

DREW DICKSON ARCHITECTS

CLIENT - KINH TRAN
MIXED USE DEVELOPMENT NSW
DEPARTMENT OF PLANNING AND
ENVIRONMENT (DPHI) SEARS REQUEST

215 CROATIA AVENUE,
EDMONDSON PARK
NSW 2174

DREW DICKSON ARCHITECTS PTY LTD
GROUND FLOOR, SUITE 2, 83 ALEXANDER STREET
CROWS NEST NSW 2065 AUSTRALIA

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NOMINATED ARCHITECT: ALEX DE BELIN
ARBN: 8330

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Acknowledgment of Country

In the spirit of Reconciliation, Drew Dickson Architects acknowledge the Traditional Custodians of Country and their connections to land and community. We recognise that Country extends from land to sea and sky, and pay our respect to all carers of Country and by extension all living things.

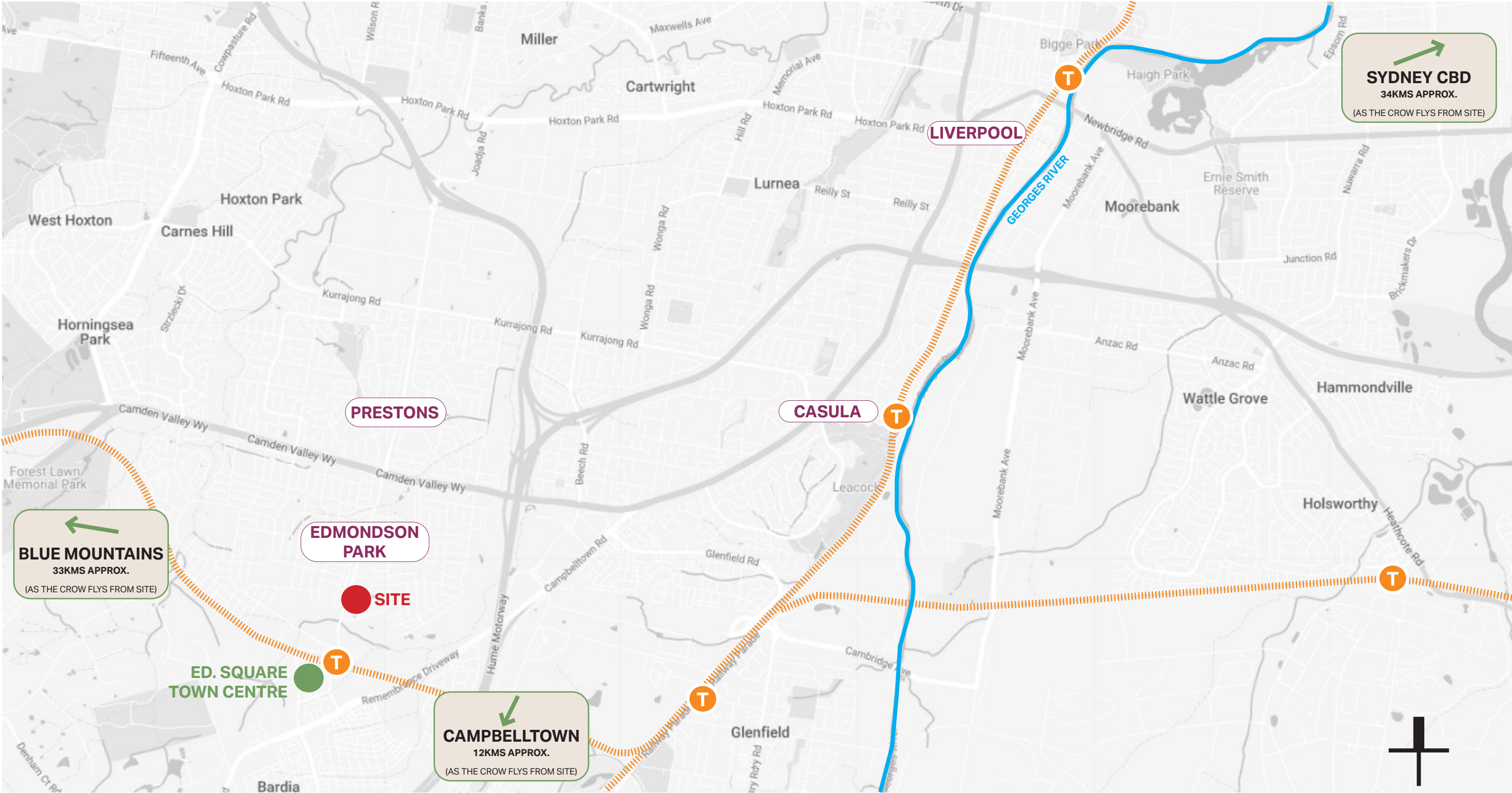
In particular, we recognise the acknowledge the original inhabitants of the Liverpool area, being the Darug and Tharawal Aboriginal people the original inhabitants and custodians of land and water in the Liverpool area, including the subject site. We pay our respects to Elders past, present, and emerging, and recognise the myriad ongoing ways First Nations Australians have cared for and shaped their natural and built environments across thousands of generations.

PROJECT	MIXED USE DEVELOPMENT
ADDRESS	215 CROATIA AVENUE, EDMONDSON PARK NSW 2174
REVISION	DPIE SEARS REQUEST
PROJECT NUMBER	25012
CLIENT	KINH TRAN

Disclaimer:
The Scheme (drawings documents information and materials) contained within this brochure have been prepared by Drew Dickson Architects Pty Ltd solely for the purpose of providing information about potential schemes. The materials should not be considered to be error free or to include all relevant information. This document has been prepared in accordance with the agreement between Drew Dickson Architects and the Client. The document relies upon information provided at the time of the agreement. Any conclusions or recommendations only apply within the scope of the agreement and no greater reliance should be assumed or drawn by the client. This document has been prepared solely for use by the Client, and Drew Dickson Architects no responsibility for its use by other parties. Do not scale off drawings.

SITE ANALYSIS

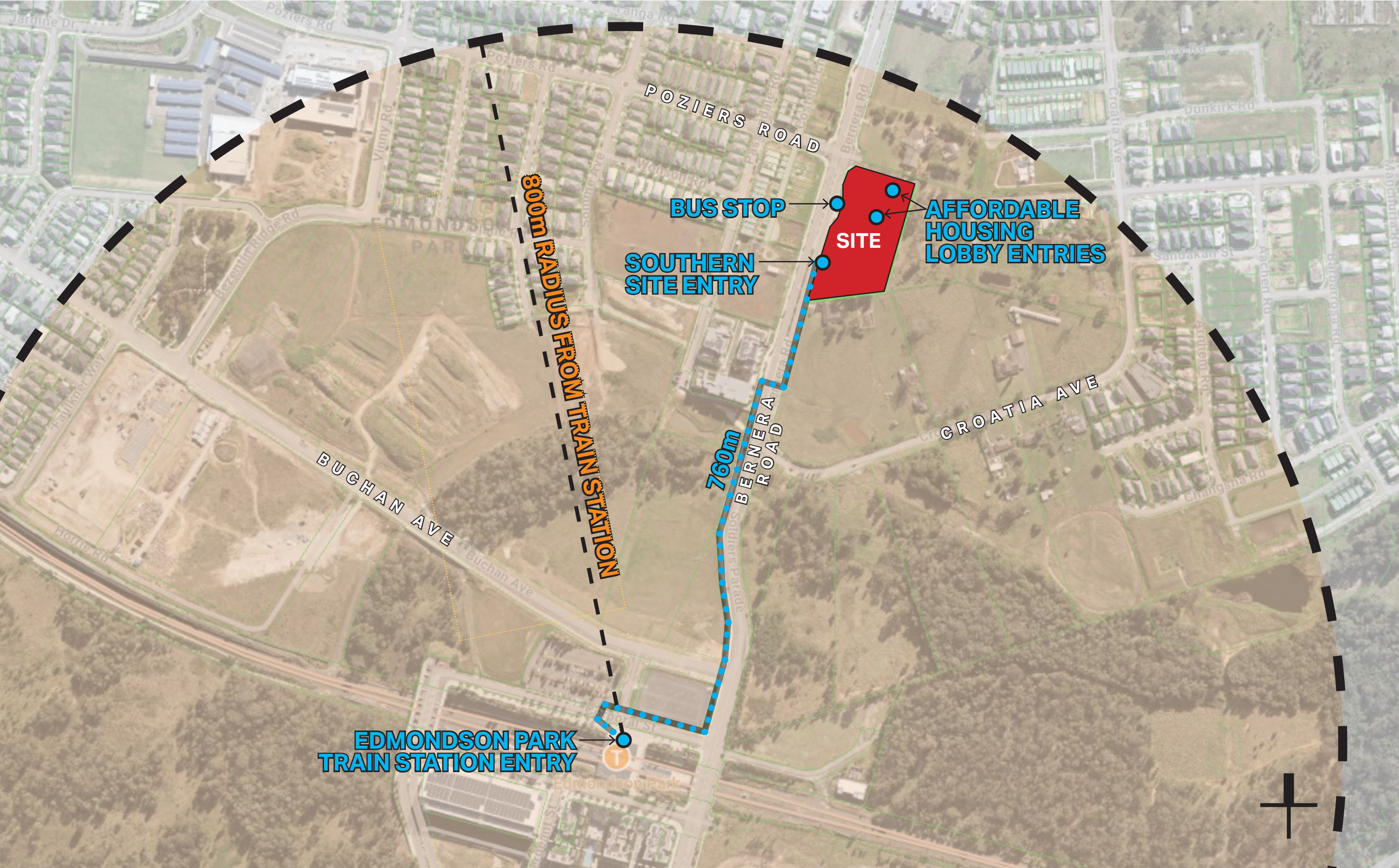
SITE CONTEXT



SITE LOCATION



SITE ACCESSIBILITY



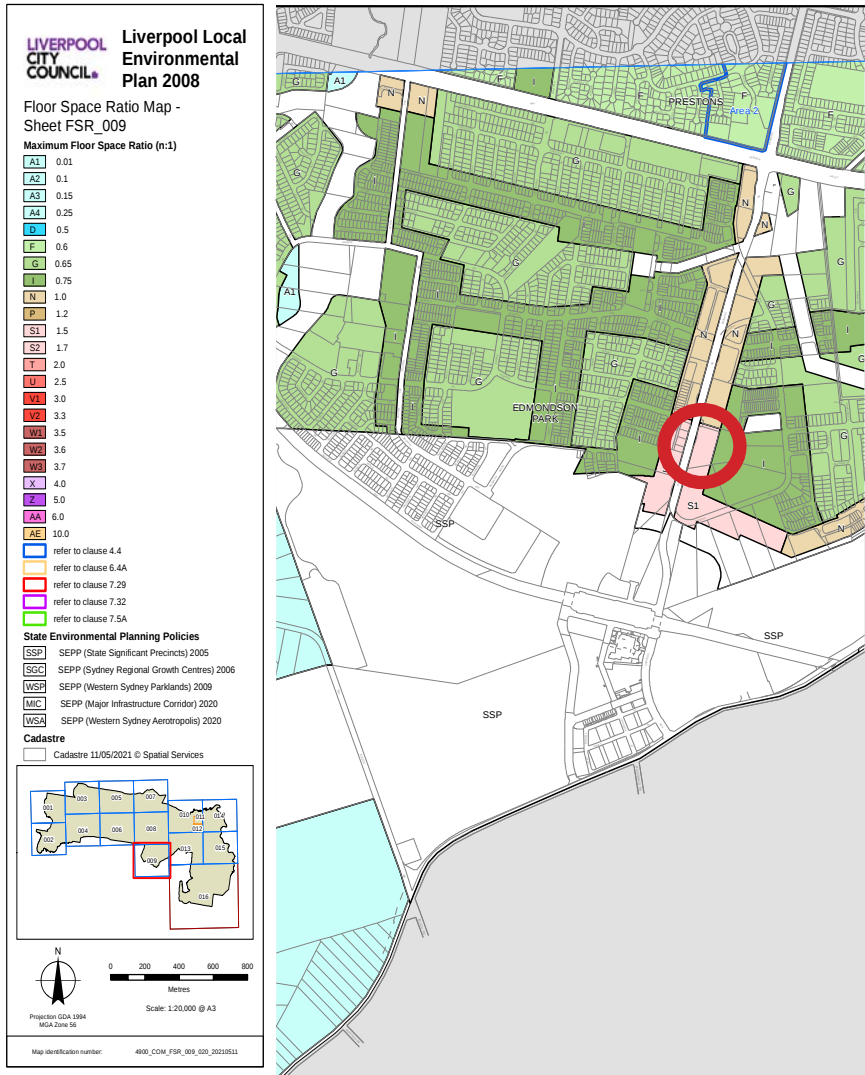
PLANNING CONTROLS



LOCAL GOVERNMENT AREA:
LIVERPOOL

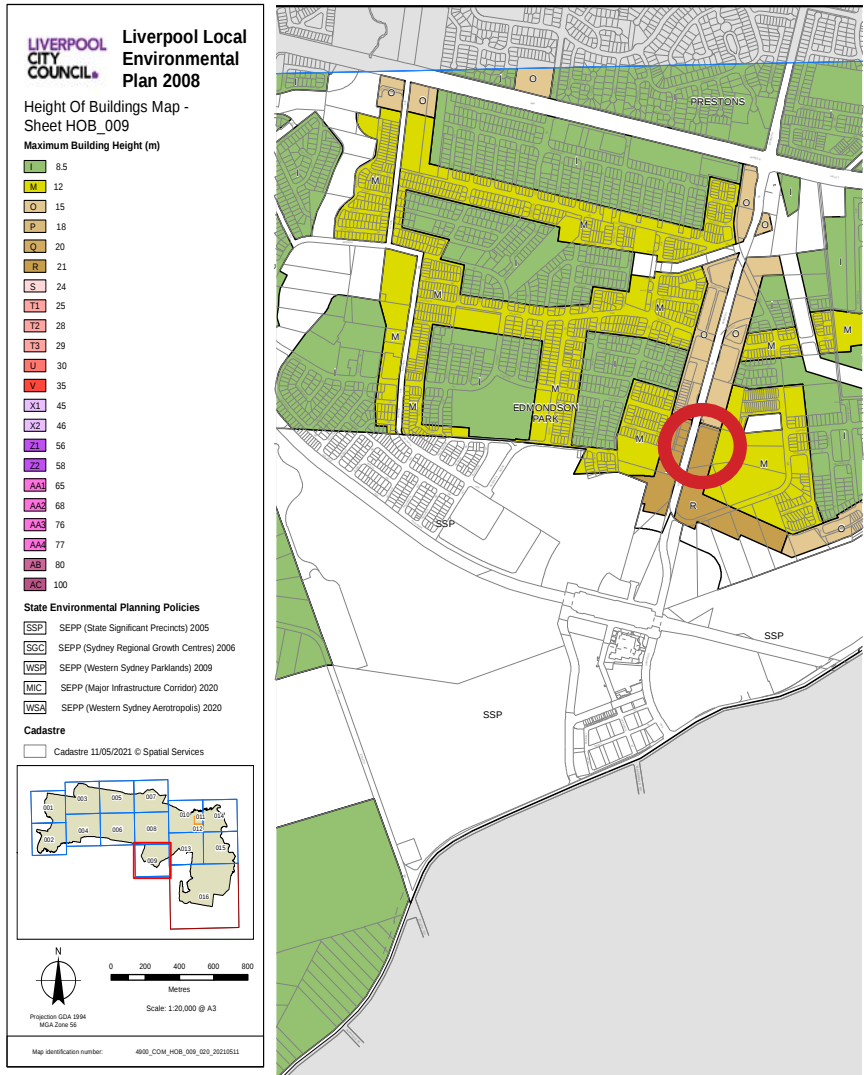
APPLICABLE PLANNING INSTRUMENTS:
LIVERPOOL LOCAL ENVIRONMENTAL PLAN 2008 (LEP)
STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021 (HOUSING SEPP)

FLOOR SPACE RATIO (FSR)



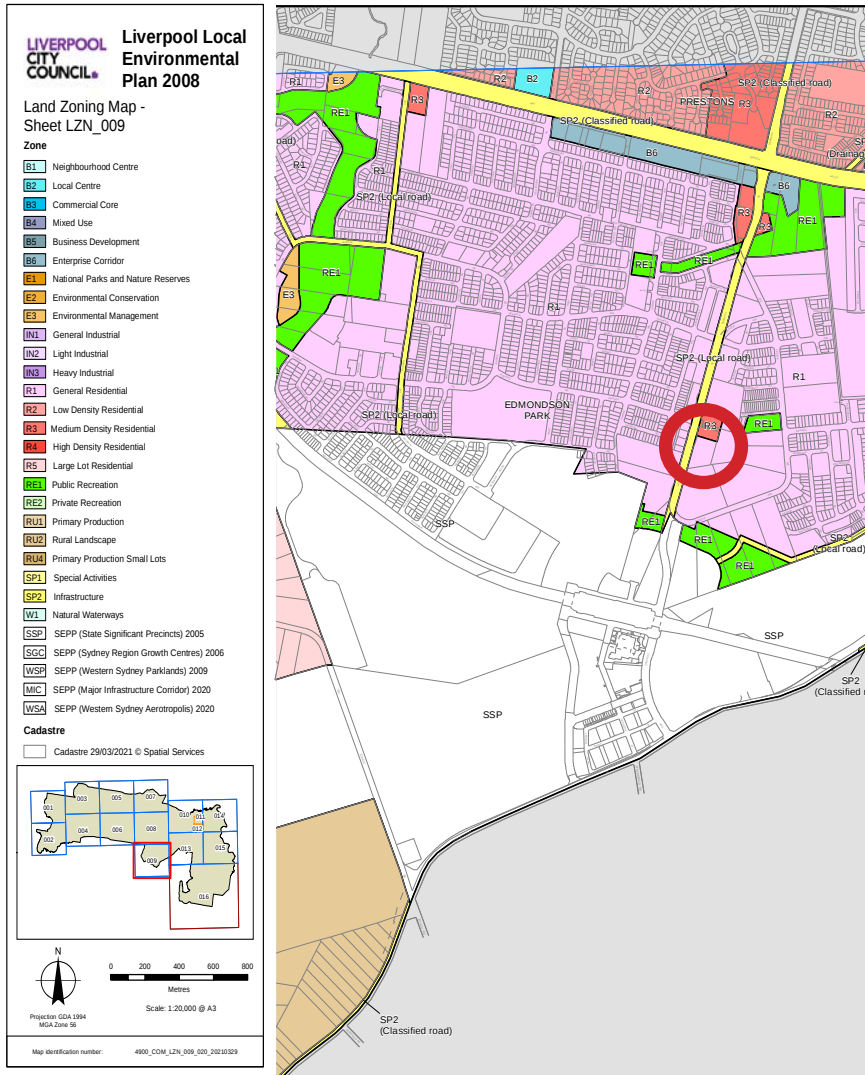
LEP FLOOR SPACE RATIO- 1.5:1
HOUSING SEPP UPLIFT (30%)- 0.45:1
TOTAL FLOOR SPACE RATIO- 1.95:1
(Inclusive of the LEP control the Housing SEPP uplift)

HEIGHT OF BUILDING (HOB)



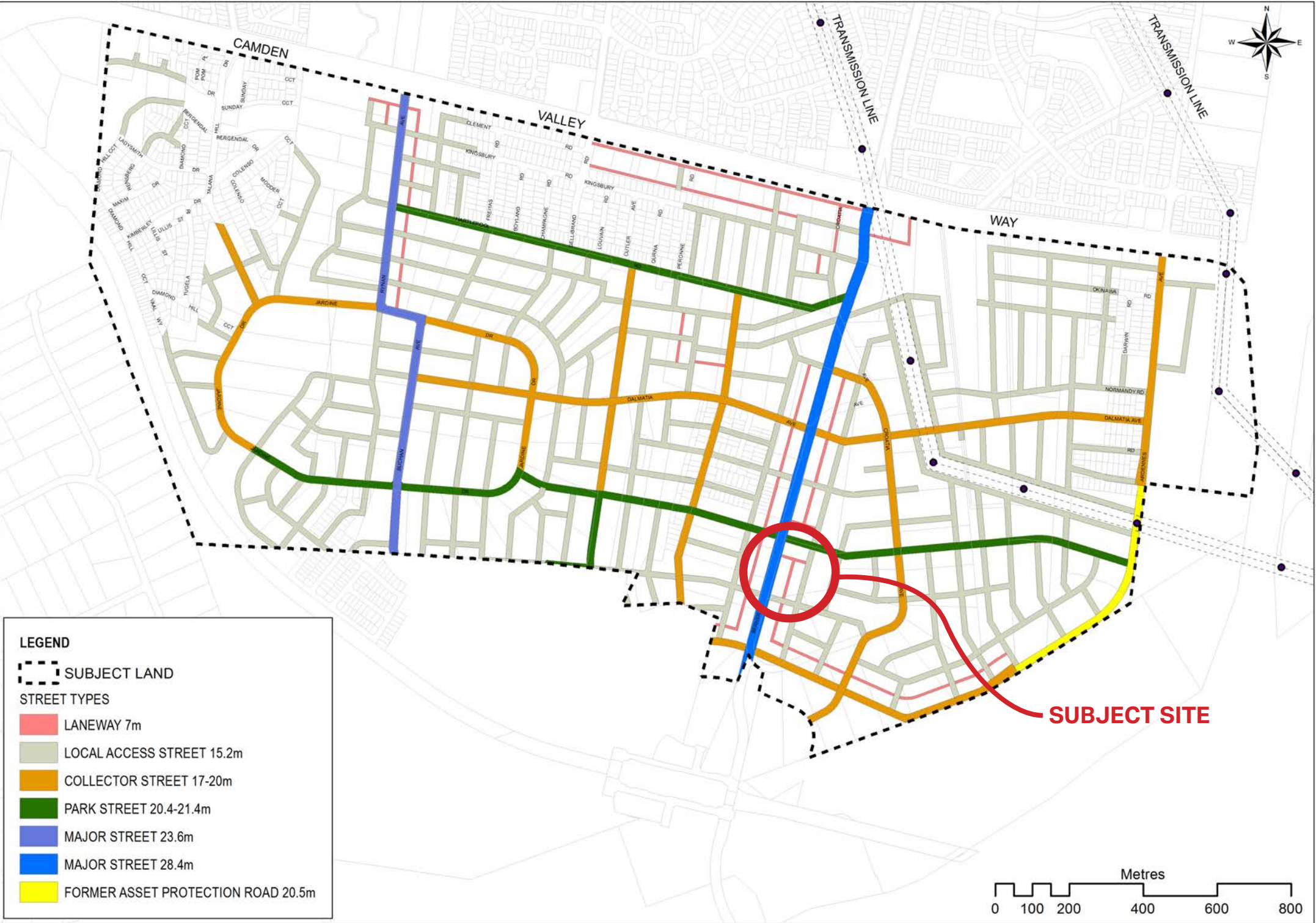
LEP HEIGHT OF BUILDING- 21m
HOUSING SEPP UPLIFT (30%)- 6.3m
TOTAL HEIGHT OF BUILDING- 27.3m
(Inclusive of the LEP control the Housing SEPP uplift)

LAND ZONING

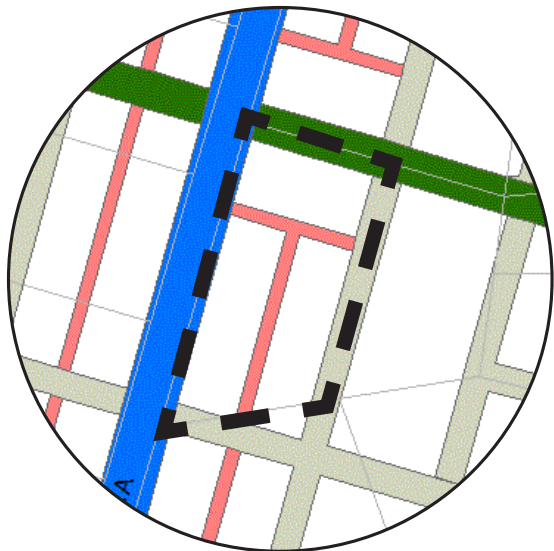


PREDOMINATELY ZONED
'R1' GENERAL RESIDENTIAL
WITH THE NORTHERN PORTION ZONED
'R3' MEDIUM DENSITY RESIDENTIAL

EDMONDSON PARK DEVELOPMENT INDICATIVE ROAD LAYOUT PLAN



EDMONDSON PARK DEVELOPMENT INDICATIVE ROAD LAYOUT PLAN

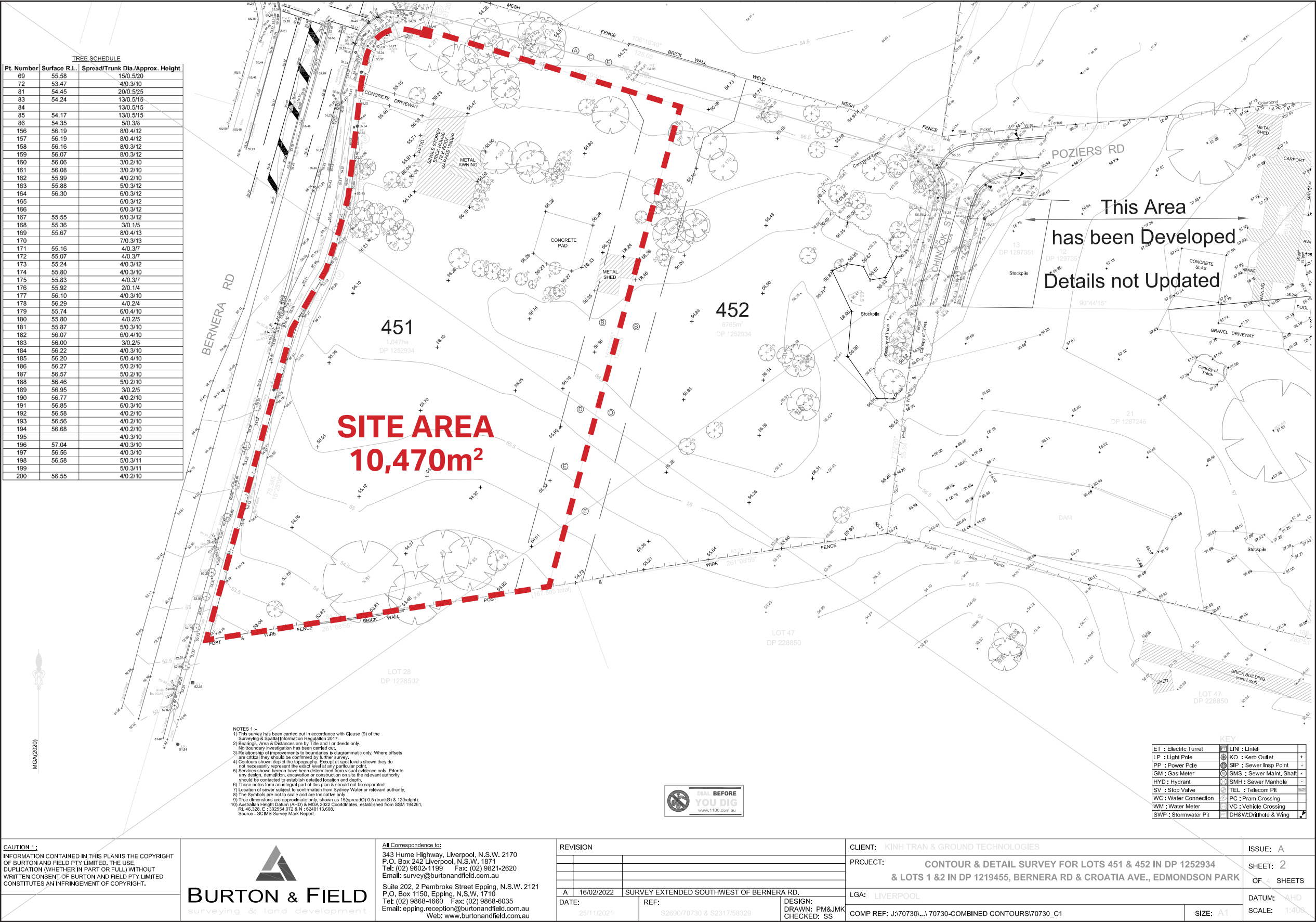


EXTRACT OF SUBJECT SITE



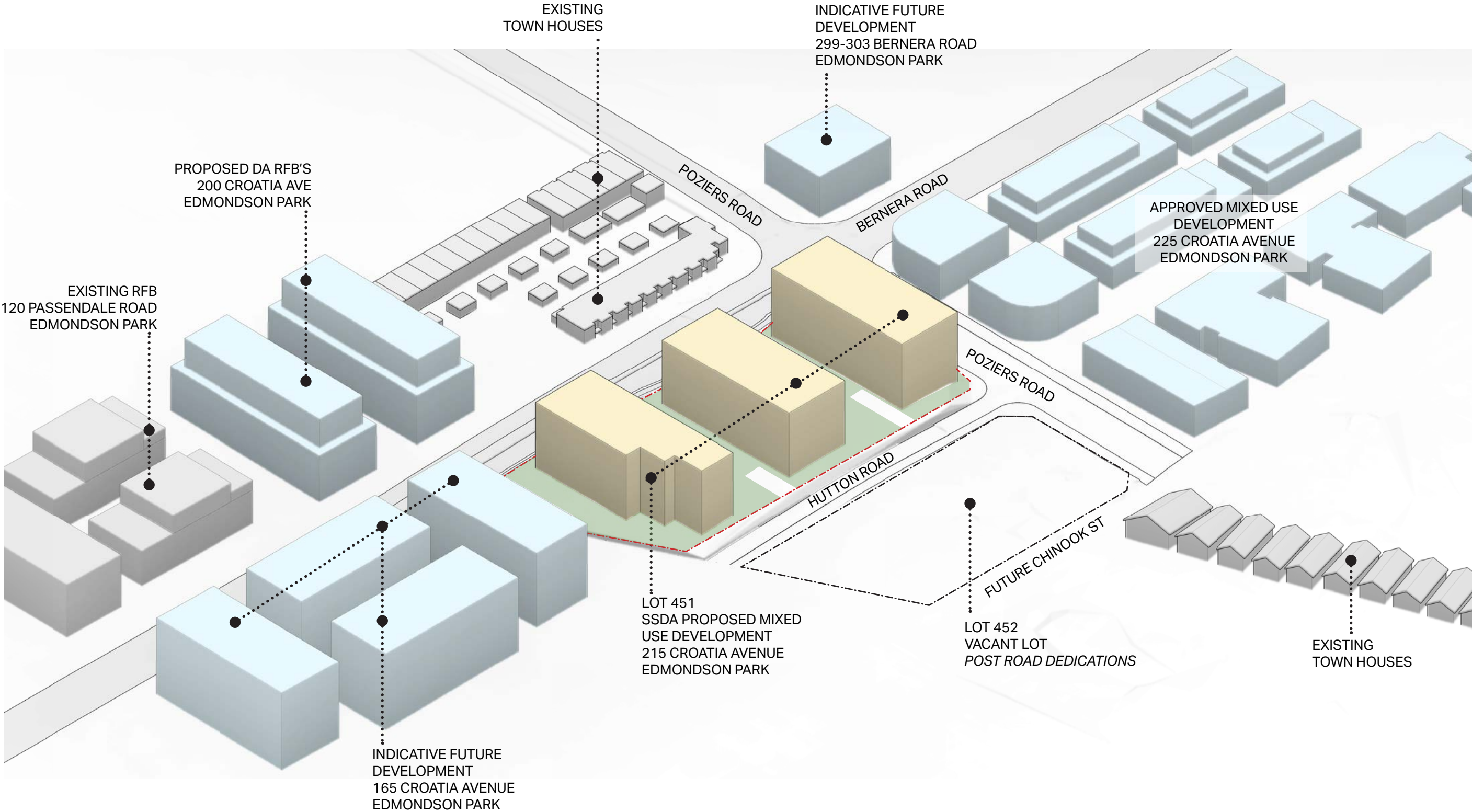
SURVEY

PREPARED BY BURTON & FIELD SURVEYING & LAND DEVELOPMENT

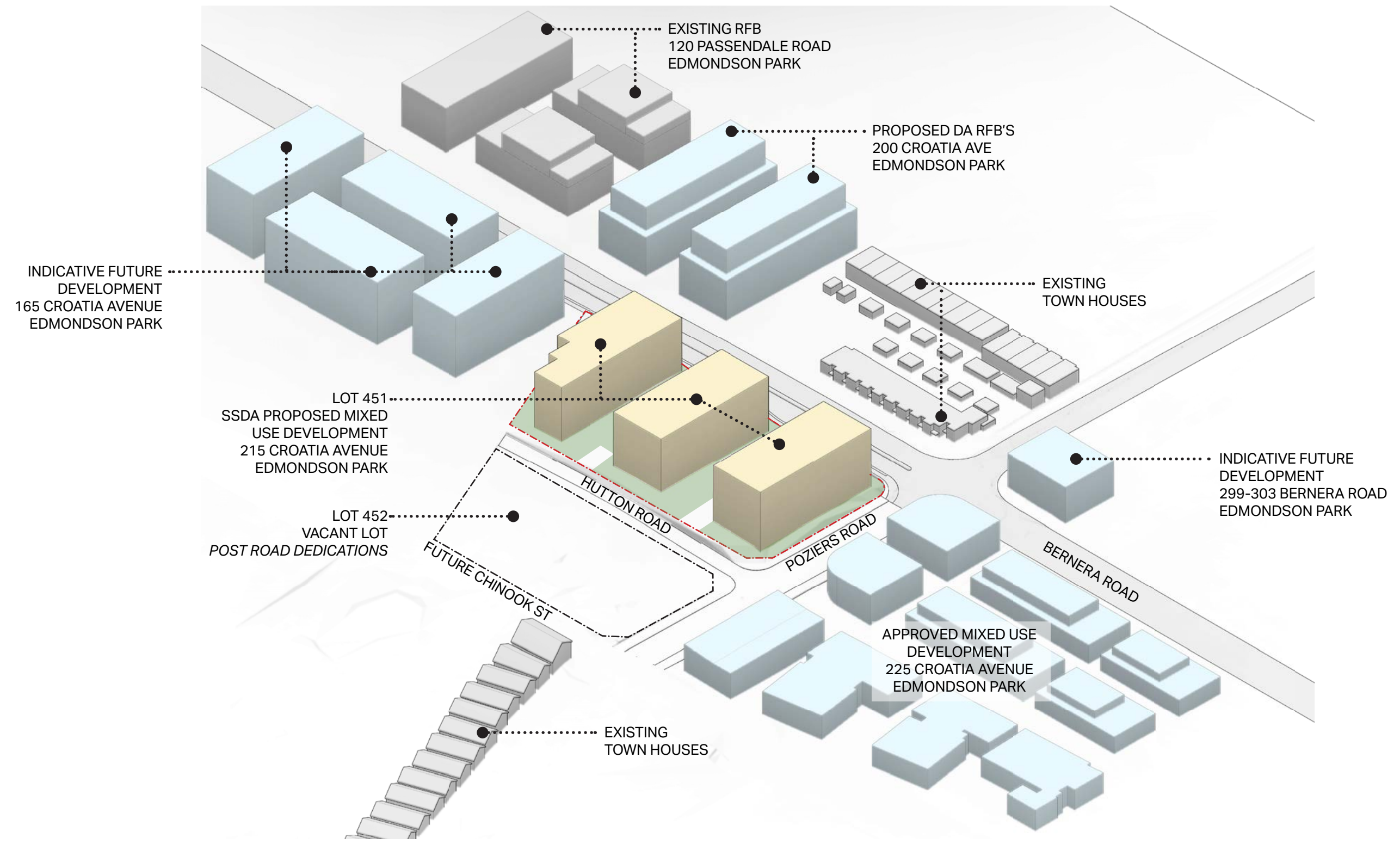


CONCEPT DESIGN

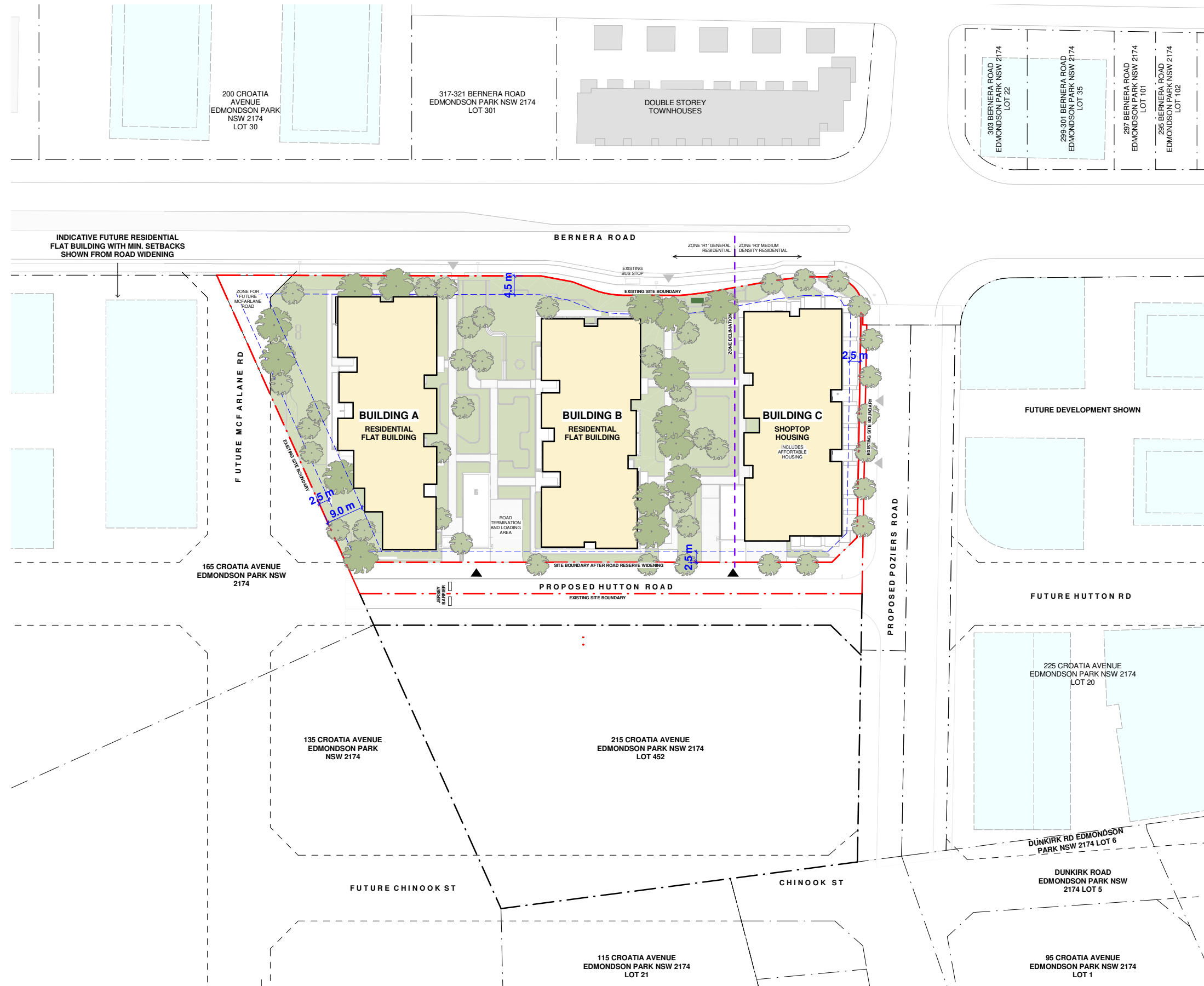
MASSING CONTEXT DIAGRAM



MASSING CONTEXT DIAGRAM



SCALE 1:500 AT A1



BASEMENT 1

SCALE 1:200 AT A1



BERNERA ROAD

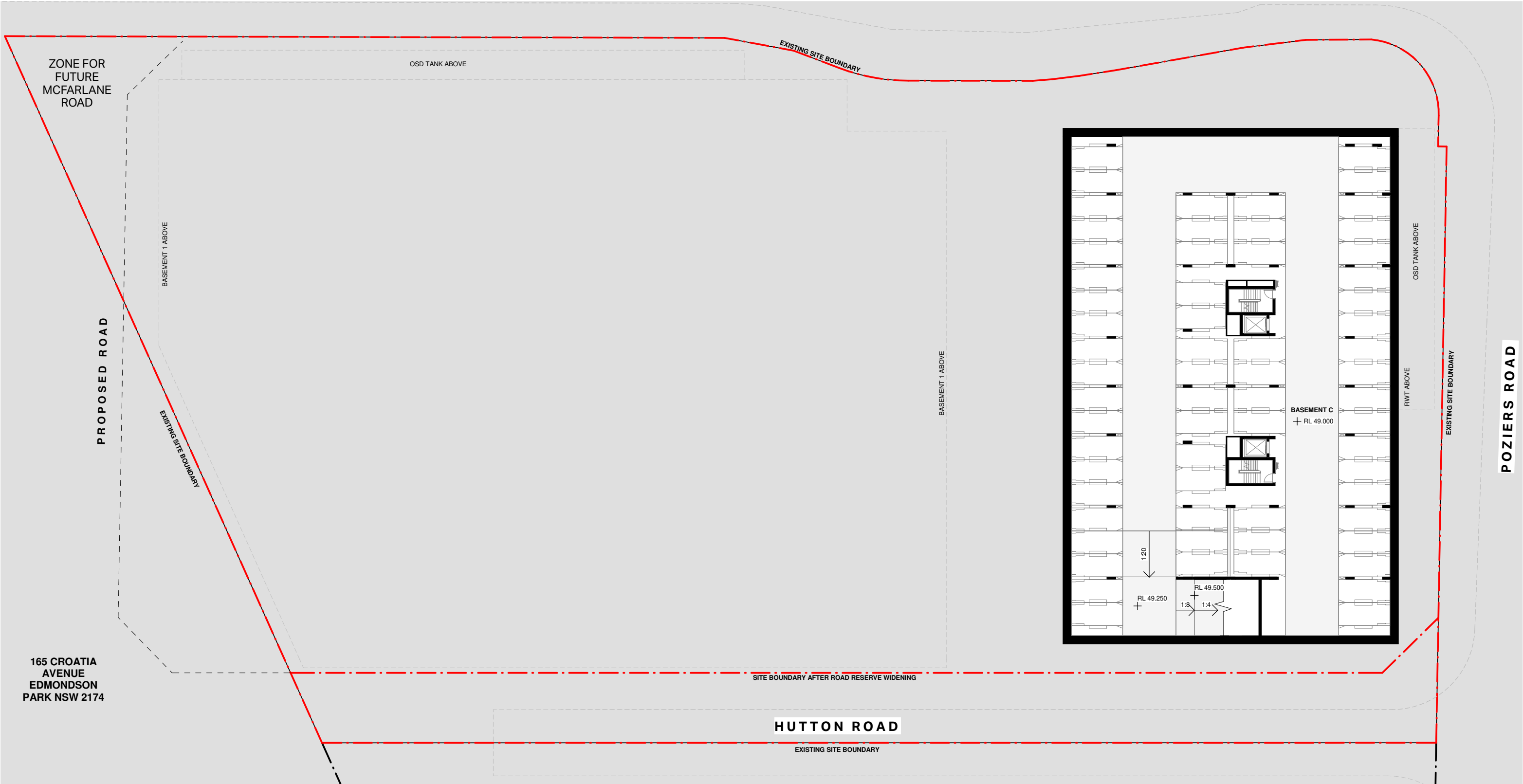


165 CROATIA AVENUE EDMONDSON PARK NSW 2174

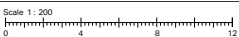
Scale 1:200
0 4 8 12

BASEMENT 2

SCALE 1:200 AT A1

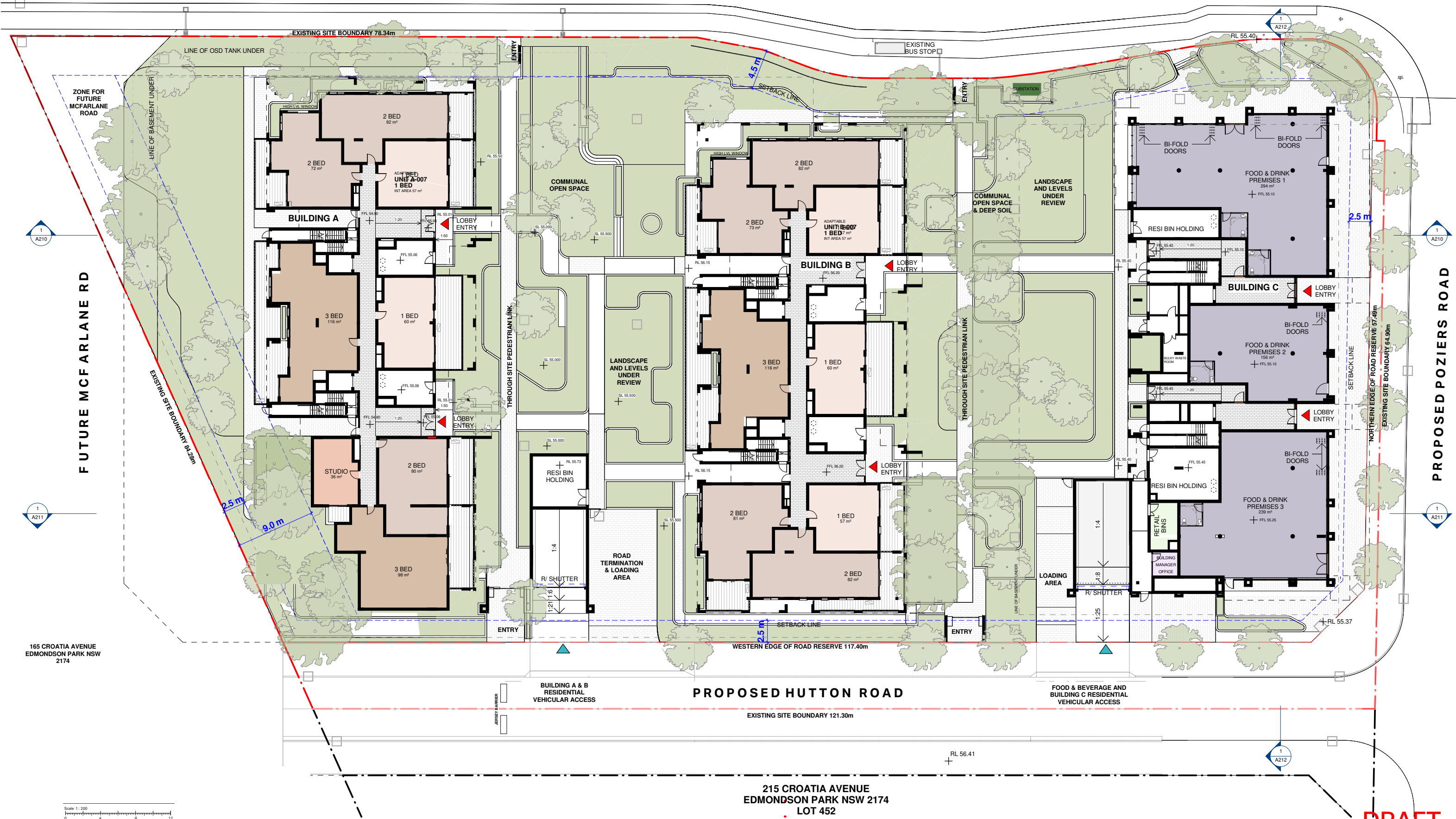


165 CROATIA AVENUE
EDMONDSON PARK NSW 2174



GROUND FLOOR PLAN

SCALE 1:200 AT A1



165 CROATIA AVENUE
EDMONDSON PARK NSW
2174

Scale 1:200
0 4 8 12

Drew Dickson Architects

Kinh Tran

215 CROATIA AVENUE
EDMONDSON PARK NSW 2174
LOT 452

SEARs Request - 215 Croatia Avenue, Edmondson Park, NSW 2174

DRAFT

TYPICAL FLOOR PLAN

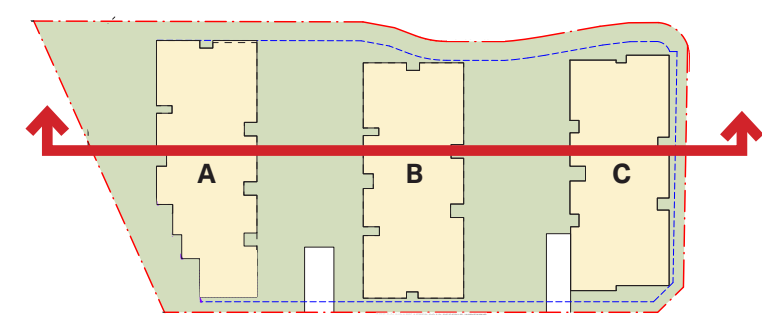
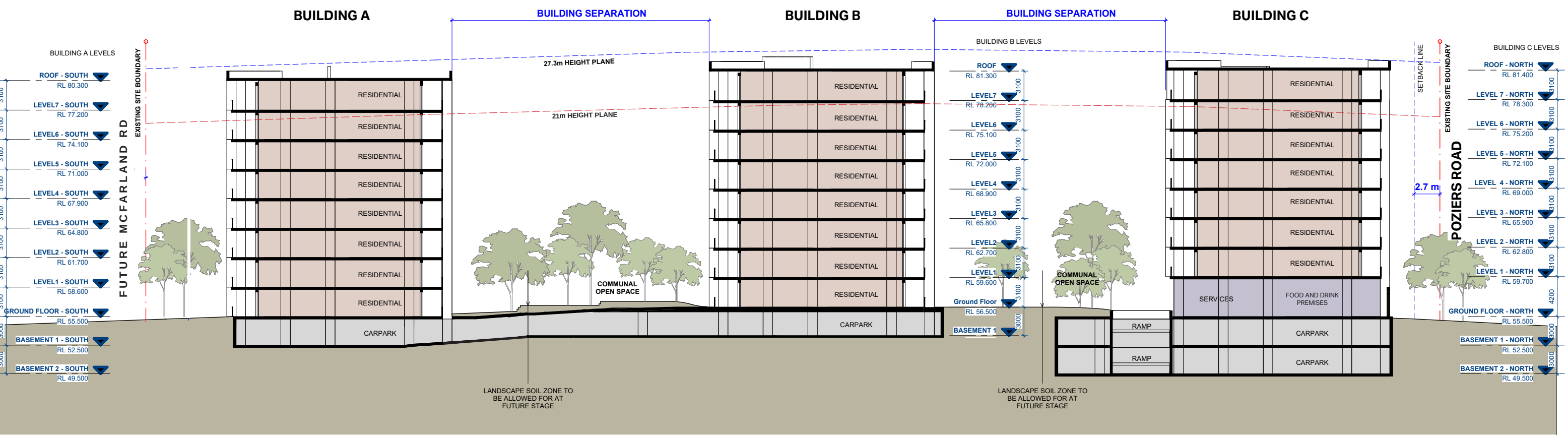
LEVELS 1 - 4 & 6 -7
SCALE 1:200 AT A1



Scale 1:200

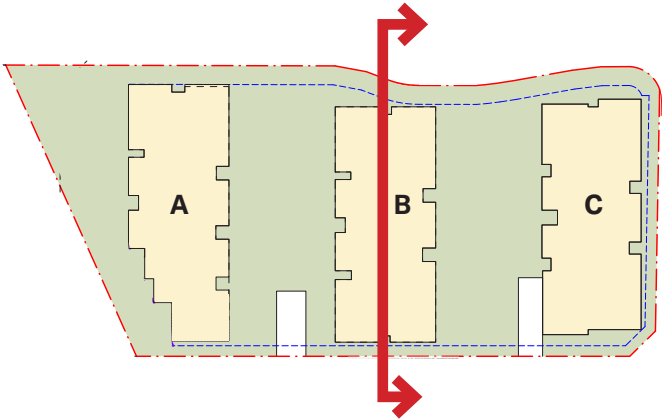
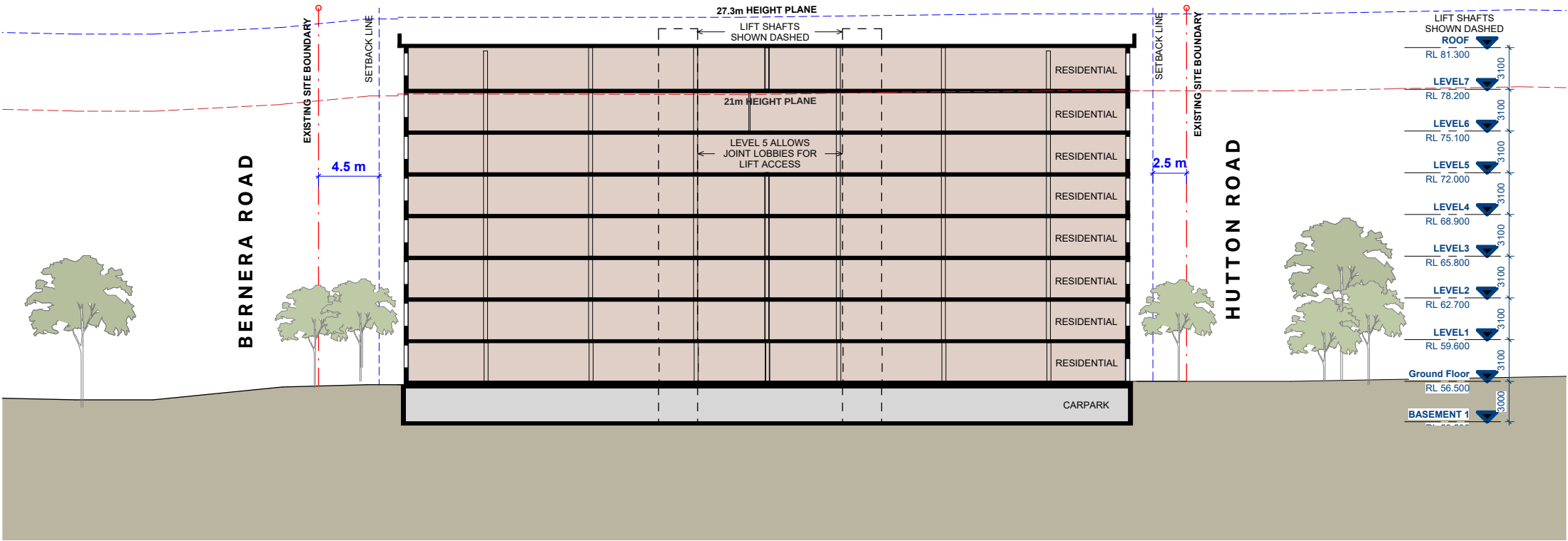
SECTION A

SCALE 1:200 AT A1

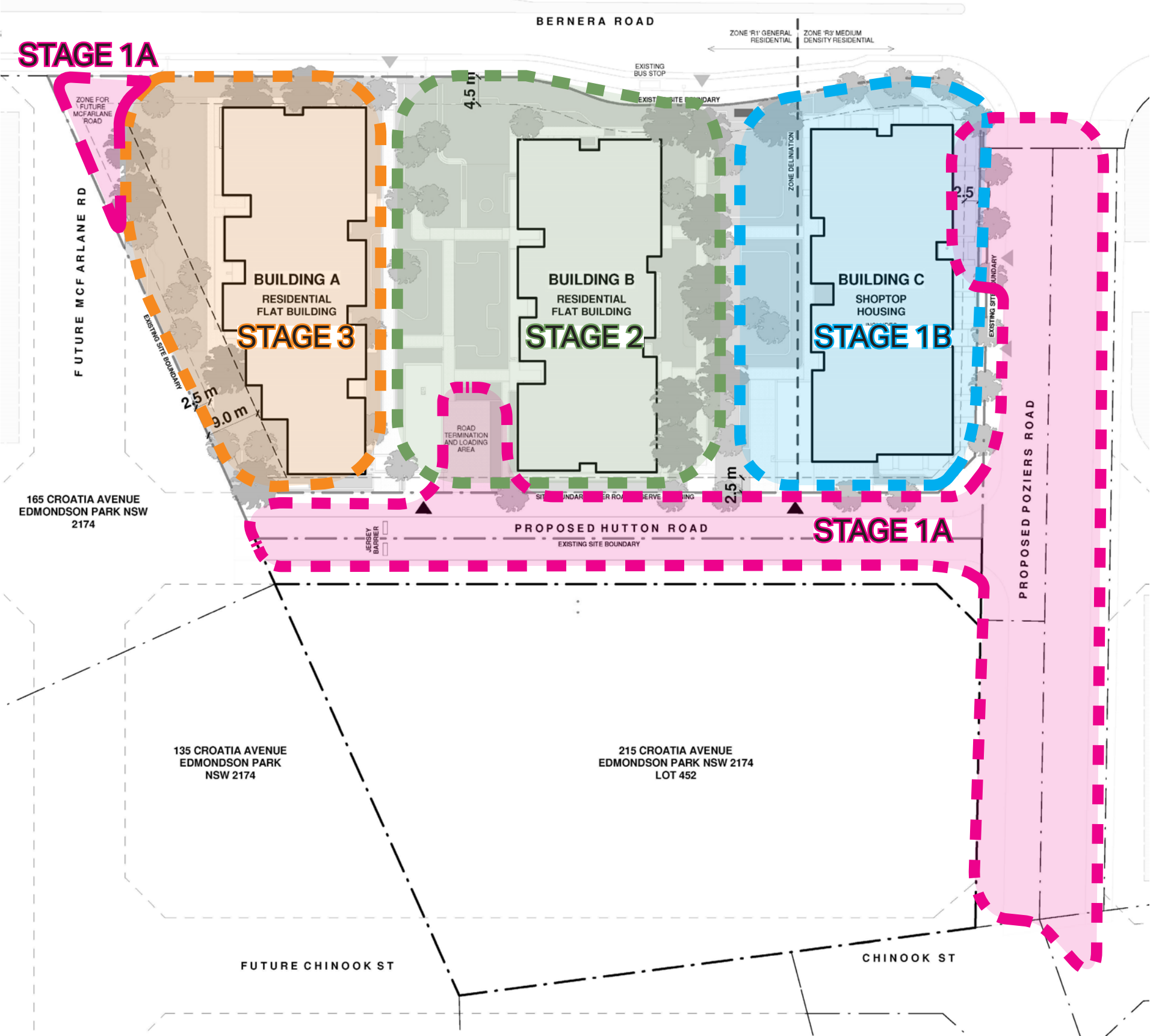


SECTION B

SCALE 1:200 AT A1



POTENTIAL STAGING PLAN



STAGE 1A

SUPPORTING ROAD NETWORK
AND ON-SITE STORM WATER
DETENTION (OSD)

STAGE 1B

BUILDING 'C' SHOP TOP HOUSING
BUILDING, BASEMENT 'C' AND
LANDSCAPING

STAGE 2 *

BUILDING 'B' RESIDENTIAL
FLAT BUILDING, BASEMENT 'B'
AND LANDSCAPING

STAGE 3 *

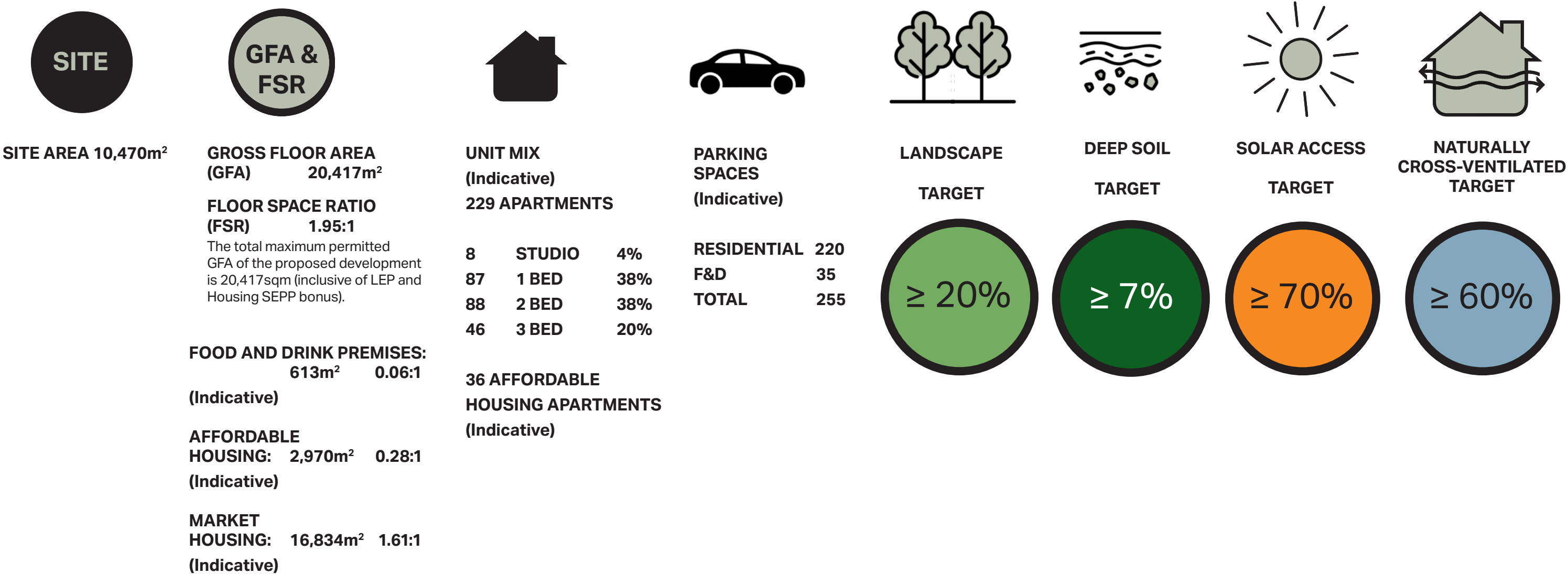
BUILDING 'A' RESIDENTIAL
FLAT BUILDING, BASEMENT 'A'
AND LANDSCAPING

* Potential for Stage 2 and 3 to
be combined.

Scale 1:200
0 5 10 15

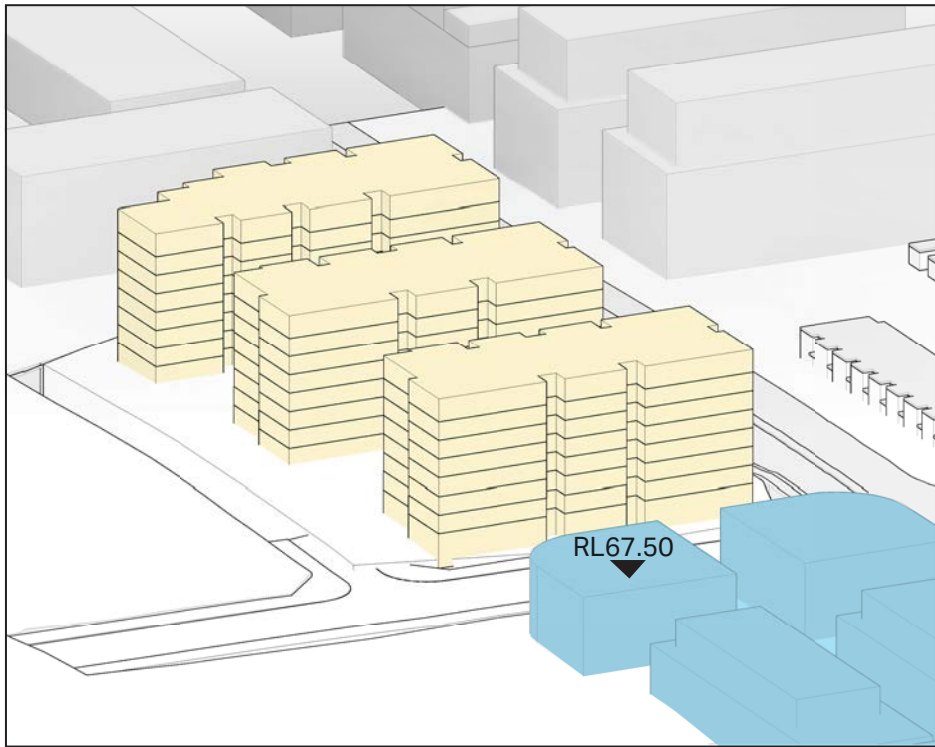
DEVELOPMENT SUMMARY

INDICATIVE DEVELOPMENT SUMMARY

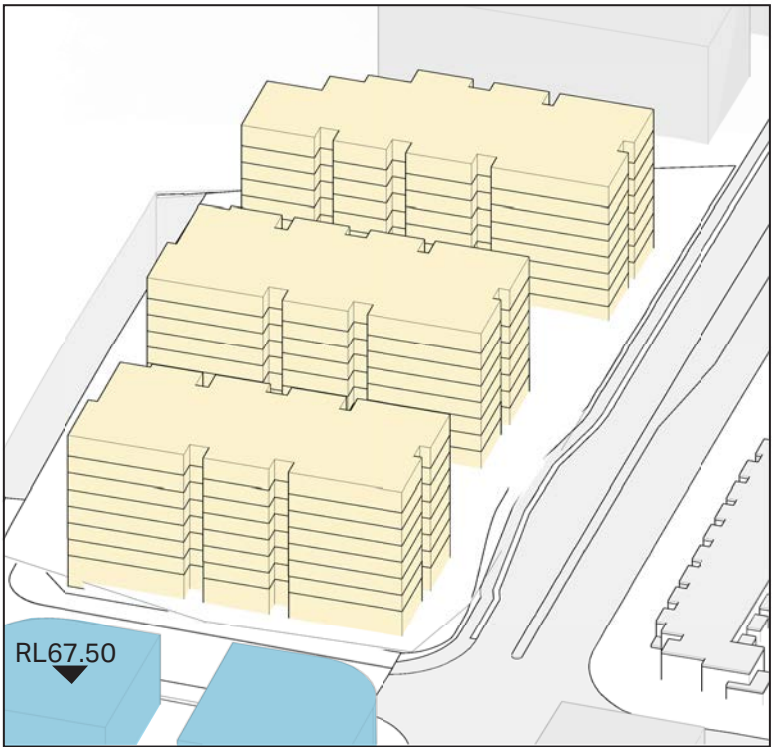


DEVELOPMENT SUMMARY TARGET - SUN EYE VIEWS

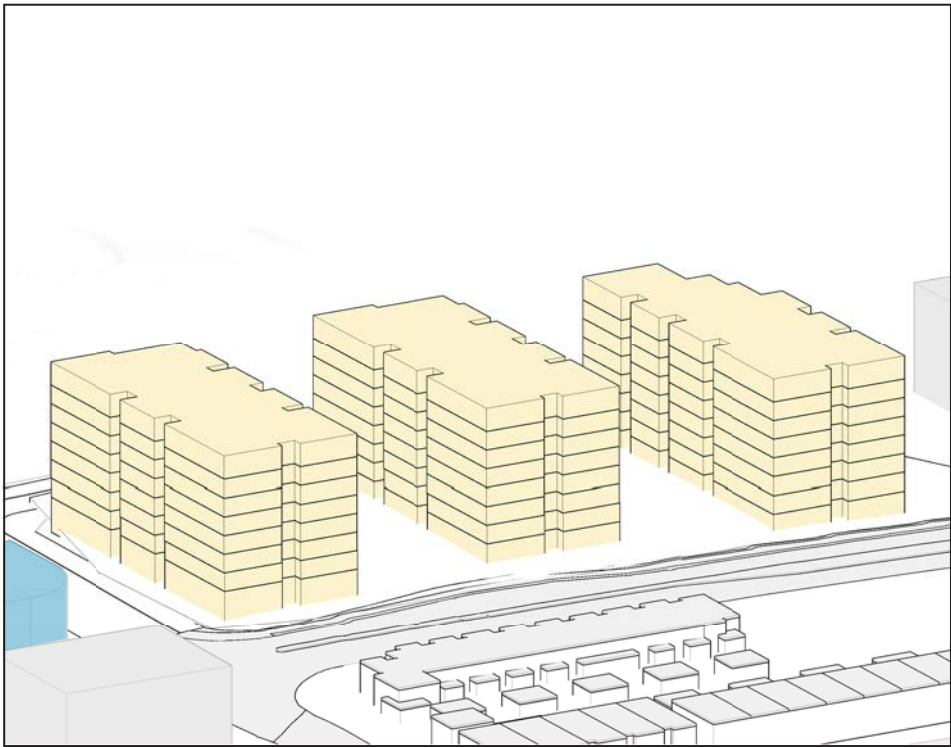
21 JUNE - WINTER SOLSTICE



9AM



12PM



3PM

LEGEND:

SUBJECT SITE MASSING 

225 CROATIA AVE, EDMONDSON PARK AS PER APPROVED DA 



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