

unique urban.

URBAN DESIGN • CITY PLANNING

15-17 Lupin Avenue & 82 Belmore Street, FAIRFIELD EAST NSW

Urban Design Study

February 2024



UNIQUE URBAN DESIGN & PLANNING

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ISSUE	STAGE	TITLE	ISSUE DATE
A	DRAFT	50% Draft Urban Design Study	21/05/2023
B	DRAFT	75% Draft Urban Design Study	29/05/2023
C	FINAL	Final Urban Design Study	30/06/2023
D	VAR1	Updated Urban Design Study	13/02/2024

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In August, 2022, Fairfield City Council asked for the preparation of an Urban Design Statement at a pre-DA meeting. This study will analyse the relationship between the proposed development, the existing Local Centre of Villawood and surrounding locality demonstrating how all fit together. It will provide an in-depth look into the design of the development and how it can be incorporated into the local area.

1.1 Overview

Unique Urban has been engaged to undertake the Urban Design study for the proposed development located at 15 - 17 Lupin Avenue and 82 Belmore Street, Fairfield East NSW (hereafter referred to as the subject site).

The Urban Design Study aims to evaluate the proposed development in the context of the Villawood Town Centre and analyse the urban design rationale for the area in order to accurately reflect Council’s vision and the intended future character. Through this study, we hope to create a comprehensive picture of the desired outcome and the actions needed to achieve it.

1.2 Study Methodology

Unique Urban have undertaken the following steps in preparing this Urban Design Study;

1. Background Study identifying the location of the subject site and surrounding context;
2. Review of Planning Controls in accordance with the Environment Planning and Assessment (EP&A) Act 1979 No. 203 including but not limited to Land Use Zoning, Floor Space Ratio (FSR), Height of Buildings (HoB), heritage etc;
3. Review of, but not limited to the following over arching strategic documents which relate to Fairfield East, the Villawood Town Centre and the subject site;
 - Villawood Town Centre Development Control Plan (DCP) 2020;
 - Fairfield City Wide Development Control Plan (DCP) 2013;
 - Fairfield City Council Local Strategic Planning Statement (LSPS) 2020;
 - Review of the Villawood Town Centre Urban Design Study, April 2018;
4. Review of proposed built form (shape, size and proportions) in the context of the surrounding Villawood Town Centre;
5. Undertake a massing study to test potential height and FSR options in the context of approved OR proposed future developments;
6. Urban Design Analysis to investigate the impacts of the development such as overshadowing, solar access and view corridors in the context of approved or future developments; and
7. Conclusion and recommendations based on the afore mentioned studies confirming all relevant Fairfield City Council and associated agency regulatory requirements have been satisfied.

1.3 Purpose

The Applicant has specifically engaged Unique Urban to consider the density (bulk and scale) of the proposed development in the context of the surrounding locality. The Applicant has assumed an FSR control that is understood to be inconsistent with what Council’s views may be. Therefore, this Urban Design Study has considered the proposed density of future development on the site and its potential impact on the design fabric of the area.



Image 1 - View of Lupin Avenue looking north towards the subject site from River Avenue

Fairfield East is a Western Sydney suburb, located approximately 10 kilometres south-west of the Parramatta CBD. Fairfield East is primarily residential but also includes employment lands to the north east. Villawood Town Centre is in close proximity to the subject site.

1.4 The Subject Site

The subject site is located at 15 - 17 Lupin Avenue, Fairfield East consisting of three lots legally recognised as Lots 1 & 2 DP1154467 and Lot 185 DP15560. The three lots lot have a total combined area of approximately 1414sqm and are currently home to two single-story dwellings, each with three bedrooms and a two storey dwelling with five bedrooms.

1.5 Regional Context & Strategic Overview

The subject site is situated on Lupin Avenue, Fairfield East, near the Villawood Town Centre and approximately 1.5km from Fairfield City Centre. The Villawood Town Centre is an area designated as a Local Centre by the Western City District Plan 2018. Located on the outskirts of the town centre (B2 Local Centre Zone), the town centre and Villawood Train Station are approximately 400 metres or a five-minute walk from the subject site. The boundaries of the town centre, as outlined in the Villawood Town Centre DCP 2020, are indicated by the bold red line (Figures 1 - 3).

Various retail and community services are conveniently located near the subject site (Figure 2). Villawood Aldi is approximately 500m or a six-minute walk away located in the town centre, while Villawood North Public School is approximately 300m or a four-minutes on foot.

The subject site is very well serviced by several public transport options (Figure 3), including the S4, 4T3, 14T3, N50 and 905 bus lines, which are all within a 5-minute walk. The Villawood Train Station is also within a 5-minute walk.

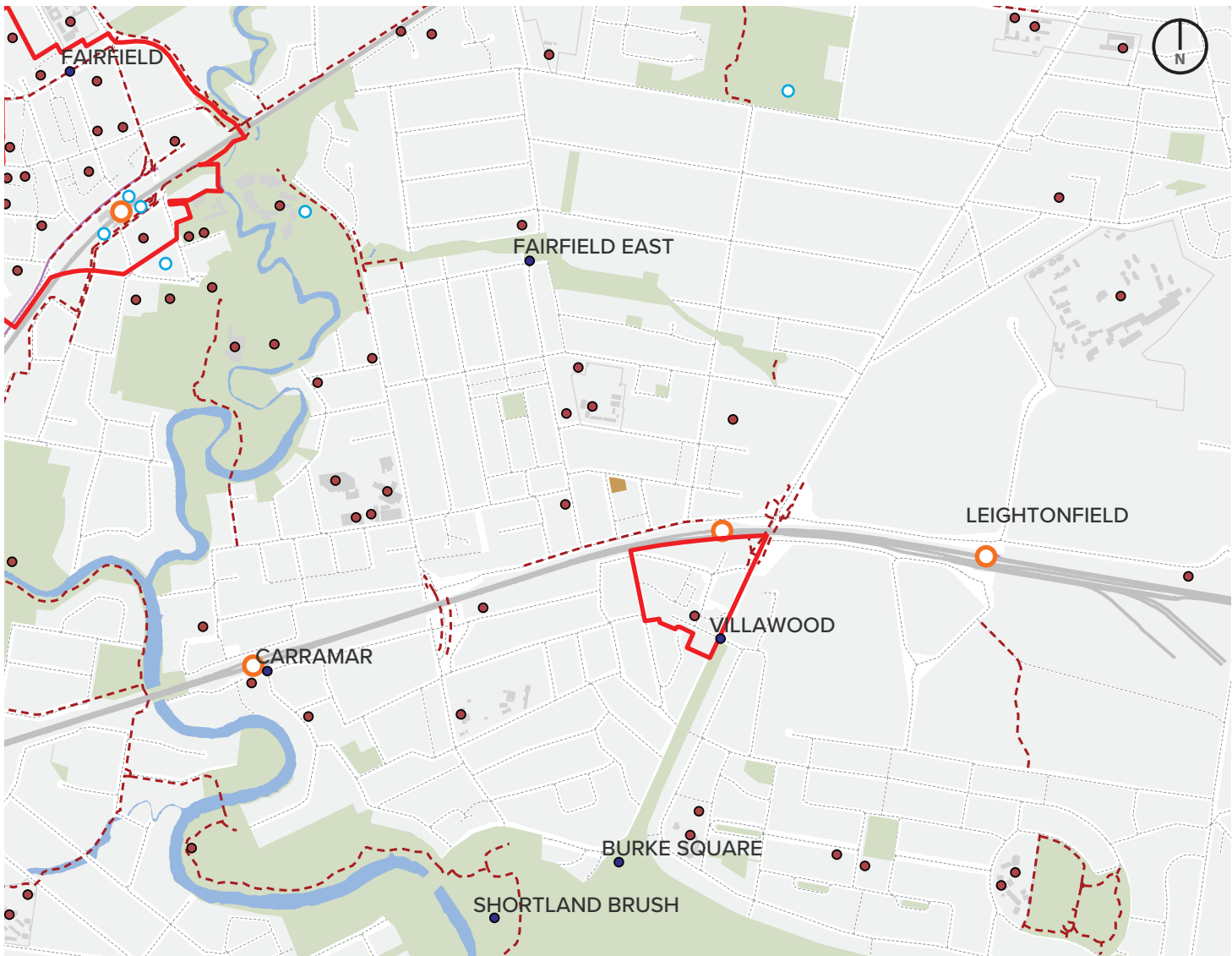


Figure 1 - Subject Site in the context of the Villawood Town Centre and Surrounds

LEGEND

- Existing Building Footprints
- Railway Corridor
- Existing Cycleways
- Points of Interest
- Major Bus Stops
- Train Stations
- Town Centre Boundaries
- Subject Site



Figure 2 - Street Hierarchy and Key Services

LEGEND

- | | | |
|-------------------------------|------------------|---|
| Retail & Commercial Services | Local Street | Existing Cycleways |
| Education (Childcare, School) | Collector Road | Town Centre Boundary (Villawood Town Centre DCP 2020) |
| Religious Institution | Distributor Road | Subject Site |
| Community Services | Arterial Road | |

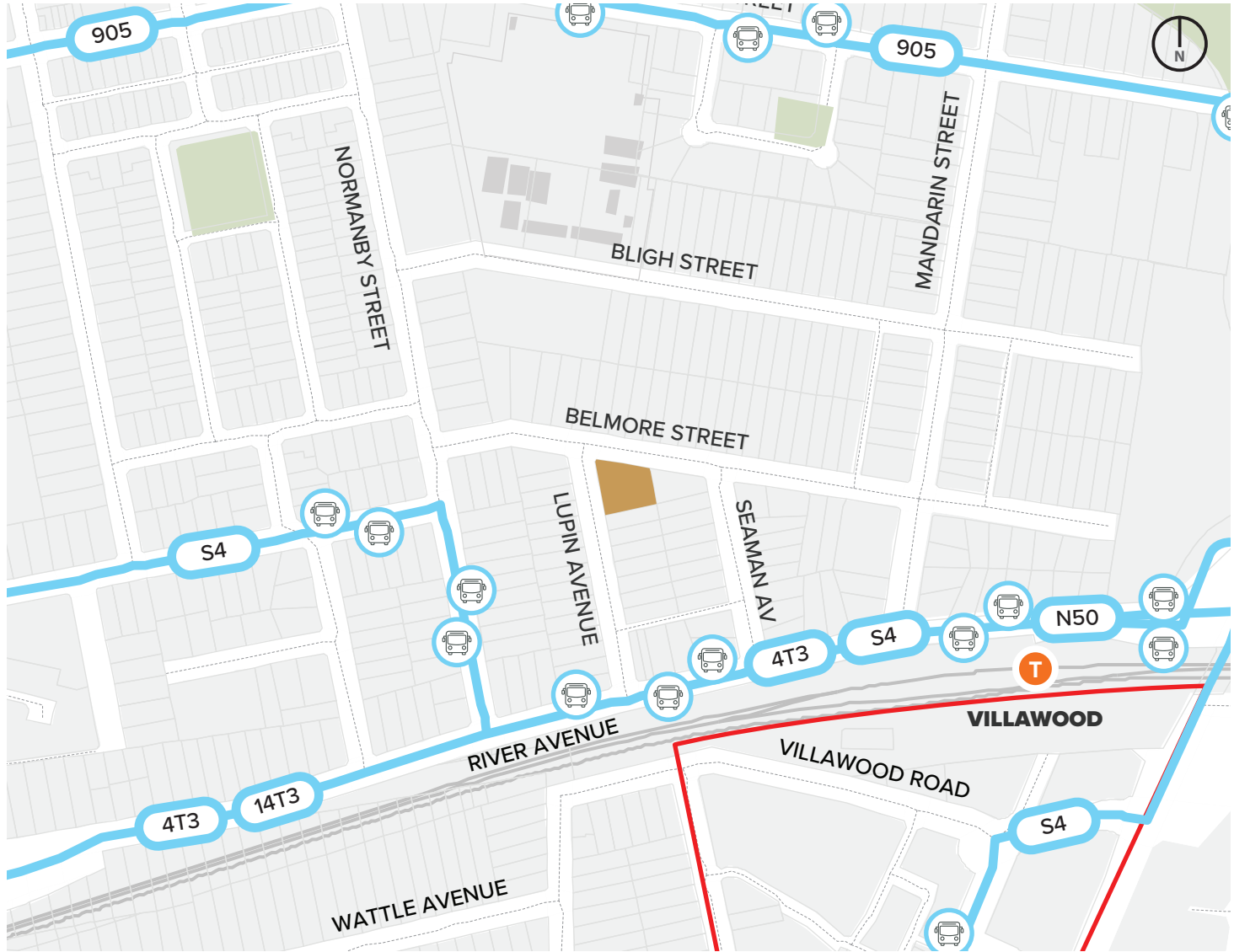


Figure 3 - Public Transport (Bus Routes and Train Station)

LEGEND

- | | |
|---|---|
| Bus Routes | 905 Bankstown to Fairfield |
| S4 - Chester Hill to Fairfield via Carramar & Villawood | Villawood Train Station |
| 4T3 - Liverpool to Bankstown | Town Centre Boundary (Villawood Town Centre DCP 2020) |
| 14T3 - Cabramatta to Bankstown | Subject Site |
| N50 - Liverpool to City Town Hall | |

The proposal is in accordance with the goals of the R4 High Density Residential zone and seeks an alteration to the height limit and FSR under the provisions of the housing SEPP. Nevertheless, the proposal still remains compliant with the regulations and objectives of the zone.

2.1 The Relevant Planning Layers

2.1.1 Land Zoning

As prescribed in the Fairfield Local Environment Plan 2013 The site is zoned R4 High Density Residential, with the surrounding zoning also being the same. To the south, there is the Local Centre of Villawood which is zoned B2 Local Centre, located approximately 400 meters from the site. To the west, there is R3 Medium Density Residential zoning, which is around 100 meters away. (Figure 4)

The R4 lands provide a transitional zone of higher density between the town centre and R3 Medium Density Residential lands. The R4 lands generally fall within the 400m and 800m walking radius of the Local Centre and Villawood Train Station. This is typically best practice Urban Design, encouraging walking and cycling though the town centre and surrounds, and achieving appropriate changes in building height, mass and typology.

The proposed development at the subject site is consistent with the objectives of an R4 High Density Residential Zone:

- To Provide for the housing needs of the community within a high density residential environment;
- To provide a variety of housing types within a high density residential environment;

- To enable other land uses that provide facilities or services to meet the day to day needs of the residents; and
- To maximise the opportunities for increased development on all land by encouraging site amalgamations.

2.1.2 Height Limit (HoB)

A height limit of 20 metres has been applied to the entirety of the subject site and surrounding R4 High Density Residential Zone (Figure 5). Gazetted in 24 February 2023 background investigations suggest the building heights throughout Fairfield East have undergone incremental change over time. A 20 metre height limit is consistent with the objectives of an R4 High Density Residential Zone.

The proposed development plans considered the impact on nearby properties in terms of location, setbacks, and design. However, given the site is a corner lot this has caused some ambiguity regarding the width of the site frontage and associated height and FSR. The lift overrun and rooftop communal area in the current scheme protrudes the building height envelope by 1.75m.

2.1.3 Floor Space Ratio (FSR)

The Applicant has assumed a floor space ratio of 2:1 for the site, under the provisions of the LEP. This is based on the Applicant’s understanding of the planning control and the fact that there is a dual frontage from Belmore Street and Lupin Avenue. In addition to the FSR, the applicant is also proposing 100% of the development being used for affordable housing, obtaining an additional 0.5:1 bonus under the Housing SEPP. Therefore, the Applicant’s assumption is that the relevant FSR control is 2.5:1.

The proposed development seeks an FSR of 2.19:1 which is under the Applicant’s assumed FSR.

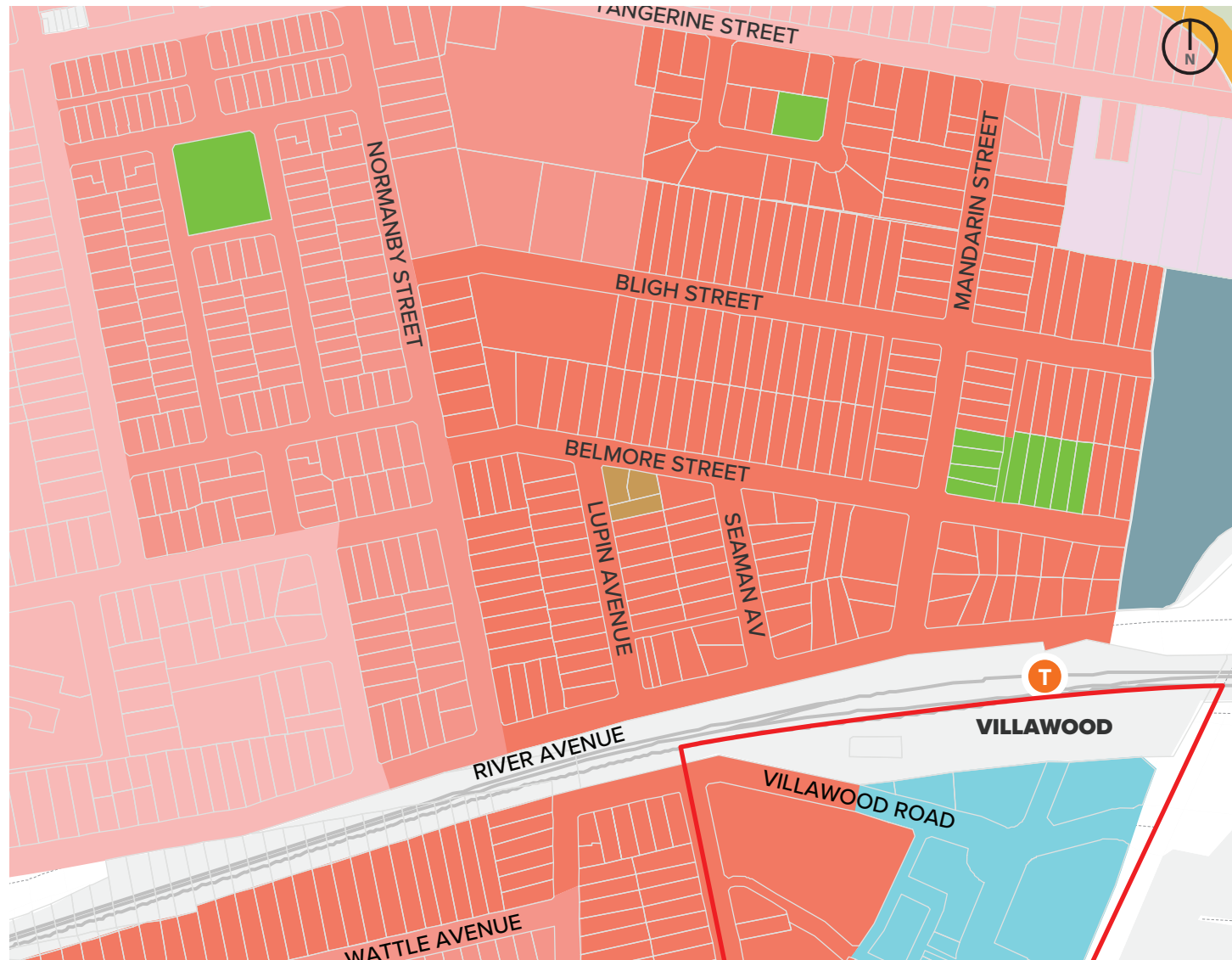


Figure 4 - Land Zoning Map - Fairfield City Council LEP 2013

LEGEND

R4 - High Density Residential	IN2 - Light Industrial	Town Centre Boundary (Villawood Town Centre DCP 2020)
R3 - Medium Density Residential	B5 - Business Development	Subject Site
R2 - Low Density Residential	E2 - Environmental Conservation	
B2 - Local Centre		
RE1 - Public Recreation		



Figure 5 - Height of Buildings (HoB) - Fairfield City Council LEP 2013

LEGEND

J - 9m	U1 - 30m	Town Centre Boundary (Villawood Town Centre DCP 2020)
Q - 20m	V2 - 39m	Subject Site
T3 - 27m		



Figure 6 - Floor Space Ratio (FSR) - Fairfield City Council LEP 2013

LEGEND

- C - 0.45
- T - 2
- U - 2.5
- Town Centre Boundary
(Villawood Town Centre DCP 2020)
- Subject Site



Image 2 - View of River Avenue, rail corridor and Villawood Town Centre beyond looking east

The proposed development at Lupin Avenue supports the objectives of current plans and strategies for Villawood Town Centre and surrounds. It is also in close proximity to key bus stops and Villawood Train Station.

3.1 The Strategies and Plans

Unique Urban conducted a thorough review of the strategies and plans that are pertinent to Villawood Town Centre and the subject site. The results of this review have been summarized in the tables on page 13, as well as through the graphical representations of the key aims and objectives in Figure 7.

The site is near Villawood Town Centre and train station. The Villawood DCP 2020 and Villawood Urban Design Study 2018 acknowledge the possibility of medium and high density development to the north of the centre and station. This is consistent with the Height of Building (HoB) controls in the Fairfield City Council LEP 2013. This approach will ensure a balance in development intensity occurs around the existing station and better integrate the town centre.

The railway line and River Avenue currently divide the lands to the north from the town centre to the south, posing a challenge for the town’s future growth and development. Access to the town centre from the north is currently limited and only possible by utilising the existing Villawood Station pedestrian bridge. The pedestrian bridge is not accessible and only provides stair access. To accommodate future high-density developments to the north opportunities to provide better pedestrian connections across River Avenue and the railway corridor are required. The sketch on page 16 explores conceptually opportunities for better connectivity over the railway corridor. It also highlights the importance of Lupin Avenue when future connections are explored.

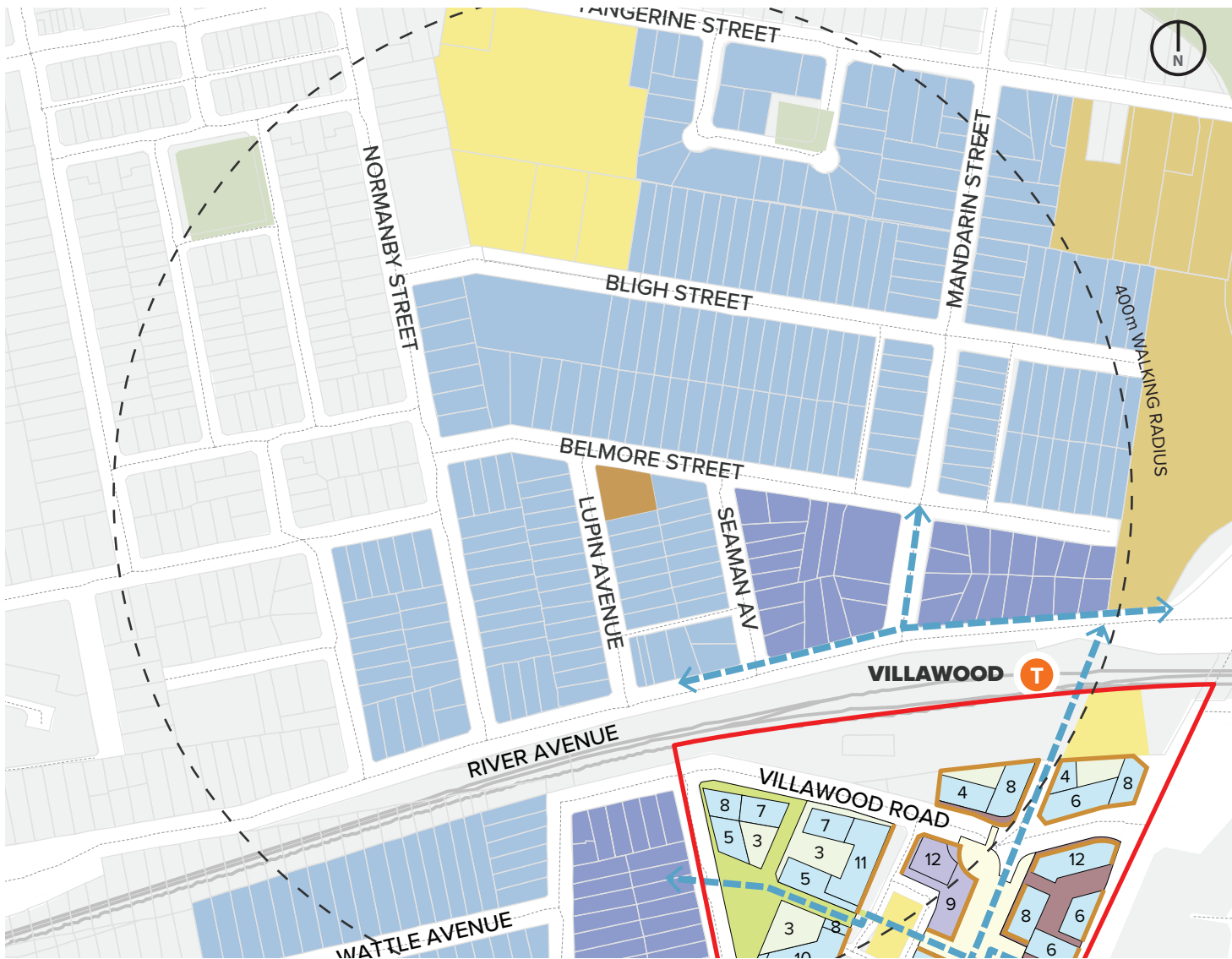






Figure 7 - Villawood Town Centre DCP 2020 & Villawood Urban Design Study 2018

LEGEND

- | | | |
|----------------------------|--|---|
| High Density Residential | Residential Floorspace (Current DA Approved) | Active Frontages |
| Medium Density Residential | Retail Floorspace | Pedestrian Links |
| Open Space | Special Uses | Town Centre Boundary (Fairfield City Centre DCP 2013) |
| Residential Floorspace | Employment Uses | Subject Site |

Plan or Strategic Document Name	Villawood Town Centre Development Control Plan (2020)	Fairfield City Council Local Strategic Planning Statement (2022)	Fairfield City Local Housing Strategy (2022)	Villawood Town Centre Urban Design Study, April (2018)
Summary and Reason for the Plan or Strategy	The purpose of the Development Control Plan is to assist in implementing the vision identified in Council's LSPS. The Villawood Development Control Plan was informed by the Villawood Town Centre Urban Design Study undertaken in 2018.	The Local Strategic Planning Statement (LSPS) provides the strategy for the Fairfield community's economic, social and environmental land use needs over the next 20 years. It implements and provides a line-of-sight to the Priorities and Actions of the Western City District Plan (2018) and the Goals and Outcomes of the Fairfield City Plan (Community Strategic Plan).	This Strategy, which reflects the previous approach taken within the 2009 RDS, adopts a “centres and corridors” based planning approach to guide the location of a range of housing types to meet the current and future needs of the community within the catchments of existing centres.	<p>This Study was undertaken in accordance with the principles set out in the NSW Government's South west District Plan. In summary, it takes a design-led planning approach.</p> <p>This requires a focus on the whole picture: the streets, the neighbourhoods, the centres and suburbs that will be real, attractive places and provide a great way of life for new and existing residents.</p>
Objectives of the Plan or Strategy	<p>This Development Control Plan aims to:</p> <ol style="list-style-type: none"> 1. Implement the aims and objectives of the Villawood Town Centre amendment to the Fairfield Local Environmental Plan 2013; 2. Ensure all development in the town centre implements the aims, objectives and desired built form of the Villawood Town Centre Urban Design Study; 3. Provide guidelines and controls for development in the Villawood Town Centre; 4. Provide a framework for the orderly development of the town centre; 5. Ensure that future residential development provides for a range of dwelling sizes and affordability; 6. Ensure economic development and retail/ commercial growth; and 7. Protect and enhance the public domain. 	<p>Specifically, the City's vision of ‘Shaping a Diverse City’ will be achieved in the following targeted ways:</p> <p>Theme 1: Community wellbeing – healthy & liveable places;</p> <p>Theme 2: Infrastructure & places – supporting growth & change;</p> <p>Theme 3: Environmental sustainability;</p> <p>Theme 4: Strong & resilient economy; and</p> <p>Theme 5: Good governance – advocacy & consultation.</p>	<p>The following outlines the key recommendations of the strategy for Fairfield City Centre:</p> <ul style="list-style-type: none"> • To provide a range of housing typologies in areas that benefit from proximity to existing and proposed services, transport, public spaces. • To provide for a mix of housing types and densities in strategic locations to meet the needs of the changing population. • To provide planning controls and guidelines that encourage high quality development to enhance the character and liveability of Fairfield City. • To achieve high quality environmental and stainability outcomes associated with future housing supply. 	<p>The Villawood Town Centre Urban Design Study identifies the following key principles:</p> <ul style="list-style-type: none"> • Accessibility / Connectivity Robust, walkable precinct with accessible services, facilities, open spaces and public transport connections. • Built Form and Land Uses Mixed use character, focus on work, life and play. • Civic and Open Spaces Place-making, increase local identity, sense of place. • Housing Mix of social, affordable and private housing. • Public Domain • Centre Vitality and Economy • New Development • Community Engagement
How Does the Plan or Strategy Influence the Subject Site?	<p>Desired Future Character - Town Centre</p> <p><i>Proposed desired future character of Villawood Town Centre and surrounds.</i></p>	<p>Desired Future Character, Housing Targets, Housing Type (Diversity), Heritage, Open Space (protection and provision), Climate Resilience</p> <p><i>Themes 1 and 3.</i></p>	<p>Housing Targets, Housing Type (Diversity), High Quality Developments</p> <p><i>Increased densities to be determined in strategic locations</i></p>	<p>Desired Future Character - Town Centre, Pedestrian Connectivity, Movement and Access, Local Identity & Mix of Housing (social & affordable)</p>

+ 3. Strategic Framework

-  Subject Site
-  Potential Future Connection
-  Future Pocket Park
-  R4 High Density Lands



KIMIRA AVENUE FUTURE
CONNECTION & HIGH
DENSITY LANDS



Image 3 - Current pedestrian access to the Town Centre from the north across the railway corridor

The Fairfield LGA has approved developments of the same bulk and scale throughout other R4 Zones. These developments guide the design of this development and further inform the desired future character of the R4 high density residential zone.

4.1 Approved Developments

Other developments throughout Fairfield LGA R4 High Density Zones have been reviewed, shown here to guide the design of this development. The proposed 6 storey development at the subject site is consistent in bulk and scale with these developments found throughout the R4 High Density Residential Zone. The proposed development at 15-17 Lupin Ave & 82 Belmore Street comprises of the following shown in the table below:

Snapshot - 15-17 Lupin Ave & 82 Belmore Street, Fairfield East (Subject Site)	
Approved	Active DA - 15-17 Lupin Ave & 82 Belmore Street, Fairfield East (subject site)
Site Works	Demolition of all existing structures and tree removal
Proposal	Six (6) storey residential flat buildings - max height of 20m
Car Parking	Two (2) level basement comprising 38 car spaces
Ground Floor	Basement car park entry, six (6) residential units and residential foyer
Floors 1-5	Forty one (33) residential units
Communal Open Space	572m2 on the ground floor



Figure 8 - (above) 40 Station Street, Fairfield

Snapshot - 40 Station Street, Fairfield	
Approved	16 November 2022
Site Works	Demolition of all existing structures and tree removal
Proposal	Mixed use development with two (2) six (6) storey residential flat buildings - max height of 20m
Car Parking	Three (3) level basement comprising 154 car spaces
Lower Ground / Ground Floor	Basement car park entry, seven (7) residential units, 22 medical suits and residential foyer
Floors 1-5	Sixty three (63) residential units
Communal Open Space	1081m2 on the lower ground, ground floor and level 1 podium



Figure 9 - (above) 25-29 Hardy Street and 58 Sackville Street, Fairfield

Snapshot - 25-29 Hardy Street and 58 Sackville Street, Fairfield	
Approved	27 June 2017
Site Works	Demolition of all existing structures and tree removal
Proposal	Six (6) storey residential flat building - max height of 20m
Car Parking	Two (2) level basement comprising 79 car spaces
Ground Floor	Basement car park entry, ten (10) residential units and residential foyer
Floors 1-5	Fifty three (53) residential units
Communal Open Space	697m2 on the ground floor

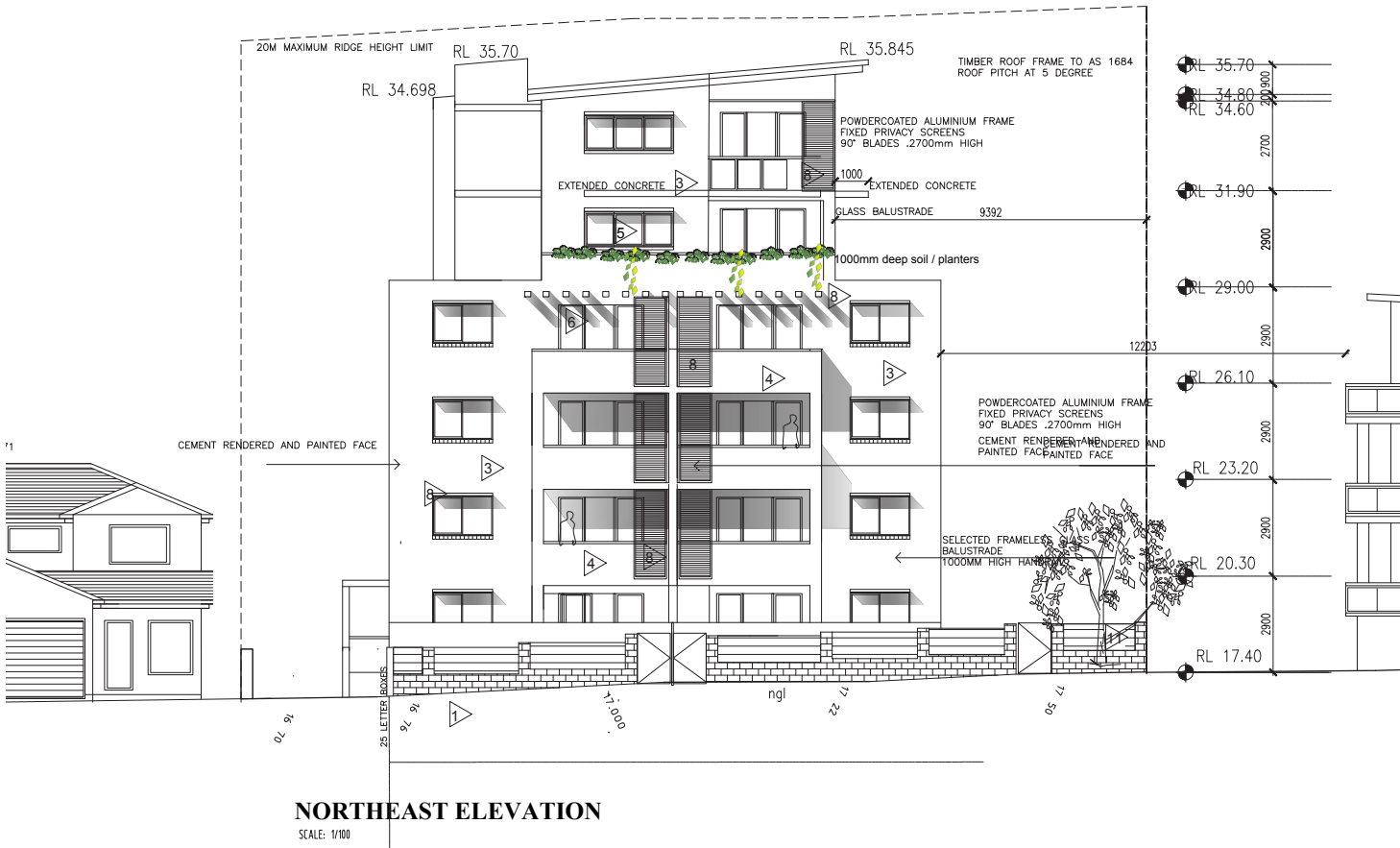


Figure 10 - (above) 50 Nelson Street, Fairfield

Snapshot - 50 Nelson Street, Fairfield	
Approved	20 March 2020
Site Works	Demolition of all existing structures and tree removal
Proposal	Six (6) storey residential flat building - max height of 20m
Car Parking	Two (2) level basement comprising 30 car spaces
Ground Floor	Basement car park entry, five (5) residential units and residential foyer
Floors 1-5	Nineteen (19) residential units
Communal Open Space	334m2 on the ground floor

BELMORE STREET EXISTING CHARACTER



Image 4 - View of the subject site and Belmore Street looking west towards Normanby Street

LUPIN AVENUE EXISTING CHARACTER

power poles and
overhead lines

17 Lupin Avenue - Single
storey Residential Dwelling

15 Lupin Avenue
- two storey
residential dwelling

Existing
perimeter fence

Existing Trees
Beyond

Existing trees
on site

5m road verge and
footpath

Existing local character is one to two storey detached low and medium density dwellings. Newer developments are typically duplexes or townhouses. Other existing dwellings are post-war era and typical of Fairfield and Fairfield East.

4.2 Existing and Future Character

The height restrictions in the Fairfield LEP are set at a maximum of 20m, which is complemented by generous setbacks of 6m to levels 1-4 and 9m to levels 5 and 6 in the Fairfield DCP. Additionally, there is an existing road width of 20m, a 5m wide verge either side with footpath, and an established tree canopy in the area. These factors make for an appropriate scale to support increased density and additional canopy trees. The tallest buildings are currently two storeys and a mix of townhouse, duplexes and detached dwellings.

The proposed high-density residential development at 15-17 Lupin Ave and 82 Belmore Street Fairfield East is in line with the desired future character of the zone (Image 7). As time passes, the development of a consistent 20-meter high building edge on both sides of Lupin Avenue and 82 Belmore Street Fairfield East and additional street trees will contribute to the creation of a better urban street. A more uniform and attractive street fosters an eco-friendly and healthy atmosphere by offering shade, improving safety and improving the general liveability of a place.



Image 6 - Existing Character, Lupin Avenue and Belmore Street

LEGEND

- ① HOB 20m - Potential Future Massing
- ② Subject Site (RFB Proposal 15-17 Lupin Avenue and 82 Belmore Street)
- ③ Planting in 6m setback provides green edge and tree canopy
- ④ Belmore Street looking east
- ⑤ Lupin Avenue

15-17 Lupin Avenue & 82 Belmore Street
Proposed Development



Image 7 - Artists Sketch Showing Potential Future Character, Lupin Avenue and Belmore Street

The proposed bulk and scale of the Lupin Avenue development is consistent with the desired future character of Villawood Town Centre and this area of Fairfield East. It establishes and implements a transitional zone of higher density development north of the train station and in close proximity to the town centre.

5.1 Bulk and Scale

The proposed 6 storey development at the subject site is consistent with the R4 High Density Residential Zone and desired future character as per the Villawood Town Centre DCP 2020 and Fairfield City Wide DCP 2013. Other higher density developments are yet to be proposed in this location.

The re-development of the Villawood Town Centre will expand the town centre and the recent rezonings demonstrate a commitment to its revitalisation and future growth. The R4 High Density Residential zone north of the Villawood Train Station is essential and will play a significant role in the centre’s renewal. The proposed development on Lupin Avenue ensures appropriate building height transitions and bulk and scale are achieved, which will contribute to the centres desired future character and livability (Figure 13).

The introduction of higher density developments in the area will lead to a more diverse character. However, there will initially be a noticeable contrast with the existing low and medium density housing as new higher density developments are introduced over time.

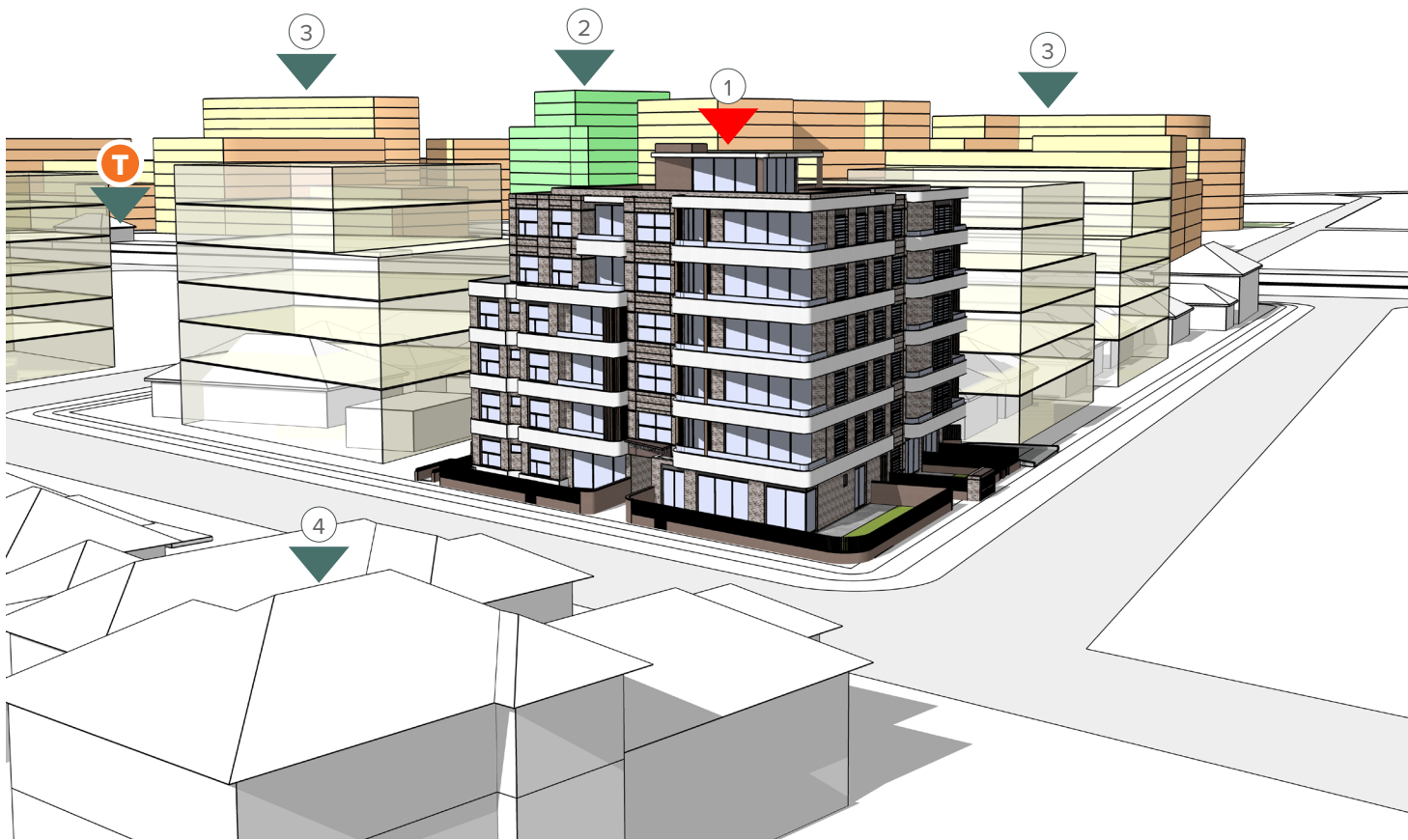


Figure 11 - Proposed Future Massing Looking South, 15 - 17 Lupin Avenue (inc. Villawood Town Centre)

LEGEND

- ① Subject Site (RFB Proposal Lupin Avenue)
- ② 906 Villawood Place Existing 12 Storey Development (Villawood Town Centre)
- ③ Proposed Development Bulk and Scale - Villawood Town Centre DCP 2020
- ④ Existing Low and Medium Density Dwellings
- T Villawood Train Station

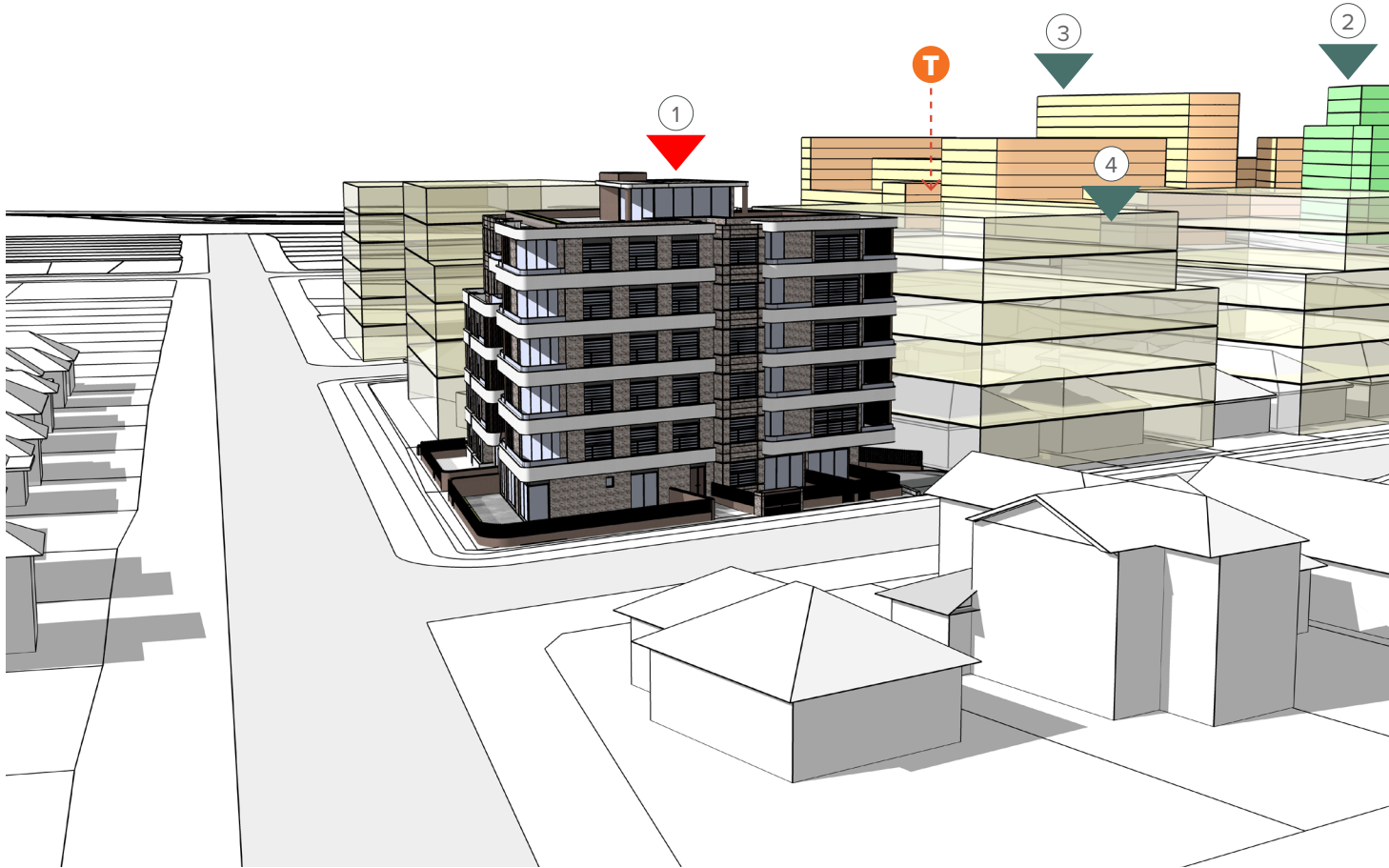


Figure 12 - Proposed Future Massing Looking East, 15 - 17 Lupin Avenue (inc. Villawood Town Centre)

LEGEND

- ① Subject Site (RFB Proposal Lupin Avenue)
- ② 906 Villawood Place Existing 12 Storey Development (Villawood Town Centre)
- ③ Proposed Development Bulk and Scale - Villawood Town Centre DCP 2020
- ④ Potential future development massing
- T Villawood Train Station

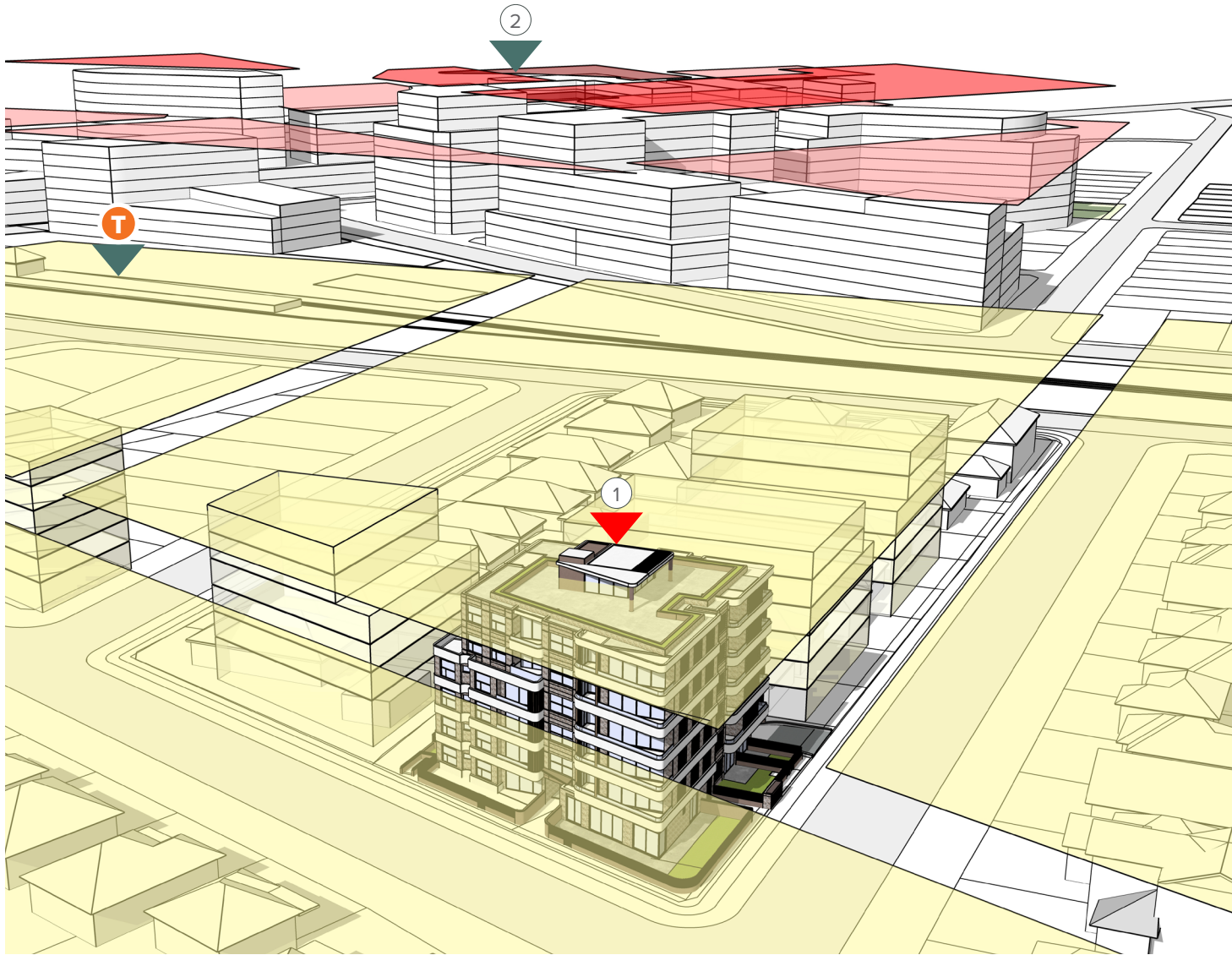


Figure 13 - Proposed Future Massing with Height of Building (HoB) Overlay

LEGEND

- | | | |
|--|----------|----------|
| ① Subject Site (RFB Proposal Lupin Avenue) | J - 20m | U1 - 30m |
| ② Proposed Development Bulk and Scale - Villawood Town Centre DCP 2020 | T3 - 27m | V2 - 39m |
| T Villawood Train Station | | |

The proposed development is a 6 storey affordable residential flat building. It comprises of 39 units and 2 levels of basement parking with 36 parking spaces.

6.1 The Proposed Development

Building Setbacks

The 6-storey building will be set back 4.5 metres from the Belmore Street boundary and 6 metres from the Lupin Avenue boundary as per the Fairfield City Wide Development Control Plan 2013. The eastern boundary will have a 6 metre setback up to the third storey and a 9 metre setback from the fourth to sixth storey. The southern boundary has a 4.5 metre setback. These setbacks ensure enough space from neighboring properties and reduce overshadowing.

Landscape plans suggest the introduction of larger trees within the Lupin Avenue and Belmore Street setbacks. This will achieve a an enhanced streetscape character and soften the scale of the building. Increased tree canopy cover will also be achieved over time, creating a more pleasant pedestrian environment. Ultimately, this landscaping treatment will contribute to a more uniform aesthetic, creating a sense of cohesion between the building and its context over time.

Building Articulation & Facade

The development proposal features a clearly defined building facade that is divided into distinct portions. This design element helps create a well-defined main entrance from Belmore Street and adds variation along Belmore Street and Lupin Avenue.

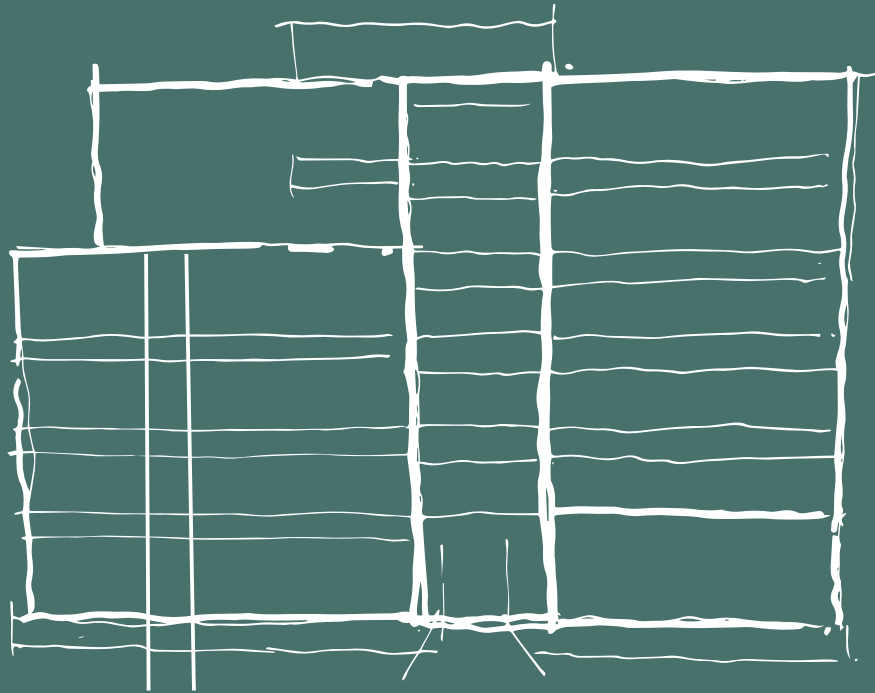
The building’s facade features horizontal bands that include an exposed slab edge and balcony balustrades. A small glazing element sits atop the balcony balustrades, distinguishing them from the rest of the facade. These horizontal bands segment the facade, highlighting each level of the building. Instead of the building corners terminating at a point, a smooth radius has been introduced, adding

character and interest, especially at the corner of Belmore Street and Lupin Avenue. This architectural gesture creates a nice visual connection and integration of the two facades.

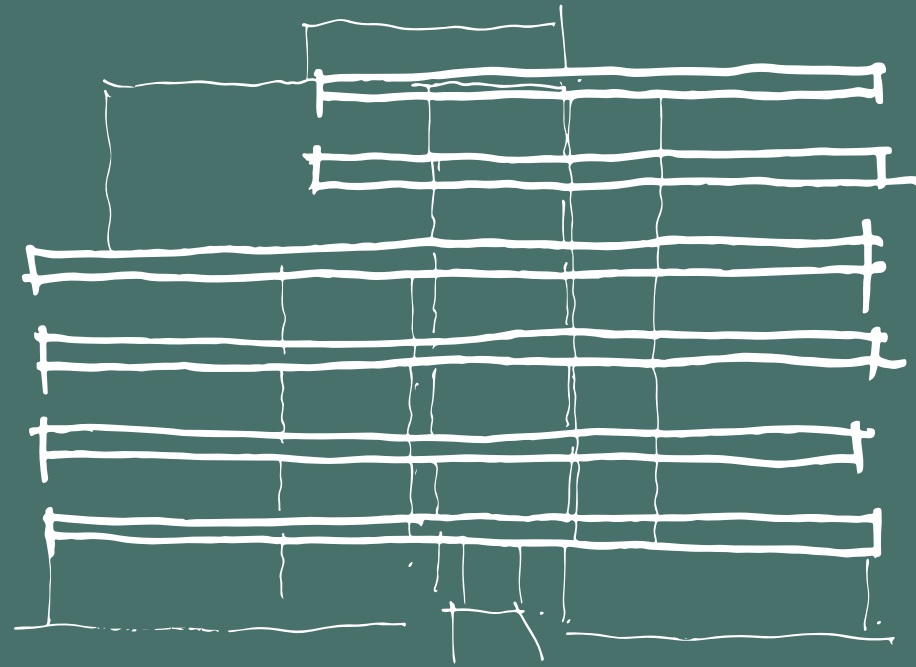
The placement and arrangement of windows create a visually appealing vertical pattern that blends with the horizontal bands on the building’s facade. Different window sizes add intricate details to the exterior, which nicely complements the building’s overall appearance. Furthermore, the location, size, and repetition of the windows help to emphasize specific features of the building, such as the main entry on Belmore Street.

The development proposes generous landscape areas on both the ground floor perimeter and the roof, including a communal open space. Trees within the property boundary help reduce the building’s visual impact and add to its character. The new landscaping and street trees will enhance the existing character of Belmore Street and Lupin Avenue, which currently have limited tree canopy cover.

Analysis of the Lupin Avenue facade reveals its similarities and consistent design language with the Belmore Street facade. The Lupin Avenue facade is setback further from the property boundary, approx 6 metres. This means a generous landscape zone has been provided with a greater number of trees to assist with mitigating the scale of the building and enhancing the character of the street. This also clearly differentiates if from the ‘front’ or main entry to the building on Belmore Street.



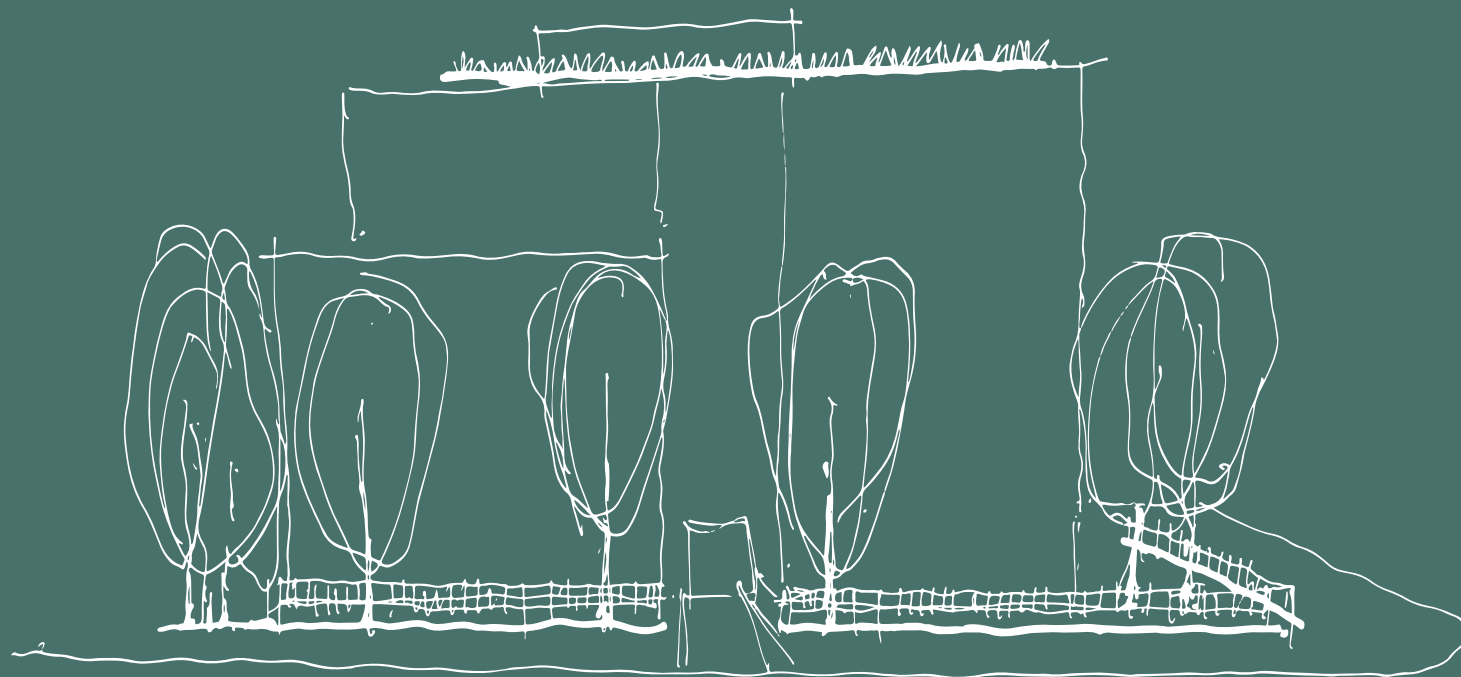
Distinctive portions and well articulated facade create a defined Belmore Street main entry



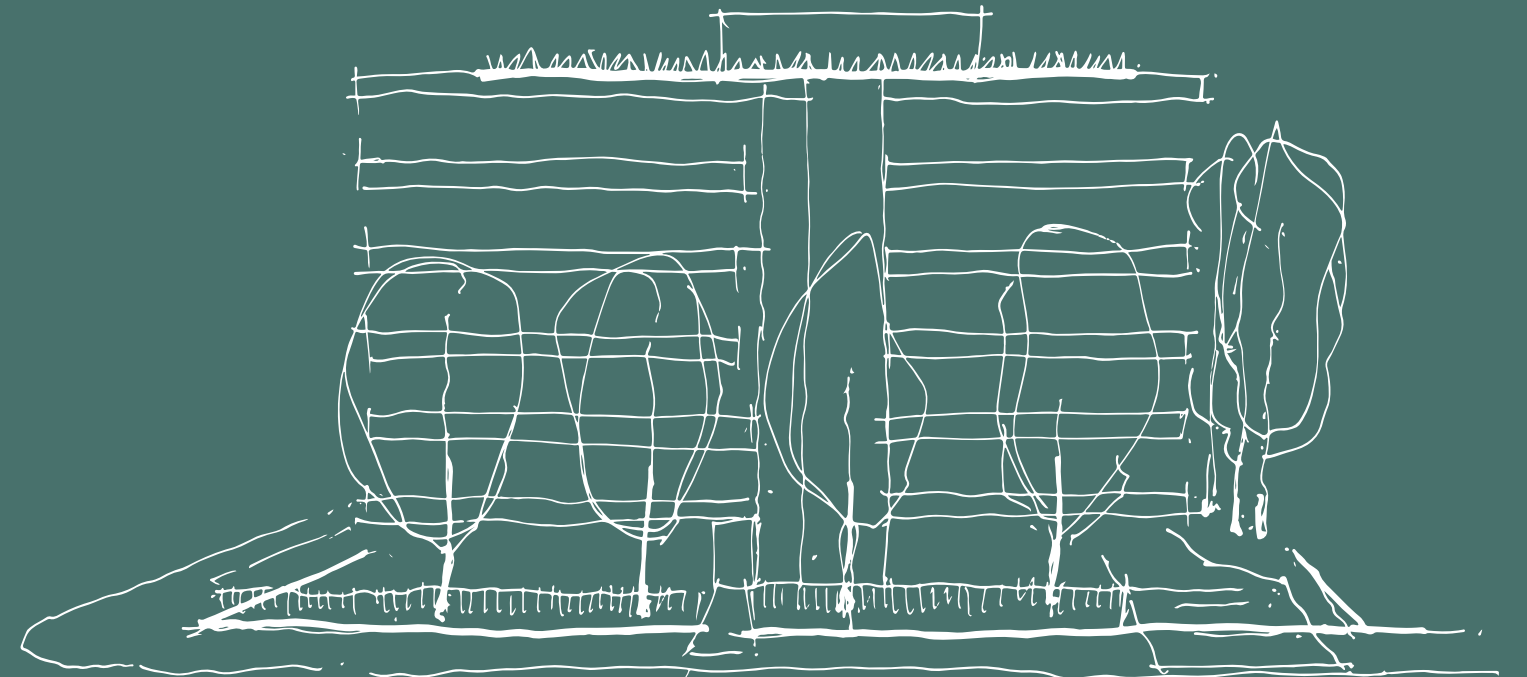
Horizontal lines of balustrades further segment the Belmore Street building facade



Window glazing elements arranged in vertical bays provides a unique Belmore Street facade detail



Landscaping treatments to Belmore Street mitigate building scale, contributing and improving the existing character of the area



Lupin Avenue Building Facade has the same design language and a greater setback to the streetscape with an increased landscape zone.



Figure 14 - Proposed 7 Storey Development Looking East, Lupin Avenue

LEGEND

- ① Pedestrian Entry Pathway ② Vehicular Entry inc. waste collection
- Lupin Avenue Verge ■ Landscaped Area



Figure 15 - Proposed 7 Storey Development Looking South Belmore Street

LEGEND

- ① Pedestrian Entry Pathway ■ Landscaped Area
- Belmore Street Verge



Image 8 - View of the subject site and Belmore Street Looking East

The mid winter and summer shadow analysis has been modeled to explore the impact on existing residential dwellings. Whilst the development meets the requirements of the Apartment Design Guide (ADG) initial findings suggest there are moderate to high overshadowing impacts given the challenges and constraints of a corner lot.

7.1 Shadow Analysis

After examining the shadow analysis diagrams for the winter and summer solstice at 9am, 12pm, and 3pm, the overshadowing impact from the proposed development at the subject site is moderate to high. The diagrams demonstrate that the overshadowing could have an impact on neighbouring properties, particularly to the south (Figures 16 to 21).

The properties located at 13 and 11 Lupin Avenue are both impacted by overshadowing during the winter months (Figures 16 to 18). According to the analysis, the overshadowing of 13 Lupin Avenue begins at 9:30am, reducing the amount of sunlight available to the property for most of the day. By midday it is completely overshadowed. The overshadowing of the property at 11 Lupin Avenue occurs around the same time as number 13 and impacts approximately 50% of the property for most of the day. (Figure 17).

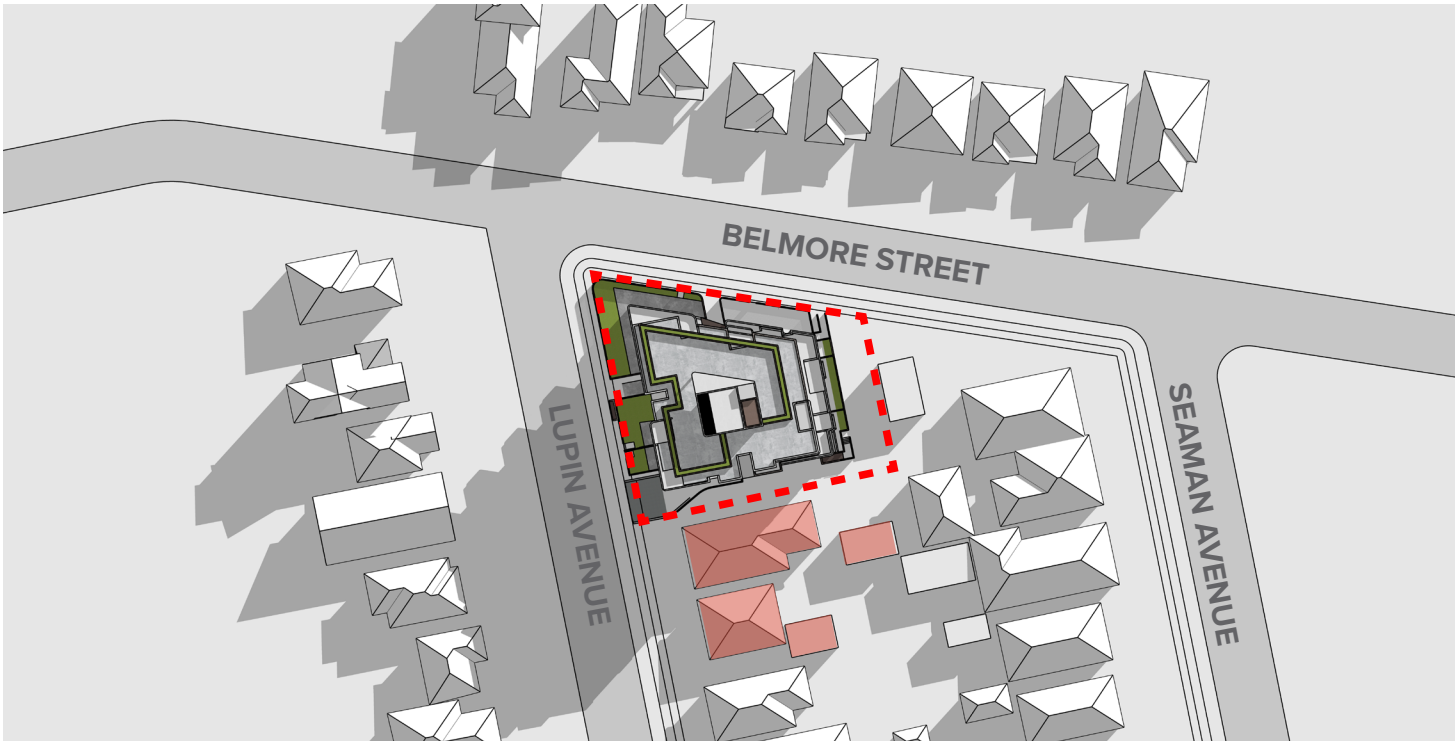


Figure 16 - Winter Sun, **9:00am**

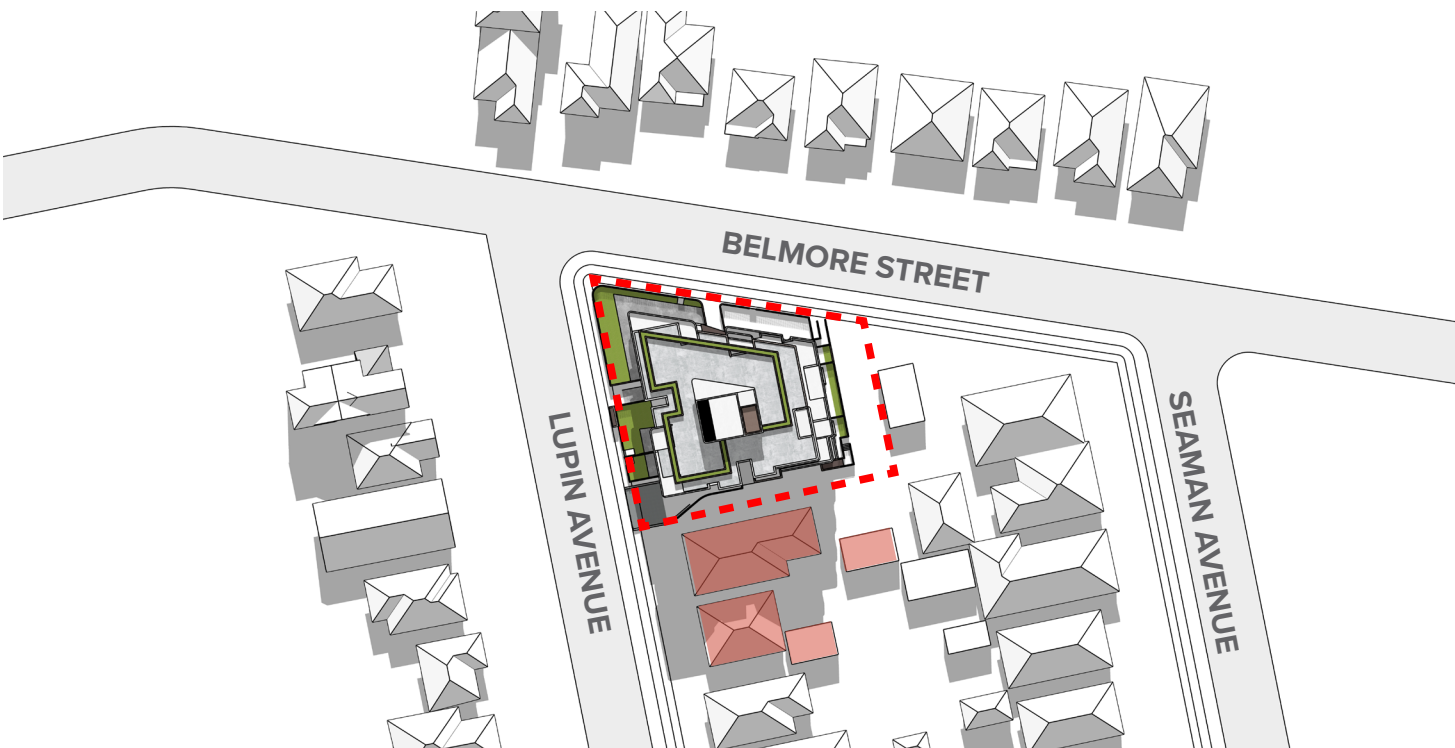


Figure 17 - Winter Sun, **12:00pm**



Figure 18 - Winter Sun, **3:00pm**

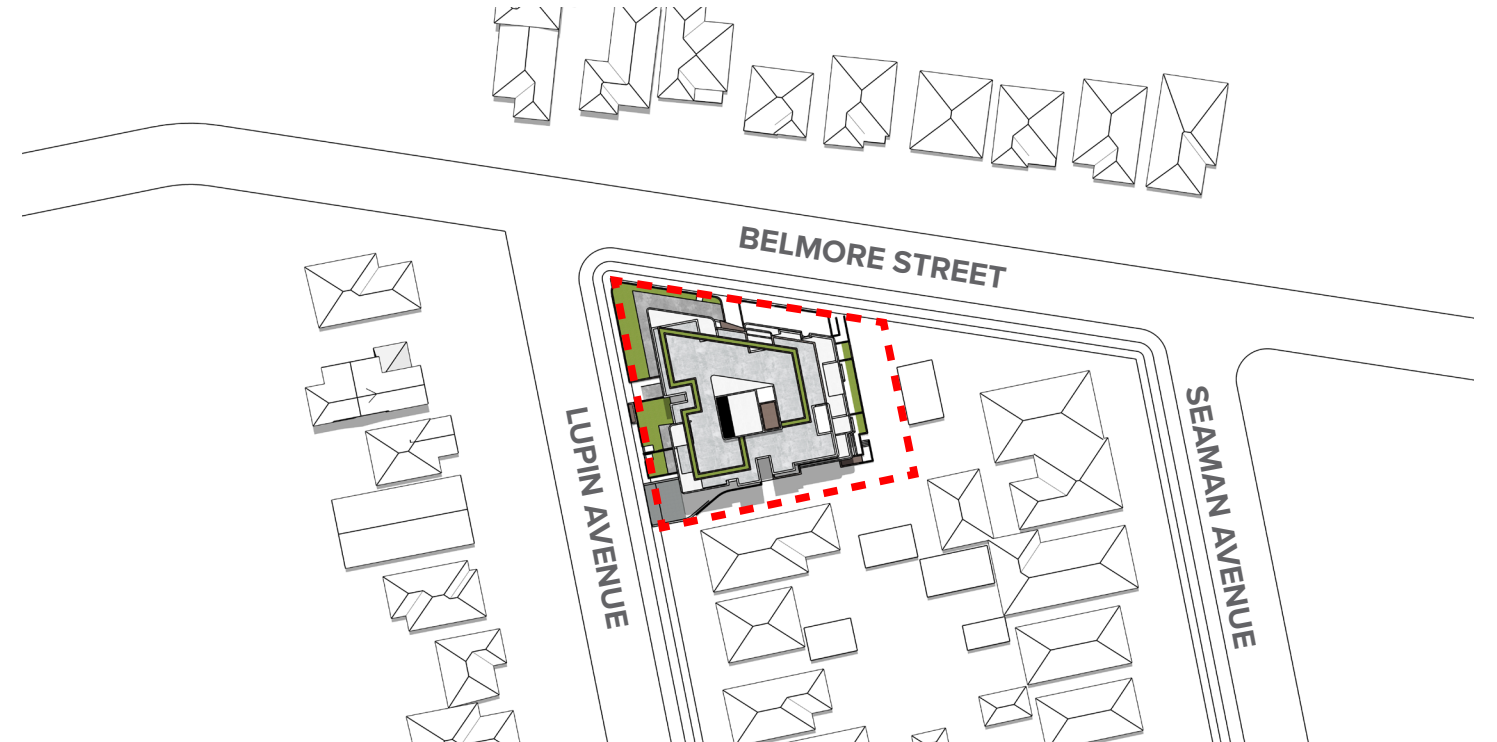


Figure 20 - Summer Sun, **12:00pm**



Figure 19 - Summer Sun, **9:00am**

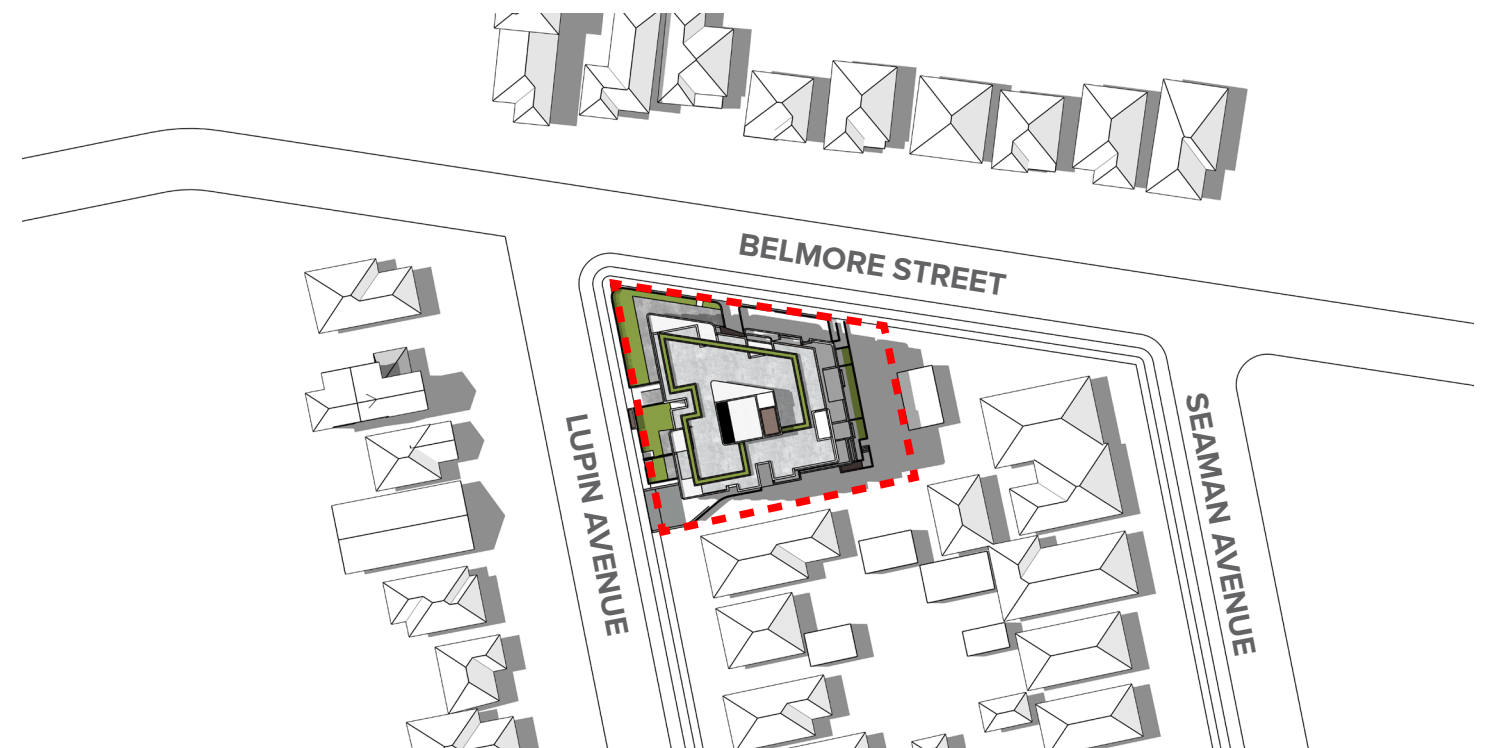


Figure 21 - Summer Sun **3:00pm**

The building’s visual impact is expected to be minor to moderate due to the existing low density character. Proposed landscaping to Lupin Avenue and Belmore Street assists in mitigating the scale of the building in its context. This landscaping also improves the existing character of the area by providing increased canopy cover .

7.2 Likely Visual Impact & Future Character

The direct site impacts including visual changes to surroundings and change to surrounding viewpoints is provided in this section. Commentary, imagery and a score card is used to highlight a relatively subdued visual impact on the surrounding environment. The scorecard used has been derived from Landscape Institute of Environmental Management and Assessment, 2002. Classifications are outlined below:

- None – No part of the proposal, or work or activity associated with it, is discernible.
- Negligible– Only a very small part of the proposal is discernible and/or is at such a distance that it is scarcely appreciated. Consequently, it would have very little effect on the scene.
- Minor – The proposal constitutes only a minor component of the wider view, which might be missed by the casual observer or receptor. Awareness of the proposal would not have a

marked effect on the overall quality of the scene.

- Moderate – The proposal may form a visible and recognisable new element within the overall scene that affects and changes its overall character.
- Severe – The proposal forms a significant and immediately apparent part of the scene that affects and changes its overall character.
- Devastating– The proposal becomes the dominant feature of the scene to which other elements become subordinate, and significantly affects and changes the character.

Looking west along Belmore Street the proposed development is visible, however the introduction of generous landscaping will assist in mitigating the scale of the building over time. Belmore street has a generous street width of approximately 12m. This dimension relates well to the proposed height and scale of the building and allows for two lanes of travel with kerb side parking on either side. There is currently limited or no existing tree canopy cover. Introducing large street trees in the road reserve overtime will improve the character of the streetscape. The visual impact is deemed minor to moderate at this location.

Looking north along Lupin Avenue the proposed development is also visible, however a larger landscape zone has been provided. Similar to Belmore Street the landscaping assists with mitigating the scale of the building but also adds character to the existing streetscape. The visual impact is deemed minor to moderate at this location.

When viewed from the intersection of River Avenue and Lupin Avenue looking north the building is well screened by existing street trees and larger trees proposed in the landscape zones. The visual impact is deemed negligible at this location.



Figure 22 - Belmore Street (Artists Impression - Approximate Only)

LEGEND

- ① Proposed boundary landscaping
- ② Potential for future street tree planting
- ③ Existing 1 and 2 storey dwellings
- ④ Intersection of Lupin and Belmore
- ⑤ House No. 16 Seaman Avenue

Note: Importance of landscaped buffer zone and trees in mitigating the visual intensity and scale of the proposed development.





Figure 23 - Lupin Avenue (Artists Impression - Approximate Only)

LEGEND

- | | |
|---------------------------------|---|
| ① Proposed boundary landscaping | ③ Potential for future street tree planting |
| ② New basement carpark entry | ④ Existing 1 and 2 storey dwellings |

Note: Importance of landscaped buffer zone and trees in mitigating the visual intensity and scale of the proposed development.

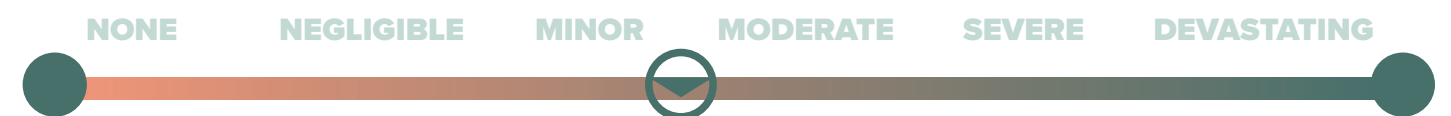




Figure 24 - Lupin Avenue from River Avenue Intersection *(Artists Impression - Approximate Only)*

LEGEND

- | | |
|---------------------------------|--------------------------------------|
| ① Proposed boundary landscaping | ③ Existing 1 and 2 storey dwellings |
| ② Proposed 6 storey building | ④ Existing good quality street trees |

Note: Importance of existing trees and proposed landscaped buffer zone in mitigating the visual intensity and scale of the proposed development.



8.1 Recommendations

The following recommendations provided aim to further enhance the proposal and Lupin Avenue building on the existing character and aligning it with the desired future character of the Villawood Town Centre and Fairfield East.

1. Proposed Landscape Setbacks to Lupin Avenue and Belmore Street

Ensure the proposed 6 metre landscaped setback to Lupin Avenue and 4.5 metre setback to Belmore Street is able to successfully establish and flourish. Landscaping to be adequately and regularly maintained throughout the initial establishment period and into the future.

2. Overshadowing of number 11 and 13 Lupin Avenue

Initial overshadowing analysis suggests there are moderate to high impacts to two neighboring properties located at 11 and 13 Lupin Avenue. Consider how the overshadowing of these properties could be mitigated.

3. Street Trees along Lupin Avenue and Belmore Street

Any Street trees that are removed due to new developments should be replaced accordingly. Where possible introduce new street trees in locations along Belmore Street and Lupin Avenue where existing trees may have been removed or if an existing street tree is deemed to be of poor quality.

4. Future Connections to Villawood Town Centre

To promote more high-density developments north of the Villawood Town Centre and throughout the R4 High Density Zone, it's important to investigate improved pedestrian connectivity across River Avenue and the railway corridor. There is potential to upgrade the existing pedestrian connection from River Avenue to Villawood Place and consider a secondary connection from Kamira Avenue to the River Avenue.

8.2 Conclusion

The development at 15 - 17 Lupin Avenue aligns with the Fairfield Local Environment Plan 2013, Fairfield City Wide Development Control Plan 2013, Villawood Town Centre Development Control Plan 2020 and NSW Apartment Design Guide (ADG). The development is also aligned with the strategic documents that acknowledge increased density is required to support and accommodate the future growth and development of Villawood Town Centre.

The Lupin Avenue development is in close proximity to the Villawood Town Centre. It will be the first high density development proposed within the R4 lands north of the town centre. The could potentially be a catalyst for future residential flat buildings throughout the R4 zone. Additionally it is a first of its kind on Lupin Avenue and Belmore Street.

The building's design, including its bulk and scale, is fitting for its future context, considering current R4 zoning and proposed growth and development of the Villawood Town Centre. The building and facade take into account the surrounding properties, achieving appropriate setbacks. The facade's articulation and overall aesthetic are well-balanced, utilizing a mix of materials and architectural elements to break up the building's facade. Furthermore, the proposed landscaping to Lupin Avenue, Belmore Street and surrounds will assist in mitigating the visual scale and intensity of the development. The new landscaping will also contribute to and enhance the character of both streets.

