



DKO

Traders In Purple

Villawood Stage 2 Kamira Avenue, Villawood

Urban Design Report

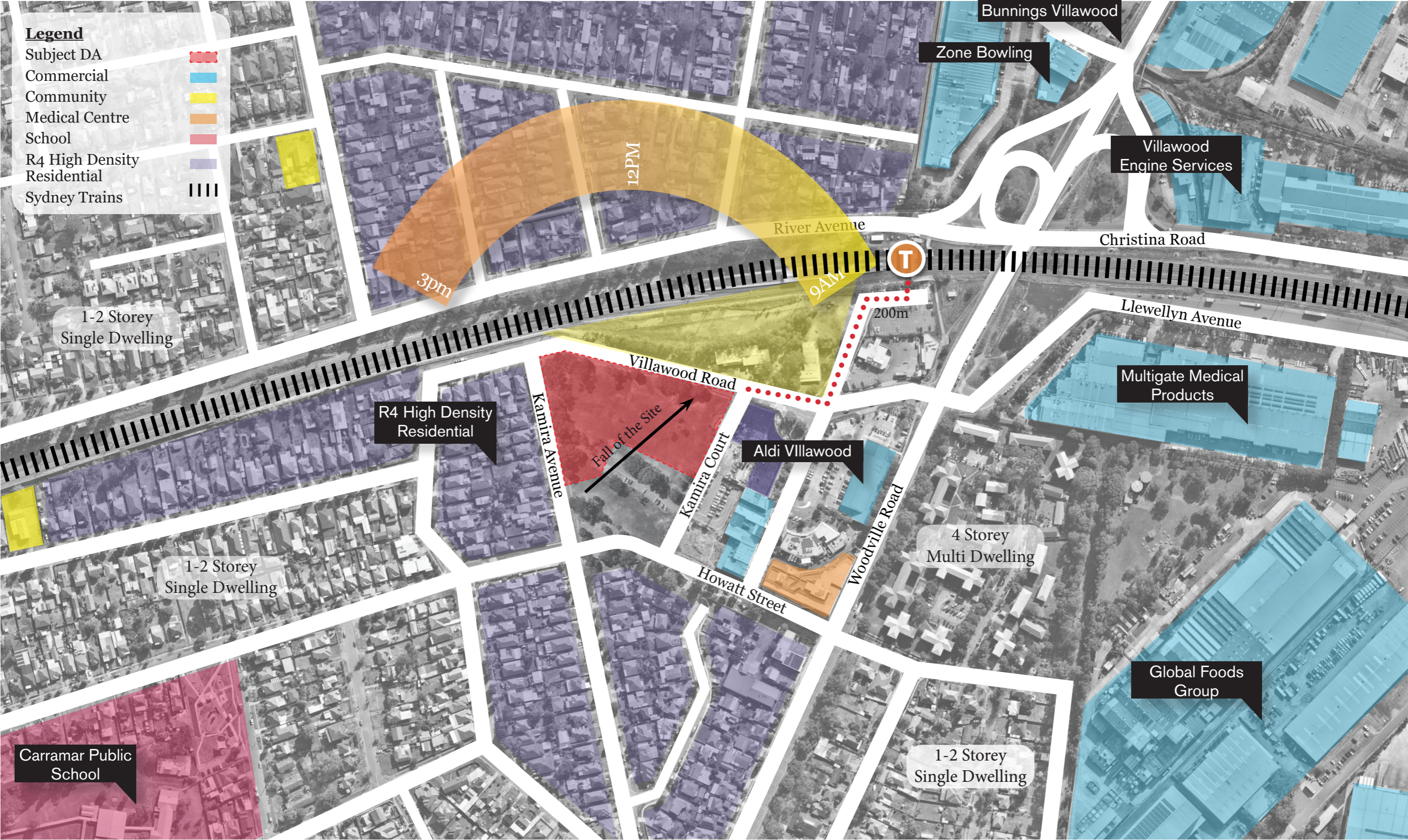
April 2022



SITE ANALYSIS

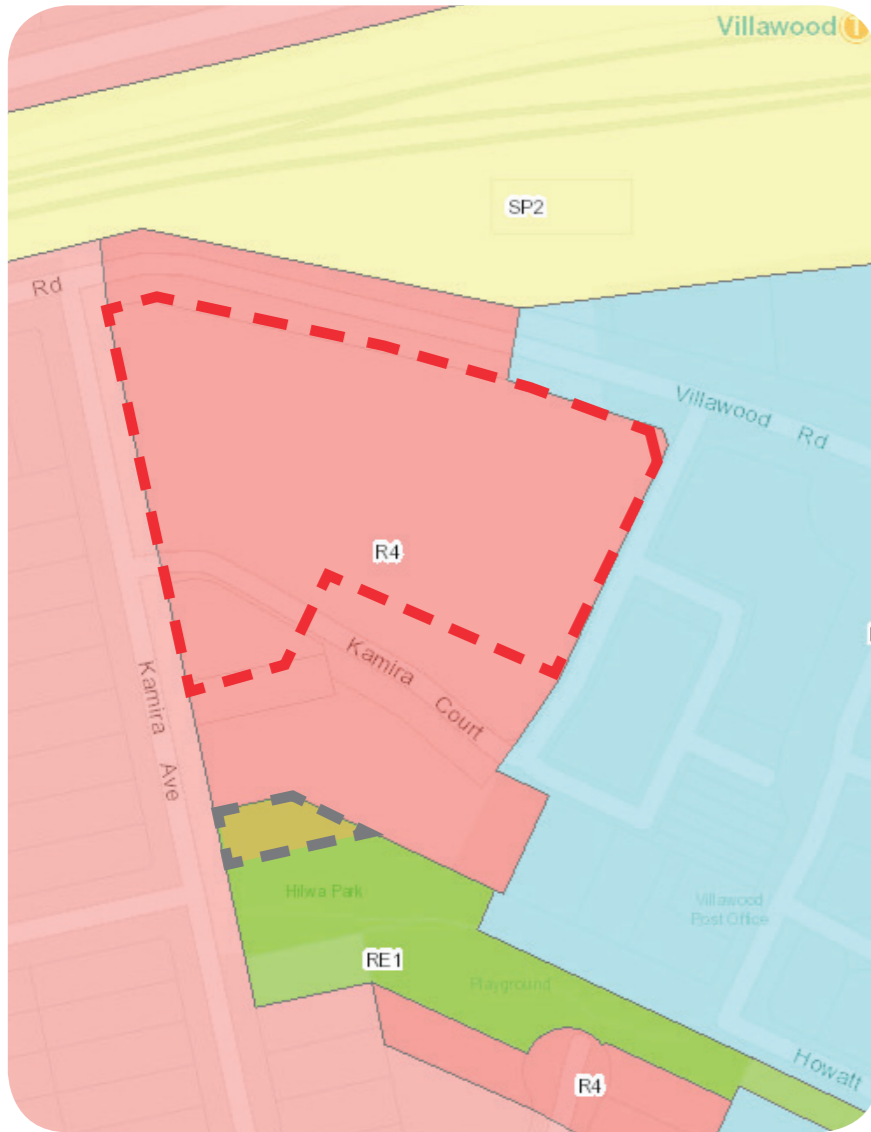
KAMIRA AVENUE
VILLAWOOD

SITE ANALYSIS
GREATER CONTEXT



SITE ANALYSIS
OPPORTUNITIES AND CONSTRAINTS





LAND ZONING: **R4 HIGH DENSITY RESIDENTIAL**



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



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



Subject site area rezoned to R4 High Density Residential Zone as per Planning Proposal – Proposed Amendment to Fairfield Local Environmental Plan 2013

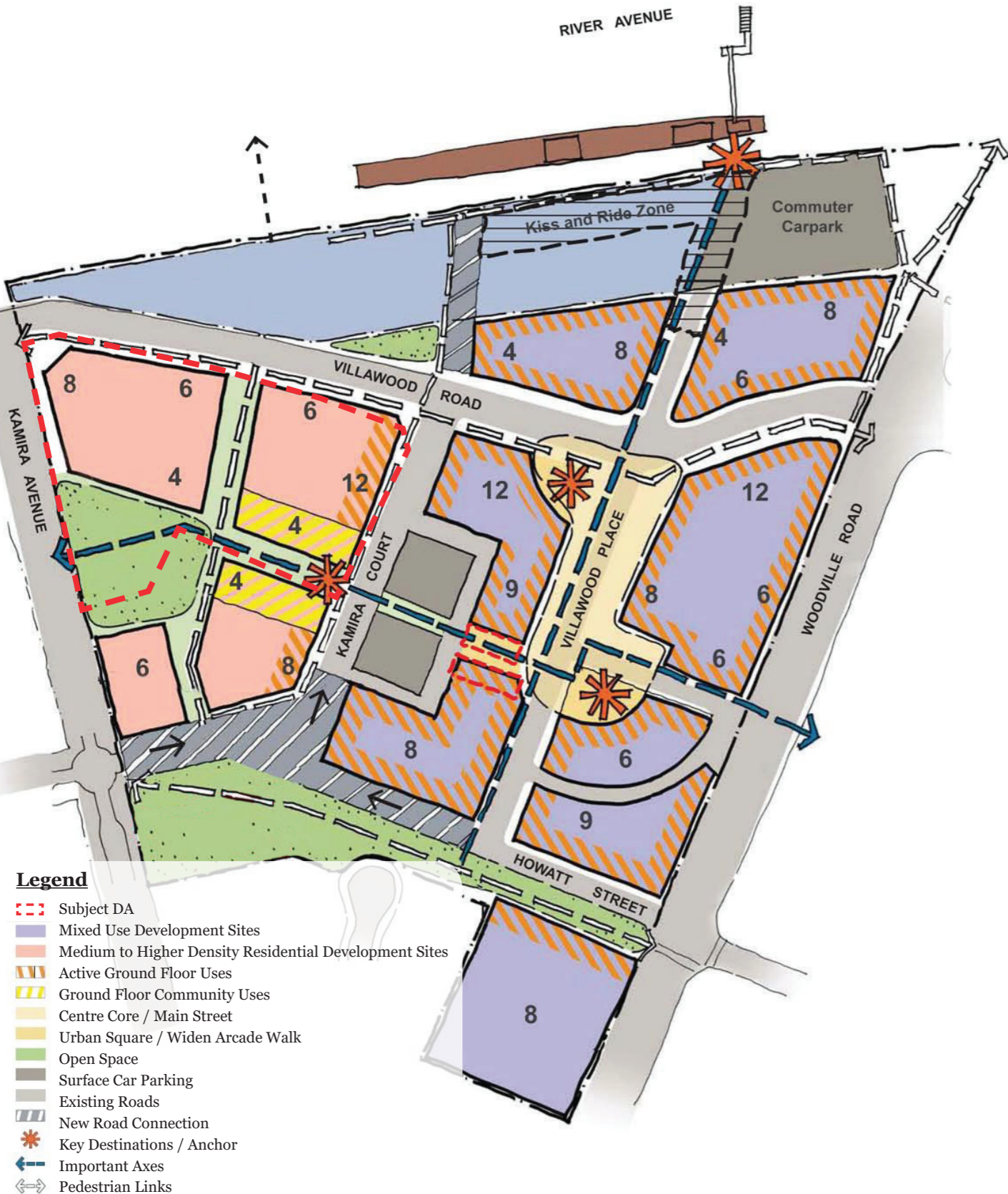




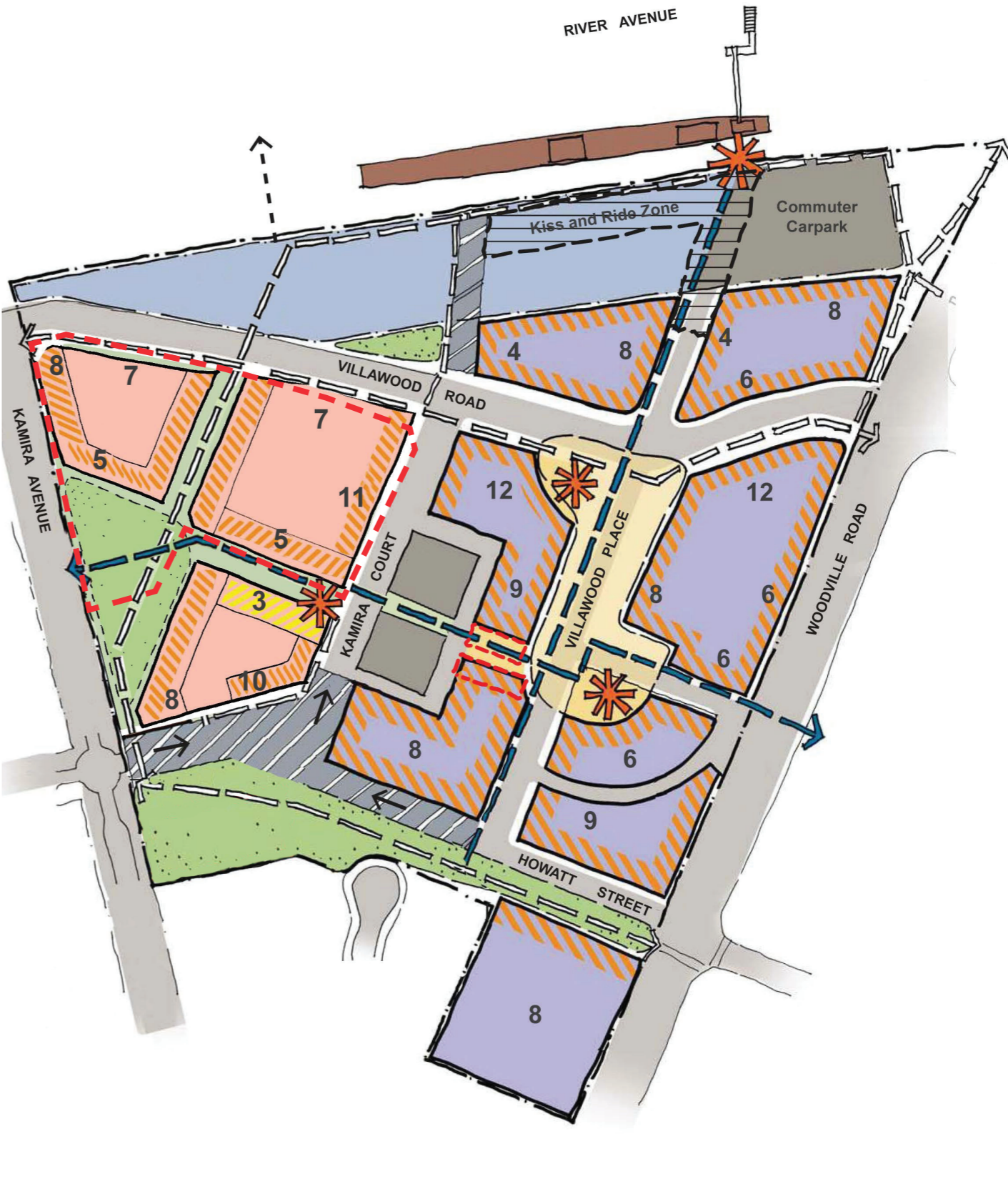
DCP COMPARISON

KAMIRA AVENUE
VILLAWOOD

MASTERPLAN COMPARISON
VILLAWOOD TOWN CENTRE STRUCTURE PLAN



VILLAWOOD TOWN CENTRE DCP 2020



PROPOSED MASTERPLAN



MAXIMUM HEIGHT OF BUILDING AND STOREYS IN VILLAWOOD TOWN CENTRE

MAXIMUM HEIGHT OF BUILDING AND STOREYS IN VILLAWOOD TOWN CENTRE

Legend

Subject DA 

PREVIOUS MASTERPLAN FEBRUARY 2021



PROPOSED MASTERPLAN



MASTERPLAN COMPARISON
INDICATIVE MASSING DIAGRAM



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



PREVIOUS MASTERPLAN FEBRUARY 2021



PROPOSED MASTERPLAN

MASTERPLAN COMPARISON
SETBACK AND NUMBER OF STOREYS

Legend
Subject DA



PREVIOUS MASTERPLAN FEBRUARY 2021



PROPOSED MASTERPLAN

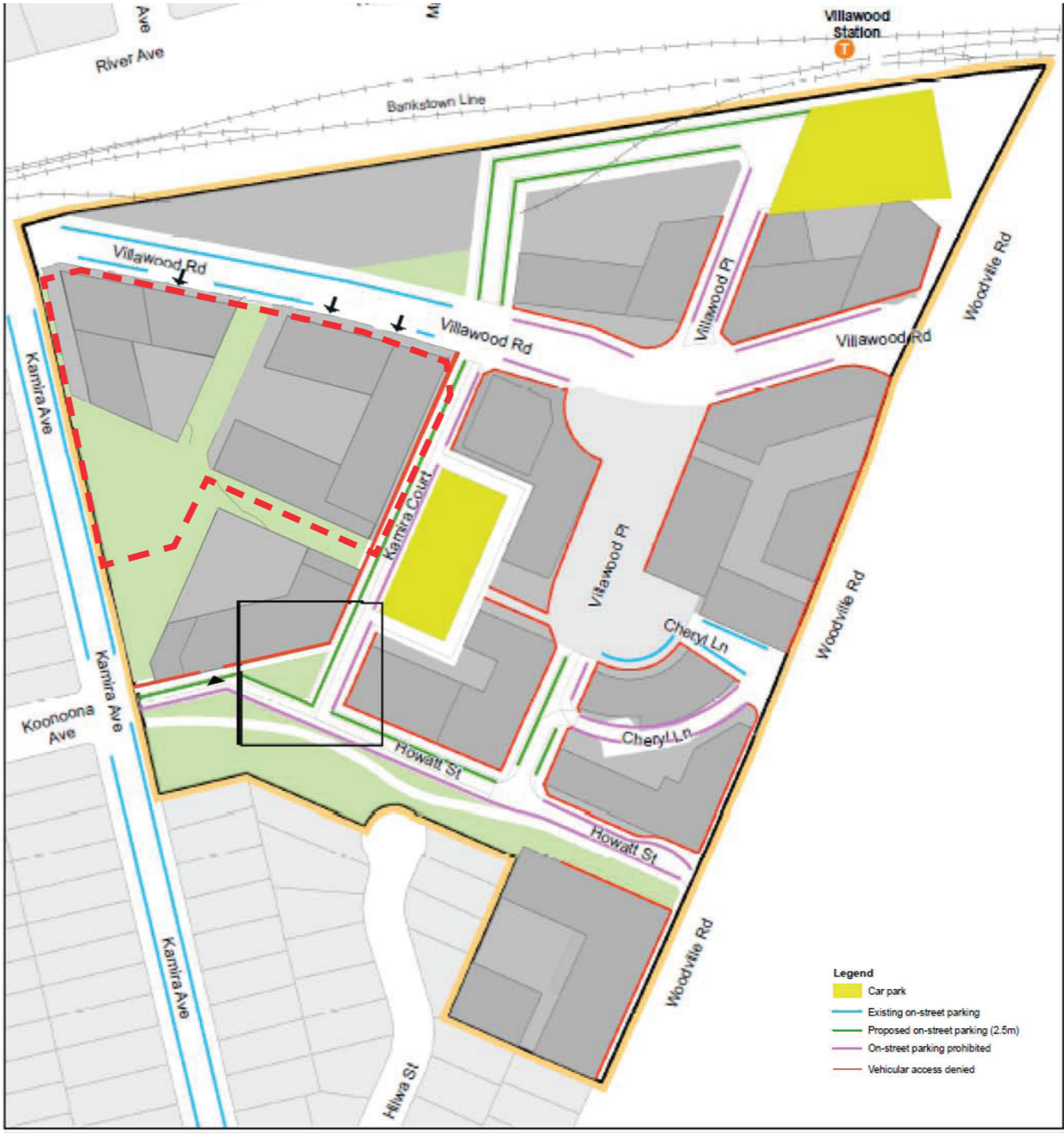


MASTERPLAN COMPARISON
VEHICULAR ACCESS

Legend
Subject DA



PREVIOUS MASTERPLAN FEBRUARY 2021



PROPOSED MASTERPLAN



MASTERPLAN COMPARISON

ACTIVE STREET FRONTAGE AND PEDESTRIAN CONNECTIVITY

Legend

Subject DA



PREVIOUS MASTERPLAN FEBRUARY 2021



PROPOSED MASTERPLAN





MASTERPLAN

KAMIRA AVENUE
VILLAWOOD



FOSTERING SAFE SENSE OF COMMUNITY



SOCIAL AND CULTURAL INTERACTION



VIBRANT GREEN HEART



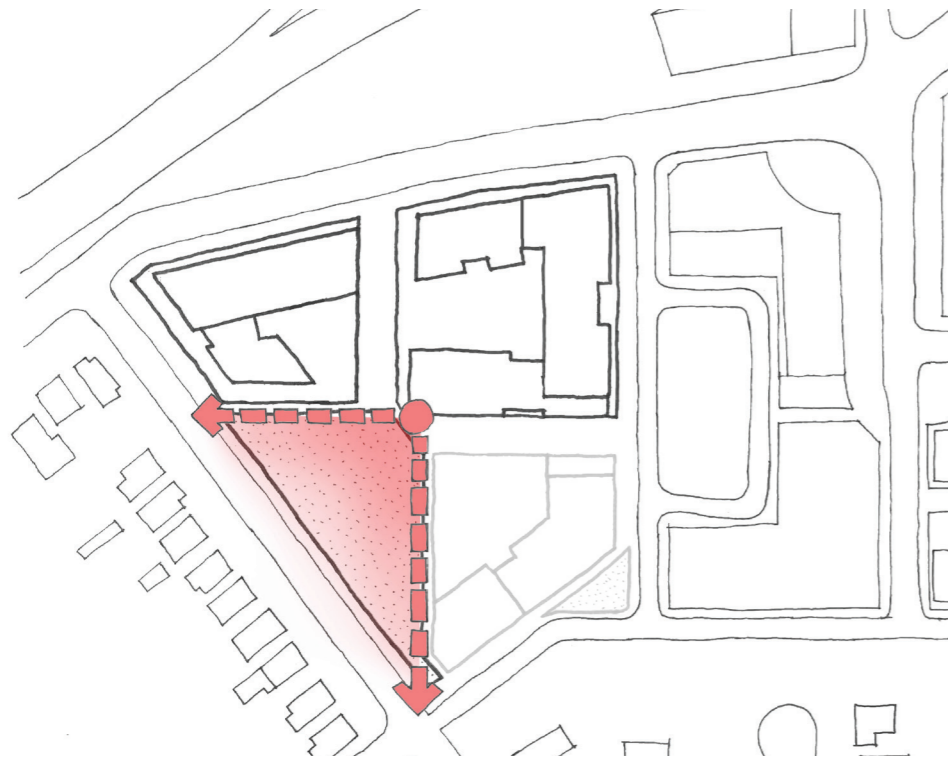
RETAIL OFFERING FOR THE LOCAL COMMUNITY



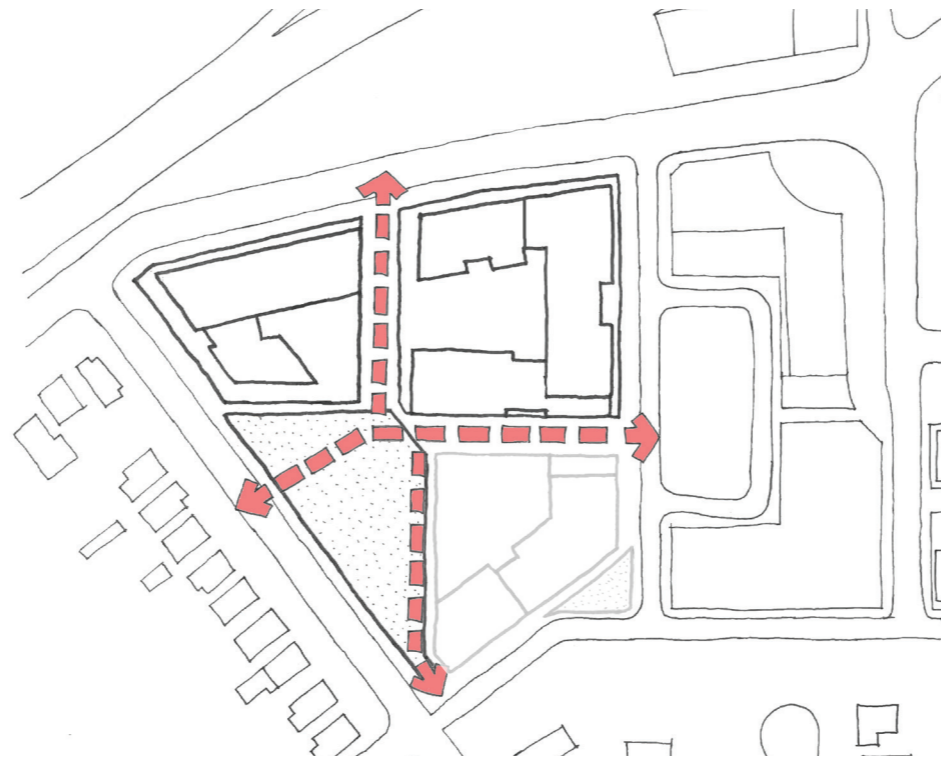
A CONSIDERED URBAN DESIGN RESPONSE



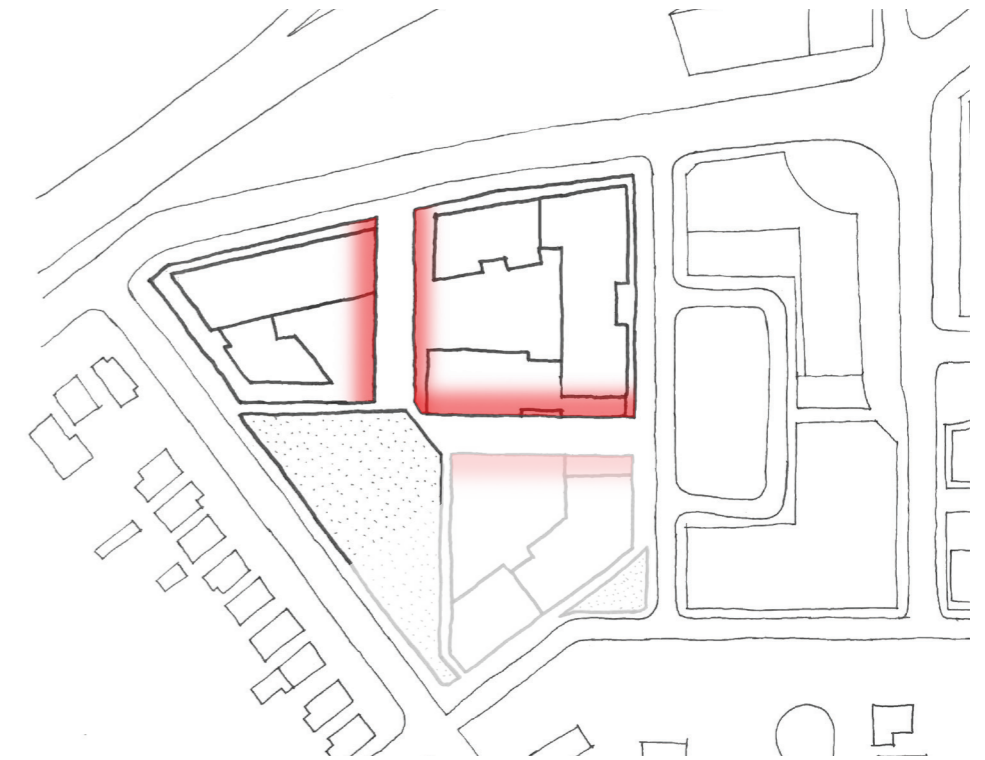
HUMAN SCALE PEDESTRIAN CONNECTIONS



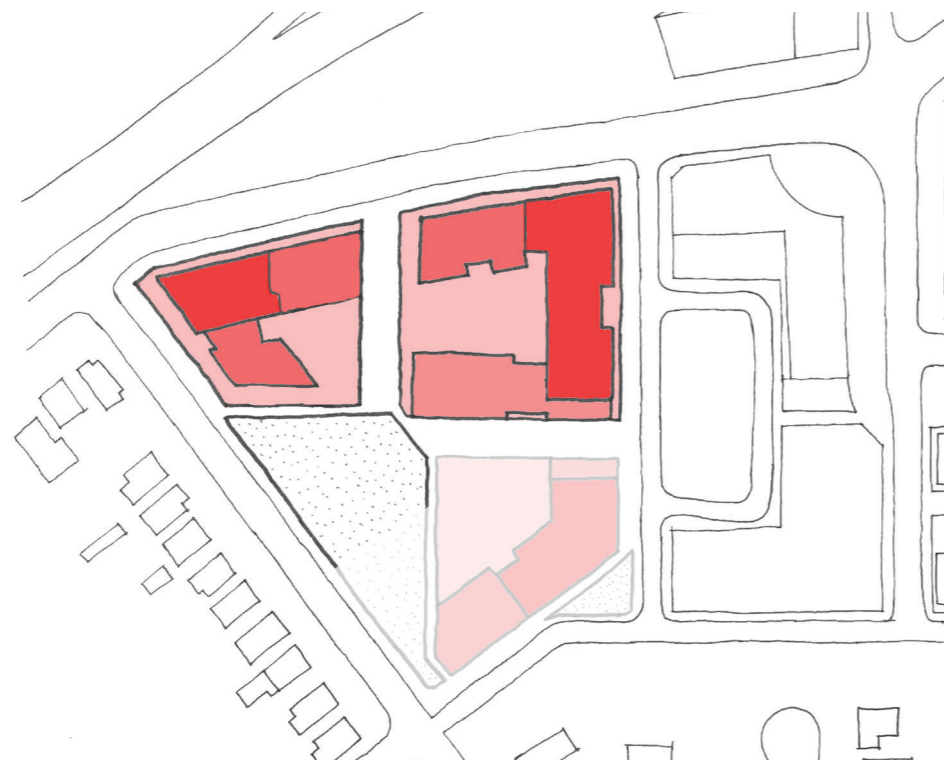
Open park to address to Kamira Avenue



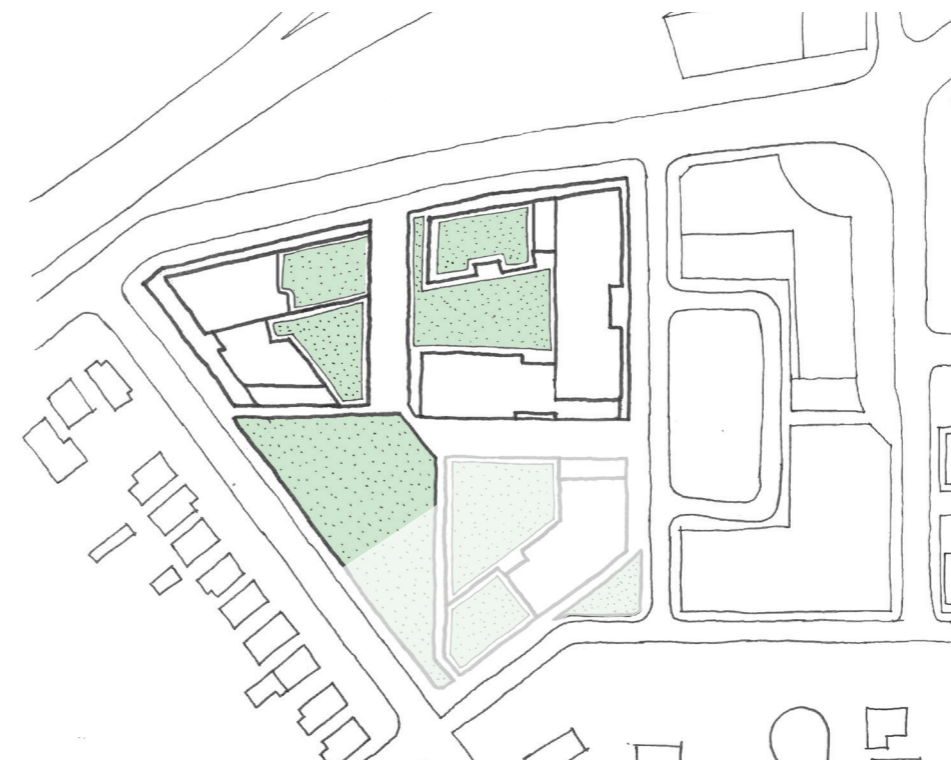
Pedestrian through-site links



Fine grain pedestrian urban condition



Tiered building height responding to the urban masterplan



Multi-layered green space integrated in the built form



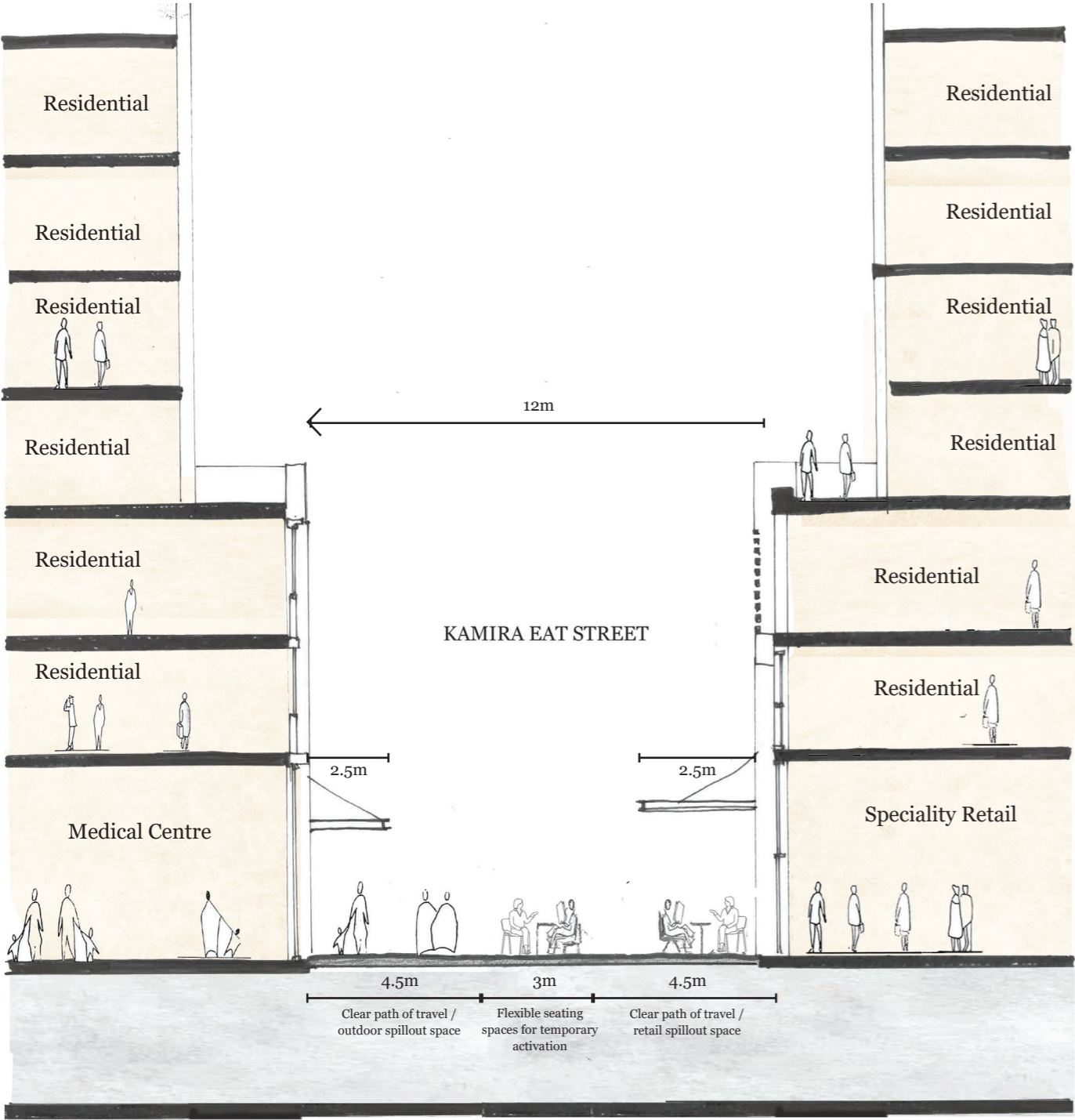
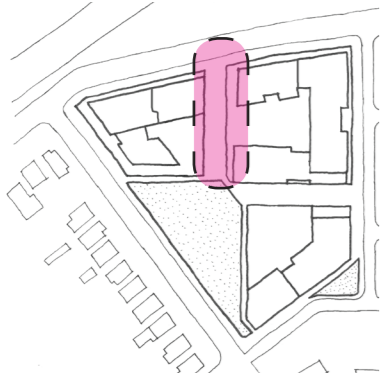




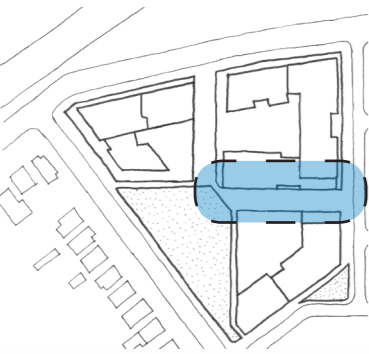
STAGE 2

KAMIRA AVENUE
VILLAWOOD

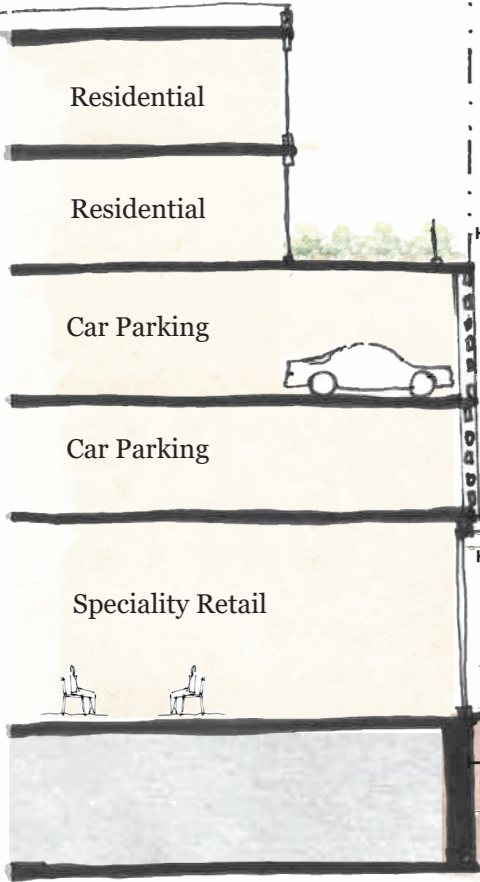
PUBLIC DOMAIN - NORTH SOUTH LINK
EAT STREET



REFERENCE IMAGERY
BUIDLING A AND BUILDING B INTERFACE

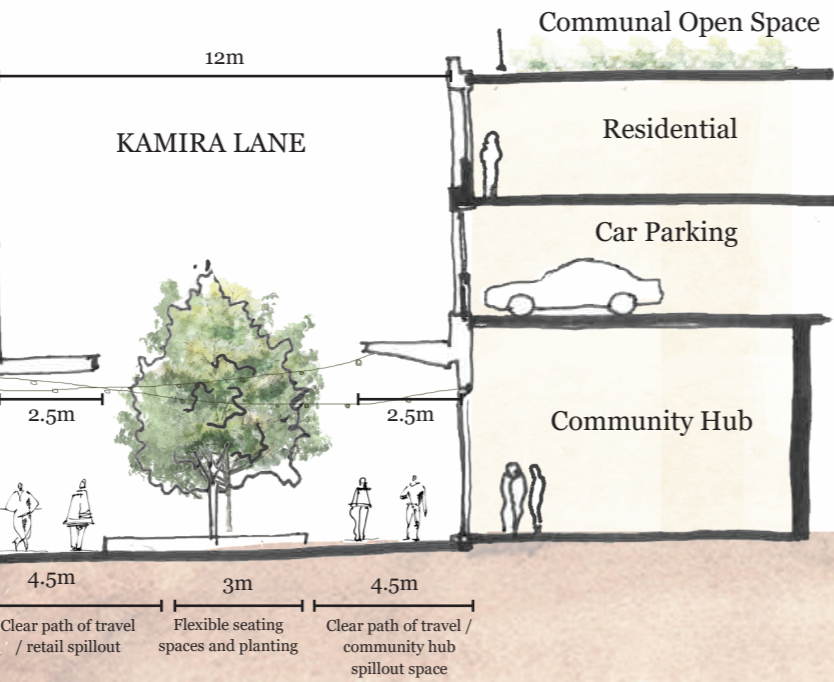


BUILDING A

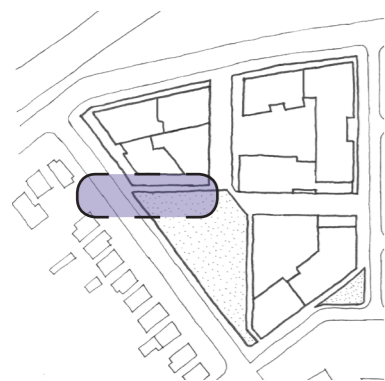


Boundary

BUILDING B



REFERENCE IMAGERY
BUILDING C PARK INTERFACE



BUILDING C

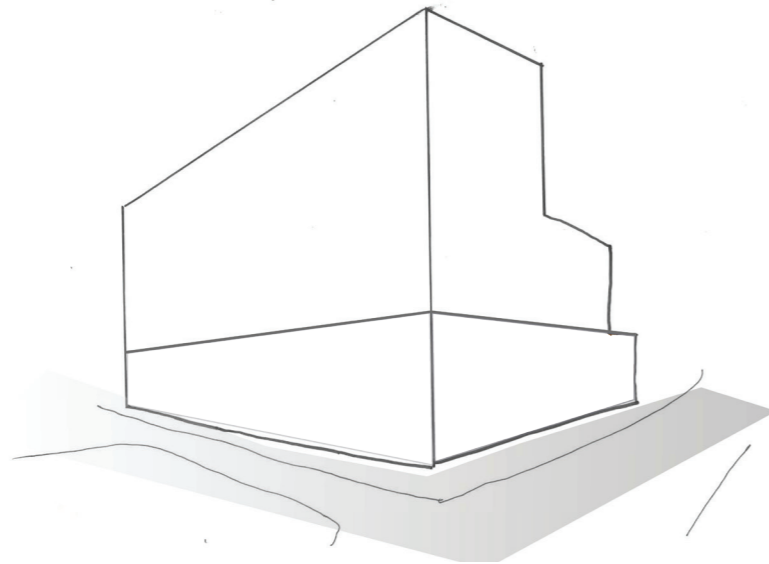




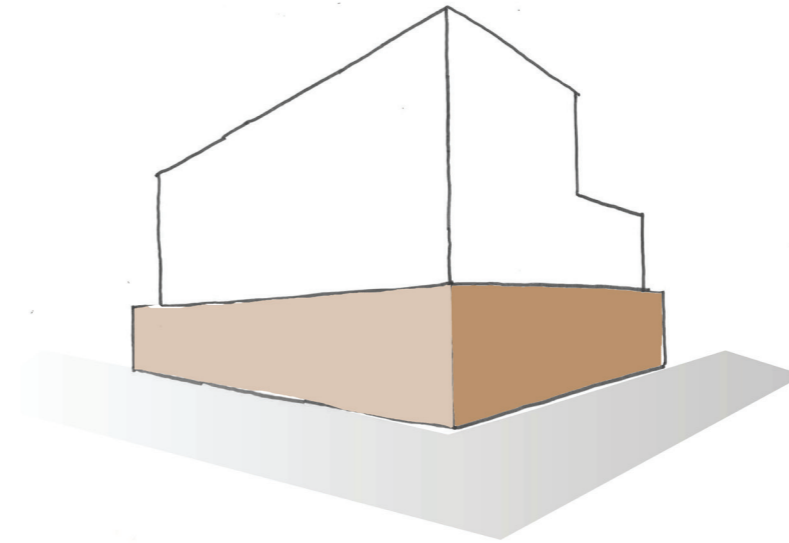
ARCHITECTURAL RESPONSE

KAMIRA AVENUE
VILLAWOOD

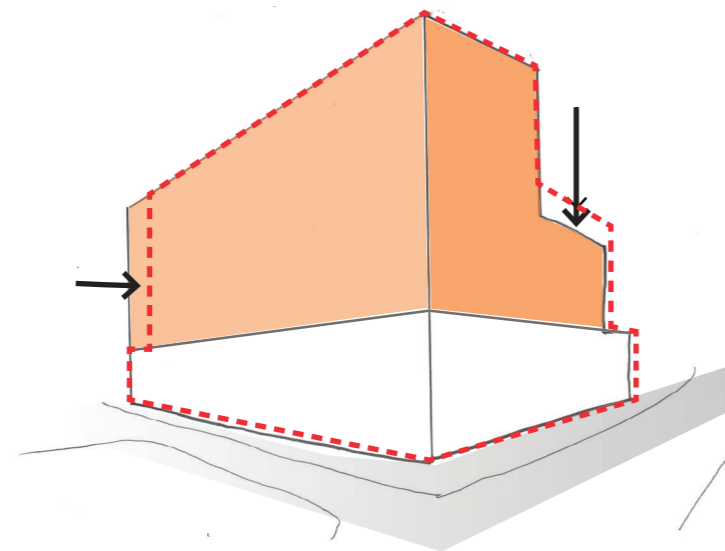
BUILDING A



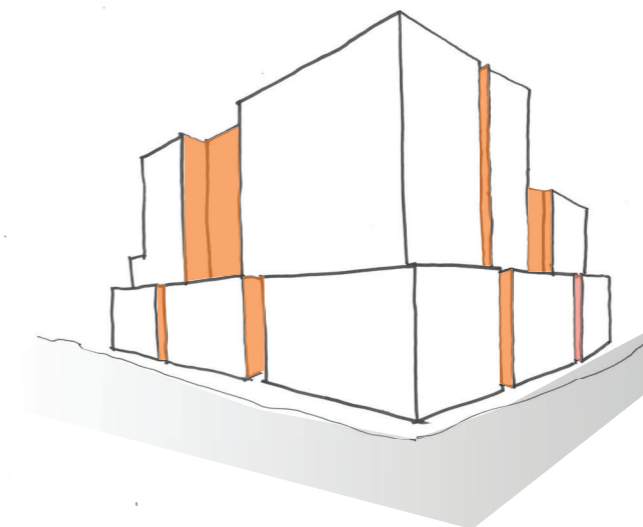
Permissible Envelope



Activate Podium

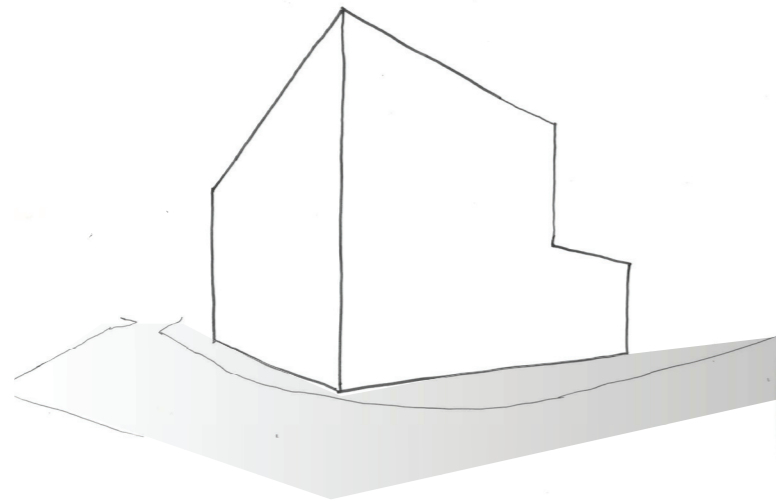


Stepping Tower to increase solar access to community spaces and public open spaces

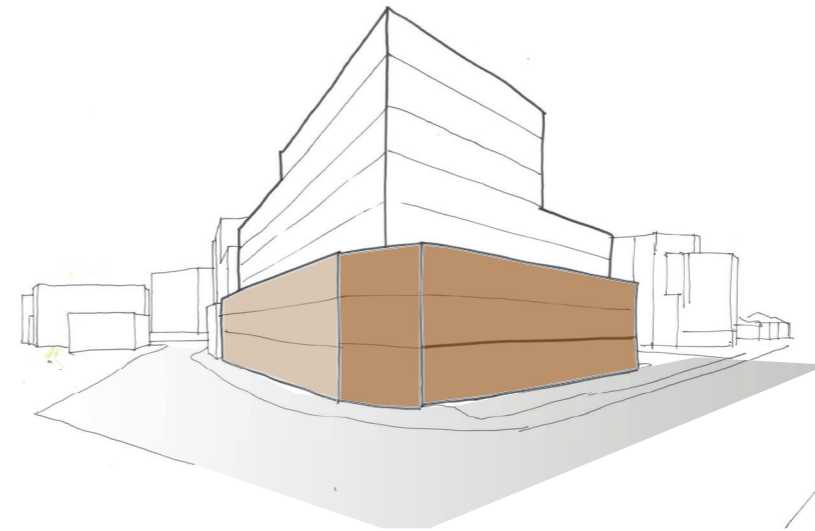


Splitting built forms to create vertical proportions

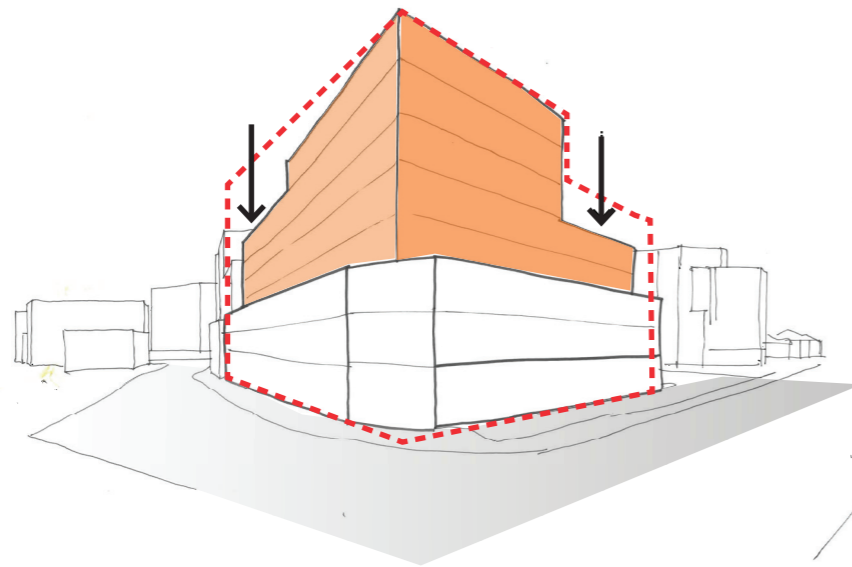
BUILDING C



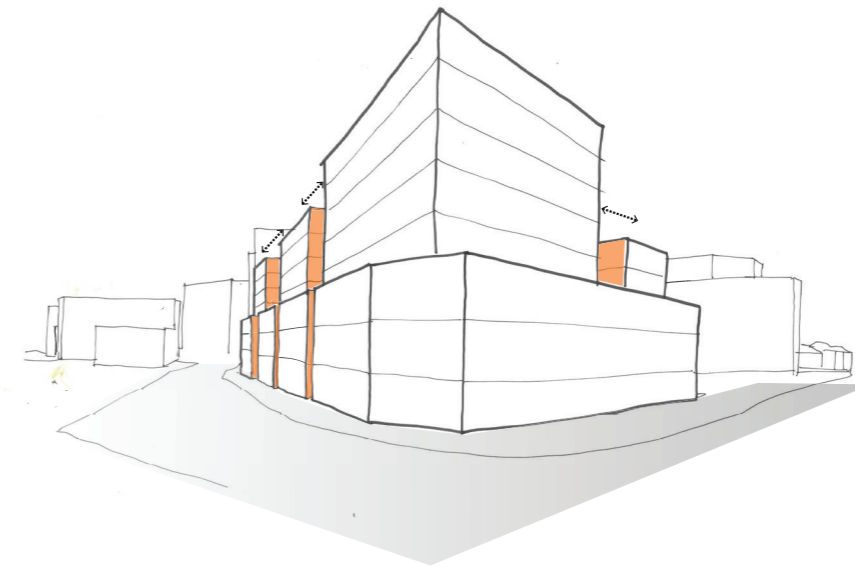
Permissible Envelope



Activate Podium



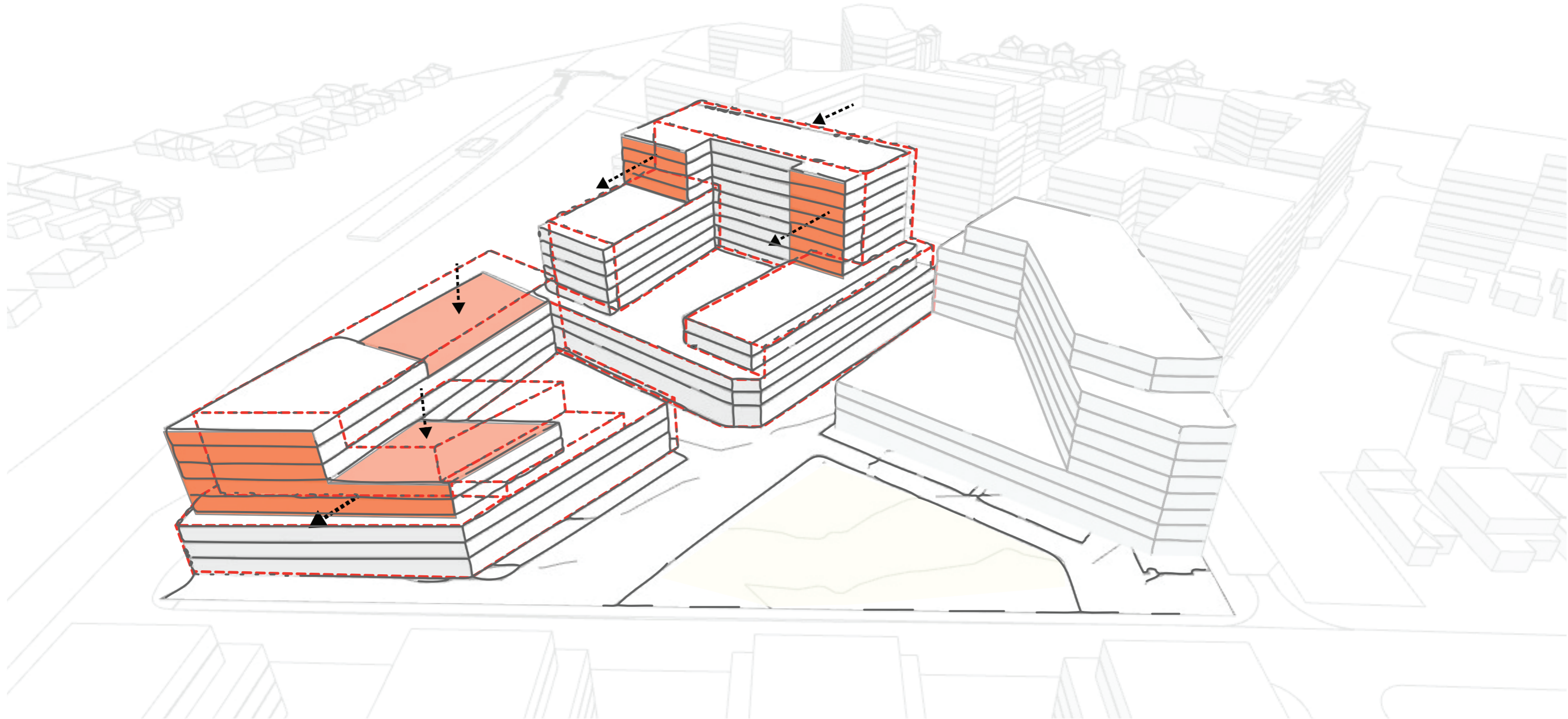
Stepping Tower to increase solar access to community spaces and public open spaces

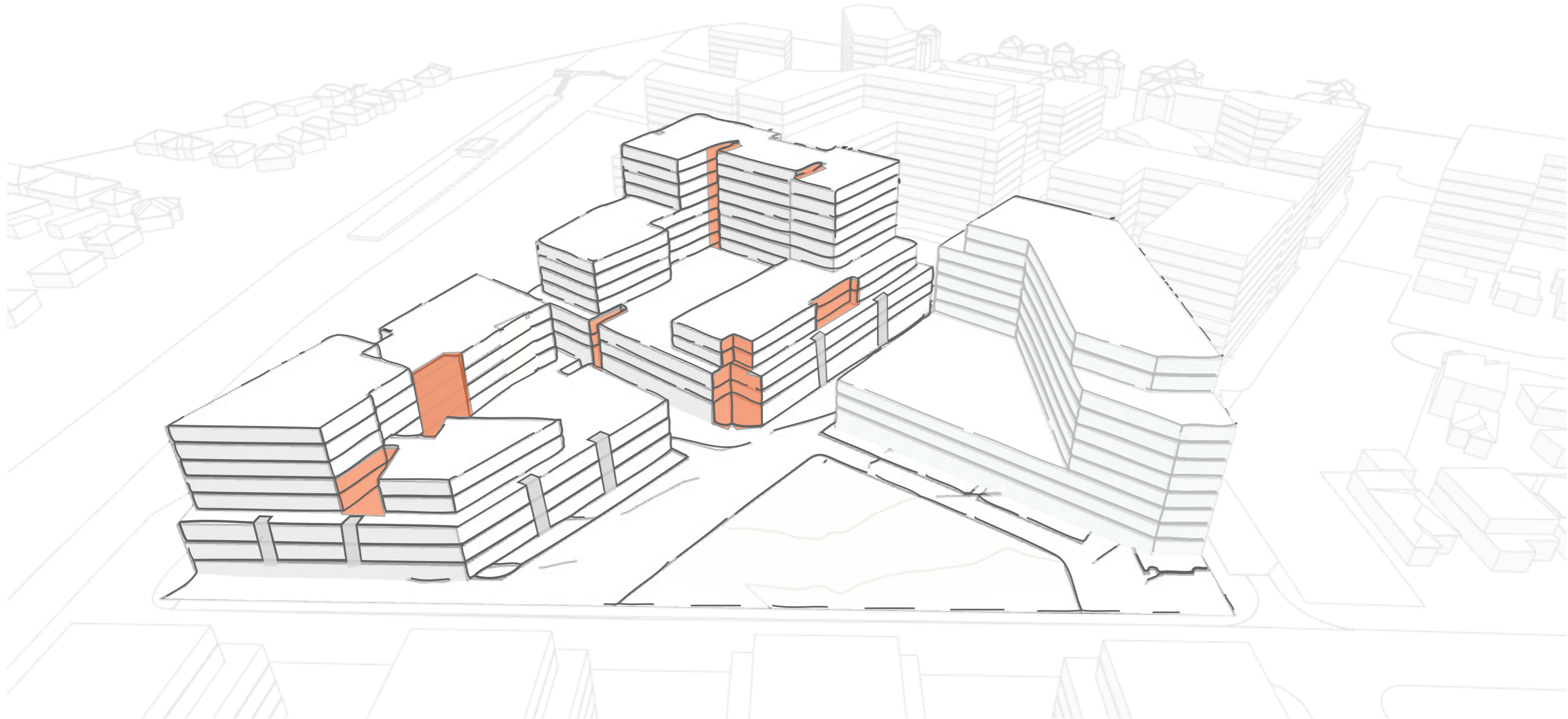


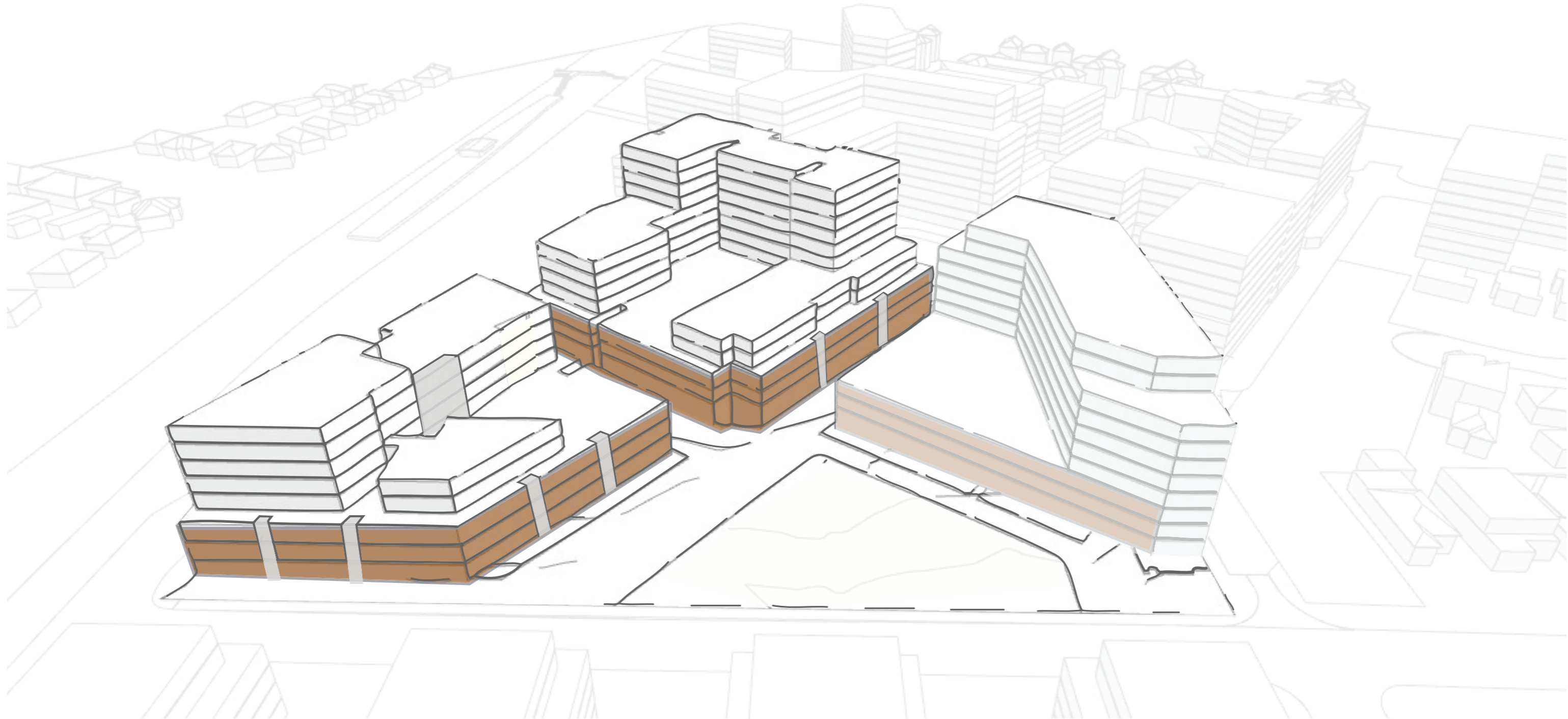
Splitting built forms to create vertical proportions

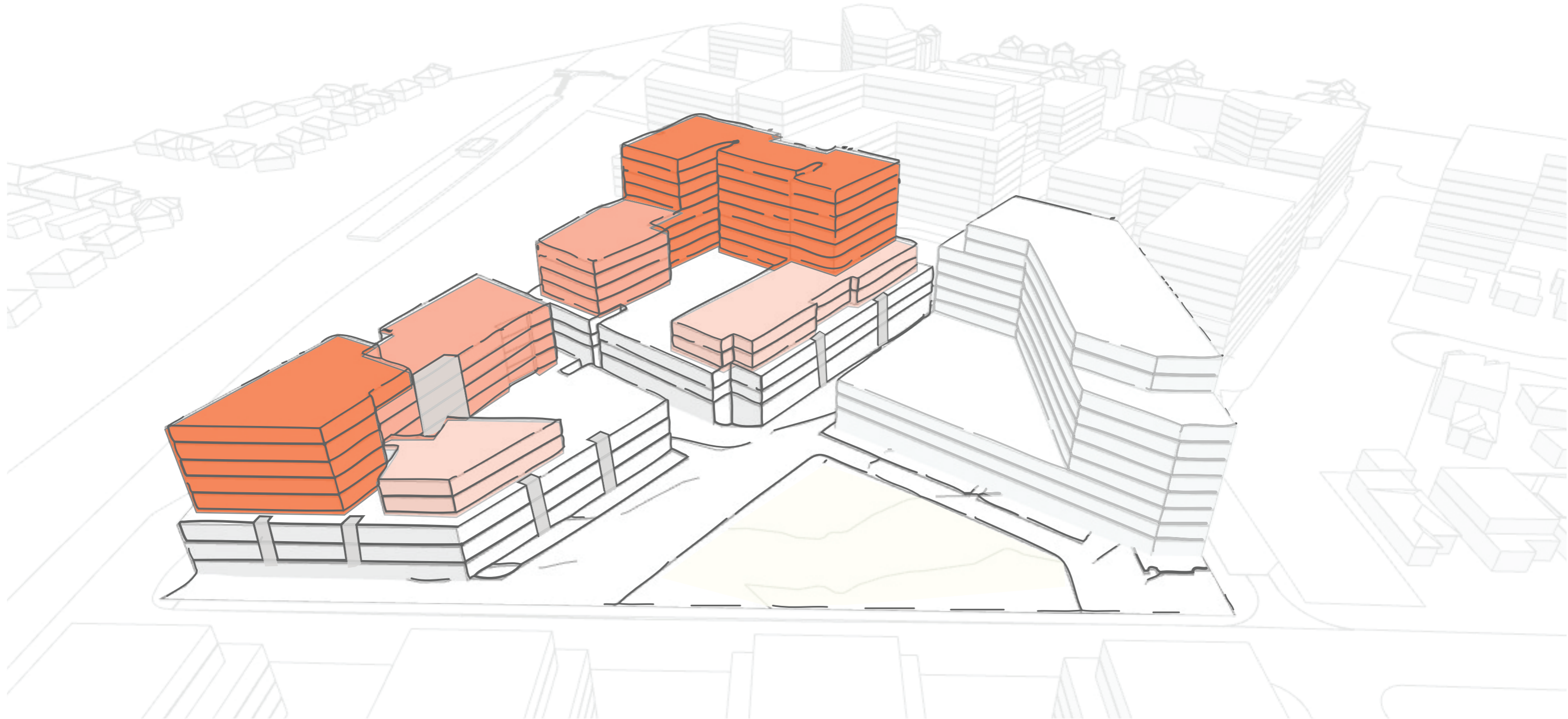
MASSING EVOLUTION

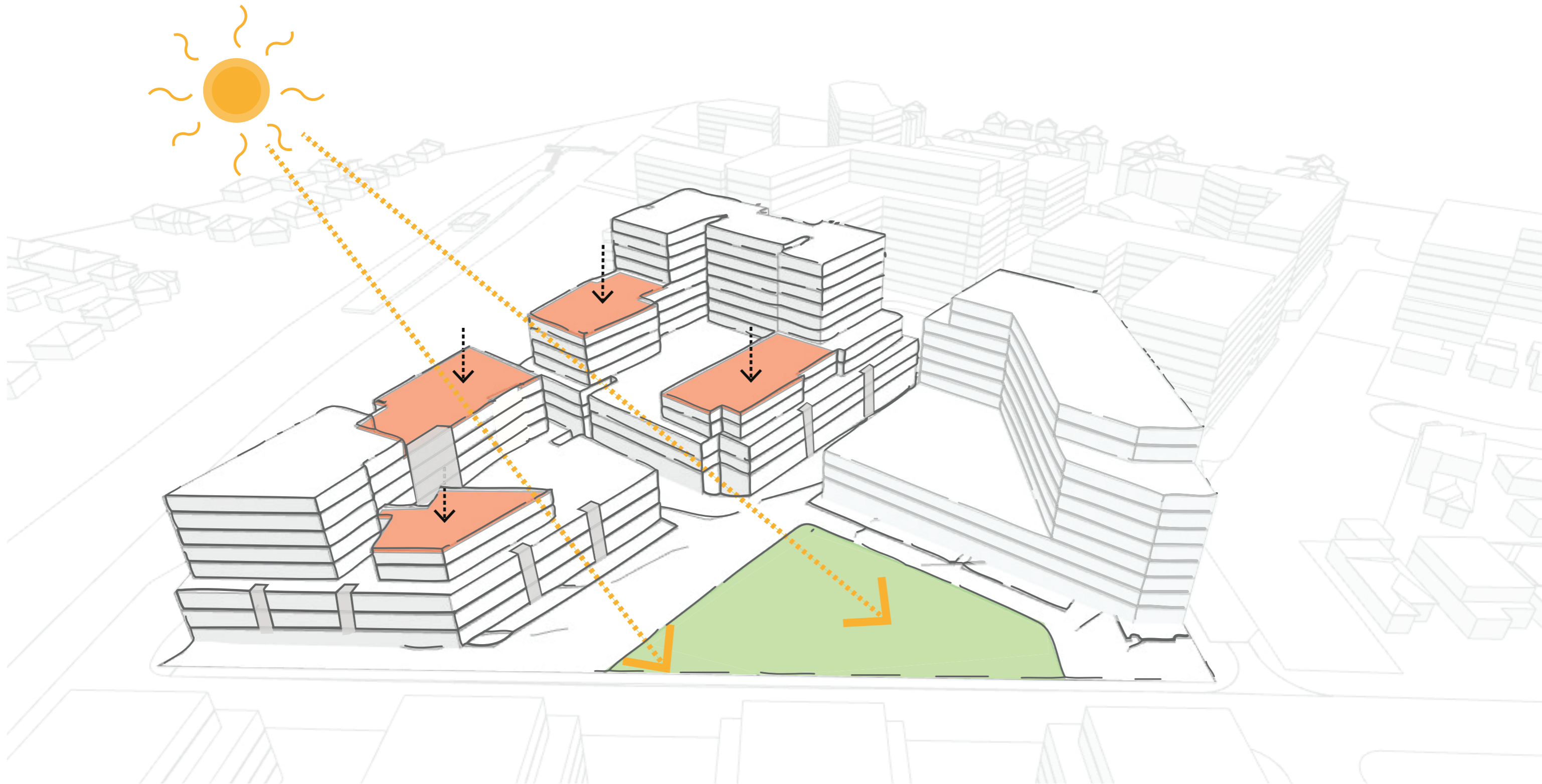
PROPOSED ENVELOPE AND MASSING DEVELOPMENT

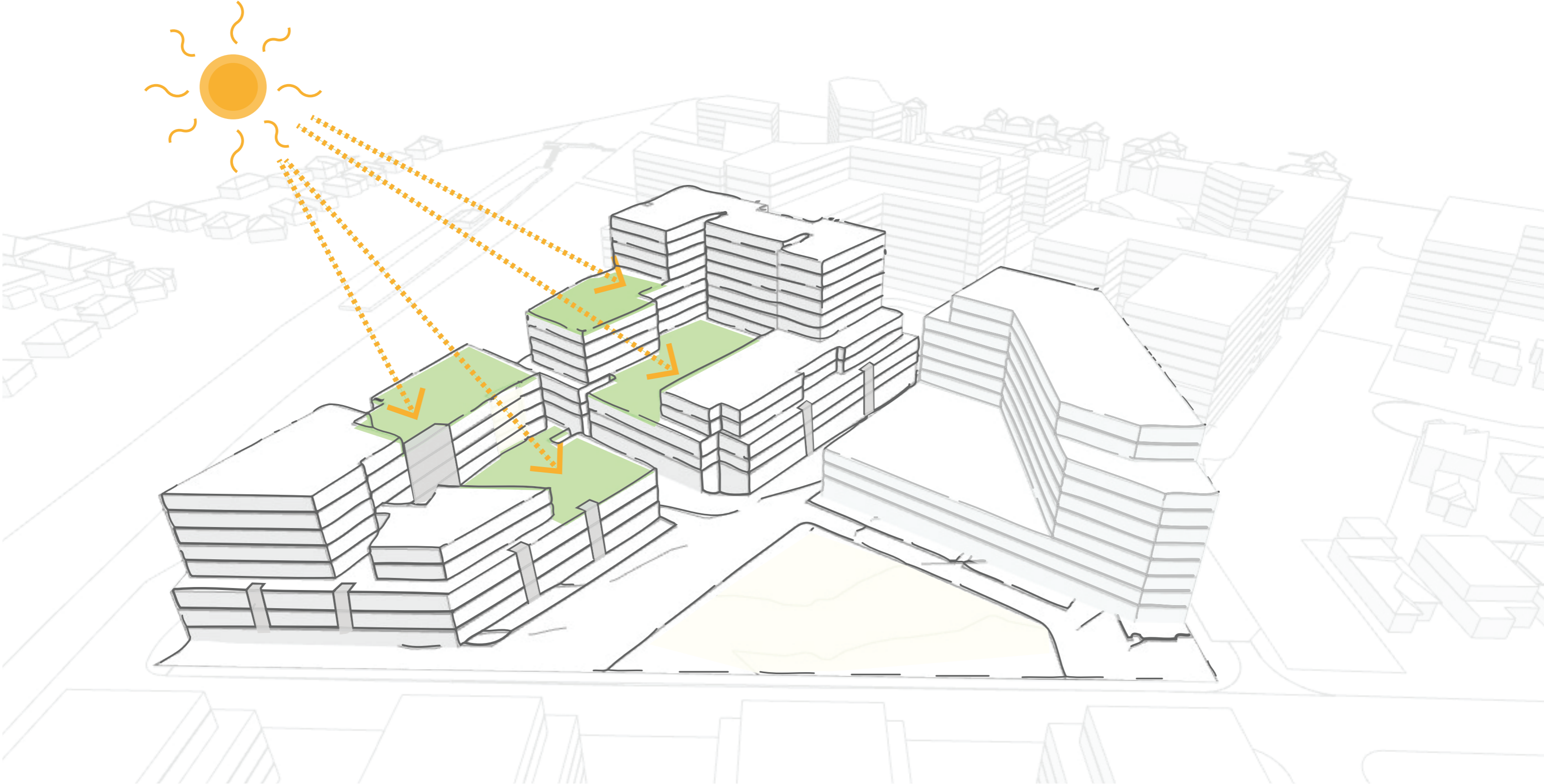


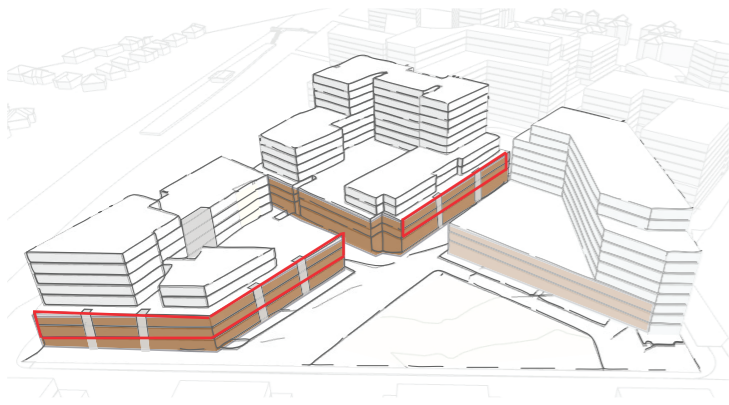




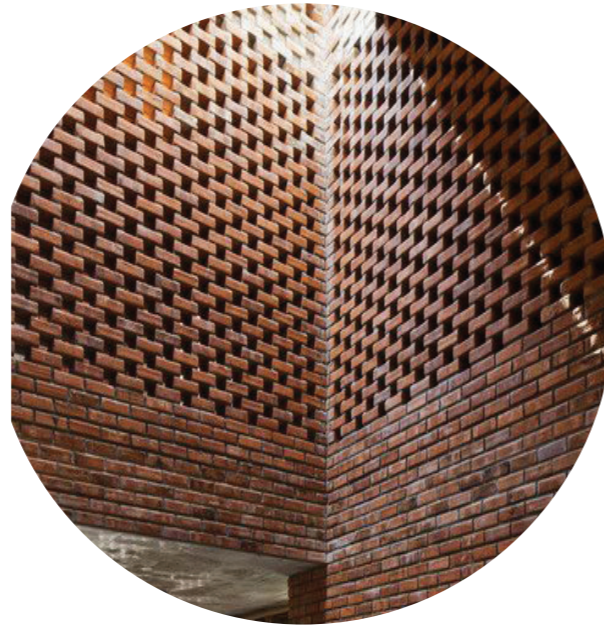








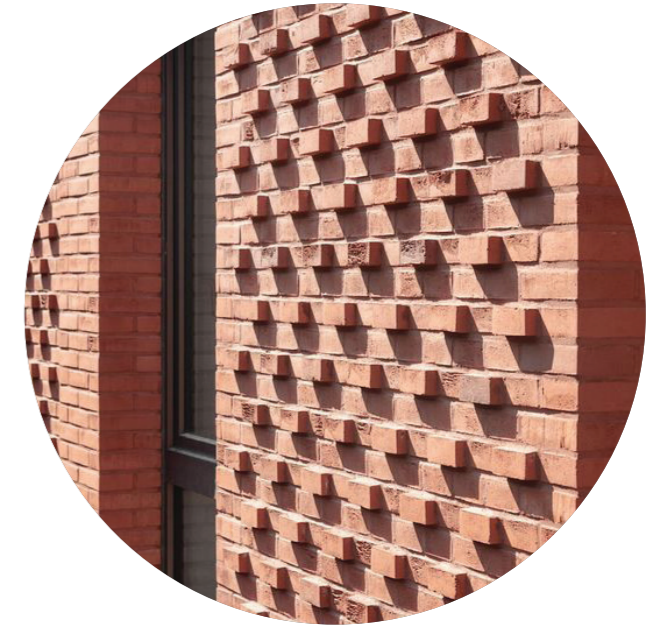
HIT AND MISS BRICKS



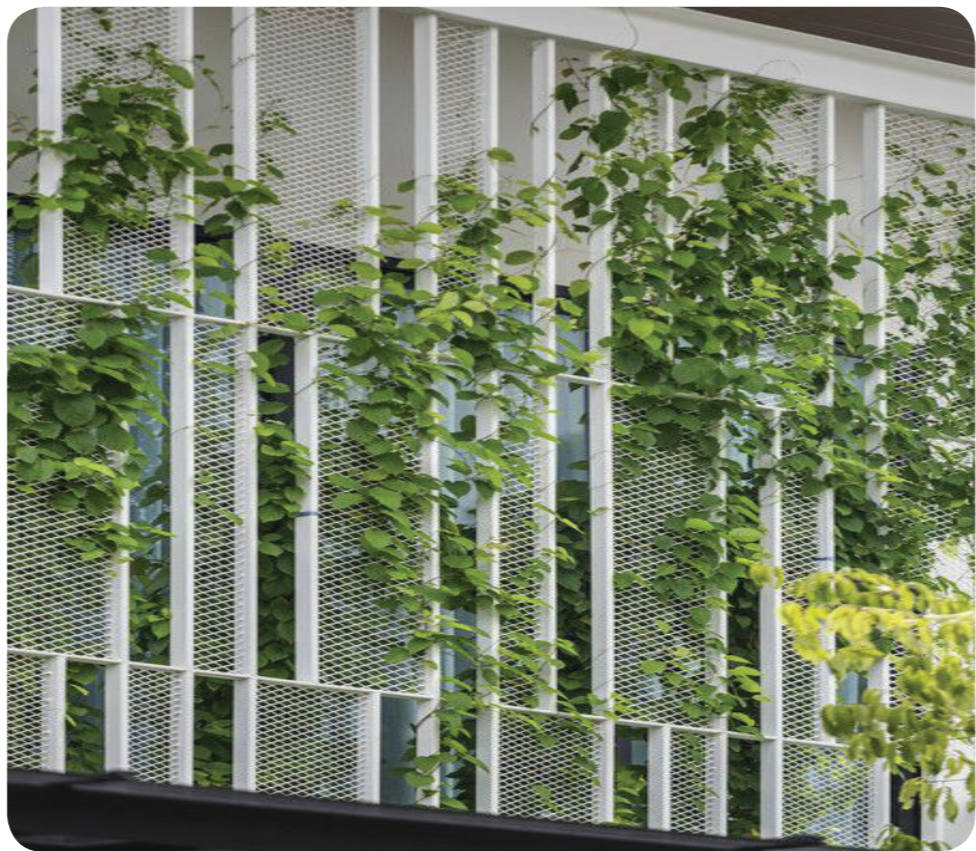
NATURAL VENTILATION



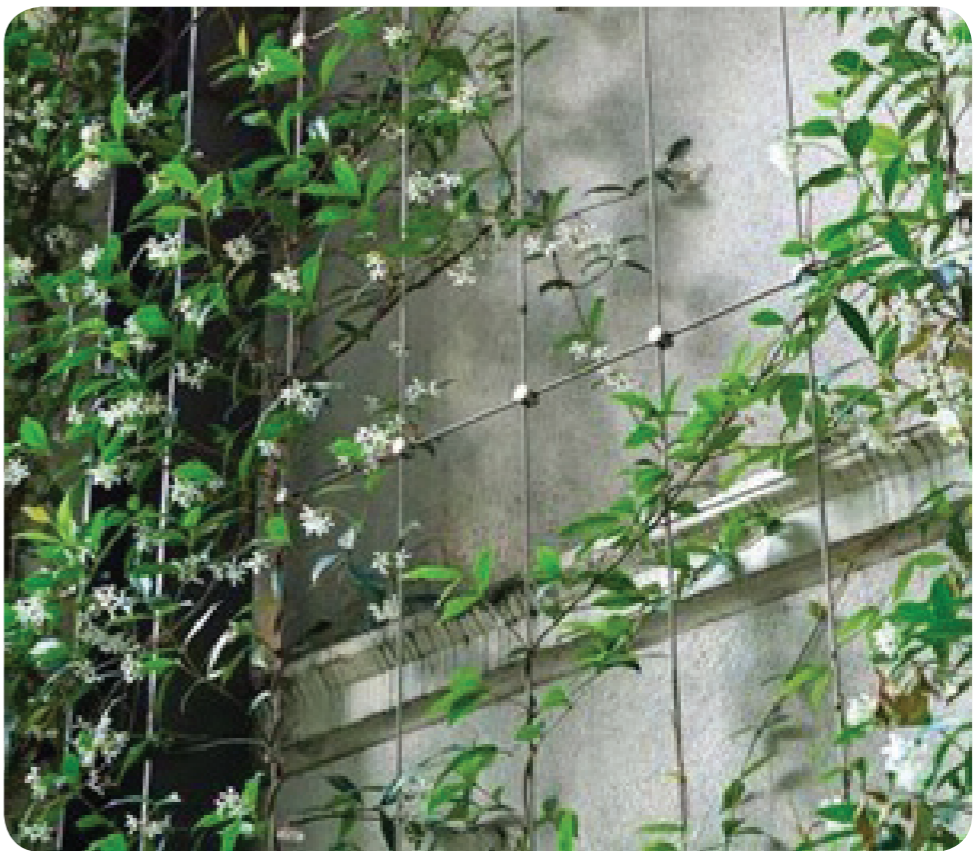
VARIATION IN BRICK



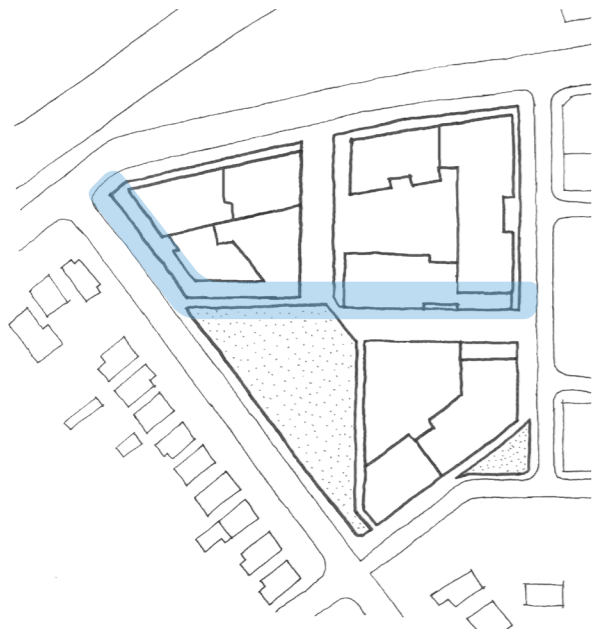
TACTILE FACADE



01.



02.



03.



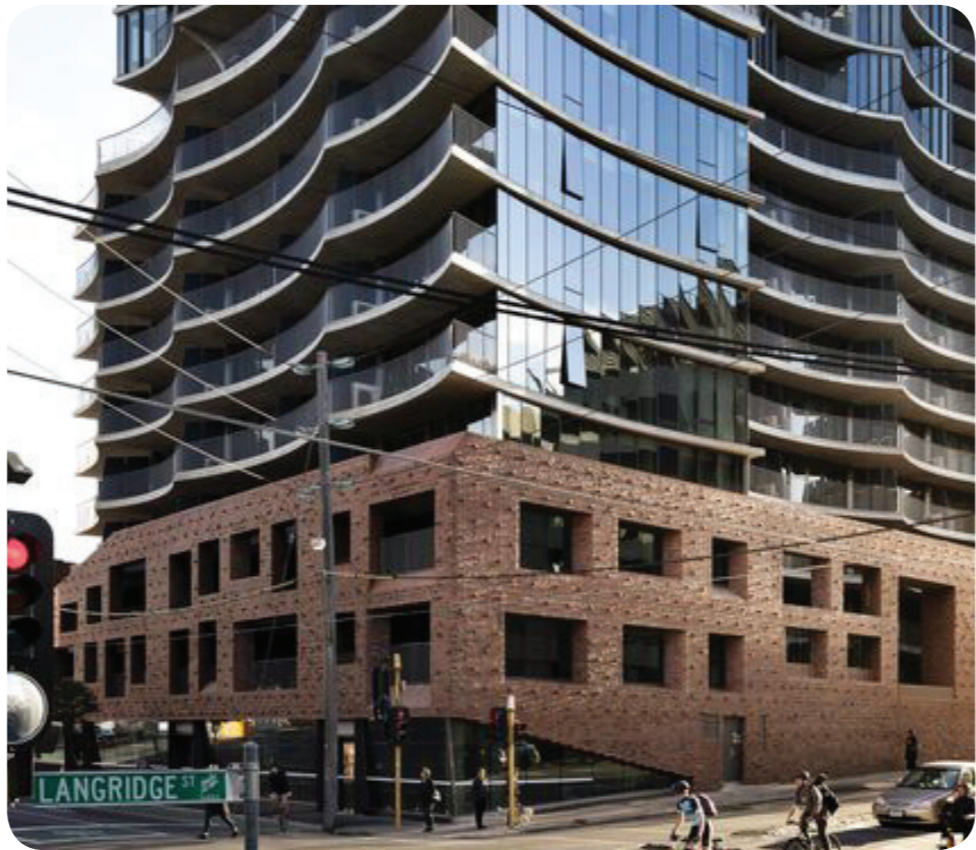
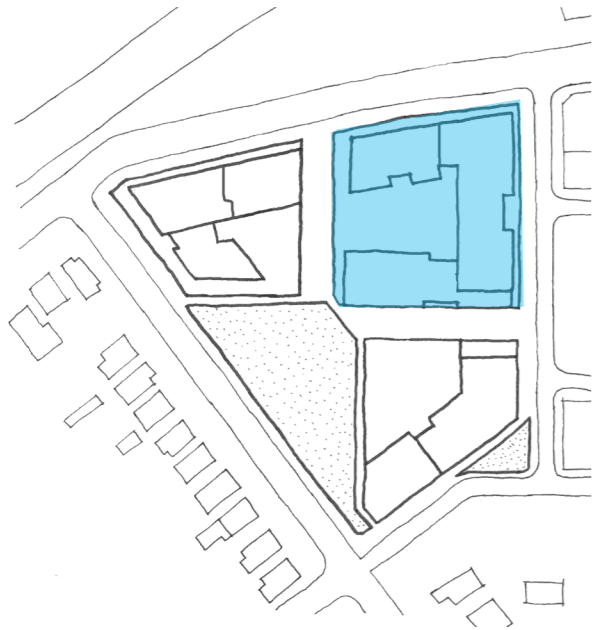
04.



01.



02.



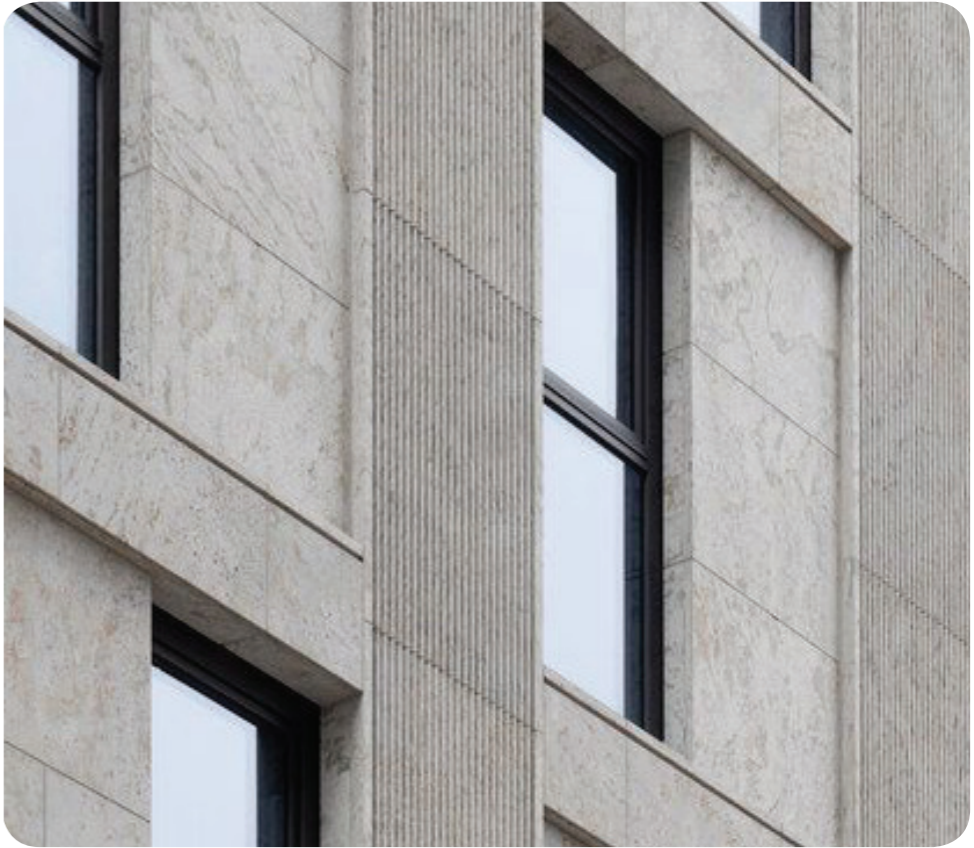
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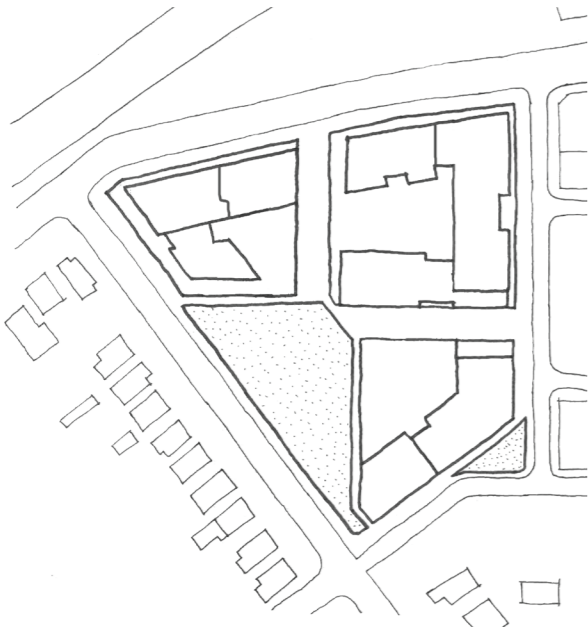
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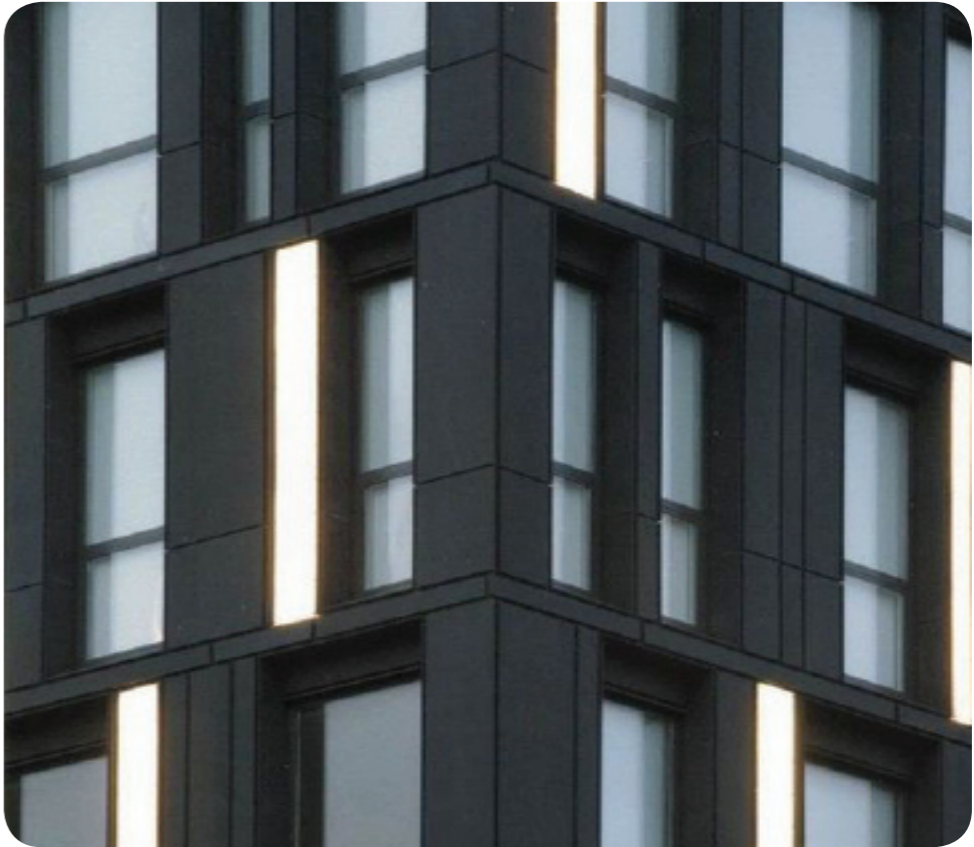
01.



02.



03.



04.



01.



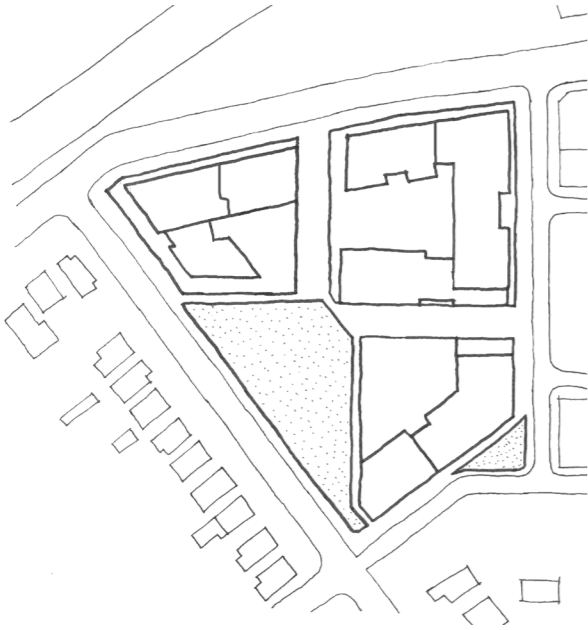
02.



03.

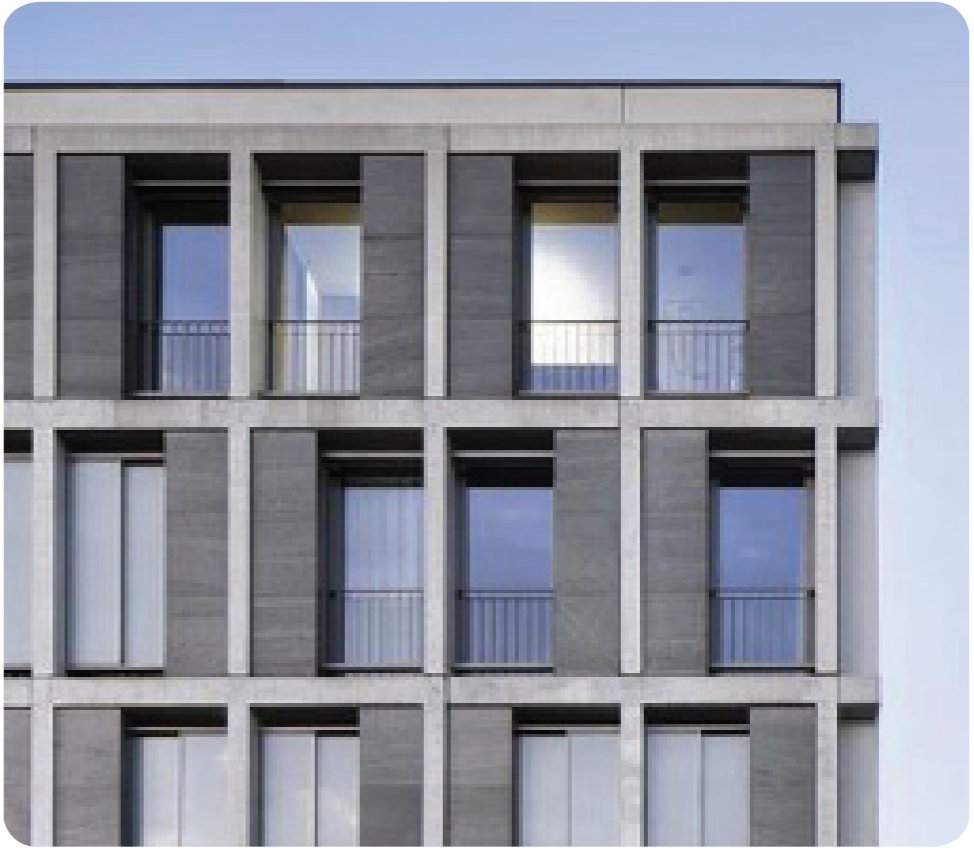


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01.



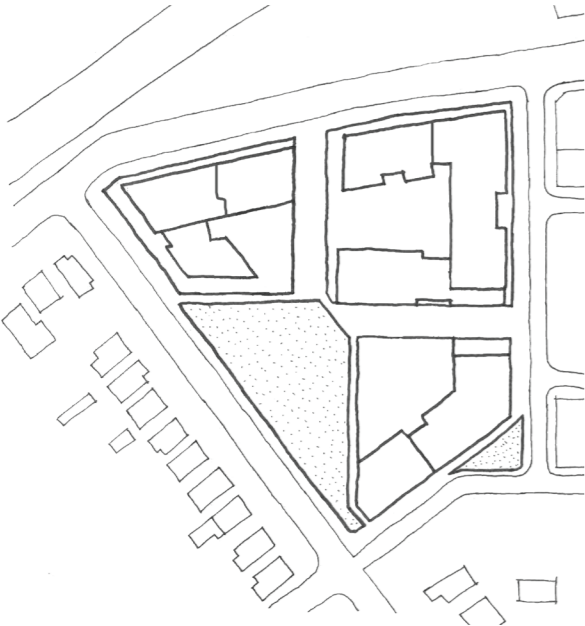
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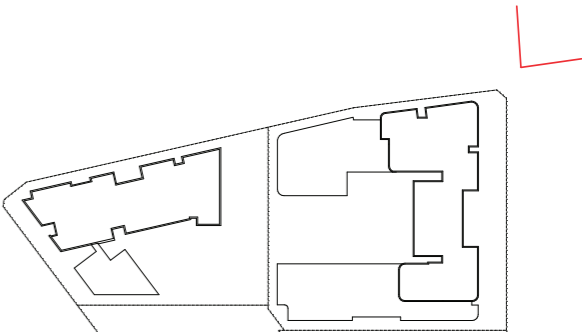


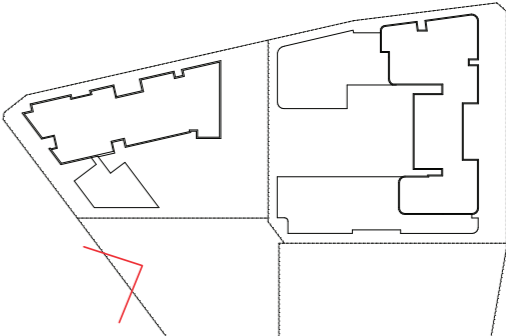
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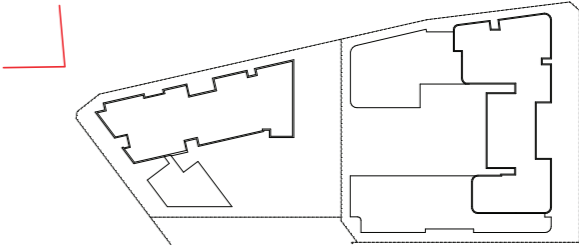


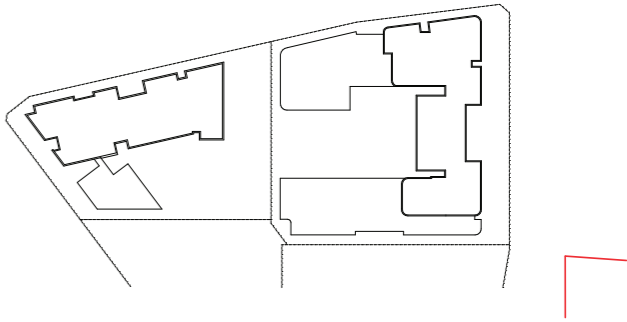
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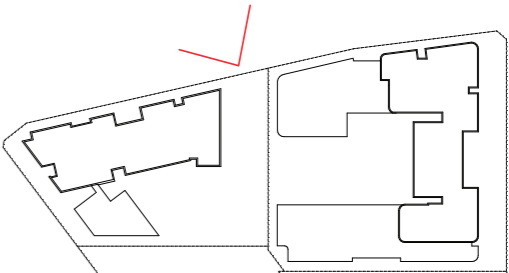












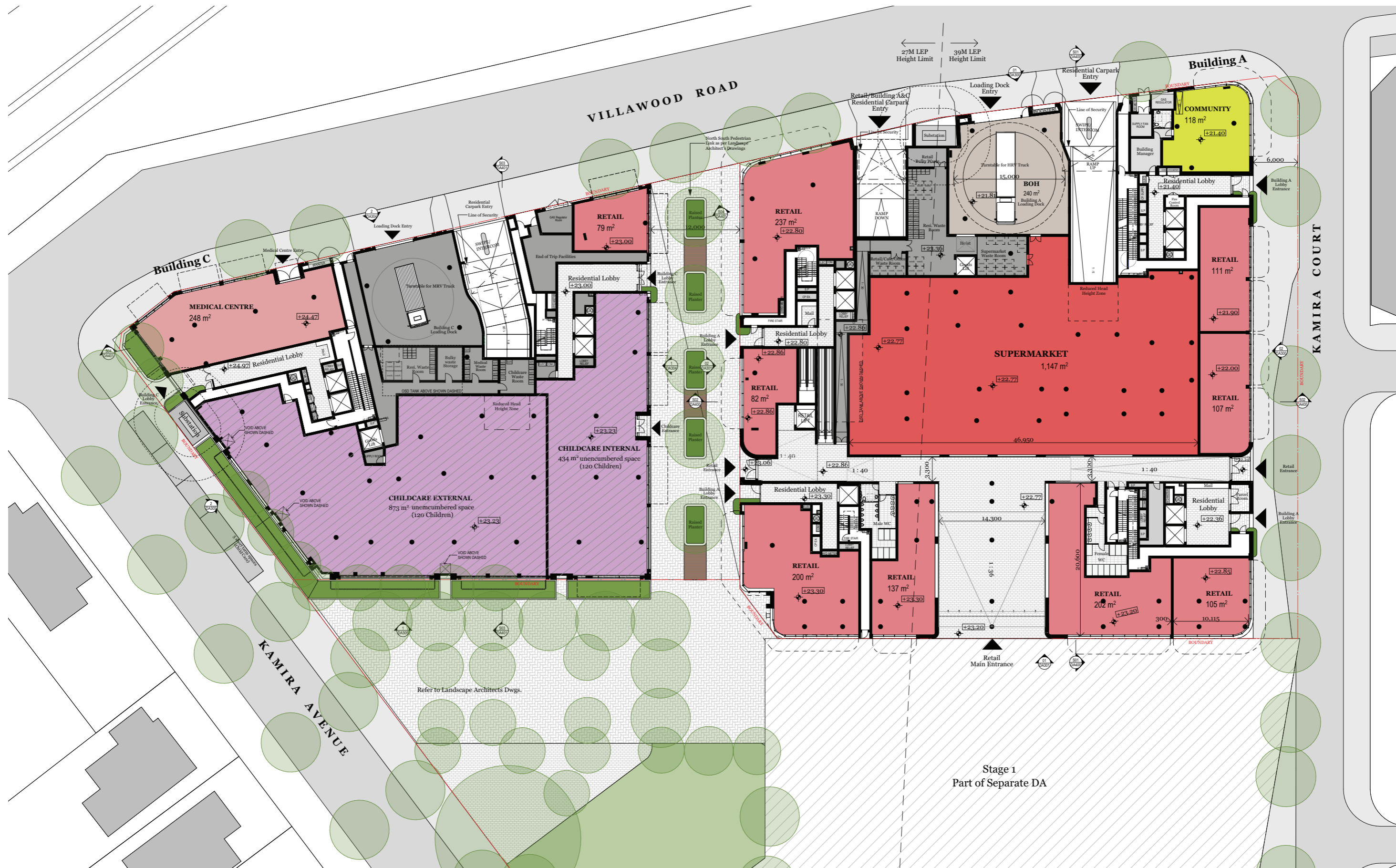


ARCHITECTURAL DRAWINGS

KAMIRA AVENUE
VILLAWOOD

STAGE 2 & 3 - BUILDING A & C

GROUND FLOOR



STAGE 2 & 3 - BUILDING A & C
LEVEL 1



Legend

- Adaptable Apartments
- Livable Apartments
- Building A Car Park
 - 68 car spaces, 6 MB spaces, 13 bic
 - 7 Tandem (incl.) , 6 Adaptable (
 - 2 Accessible (incl.) , 6 Adaptable (
- Building C Car Park
 - 32 car spaces, 2 MB spaces

STAGE 2 & 3 - BUILDING A & C
LEVEL 2



STAGE 2 & 3 - BUILDING A & C
LEVEL 3



LEVEL 4



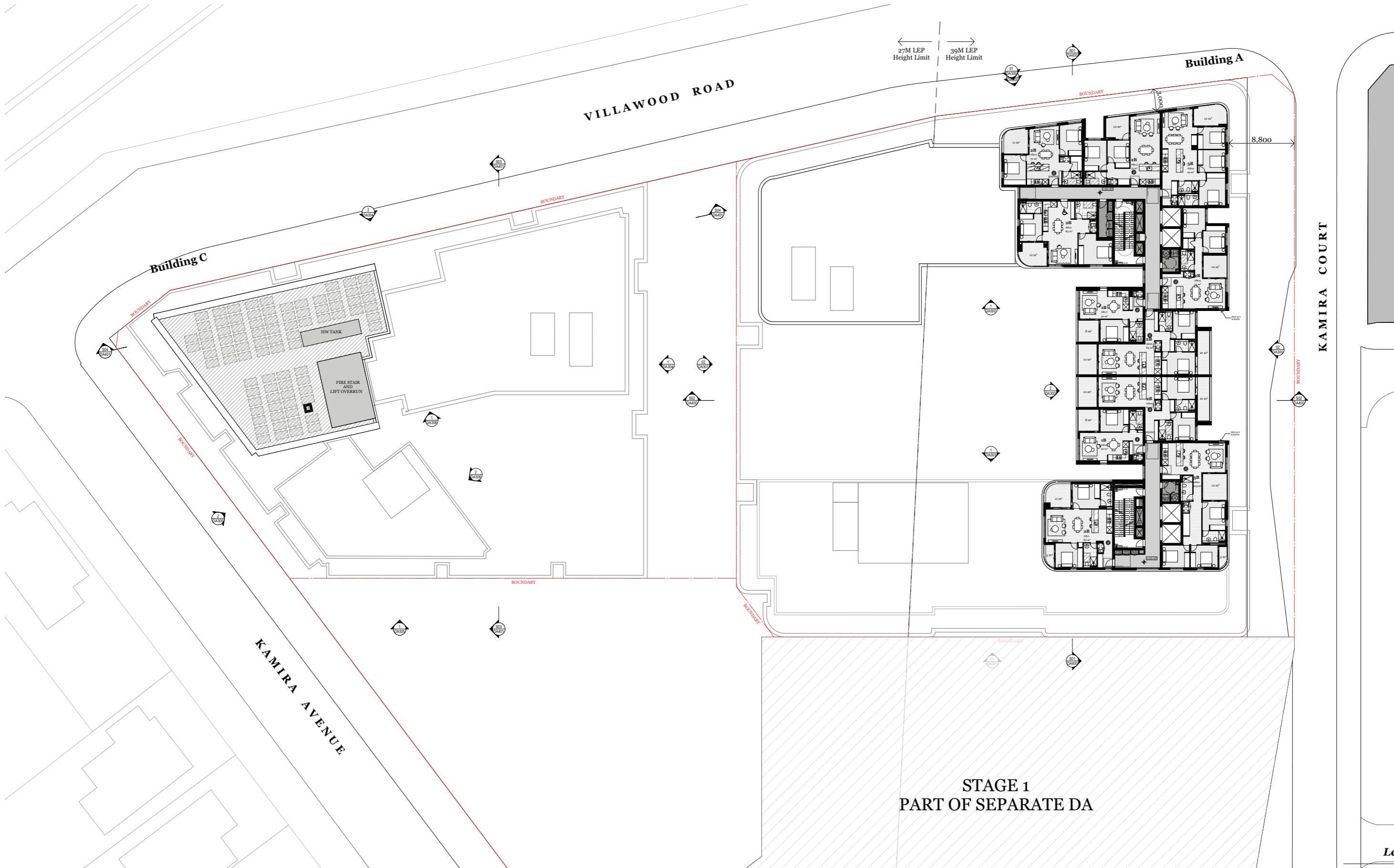
STAGE 2 & 3 - BUILDING A & C
LEVEL 5 & 6 TYPICAL



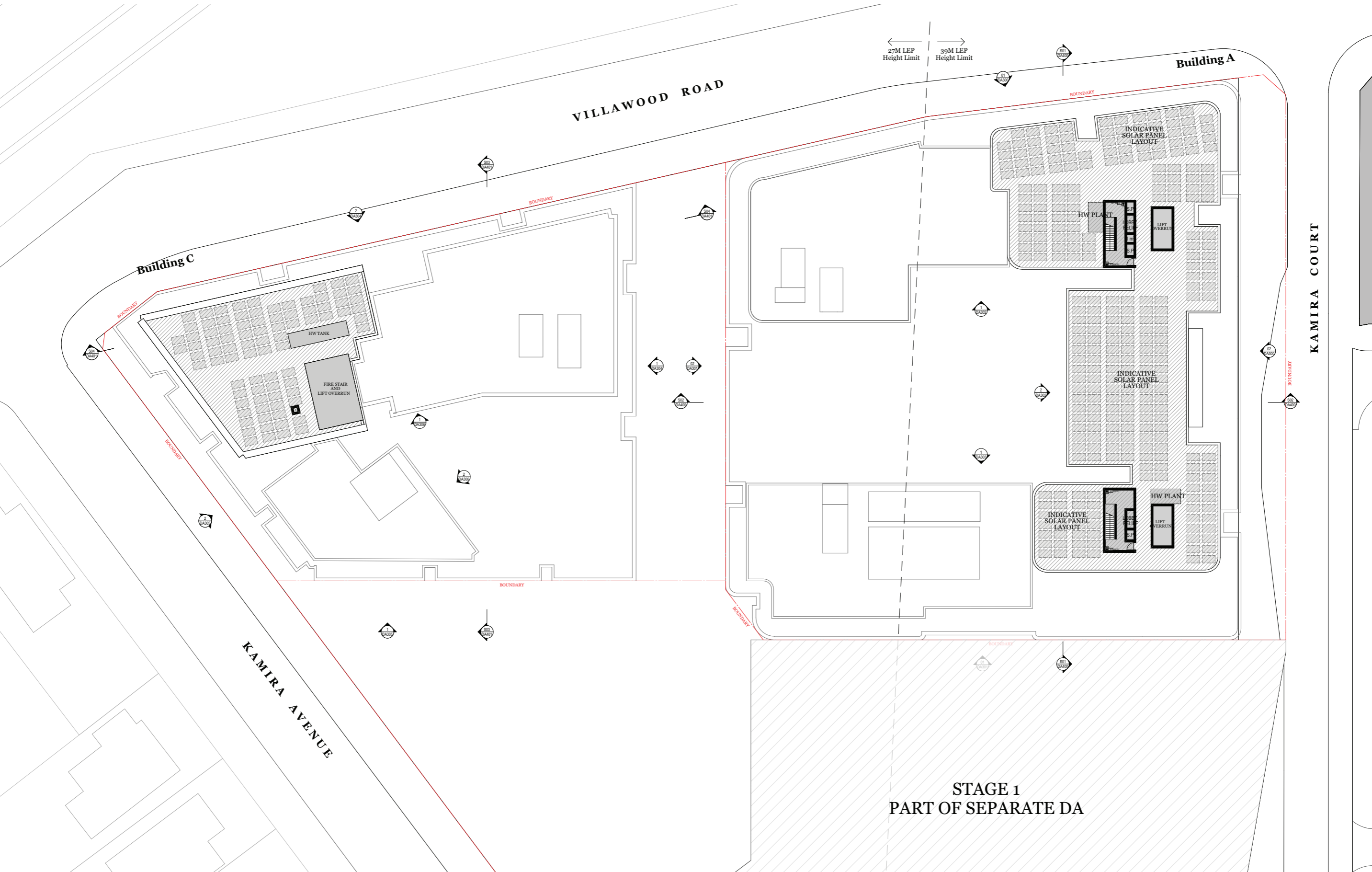
STAGE 2 & 3 - BUILDING A & C
LEVEL 7



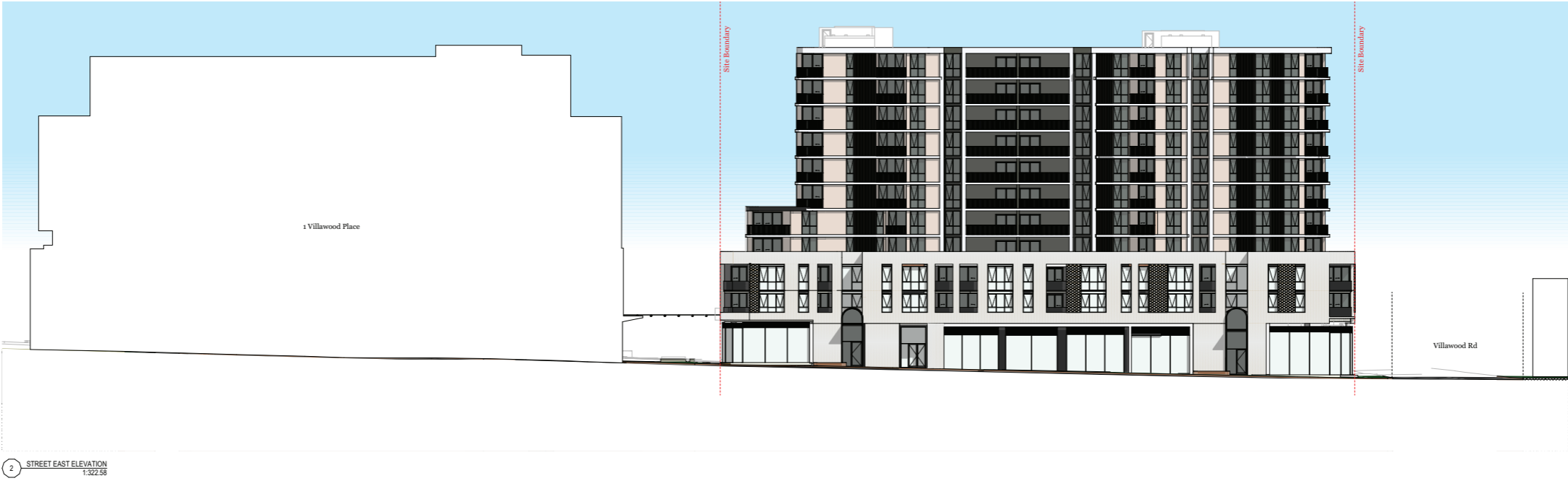
STAGE 2 & 3 - BUILDING A & C
LEVEL 8-10 TYPICAL



STAGE 2 & 3 - BUILDING A & C
ROOF PLAN



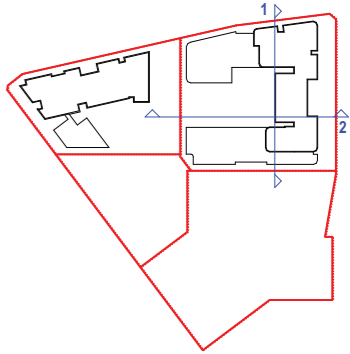
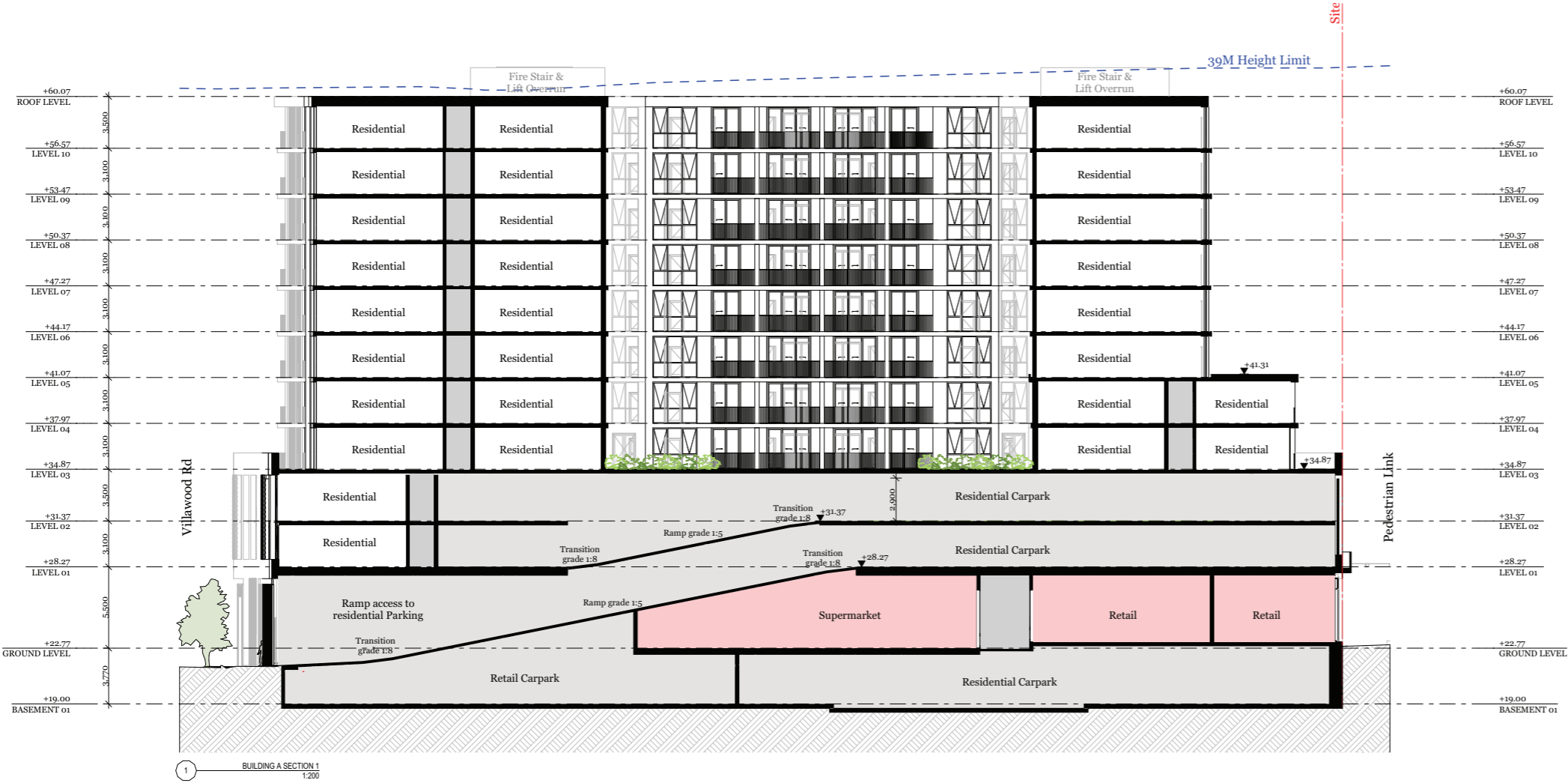
STAGE 2 & 3
NORTH & EAST STREETSCAPE ELEVATIONS



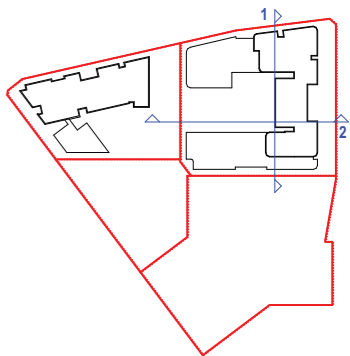
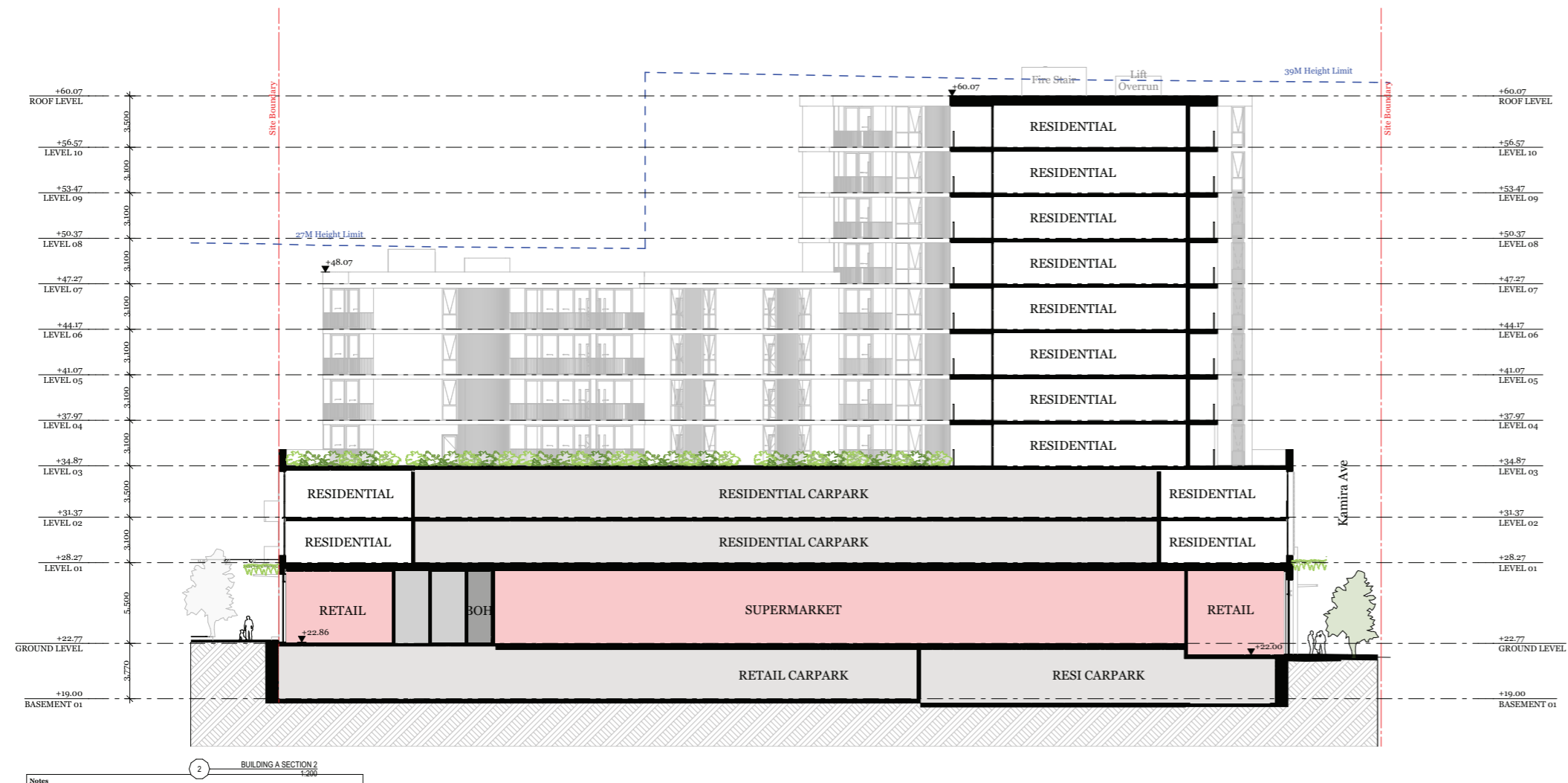
STAGE 2 & 3
SOUTH & WEST STREETSCAPE ELEVATIONS



STAGE 2 & 3 - BUILDING A
NS SECTION

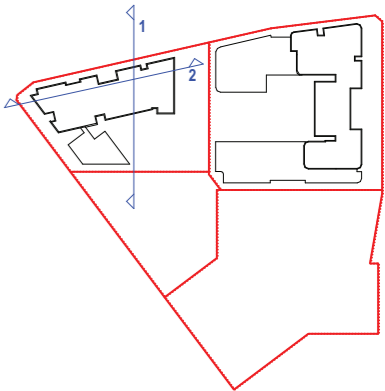
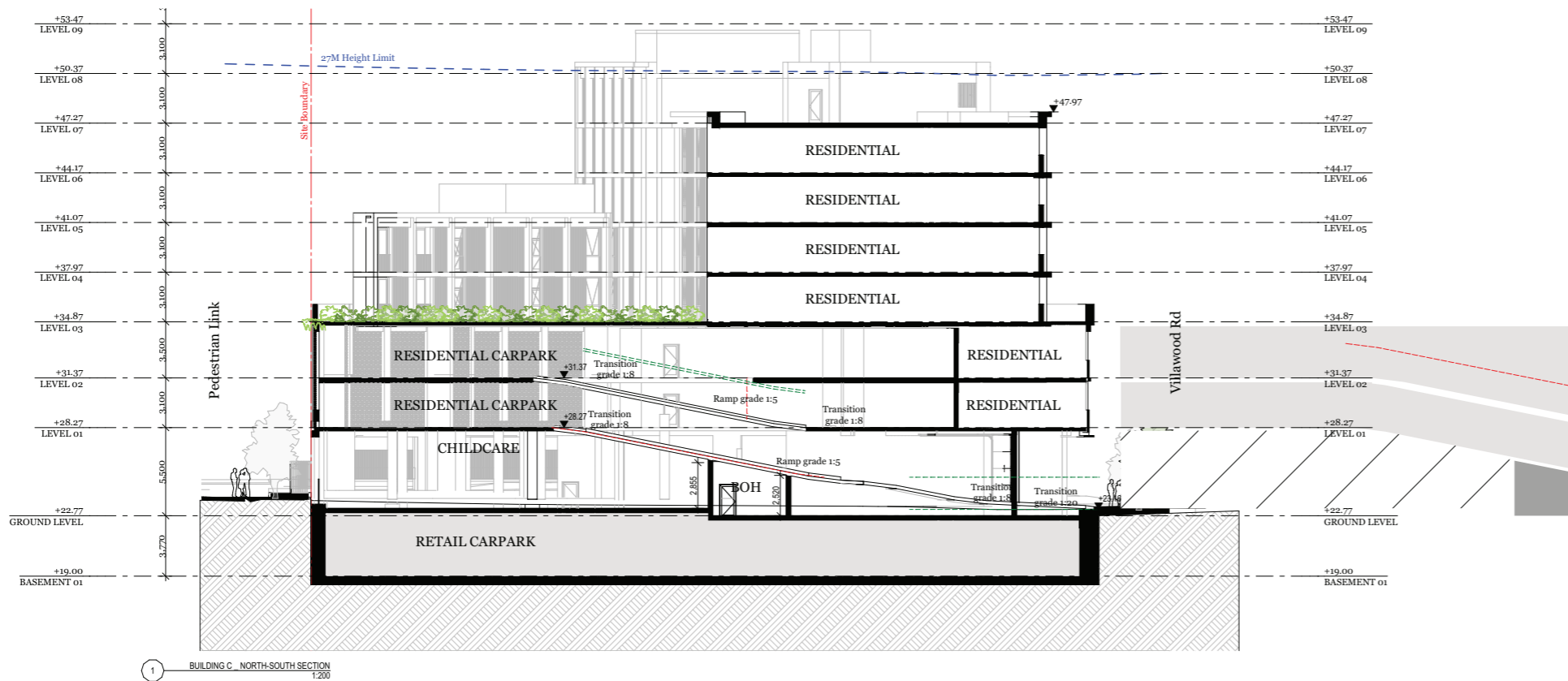


STAGE 2 & 3 - BUILDING A
EW SECTION

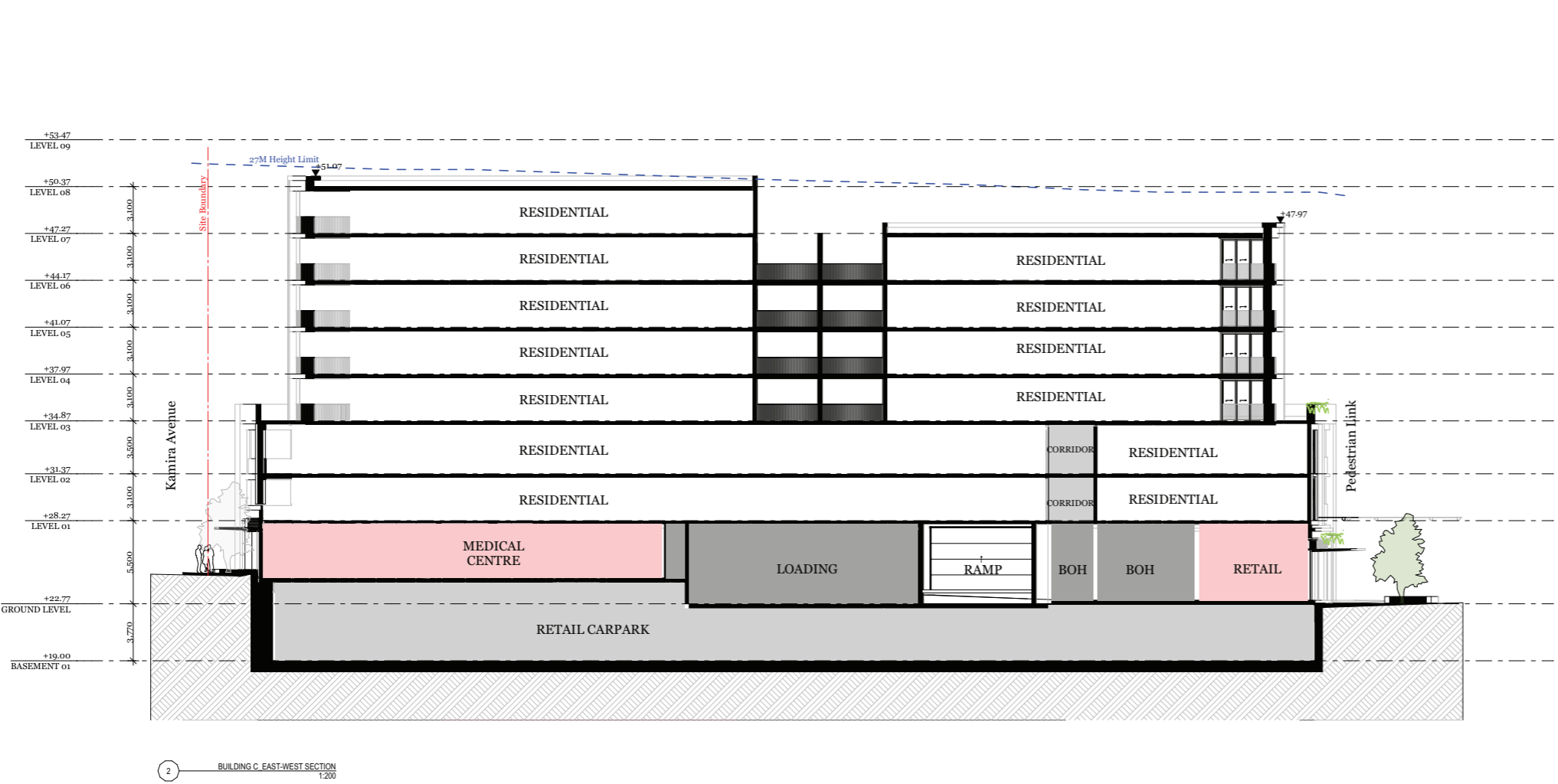


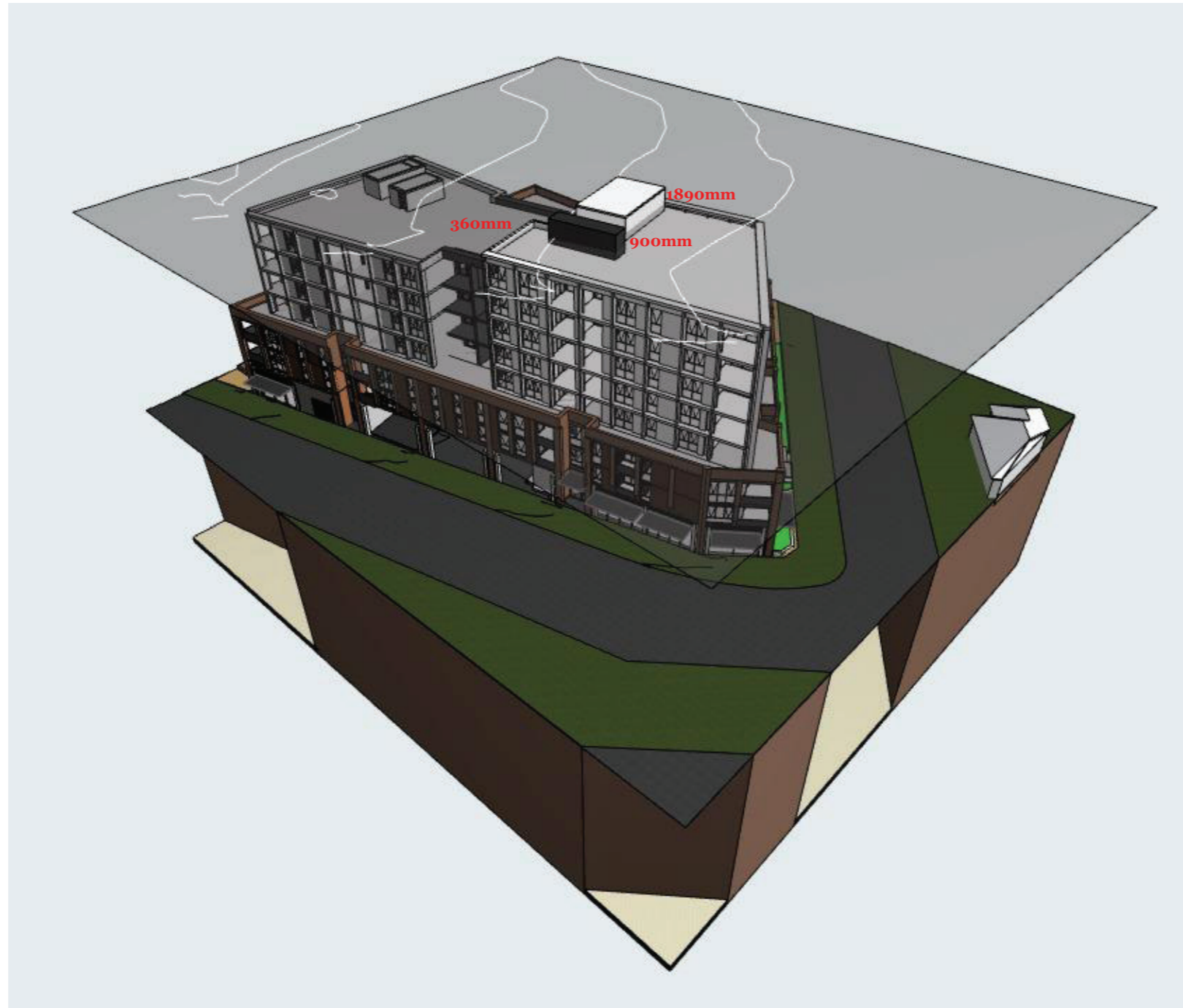


STAGE 2 & 3 - BUILDING C
NS SECTION

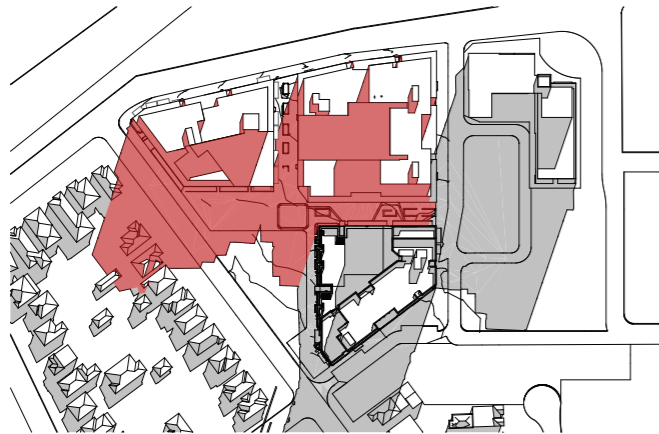


STAGE 2 & 3 - BUILDING C
EW SECTION

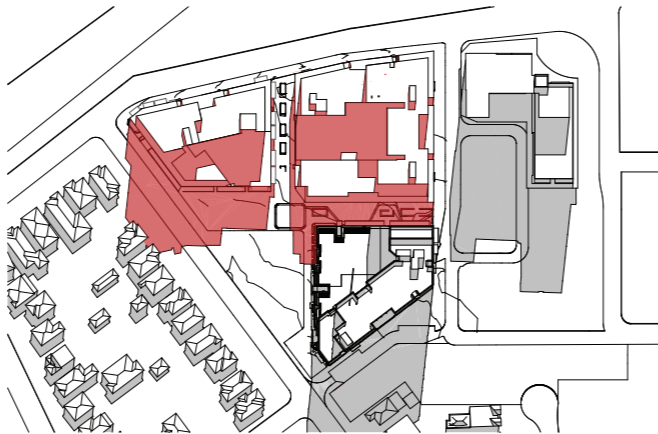




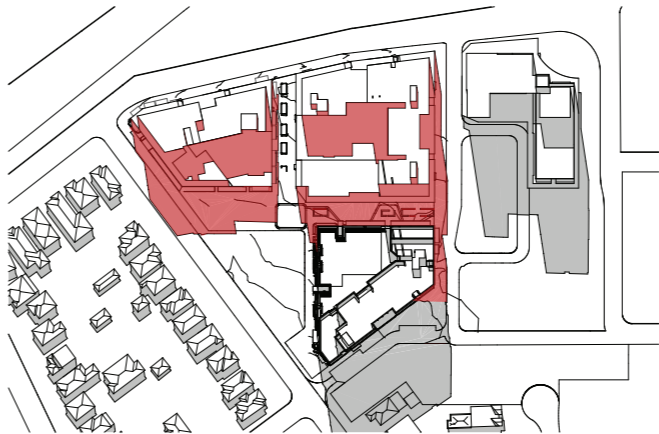
STAGE 2 & 3 - BUILDING A & C
SHADOW DIAGRAMS



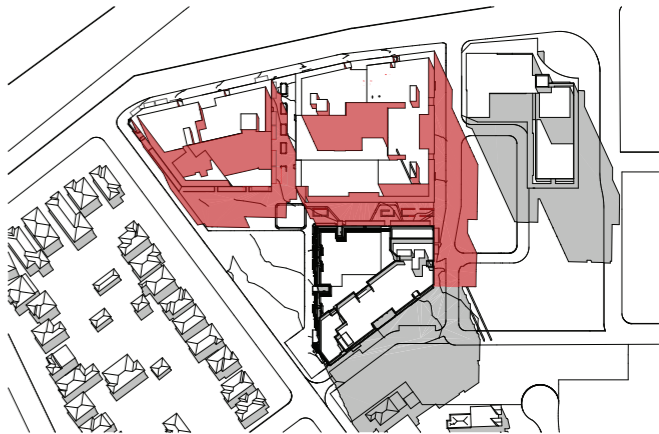
9am - June 21



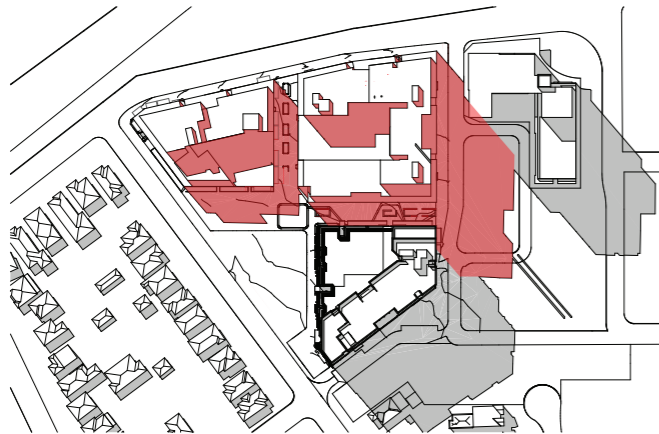
10am - June 21



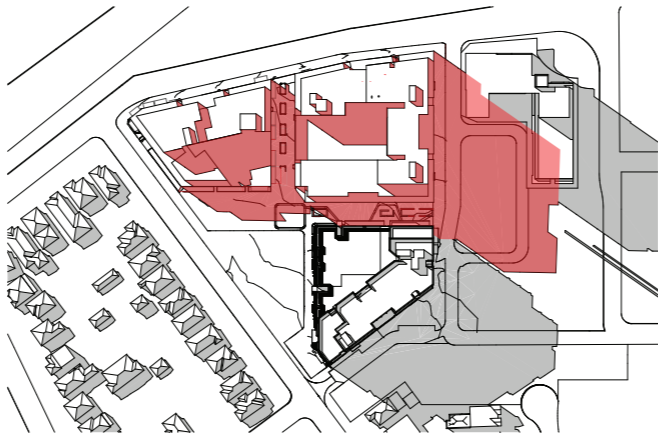
11am - June 21



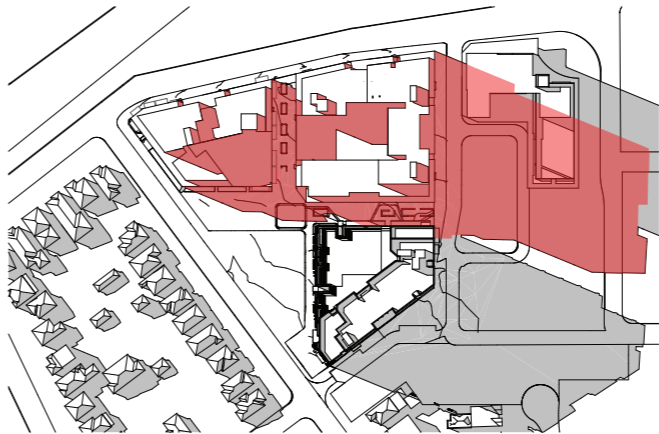
12pm - June 21



1pm - June 21



2pm - June 21

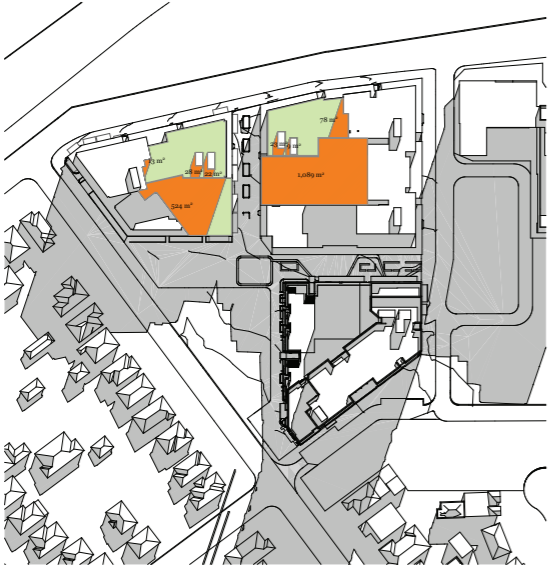


3pm - June 21



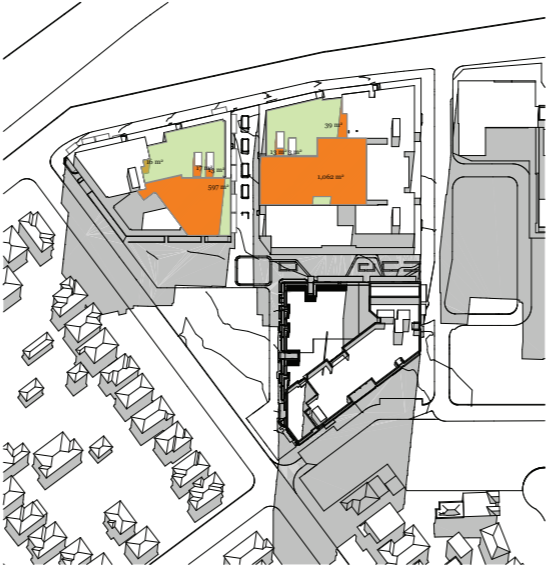
STAGE 2 & 3 - BUILDING A & C

COMMUNAL OPEN SPACE SHADOW DIAGRAMS



9am - June 21

1:1500



10am - June 21

1:1500



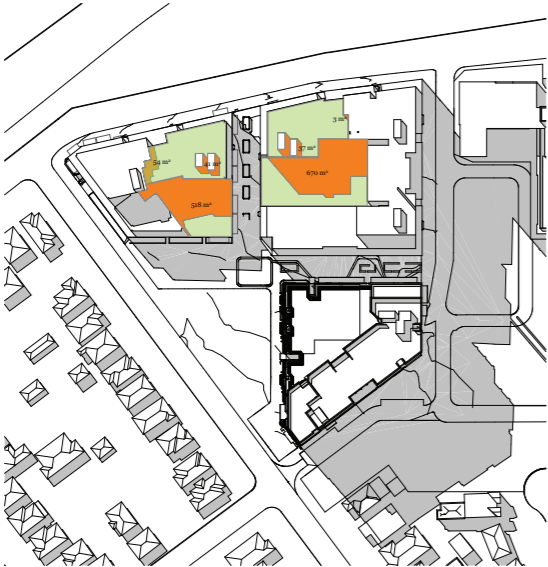
11am - June 21

1:1500



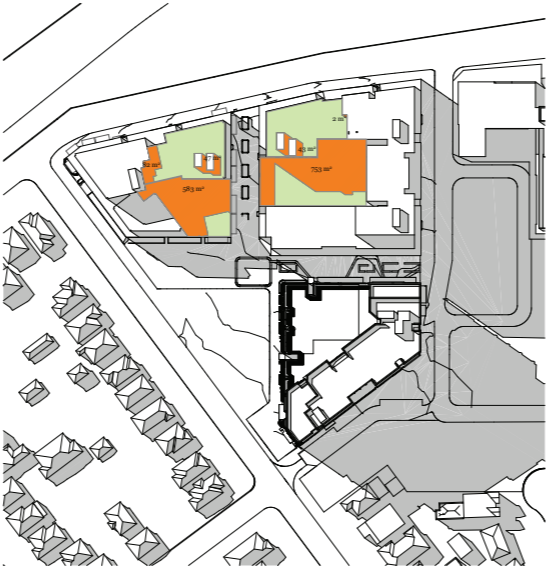
12pm - June 21

1:1500



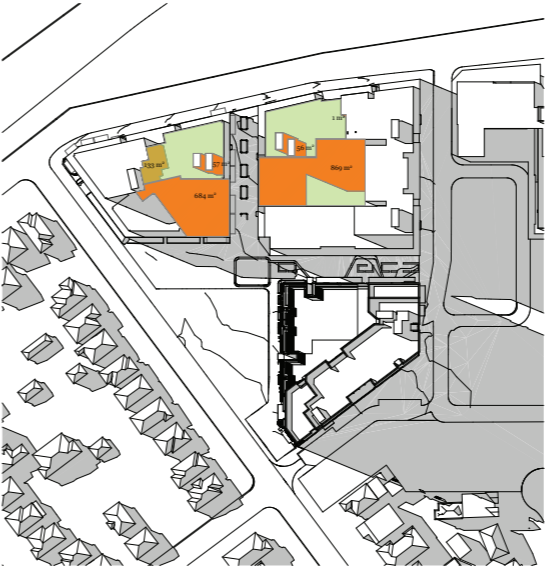
1pm - June 21

1:1500



2pm - June 21

1:1500



3pm - June 21

1:1500

Proposed Massing Shadows

Overshadowing by proposed buildings
Communal Open Space (2,939m²)
- Building A Communal Open Space (1,701m²)
- Building C Communal Open Space (1,324m²)

Building A Direct Solar							
9am	10am	11am	12pm	1pm	2pm	3pm	
30%	34%	45%	55%	58%	53%	46%	

Building C Direct Solar							
9am	10am	11am	12pm	1pm	2pm	3pm	
56%	51%	51%	54%	54%	46%	44%	

Total Direct Solar							
9am	10am	11am	12pm	1pm	2pm	3pm	
41%	42%	48%	54%	56%	50%	40%	

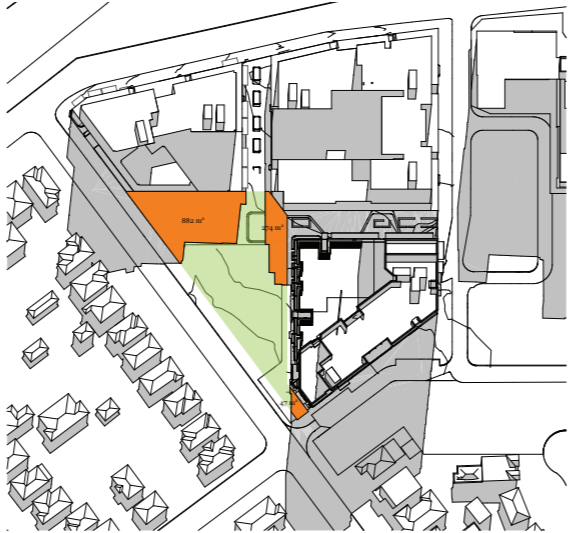
*Building B COS is not overshadowed by Stage 2 & 3 from 12pm onwards



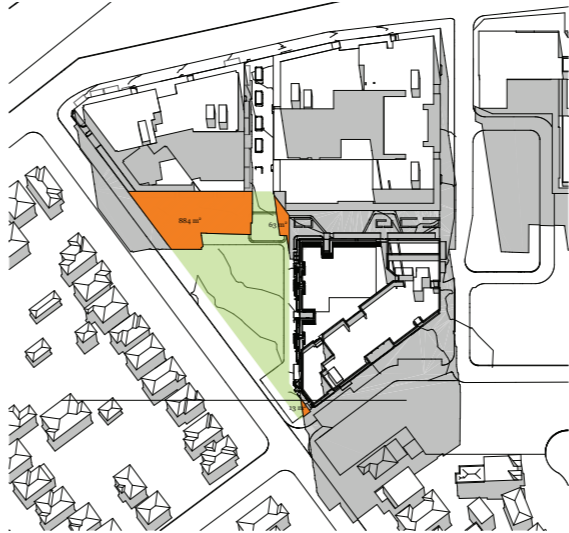
STAGE 2 & 3 - BUILDING A & C
PUBLIC PARK SHADOW DIAGRAMS



1 June 21_9am 1:1500



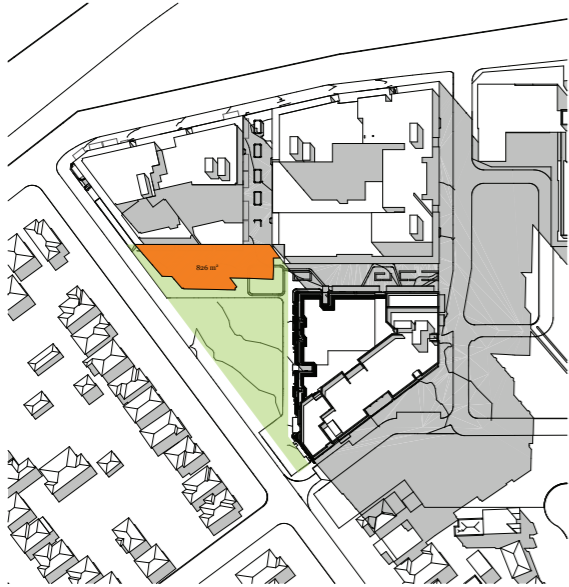
2 June 21_10am 1:1500



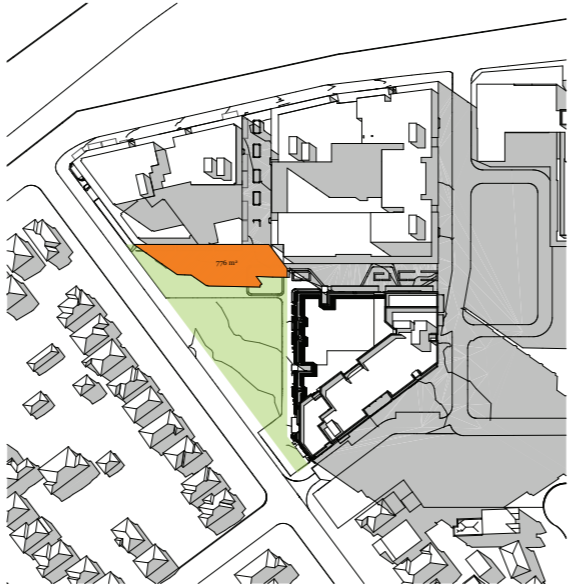
3 June 21_11am 1:1500



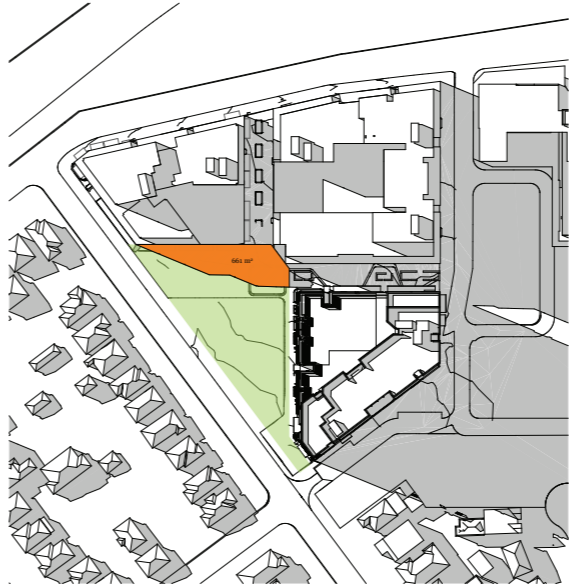
4 June 21_12pm 1:1500



5 June 21_1pm 1:1500



6 June 21_2pm 1:1500



7 June 21_3pm 1:1500

Proposed Massing Shadows

Overshadowing by proposed buildings
Public Open Space (3,000m2)

Direct Solar							
9am	10am	11am	12pm	1pm	2pm	3pm	
25%	60%	68%	68%	73%	74%	78%	
Previous Masterplan							
9am	10am	11am	12pm	1pm	2pm	3pm	
29%	59%	68%	72%	76%	77%	82%	
Villawood Town Centre DCP							
9am	10am	11am	12pm	1pm	2pm	3pm	
36%	52%	58%	58%	63%	60%	60%	





DKO

Traders In Purple