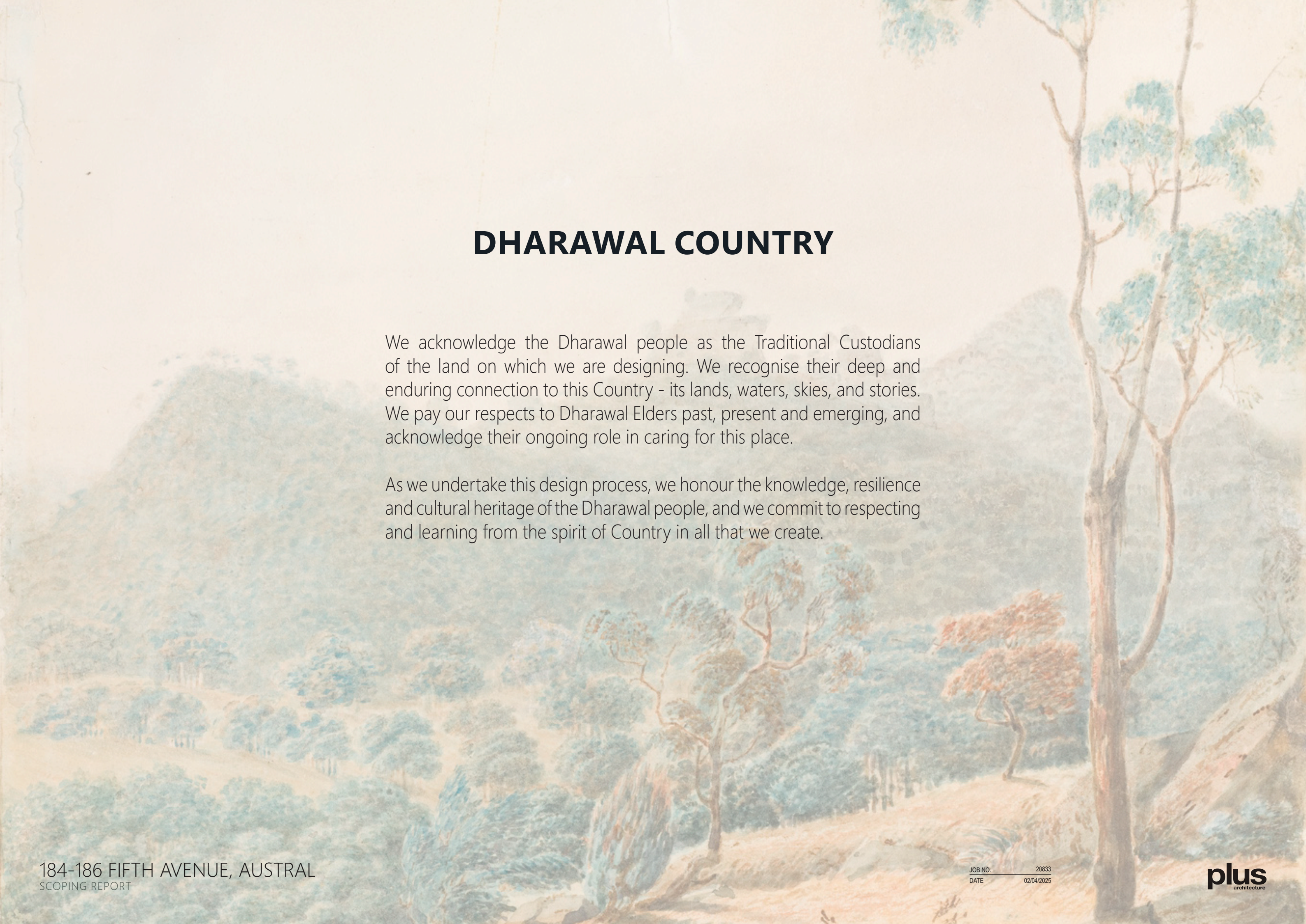


A black and white photograph of a wooded area. In the foreground, a stream flows through a dense thicket of trees and undergrowth. The right bank of the stream is lined with large, smooth rocks. The trees are tall and slender, with their branches reaching upwards. The overall atmosphere is quiet and natural.

184-186 FIFTH AVENUE, AUSTRAL

SCOPING REPORT



DHARAWAL COUNTRY

We acknowledge the Dharawal people as the Traditional Custodians of the land on which we are designing. We recognise their deep and enduring connection to this Country - its lands, waters, skies, and stories. We pay our respects to Dharawal Elders past, present and emerging, and acknowledge their ongoing role in caring for this place.

As we undertake this design process, we honour the knowledge, resilience and cultural heritage of the Dharawal people, and we commit to respecting and learning from the spirit of Country in all that we create.

INTRODUCTION

DESIGN STATEMENT

This report has been prepared in support of a comprehensive design proposal for the land situated at 184-186 Fifth Avenue, Austral.

Intended to be developed by the proponent 21 Derwent Rd Pty Ltd, the parcel of land comprises 19,120 sq.m. and sits within the proposed Leppington Town Centre, a 440 hectare precinct plan that seeks to reflect the vision of the suburb as a nominated strategic centre within the Greater Sydney Region Plan and the Western City District Plan.

The vision for the site has been for a development that exemplifies the benefits of high density living, underpinned by a consideration of public and private amenity, connection to Country and the creation of community.

Three key principles have served to define the design response.

Principle 01:

Housing in the right place, at the right density, creating opportunities for amenity and social equity

The provision of housing that meets the needs of Australians has been characterised as a 'longstanding crisis' by the National Housing Supply and Affordability Council in their State of the Housing System report (2024). A key factor of the crisis is the provision of future housing supply. Concurrent with the housing crisis is the shift in the geographic and demographic centre of the city, away from the Sydney CBD and towards western Sydney,

The Leppington Town Centre, within which the site sits, forms an ideal opportunity to meaningfully address this topic through the transformation of a previously urban fringe zone into a precinct that supports high density living, underpinned by strong transport links, integrated urban design and the provision of precinct wide amenity.

The proposal for the subject site serves to

-Provide for density that is commercially feasible, integrated with the vision for the precinct as a whole and able to be supported through the provision of high resident amenity.

-Create public domain amenity at the ground plane for the benefit of not just residents of the site but by the wider public.

-Provide a range of housing choices that responds to the evolving demographic and cultural landscape of the region, including the provision of much needed affordable housing.

Principle 02:

Building on a shared vision for Leppington and establishing an identity for a transformed suburb

The vision that underpins the urban framework of the Leppington Town Centre proposal at a macro level has been further built upon and refined with additional layers of thinking focused on more local urban considerations and opportunities.

The prominence of the site acting as a potential urban marker at the transition from lower to higher density has been explored and emphasised, both at a human scale at the ground level and also at the precinct skyline scale.

The enormous potential of the riparian zone adjacent to Scalabrini creek as the driver of both public and private amenity is a key feature of the design proposal, and is consistent with the overall Town Centre proposal strategy to provide generous regions of strategically located green space to balance development density.

The proposed road arrangement and hierarchy within the site serves to create meaningful connections between the riparian zone, the proposed built form and the urban context adjacent, allowing for a neighbourhood that feels connected, local and diverse.

The subject site, in conjunction with other landholdings being concurrently developed by 21 Derwent Pty Ltd within the Town Centre area, has the significant potential for acting as a design exemplar for future development, as well as facilitating further investment confidence in the precinct and the transformation of Leppington.

Principle 03:

Design rooted in place

The design proposal is driven by an analysis and understanding of the existing landscape and current and historical patterns of use, extending back to when the Dharawal people were the prime custodians of the land, through to European settlement and the transition from foraging to agricultural land.

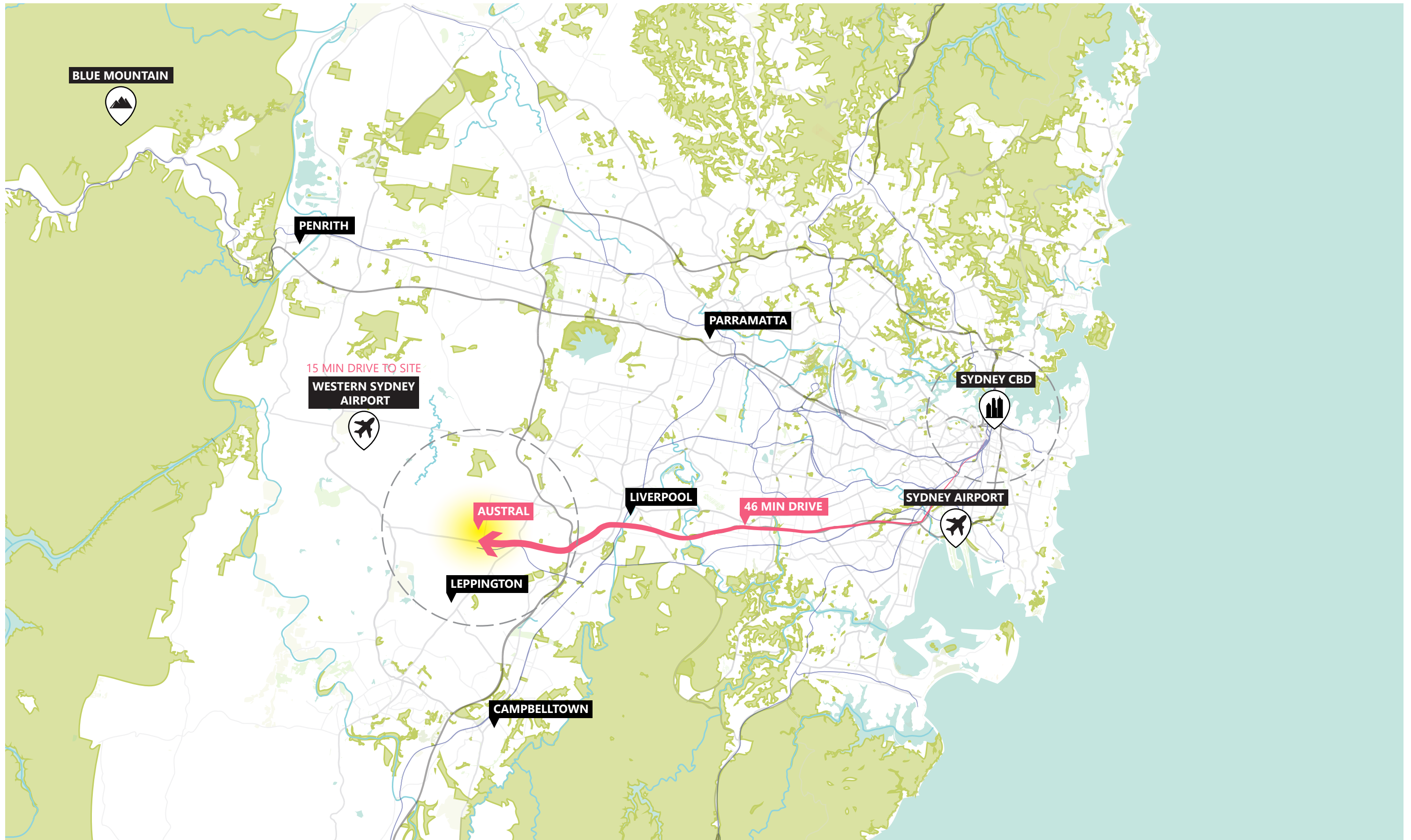
The occupation of the site by a riparian zone bounding Scalabrini creek has been the genesis of design that seeks to merge modern urban planning with its grid/block arrangements and the topography of natural features and vegetation patterns. This 'city edge' condition is celebrated and the design seeks to pull the nature of the riparian zone into the site and beyond, allowing for a ground plane experience that is rooted in place.

The consideration of place is extended to how amenity for residents can be integrated and enhanced. Density is proposed at the edges, along the riparian corridor, in order to maximise sunny apartments that have outlooks to green edges. Proposed streets are intended to be walkable and promote connections to neighbours and key landmarks. The dedication of much of the site area to landscape, including the provision of generous landscaped podiums maximises canopy cover and provides an urban cooling effect.

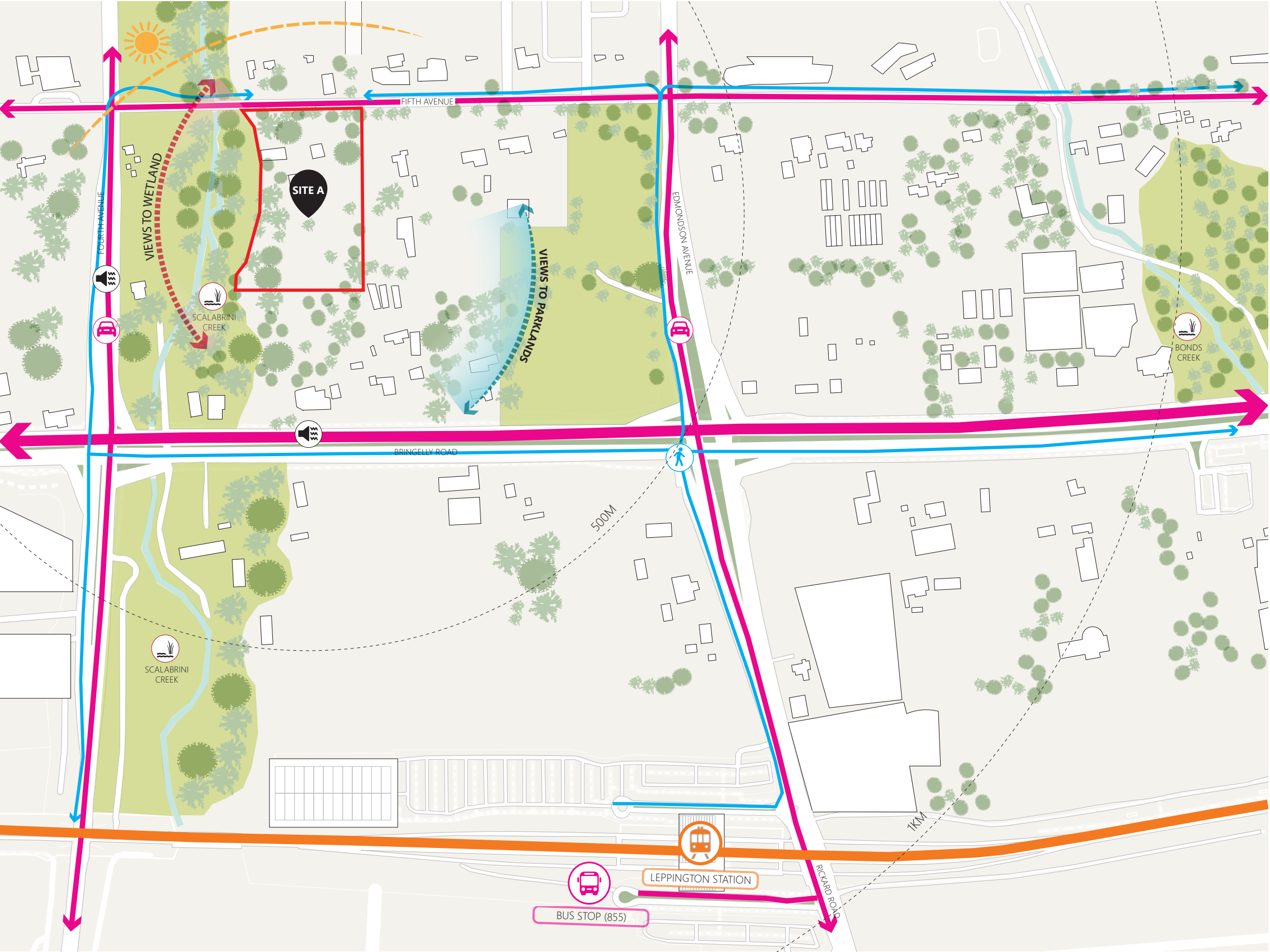
01

URBAN & SITE ANALYSIS

URBAN & SITE ANALYSIS
REGIONAL CONTEXT

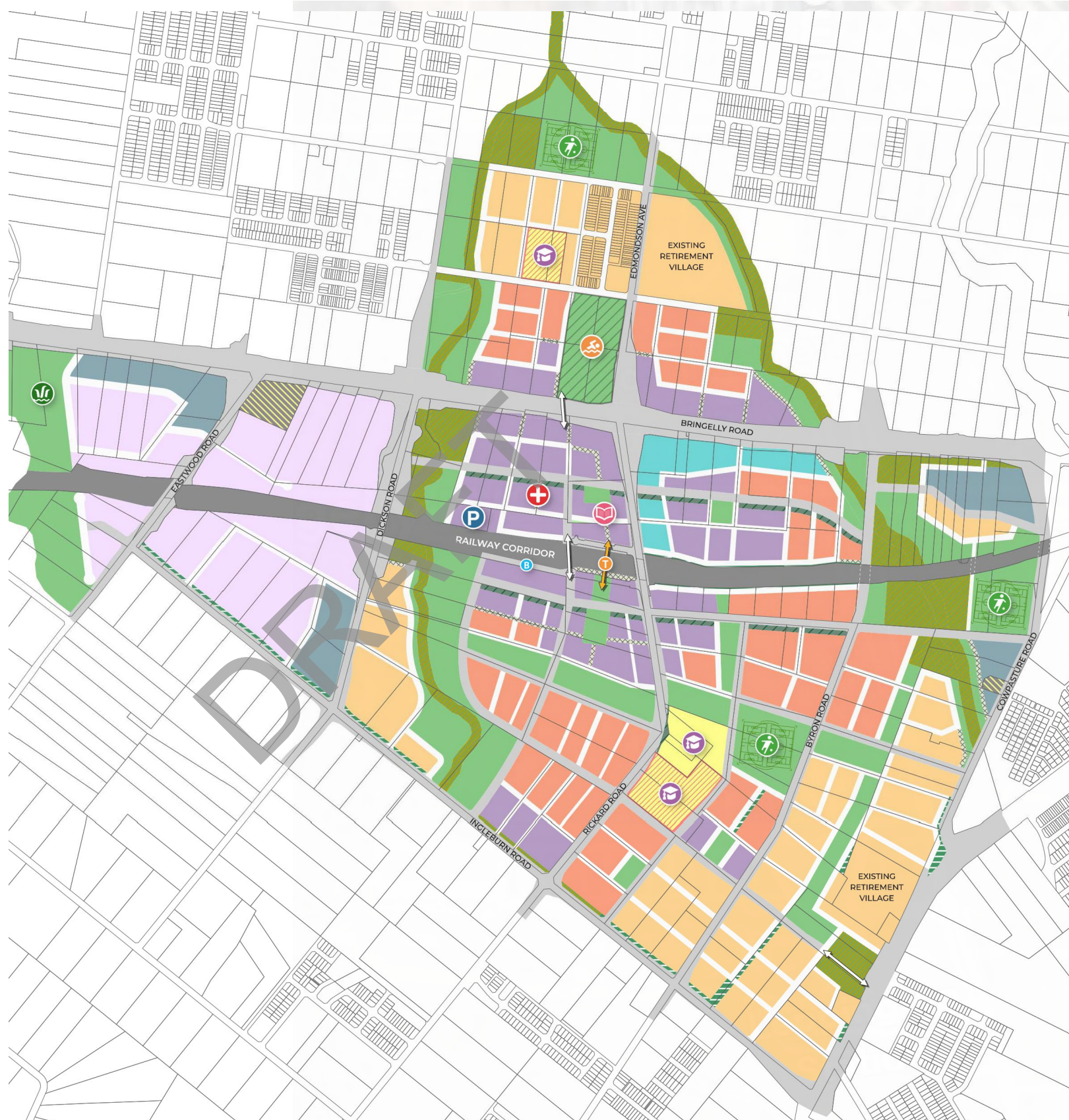


URBAN AND SITE ANALYSIS
EXISTING CONDITIONS



URBAN & SITE ANALYSIS

LEPPINGTON TOWN CENTRE PLANNING PROPOSAL



The Leppington Town Centre Planning Proposal serves to provide a framework for realising the future vision of the area as a strategic centre providing employment, services, community and residential functions to meet local and regional needs.

The planning proposal is based around the notion of an urban core centred around the existing train station and the intersection of Bringelly Road and Edmondson Avenue. The urban core provides for the greatest density within the precinct, which then reduces in a radial pattern towards the fringes, typical of 'hub' based urban planning frameworks.

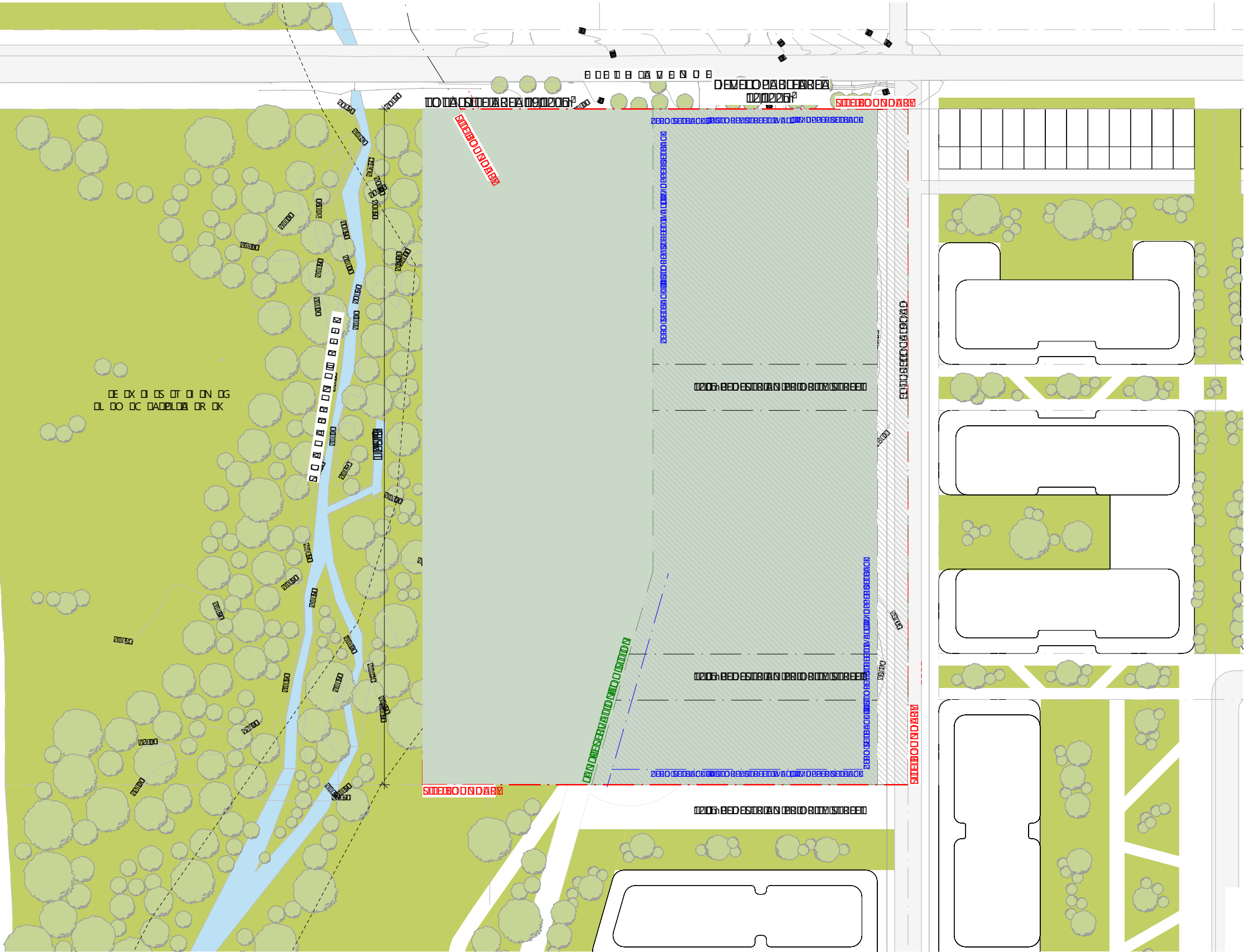
The subject site sits at the north-western fringe of the precinct and forms the interface between the medium density zones to the north and the high density zone to the south. While the developable portion of the site is zoned as high density residential, its adjacency to Scalabrini Creek and its associated riparian corridor means that a significant portion is zoned for Public Recreation uses.

The Planning Proposal Indicative Layout Plan proposes a road network and hierarchy at a macro scale, with local roads accessed from Fifth Avenue creating finer-grain development blocks. A local road is proposed along the riparian corridor.



URBAN & SITE ANALYSIS

DEVELOPABLE SITE EXTENTS



The proposed site planning aims to set out the developable area in relation to the established infrastructure and recreational uses, as well as the envisioned future development of the neighbouring property to align with the urban strategy.

The site is defined by the outline of the SP2 Infrastructure zone along the western edge towards Scalabrini Creek. The RE1 recreation zone within the site boundary is proposed to be reserved for public open space, including a 12m pedestrian priority zone linking Fifth Avenue to a dedicated open space at the south west of the site. This ensures that the riparian nature strip is supported with a strong landscaped offering that connects the site to neighbouring open space as well as connecting to the future envisioned Leppington nature trail.

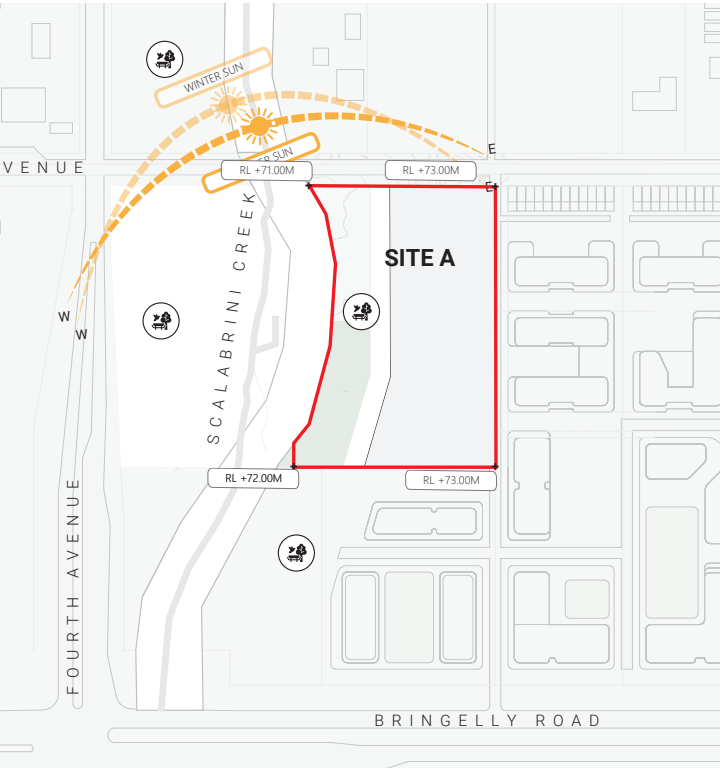
To the east, 8m of the site is dedicated to a shared 16m road with the neighbouring property. Two east-west 12m pedestrian priority streets connect the RE1 areas through the development site to the proposed local street to the east, and the future recreation park at Edmondson Avenue.

These parameters establish a strong base for a development which aligns with the intent for the Leppington Town Centre urban strategy.



URBAN AND SITE ANALYSIS

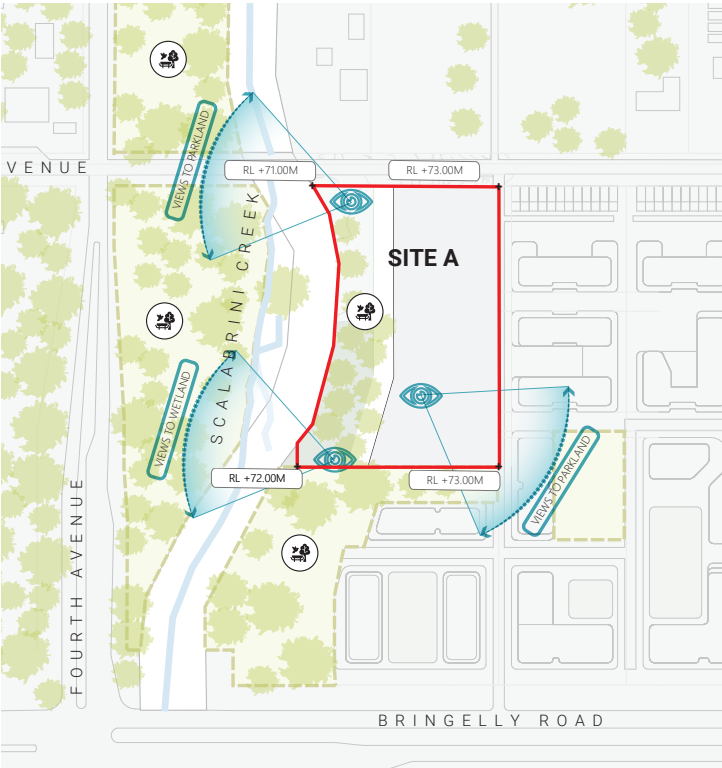
SITE CONSTRAINTS



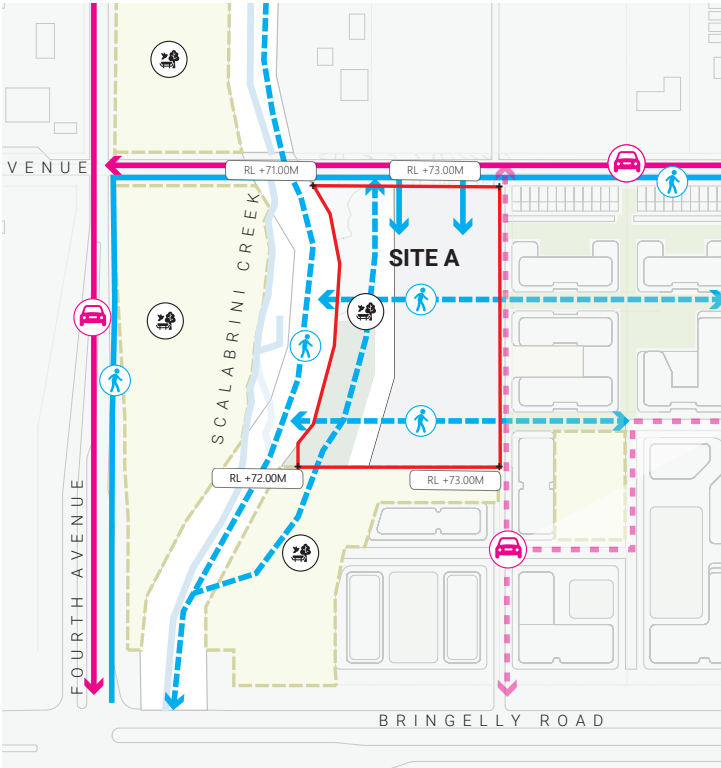
Solar Access



Prevailing Winds



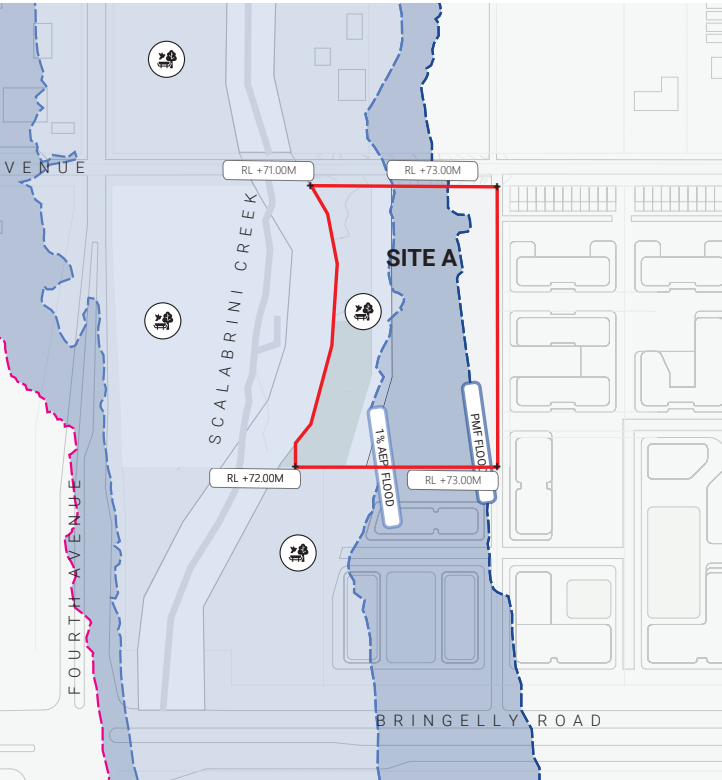
Views



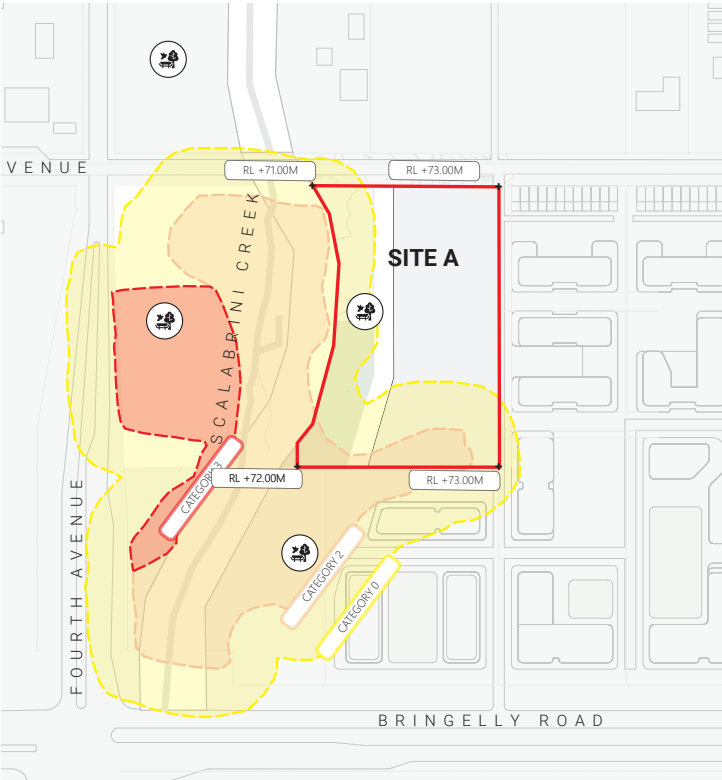
Connectivity



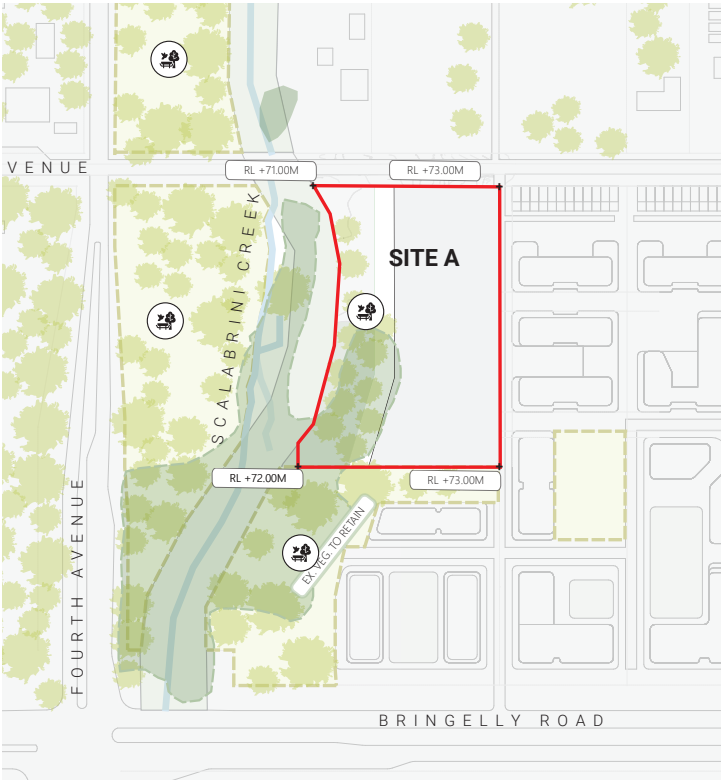
Land Use



Flood



APZ

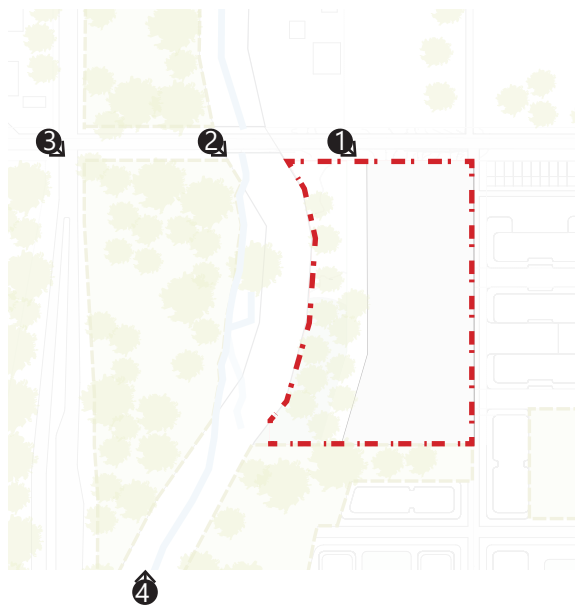


Riparian Zone



URBAN AND SITE ANALYSIS

MASTERPLAN EXISTING SITE CHARACTER



02

DESIGN THINKING

DESIGN THINKING
KEY MASTERPLAN PRINCIPLES



ACTIVATING THE PUBLIC
DOMAIN



A BUZZING RETAIL
EXPERIENCE



ENHANCING CONNECTIVITY,
PROVIDE SENSE OF ADDRESS



RELATING TO RIPARIAN
SURROUNDS



GREAT AMENITY FOR RESIDENTS



HEALTH AND WELLBEING

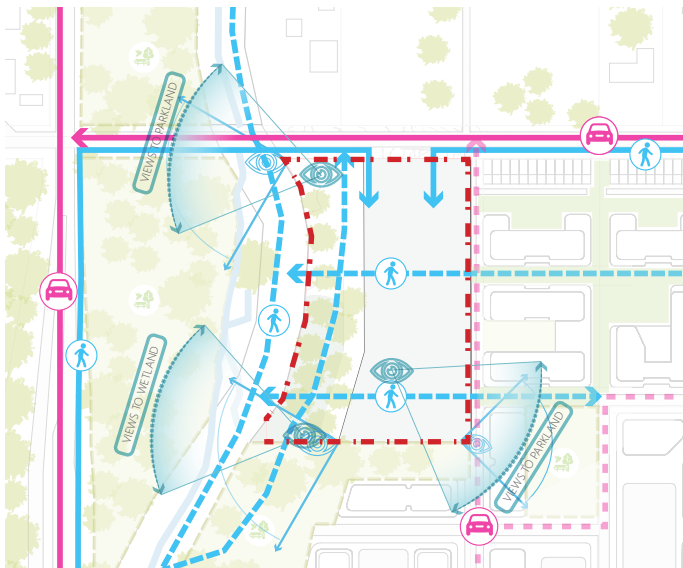
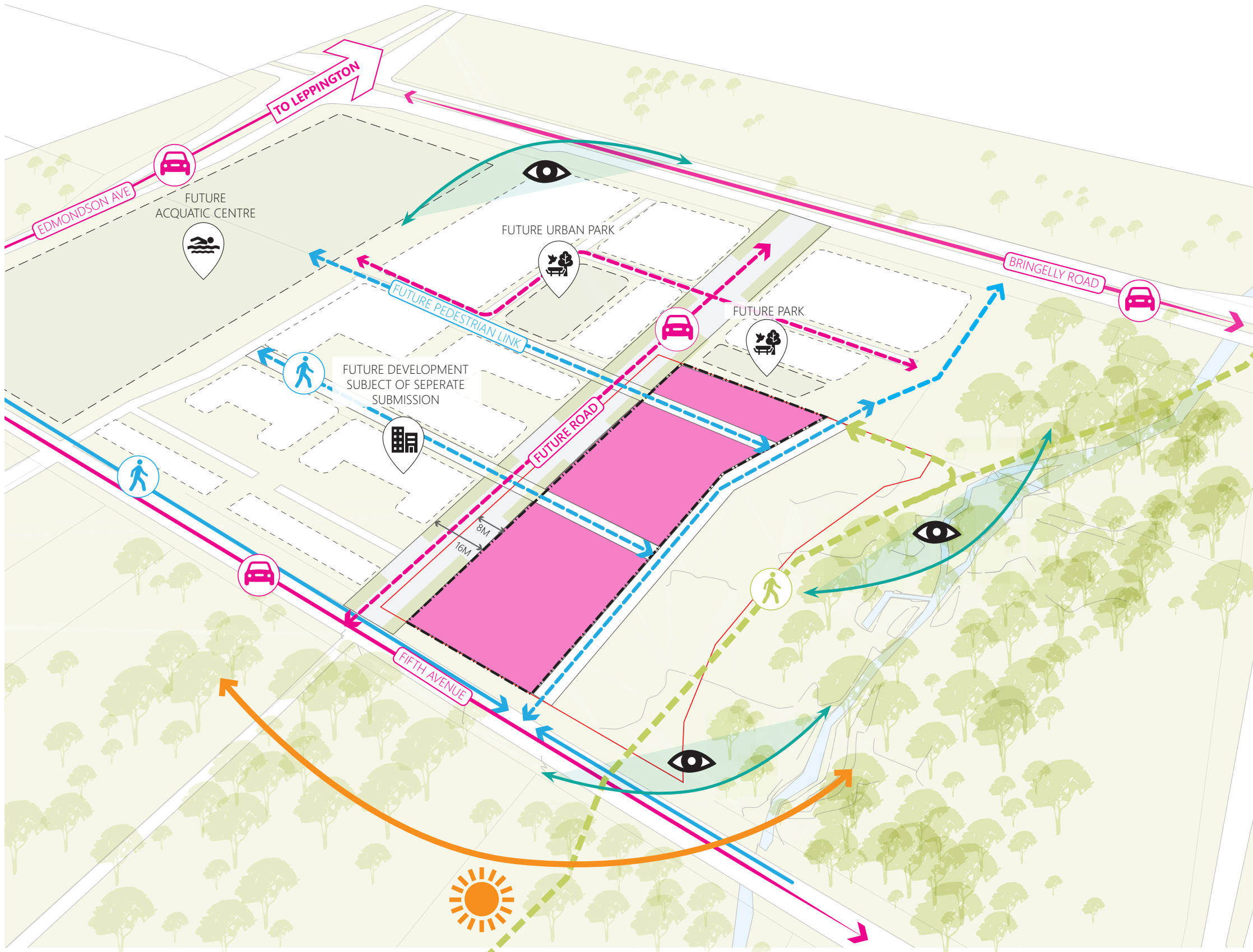


GREEN AND SUSTAINABLE

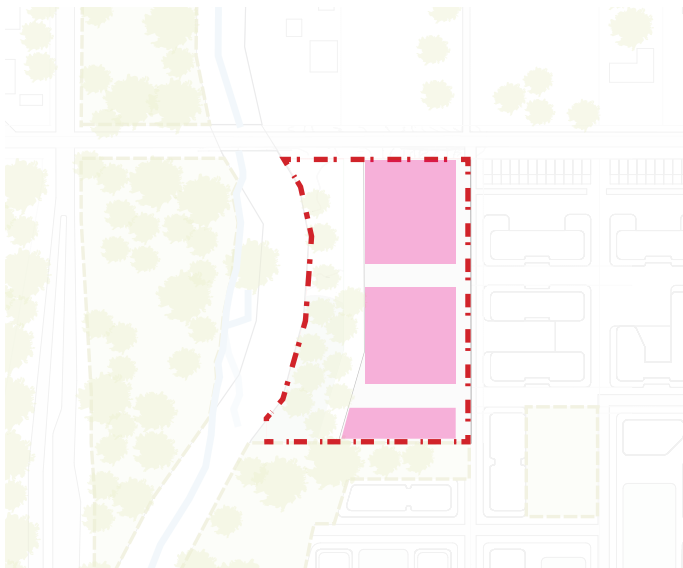
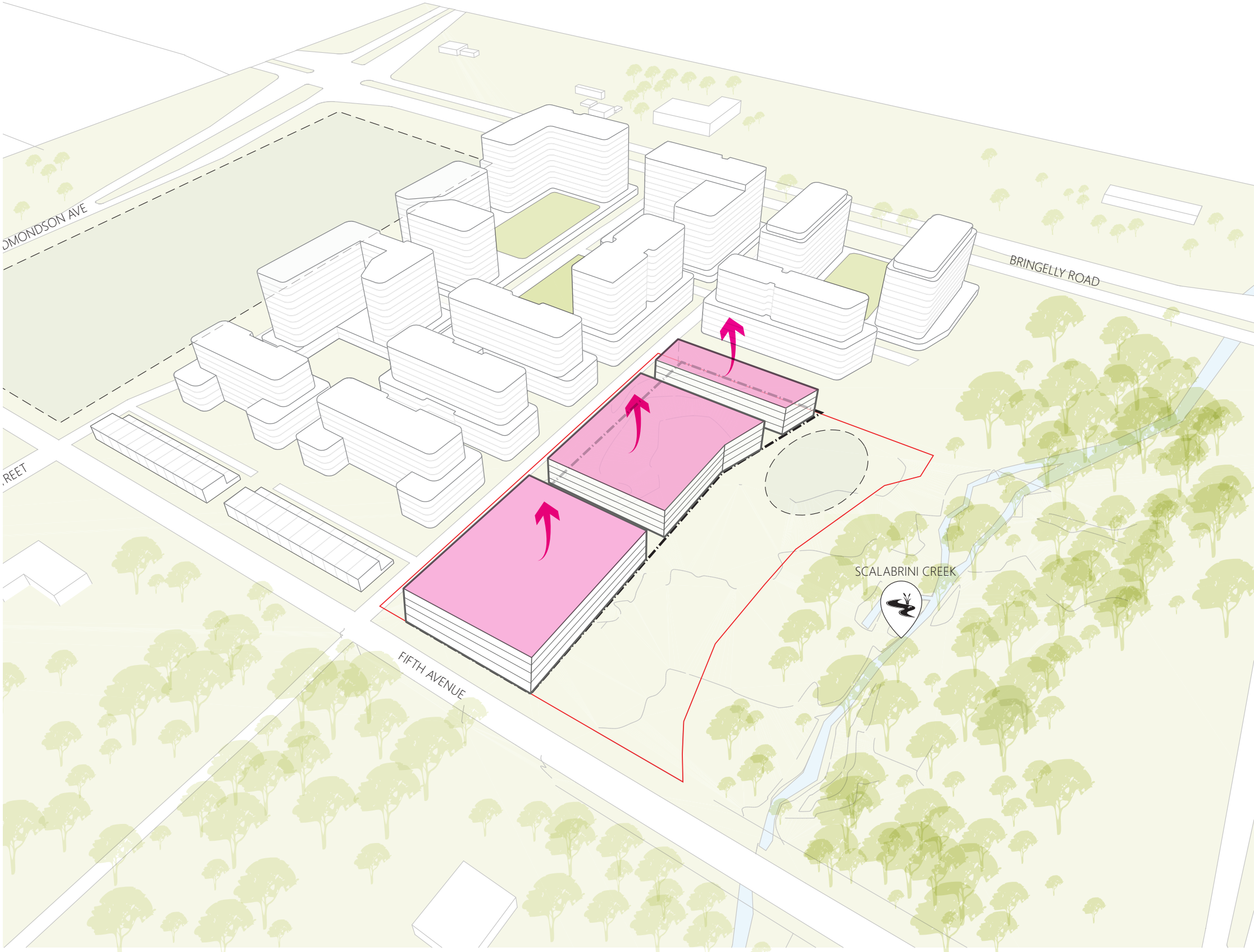


EFFICIENCY AND BUILDABILITY

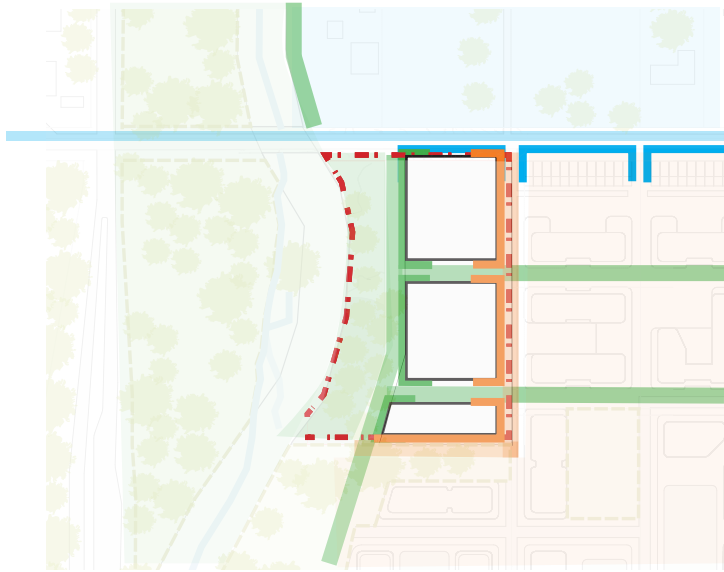
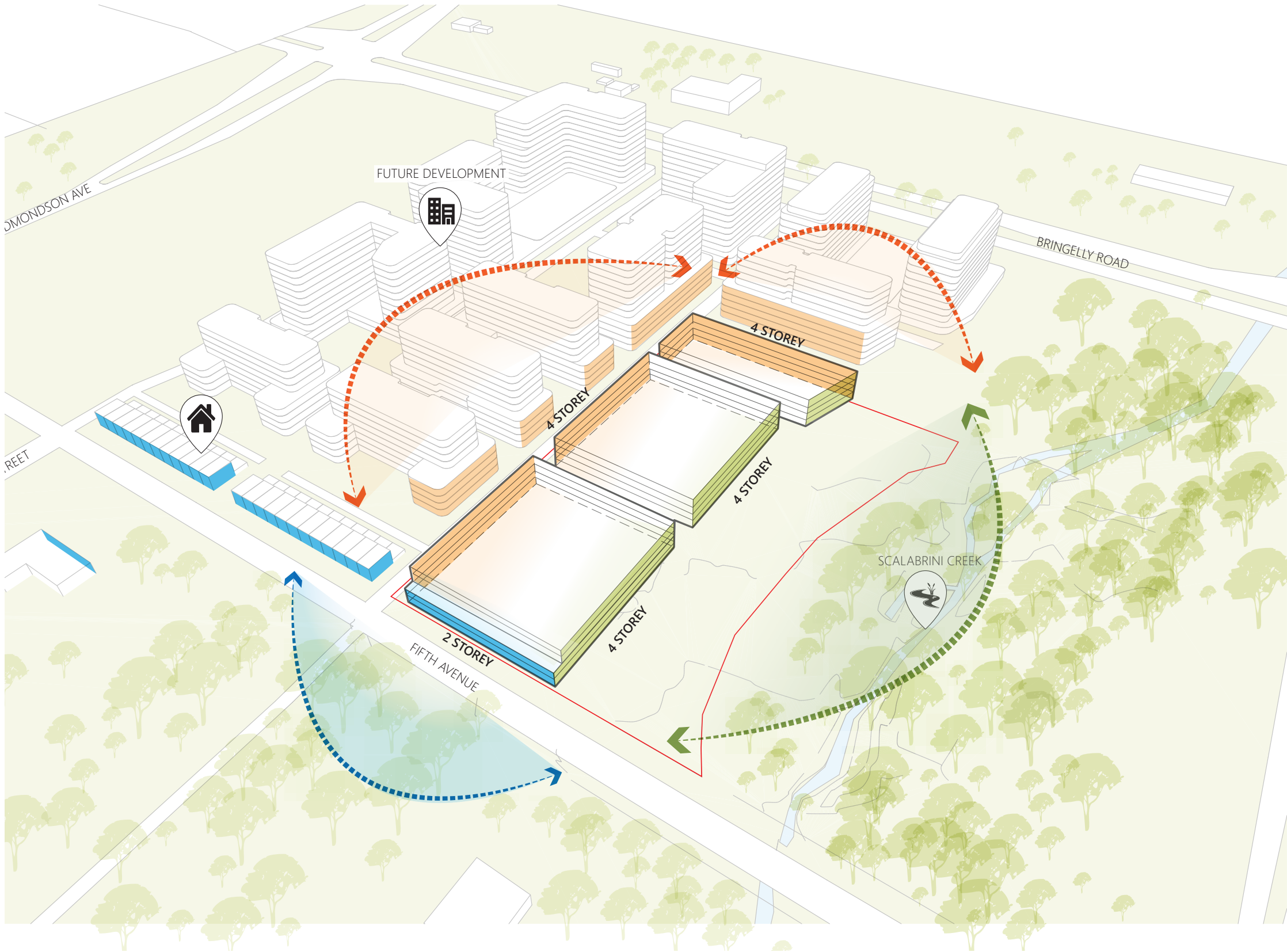
DESIGN THINKING
CONSTRAINTS & OPPORTUNITIES



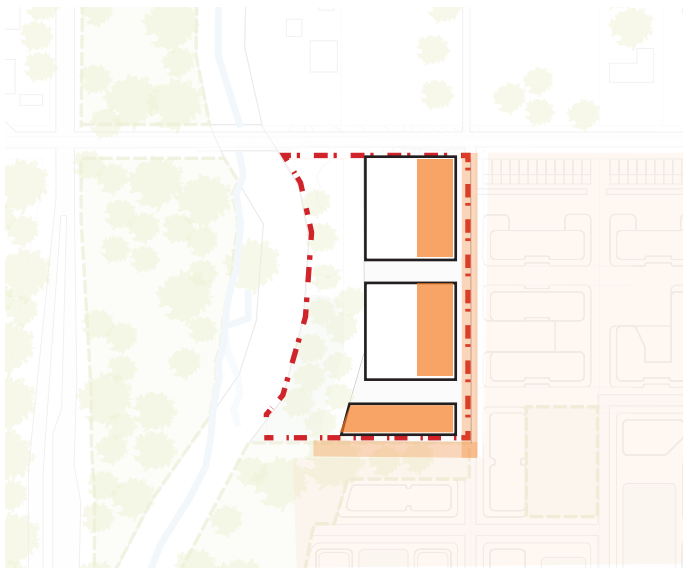
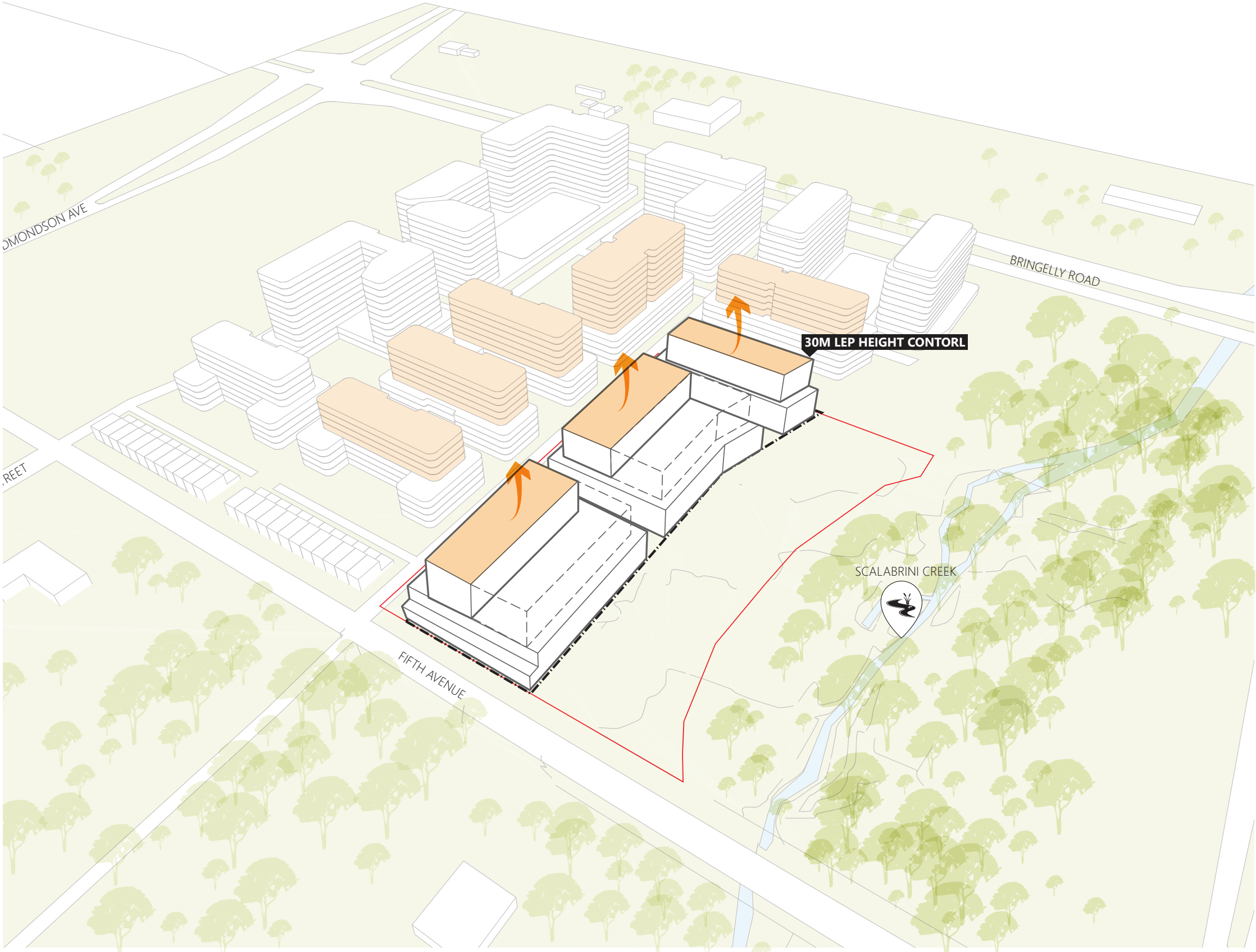
DESIGN THINKING
PODIUM ENVELOPE



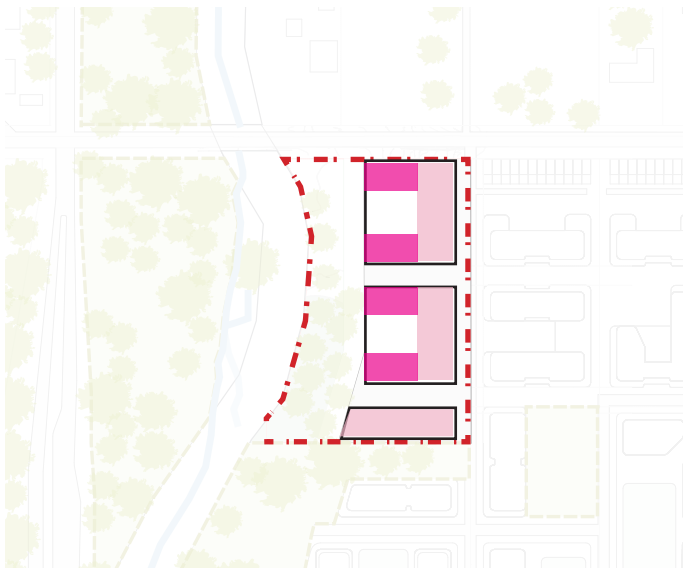
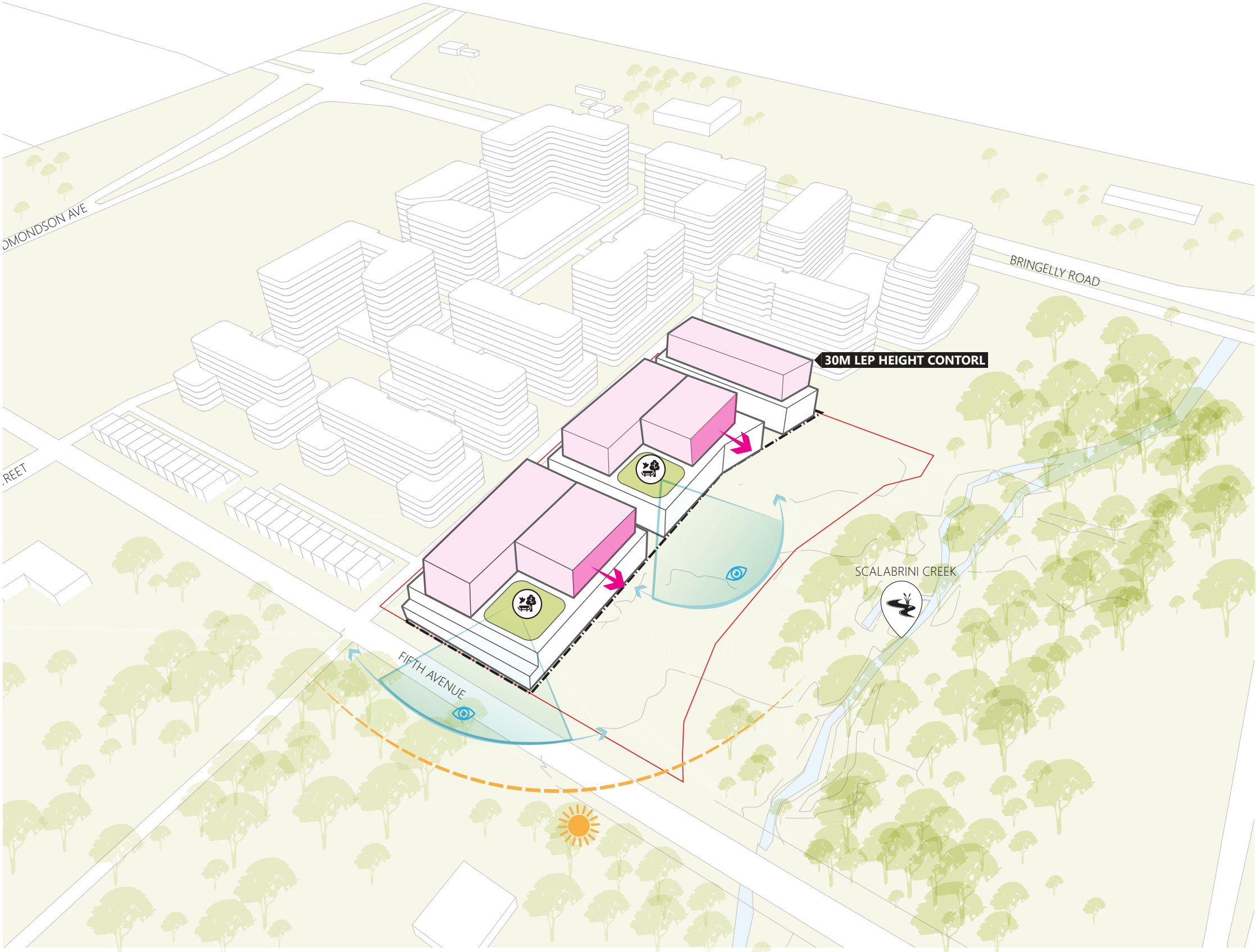
DESIGN THINKING
PODIUM CONTEXTUAL APPROACH



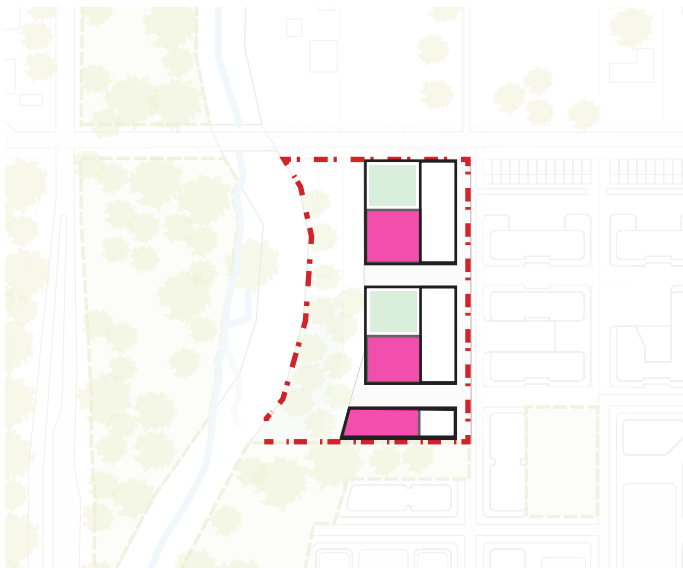
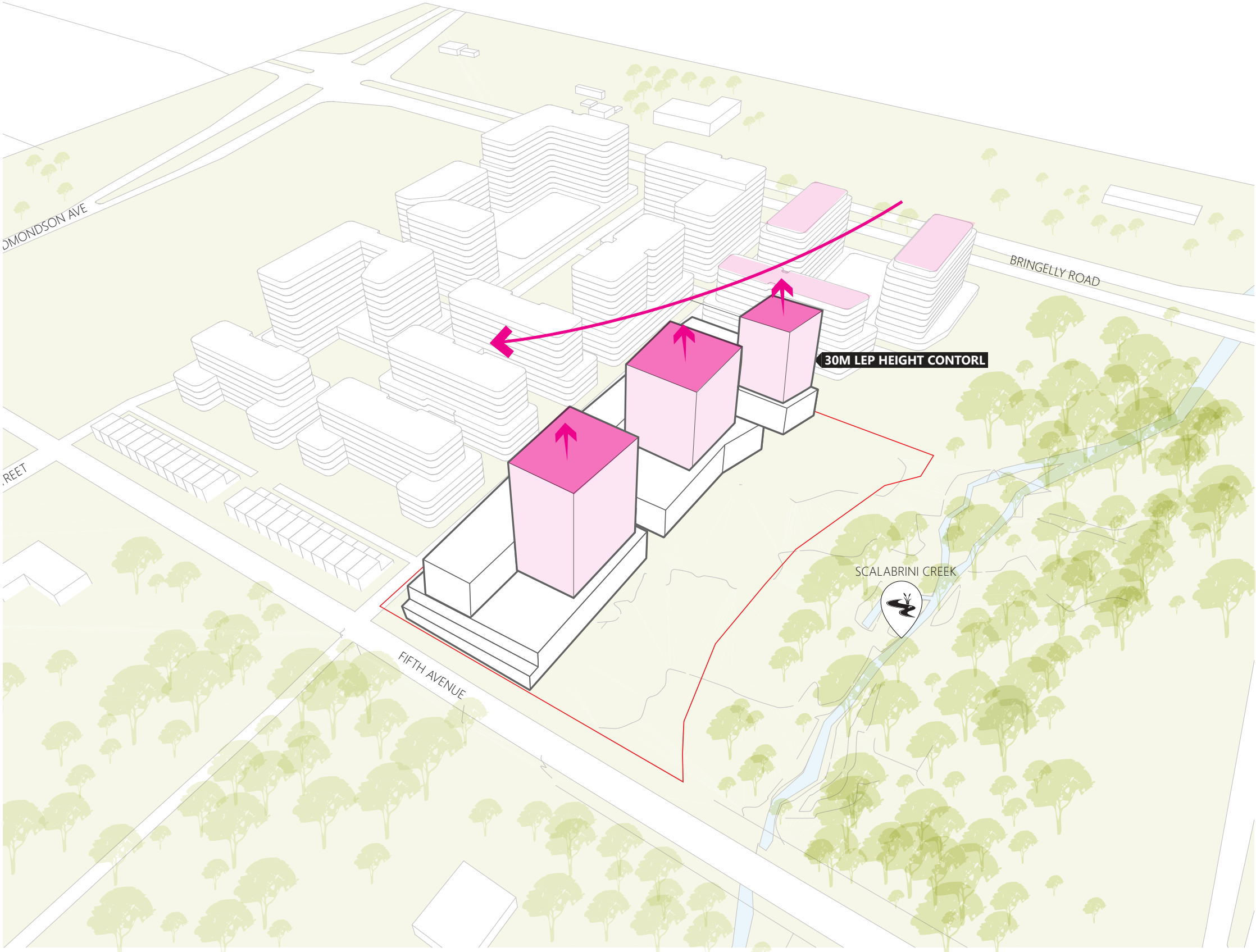
DESIGN THINKING
TOWER FORM AT URBAN EDGE



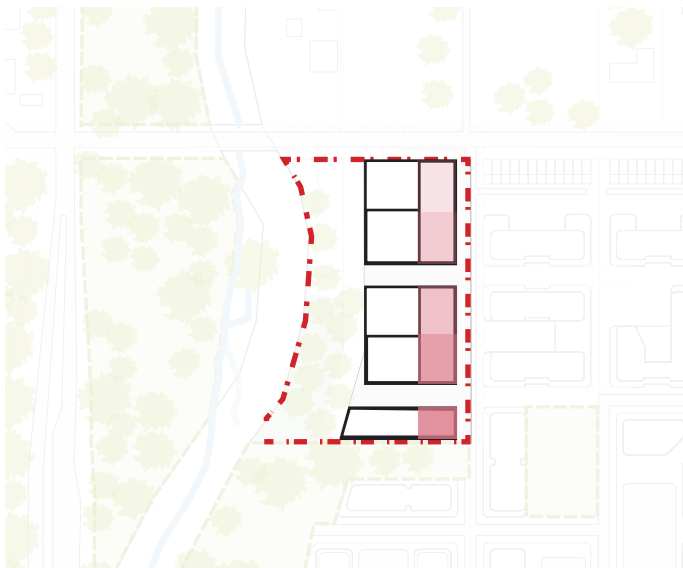
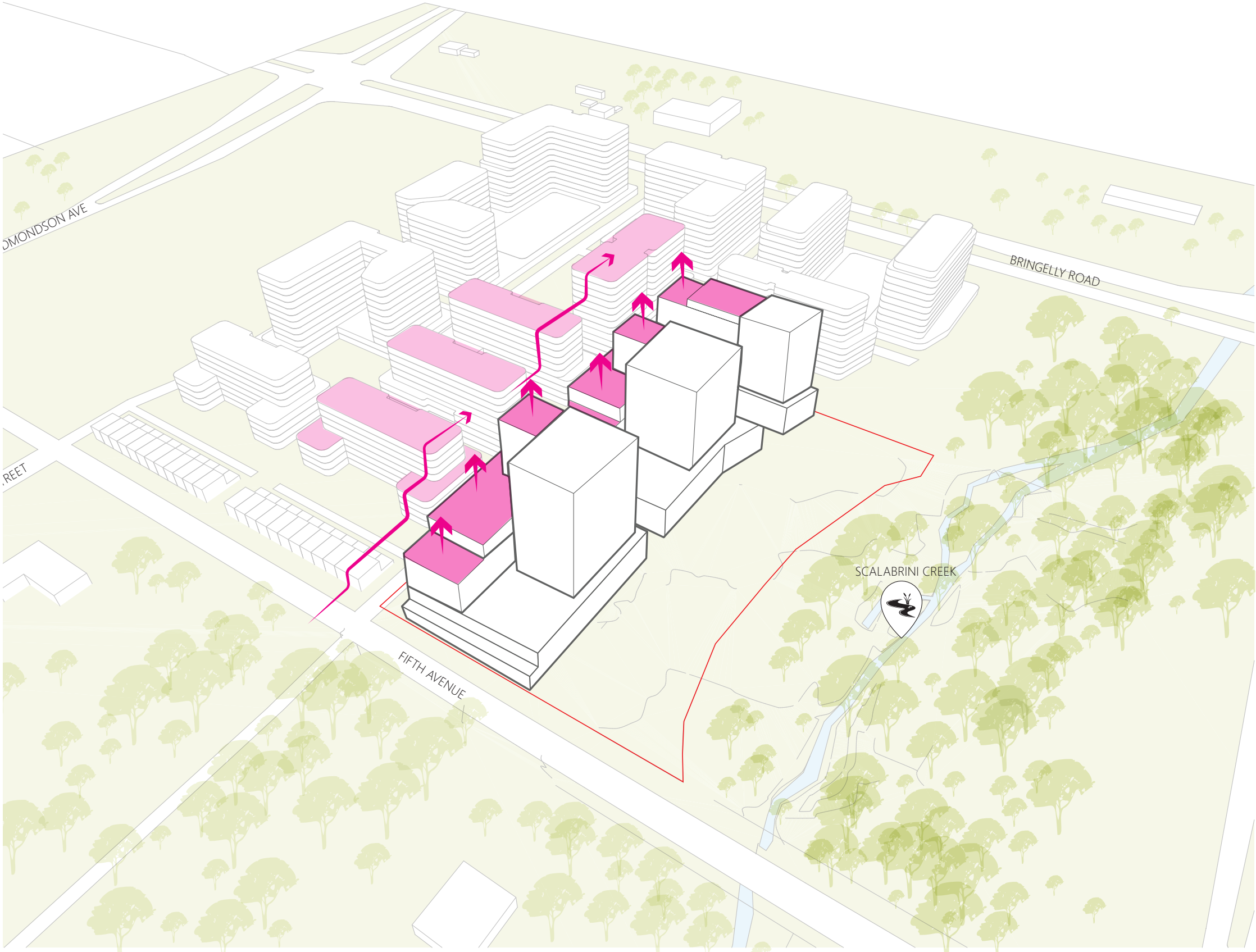
DESIGN THINKING
TOWER FORM TO RIPARIAN EDGE



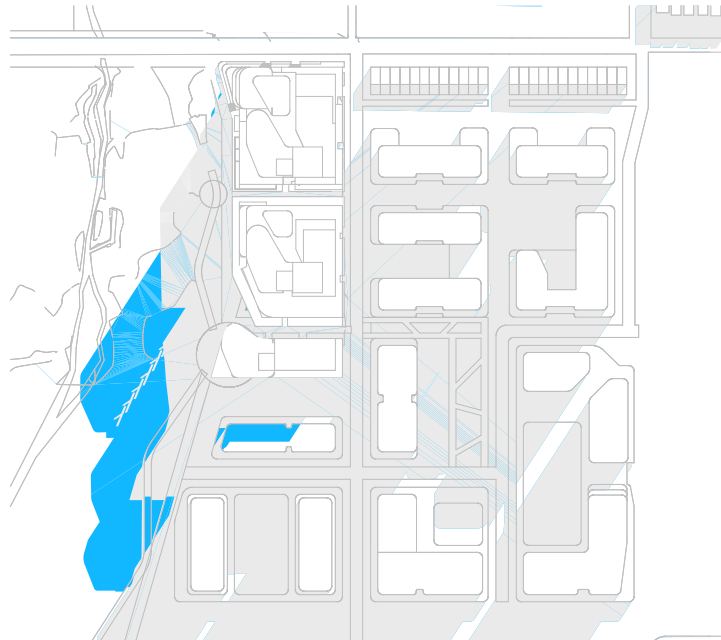
DESIGN THINKING
TOWER FORM - DESIRED BUILDING DENSITY



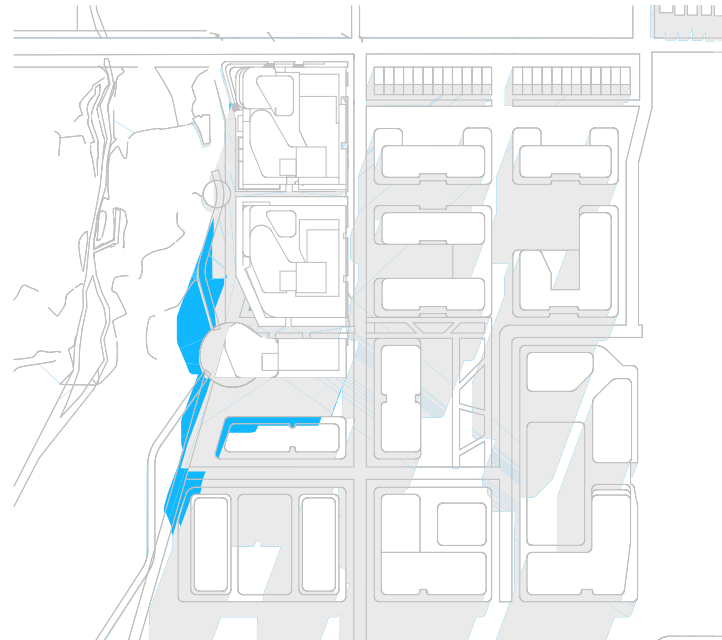
DESIGN THINKING
TOWER FORM - URBAN SCALE



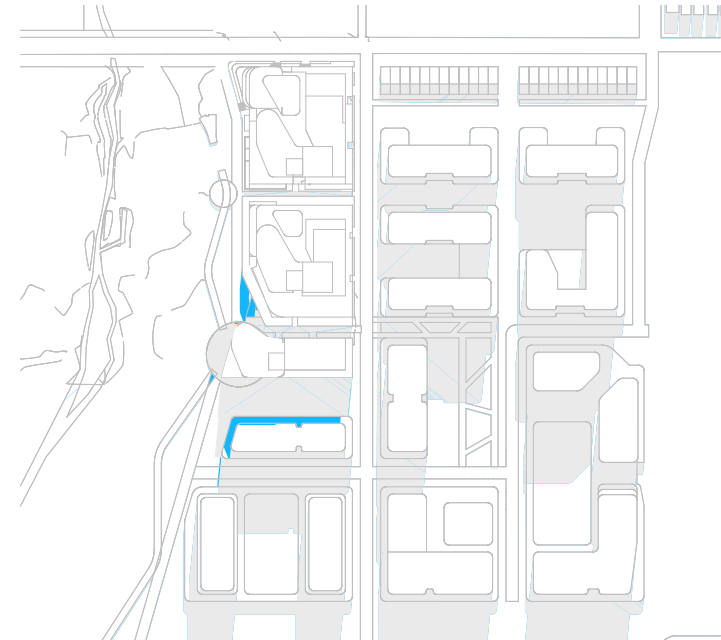
DESIGN THINKING
SHADOW ANALYSIS
21 JUNE 9AM-3PM



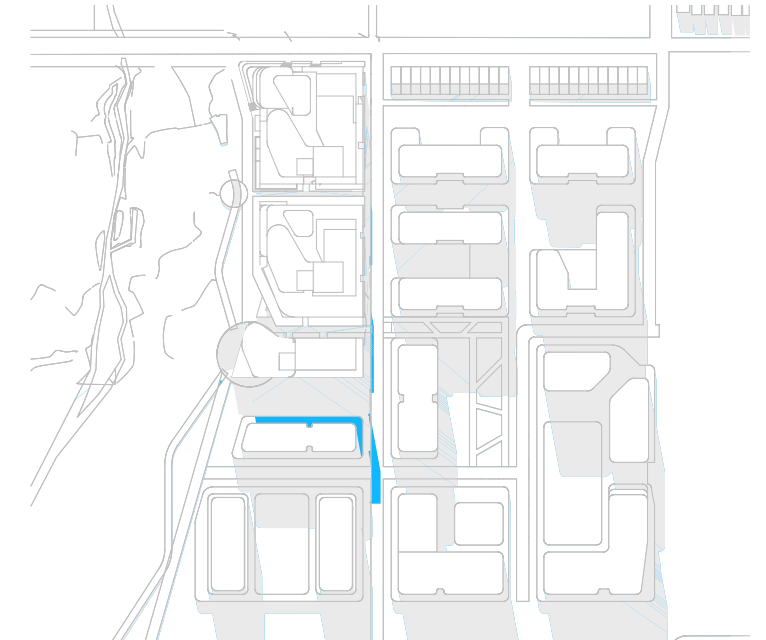
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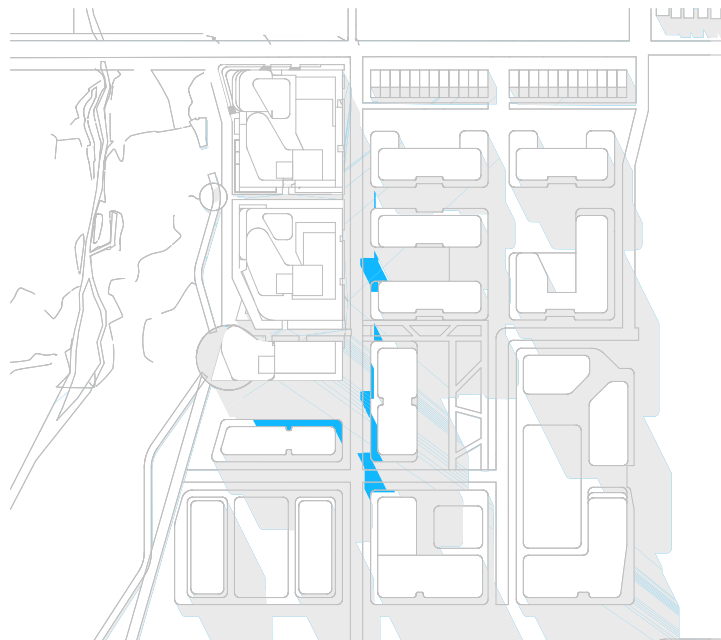
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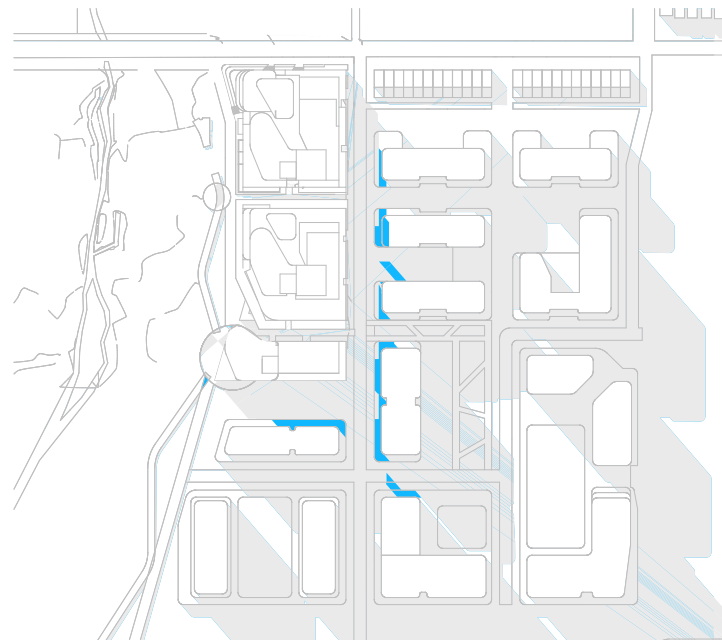
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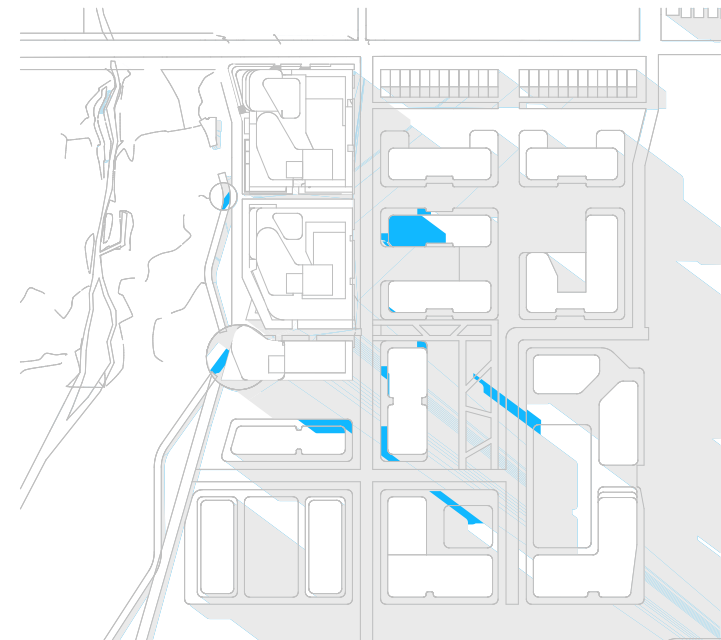
21 JUNE 12NOON



21 JUNE 1PM



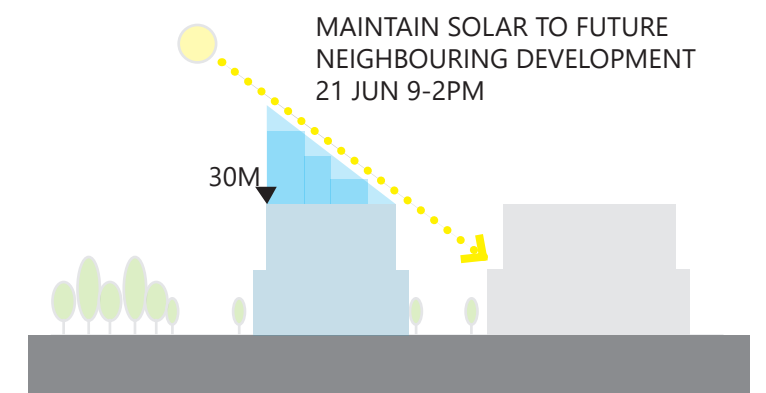
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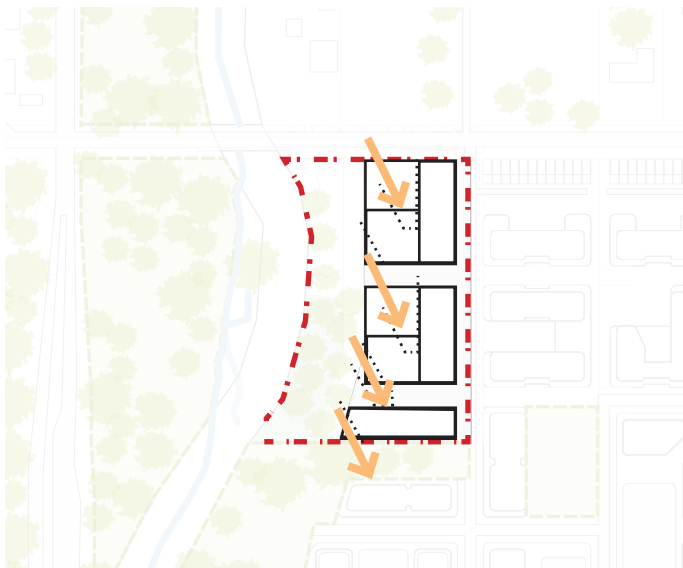
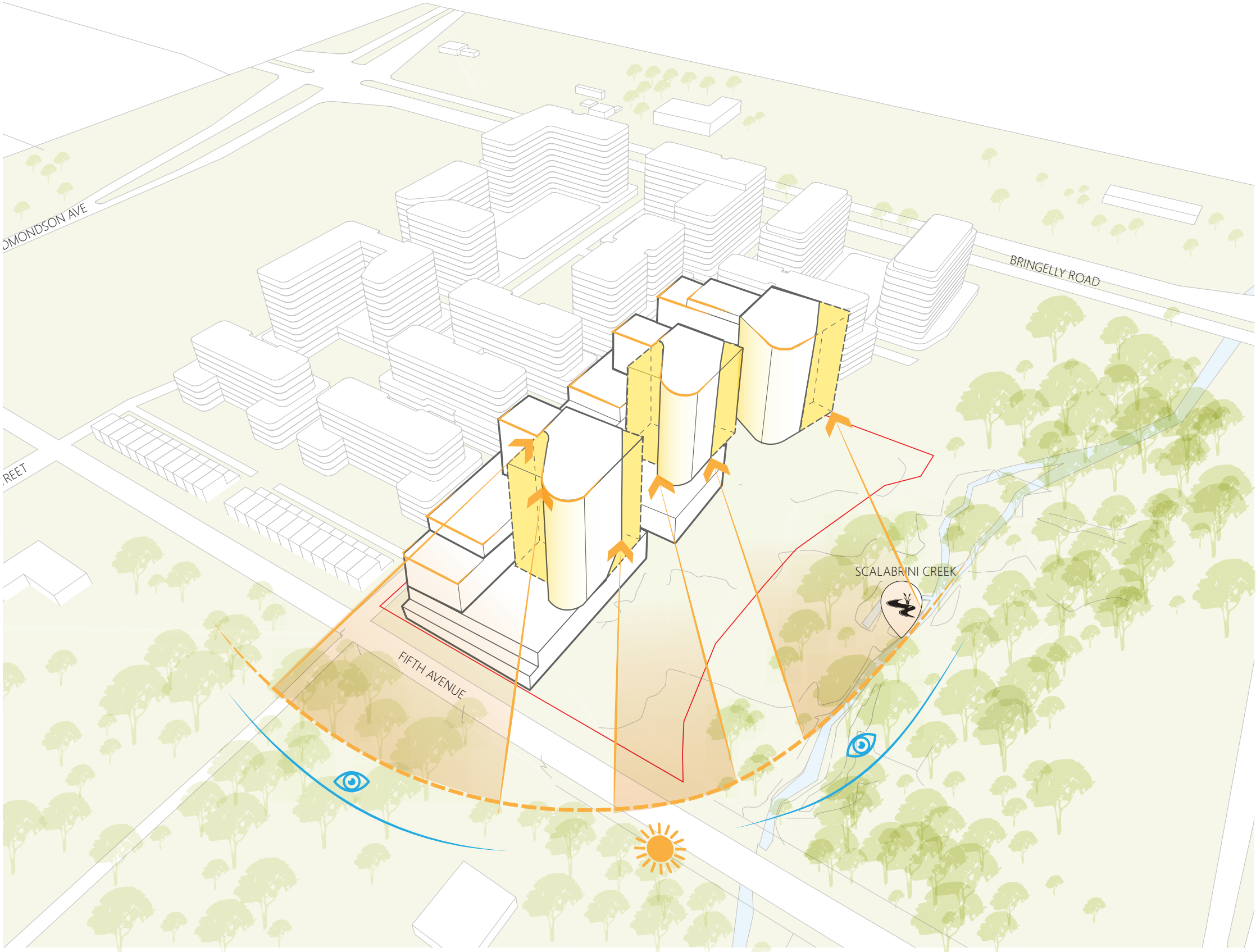
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LEGEND

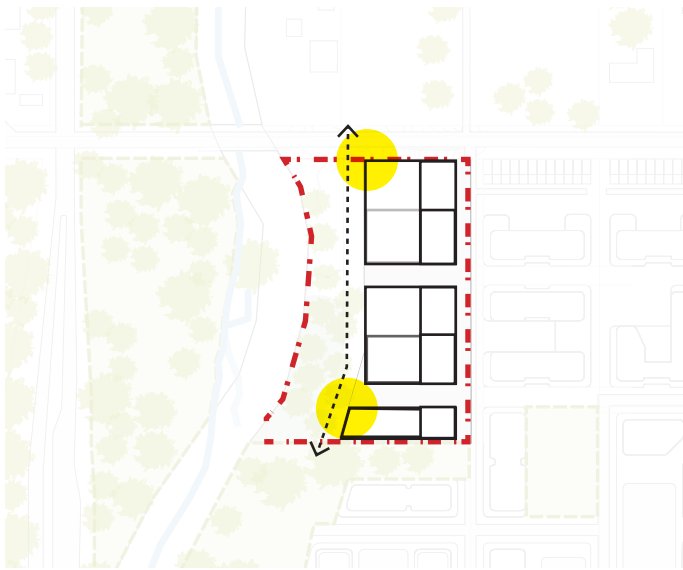
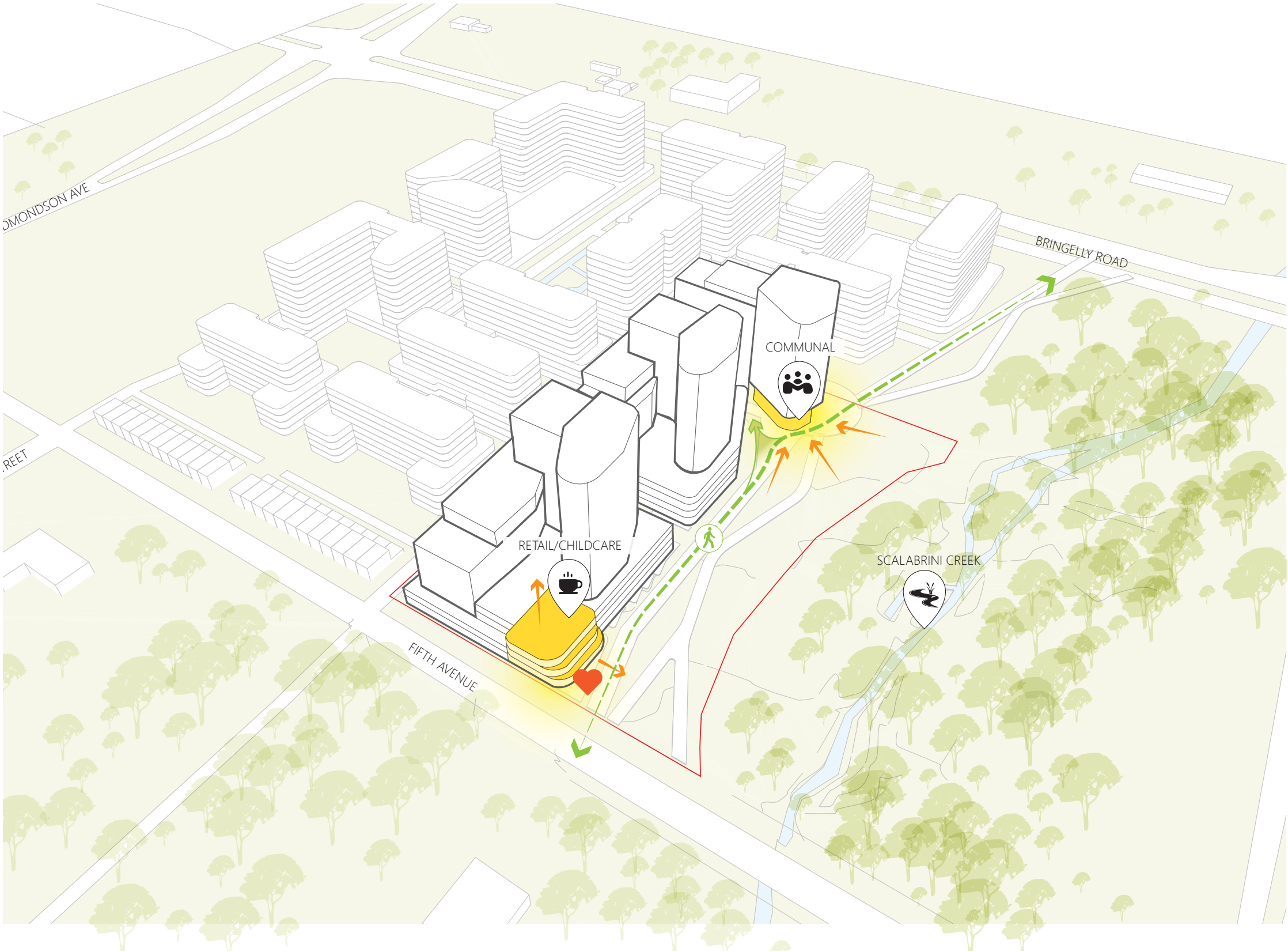
- PROPOSED
- LEP ENVELOPE TO 30M HEIGHT



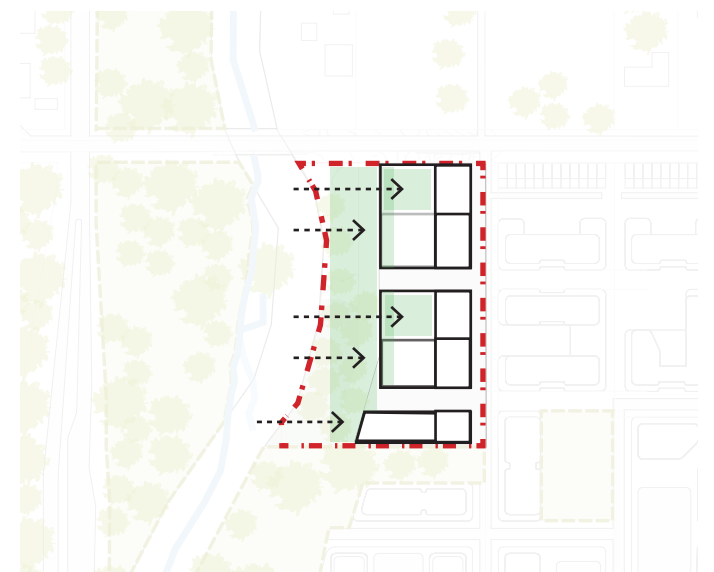
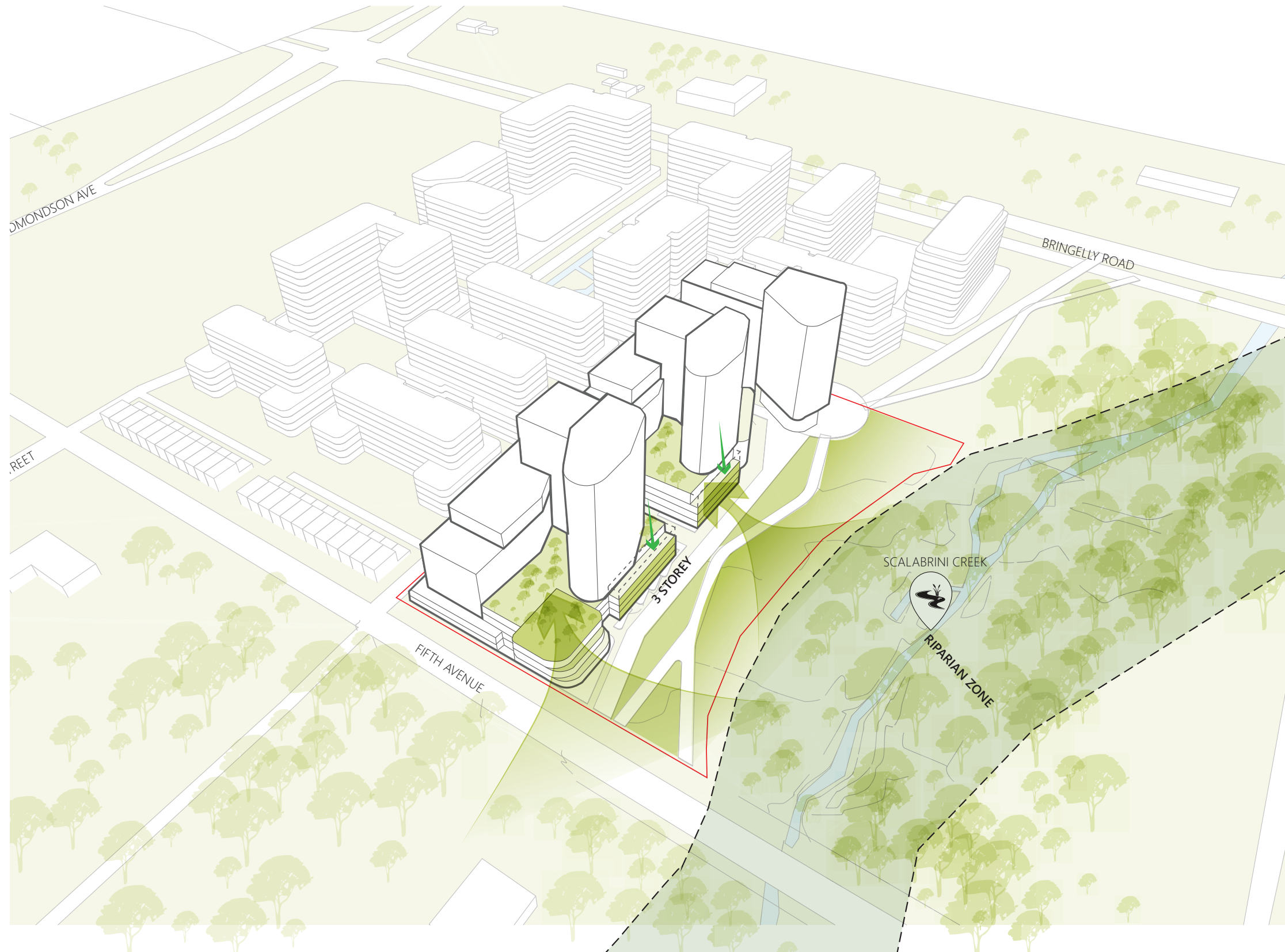
DESIGN THINKING
SOLAR AND VIEW AMENITY



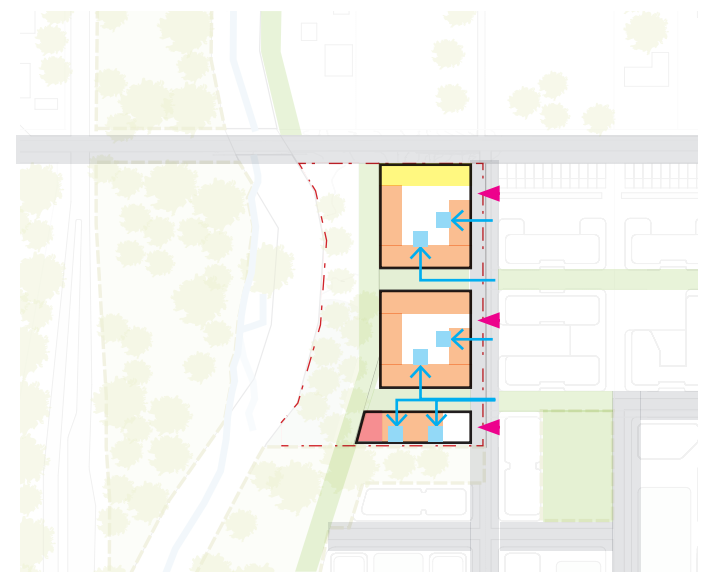
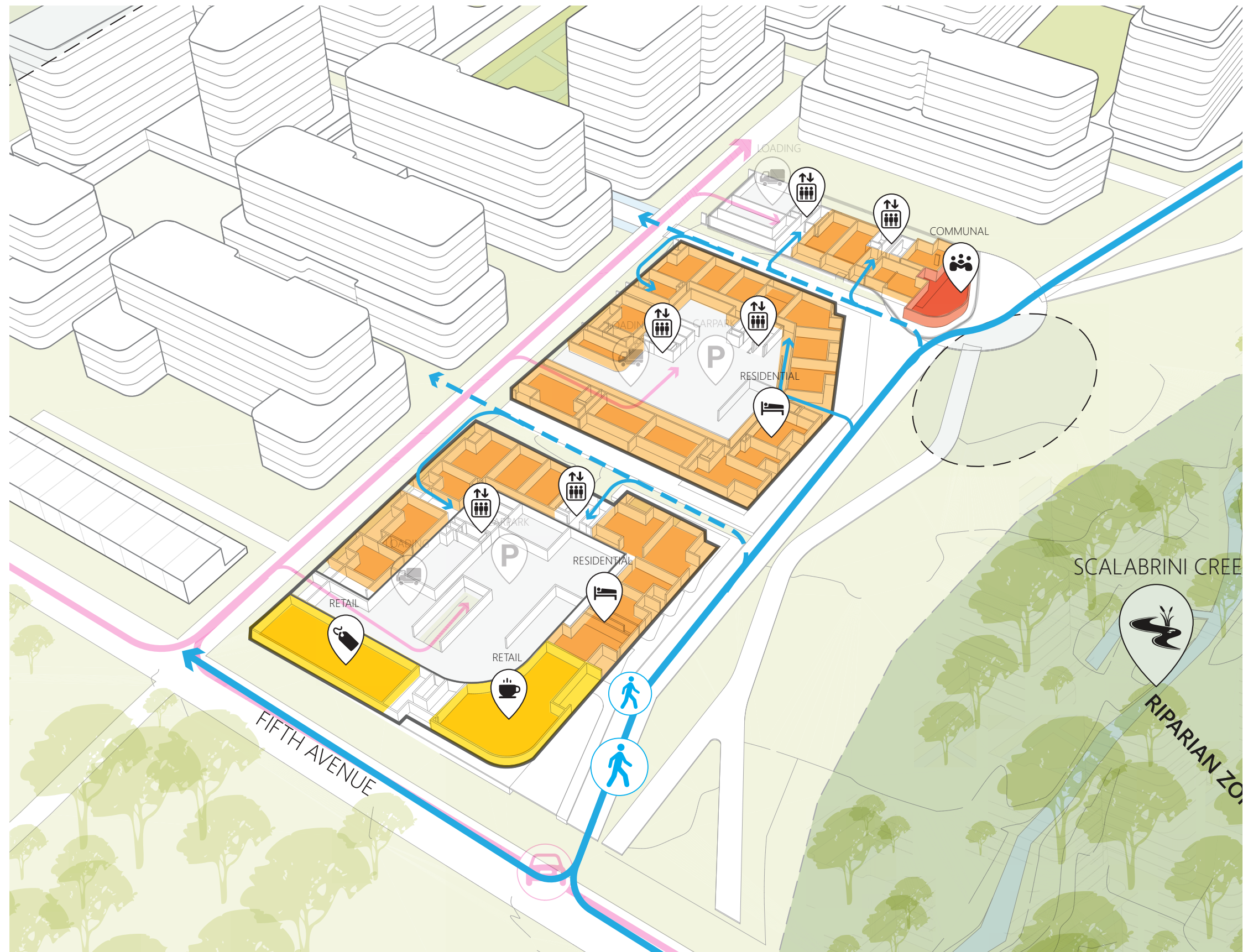
DESIGN THINKING
CORNER MARKERS



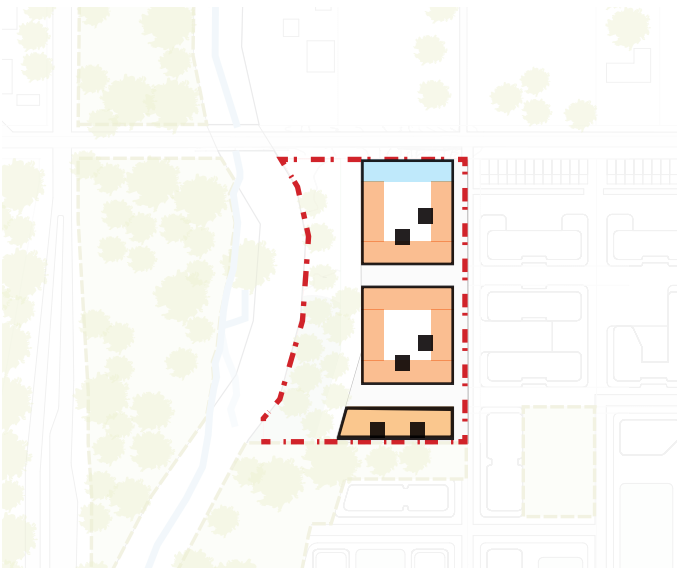
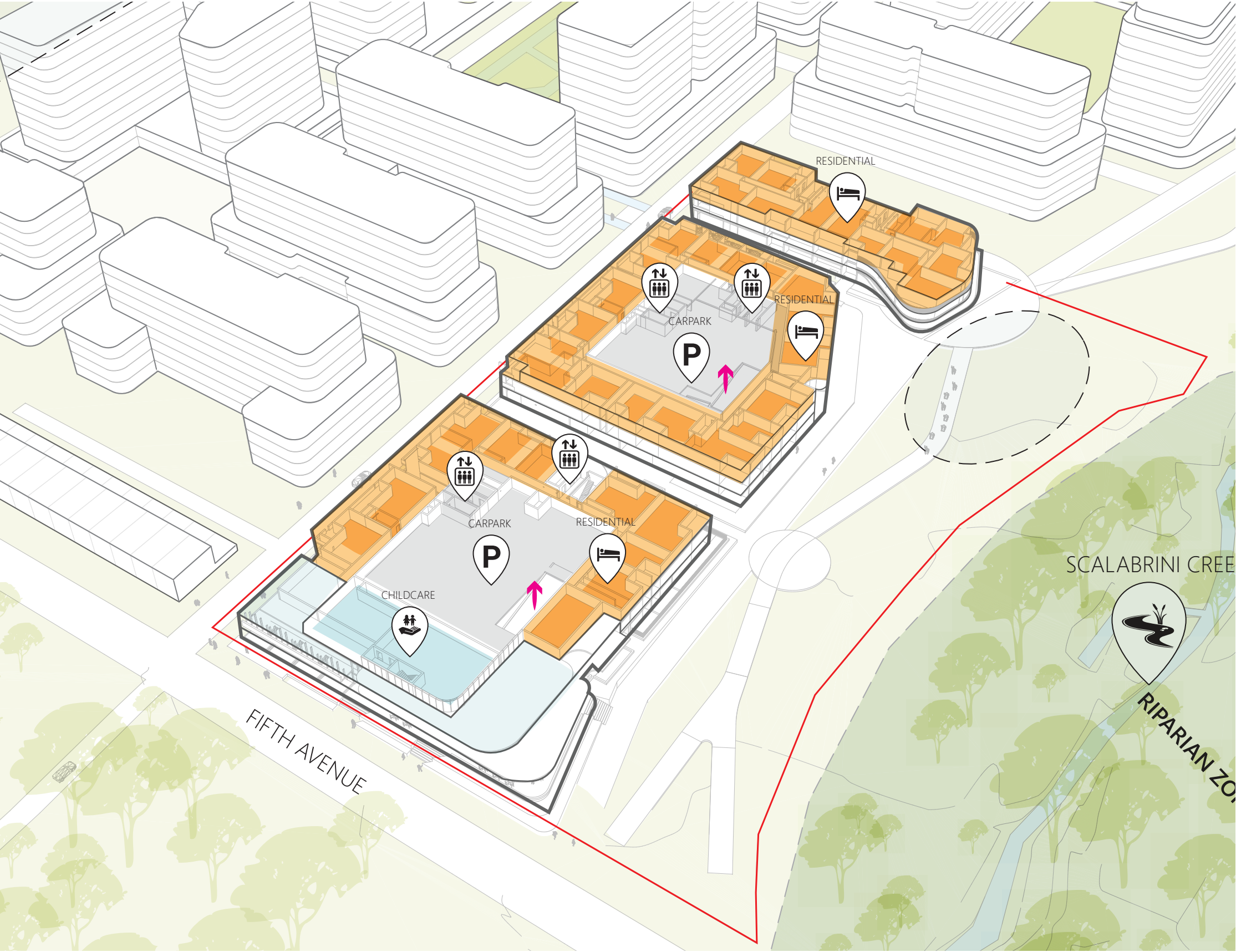
DESIGN THINKING
PODIUM GESTURE TO CREEK EDGE



DESIGN THINKING GROUND PLANE



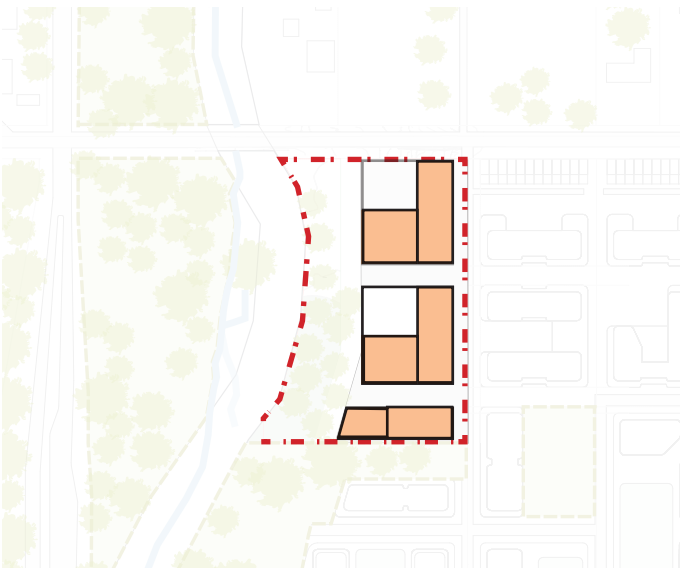
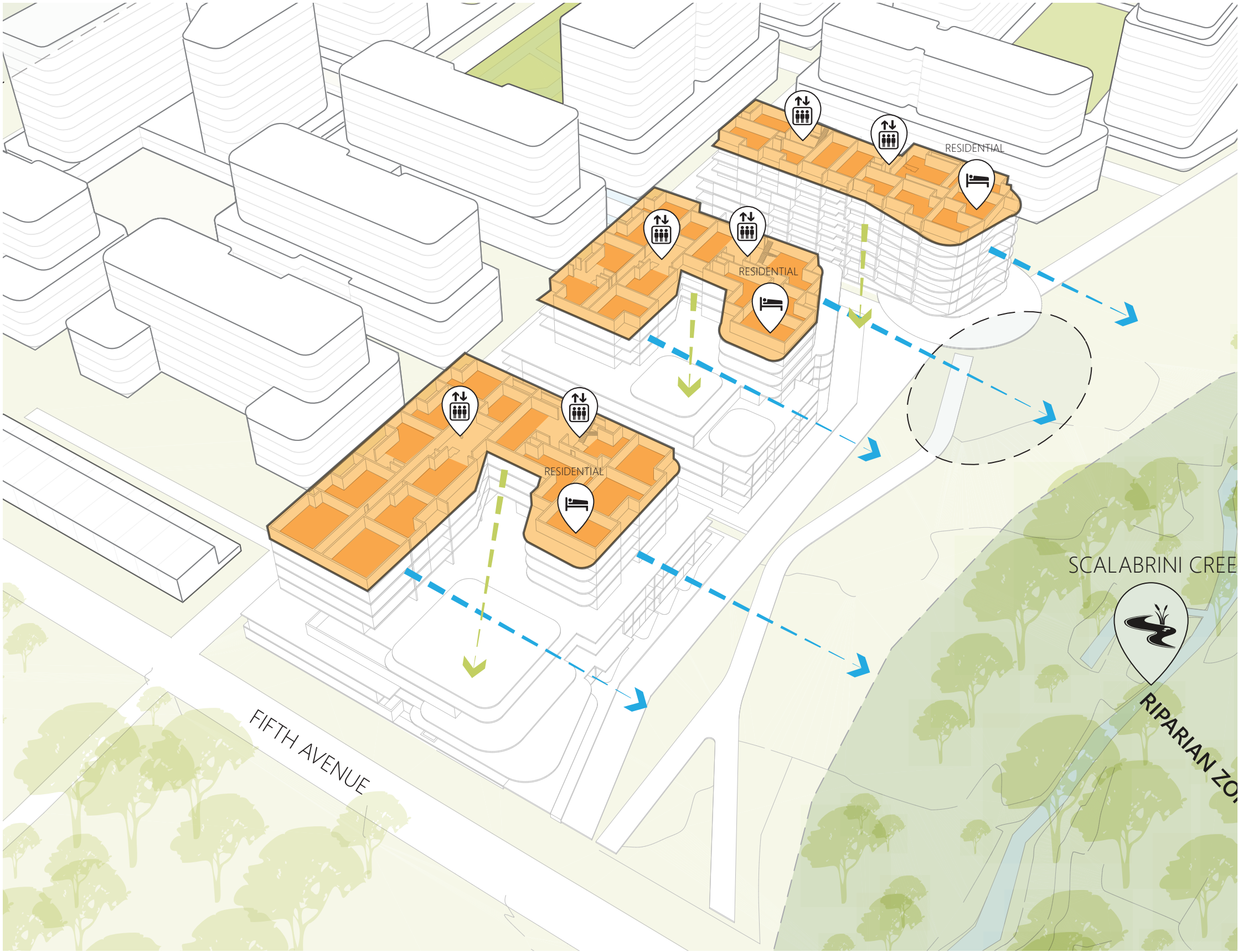
DESIGN THINKING
PODIUM TYPICAL



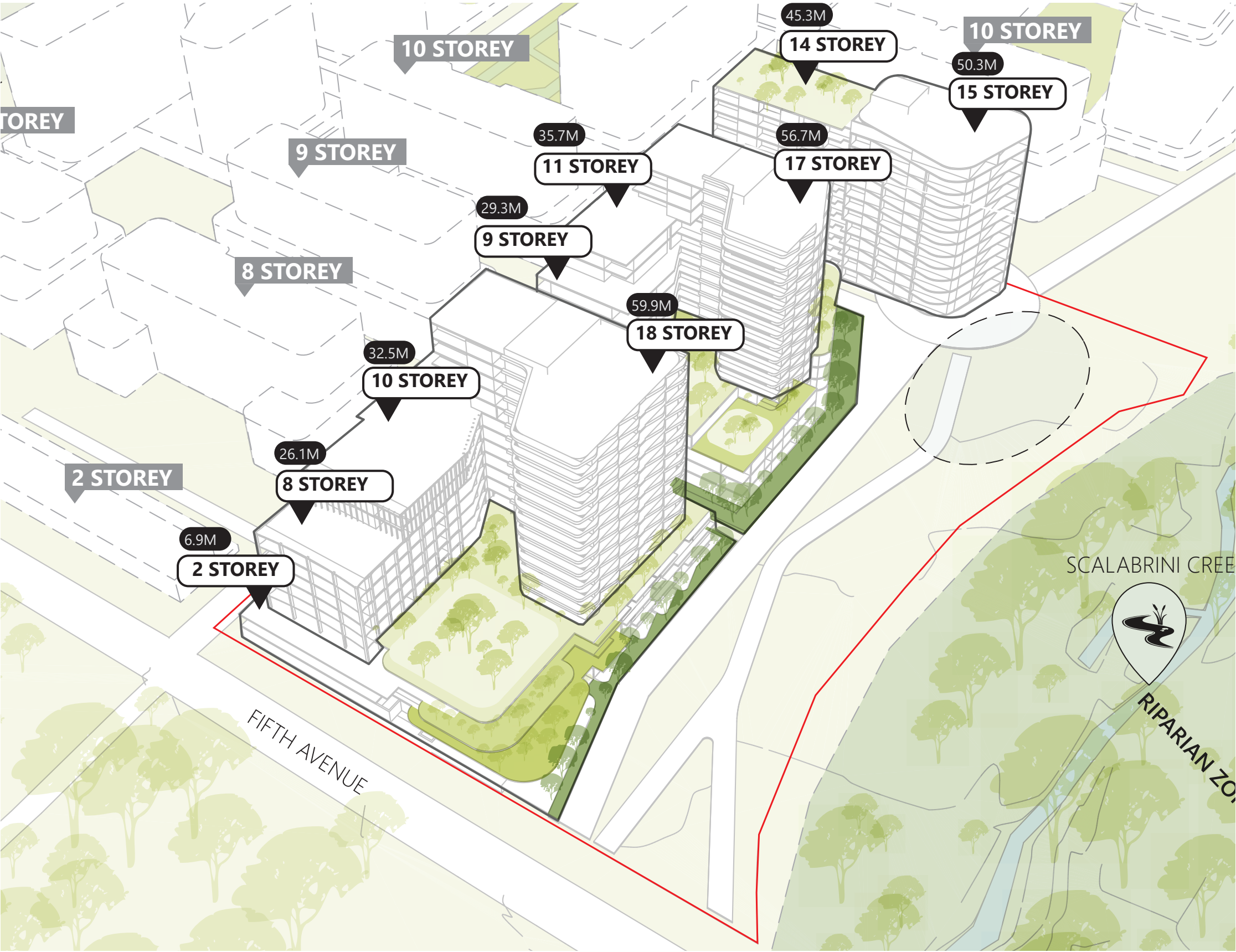
DESIGN THINKING
PODIUM COMMUNAL



DESIGN THINKING
TOWER TYPICAL



PROPOSAL
OVERVIEW PROPOSAL



TOTAL *FSR 4.68:1
TOTAL GFA 56,730m²
TOTAL YIELD 495 APTS

Site Area 19,120 SQM
Developable area 12,122 SQM
Height 59.9M
Levels 18, 17 & 15 STOREYS

RESIDENTIAL 55,373 SQM
CHILDCARE (120P) 832 SQM
RETAIL SPACE (3-4) 525 SQM

* TOTAL FSR IS BASED ON DEVELOPABLE
AREA OF 12,122SQM

03

PROPOSAL

REDEFINING LIFESTYLE
INSPIRED BY NATURE

A RESIDENTIAL ADDRESS THAT TRULY
CONNECTS TO LAND AND PEOPLE

ASPIRATIONS

Innovative, Responsive,
Sustainable & Rooted in
Nature



COUNTRY

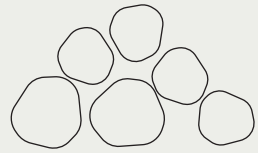
Water Sky & Landscape



LEGACY & COMMUNITY

Lifestyle and Place for Community
& Gathering

COUNTRY CONSIDERATION



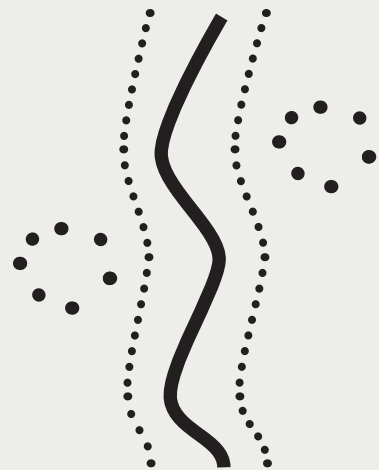
CLAY BALLS

East Leppington was a place where Aboriginal communities utilized local clay resources to manufacture baked clay balls.

Leppington's soil profile is primarily derived from the Bringelly Shale Formation, which consists of silty and sandy clay, as well as clayey sand residual soils overlying highly weathered shale. This composition results in soils with high plasticity and moderate reactivity, making them suitable for various applications, including traditional crafting methods.

The manufacturing involved sourcing suitable clay, forming and moulding the balls with specific techniques, and employing controlled firing methods in earth ovens to achieve the desired durability and functionality. The purpose of these balls were used as heat retainers in earth ovens, which were used to cook food.

The use of clay balls and earth ovens represents a significant innovation in Aboriginal lifeways, with social and cultural implications.



PROPOSAL
DESIGN DRIVERS



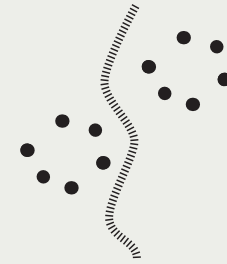
CRAFTING & MOULDING

The Art of Moulding and Shape Making.



INNOVATION LEGACY

Innovation & Sophistication.
Continuing the Location's Legacy from indigenous use of natural resources to its later role as a hub for farming and agriculture.



GATHERING PLACE

Strong Connections to Community & Gathering Spaces. Clear Permeable, Educational and Safe Connections.



SUSTAINABLE LIVING

Orientation, Liveable Comfortable Spaces, Sustainable Reduction in Energy and Nature Connected. Continuing of local food harvesting through Urban Farming.



PROPOSAL
EXISTING SITE CHARACTER

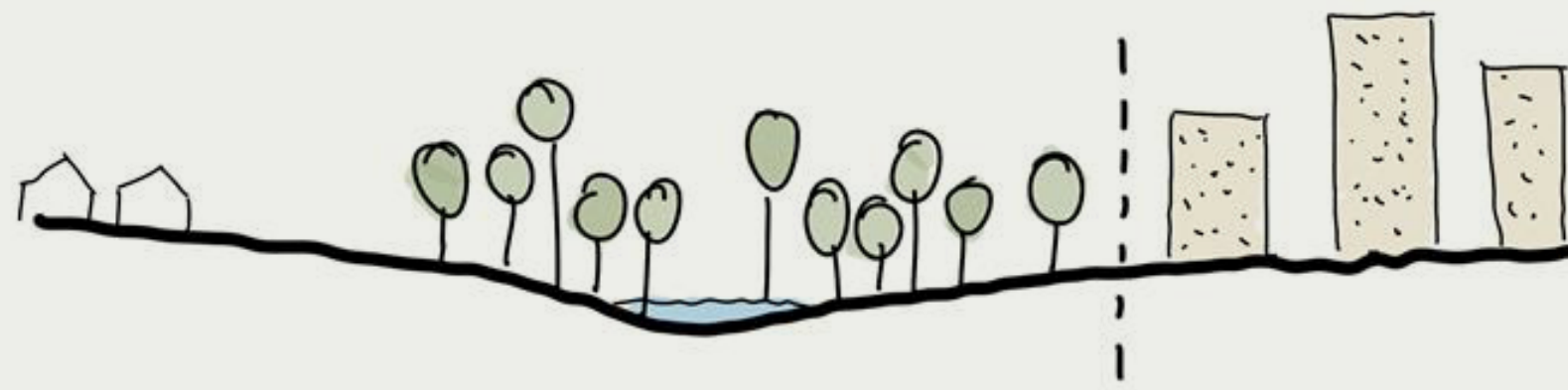


NATURE

+



URBAN FABRIC



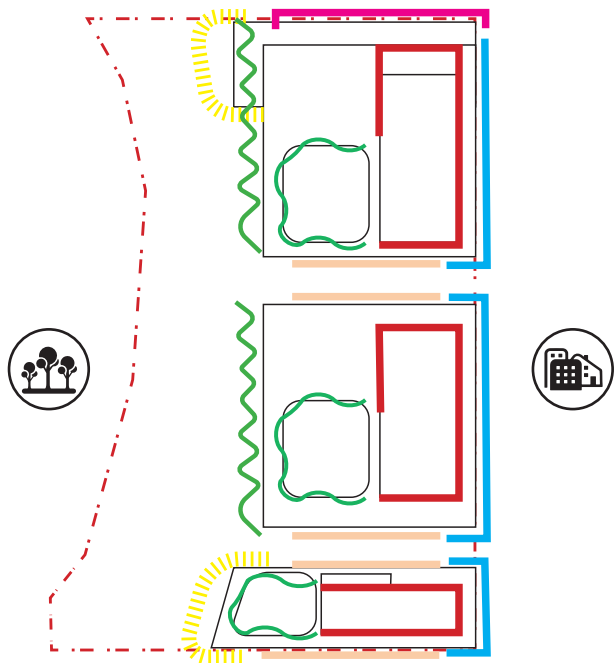
PROPOSAL
CONCEPT SKETCH



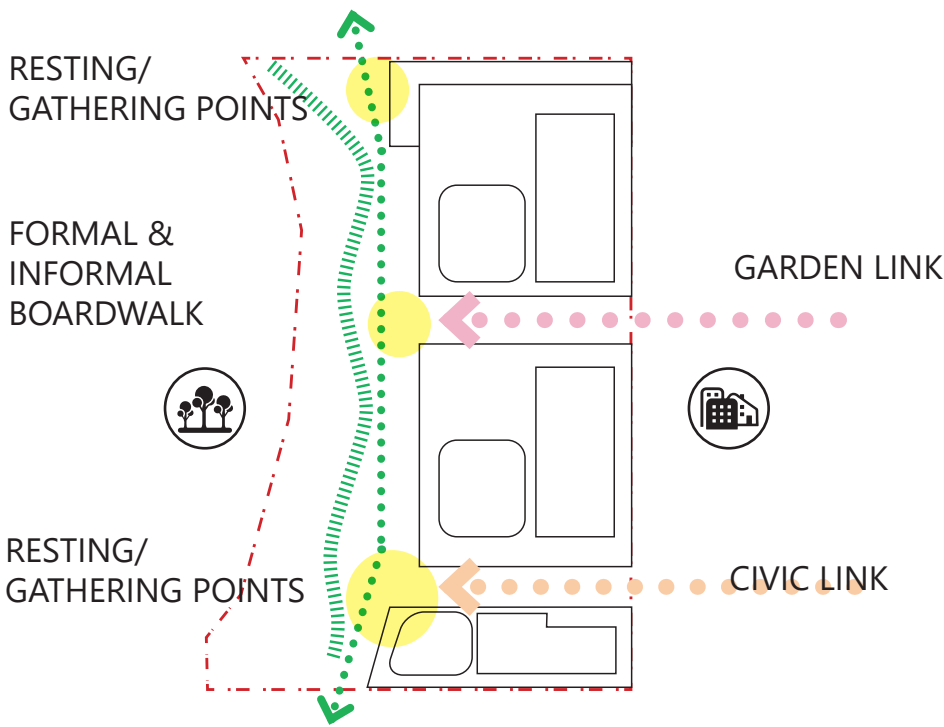
184-186 FIFTH AVENUE, AUSTRAL
SCOPING REPORT

PROPOSAL

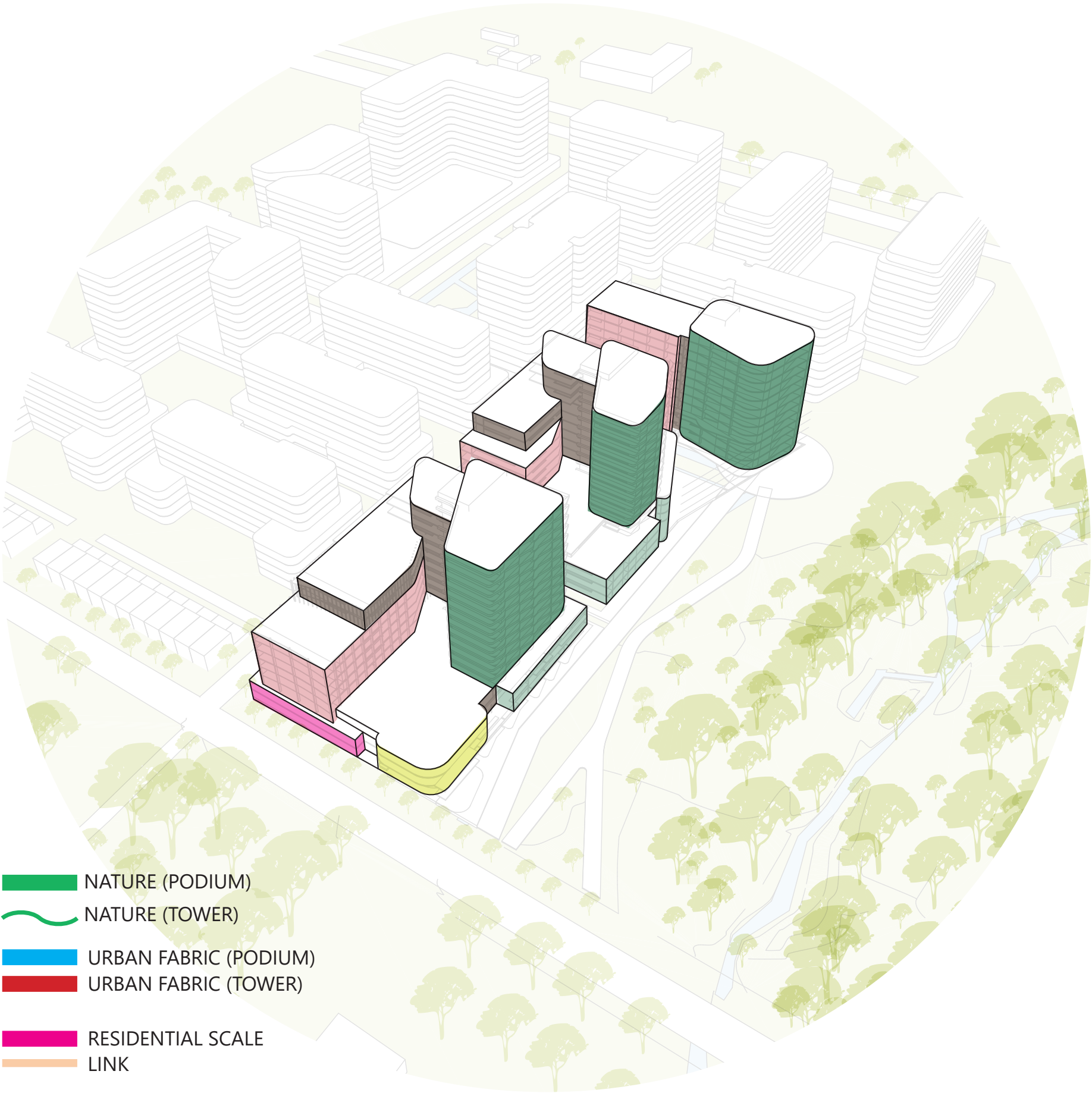
CHARACTER OVERVIEW



CHARACTER RESPONSES



LINK CHARACTERS



- NATURE (PODIUM)
- NATURE (TOWER)
- URBAN FABRIC (PODIUM)
- URBAN FABRIC (TOWER)
- RESIDENTIAL SCALE LINK

PROPOSAL
FACADE CHARACTER RESPONSE

URBAN

NATURE

RESIDENTIAL

URBAN

FINEGRAIN

NATURE



Textural



Formal Structured

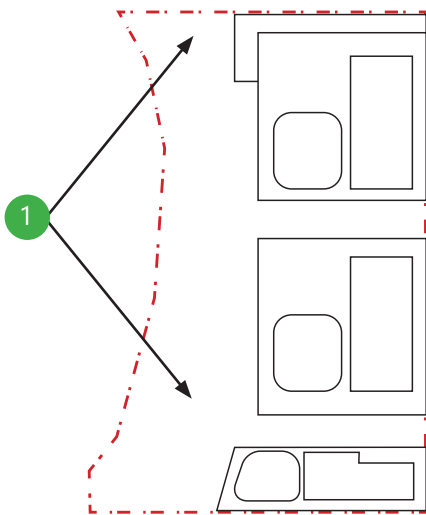
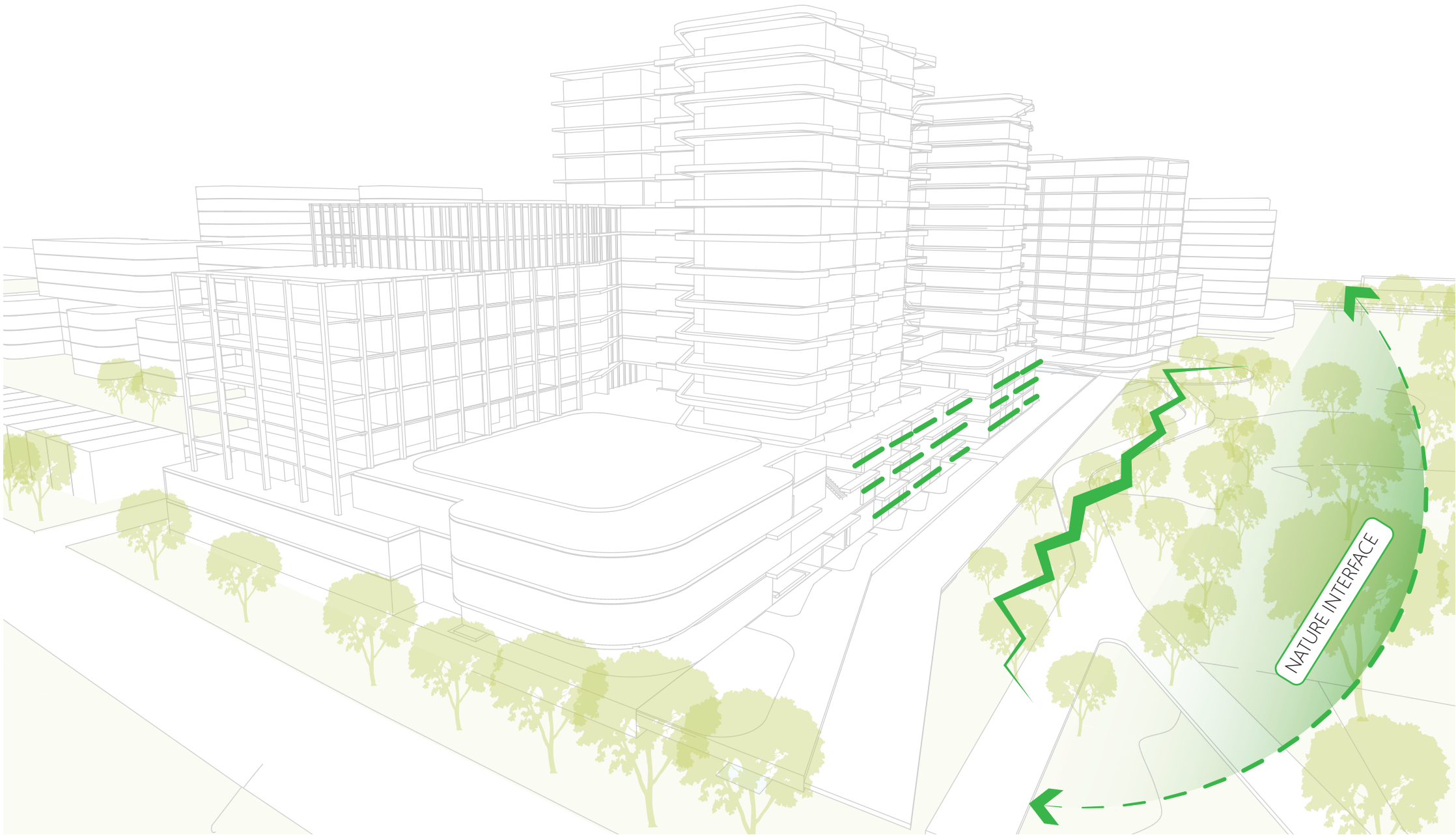


Detailing

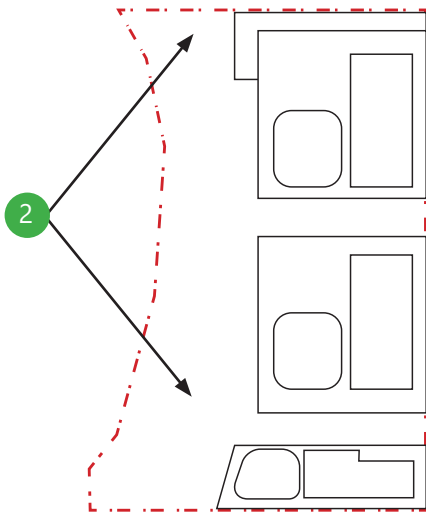
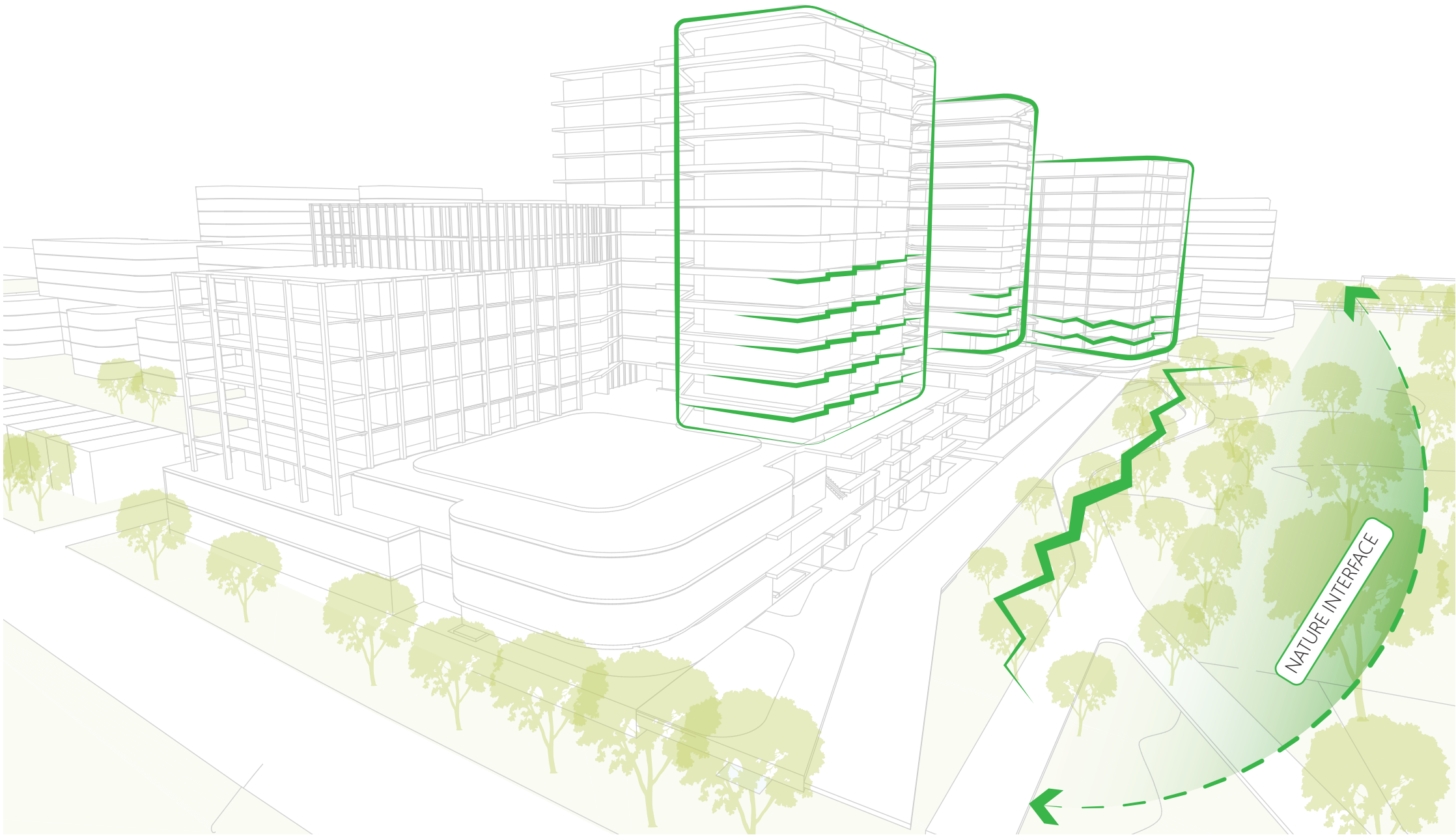


Moulding

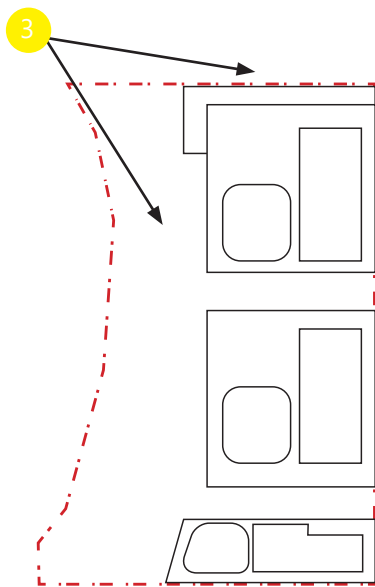
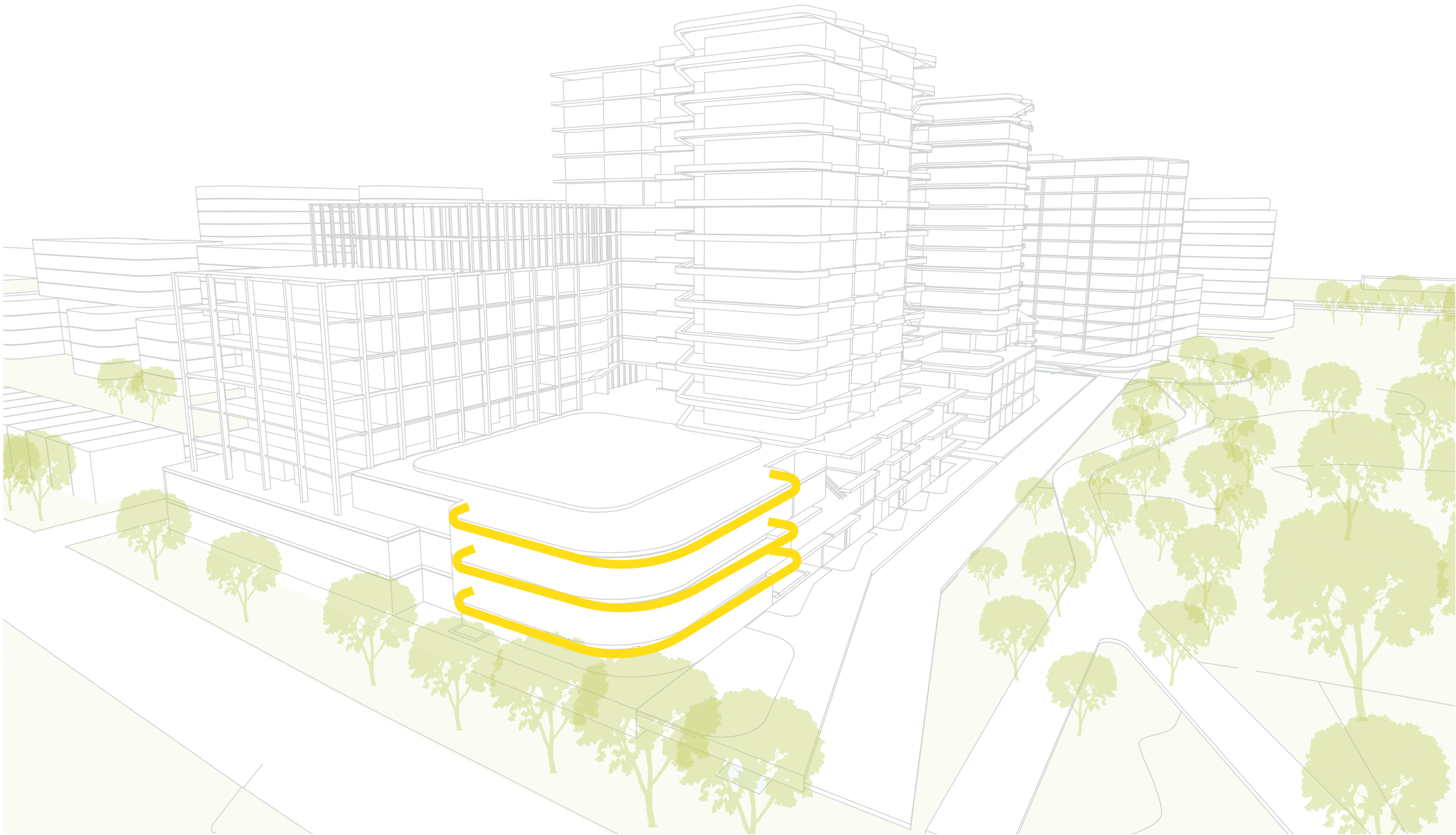
PROPOSAL
PODIUM - NATURE CHARACTER



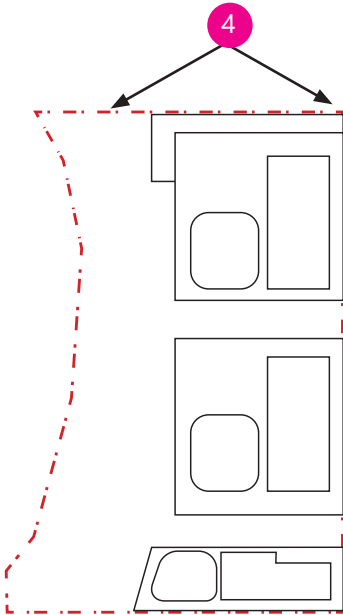
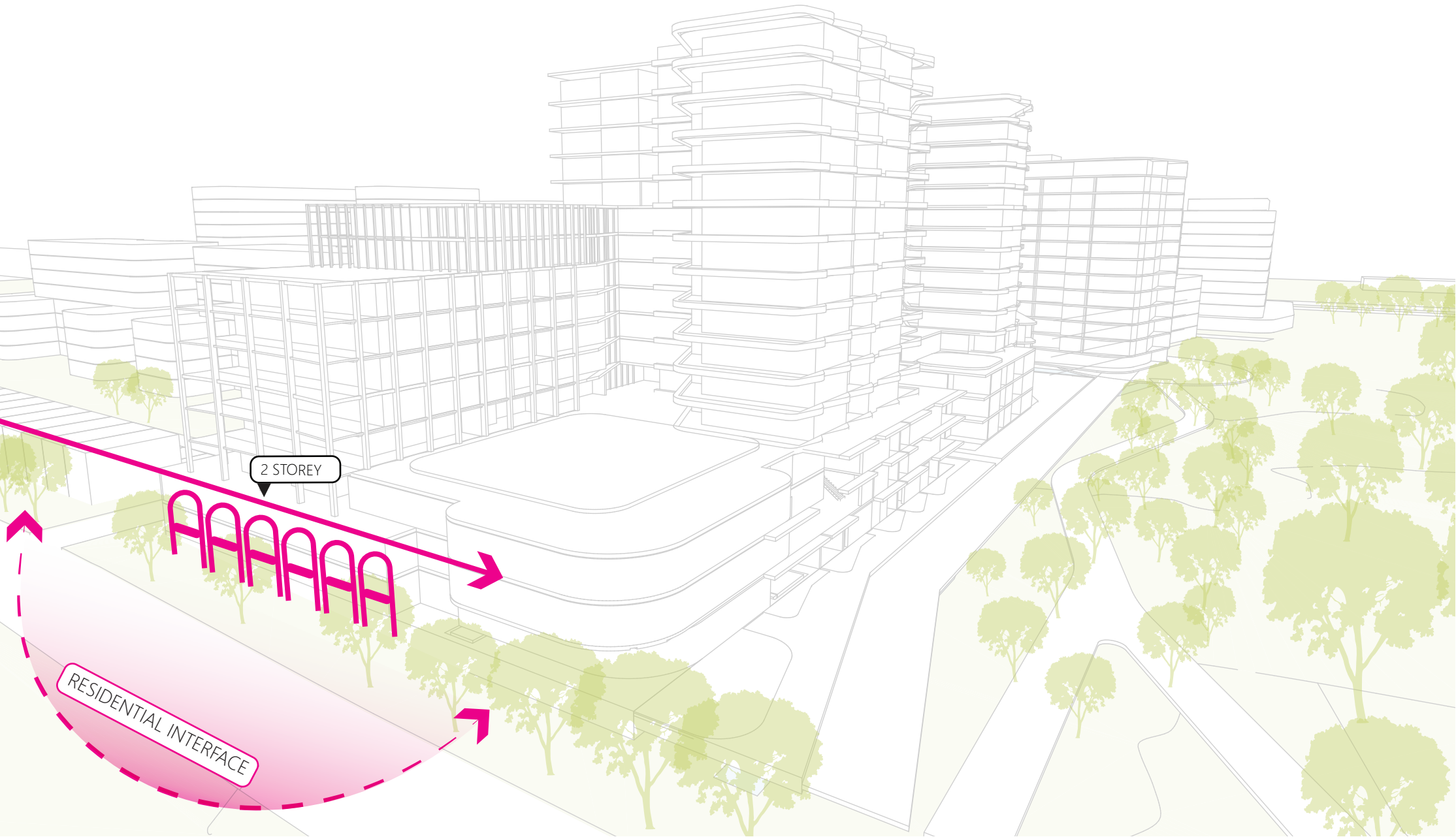
PROPOSAL
TOWER - NATURE CHARACTER



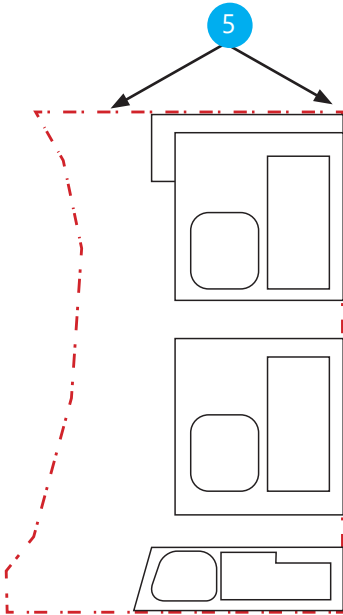
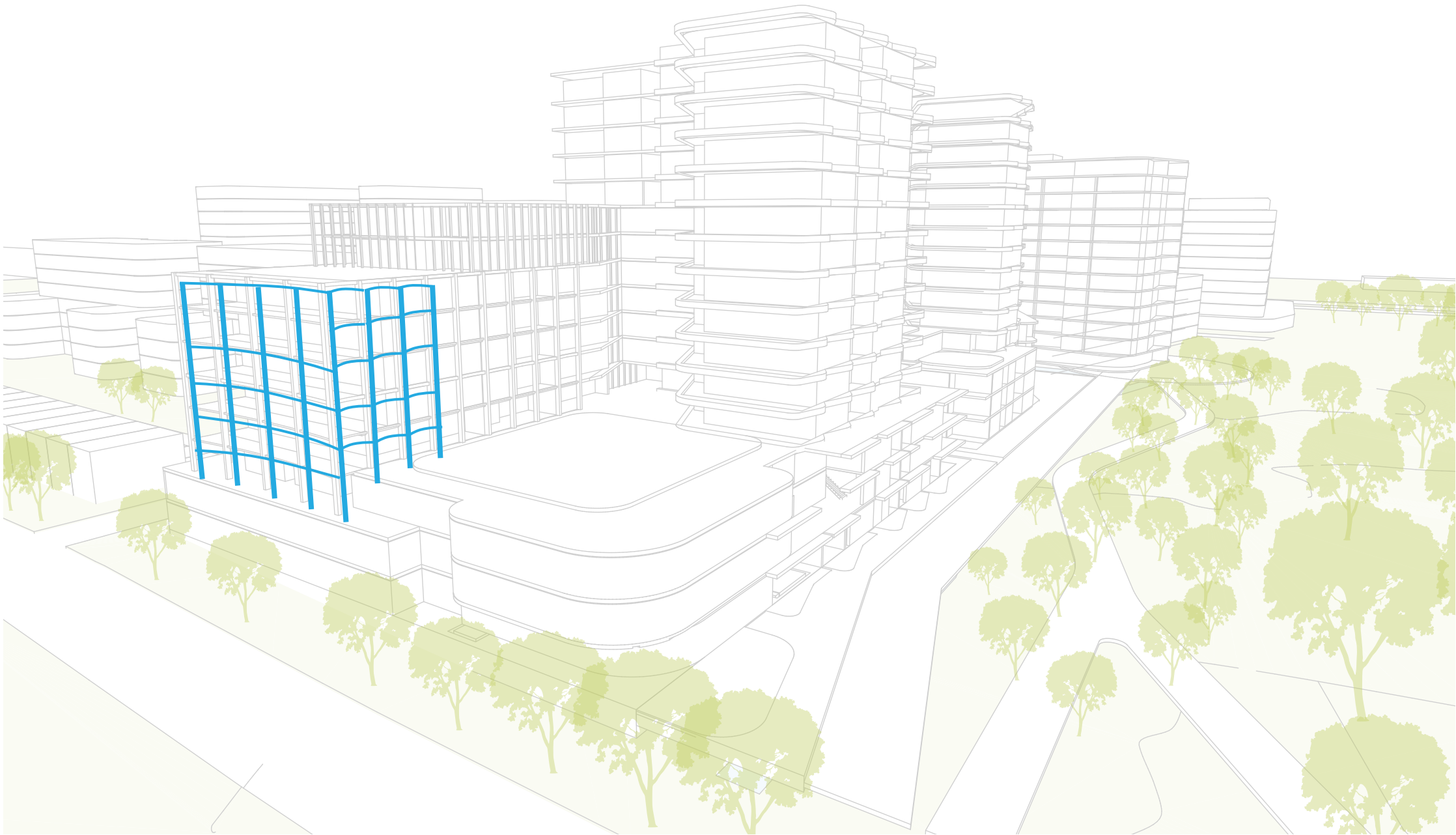
PROPOSAL
CORNER GESTURES



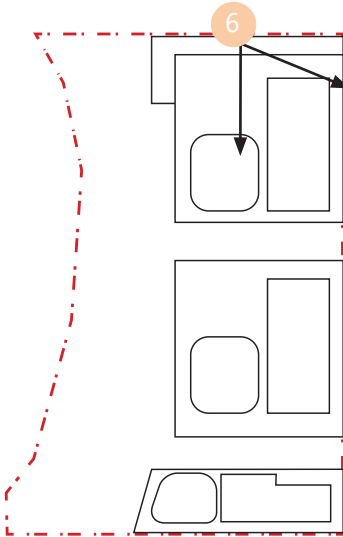
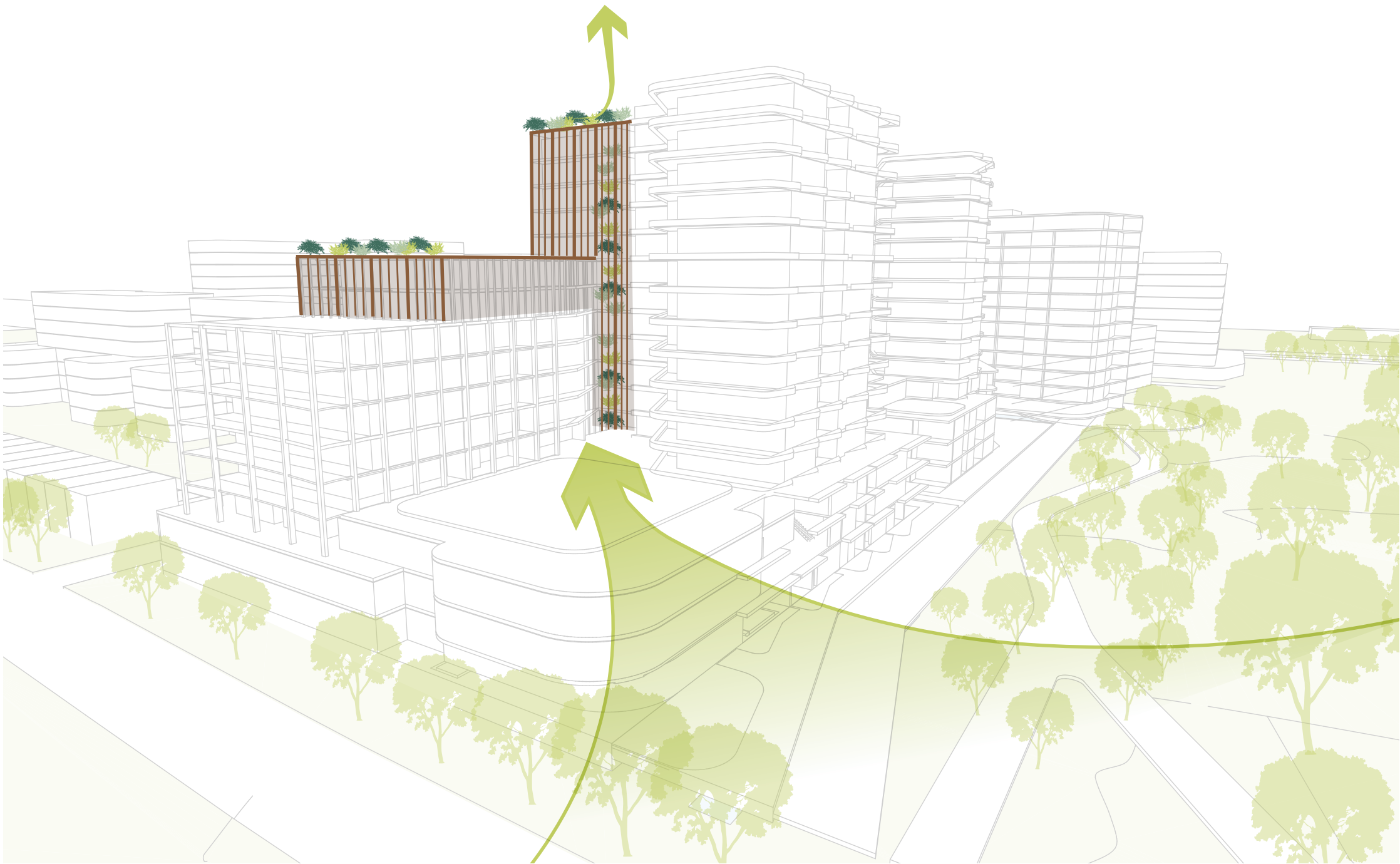
PROPOSAL
RESIDENTIAL SCALE CHARACTER



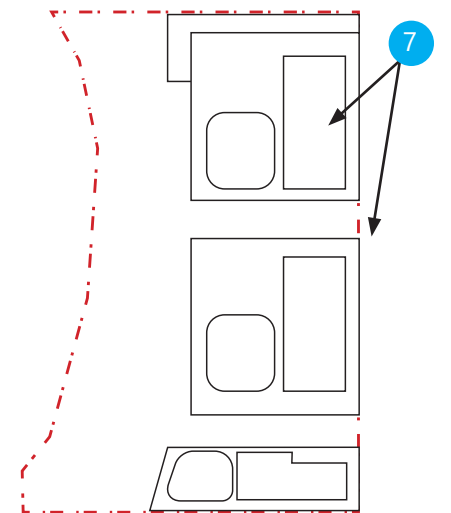
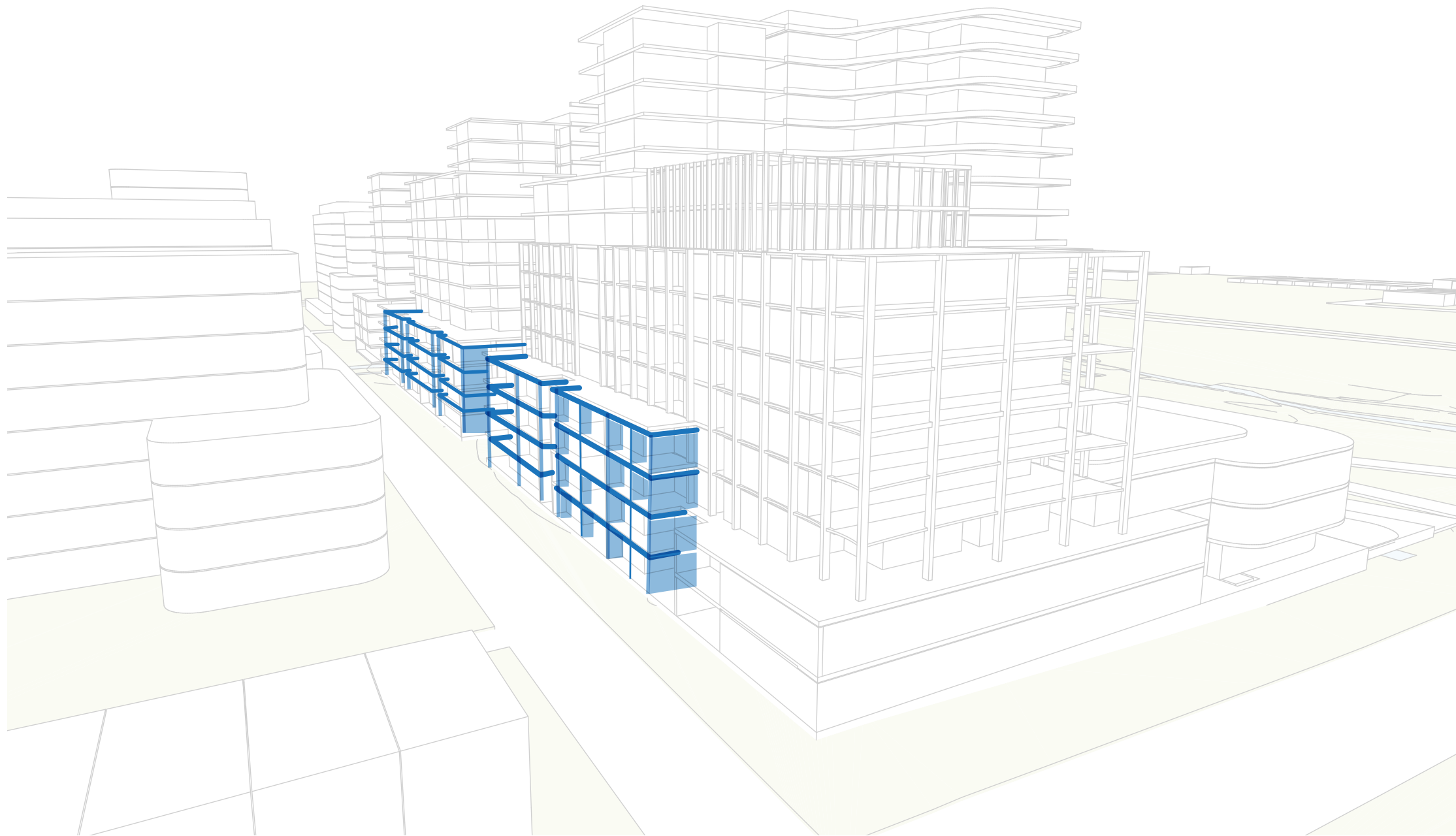
PROPOSAL
TOWER - URBAN CHARACTER



PROPOSAL
TOWER - RECESSIVE FILTERING TO SKY



PROPOSAL
PODIUM - URBAN CHARACTER



PROPOSAL
LANDSCAPE CONCEPT



PROPOSAL
NORTH WEST OVERVIEW



PROPOSAL
FIFTH AVENUE APPROACH FROM WEST



PROPOSAL
FIFTH AVENUE STREET VIEW



184-186 FIFTH AVENUE, AUSTRAL
SCOPING REPORT

JOB NO.	20833
DATE	02/04/2025
SCALE	N.T.S

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PROPOSAL
FIFTH AVENUE APPROACH FROM NORTH



PROPOSAL

PROPOSED CIVIC LINK LOOKING WEST FROM FUTURE AQUATIC PARK



PROPOSAL
THE BOARDWALK LOOKING SOUTH



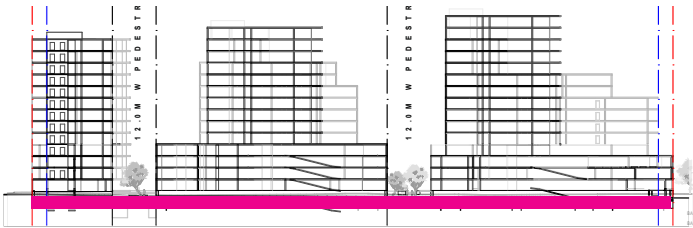
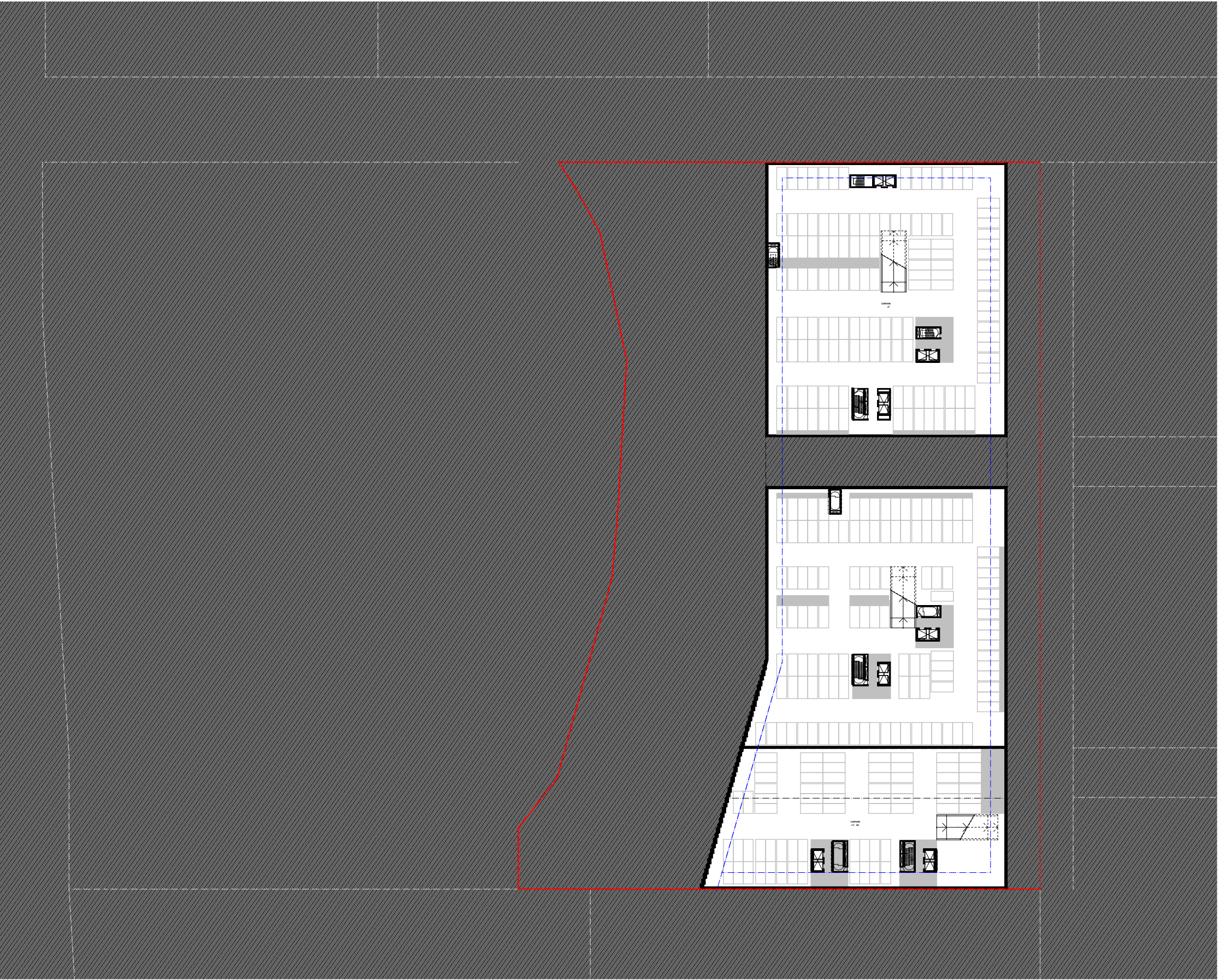
PROPOSAL
CREEK VIEW FROM WEST



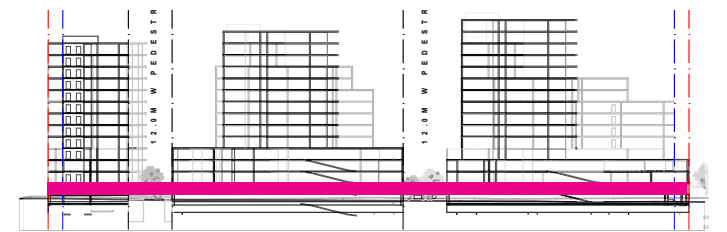
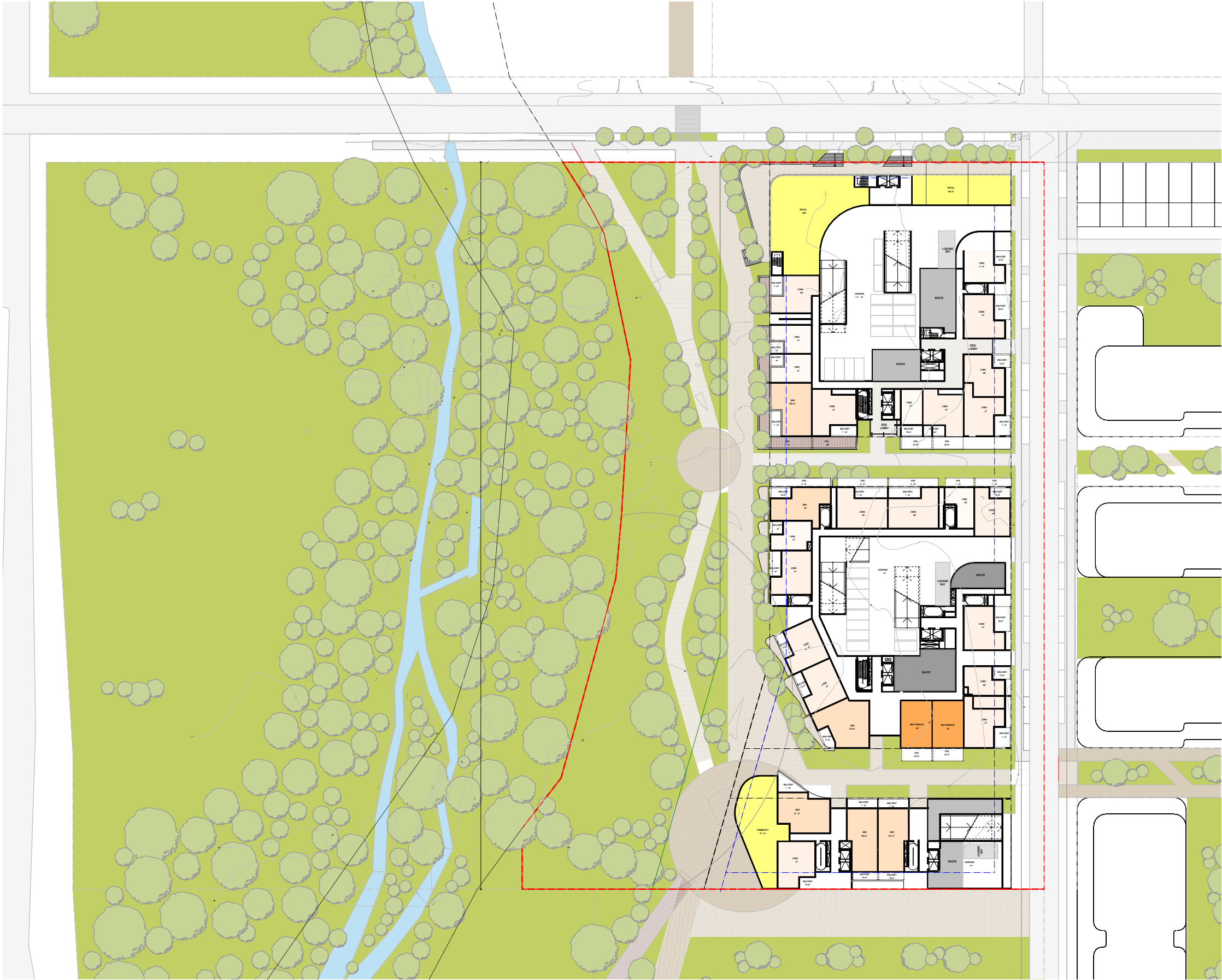
04

FLOOR PLANS & SECTIONS

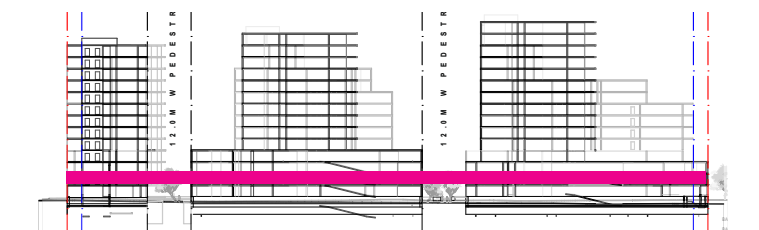
DESIGN
BASEMENT LEVEL



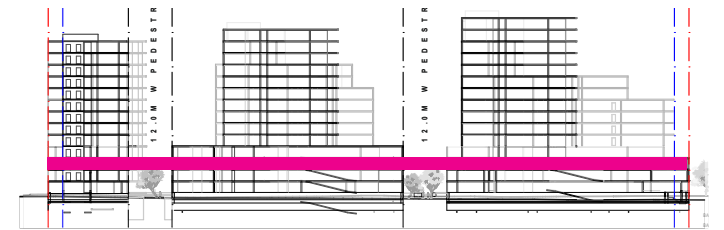
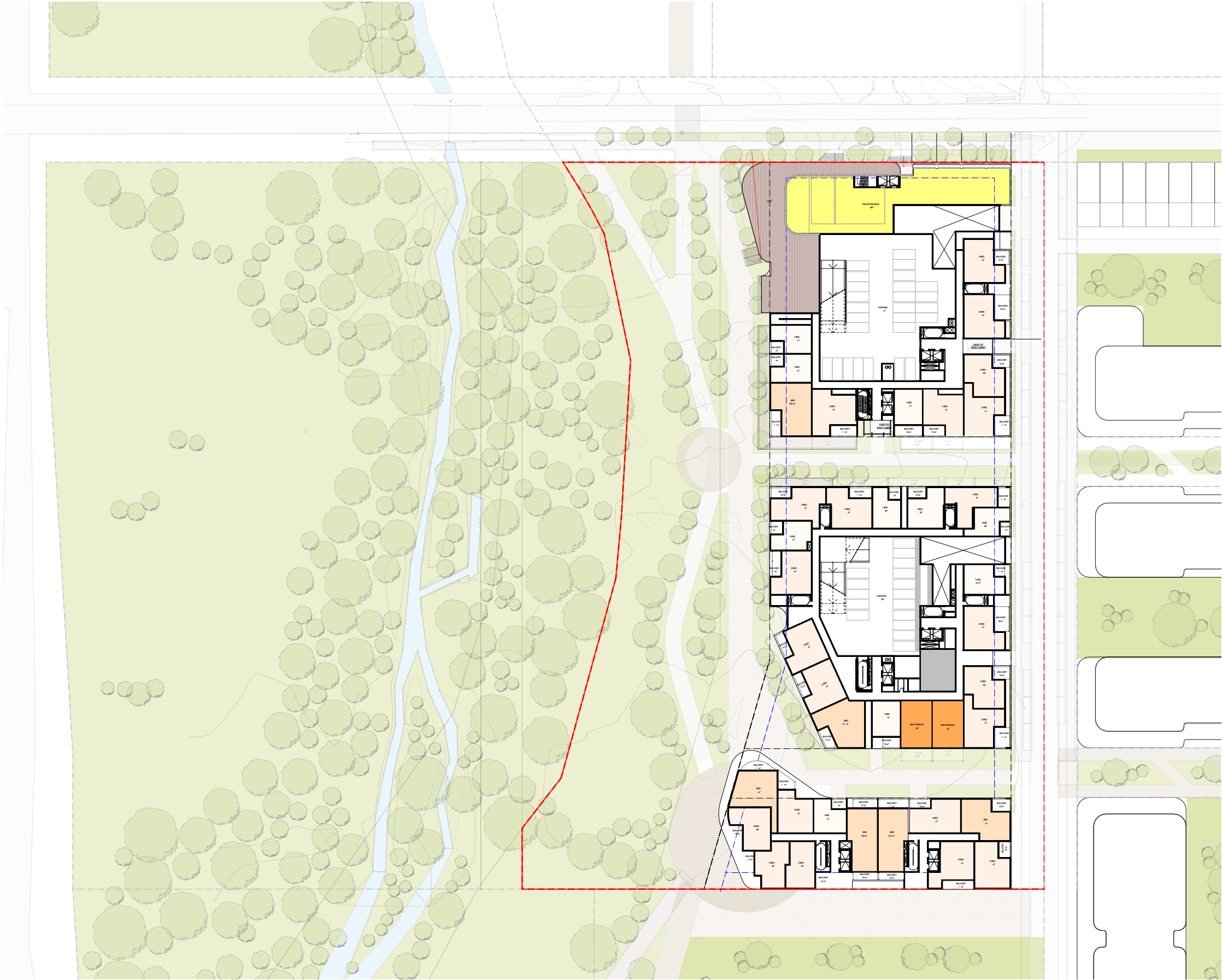
DESIGN
GROUND FLOOR



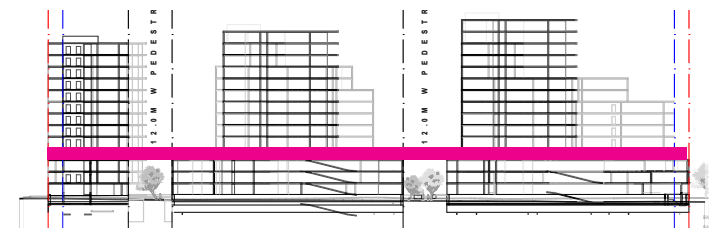
DESIGN
PODIUM LEVEL 01



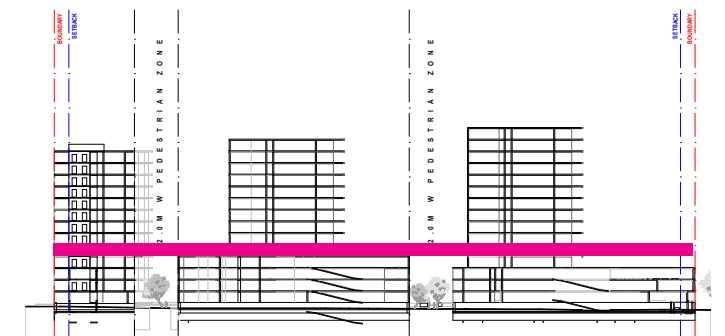
DESIGN
PODIUM LEVEL 02



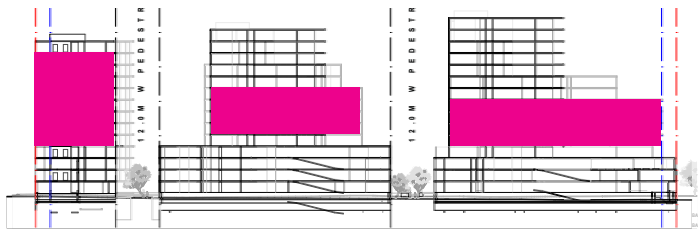
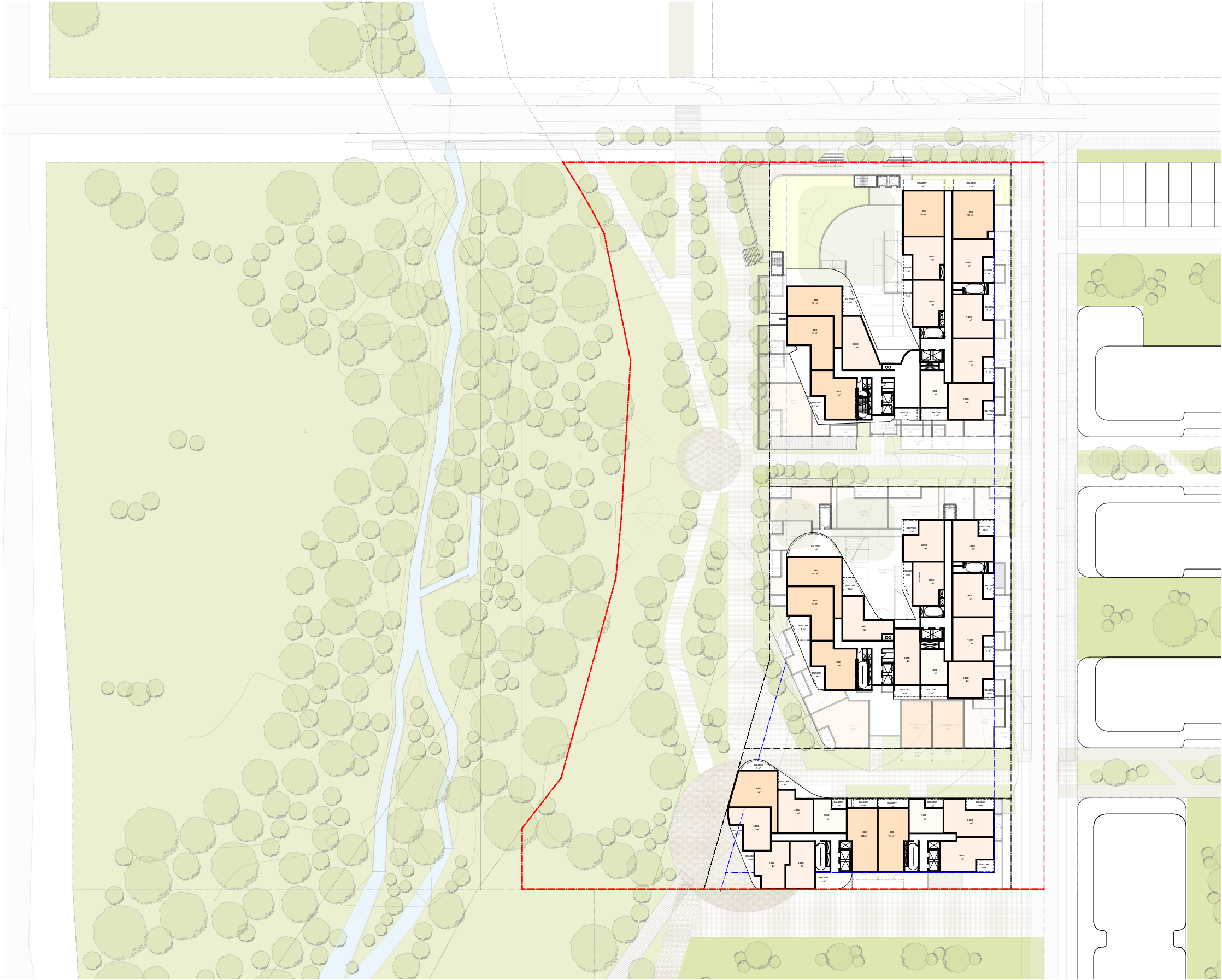
DESIGN
PODIUM LEVEL 03



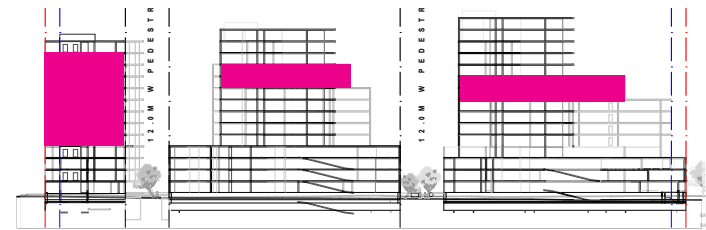
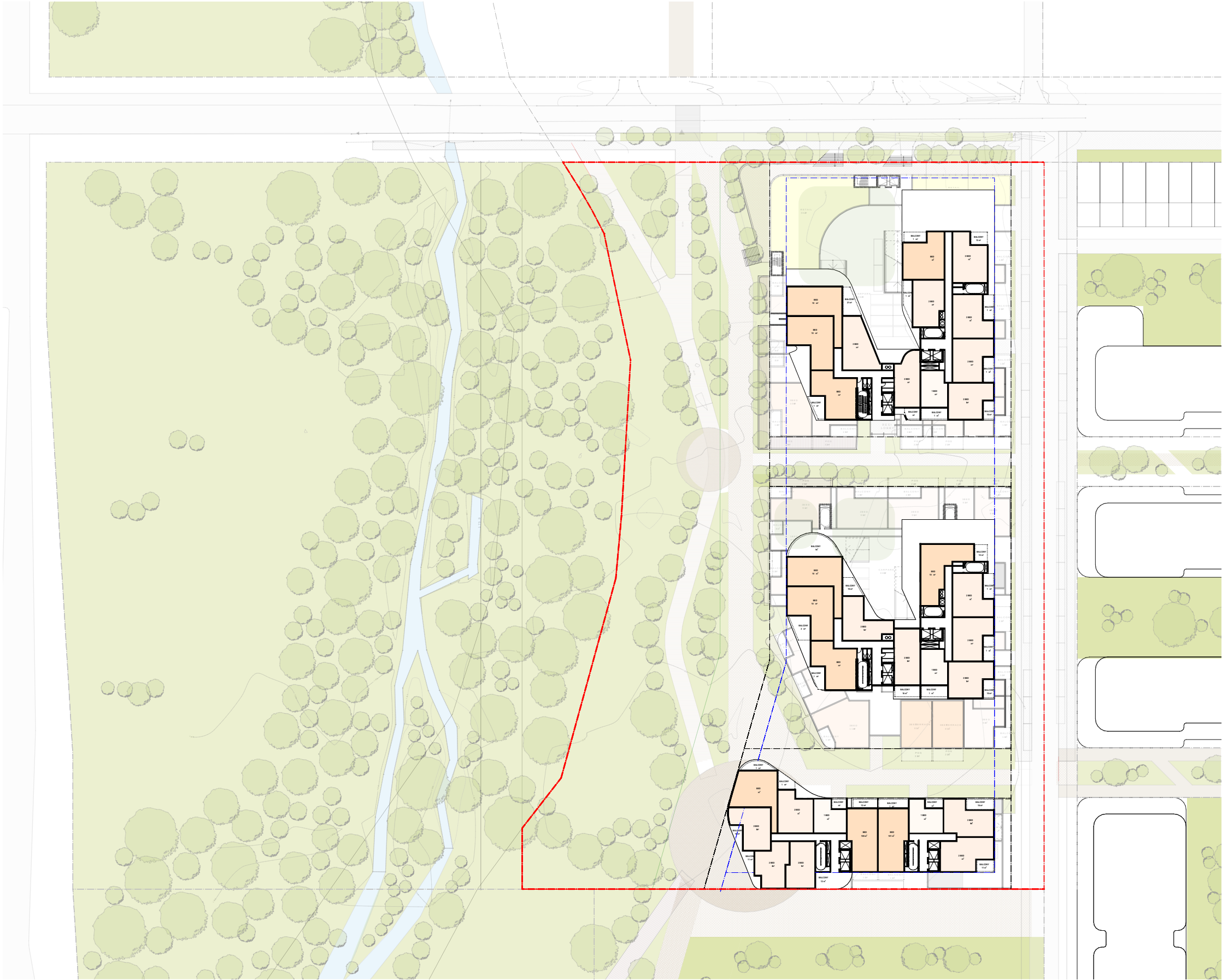
DESIGN
PODIUM LEVEL 04



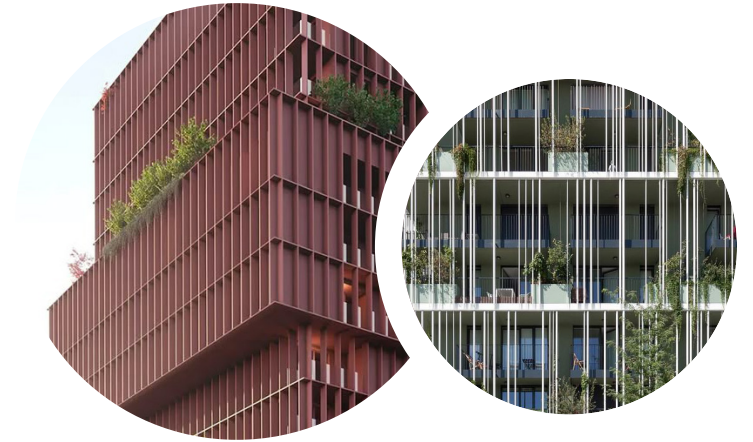
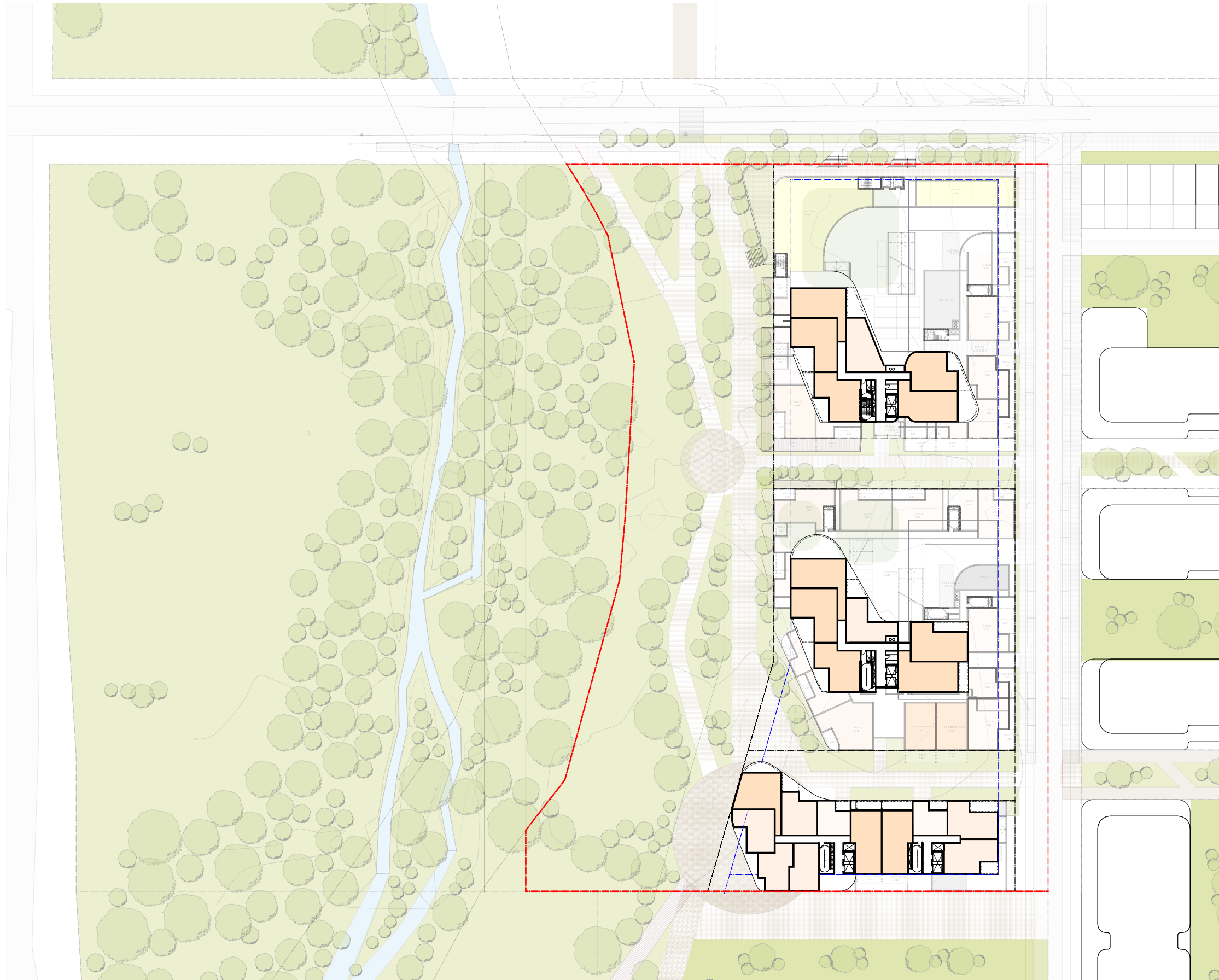
DESIGN
TYPICAL TOWER FLOORPLATE LOWER



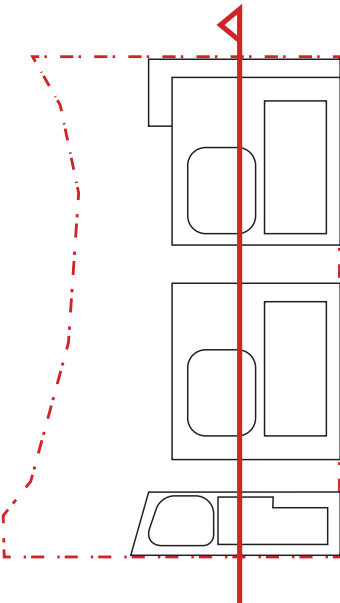
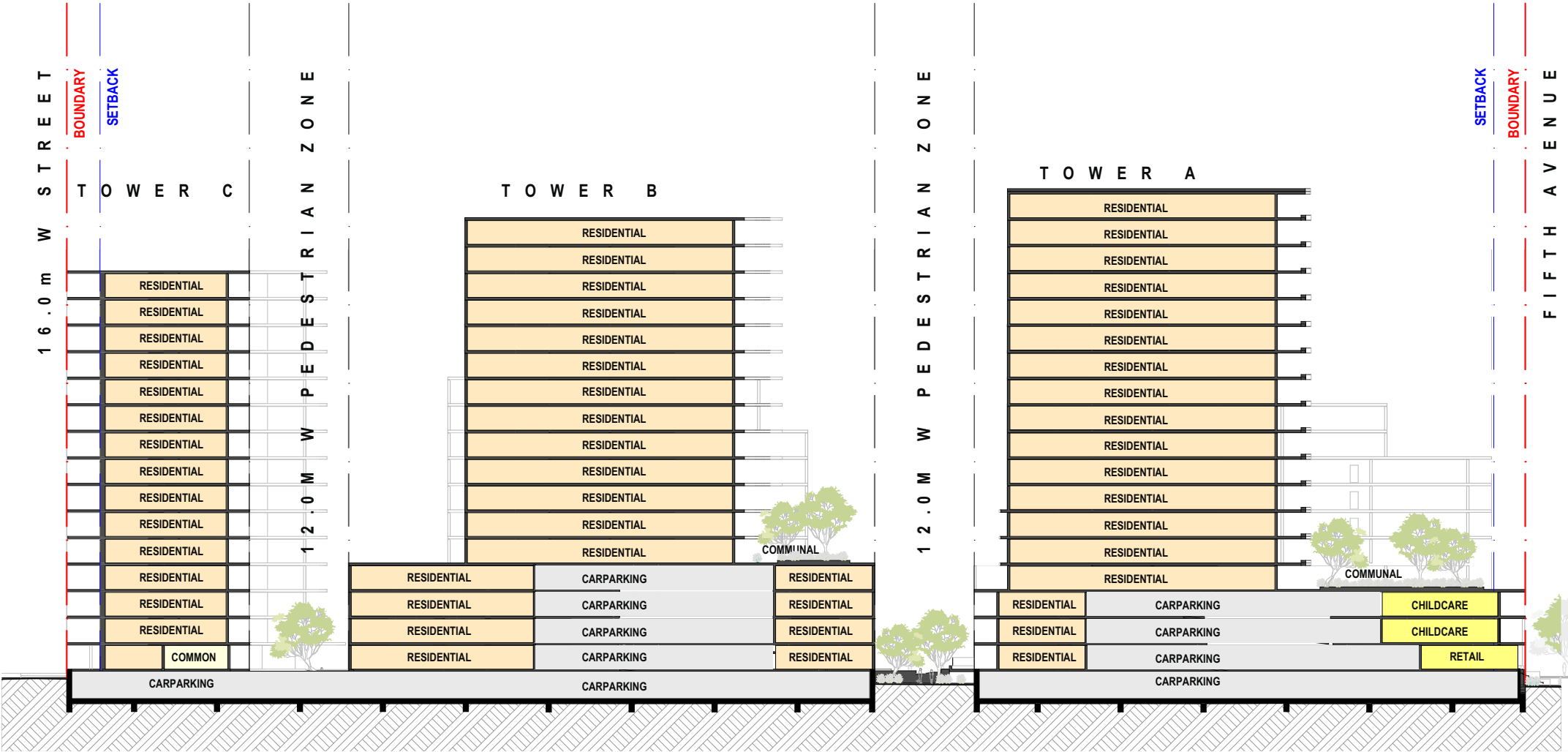
DESIGN
TYPICAL TOWER FLOORPLATE UPPER



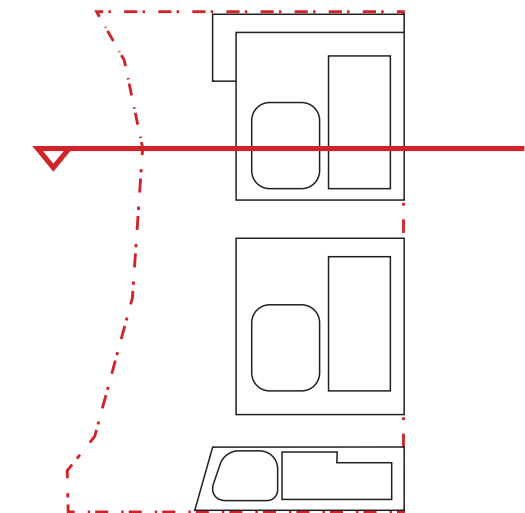
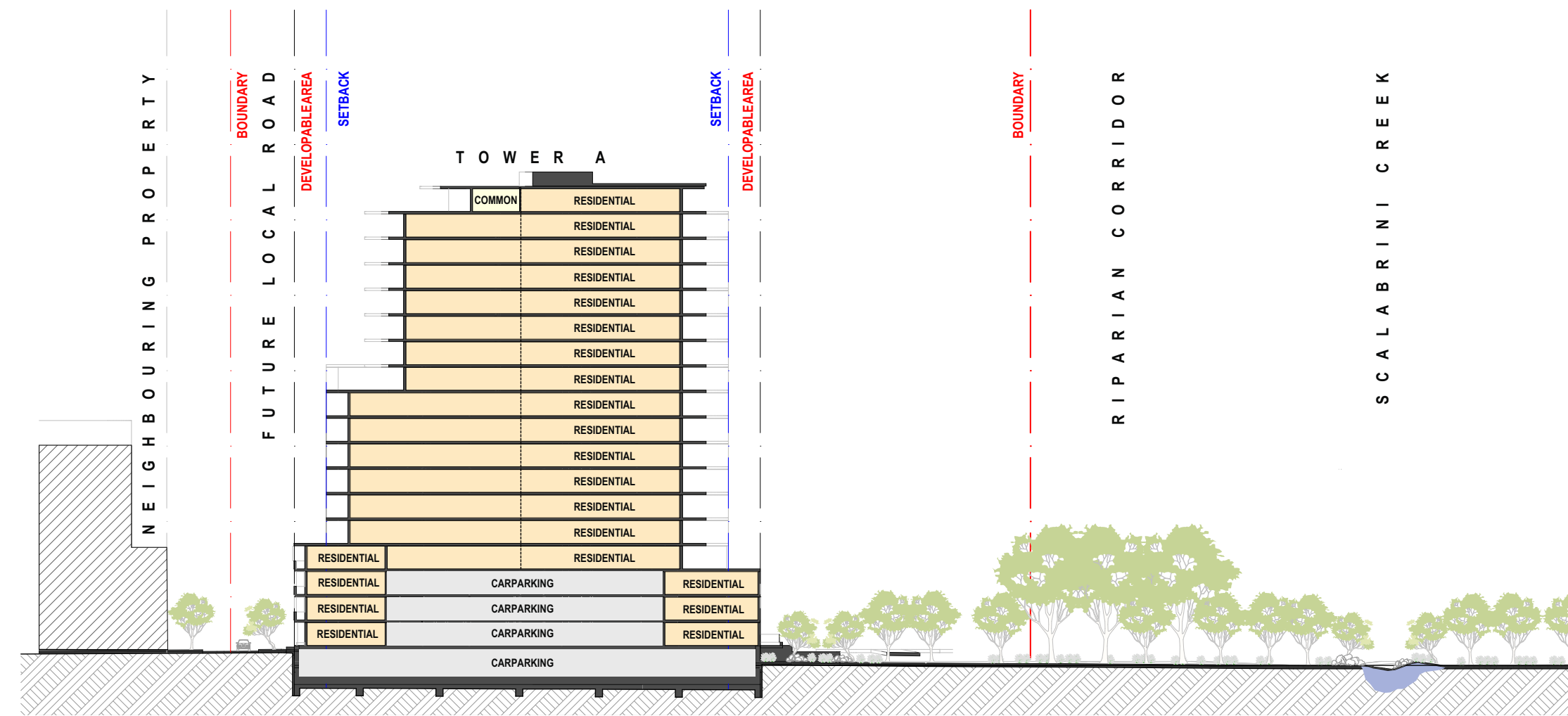
DESIGN
TYPICAL TOWER FLOORPLATE UPPER



DESIGN
SITE SECTION



DESIGN
SECTIONS



05

FURTHER INVESTIGATION

DESIGN

AFFORDABLE HOUSING VARIATIONS

15% AFFORDABLE HOUSING



Site Area	19,120 SQM
Developable area	12,122 SQM
Height	56.7M
Levels	17, 16 & 15 STOREYS
Total *FSR	4.49:1 (3.9:1 + 15%)
Total GFA	54,365 SQM
RESIDENTIAL	472 APTS 53,008 SQM
CHILDCARE (120P)	832 SQM
RETAIL SPACE (3-4)	525 SQM

10% AFFORDABLE HOUSING



Site Area	19,120 SQM
Developable area	12,122 SQM
Height	53.5M
Levels	16, 15 & 14 STOREYS
Total *FSR	4.29:1 (3.9:1 + 10%)
Total GFA	51,985 SQM
RESIDENTIAL	450 APTS 50,628 SQM
CHILDCARE (120P)	832 SQM
RETAIL SPACE (3-4)	525 SQM

0% AFFORDABLE HOUSING



Site Area	19,120 SQM
Developable area	12,122 SQM
Height	47.1M
Levels	14, 13 & 11 STOREYS
Total *FSR	3.9:1
Total GFA	47,275 SQM
RESIDENTIAL	408 APTS 44,676 SQM
CHILDCARE (120P)	832 SQM
RETAIL SPACE (3-4)	525 SQM

* TOTAL FSR IS BASED ON DEVELOPABLE AREA OF 12,122SQM

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