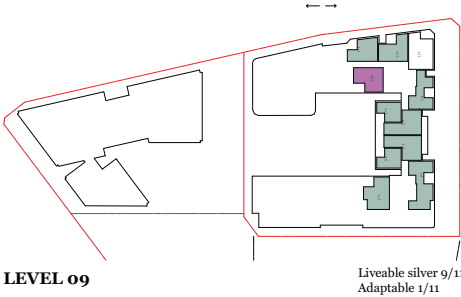
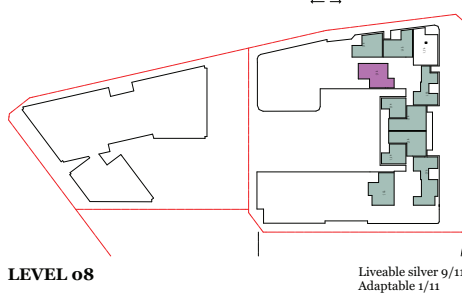
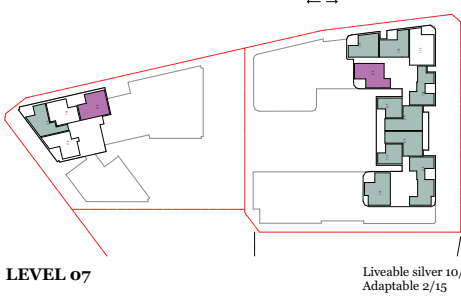
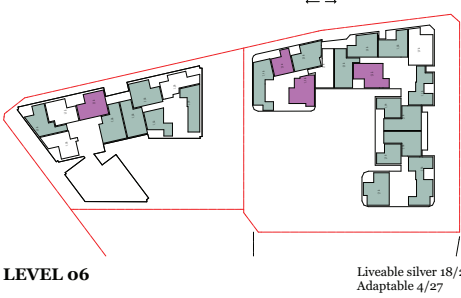
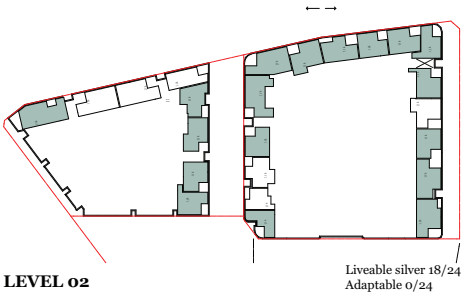
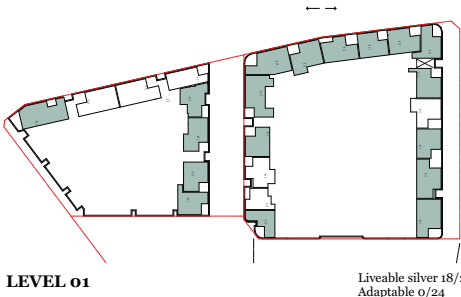
2.8 - PRINCIPLE 08  
HOUSING DIVERSITY & SOCIAL INTERACTION: ADAPTABLE  
APARTMENTS - CALCULATIONS

“Universal design is an international design philosophy that enables people to continue living in the same home by ensuring that apartments are able to change with the needs of the occupants. Universally designed apartments are safer and easier to enter, move around and live in. They benefit all members of the community from young families to older people, their visitors, as well as those with permanent or temporary disabilities”

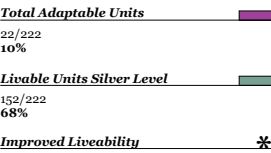
Response

The proposed development has been designed to provide approximately 10% of the total dwellings as adaptable units. As indicated, 22 sole occupancy units have allocated as accessible units out of a total 222 units in the development, with these units consisting of a mix of sizes. The units are designed and constructed so that they may be readily re-configured to allow residence of people with disability, in accordance with the requirements of AS4299-1995 and AS1428.1 for a Class A building.

Due consideration has been given to ensure that adequate circulation spaces are made available to living areas, kitchens, bathrooms, bedrooms and door approaches post-adaption. Provision has also been made to allow easy adaptation to bathrooms in adaptable units at minimal cost, with the positioning of fixtures and fittings remaining consistent in both pre- and post-adaption stages.



Adaptable & Liveable Unit Mix



Silver Level Liveable Units Allocated

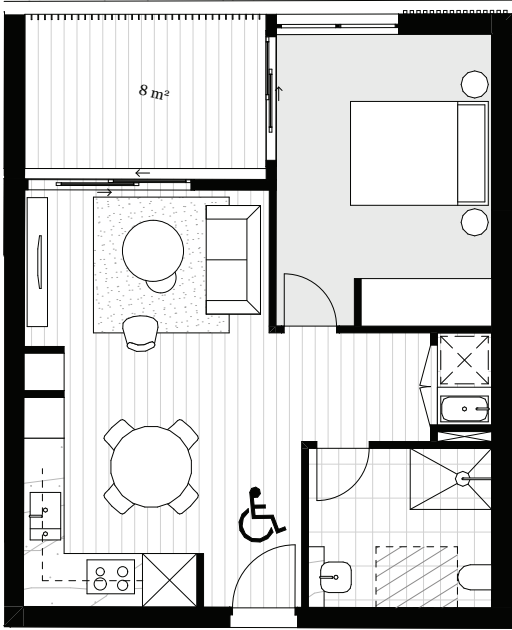
- Level 01 - A101, A104, A105, A106, A107, A108, A109, A111, A112, A113, C101, C102, C105, C106, C107, C108
- Level 02 - A201, A204, A205, A206, A207, A208, A209, A211, A212, A213, C201, C102, C205, C206, C207, C208
- Level 03 - A301, A303, A305, A307, A308, A309, A311, A312, A313, A314, A315, A316, A317, A318, A320, A323, C302, C305, C308, C309, C311, C312
- Level 04 - A401, A403, A407, A408, A409, A411, A412, A413, A414, A415, A417, A418, A420, A423, C402, C405, C408, C409, C411, C412
- Level 05 - A501, A503, A507, A508, A509, A511, A512, A513, A514, A515, A516, A517, C502, C505, C506, C507, C509, C510
- Level 06 - A601, A603, A607, A608, A609, A611, A612, A613, A614, A615, A616, A617, C602, C605, C606, C607, C609, C610
- Level 07 - A702, A709, A705, A706, A707, A708, A709, A710, A711, C702
- Level 08 - A802, A803, A805, A806, A807, A808, A809, A810, A811
- Level 09 - A902, A903, A905, A906, A907, A908, A909, A910, A911
- Level 10 - A1002, A1003, A1005, A1006, A1007, A1008, A1009, A1010, A1011

Adaptable & Liveable Units Allocated

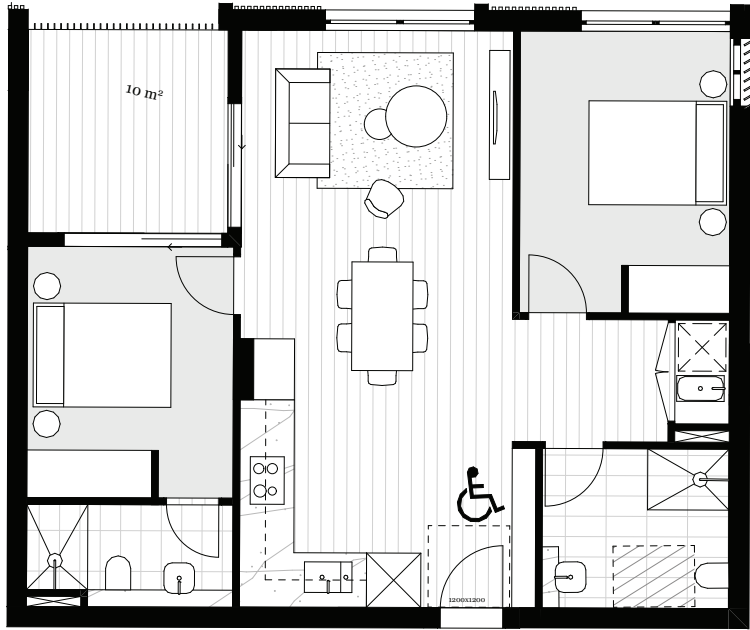
- Level 03 - A302, A306, A321, C304
- Level 04 - A402, A405, A406, A421, C404
- Level 05 - A502, A505, A506, C504
- Level 06 - A602, A605, A606, C604
- Level 07 - A701, C704
- Level 08 - A801
- Level 09 - A901
- Level 10 - A1001



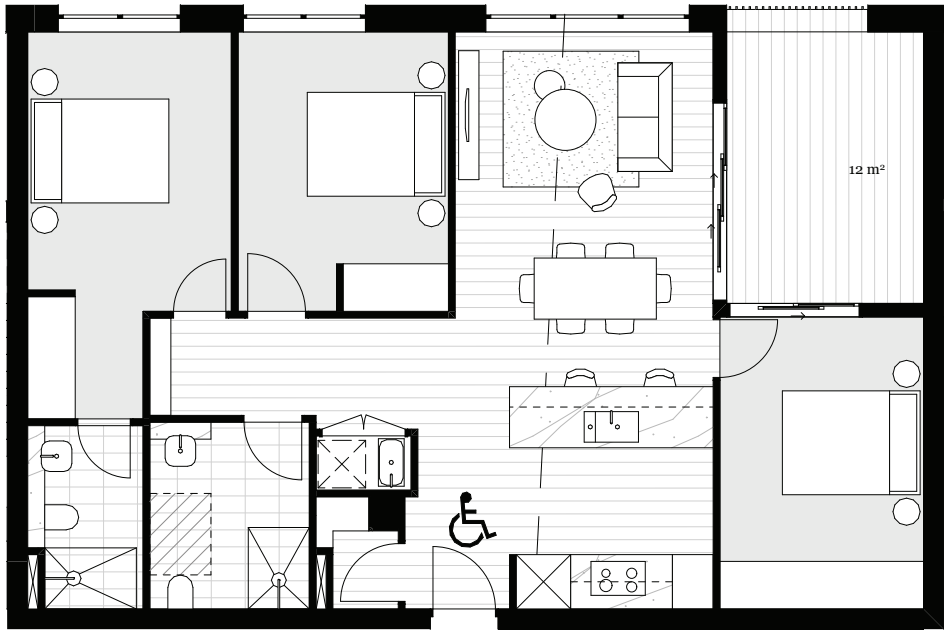
2.8 - PRINCIPLE 08  
HOUSING DIVERSITY & SOCIAL INTERACTION: ADAPTABLE  
APARTMENTS - LAYOUT



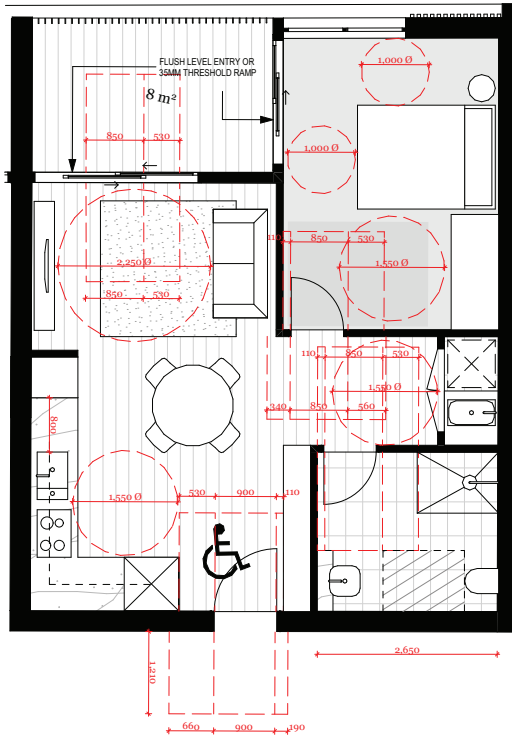
1A **Pre Adaptable Unit**  
1 BED UNIT - A302, A402, A502, A602



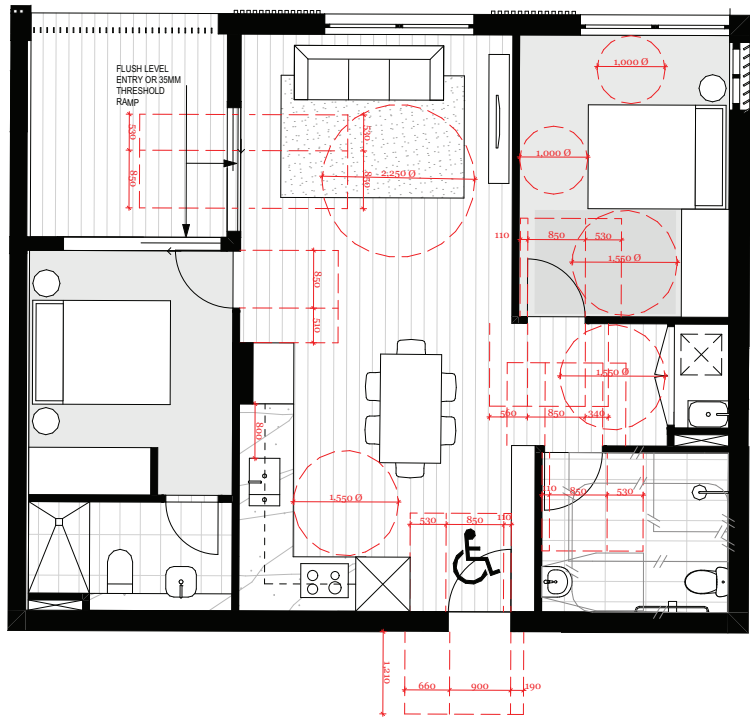
2A **Pre Adaptable Unit**  
2 BED UNIT - C304, C404, C504, C604, C704



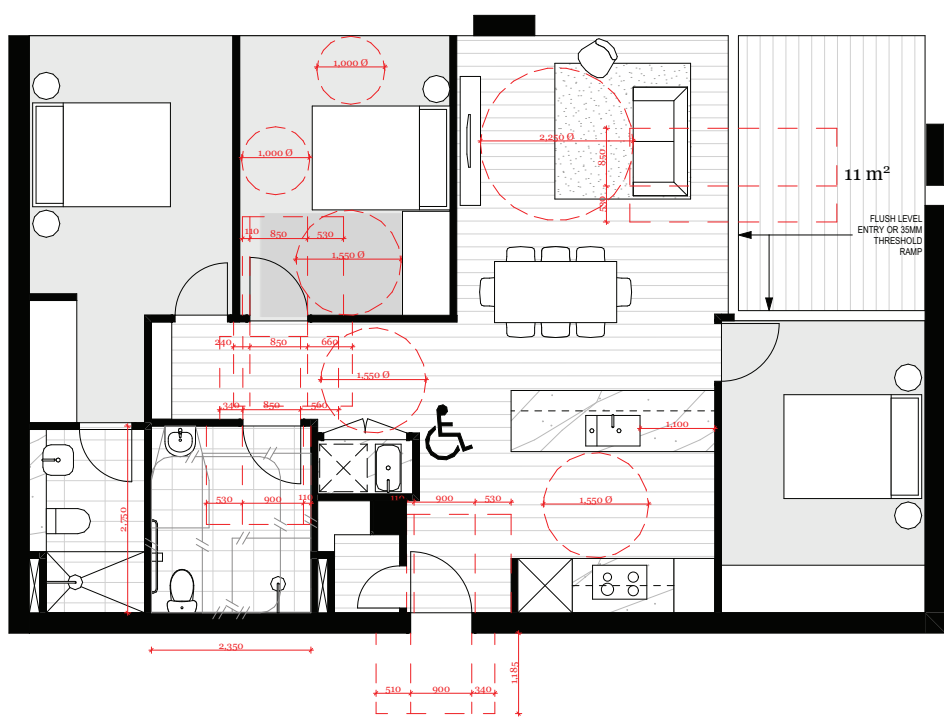
3A **Pre Adaptable Unit**  
3 BED UNIT - A321, A421



1B **Post Adaptable Unit**  
1 BED UNIT - A302, A402, A502, A602



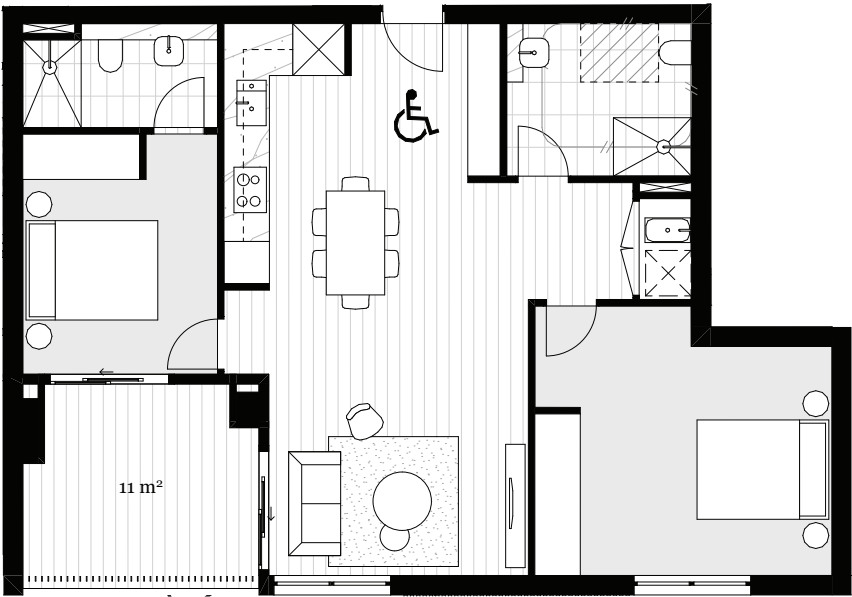
2B **Post Adaptable Unit**  
2 BED UNIT - C304, C404, C504, C604, C704



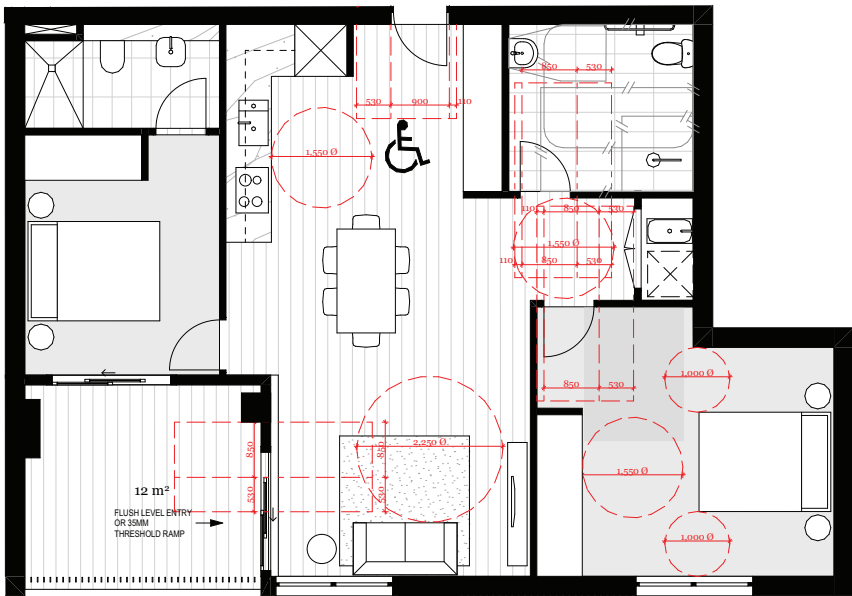
3B **Post Adaptable Unit**  
3 BED UNIT - A321, A421



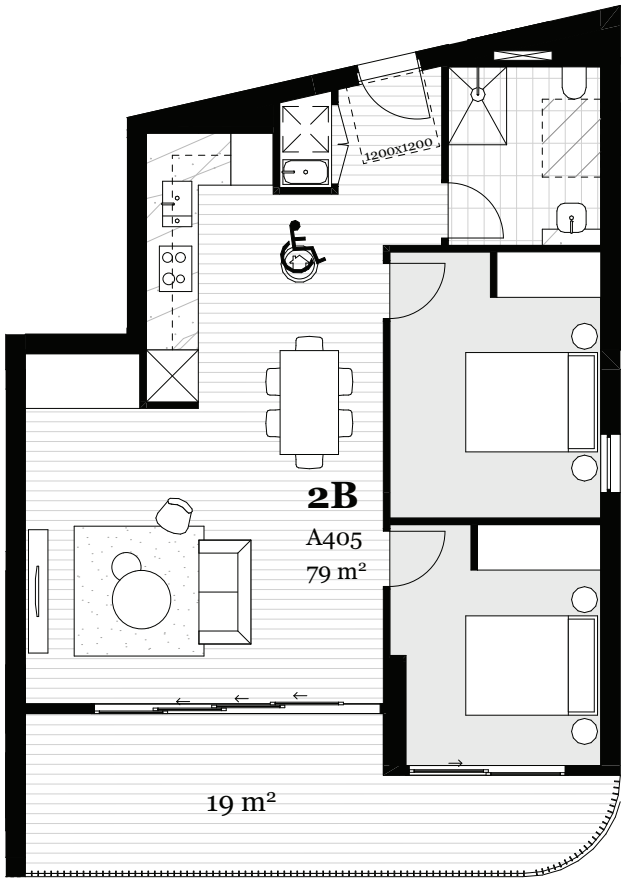
2.8 - PRINCIPLE 08  
HOUSING DIVERSITY & SOCIAL INTERACTION: ADAPTABLE  
APARTMENTS - LAYOUT



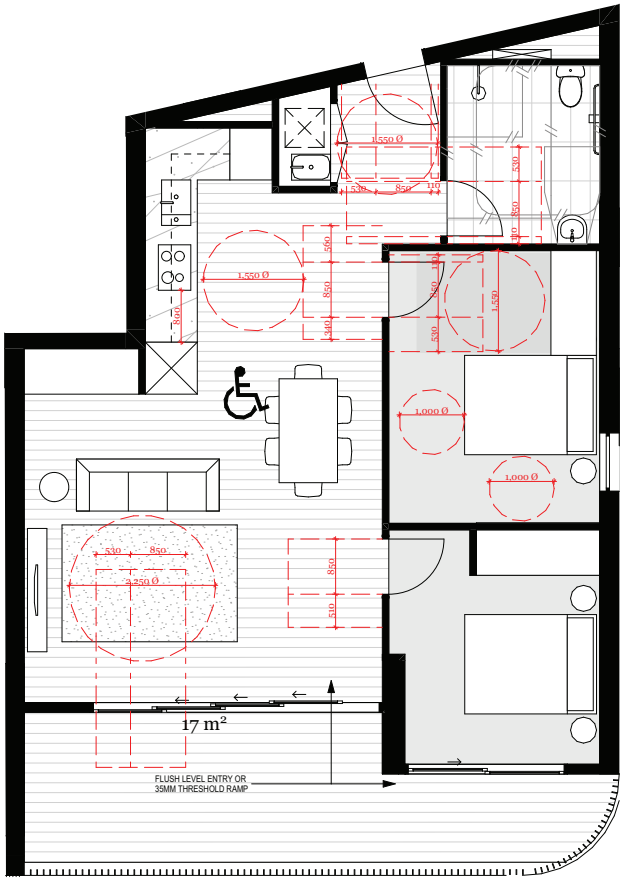
4A **Pre Adaptable Unit**  
2 BED UNIT - A306, A406, A506, A606, A701, A801, A901, A1001



4B **Post Adaptable Unit**  
2 BED UNIT - A306, A406, A506, A606, A701, A801, A901, A1001



5A **Pre Adaptable Unit**  
2 BED UNIT - A405, A505, A605



5B **Post Adaptable Unit**  
2 BED UNIT - A405, A505, A605



### ***Apartment Design Guide (ADG)***

*Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.*

### **Response**

The design proposes a development surrounded by landscaped gardens and communal open space across the ground floor and roof levels. The proposal establishes a clearly identifiable, through site link engaging and welcoming main entrance for residents located via the community park and and a secondary entrance located off Kamira court and Howatt st.

### **Materials, Colours and Textures**

The colour choices utilise light and dark elements to contrast and break up the building form with a brick podium. This creates a strong distinction and to sculpt the building, giving a sense of depth to the facade presentation. The upper level facade is composed primarily of lightweight material, which formulates the facade through the use of dark and light tones throughout the buildings. This reinforces the articulation of the facade achieved through varied setbacks and step downs in building mass. The brick element contributes to the texture and materiality of the facade and responds to the general character of the surrounding buildings.



Linear Expression



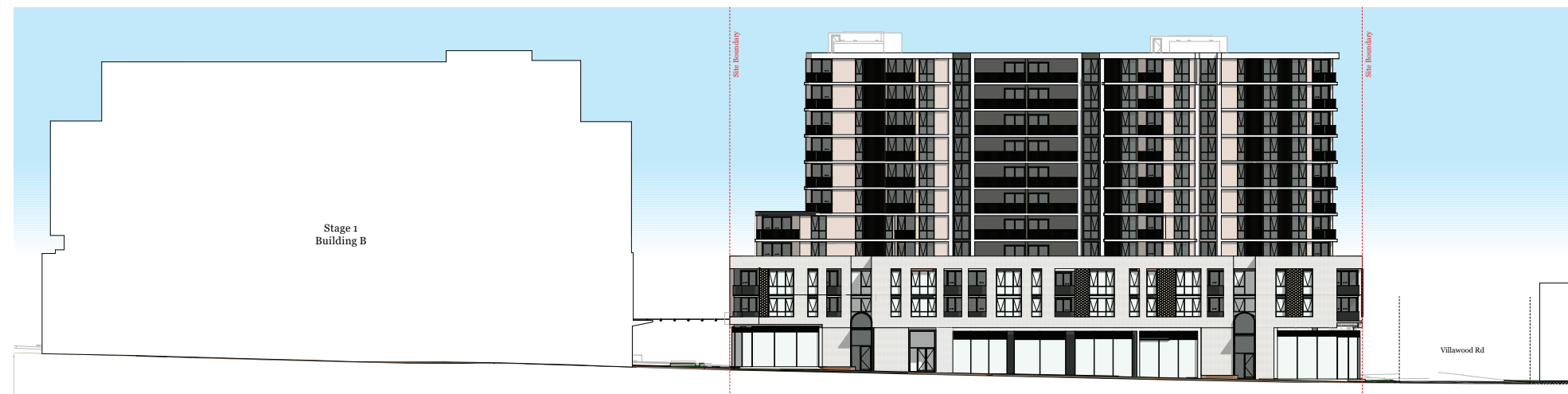
Articulated Breaks



Brick Podium



2.9 - PRINCIPLE 09  
AESTHETICS - ELEVATION TREATMENT





3.0 - SEPP 65 COMPLIANCE TABLE

Table 1. Summary of compliance with the key Apartment Design Guide 'Design Criteria'		
Control	ADG Design Criteria	Compliance
3D Communal Open space	Minimum of 25% of the site area should be devoted to communal open space.	Site area: 10,958m <sup>2</sup> Required Communal open space: 2,740m <sup>2</sup> (25%) Proposed Communal open space: 3,025m <sup>2</sup> (28%)  Communal open space is provided at both the Podium Level (Level 3) and Level 7. A high level of solar access is achieved to both communal open spaces achieving a high level of amenity.  Compliance achieved
	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).	The majority of the communal space located on the podium and Level 7 receives the required solar access between 9am and 3pm on June 21 <sup>st</sup>  Compliance achieved
3E Deep Soil Zones	Minimum of 7% of a site should be a deep soil zone with the following minimum dimensions: <ul style="list-style-type: none"><li>- greater than 1,500m<sup>2</sup> – 6m</li></ul>	Site area: 10,958m <sup>2</sup> Required Deep soil: 767m <sup>2</sup> (7%) Proposed deep soil zone: 940m <sup>2</sup> (9%)  Deep soil is provided to the dedicated public park within the proposed site.  Compliance achieved
3F Visual Privacy  Building separation	Up to four storeys/12 meters <ul style="list-style-type: none"><li>• 6 meters to the boundary between habitable rooms/balconies</li><li>• 3 meters to the boundary between non-habitable rooms</li></ul> Five to eight storeys /up to 25 meters <ul style="list-style-type: none"><li>• 9 meters to the boundary between habitable rooms/balconies</li><li>• 4.5 meters to the boundary between non-habitable rooms</li></ul> Nine storeys and above/ over 25 meters <ul style="list-style-type: none"><li>• 12 meters between habitable rooms/balconies</li><li>• 6 meters between non-habitable rooms</li></ul>	Stage 2 Building A & C and Stage 1 Building B are separated by a minimum of 12m between habitable rooms and balconies on podium levels (Ground to Level 2) and a minimum of 18m between habitable rooms and balconies on Level 3 to 7.  Levels 7 and above exceed an interface separation of over 24m.  Compliance achieved.
3J Bicycle and Car Parking	The minimum car parking rates are as follows: As per RMS 0.4 Spaces per 1 Bed 0.7 Spaces per 2Bed 1.2 Spaces per 3 Bed 1 space per 7 units visitor  As per DCP Rates – Commercial/Retail/Office	Car parking rates for the residential apartments are based on the RMS parking rates. Car parking rates for the commercial, retail and office component have been based on Villawood Town Centre DCP rates while the childcare parking rates have been based on the NSW Childcare Guidelines.  The rates provided comply to the minimum rates specified. Refer to Drawing DAO02 for the breakdown of car spaces on Basement, Level 01 and Level 02 across both Building A and C.  Bicycle or Motorcycle Rates have not been provided in the controls noted above. A number of 20 bicycle spaces and 11 motorcycle parking spaces have been provided in Building A. A number of 8 bicycle spaces and 5 motorcycle parking spaces have been provided in Building C.  Compliance achieved

Table 1. Summary of compliance with the key Apartment Design Guide 'Design Criteria'		
Control	ADG Design Criteria	Compliance
4D-1 Apartment Size + layout	Minimum Apartment sizes: <ul style="list-style-type: none"><li>• 70m<sup>2</sup> for two bedrooms; and</li><li>• 90m<sup>2</sup> for three bedrooms.</li></ul> Add 5m <sup>2</sup> for additional bathrooms Add 12m <sup>2</sup> for additional bedrooms	Minimum apartment Sizes are met to all units.  Compliance achieved
	Every habitable room must have a window in an external wall with a total minimum glass area of no less than 10% of the floor area of the room. Day light and air may not be borrow from another room	Compliance achieved
4D-2 Apartment Size + layout	Habitable room depths are limited to a maximum of 2.5 x the ceiling height. Open plan layouts (where living, dining and Kitchen are combined habitable room depth form the window is 8m	Compliance achieved
4D-3 Apartment Size + layout	Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space).	Compliance achieved
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	Compliance achieved
	Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"><li>• 3.6m for studio and 1-bedroom apartments</li><li>• 4m for 2 and 3 bedroom apartments</li></ul>	3.6m and 4.0m are provided for 1 bed apartments 4.0m minimum provided for 2 & 3 bed apartments  Compliance achieved
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	Minimum width of cross over apartments are 4m  Compliance achieved
4E Private open space and balconies	Apartments are to have the following balcony dimensions: <ul style="list-style-type: none"><li>• 1br – 8sqm with min.2m depth</li><li>• 2br – 10sqm with min. 2m depth</li><li>• 3br – 12sqm with min. 2.4m depth</li></ul>	Compliance achieved
	Ground level apartments should contain a minimum of 15m <sup>2</sup> of open space, with a minimum dimension in one direction of 3m.	Not applicable as no Ground level apartments are proposed
4F Common circulation and spaces	The maximum number of apartments off a circulation core on a single level is eight.	The maximum number of apartments off a circulation core on a single level in Building A is 8 The maximum number of apartments off a circulation core on a single level in Building C is 7 All podium and tower corridors receive sources of natural daylight and ventilation  Compliance achieved

Table 1. Summary of compliance with the key Apartment Design Guide 'Design Criteria'		
Control	ADG Design Criteria	Compliance
	Supermarket 1 Space per 40m2 Spaces Retail 1 Space per 40m2 0.7 Spaces Medical 1 Space per 25m2 1.2 Spaces  As per NSW Childcare Planning Guidelines 1 space per 10 kids 1 space per 2 staff	
4A Solar + Daylight Access	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.  In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.	Minimum number of apartments with 2hrs solar access required: 156 (70%) Proposed Building A: 110 (70%) Proposed Building C: 47 (73%) Proposed Total: 157 (71%) Compliance achieved
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	A maximum number of apartments that do not receive solar access: 34 (15%) Proposed Building A: 13 (8%) Proposed Building C: 5 (11%) Proposed Total: 18 (8%) Compliance is achieved
4B Natural Ventilation	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.	Number of Apartments in the first 9 storeys: 200 Cross Ventilated Apartments Building A: 82/158 apartments (60%) Cross Ventilated Apartments Building C: 41/64 apartments (64%) Cross Ventilated Apartments Total: 123/200 apartments (62%) Compliance achieved
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	The overall depth of the proposed cross over or cross through apartments does not exceed 18m, maximum depth of a cross through apartment is 13.7m Compliance achieved
4C Ceiling heights	Minimum ceiling heights are as follows: <ul style="list-style-type: none"><li>• 2.7m for habitable rooms</li><li>• 2.4m for non-habitable rooms</li><li>• double storey apartments – 2.7m for main living area, 2.4m for second floor where its area does not exceed 50% of the apartment area</li><li>• attic spaces – 1.8m at edge of room with a minimum 30degree slope</li></ul> in mixed use areas – 3.3m for ground and first floor	Proposed 2.7m habitable– Compliance achieved Proposed 2.4 m non habitable – Compliance achieved  Community use (information & education facility) proposed on ground level is provided with 4.5m ceiling height to promote flexibility of use.

Table 1. Summary of compliance with the key Apartment Design Guide 'Design Criteria'		
Control	ADG Design Criteria	Compliance
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	Building A Northern Core: 1 Lift per 36 units Building A Southern Core: 1 lift per 22 units Compliance achieved
4G Storage	<ul style="list-style-type: none"><li>• One bedroom dwellings require 6m³ of storage area</li><li>• Two bedroom dwellings require 8m³ of storage area.</li><li>• Three bedroom dwellings require 10m³ of storage area.</li></ul>	Where storage is not wholly provided within the unit itself, the remainder is provided in the carpark via storage cages. In the instance where storage cages are required, at least 50% of the apartment's storage is provided within the apartment itself. The total combined storage areas provided for each dwelling meets the minimum areas required.  Compliance achieved



16<sup>th</sup> June 2021

Council of Submission:

**Fairfield City Council**

86 Avoca Road  
Wakeley NSW 2176

**Re: Kamira Court, Villawood 2163**

### SEPP 65 Design Statement

To Whom It May Concern,

Pursuant to Clause 50(1A) of the Environmental Planning and Assessment Regulation 2000, effective from July 26, 2003;

I hereby declare that I am a qualified designer, which means, a person registered as an architect in accordance with the Architects Act 1921, as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000.

I directed the design of the residential development stated above and I affirm that the design achieves the design quality principles as set out in Part 1 of the 'State Environmental Planning Policy No.65- Design Quality of Residential Apartment Development';

I have provided further detail on the design's compliance with all nine of the principles in the SEPP 65 Design Compliance Table accompanying this Development Application.

Yours Faithfully



David Randerson

Director

Registration Number: 8542 (NSW)

**DKO**





DKO

Traders In Purple