PLUS STUDIO®

LOTS 4-5, 6-7, and 8 BUCHAN AVENUE

EDMONDSON PARK, 2174

SSDA DESIGN REPORT

03.03.2026
REVISION A

URBAN
PROPERTY

We acknowledge Country, the Cultural Landscape that we are working upon, We acknowledge the custodianship of its people and the privilege and responsibility to Connect with Country.

We acknowledge the Dharug, Dharawal and Gundungurra people, and their ongoing connection to culture, lands and waters and their valuable contribution to the community. We recognise and acknowledge the surrounding clans to the North, South, East and West whilst honouring and celebrating their Elders past, present and emerging.

We are part of the system of Country, our actions must always be Country positive. Being connected to Country transcends language and culture - a connected system of action, emotion, and experience.

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1. INTRODUCTION

INTRODUCTION

This Development Application seeks approval for Lots 4-5, 6-7, and 8 Buchan Avenue (known as Sites 3, 4 & 5) within the Edmondson Park (Ed Park) precinct, forming a key component of the broader masterplanned redevelopment framework for the area. Collectively, the sites occupy a strategic position within close proximity to Edmondson Park Station, the riparian corridor, surrounding residential neighbourhoods and emerging local centres, reinforcing their role as a transition between transport, landscape and urban activity.

The proposal for Ed Park Sites 3, 4 and 5 has been informed by the endorsed masterplanning vision for the precinct and responds directly to site-specific conditions, including access, scale transitions, solar orientation, and adjacency to open space and infrastructure. The design seeks to deliver a well-considered built form outcome that supports residential density while maintaining strong amenity, legibility and connectivity at both the precinct and local scale.

In shaping the proposed development, the following key principles have guided the urban, architectural and landscape response:

- Establish a clear and legible built form structure that reinforces the Edmondson Park station precinct while responding sensitively to surrounding residential and riparian interfaces.
- Deliver an appropriate transition in height and scale across Sites 3, 4 and 5, balancing yield objectives with solar access, separation distances and visual permeability.
- Activate the ground plane through clearly defined podiums, communal open spaces and pedestrian connections that support safety, usability and day-to-day activity.
- Integrate landscape and public domain outcomes that strengthen connections to the riparian corridor and contribute to a cohesive precinct character.
- Support high levels of residential amenity through well-planned apartment layouts, access to daylight and ventilation, and provision of communal and private open space.
- Advance environmental sustainability through efficient building forms, passive design strategies and landscape responses that enhance long-term performance.
- Deliver a cohesive architectural expression across the sites while allowing for variation and articulation that reinforces legibility and identity within the precinct.

Through these guiding principles, the proposal for Ed Park Sites 3, 4 and 5 delivers a considered and coordinated urban response that aligns with the objectives of the Edmondson Park masterplan. The development contributes positively to the evolution of the precinct by integrating built form, landscape and public domain outcomes that support a connected, liveable and sustainable residential environment.

This report has been produced by Plus Studio for Urban Property Group.

Kind regards,



Rido Pin
Director, Plus Studio
NSW Reg. 11286

DEVELOPMENT SUMMARY

LOCATION
DHARUG, DHARAWAL AND GUNDUNGURRA

LOTS 4-5, 6-7 & 8 BUCHAN AVENUE EDMONDSON PARK (KNOWN AS SITES 3,4&5)

LIVERPOOL LGA

CLIENT
URBAN PROPERTY GROUP

DISCIPLINES
ARCHITECTURE

SECTOR
BUILD TO RENT
BUILD TO SELL
RETAIL

HEIGHT
134.635M, 40 STOREYS

SCALE
GFA: 152,692 SQM,
SITE: 32,310 SQM,
1,805 APARTMENTS

The subject site known as Sites 3,4-5 Edmondson Park is located to the north-west of the M5 Motorway and lies approximately 40 km to the south-west of Sydney CBD. The area subject to this application is within the Liverpool LGA. Campbelltown Road marks the boundary of the Liverpool and Campbelltown LGA's.

Edmondson Park is undergoing significant transformation from rural to urban land centred on the Edmondson Park railway station. Development of Edmondson Park will see the introduction of a new town centre featuring a diverse mix of commercial, mixed, retail and residential uses. The Edmondson Park development site is generally bound by the South West Railway and Edmondson Park rail station, Campbelltown Road and Soldiers Parade.

The site is also subject to concept plan approval under MOD 5: MP 10_0118 MOD 5 Edmondson Park Concept Plan | Planning Portal - Department of Planning and Environment.

Site 3 has a primary frontage to Buchan Avenue (south) that is 145m in length. The site has secondary street frontages to the Local Minor Roads that are proposed under DA-1070/2021 of 65m (East) and 150m (north).

Site 4 has a primary frontage to Buchan Avenue (south) that is 111m in length. The site has secondary street frontages to the Local Minor Roads that are proposed under DA-1070/2021 of 67.24m (west) and 127.5m (north).

Site 5 is located within Precinct 9, within the Landcom Town Centre North of the Edmondson Park South Concept Plan. The overall Precinct 9 lot is legally defined as Lot 8 DP1275478 and referred to as Lot 8 Buchan Avenue, Edmondson Park NSW 2174. The total area of Site 5 is 12,450sqm. The Site extends between the south-adjacent railway line and Buchan Avenue, and a narrow portion of land that straddles the railway line towards Horrie Road. The site has one primary street frontage with Buchan Avenue (north) that is approximately 80m in length. Site 5 fronts on to Horrie Road to the west too.

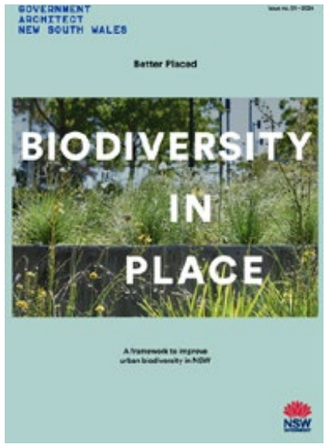
COLLABORATORS

DESIGN MANAGER	UPG
PLANNING CONSULTANT	BEAM PLANNING
ARCHITECT	PLUS STUDIO
LANDSCAPE ARCHITECT	MOIR STUDIO
CONNECTING TO COUNTRY CONSULTANT	WSP
STRUCTURAL ENGINEERING	UPG
CIVIL ENGINEERING & FLOOD	ADWJ
WATER SERVICES CO-ORDINATION	IGS
ELECTRICAL ENGINEERING & ASP3	IGS
MECHANICAL ENGINEERING	IGS
HYDRAULIC ENGINEERING	IGS
ACOUSTIC ENGINEERING	PWNA
WIND CONSULTANT	SLR CONSULTING
TRAFFIC AND TRANSPORT CONSULTANT	SCT CONSULTANTING
WASTE AND LOGISTIC MANAGEMENT	ELEPHANTS FOOT
BCA CONSULTANT	MCKENZIE GROUP
ACCESSIBILITY CONSULTANT	ACCESS LINK

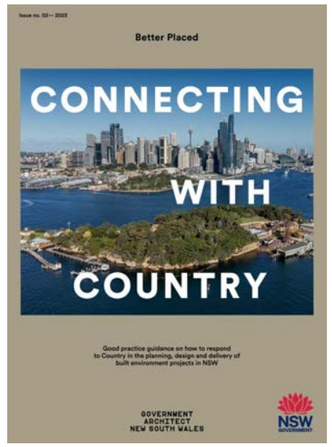
STRATEGIC FRAMEWORK



URBAN DESIGN



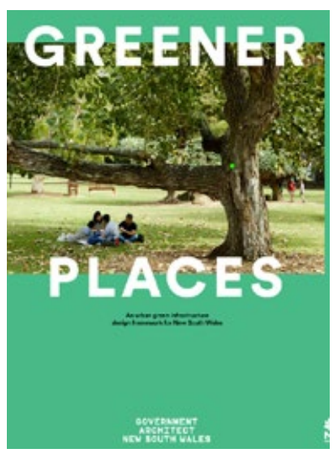
LANDSCAPE



COUNTRY







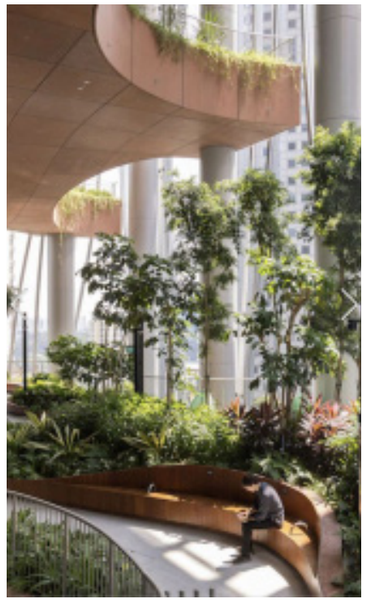




DESIGN EXCELLENCE

Our Vision

PROJECT VISION



Climate Responsive

Floorplates, orientation, and façade design optimise solar access, natural ventilation, and daylight penetration, while landscaping and rooftop spaces contribute to passive cooling and environmental performance.



Activated Ground Plane

The ground plane is conceived as an active and engaging public interface, with generous glazing, frequent entries and adaptable tenancies that support daily life and social interaction. Deep awnings, landscaped setbacks and fine-grain façade articulation create comfortable pedestrian conditions.



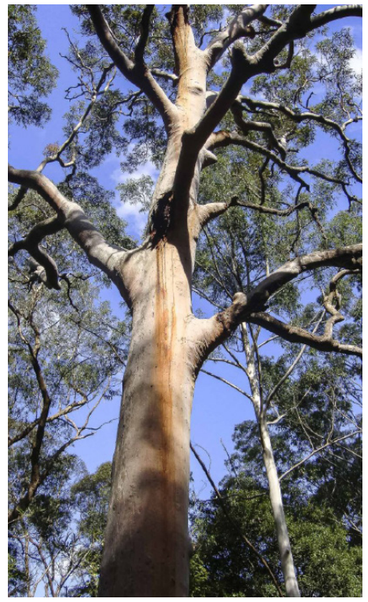
Vibrant Community

Building frontages, form and interfaces activate streets and pedestrian pathways, creating visually rich and accessible spaces that support movement, recreation, and everyday encounters.



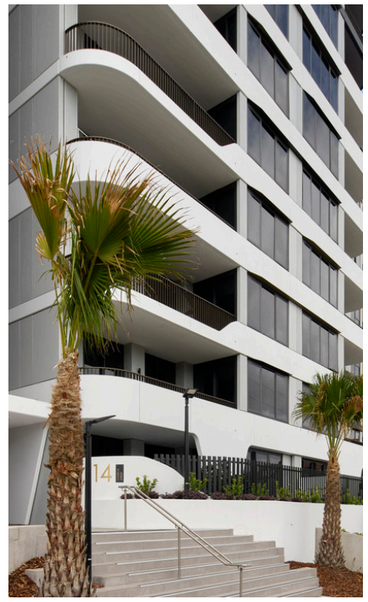
Celebrate the Creek & Riparian

The built form is shaped to acknowledge and celebrate the adjacent creek corridor, responding to its natural rhythms, vegetation and topography. Terraced edges, planted balconies and softened podium interfaces extend the riparian character into the development.



Renew & Reconnect

The proposal seeks to renew the relationship between people, landscape and place by re-establishing connections to Country and the existing natural systems. Building forms, materials and planting strategies draw from local ecologies, creating moments of pause, outlook and shade that encourage reconnection with nature.



Efficiency & Buildability

The architecture balances expressive form with pragmatic construction outcomes, ensuring the design is efficient, repeatable and adaptable. Rationalised floor plates, consistent structural grids and integrated façade systems support buildability while maintaining architectural quality.

Our Vision

COUNTRY & LEGACY

The Layers of Caring for Country.

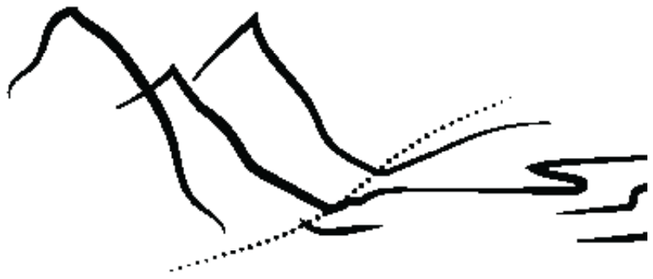
Inspired by Dharawal Country and the legacy of Edmondson Park, this masterplan tells a layered story through architecture & time.

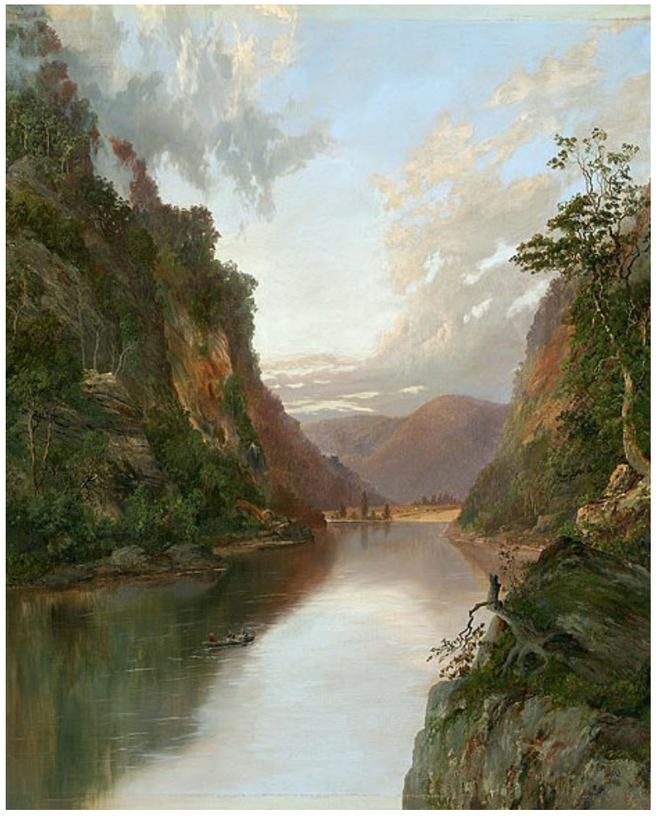
Land is grounded and robust, echoing the eroding layers of earth and bushland.

Water flows through forms and connections, reflecting movement, community, and life with the creek.

Sky rises light and open, offering outlook, spirit, and tribute. Together, they create a place of depth, identity, and belonging.

Reflecting on milititary Legacy and strength & elevated with bold and forward vision bridging past and Future.



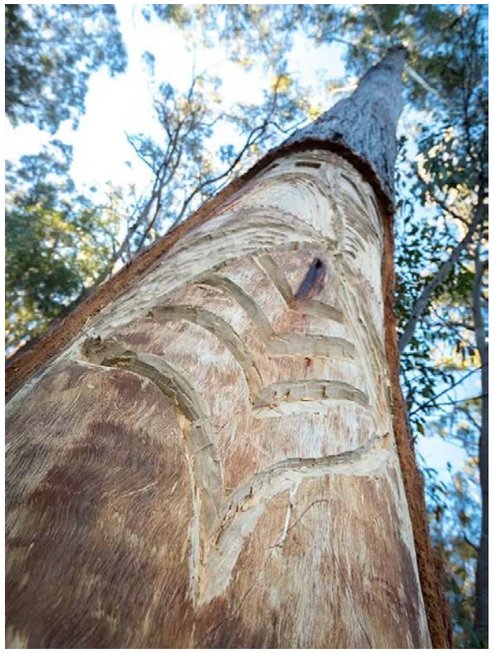


Our Vision

CONNECTING WITH COUNTRY PRINCIPLES

MARKING PLACE

Inspired by the scarred trees, using the building gestures as a guide for movement and wayfinding creating a gateway, a symbol to this development.



CONNECTION

Maintain visual and physical links to the riparian, nature. Materials that express connection to its story Country, grounded, fluid or light.



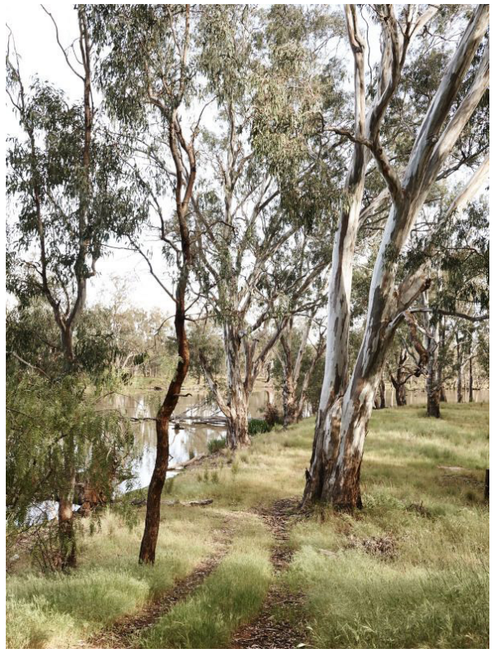
REFLECTION

Shaping building's bult form that reflect, enhances and responds to the site relationships to the past and future context. Expressing the building's story through façade rhythm and layering drawn from natural contextural patterns.



SUSTAINABLE

Developments rooted in nature. Orientation, Liveable Comfortable Spaces, Sustainable Reduction in Energy and Nature Connected. Green extending to the roofs serving as thresholds blending nature and urban life.



DESIGN VERIFICATION STATEMENT

Context

The proposal comprises three development sites located within Precinct 9 of Edmondson Park, a precinct developed by Landcom and supported by new roads and infrastructure. Precinct 9 is known as the Maxwells Creek Precinct, reflecting its location along the Maxwells Creek riparian corridor which defines the western edge of the precinct.

To the west, the precinct interfaces with the Parklands Precinct, characterised by established low-scale residential housing. To the east lies the Station Precinct, developed by Frasers Property Australia, which has been largely completed and forms the primary commercial and transport hub for Edmondson Park.

The subject sites are located to the north-west of Edmondson Park Train Station and immediately west of the riparian corridor, which runs north–south through the region. The precinct is connected via Buchan Avenue, which crosses the riparian corridor and provides a primary east–west connection. The riparian corridor links Maxwells Creek to the broader Georges River catchment, extending south through natural terrain and connecting to parklands located further south.

Edmondson Park Train Station is located approximately to the east of the precinct and provides a direct connection to the existing town centre developed by Frasers Property Australia. Buchan Avenue functions as the main connection between the station and the Maxwells Creek Precinct, feeding into the precinct across the riparian corridor.

Precinct 9 is supported by a new high school currently under construction immediately south of Buchan Avenue, as well as a primary school located west of the adjacent parkland. Together, these facilities establish a strong educational and community anchor for the precinct.

The proposal relates to three sites identified as Sites 3, 4 and 5:

Site 3

Site 3 has an area of 11,641 m² and is located within the western portion of the precinct. The site is framed to the south by Buchan Avenue and the new high school, and to the north by Jericho Road, adjoining an under construction 3–4 storey townhouse development. To the west, the site interfaces with Claremont Park, and together with the adjacent school site, forms a strong western edge to the precinct.

The site is bounded by newly constructed roads and slopes gently 7 metres down towards the east, creating a gradual and manageable gradient across the site.

Site 4

Site 4 with an area of 8,219 m² is located along the northern edge of Buchan Avenue and directly abuts the western edge of the riparian corridor. The site enjoys a unique relationship with the natural landscape, with its eastern boundary directly engaging with the creek corridor. A level change of approximately 2 metres falls towards the creek, complemented by mature trees and dense native vegetation. This setting provides a significant opportunity for the site to engage with the natural environment while acting as a visual marker for the eastern edge of the precinct.

Site 5

Site 5 is located south of Buchan Avenue and has a site area of 12,450 m². The site has a strong eastern relationship with the riparian corridor, Maxwells Creek and surrounding native vegetation. The eastern edge of the site is retained with sandstone retaining walls, creating a level difference of approximately 2 metres to the riparian corridor. To the west, the site is bounded by Horrie Road and the new high school. A generous landscaped setback associated with the school helps frame the western edge of the site.

DESIGN VERIFICATION STATEMENT

Scale

The proposal introduces increased density and building height within the Maxwells Creek Precinct, contributing to the broader objectives of addressing housing demand and affordability in NSW. Located immediately west of the Station Precinct, the development benefits from excellent access to public transport, education, community infrastructure and open space.

The overall masterplan provides a diverse mix of housing typologies, including build-to-sell apartments, build-to-rent housing, co-living accommodation and affordable housing. This diversity ensures the precinct caters to a wide range of demographics and household types. The proposal is further supported by new community infrastructure, including a wellbeing centre and public library, as well as public through-site links, plazas and a community-focused retail hub comprising a supermarket, retail shops, cafés and restaurants.

The scale strategy responds to the surrounding context, transitioning from 1–3 storey development to the north and west, through 3–8 storey mid-rise forms, and ultimately rising to 26 and 40 storey towers towards the riparian corridor and Station Precinct to the east. This approach allows the development to respond sensitively to adjacent neighbourhoods while reinforcing the Station Precinct as the primary high-density focal point. The proposal responds to the distinct character and established building scale of each street, forming a cohesive composition that positions the new precinct as a community heart, delivering housing diversity supported by high-quality amenity.

Site 3

Site 3 is located along the northern edge of Buchan Avenue opposite the new high school, which comprises a 4–5 storey built form. To the north, the site interfaces with a 3-storey townhouse development by UPG. The proposal responds directly to these scales through a clearly articulated podium that establishes a consistent and legible street edge supported by generous landscape zones and street trees.

Towards the west, the built form addresses Claremont Park, introducing a marker building that bookends the boulevard sequence and signals entry into the mixed-use precinct. The public library located at the base of this building reinforces its civic role and establishes a strong community anchor at this key arrival point.

Along the northern edge, a 3-storey base responds to the adjacent townhouses, with upper levels stepping back to achieve heights of up to 8 storeys. A 6-metre deep soil setback provides generous landscaping and pedestrian connections, assisting in the transition between building scales.

Site 4

Site 4 bookends the eastern edge of the Maxwells Creek Precinct at the point where the precinct meets the riparian corridor, which defines its eastern boundary. The podium maintains a consistent four-storey scale, reinforcing the established street wall and framing the primary entry boulevard into the precinct. Above this podium, the built form transitions in height from a 15-storey tower to the west to a taller 26-storey tower to the east. This upward stepping of height responds to the approach from the Station Precinct and clearly addresses the arrival sequence into the Maxwells Creek Precinct, reinforcing its role as a gateway site.

Site 5

Site 5 is located along the eastern edge of the school site fronting Horrie Road. To the east, the site directly interfaces with the generously landscaped riparian corridor and Maxwells Creek, which extends northward and connects to the Georges River. The proposed development on Site 5 is organised into northern and southern components, divided by a publicly accessible through-site link that runs through the centre of the site and forms a key pedestrian connection within the precinct. The development is unified by a two-storey podium that accommodates the proposed retail and commercial uses, establishing an active ground plane. This podium scale responds comfortably to the adjacent school and its landscaped forecourt to the west. As the buildings are positioned closer to the eastern edge of the site, the inclusion of generous landscaped roof gardens contributes positively to the overall landscape character and provides a softened interface with the school environment.

The northern podium supports two buildings of varying scale. The northernmost building rises to 12 storeys and is positioned to provide visual relief at the eastern entry into the precinct. Located behind this, a 26-storey building establishes a direct visual and spatial dialogue with the corresponding tower on Site 4. When viewed from the east, these buildings clearly define and mark the arrival into the Maxwells Creek Precinct.

The southern portion of Site 5 accommodates a podium that supports a 40-storey tower, which serves as a key landmark anchoring the precinct within the wider regional context. The tower is positioned along the riparian corridor to the east and the rail line to the south, reinforcing its prominence. Its visibility from the train station establishes a strong visual marker for the Maxwells Creek Precinct and announces the presence of the new community hub.

Built Form

The overall composition of built form across the three sites is structured to reinforce a clear transition in scale, moving from the finer-grain urban character to the north-west toward a mixed-use hub of increased height adjacent to the larger open spaces to the east, including the riparian corridor, parklands and the station precinct. The proposed building forms establish well-defined street walls with consistent articulation along key streets, while upper levels are set back above the podium scale to provide appropriate relief and a sensitive response to the surrounding built context.

Site 3

Site 3 is composed of a series of buildings arranged in an east–west orientation, framing Buchan Avenue to the south and Jericho Road to the north. Along the southern edge, the buildings are positioned over a four-storey podium, establishing a direct and appropriate scale relationship with the adjacent school. In response to the expressed volumes of the school buildings, the podium is regularly articulated to clearly emphasise building entry points. The proposed built form carefully responds to the school's composition, articulation and massing, creating a balanced and cohesive character along this important entry boulevard into the precinct.

DESIGN VERIFICATION STATEMENT

Towards the western edge, as the development approaches Bizentin Ridge Road and Claremont Park, the tower element is brought down to the ground plane to reinforce this prominent edge condition, mark the western entry to the precinct, and announce the presence of the public library in direct interface with the park. Along the northern boundary, the built form is set back by six metres to accommodate deep soil planting, generous landscaping and tree canopy. The height and articulation of the northern elevation respond to the adjoining terrace housing, with a three-storey base supporting upper levels that are progressively set back to achieve a clear and sensitive transition in scale.

Site 4

Site 4 is defined by a clear composition of podium and tower forms that respond to both the surrounding street network and the riparian corridor to the east. A four-storey podium frames Buchan Road along the southern edge, reinforcing a consistent street wall and contributing to a cohesive streetscape character. To the north, the built form responds to changes in topography and connects seamlessly with the scale and form proposed on Site 3, as well as the adjoining terrace housing to the north.

The tower elements are set back from the northern boundary to provide appropriate relief when viewed from the lower-scale residential context. Generous setbacks and spacing between the buildings create opportunities for a substantial shared rooftop garden that serves both towers. The buildings are set back by approximately 3 metres from the western, southern and eastern boundaries to clearly express the podium scale and reduce perceived bulk at street level. Along the southern edge, additional articulation and setback allow for the provision of a deep soil landscaped pocket park along Buchan Road, directly opposite the proposed public forecourt on Site 5. The composition of the buildings on Site 4 draws the eye toward the eastern 26-storey tower, which aligns with the creek corridor and reinforces the eastern gateway to the Maxwells Creek Precinct.

Site 5

Site 5 is composed of a series of distinct building forms arranged over a two-storey podium. A publicly accessible through-site link runs through the centre of the site, effectively breaking the overall length into two portions that are comparable in scale to Site 4. The buildings within the northern portion of Site 5 are positioned along the eastern edge to frame the creek corridor and provide appropriate relief to the school interface. This arrangement allows the two-storey podium to establish a generous and legible street profile, supported by substantial landscape treatment. The inclusion of landscaped roof gardens further reinforces this character and strengthens the relationship between built form and landscape.

The variation in building heights, which increase progressively toward the southern end of the site, creates a dynamic overall composition. The articulation and massing of the buildings emphasise verticality and slenderness, helping to visually relieve the collective built form when viewed from the east and within the surrounding streetscape.

Each building adopts a unique architectural form informed by its individual design concept and the broader process of designing with Country. The deliberate variation in built form, materiality and architectural expression supports the diversity of uses across the site and contributes to the creation of a rich, layered and vibrant precinct that fosters a strong sense of community.

Density

The original Edmondson Park concept plan envisaged a series of new precincts supported by the train station and the surrounding road network, enabling an increase in density across the area. The road infrastructure and services delivered by Landcom are capable of accommodating additional development yield and are well positioned to support the delivery of new housing, responding to the ongoing housing affordability pressures currently experienced across NSW.

Sites 3, 4 and 5 were originally planned to accommodate approximately 605 dwellings, with no provision for affordable housing. The current proposal significantly increases this capacity, delivering approximately 1,805 dwellings across the three sites. This includes a diverse mix of build-to-sell apartments, build-to-rent housing, co-living accommodation, and a contribution of approximately 273 affordable housing dwellings across sites 3 and 5. The range of housing typologies supports a broad demographic profile within the community and is underpinned by high-quality amenity and access to generous public space. Each site provides sufficient on-site car parking to accommodate the proposed density, as well as appropriate space to support waste management, loading and servicing requirements associated with the various uses.

The proposal establishes a new community precinct supported by a comprehensive retail offering, including a supermarket, as well as a range of social and community infrastructure. Public spaces within the precinct include a vibrant shopping plaza and retail strip located along the through-site link on Site 5, forming the heart of the community hub. This hub is anchored by the supermarket located within the southern portion of the site, while the through-site link also provides access to the proposed wellbeing centre within the southern podium. The northern podium accommodates a 120-place childcare facility, supporting the needs of the growing residential population.

A retail forecourt is proposed at the northern end of Site 5, creating a welcoming entry into the precinct while taking advantage of favourable solar access and outlook toward the riparian corridor.

Landscape pocket parks are provided along the edges of Site 4, contributing to an enhanced streetscape profile and offering informal gathering spaces for residents and visitors.

On Site 3, a landscaped public link and plaza provide an important community connection to the wider precinct to the north, drawing people through the site toward the school and the community retail hub on Site 5.

Along the western edge of Site 3, a civic forecourt associated with the proposed public library is complemented by a pocket park, creating a highly activated corner within the precinct. The generous public domain along this edge encourages movement from Belmont Park into the precinct and strengthens community engagement at this key interface.

Overall, the proposal ensures that the increased density and diversity of living typologies are supported by a strong local offering of amenity and services. With the train station located only minutes away and supported by a well-connected road network, the Maxwells Creek Precinct is envisaged as a vibrant and highly liveable community that complements the established Station Precinct developed by Frasers Property Australia.

DESIGN VERIFICATION STATEMENT

Social and Safety

The proposal introduces a range of new living typologies and residential communities within the broader precinct. Lower-scale detached dwellings, terrace housing, and medium-scale apartment buildings located to the north and west will benefit from the shared amenity and public spaces delivered as part of this proposal. While each building provides its own internal communal spaces and landscaped rooftop amenities for residents, the shared ground plane and public domain establish a connected layer that encourages interaction, bringing people together and supporting the formation of a cohesive community.

All edges of the public domain are actively addressed and animated by residential apartments or retail uses, ensuring continuous activation throughout the precinct. The buildings incorporate multiple entry lobbies that are clearly legible and expressed within the built form and architectural articulation. These entry points provide relief along the public domain edges and are supported by landscaped pockets and seating, fostering a sense of ownership and familiarity for residents within these forecourt spaces. These areas are well lit, and strong passive surveillance from surrounding dwellings contributes to a safe and comfortable public environment. The through-site links function as key connectors and activity generators within the precinct, creating spaces where the community can dwell and move comfortably. These links are well illuminated and overlooked by adjacent apartments, further enhancing passive surveillance. Entry points to the public library and supermarket will be supported by CCTV and active monitoring, with all public areas designed to be well lit during evening hours.

With the proposed density and diverse mix of uses, including schools, childcare facilities, retail, supermarkets and a public library, the precinct is envisaged as a vibrant and inclusive place that supports a well-connected, active and safe community.

Sustainability

The proposal for each site is founded on a series of principles that support environmental sustainability and long-term resilience. The delivery of high-density development contributes to a reduced environmental footprint when compared to lower-scale forms of development, which typically consume more land and rely on decentralised servicing and energy use. The proposed density enables centralised servicing, loading and waste management strategies, resulting in efficiencies in operation and a reduction in handling requirements. The buildings have been designed with optimised structural systems to maximise material efficiency and minimise unnecessary resource use.

Apartments are strategically grouped within each building to optimise lift arrangements and building services, achieving further efficiencies in vertical circulation and infrastructure distribution. This approach supports both operational performance and long-term adaptability of the buildings.

The design of the buildings is informed by the principles of the Apartment Design Guide (ADG), ensuring best-practice residential amenity through appropriate access to daylight, natural ventilation and spatial quality. Multiple cores are incorporated to ensure apartment clusters are efficiently serviced by lifts and services. Daylight access to circulation corridors reduces reliance on artificial lighting, while apartments located at higher levels benefit from enhanced access to sunlight and prevailing breezes, reducing the need for mechanical lighting and cooling for significant periods of the year.

Facade design has been carefully considered to mitigate heat gain, particularly on western elevations which are exposed to high afternoon solar loads in this region. Increased solidity and integrated shading devices are incorporated to improve thermal performance and occupant comfort.

The buildings are designed to target enhanced BASIX, mandating 7-Star NatHERS, and other relevant sustainability benchmarks. All buildings are fully electric, with no reliance on gas. Photovoltaic panels are proposed on building roofs and within landscape pavilion structures, contributing to the energy demands of common areas across the development.

Water management strategies include the collection and reuse of grey and black water, enabling recycled water to be utilised for irrigation of landscaped areas, including rooftop gardens. These measures support reduced potable water consumption and contribute to the overall sustainability performance of the development.

Amenity and Landscape

Each site provides a tailored response to residential amenity, with a strong focus on the quality of shared spaces within and around the buildings.

Site 3 comprises market apartments and is conceived as two distinct sub-communities as a result of the public through-site link that divides the site. The eastern buildings share a communal garden at ground level, which is directly accessible from each building lobby and functions as a natural gathering space for residents. The landscape design supports a range of social interactions through a combination of open lawn areas and more intimate seating zones, accommodating a diversity of users and activities. The orientation of this space provides increased shade, contributing to thermal comfort, particularly during the warmer summer months. The communal garden also connects directly to the through-site link, enhancing permeability at the ground plane and providing a convenient pedestrian shortcut through the site.

The western portion of Site 3 adopts a similar configuration, providing an additional ground-level communal garden that serves residents across four lift cores and associated sub-communities. Due to the lower scale of the northern buildings, daylight is able to penetrate this space, creating a more intimate and comfortable environment for residents.

The rooftops of the two northern middle buildings on Site 3 are accessible to all residents and are designed to take full advantage of solar access and expansive views across the wider region. These rooftop spaces are more active in nature, incorporating barbecue facilities and gathering areas that support social interaction and communal use.

All communal and landscaped spaces are animated through the careful selection of plants and trees that respond to local environmental conditions and enhance comfort and usability. Through the process of connecting with Country, specific knowledge shared by Elders regarding endemic plant species has informed the landscape strategy, ensuring that planting selections are contextually appropriate and environmentally responsive.

Site 4 comprises build-to-sell apartments, with the two towers

DESIGN VERIFICATION STATEMENT

sharing a generous podium-level roof garden oriented to the north and well protected by the surrounding built form. This rooftop space is sufficiently sized to accommodate a range of programmed uses within a landscaped setting, including a swimming pool, gym and wellbeing pavilion, as well as barbecue areas and lawn spaces. Together, these facilities create a high-quality shared amenity and a central meeting place for residents of both buildings. The roof garden provides adequate soil depth and structural capacity to support mature trees and substantial landscaping, forming a verdant foreground for apartments overlooking the space. Apartments that front this area are provided with additional private garden zones, landscaped edges and screening to ensure privacy between private and communal areas. These dwellings also benefit from direct access to the shared garden facilities, further activating the edges of the space and reinforcing its communal character.

Site 5 provides a highly integrated approach to residential amenity through the organisation of buildings over a two-storey podium and the clear structuring of communal spaces at both ground and podium levels. The plan arrangement demonstrates a strong relationship between built form, landscape and shared amenity, ensuring that residents benefit from both internal communal facilities and generous landscaped outdoor spaces.

A publicly accessible through-site link runs through the centre of the site, dividing the podium into northern and southern components and establishing a strong pedestrian connection across the site. This link is framed by active uses at ground level and landscaped edges, reinforcing permeability and creating an engaging public realm that supports movement, interaction and wayfinding through the precinct.

At ground and podium levels, the plan provides a series of communal and shared facilities that support daily living and social interaction. The two-storey podium accommodates retail, commercial and community-oriented uses, while also supporting resident-focused amenity spaces. The arrangement of the podium allows for clear separation between public-facing uses and more private residential amenity, ensuring functionality and comfort for residents.

The northern portion of Site 5 incorporates landscaped podium and roof garden spaces that directly interface with the adjacent buildings. These landscaped areas provide opportunities for passive recreation and informal gathering, while also contributing to the overall green character of the precinct. The placement of buildings toward the eastern edge allows the podium and landscape areas to address the creek corridor, reinforcing a strong visual and spatial connection to the riparian environment.

The roof garden areas are designed as usable communal spaces, providing residents with access to outdoor amenity that benefits from solar access, outlook and protection from prevailing winds. These spaces are supported by sufficient soil depth to accommodate planting and soft landscape, enhancing environmental performance and resident wellbeing.

Within the building footprints, communal indoor spaces are clearly legible on the plan, including areas dedicated to co-living and shared resident functions. These spaces are centrally located and directly connected to vertical circulation cores, ensuring ease of access and encouraging regular use. The distribution of these facilities supports smaller residential communities within the overall development, reinforcing a sense of belonging and shared ownership.

Landscape treatment around the edges of the site, particularly along street frontages and the riparian interface, softens the transition between public and private realms. Planting, seating and setbacks along these edges contribute to a comfortable pedestrian environment and improve the overall quality of the public domain.

Overall, the amenity strategy for Site 5 is closely aligned with the floor plan arrangement, delivering a layered and diverse range of indoor and outdoor communal spaces. The integration of landscaped podiums, roof gardens, communal indoor facilities and public connections ensures that the scale and density of development are balanced by high-quality amenity, contributing to a liveable, socially connected and resilient community.

Landscape

The three sites introduce a new layer of public space and make a strong contribution to the landscape character of the broader Maxwells Creek Precinct. The proposed building configuration shapes a coherent and legible ground plane that encourages connectivity and community accessibility. The public domain and landscape strategy are designed to frame everyday community life, offering a varied range of spatial experiences that support movement, gathering and interaction. The landscape journey is informed by careful consideration of placemaking, retail strategy and the integration of public art, creating depth and meaning within the precinct and encouraging the community to move through and engage with the spaces.

The regular pattern of the road network that defines the precinct is shaped to the east by the creek and riparian corridor, which carve through the existing landform. The waterway and surrounding native bushland, including its vegetation, flora and fauna, provide a natural starting point and primary driver for the design of the public domain, landscape and architectural response across the precinct.

The generosity of the landscape along the creek corridor is drawn into the precinct through street connections, pedestrian links and deep-soil setbacks within the sites. This approach establishes a continuous pedestrian journey through the precinct, encouraging residents and visitors to move through the development and engage with the creek edge and adjoining open spaces.

Conceptually, the landscape is extended vertically, drawn up and into the buildings and folded into the various roof gardens to become an extension of the public domain. The formality of the streets, defined by regular street tree planting, is deliberately softened through the introduction of green pockets, forecourts and landscaped setbacks that support building entries and naturally draw attention to these spaces. The through-site links provide an opportunity to introduce a counterpoint to the more formal urban pattern, allowing the landscape to become more lush and informal in its form and spatial character. The provision of substantial tree canopy along these links and at the edges of buildings significantly enhances the quality and comfort of the public domain, particularly in response to summer heat and the need for shade.

DESIGN VERIFICATION STATEMENT

Aesthetics

The three sites form a significant component of the Maxwells Creek Precinct and play an important role in shaping its overall character and identity. Given the diversity of proposed built form and uses across the sites, a varied architectural expression is required to respond to differing programmatic needs, orientations and contextual conditions. The articulation and expression of each building are fundamental to animating the built form and contributing to the success of the precinct. This diversity assists with orientation and wayfinding, introduces visual interest, and contributes to a richer and more legible understanding of place.

The ability to design all three sites in parallel has enabled a holistic approach to defining the architectural character and expression across the precinct, while allowing each building to retain its own identity. This coordinated approach ensures a cohesive overall vision, supported by variation and differentiation at the building scale.

The overarching design concept seeks to capture the contrast between the natural landscape and the layered history of the area, while also responding to ideas of future growth and legacy. Buildings that frame Maxwells Creek are afforded the opportunity to engage directly with the natural setting that remains a defining feature of the site. Through the process of walking with Country, a number of opportunities were identified that informed the design approach, including references to colour, materiality, form and texture drawn from the surrounding landscape and cultural context.

The tower forms across the precinct are conceived as expressions of different narratives, resulting in a variety of architectural responses. A fundamental starting point for the design is the land itself, specifically the layers of sedimentation and shale that have formed over the bedrock and are revealed as water has carved through the terrain over time.

On Site 4, both horizontal and vertical patterns are employed to create a composition that transitions from a finer grain at the base to more generous proportions as the building rises. The softened treatment of columns references the verticality of the gum trees that reach upward through the layered landscape. Brick and earth-toned materials are used at the base to ground the building and reinforce its connection to the land.

The architectural language of Site 4 extends into the base of Site 5, where the idea of layered landform and materiality continues, establishing a sense of warmth and continuity as the buildings engage with the ground. The northern building on Site 5 develops this concept further, forming a dynamic introduction at the eastern entry to the precinct through its layered expression. The articulation of the podium aligns with the open and publicly accessible uses at this level. Open terraces associated with the childcare and wellbeing centre provide relief to the podium massing and allow landscaped edges to engage directly with the riparian corridor. Sandstone-toned upstands and interwoven forms create an organic layering that helps define individual building lobbies, while secondary banding layers introduce additional warmth and depth, referencing shale formations and associated earthy colour palettes.

The building located at the centre of Site 5 symbolises water and the creek as it moves through the landscape—formed by multiple streams that are dynamic and reflective, constantly shifting with light and movement. This building draws its architectural expression from the concept of water, employing softer forms and subtle detailing to edges, balustrades and screening. From a distance, vertical elegance is emphasised through the facade composition, while closer views reveal finer-grain articulation. The eastern elevation responds more directly to the creek, with a calmer and more restrained expression toward the west.

The tallest building within the precinct is conceived as a response to the sky. Its architectural expression is strongly vertical, drawing the eye upward through a simple and regular facade ordering. Sculpted balcony forms and articulated facade zones create an elegant and refined building that is legible both from a distance and at a more intimate scale. Light grey facade panels respond to changing light conditions, appearing bright in daylight and subtly reflecting the colour of the sky as conditions shift.

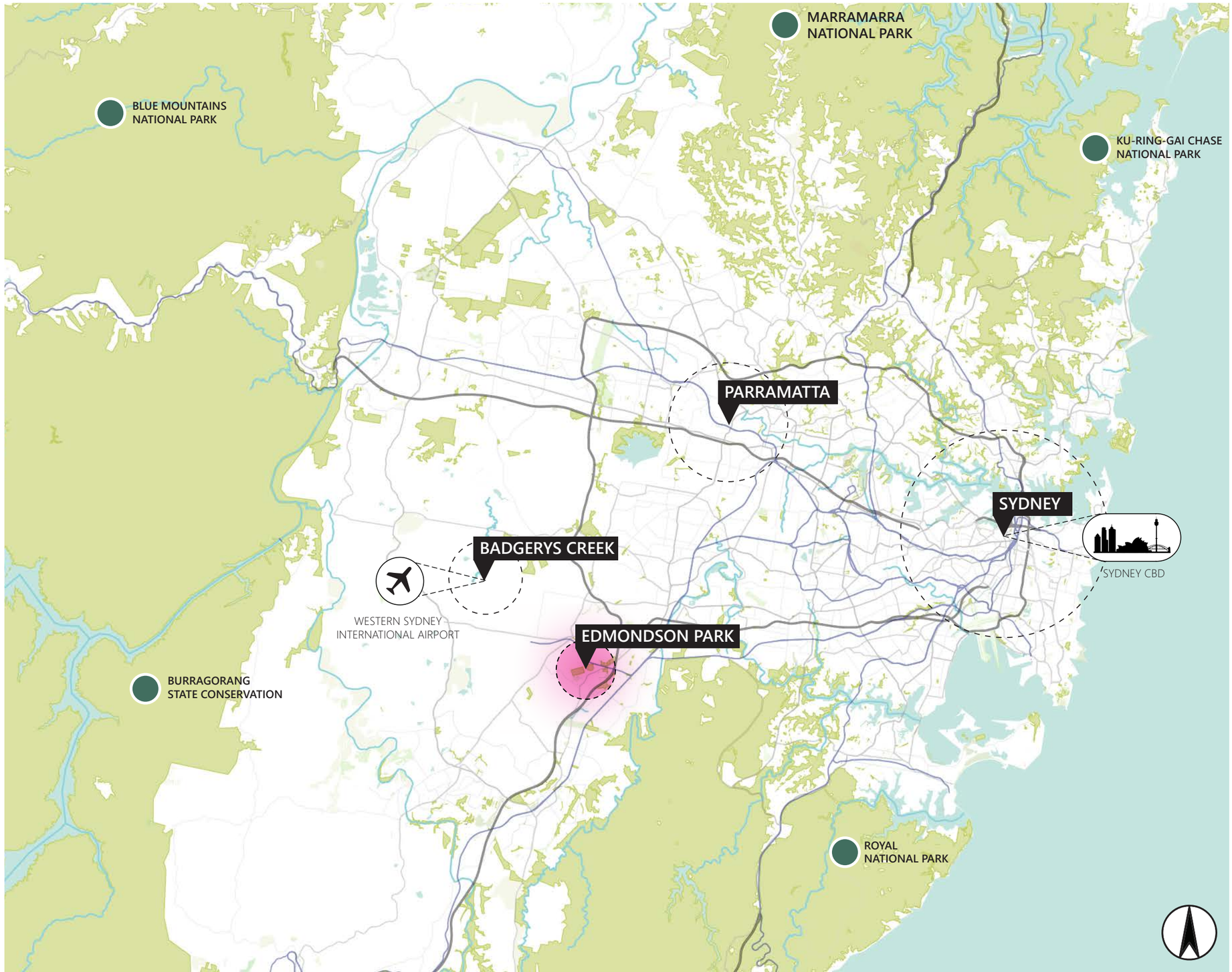
To the west, a vibrant red-bronze tower introduces a deliberate counterpoint to the surrounding buildings, grounding itself within the landscape and engaging with the adjacent roof gardens. This building draws inspiration from the dynamic and organic patterns found in nature, introducing colour and vibrancy that complement the natural setting. The co-living building adopts a different internal configuration with smaller rooms, which informs a distinct facade expression. This contrast enhances architectural diversity and helps balance the character of the neighbouring buildings.

Site 3, located further from the riparian corridor, reflects the more recent history and legacy of the area. Its architectural language draws from the ordered urban development associated with the site's past, including its military history. The disciplined facade composition and the rigorous sequencing of buildings along Buchan Avenue, together with their relationship to the adjacent school, reference this structured history and the area's gradual urbanisation.

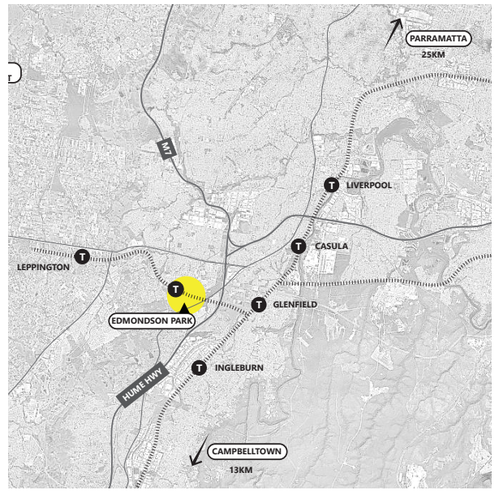
The western building on Site 3 represents ideas of aspiration, future growth and learning. Positioned as a marker building, it presents an elegant form with subtle sculptural moments that convey a sense of optimism. Sitting above the public library, the building becomes a symbolic statement of learning and investment in future generations. The sculptural precast expression, combined with a generous civic arrival gesture to the library across the park, establishes a welcoming presence at the western edge of the precinct. Together, the diversity of architectural expression, materiality and use across the three sites forms the backdrop for a new, vibrant and enduring community.

2. SITE AND CONTEXT

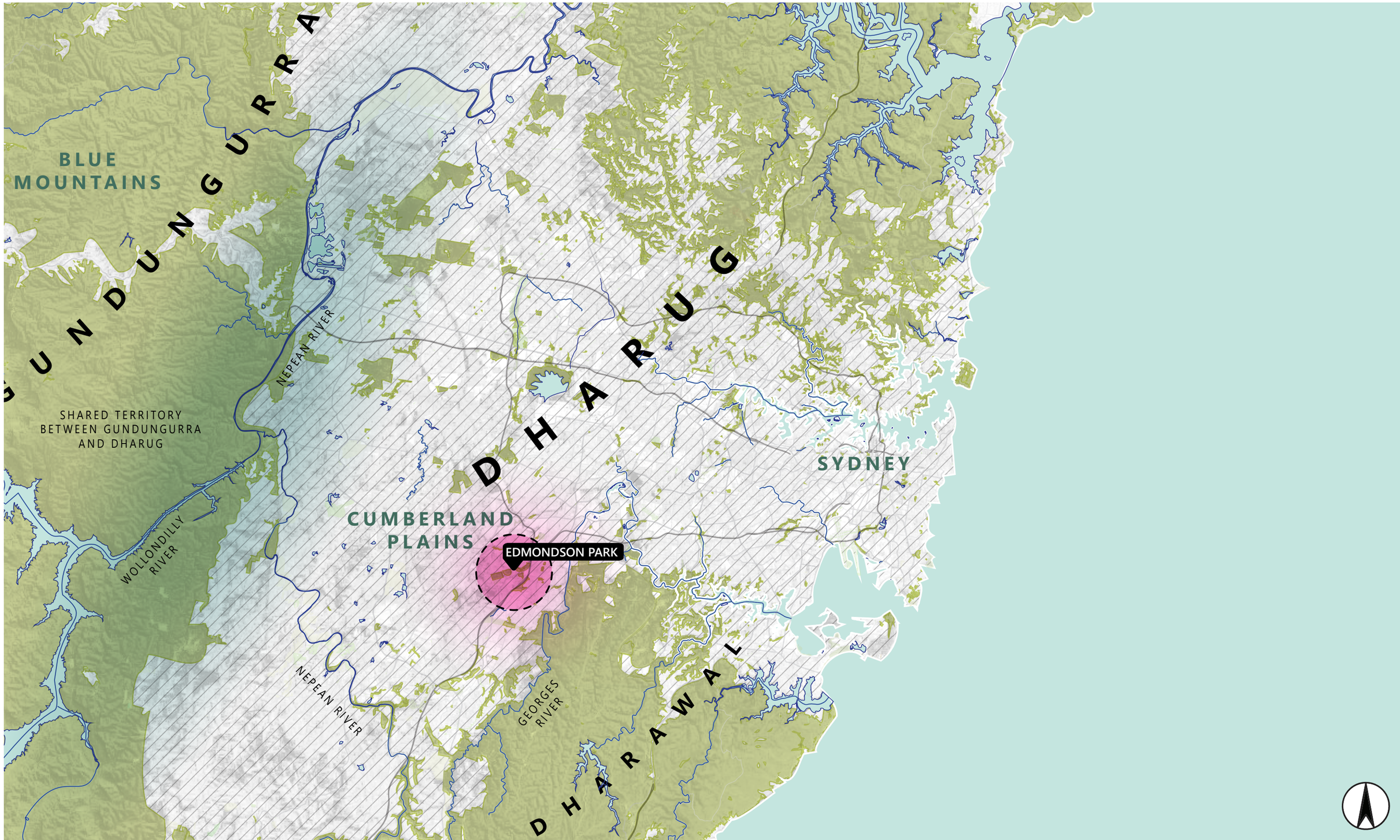
REGIONAL CONTEXT



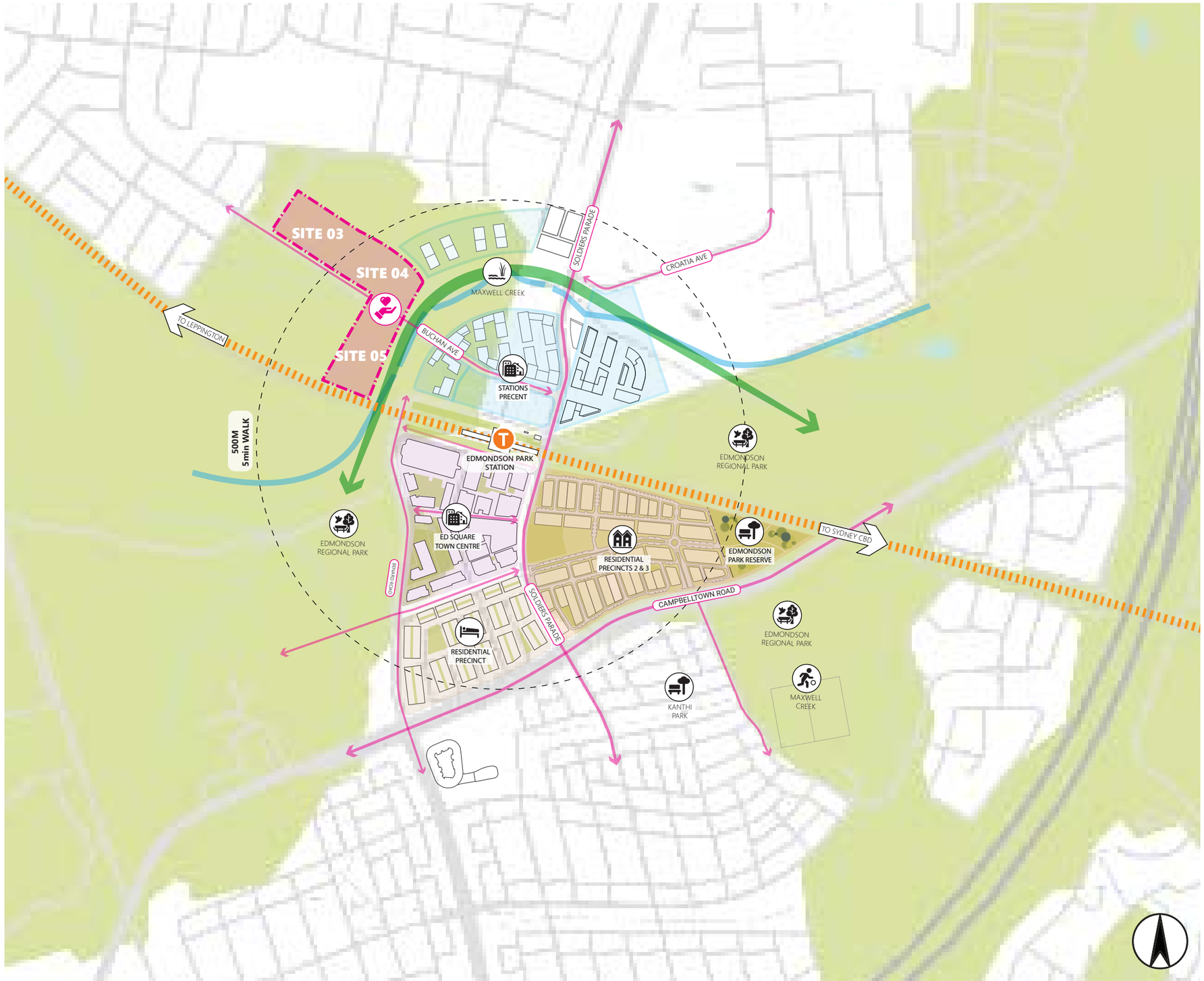
Edmondson Park is located approximately 32km South West of the Sydney Central Business District. Edmondson Park is part of the South West Growth Centre, its development intends to create a diversity of residential opportunities; closely connected to public transport, regional parkland, open space, shopping, entertainment and recreational facilities. Edmondson Park is expected to see significant development in the near future with the projected population growth rate well above the average for Metropolitan Sydney.



ABORIGINAL CLANS
OVERLAP BETWEEN GUNDUNGURRA AND DHARUG



EDMONDSON PARK PRECINCTS MAP



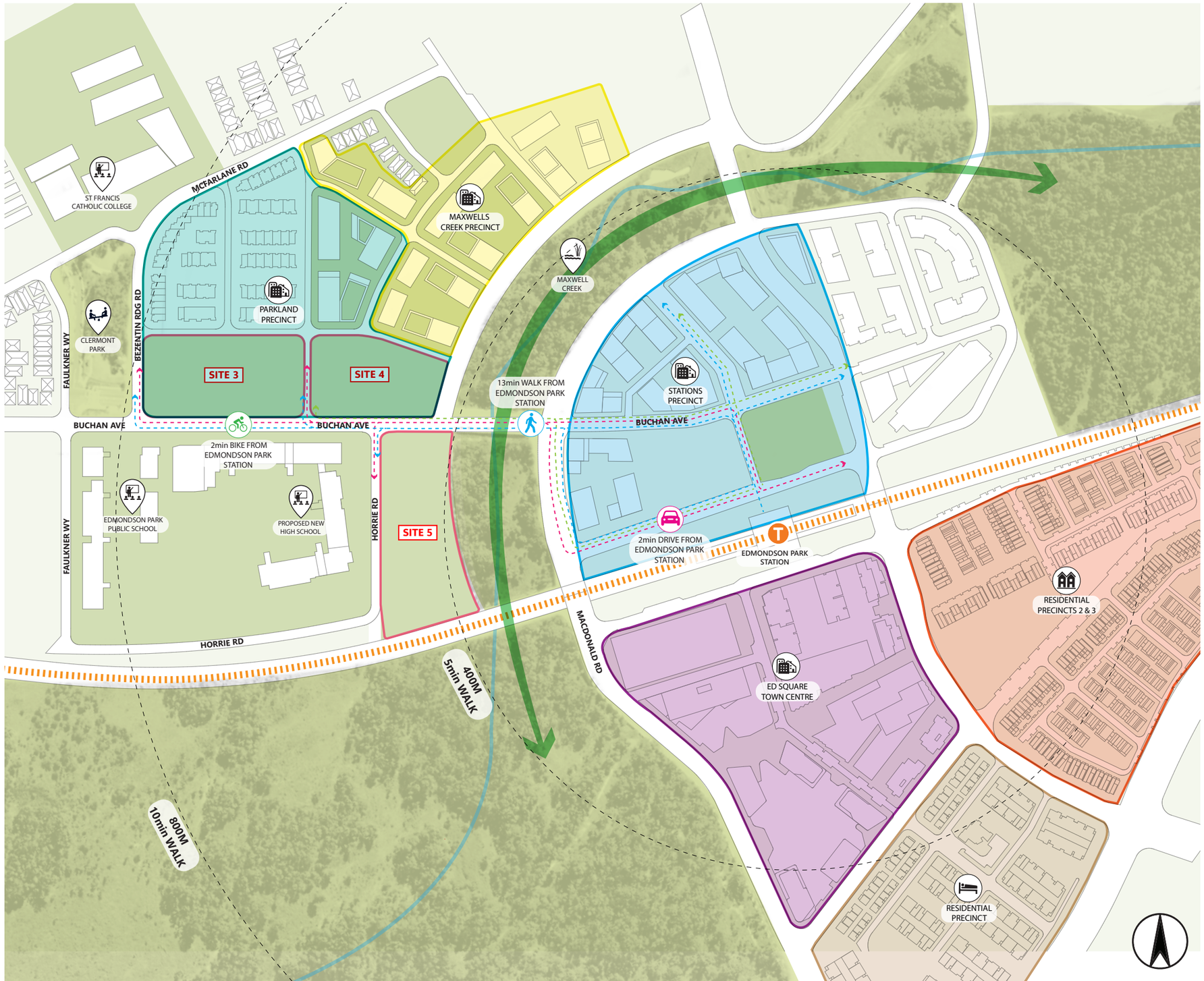
The precinct map illustrates the strategic location of Sites 3, 4 and 5 within the broader Edmondson Park urban structure and highlights their relationship to key transport, open space, community and retail destinations. The sites are located within the Maxwells Creek Precinct, immediately west of the Edmondson Park Station Precinct, and form a critical interface between established residential neighbourhoods, emerging mixed-use areas and the natural riparian corridor.

Edmondson Park Train Station is located to the east of the subject sites and operates as the primary transport hub for the area, providing direct rail connections to the wider metropolitan network. The station precinct is supported by an established town centre comprising retail, commercial, community and residential uses. Strong east–west connections link the station precinct to the Maxwells Creek Precinct, reinforcing walkability between the two areas.





EDMONDSON PARK PRECINCTS MAP



The precinct is structured around a legible road network, with Buchan Avenue forming the primary east–west movement corridor connecting the station precinct, the subject sites and surrounding residential areas. This corridor is reinforced by pedestrian and cycle connections that extend across the riparian corridor and through the precinct, supporting active transport and reducing reliance on private vehicles.

Maxwells Creek and its associated riparian corridor define the eastern edge of the precinct and form a significant landscape and ecological spine that connects northward to the Georges River system and southward to regional open space and parklands. This green corridor provides a strong natural setting for the precinct and underpins the public domain, landscape and urban design strategy for the sites.





EDMONDSON PARK PRECINCTS MAP



The subject site forms part of a broader Edmondson Park precinct that remains in a transitional and underdeveloped state, characterised by large areas of cleared land, emerging road infrastructure and fragmented built form. As such, the site presents a logical and appropriate opportunity for urban consolidation consistent with the precinct planning framework and the intended evolution of the area. The proposed development has been carefully configured in terms of height, setbacks, separation and landscape buffering to respond sensitively to adjoining interfaces and the future urban context. Given the site's current low-intensity condition and its strategic location within a designated growth corridor, the development is not expected to result in any unreasonable amenity impacts to surrounding properties and will instead contribute positively to the activation and overall urban quality of the precinct.





EDMONDSON PARK SITE CHARACTER



PROPOSED HIGH SCHOOL



PROPOSED HIGH SCHOOL



CLAREMONT PARK PLAYGROUND



ED PARK TOWN CENTRE



ED SQUARE - EAT STREET



EDMONDSON PARK TRAIN STATION



ED SQUARE DEVELOPMENT

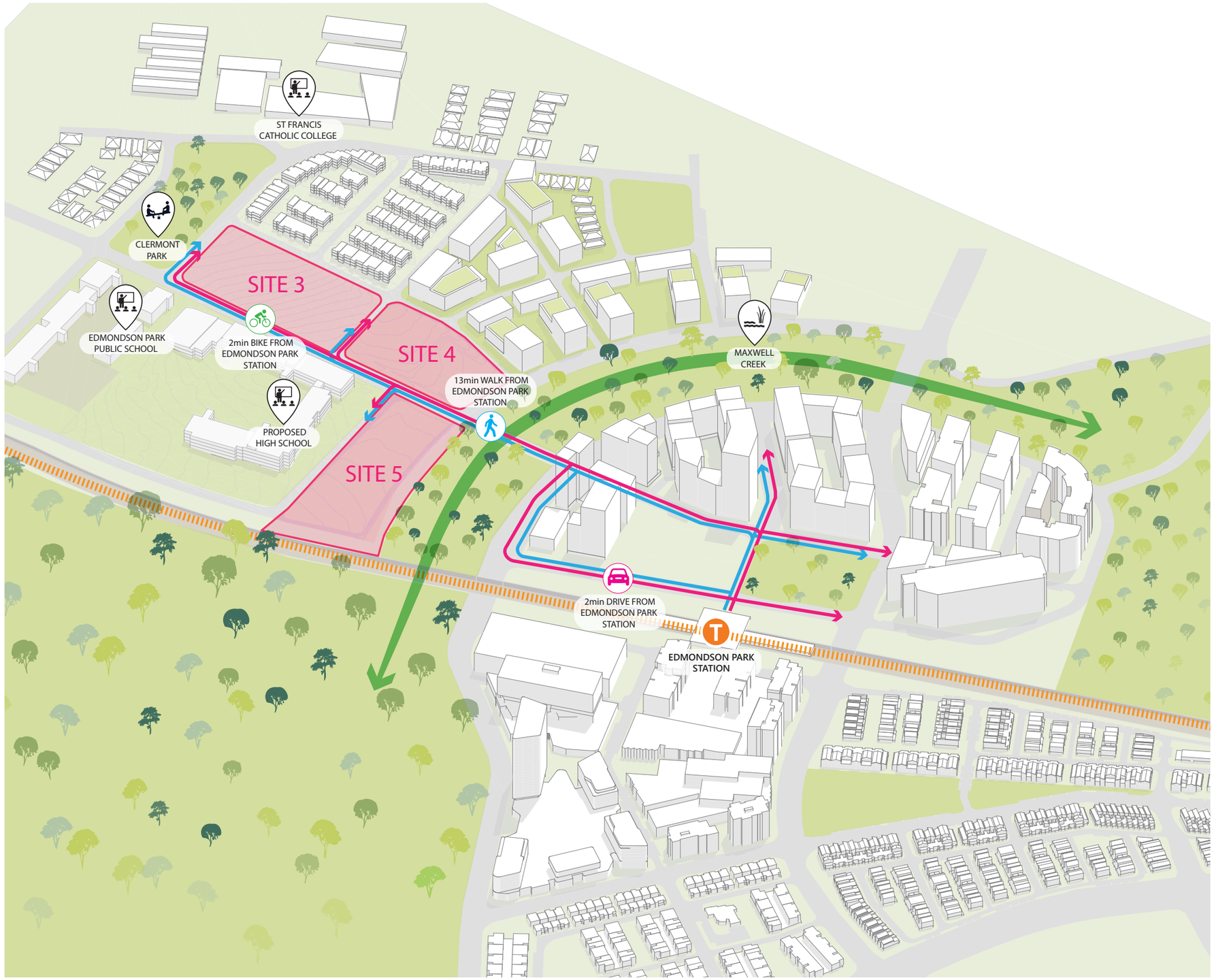


LANDCOM MASTERPLAN



CROATIA AVENUE

MASTERPLAN OVERVIEW CONNECTIVITIES



2 MIN WALK
Primary School

2MIN WALK
Maxwell Creek

13MIN WALK
Edmondson Park Station

2MIN DRIVE
Edmondson Park Station

The masterplan is structured around a highly connected network of pedestrian, cycle and vehicular links that integrate Sites 3, 4 and 5 with the wider Edmondson Park precinct. The sites are within convenient walking distance of key daily destinations, including a primary school within approximately two minutes, Maxwells Creek within five minutes, and Edmondson Park Train Station within a 13-minute walk or a two-minute drive. Buchan Avenue functions as the primary east–west connector, linking the precinct directly to the station, town centre and surrounding residential neighbourhoods, while new internal streets and publicly accessible through-site links improve permeability and legibility across the masterplan.

Strong north–south connections are reinforced through the Maxwells Creek riparian corridor, which provides a continuous green spine for walking and cycling and connects the precinct to broader open space networks. The integration of landscape, pedestrian paths and active frontages along key movement routes supports safe, comfortable and intuitive movement throughout the precinct. Together, these connections encourage active transport, reduce reliance on private vehicles and ensure that the proposed development is seamlessly integrated into the existing and emerging urban fabric of Edmondson Park.

3. CONNECTING WITH COUNTRY

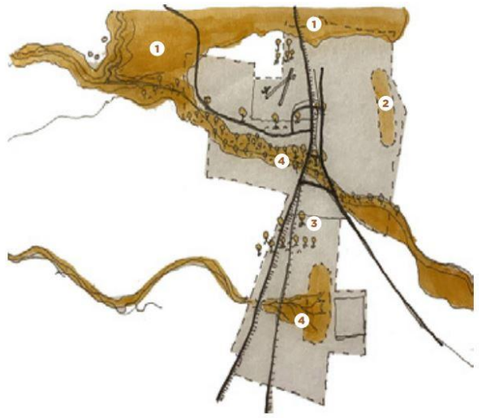
OUR CONNECTING TO COUNTRY PROCESS

1. Stakeholder identification & engagement: Identify and facilitate co-design with Aboriginal community members, groups, Knowledge Holders and Traditional Custodians to guide and inform research and interpretation of cultural knowledge and coordinate a Walk on Country with the project team.



2. Research & mapping of Country: Outline traditional and contemporary Aboriginal stories of the areas.

Figure 5: Guidelines for the planning of Gamilaroi Country





1. **A flooded area** should be kept aside and used for recreation



2. **A high point** provides good regional viewpoints and potential site to appreciate the Country



3. **Endangered growth** a scattering of trees provide what little native vegetation resides on the site and must be protected



4. **Halls and Clarks Creeks** should be rehabilitated and any future development planned around them

3. Connecting with Country Design Principles: Develop a set of Aboriginal Design Principles to inform the concept design. May include concepts, beliefs, heritage or story based ideas that are significant to the local Aboriginal Community and identified stakeholders.



4. Design input and review: Work collaboratively with the project team to incorporate the Aboriginal Design Principles into the concept design.



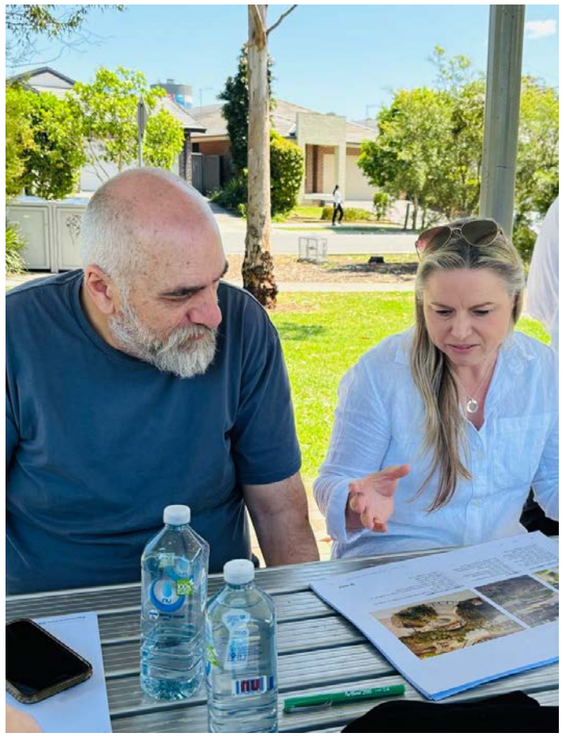

GROVES
GROVES
GROVES
Stormy Place
Gully
Gully
Gully

OUR ENGAGEMENT PROCESS

Meeting 1, **Listen**: introduction of the team and the project to the Aboriginal consultants, then listen to initial thoughts, questions and what they have to say about this site and its stories.



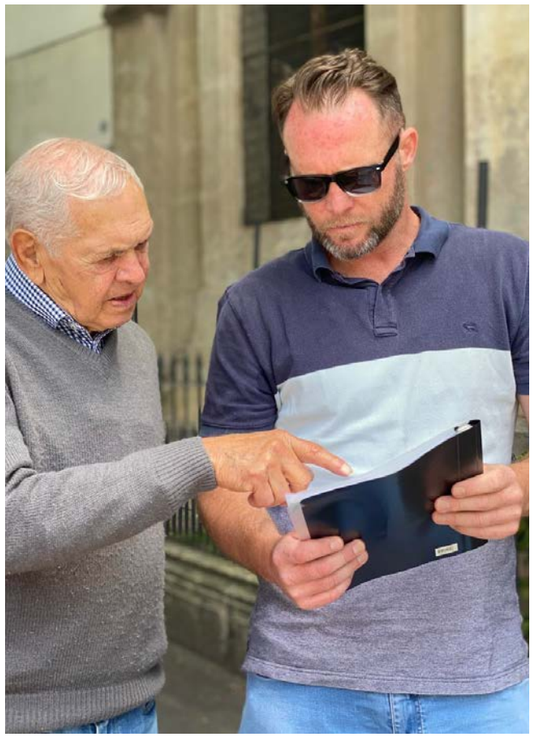
Meeting 2, Show and tell - design team to present initial ideas, how they have integrated the initial ideas and document feedback.



Meeting 3, getting it right - design team to illustrate how feedback from meeting 2 has been incorporated.



Meeting 4, Endorsement - Aboriginal consultants verbally endorse the proposed outcomes.



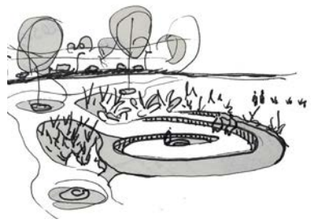
POTENTIAL USE OF FIRST NATIONS DESIGN



1. Acknowledge Country- Entry statement, significant site marker, sculpture referencing Country.



2. Building Identity Activate the building envelope with patterns and motifs that belong to Country.



3. Gathering spaces A place to rest, enjoy Country, design can include local vegetation, seating, landscape art., signage



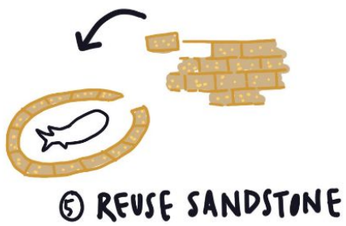
4. Care for Water- employ water sensitive urban design elements to reduce stormwater flows and provide a sponge area for water to recharge soils.



5. Landscape prioritise local endemic plants; create habitat for kin; maintain the local identity of place and Country.



6. Wayfinding / Ground Plane Enhance wayfinding through colour, patterns, treatments and signage that respond to Country

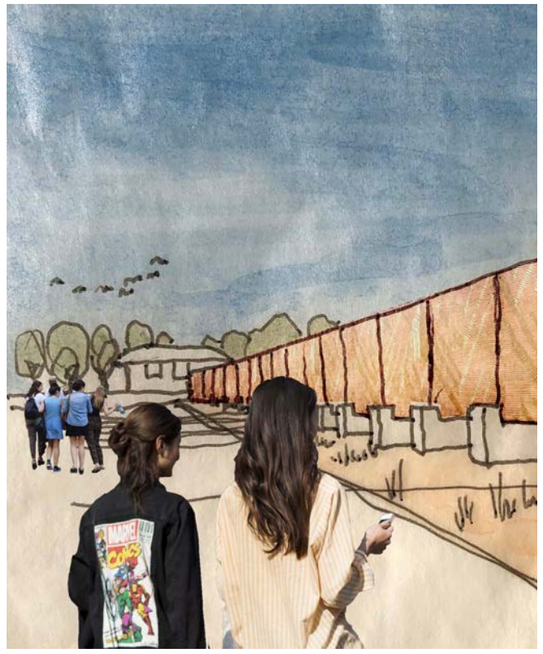


7. Material use the choice of materials can reduce impacts on Country and it's resources. Prioritise recycled; repurposed locally sourced materials.



8. Language identify opportunities for sharing language within the project.

POTENTIAL USE OF FIRST NATIONS DESIGN

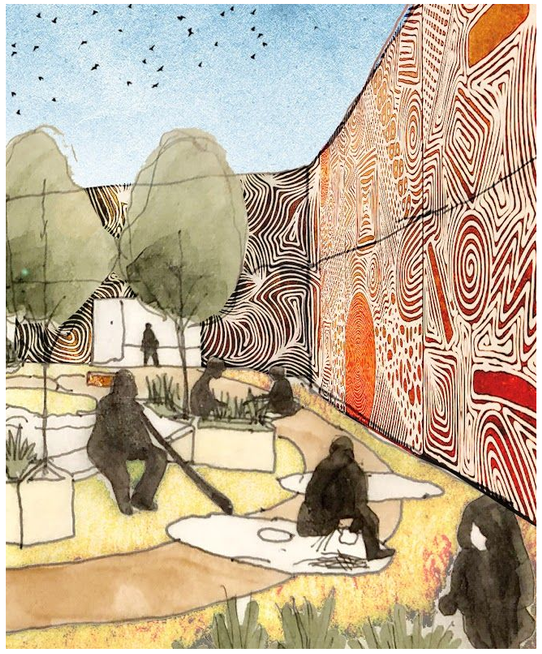


1. ACKNOWLEDGE COUNTRY

Sense of Arrival

Providing Acknowledgement of Country signage at entry points around the town. Engage a local Aboriginal artist to design artwork for the signage.

Co-design iconic sculpture or installations that relate to this area with a local Aboriginal artist to be placed at entry points around the town.



2. BUILDING IDENTITY

The building envelope can be activated with patterns and design that enhance the sense of place and identity of Country.

Colours, patterns and motifs can be included to express themes emerging from the Engagement with Aboriginal consultants.



3. GATHERING SPACES

The creation of dwell spots can facilitate education and appreciation of cultural practices such as weaving and culturally significant plant gardens.

Activating areas within the grounds with a cultural layer can provide opportunities for visitors and occupants to learn, engage and appreciate traditional and contemporary First Nations culture.

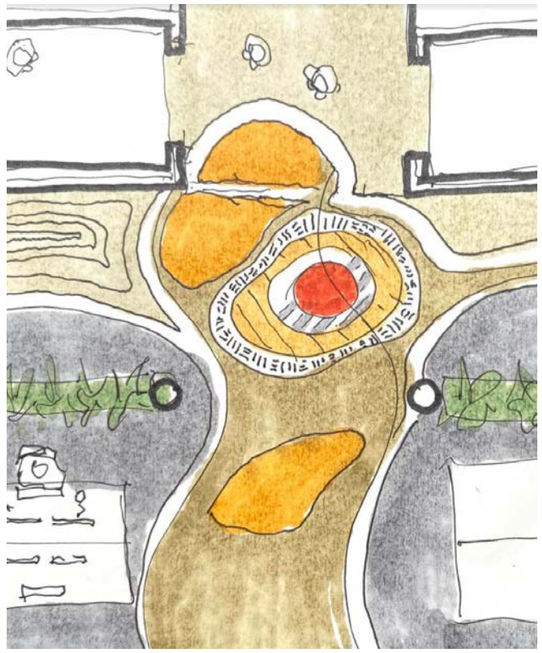


4. CARE FOR WATER

Allocate space for water, consider how stormwater can be cared for using WSUD, natural filtration, sponge areas, detention basins and rain gardens.

Create a water feature for gathering and education about the culturally significant waterways in the region.

POTENTIAL USE OF FIRST NATIONS DESIGN



5. LANDSCAPE

Creation of a variety of spaces in the landscape to facilitate recreation, rest, and appreciation of Country.

Use plants that belong here to reinforce the identity of Country.

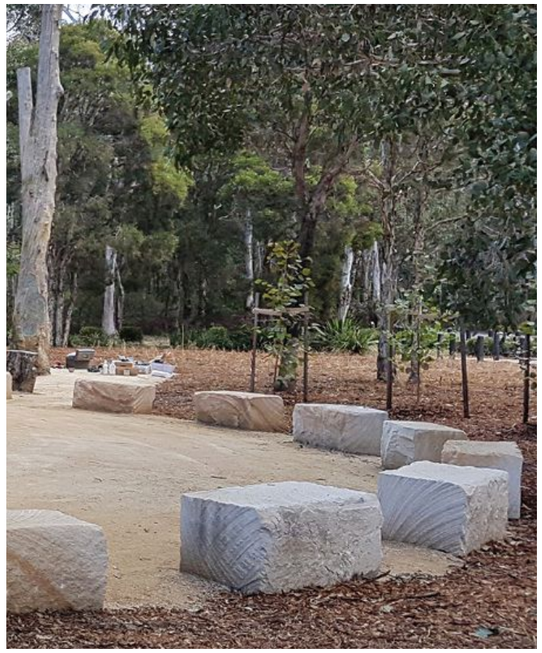
Rooftop gardens provide views and repose. Access to bush tucker foods creates connection with place.



6. WAYFINDING / GROUND PLANE

Art, patterns, cultural mapping and signage can activate the ground plane providing users with useful wayfinding devices.

Thresholds can be celebrated with bold pavement design referencing Aboriginal language, colour and patterns.



7. MATERIAL USE

Preference locally sourced recycled / repurposed materials. Increase permeability on the ground plane through material use such as crushed sandstone, permeable paving.

Reused bricks, recycled sandstone blocks and other locally sourced materials create a sense of place while reducing harm to Country.



8. LANGUAGE

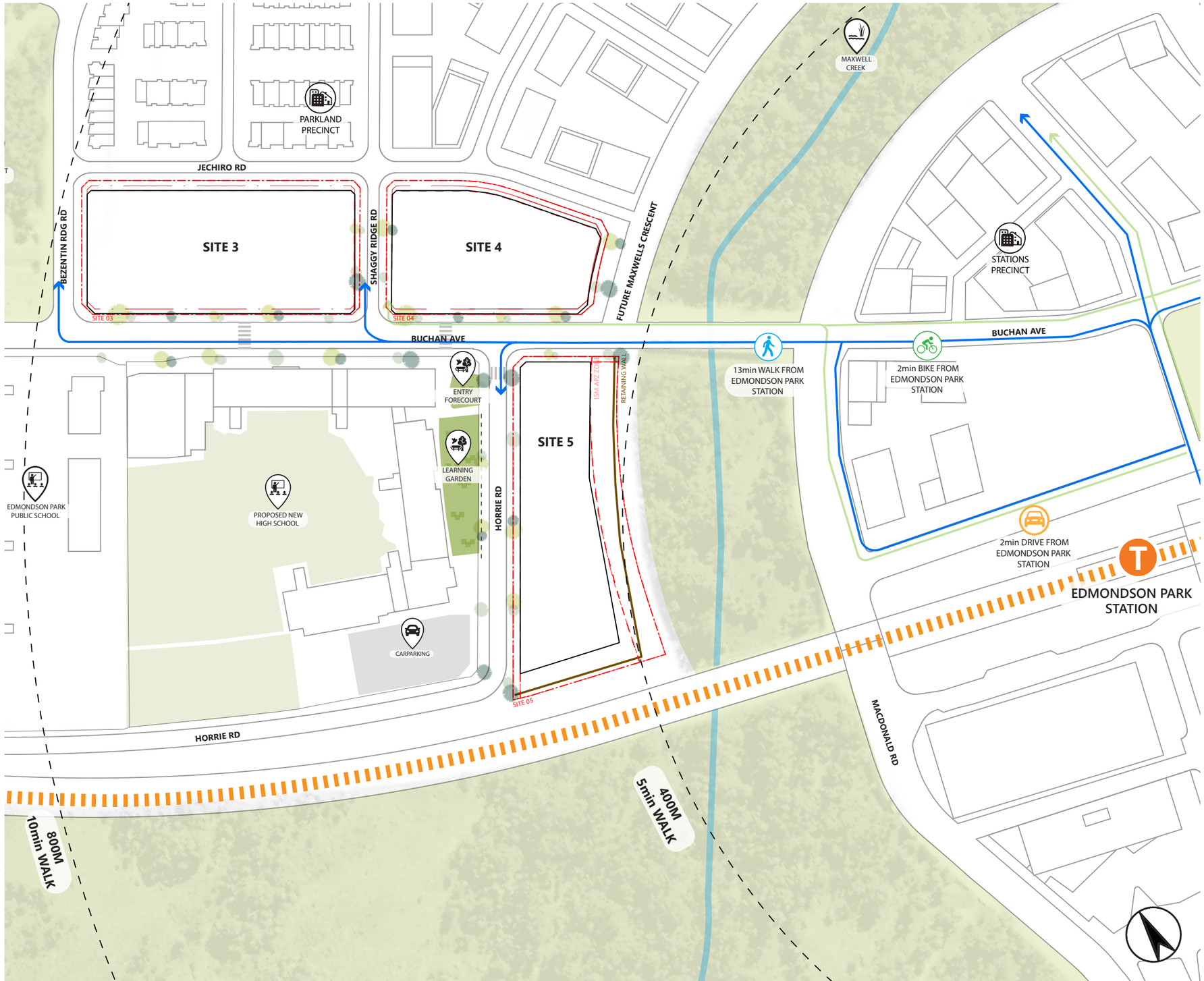
An opportunity to share language from the three local language groups- Darug, Dharawal and Gandagara.

Naming of buildings, pathways, parks, gathering areas and facilities are all appropriate ways to share language.

Signage in a bush food garden can help educate people of the local names for important plants.

4. DESIGN PROCESS

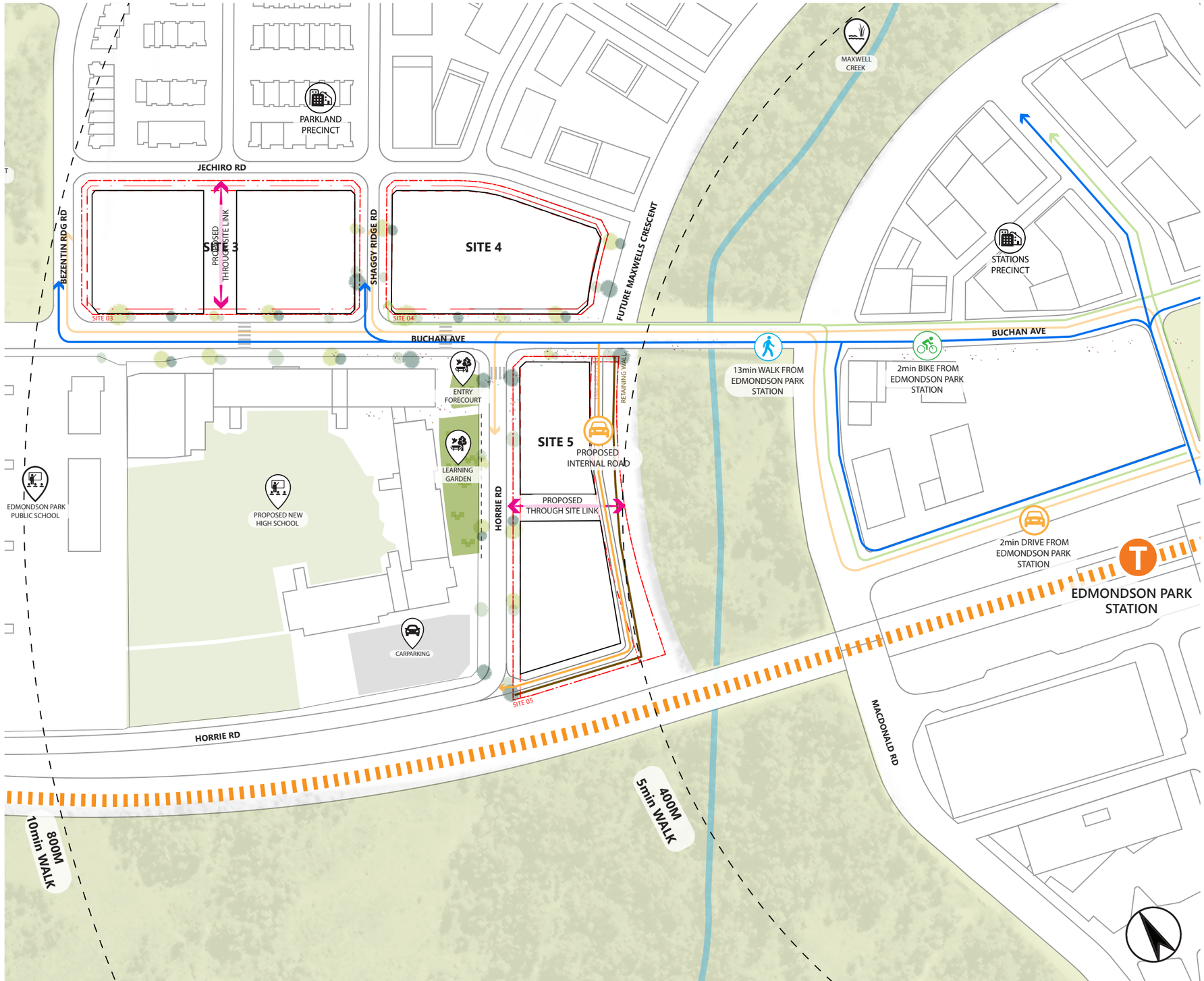
PERMEABILITY AND CONNECTIVITY



The permeability and connectivity strategy establishes a fine-grain network of pedestrian, cycle and vehicular connections that integrate Sites 3, 4 and 5 with the surrounding neighbourhoods, schools, open space and the Edmondson Park Station Precinct. Buchan Avenue functions as the primary east–west movement spine, providing direct and legible connections between the subject sites, the station precinct to the east and the established residential areas to the west. New internal streets and publicly accessible through-site links are introduced to break down block lengths, improve walkability and ensure multiple, intuitive movement choices across the precinct.

Strong north–south connectivity is reinforced through the Maxwells Creek riparian corridor, which operates as a continuous green movement corridor for pedestrians and cyclists. The integration of shared paths, footpaths and cycle routes along this corridor enhances accessibility to open space while linking key destinations such as schools, community facilities and retail areas. The permeability strategy prioritises active transport, passive surveillance and clear wayfinding, creating a safe, legible and highly connected precinct that supports everyday movement and encourages walking and cycling as part of daily life.

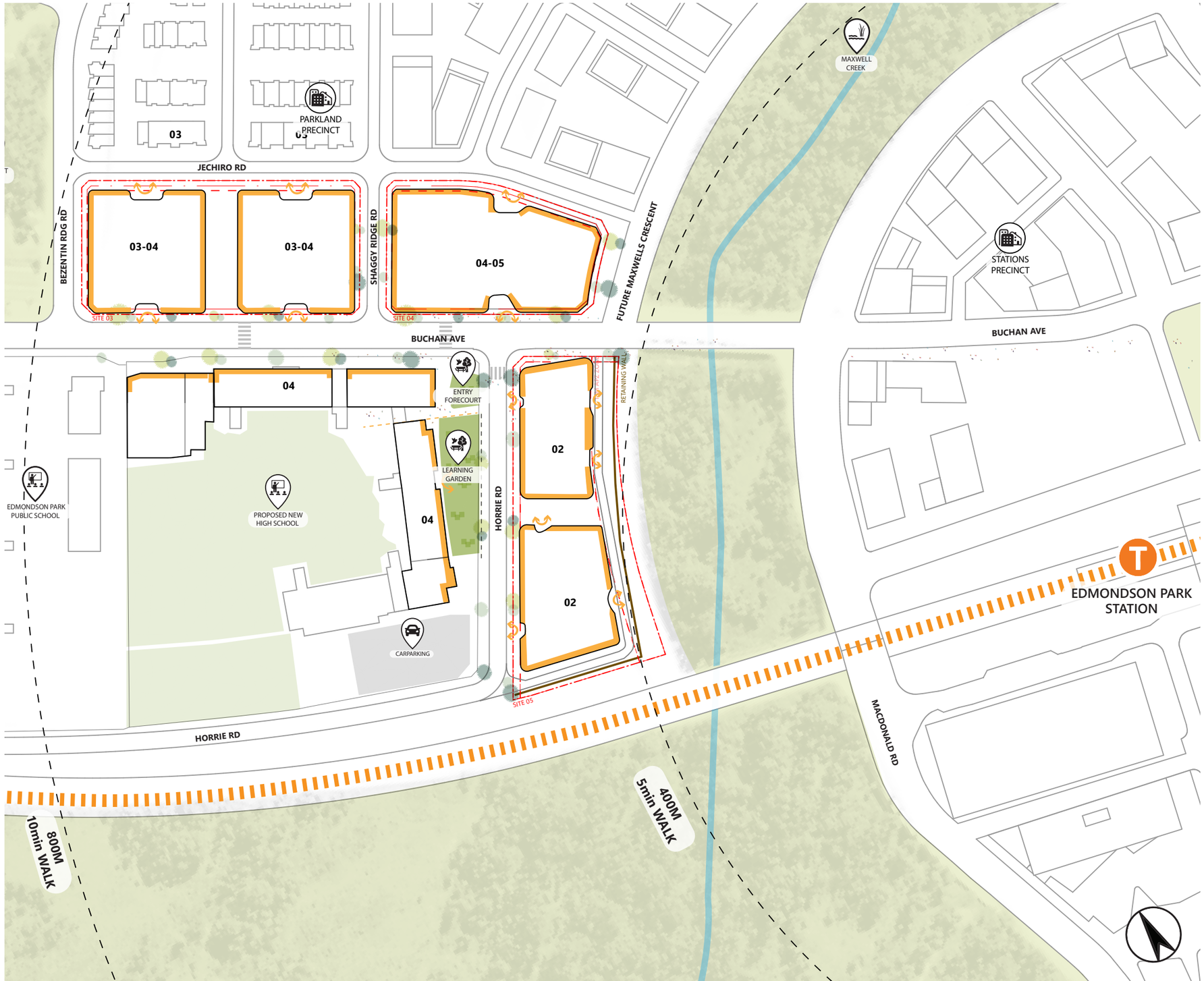
PROPOSED THROUGH SITE LINK



The proposed through-site link establishes a key pedestrian connection running north–south through Site 5, linking Buchan Avenue to Horrie Road and the broader movement network beyond. This link significantly improves permeability across the precinct by breaking down block length and providing a direct, legible route between surrounding residential areas, the school precinct, the Maxwells Creek riparian corridor and Edmondson Park Train Station. Positioned centrally within the site, the through-site link forms an important part of the public domain and reinforces the role of Site 5 as a connective and community-focused hub within the precinct.

The through-site link is framed by active ground-level uses and landscaped edges, creating a safe, engaging and comfortable pedestrian environment. Its alignment supports passive surveillance from adjacent buildings and clear sightlines along its length, enhancing safety and legibility. The integration of planting, seating and shade elements contributes to amenity and encourages dwell time, while maintaining a clear movement function. Collectively, the proposed through-site link strengthens walkability, supports active transport, and integrates Site 5 seamlessly into the wider Edmondson Park movement network.

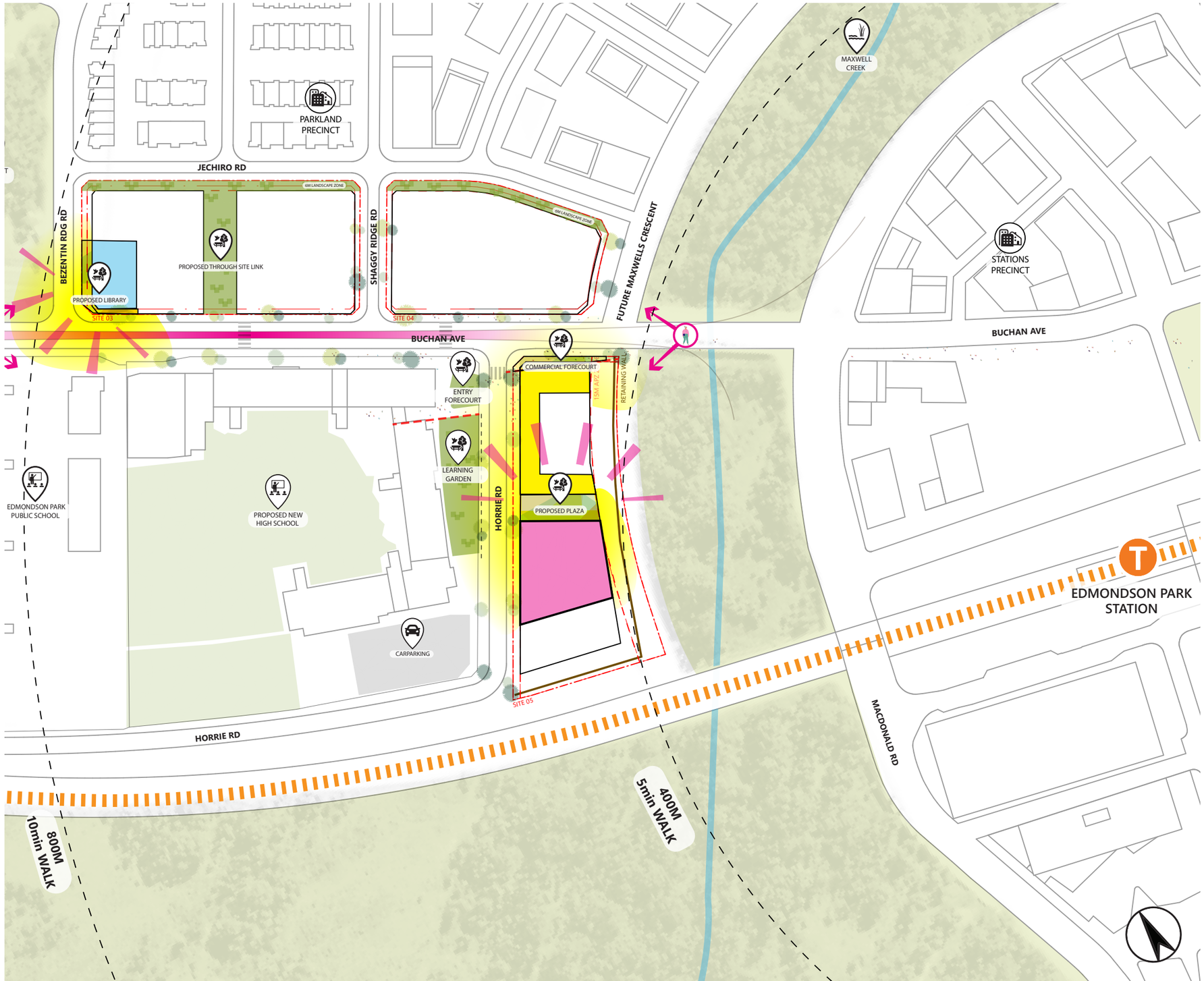
PODIUM SCALE



The podium scale across Sites 3, 4 and 5 is carefully calibrated to reinforce a consistent and human-scaled street interface throughout the Maxwells Creek Precinct. The podiums generally align with the established 3–4 storey built form of surrounding development, including the adjacent school, townhouse precincts and medium-density housing to the north and west. This approach ensures a strong and legible street wall along Buchan Avenue and surrounding streets, creating a comfortable pedestrian environment while clearly defining the public realm.

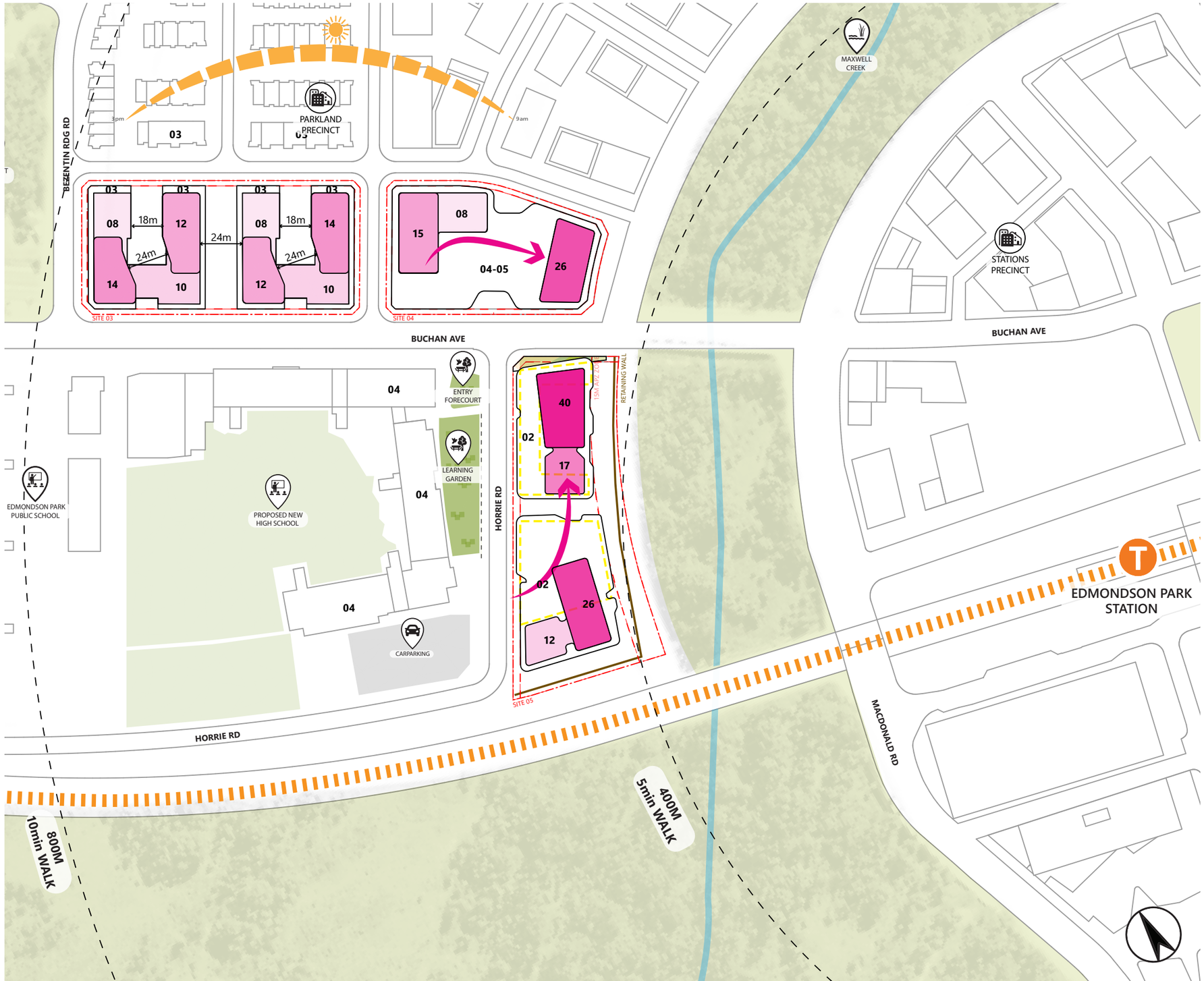
The podiums provide a continuous base that accommodates active uses, residential entries and communal facilities, while allowing taller building elements to be set back above. This articulation reduces the perceived bulk of the overall development and ensures that the upper-level forms read as distinct elements rising from a coherent and consistent base. Along key interfaces, including the riparian corridor and public forecourts, the podium scale is further modulated through setbacks, landscape integration and articulated edges, reinforcing the relationship between buildings, streets and open space and supporting a well-balanced transition from public to private realms.

GROUND PLANE ACTIVATION



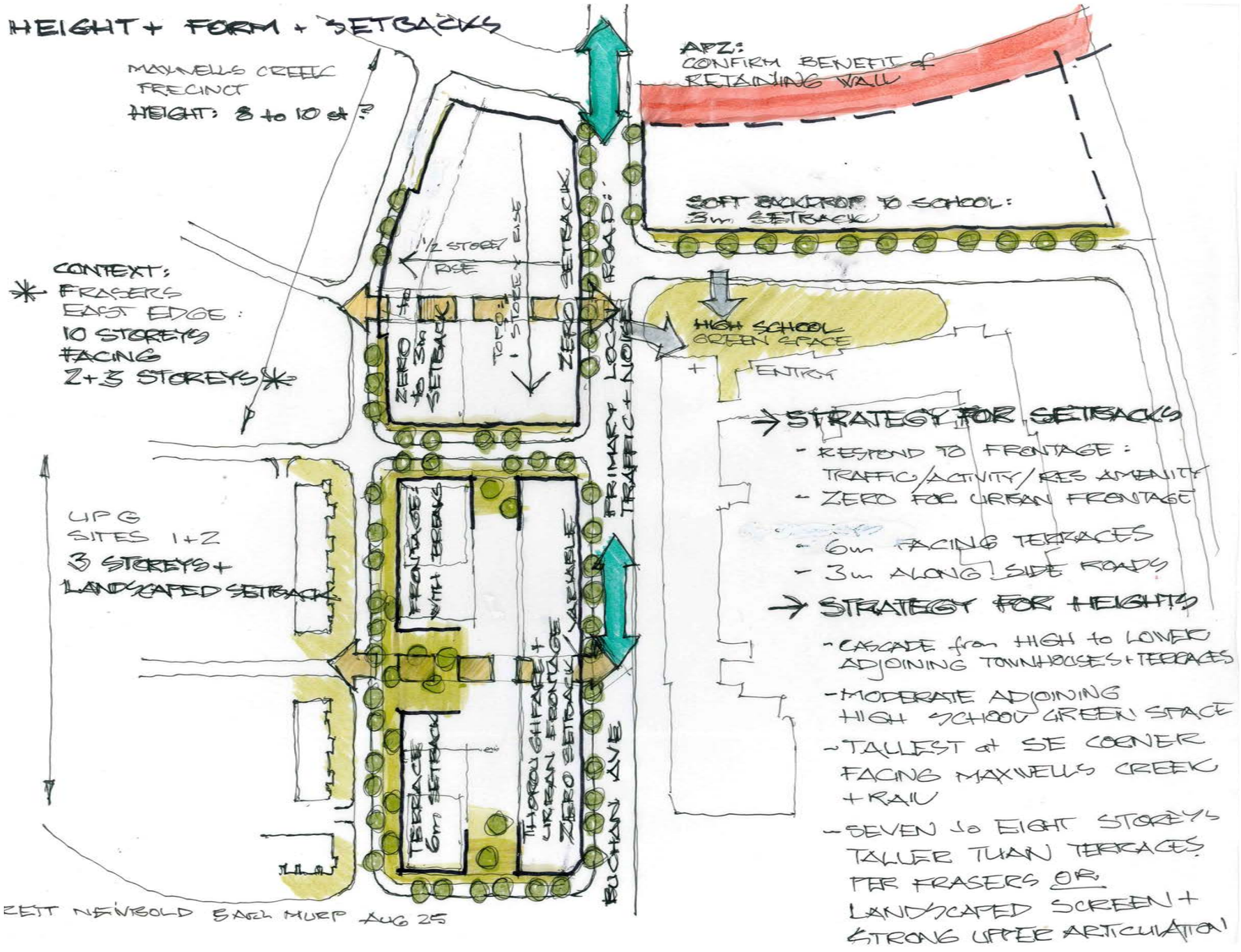
The ground plane is conceived as a continuous, highly activated public realm that stitches together the precinct, creek corridor and Edmondson Park Station. Retail frontages, community uses and lobby entries are strategically distributed along Buchan Avenue and key pedestrian desire lines to generate movement, visibility and everyday activity. A sequence of plazas, forecourts and landscaped thresholds reinforces permeability and legibility, while deep soil zones and riparian planting soften built edges and extend the adjacent green network into the site. This layered approach creates a safe, engaging and inclusive ground plane that supports social interaction, passive surveillance and long-term vibrancy across the precinct.

BUILT FORM - INITIAL MASTERPLAN ITERATION



The initial masterplan iteration established a clear and legible built form framework across Sites 3, 4 and 5, organising development around a primary east–west movement spine and the north–south riparian corridor. Building footprints were arranged to define strong street edges along Buchan Avenue while accommodating landscaped setbacks, deep soil zones and pedestrian connections through the precinct. The distribution of height reflected an early approach to transition, with taller elements positioned closer to the station and lower-rise forms addressing adjacent residential areas. This arrangement provided a coherent structure for movement, orientation and access, while setting the foundation for further testing of scale, separation distances, solar access and public domain relationships.

INDEPENDENT URBAN DESIGN PEER REVIEW

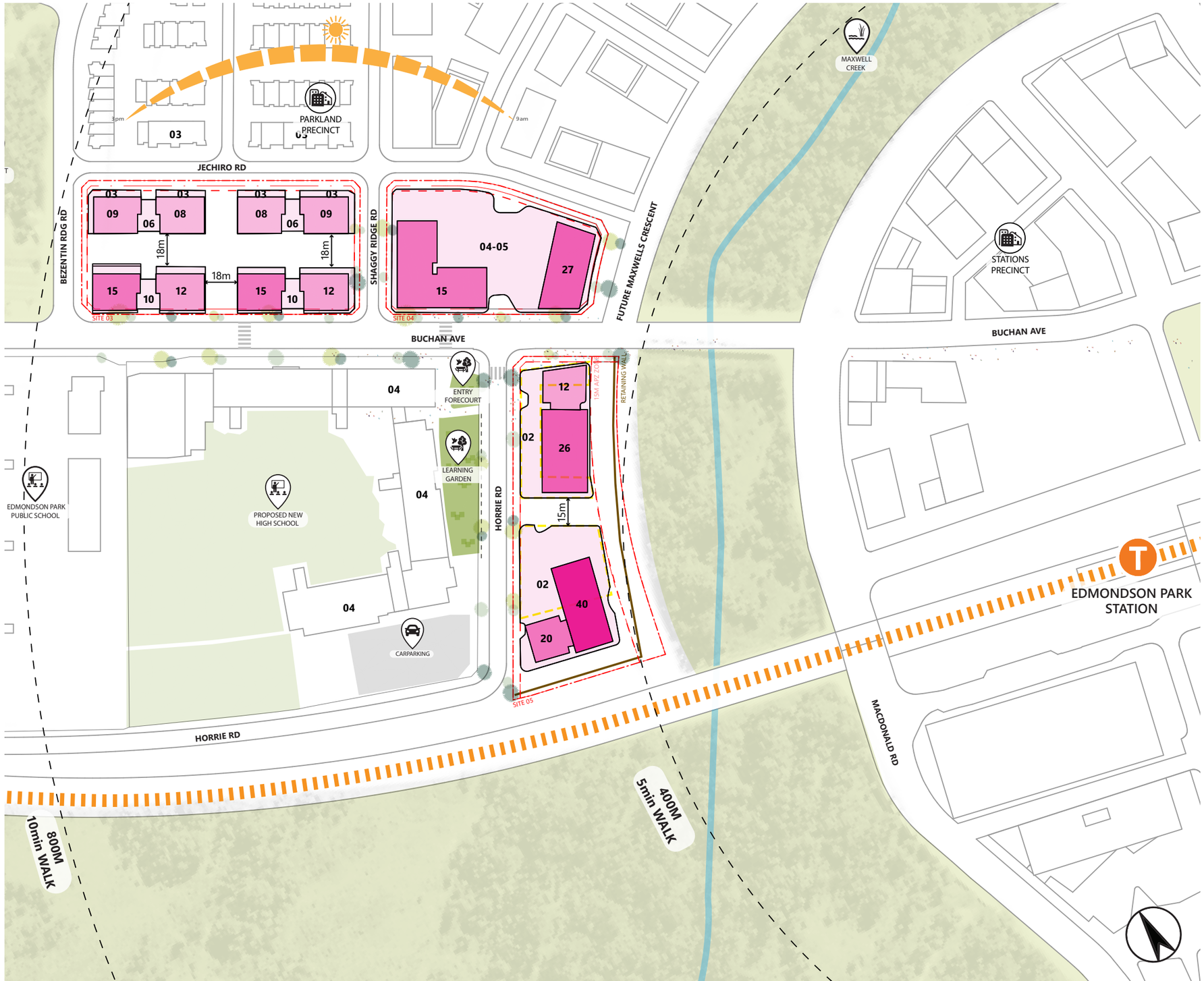


The masterplan has been refined following an independent peer review process undertaken by Brett Newbold that focused on built form scale, height distribution, podium articulation and ground-level activation across Sites 3, 4 and 5. The review tested the relationship between taller tower elements and the surrounding lower-scale context, particularly along Buchan Avenue, the school interface and the riparian edge. Key outcomes of the peer review included rebalancing tower locations, refining podium heights to strengthen the street edge, improving activation through clearer podium expression and mezzanine opportunities, and increasing separation and legibility between built elements. These refinements have informed the current masterplan, resulting in a more cohesive transition of scale, improved streetscape definition, enhanced activation at the ground plane, and a clearer architectural hierarchy that reinforces arrival, movement and public domain outcomes across the precinct.

Key strategy points include:

- **Frontage response:** Calibrate setbacks to suit context, allow zero setback on key urban edges while maintaining larger setbacks where residential amenity is critical.
- **Sensitive interfaces:** Provide increased setbacks and landscaped buffers to terraces, side roads, and the school boundary to soften impacts and protect amenity.
- **Height modulation:** Employ a cascading built-form strategy that steps down toward adjoining townhouses/ terraces and the school open space.
- **Landmark placement:** Locate the tallest built form at the south-east corner addressing Maxwell's Creek/rail corridor, away from sensitive low-rise neighbours.
- **Scale moderation:** Keep overall height below the Fraser's east edge benchmark while using articulation to reduce perceived bulk.
- **Landscape integration:** Use continuous perimeter planting and soft buffers to mitigate overlooking, overshadowing, and visual bulk.
- **Urban activation:** Reinforce active, legible north–south movement spine and clearly defined entries to support pedestrian permeability.
- **Façade articulation:** Apply strong façade modulation and screening to break down mass and improve streetscape character.

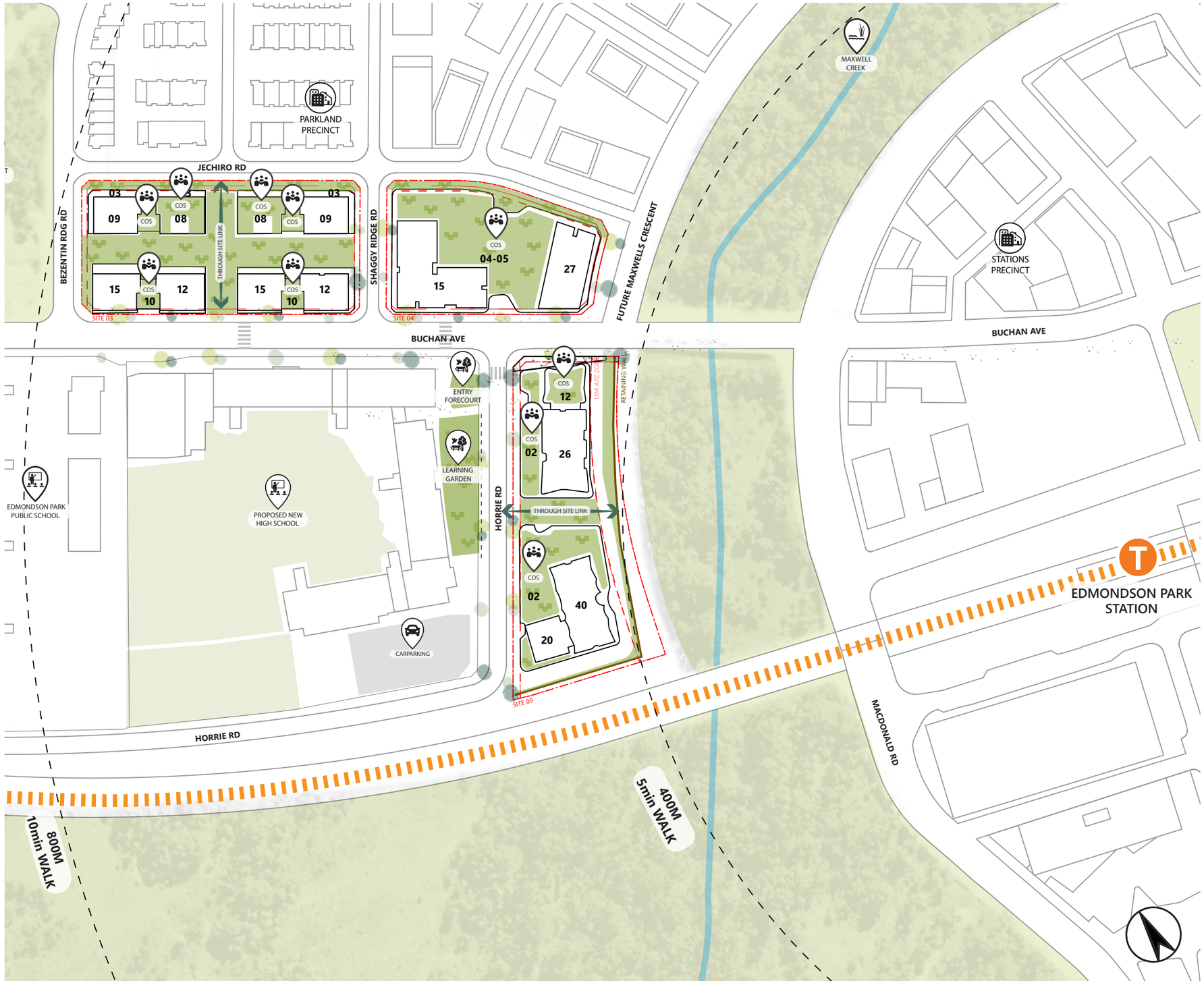
BUILT FORM - CURRENT MASTERPLAN



The defined built form establishes a clear and legible arrangement of buildings across Sites 3, 4 and 5, reinforcing a consistent urban structure while responding to variations in context, scale and orientation. Building footprints are carefully positioned to define strong street edges along Buchan Avenue and surrounding streets, while maintaining appropriate setbacks to accommodate landscape, deep soil zones and pedestrian movement. This approach creates a well-articulated public realm, with clearly defined relationships between buildings, streets and open spaces.

The distribution and orientation of built form support a deliberate transition in scale across the precinct, stepping from lower-rise forms adjacent to established residential areas and the school precinct toward taller elements closer to the riparian corridor and station precinct. Building separation distances and spacing are incorporated to manage bulk, optimise solar access and ensure visual relief between forms. Collectively, the defined built form framework provides clarity in massing and hierarchy, supports permeability and legibility, and underpins a cohesive yet varied urban character for the Maxwells Creek Precinct.

COMMUNAL LANDSCAPE



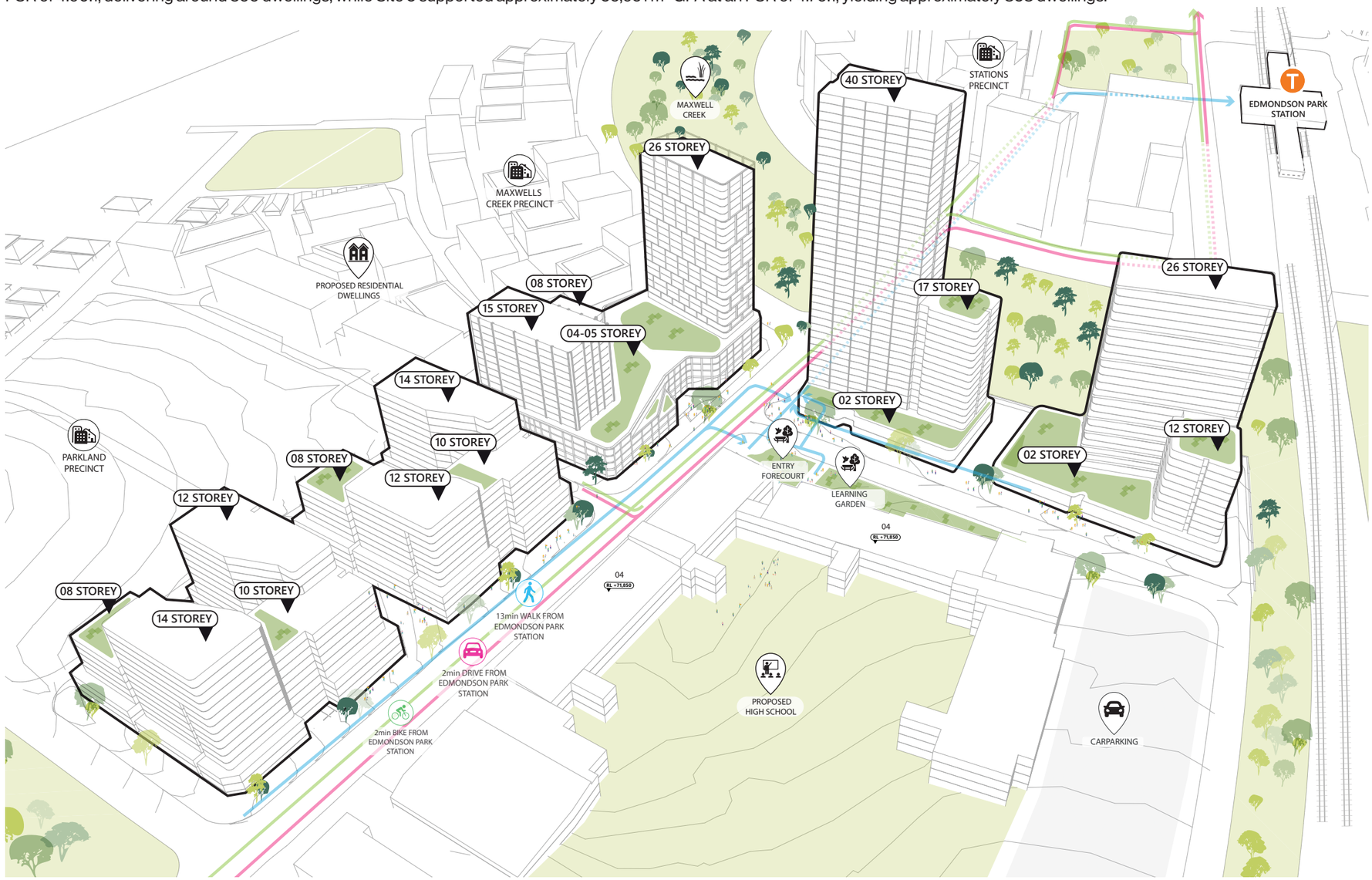
The communal landscape strategy establishes a network of shared green spaces distributed across Sites 3, 4 and 5, providing high-quality amenity for residents while reinforcing connectivity throughout the precinct. Landscaped podiums, ground-level communal gardens and rooftop open spaces are strategically located to be directly accessible from building lobbies and circulation cores, ensuring ease of use and strong visual connection between indoor and outdoor spaces. These communal landscapes are designed to support a range of activities, including passive recreation, social gathering and relaxation, while contributing to the overall green character of the precinct.

The arrangement of communal landscape spaces responds to site context and interfaces, with planting and open spaces positioned to soften building edges, frame pedestrian links and strengthen the relationship to the Maxwells Creek riparian corridor. Landscaped through-site links and podium gardens extend the natural landscape into the heart of the development, enhancing comfort, shade and visual amenity. The integration of tree canopy, deep soil zones and planting over structure ensures long-term landscape viability and contributes to environmental performance, while reinforcing a sense of community and shared ownership across the precinct.

MASTERPLAN OVERVIEW - INITIAL

The initial massing scheme was developed to test maximum development capacity across the precinct, accommodating a total site area of approximately 32,310 m² with an overall GFA of circa 150,525 m² and a consolidated FSR of approximately 4.66:1, resulting in a total residential yield of around 1,809 dwellings. Building heights ranged broadly across the sites, with tower elements reaching up to 40 storeys, reflecting an early, yield-driven distribution prior to detailed testing of built form performance, amenity and public domain outcomes.

Within this scheme, Site 3 delivered approximately 53,040 m² GFA at an FSR of 4.56:1, achieving a yield of approximately 552 dwellings. Site 4 accommodated approximately 37,794 m² GFA at an FSR of 4.60:1, delivering around 399 dwellings, while Site 5 supported approximately 59,691 m² GFA at an FSR of 4.79:1, yielding approximately 858 dwellings.



OVERALL

SITE AREA : 32,310 m²

GFA : 153,525 m²

FSR : 4.66 : 1

YIELD : 1,809

HOB: 40 STOREYS

SITE 3

SITE AREA : 11,641 m²

GFA : 53,040 m²

FSR : 4.56 : 1

YIELD : 552

HOB: 15 STOREYS

SITE 4

SITE AREA : 8,219 m²

GFA : 37,794 m²

FSR : 4.60 : 1

YIELD : 399

HOB: 26 STOREYS

SITE 5

SITE AREA : 12,450 m²

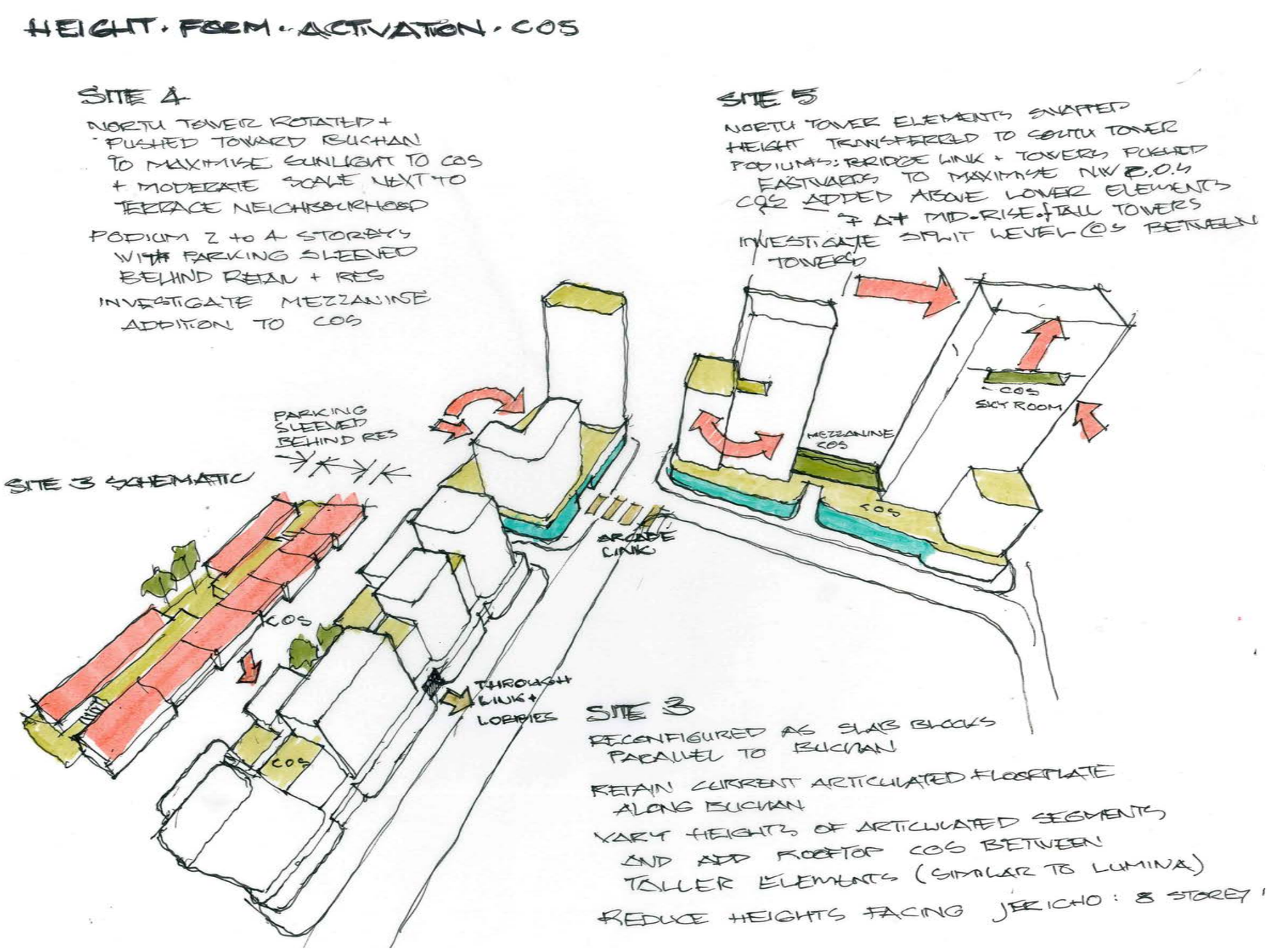
GFA : 59,691 m²

FSR : 4.79 : 1

YIELD : 858

HOB: 40 STOREYS

INDEPENDENT URBAN DESIGN PEER REVIEW



The initial massing strategy established the overall development yield, tower locations and height framework across the precinct, providing a clear structure for future refinement. An independent peer review process was undertaken to test the scheme against best-practice urban design principles, with particular focus on height distribution, podium-tower relationships, streetscape activation and transitions of scale. The review informed a series of targeted refinements, including the redistribution of height across Sites 3, 4 and 5, clarification of podium heights to strengthen the street edge, and refinement of tower footprints to improve separation, solar access and permeability. Taller elements have been reinforced as deliberate landmark forms, while lower podium and mid-rise components mediate between the public domain and residential towers. Collectively, these refinements have enhanced the clarity, legibility and balance of the overall massing composition, strengthening public domain outcomes and delivering a more cohesive and responsive urban form while maintaining the project's overall yield and strategic objectives.

Key strategy points include:

- Site 3

  Reconfigure as blocks parallel to Buchan.
  Retain current articulated floorplate along Buchan.
  Insert pocket COS between buildings.
  Maintain through-site pedestrian link.
  Reduce height toward Jericho (max 8 storeys).

- Site 4

  Rotate and shift north tower toward Buchan to improve sunlight to COS.
  Step down scale toward terrace interface.
  Provide 4-storey podium with parking sleeved behind residential edge.
  Investigate mezzanine addition to COS.
  Strengthen landscape and pedestrian link.

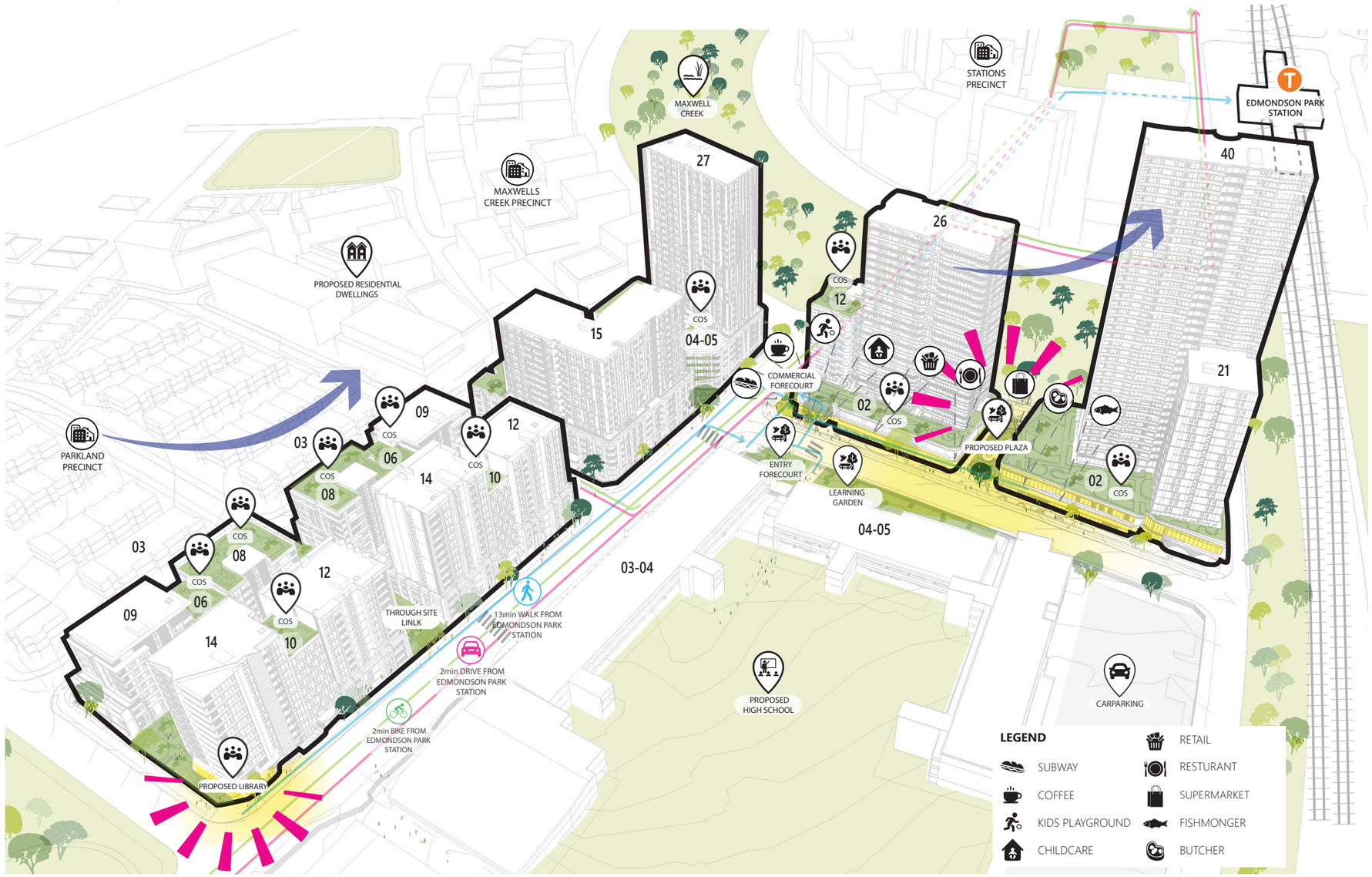
- Site 5

  Shift tower elements and transfer height to south tower.
  Pull built form to better activate COS and avenue edge.
  Increase tower separation (18 m target).
  Explore podium bridge link with towers placed eastwards to maximise views.
  Integrate split level COS between towers.

MASTERPLAN OVERVIEW - PROPOSED

The masterplan delivers a total site area of approximately 32,310 m², with an overall GFA of circa 152,692 m² and a consolidated FSR of 4.73:1, achieving a total residential yield of approximately 1,805 dwellings across three development sites. Building height and density are strategically distributed to respond to context, proximity to station infrastructure and adjacency to open space.

Site 3 accommodates approximately 42,924 m² GFA at an FSR of 3.69:1, delivering around 491 dwellings in a mid-rise built form. Site 4 and Site 5 together consolidate higher density outcomes closer to transport and open space, collectively delivering the balance of yield while supporting active ground plane uses, including approximately 1,730 m² of supermarket space and 1,502 m² of retail, reinforcing the precinct's role as a mixed-use hub.



OVERALL

SITE AREA : 32,310 m²

GFA : 152,692 m²

FSR : 4.73 : 1

YIELD : 1,805

HOB: 40 STOREYS

SITE 3

SITE AREA : 11,641 m²

GFA : 42,924 m²

FSR : 3.69 : 1

YIELD : 491

HOB: 15 STOREYS

SITE 4

SITE AREA : 8,219 m²

GFA : 43,536 m²

FSR : 5.30 : 1

YIELD : 447

HOB: 26 STOREYS

SITE 5

SITE AREA : 12,450 m²

GFA : 66,587 m²

FSR : 5.35 : 1

YIELD : 867

HOB: 40 STOREYS

CHARACTER ZONES

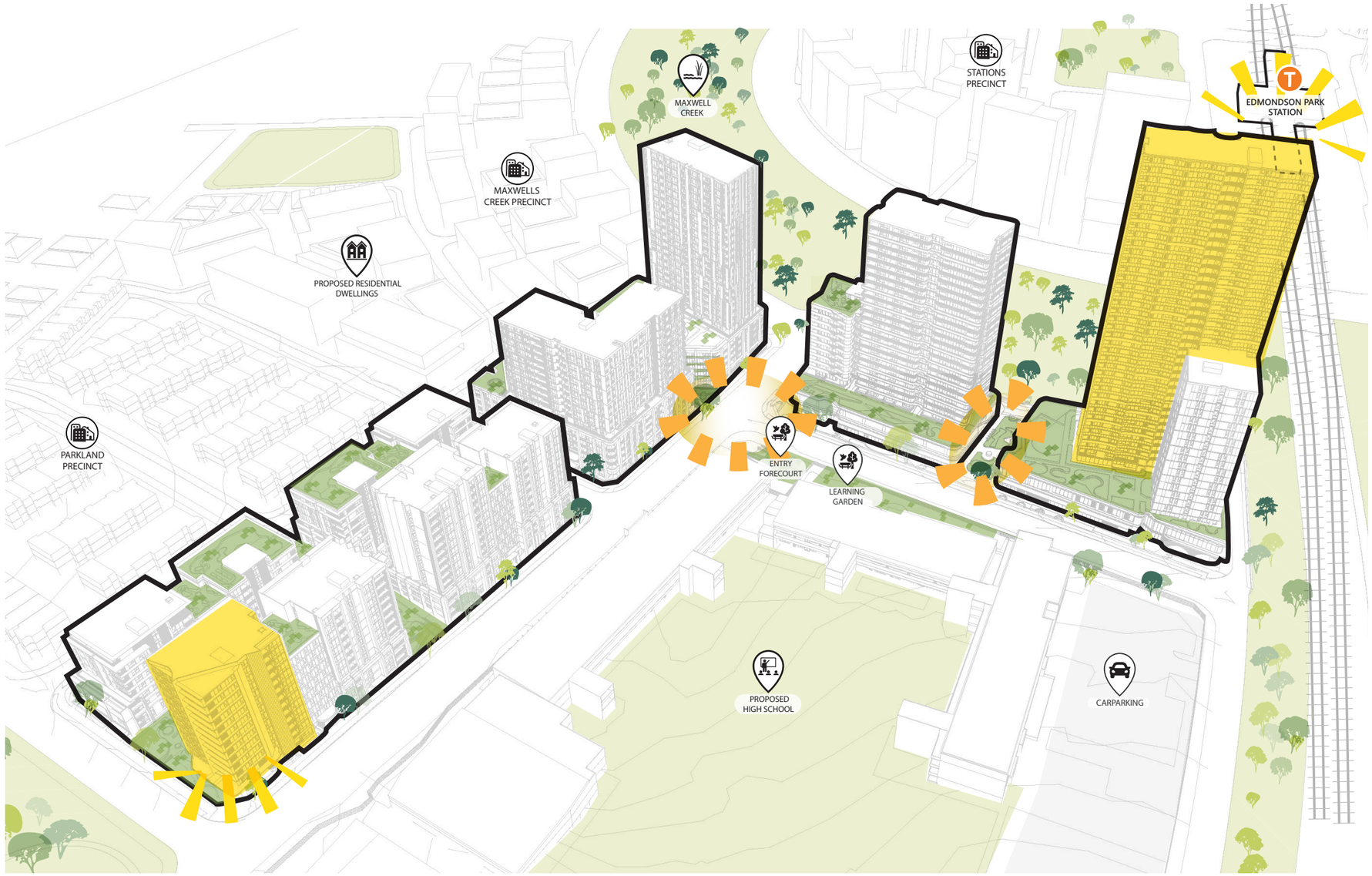


The masterplan establishes a series of distinct character zones across Sites 3, 4 and 5, providing a layered architectural response that reflects the site's context, history and relationship to landscape. These character zones are informed by key themes including Legacy, Land, Water, Sky and Future, which together guide building form, materiality and architectural expression. While each zone has a clearly defined identity, they are unified through a cohesive design language to ensure a legible and integrated precinct.

Buildings located further from the riparian corridor draw on the Legacy and Land character zones, responding to the more established urban fabric through grounded material palettes, ordered facades and robust base expressions. As the precinct transitions toward the creek and station precinct, the architectural language shifts to reflect the Water and Sky zones, with more fluid forms, lighter materials and increased vertical emphasis that respond to openness, movement and light. The Future zone introduces contemporary and expressive architectural forms that signal growth, innovation and change.

Collectively, these character zones support diversity in built form and identity while reinforcing a coherent and evolving urban character for the Maxwells Creek Precinct.

GESTURES AND MOMENTS

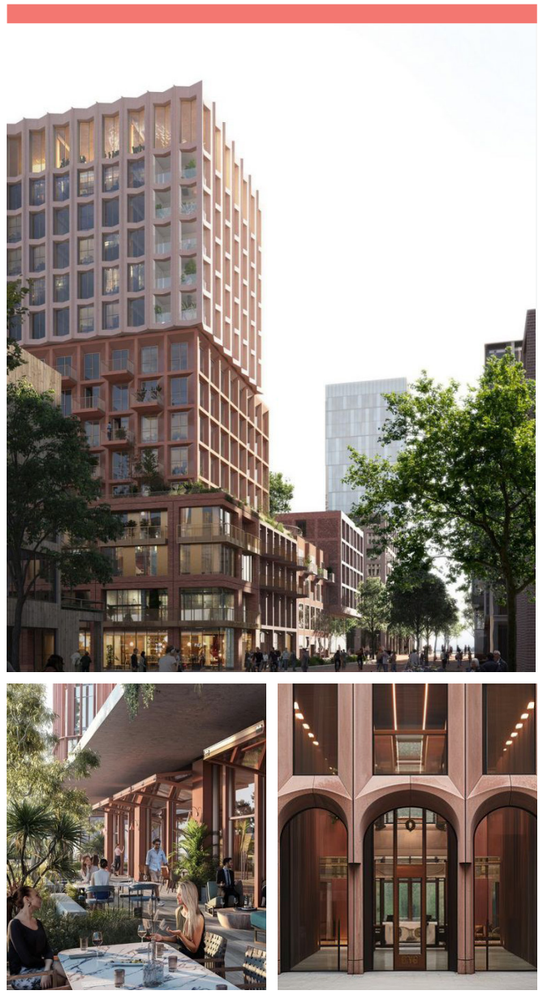


The masterplan is shaped by a series of deliberate architectural gestures and spatial moments that define key points of arrival, movement and pause across the precinct. Taller built form elements are strategically positioned to mark important thresholds, including the approach from Edmondson Park Train Station, the entry into the Maxwells Creek Precinct and the transition along Buchan Avenue. These vertical elements operate as landmarks within the broader urban structure, reinforcing legibility and orientation while responding to the openness of the riparian corridor and station precinct.

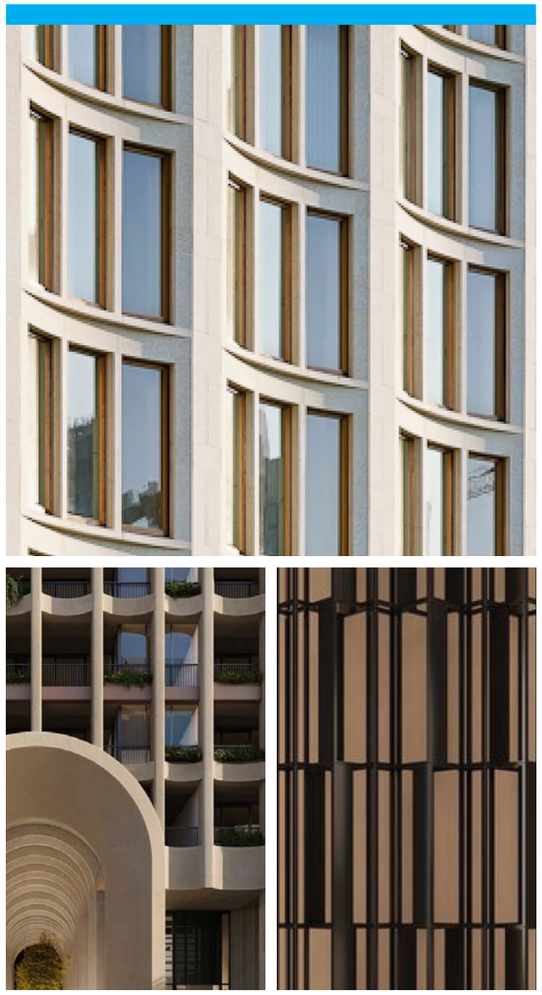
At ground level, the built form is carefully modulated to create a sequence of civic and communal moments, including forecourts, landscaped entries and widened pedestrian zones. These moments are reinforced through changes in scale, articulation and landscape treatment, encouraging gathering, visual connection and dwell time. The relationship between taller elements above and activated podiums below establishes a balanced composition, where architectural emphasis is paired with human-scaled spaces. Collectively, these gestures and moments contribute to a layered public realm that enhances the everyday experience of movement through the precinct while reinforcing its identity as a connected and community-focused place.

CHARACTER RESPONSE

LAND



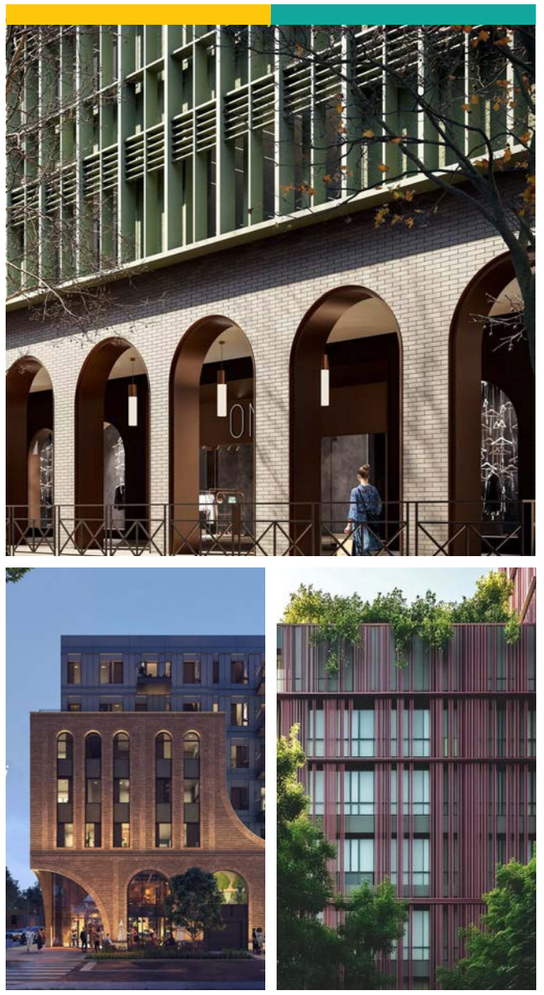
SKY



WATER



LEGACY / FUTURE



LAYERED / TEXTURAL

VERTICAL / LIGHT

SOFT / WEAVING / ERODED

REGIMENTED / INDUSTRIAL / INNOVATION

MASTERPLAN COMPOSITION



The masterplan composition establishes a clear and deliberate arrangement of built form that responds to context, movement and landscape, creating a legible and cohesive precinct structure. Buildings are organised along Buchan Avenue and key internal connections to define strong street edges, while the overall composition transitions in height and scale from the lower-rise forms adjacent to the parkland and school precinct in the west to taller elements toward the riparian corridor and station precinct to the east. This stepped composition reinforces the hierarchy of spaces and supports a gradual transition between neighbourhood character areas.

The composition is underpinned by a consistent podium layer that unifies the precinct at ground level, accommodating active uses, residential entries and communal spaces, while allowing the tower forms above to be read as distinct and articulated elements. Taller buildings are strategically positioned to frame key views, mark gateways and reinforce orientation within the precinct, while landscaped forecourts, roof gardens and open spaces are woven between buildings to soften massing and enhance amenity. Collectively, the masterplan composition balances density with openness, creating a coherent urban form that integrates architecture, landscape and public domain into a well-resolved and connected precinct.

5. MATERIALITY AND CHARACTER

Our Solution

SITE 3 COMPOSITION



The composition of Site 3 is informed by its position within the broader precinct and its relationship to both established and emerging urban conditions. The site sits between lower-scale residential areas to the west and the higher-density town centre and station precinct to the east. In response, building scale and massing are arranged to transition gradually across the site, avoiding abrupt changes in height while reinforcing a clear hierarchy that aligns with the precinct structure plan.

This approach allows Site 3 to mediate between legacy character and future development aspirations. Taller building elements are oriented toward key movement corridors and proximity to Edmondson Park Station, supporting transit-oriented outcomes, while lower-scale forms address adjacent neighbourhood interfaces. The resulting composition improves legibility, supports pedestrian wayfinding, and contributes to a cohesive urban environment that responds to both current context and long-term growth objectives.

LEGACY



FUTURE



Our Solution

DESIGN INSPIRATION

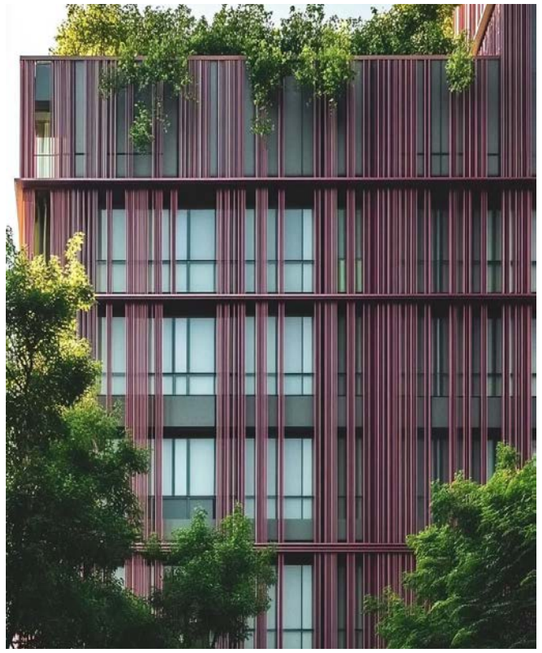


LEGACY

Grounded/ Disciplined/ Enduring

Legacy of Edmondson Park's former army base, Block A draws inspiration from the strength, order, and resilience of military architecture.

Its grounded form, robust material palette of brick and industrial detailing, and disciplined rhythm reflect the site's history of service and structure.



INDUSTRIAL

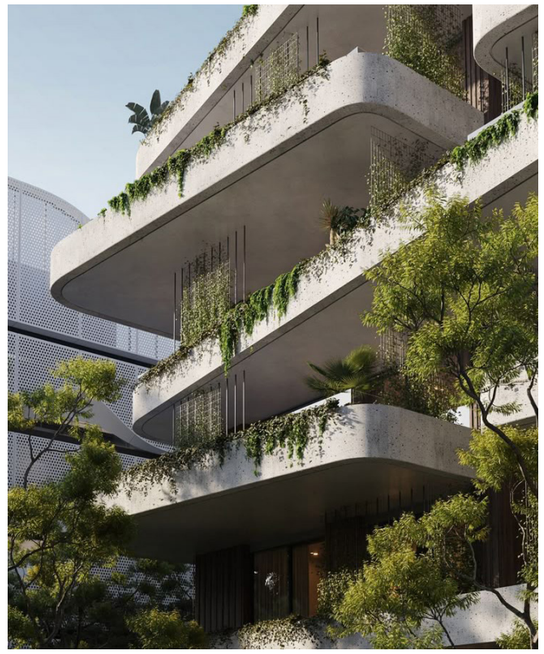
The Industrial palette draws on a robust, utilitarian language reinterpreted through a contemporary lens. Expressed through rhythmic vertical elements, layered façades and honest materiality, it celebrates structure, repetition and precision.



FUTURE

LIGHT/ RENEWAL/ PROGRESS

Looks to the future—a lighter, more open architectural expression symbolising renewal and progression. Soft forms, layered transparency, and elevated materials create a sense of uplift and possibility. It's a vision of community shaped by growth and forward momentum.



LANDSCAPE

Greenery is woven vertically and horizontally, creating shaded thresholds, framed views and moments of pause within the urban fabric. This living system enhances microclimate, supports biodiversity and establishes a calm, restorative environment where nature and architecture co-exist as a unified experience.

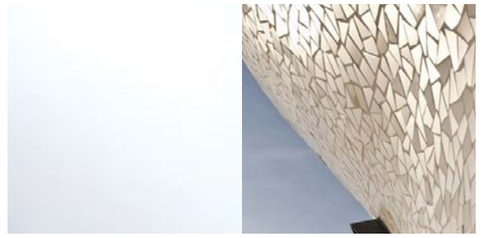
Our Solution

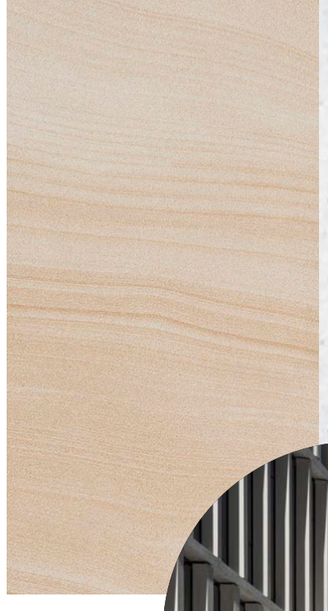
MATERIAL PALETTE : FUTURE











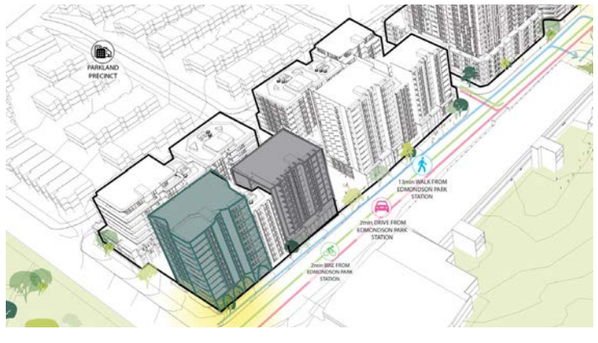






FUTURE

The Future palette expresses lightness, adaptability and longevity. Refined surfaces, pale tones and layered textures reflect an architecture that is resilient yet evolving - capable of ageing gracefully over time. Materials are selected for durability, low maintenance and flexibility, supporting changing lifestyles while maintaining a calm, contemporary identity that looks forward without losing connection to place.

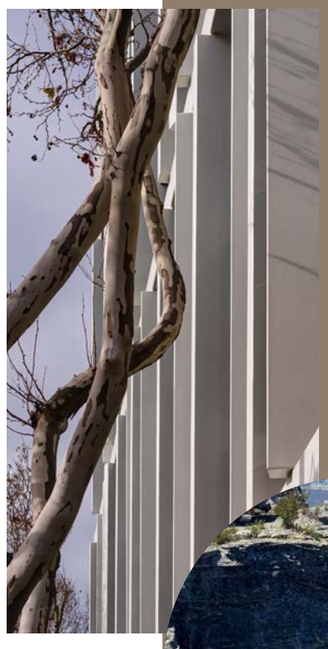


Our Solution

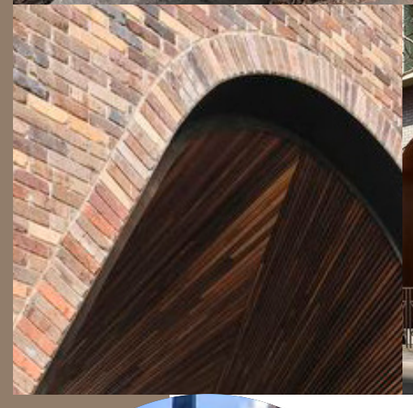
MATERIAL PALETTE : LEGACY





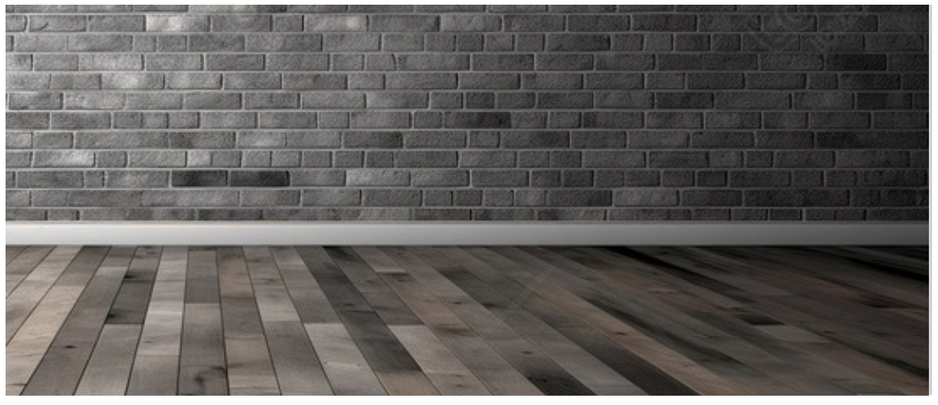
















LEGACY

The Legacy palette draws from enduring materials and timeless architectural language, grounded in craft, texture and proportion. Robust masonry, deep reveals and layered surfaces evoke permanence and continuity, referencing the established character of the precinct and its cultural memory. These materials are intended to weather gracefully, embedding a sense of familiarity and resilience while anchoring the development within its historical and environmental context.



Our Solution

MATERIAL PALETTE : LANDSCAPE



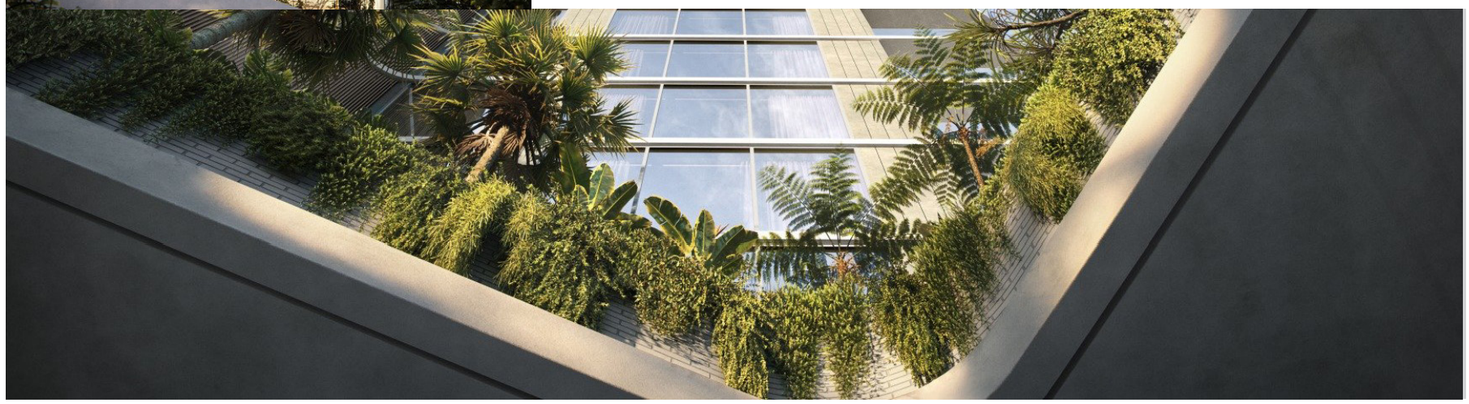














LANDSCAPE

The Landscape draws inspiration from the adjacent creek corridors and native vegetation communities, reinforcing a strong connection to water, ecology and place. Planting strategies prioritise indigenous species, filtered edges and informal gathering spaces that reflect the rhythms of the natural environment. These spaces provide cooling, habitat and visual continuity, shaping a precinct that feels grounded in its landscape context while supporting everyday social life.



Our Solution

SITE 4 COMPOSITION



The composition of Site 4 is shaped by its interface with key open space, movement corridors, and the emerging higher-density residential context of the precinct. The built form is arranged to reinforce the urban edge to primary streets while opening toward adjacent green links and communal spaces. Building massing is articulated to define clear street presence at lower levels, with upper levels set back to reduce perceived bulk and improve the relationship with surrounding public realm.

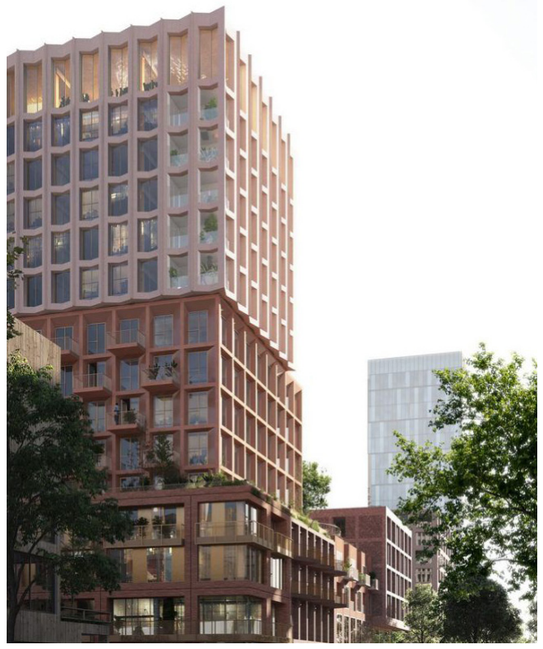
Site 4 contributes to the overall precinct structure by consolidating density in proximity to the station and key pedestrian routes, while maintaining a considered interface with landscape and open space. The modulation of height and form enhances legibility across the precinct, supports pedestrian movement, and creates a balanced transition between built form and landscape. This approach ensures Site 4 plays an active role in shaping a cohesive, walkable, and well-connected urban environment consistent with the precinct vision.

LAND



Our Solution

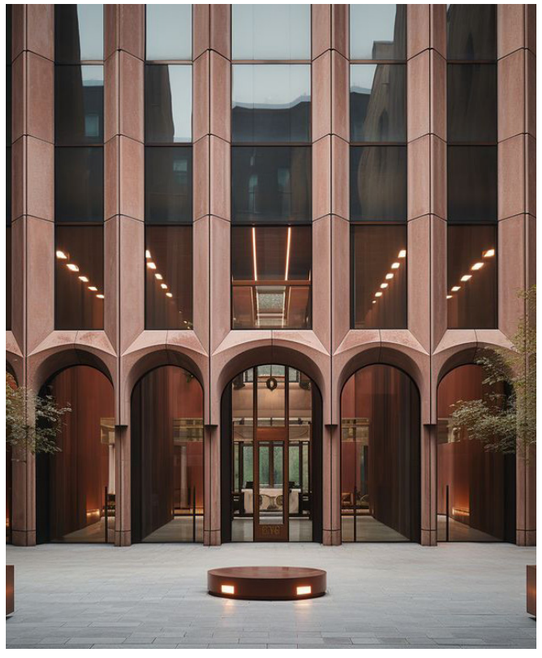
DESIGN INSPIRATION



LAND - EARTH

GROUNDED/ STRONG/TIMELESS

Edmondson Park's geology reveals a layered story - warm topsoil, grounding Bringelly Shale, coarse Minchinbury Sandstone, and ancient Ashfield Shale. These natural tones and textures inspire an earthy, tactile, and timeless palette rooted in place.



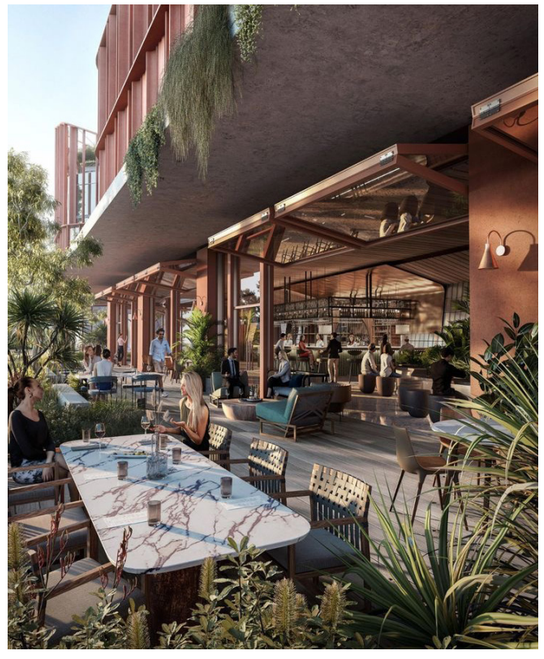
ROCK

Carved arches, rhythmic facades and tactile materials express a sense of weight, permanence and calm. Through repetition, depth and shadow, the built form feels shaped by time rather than imposed.



LANDSCAPE

Greenery is woven vertically and horizontally, creating shaded thresholds, framed views and moments of pause within the urban fabric. This living system enhances microclimate, supports biodiversity and establishes a calm, restorative environment where nature and architecture co-exist as a unified experience.



RIPARIAN

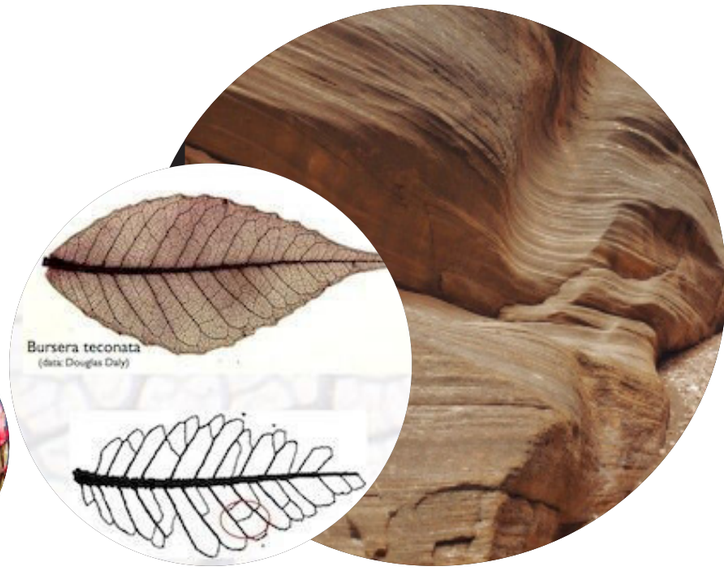
Planting strategies prioritise indigenous species, filtered edges and informal gathering spaces that reflect the rhythms of the natural environment. These spaces provide cooling, habitat and visual continuity, shaping a precinct that feels grounded in its landscape context while supporting everyday social life.

Our Solution

MATERIAL PALETTE : LAND - EARTH

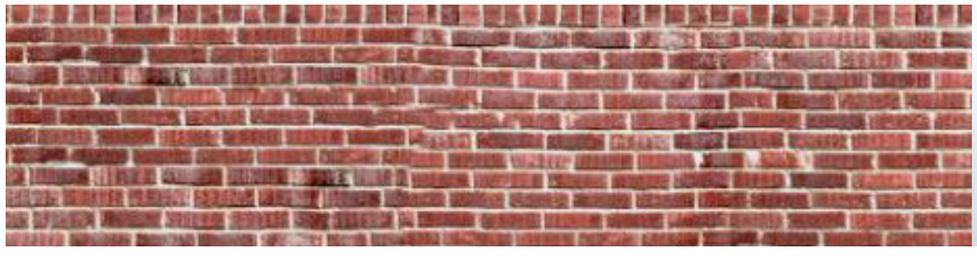


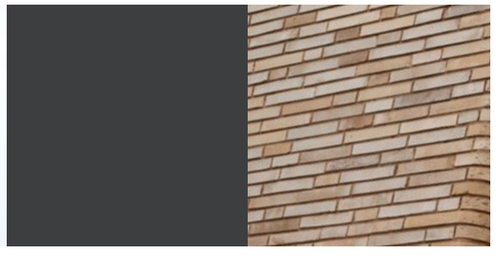








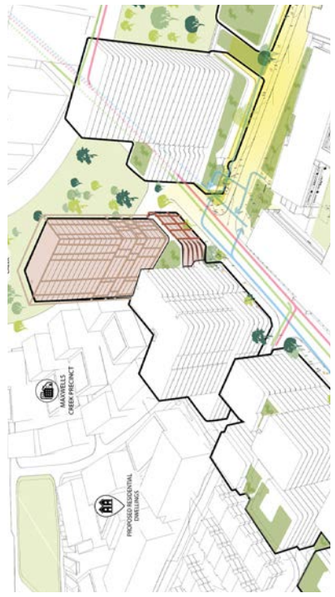




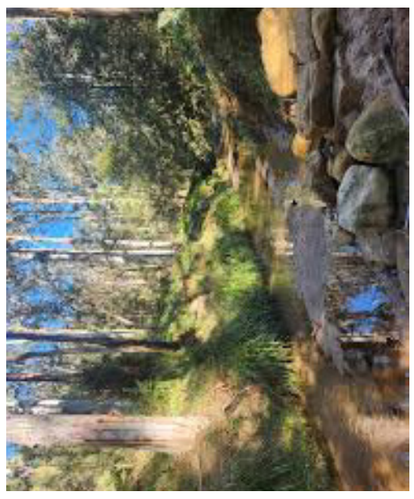


Our Solution

MATERIAL PALETTE : LAND - CREEK



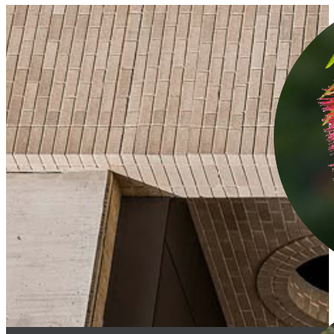




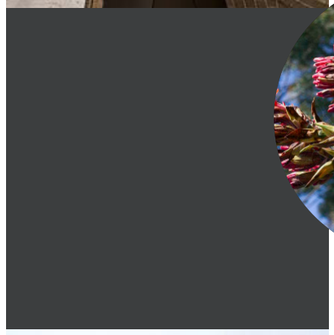
















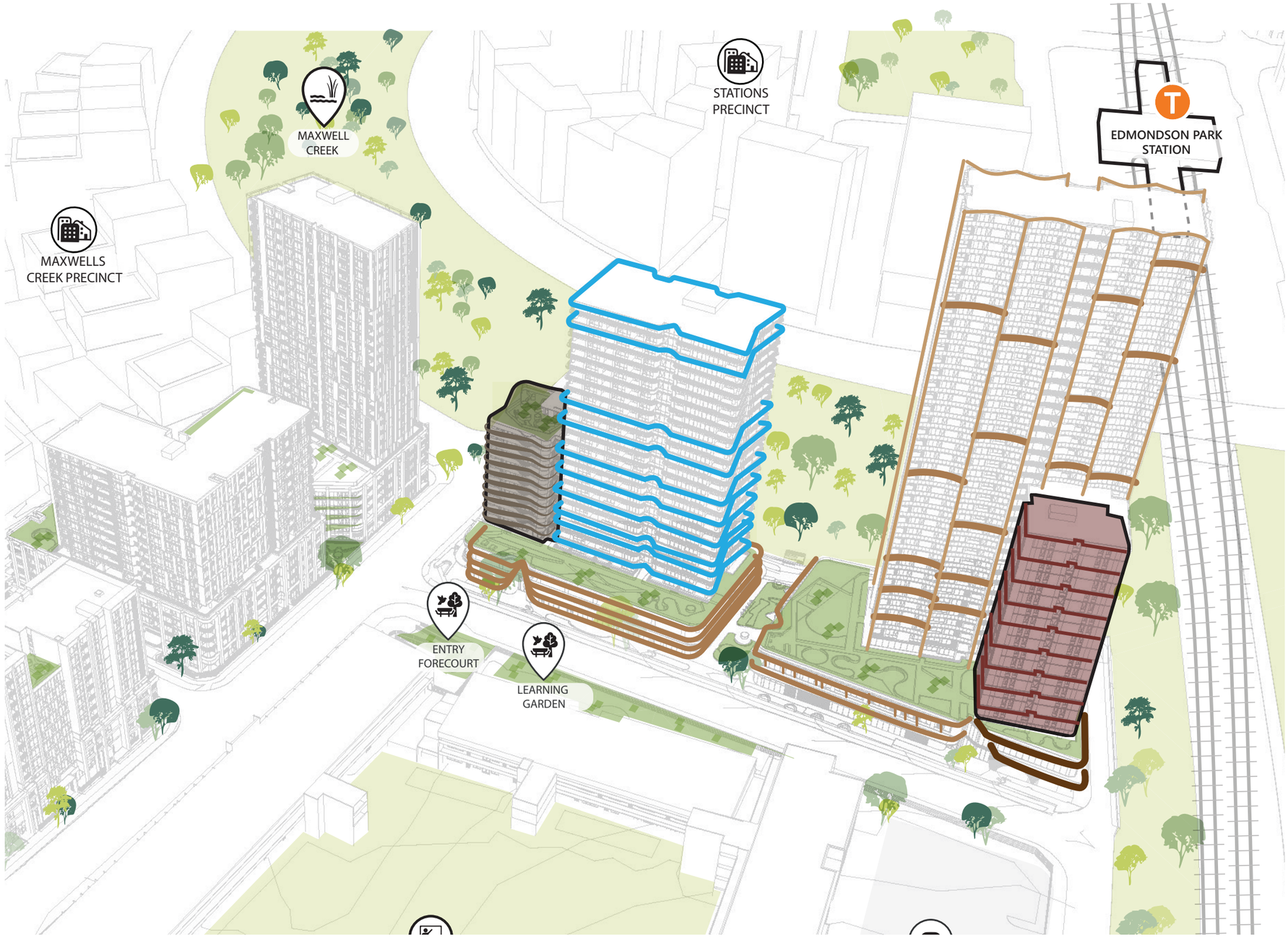






Our Solution

SITE 5 COMPOSITION



The composition of Site 5 is informed by its prominent location adjacent to key movement corridors, open space, and proximity to Edmondson Park Station. The built form is arranged to reinforce the precinct's higher-density core, with taller elements positioned to address primary streets and transport connections, while maintaining strong visual and physical links to surrounding landscape corridors. This placement strengthens the legibility of the station precinct and establishes Site 5 as a marker within the broader urban structure.

Architectural expression and massing are modulated to respond to both sky and water relationships, enhancing the site's identity and connection to place. Upper levels are articulated to reduce perceived bulk and improve skyline quality, while lower levels engage with the public realm and adjacent open spaces. This approach ensures Site 5 contributes positively to the precinct's spatial hierarchy, supports pedestrian movement, and delivers a balanced interface between built form, landscape, and long-term transit-oriented development objectives.

SKY



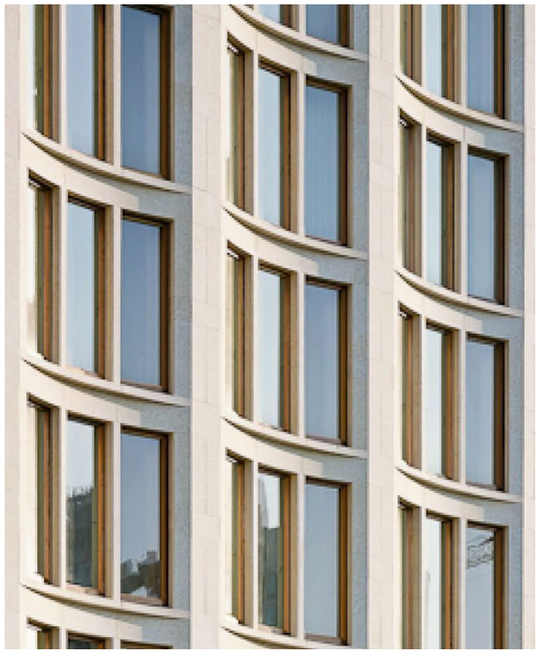
WATER



Our Solution

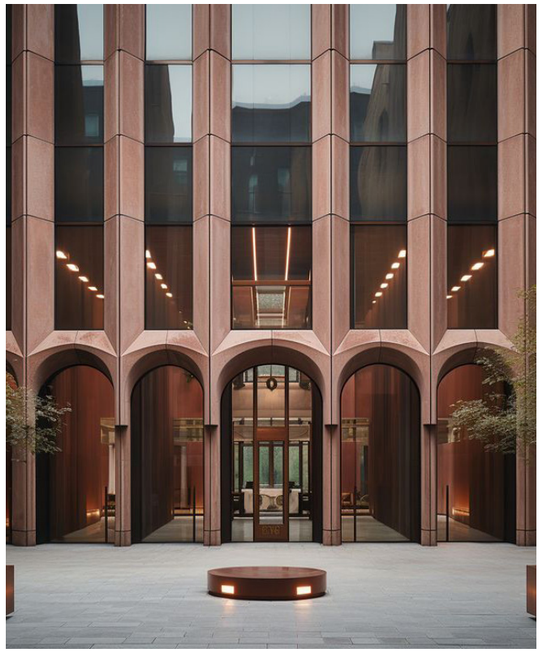
S5 DESIGN INSPIRATION





SKY
LIGHT/ OPEN/ELEVATED

Captures a sense of lightness and freedom—drawing inspiration from the open skies and soaring birdlife of Dharawal Country. Soft tones, vertical forms, and elevated terraces, the architecture feels airy and uplifting. The building rises above, offering panoramic views, natural light, and a strong connection to the spirit of place.

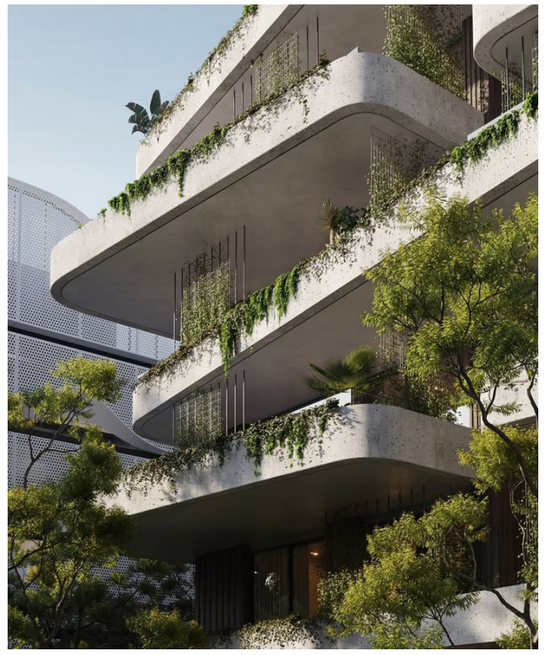


ROCK

Carved arches, rhythmic facades and tactile materials express a sense of weight, permanence and calm. Through repetition, depth and shadow, the built form feels shaped by time rather than imposed.

WATER
SOFT/ CONNECTED/ ERODED

Flows with movement and life, inspired by the creeks and natural rhythms of Dharawal Country. Soft forms, layered facades, and reflective materials create a sense of calm and connection.



EROSIONS

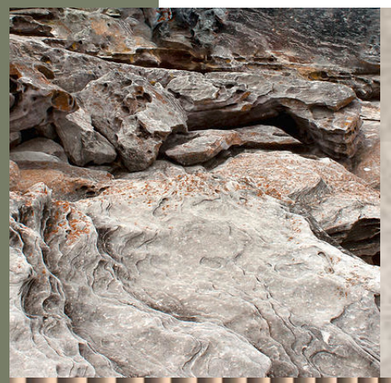
The architecture appears carved rather than constructed, with vegetation and shadow blurring the boundary between building and landscape. This approach allows the built form to feel embedded within its environment, evolving alongside the surrounding trees and creek corridor, and reinforcing a sense of calm.

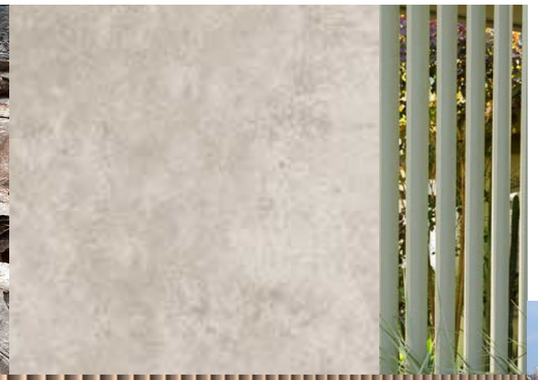
Our Solution

MATERIAL PALETTE : EROSIONS



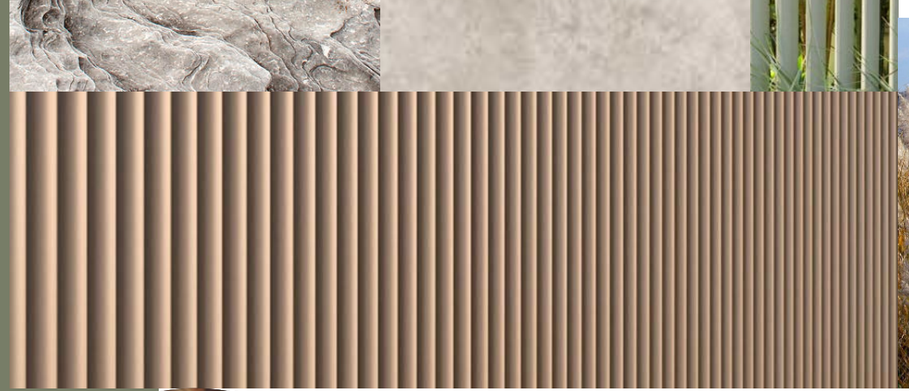








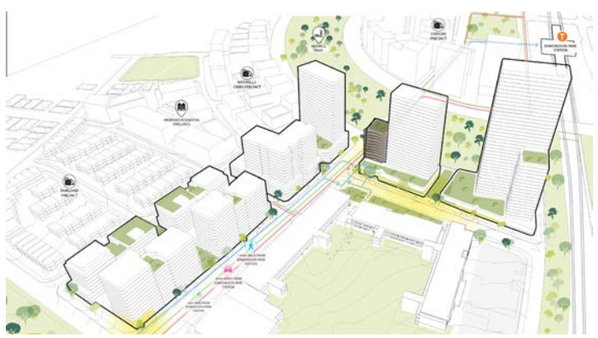






EROSIONS

The Erosions palette draws from the slow, transformative forces that shape the creek edge and surrounding bushland over time. Weathered stone, striated textures and layered tonal variation reference processes of abrasion, sedimentation and exposure, where material surfaces record movement, age and change. This palette introduces depth and tactility to the architecture, celebrating imperfection, shadow and relief rather than uniformity. Vertical fins, textured masonry and patinated finishes echo eroded rock faces and tree bark, grounding the buildings within their landscape context while expressing a quiet resilience.



Our Solution

MATERIAL PALETTE : WATER















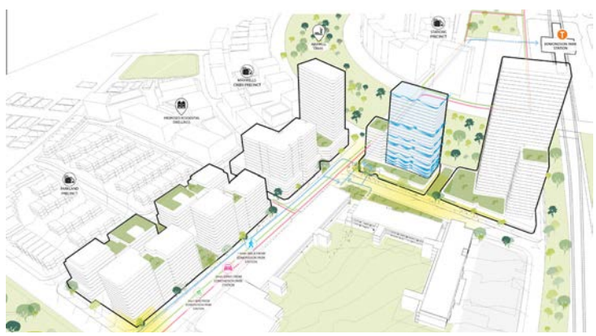






WATER

The Water material palette draws inspiration from the movement, reflection and softness of the adjacent creek and riparian landscape. Translucent glazing, refined metal finishes and cool tonal variations create surfaces that respond to light and shadow, shifting throughout the day like water in motion. This palette introduces a sense of calm and fluidity to the architecture, softening transitions between public and private spaces while reinforcing visual connections to the creek. Layered materials and subtle textures echo ripples, reflections and erosion, allowing the buildings to engage sensitively with their waterside setting.



Our Solution

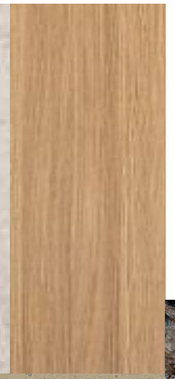
MATERIAL PALETTE : ROCK













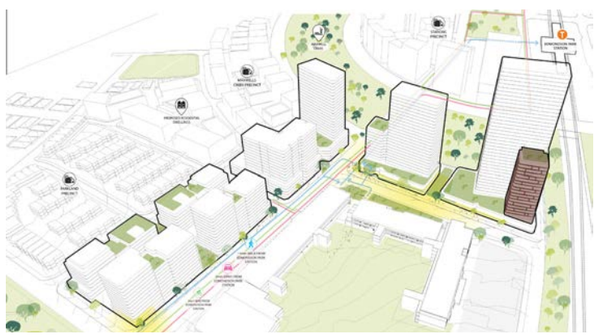






LAND

The LAND material palette is grounded in the enduring textures and colours of the local geology, drawing from layered stone, weathered surfaces and mineral-rich tones found along the creek corridor and surrounding bushland. Robust masonry, tactile concrete and warm earthen finishes anchor the buildings to the ground, expressing a sense of permanence and solidity at the lower levels. This palette reinforces the podium as a civic and human-scaled base, creating a strong dialogue between landscape, architecture and public realm while allowing the upper forms to rise lightly above.

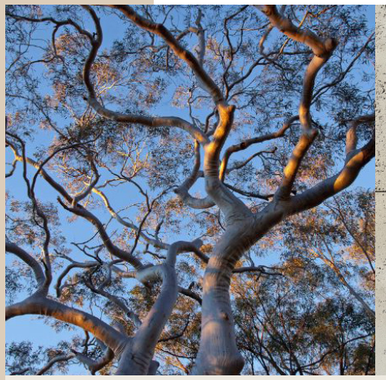


Our Solution

MATERIAL PALETTE : SKY













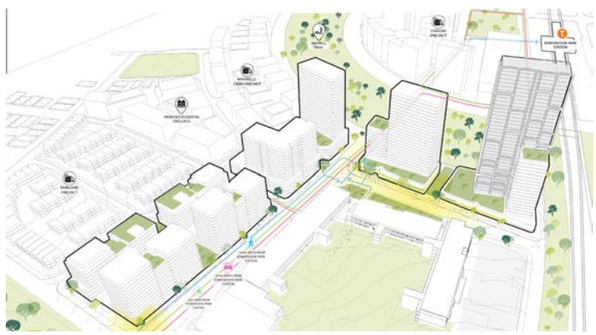






SKY

The Sky material palette draws from the shifting tones of the sky and the surrounding natural landscape, expressed through light, layered materials and finely textured vertical elements. Soft stone hues, pale metals and warm accents capture changing light throughout the day, lending the towers a sense of lightness and elegance. This palette allows the upper forms to dissolve gently into the skyline, reinforcing their landmark presence while maintaining a calm, refined character within the precinct.



6. PUBLIC DOMAIN AND LANDSCAPE DESIGN

Vision & Concept

PUBLIC OPEN SPACES



Key

Access and circulation	
01	Urban Street Extension (south bound)
02	Connection to Horrie Road
03	Potential pedestrain crossing from school to Creek
04	East-west Jericho Garden pathway
05	North-south public through-site link
▼	Carpark/ loading entries
Public Open Space	
06	Maxwell Creek Interface
07	Jericho Garden
08	Through-site link
09	Retail Plaza
10	Retail forecourt
11	Library Courtyard
Resident Amenity	
12	Site 3 Ground floor garden
13	Site 3 Level 7 Terrace
14	Site 3 Level 8 Terrace
15	Site 3 Level 10 Terrace
16	Site 4 Level 10 Terrace
17	Site 5 North Podium Communal Open Space
18	Site 5 South Podium Communal Open Space
Public Art Opportunities	
★	Scultpural storytelling through landscape
★	Habitat-based artistic interventions
★	Playful furniture & wayfinding
★	Dharug language in public domain

Vision & Concept

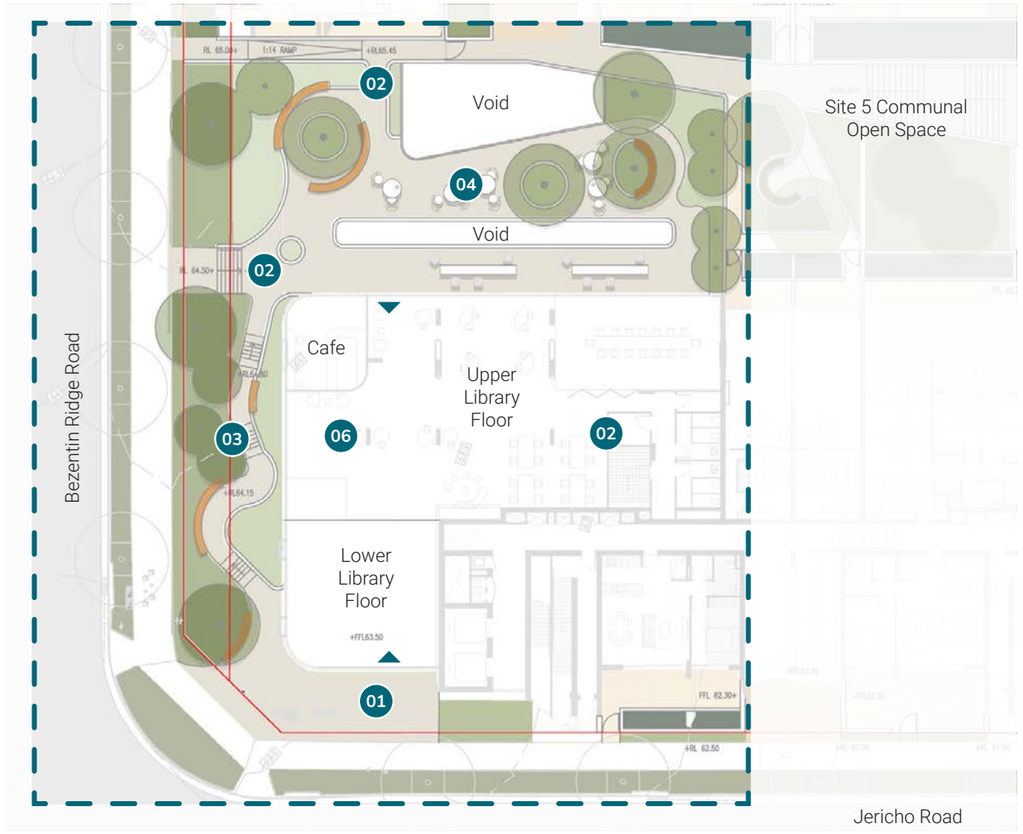
LIBRARY COURTYARD

The library courtyard is conceived as an intimate civic space that opens to the street and frames views toward Clermont Park. Layered planting defines a series of quiet seating areas, balancing public openness with moments of retreat and creating a calm extension of the library and public realm.

Amenities within these spaces include:

- A café and retail tenancy activating the plaza with alfresco dining
- Shaded seating and quiet reading niches framed by planting
- Visual and physical connections to the street
- Framed views toward Clermont Park
- A central landscape void providing views to the lower levels of the library

The courtyard supports a range of uses, from enjoying a coffee and engaging with street life to quieter moments of reading and reflection, with landscape forming the connective tissue between learning, community and place.



Plan	
01	Main library entry
02	Secondary entires
03	Meandering path and seating through garden
04	Alfresco garden seating

Social Informal Seating

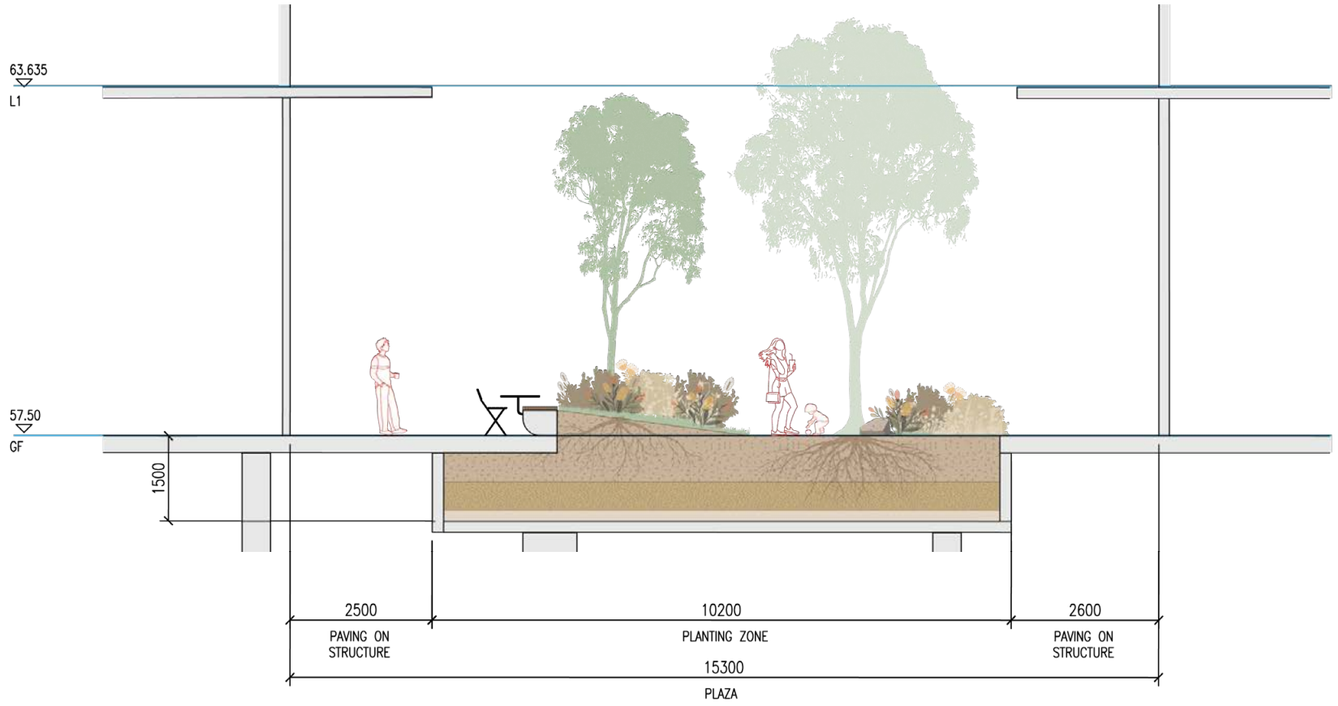




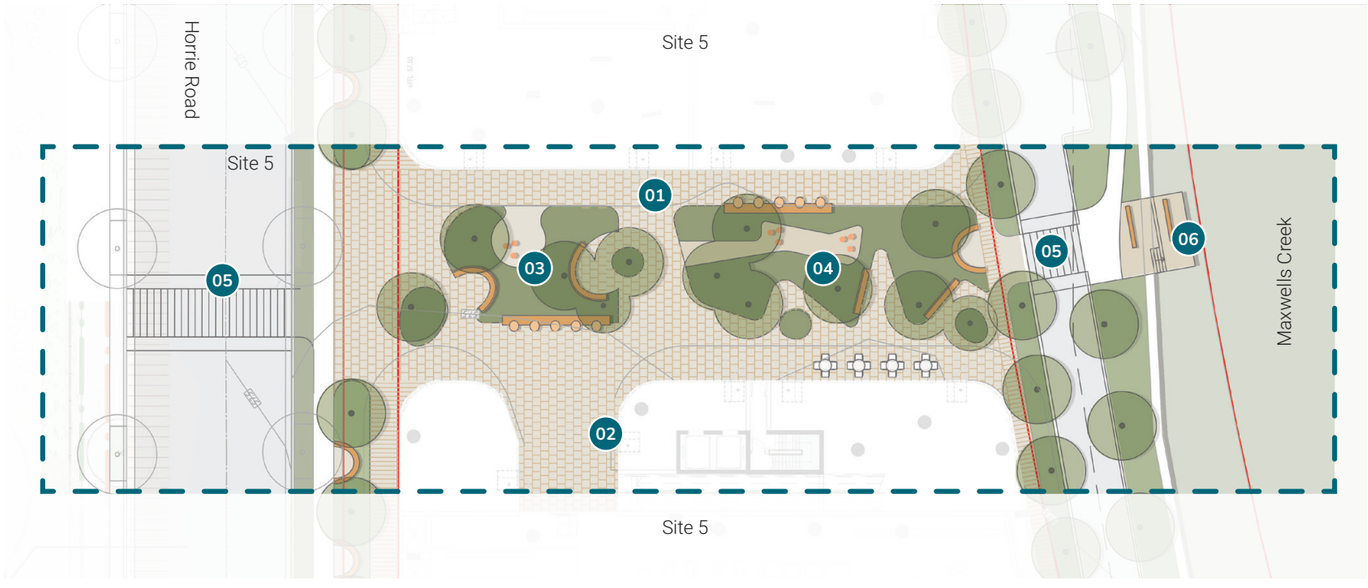


Vision & Concept

RETAIL PLAZA



Typical Section



Plan

Maxwell Creek Interface







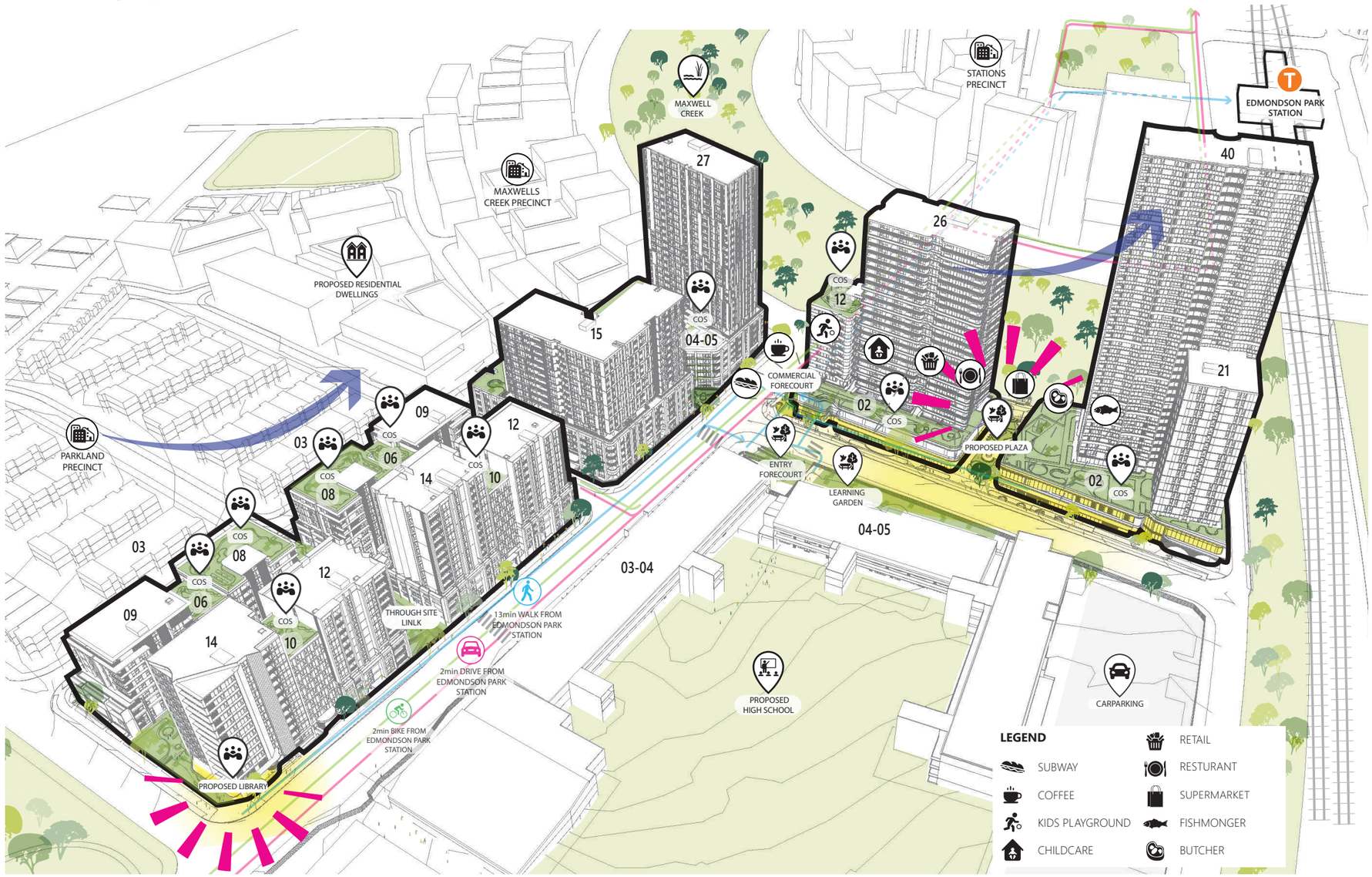
7. PROPOSAL

Our Solution

DEVELOPMENT SUMMARY

The masterplan delivers a total site area of approximately 32,310 m², with an overall GFA of circa 152,692 m² and a consolidated FSR of 4.73:1, achieving a total residential yield of approximately 1,805 dwellings across three development sites. Building height and density are strategically distributed to respond to context, proximity to station infrastructure and adjacency to open space.

Site 3 accommodates approximately 42,924 m² GFA at an FSR of 3.69:1, delivering around 491 dwellings in a mid-rise built form. Site 4 and Site 5 together consolidate higher density outcomes closer to transport and open space, collectively delivering the balance of yield while supporting active ground plane uses, including approximately 1,730 m² of supermarket space and 1,502 m² of retail, reinforcing the precinct's role as a mixed-use hub.



OVERALL

SITE AREA : 32,310 m²

GFA : 152,692 m²

FSR : 4.73 : 1

YIELD : 1,805

HOB: 40 STOREYS

SITE 3

SITE AREA : 11,641 m²

GFA : 42,924 m²

FSR : 3.69 : 1

YIELD : 491

HOB: 15 STOREYS

SITE 4

SITE AREA : 8,219 m²

GFA : 43,536 m²

FSR : 5.30 : 1

YIELD : 447

HOB: 26 STOREYS

SITE 5

SITE AREA : 12,450 m²

GFA : 66,587 m²

FSR : 5.35 : 1

YIELD : 867

HOB: 40 STOREYS

7. PROPOSAL SITE 3

Site 3
OVERVIEW



SITE 3

SITE AREA : 11,641 m²

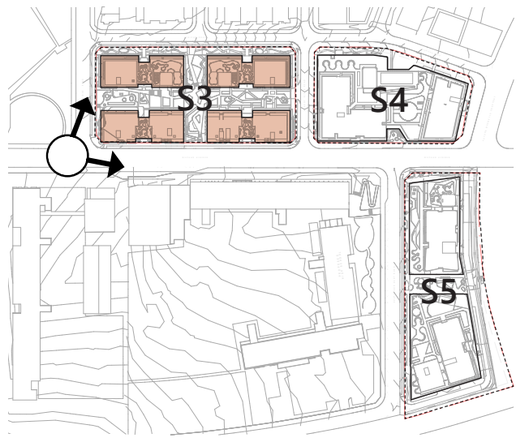
GFA : 42,924 m²

FSR : 3.69 : 1

YIELD : 491

HOB: 15 STOREYS

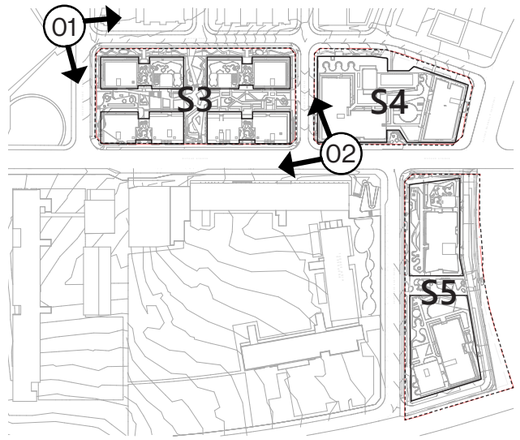
Site 3 occupies a site area of approximately 11,641 m² and is currently proposed with a total GFA of approximately 42,924 m², equating to an FSR of 3.69:1. The indicative massing accommodates a residential yield of approximately 491 dwellings, distributed across a built form of up to 15 storeys.
The proposed form adopts a podium and tower arrangement, with lower podium levels establishing a consistent street edge and accommodating shared building functions, while upper residential levels are consolidated into a more compact vertical form. This approach enables efficient use of the site footprint while supporting appropriate separation distances, solar access, and visual permeability across the precinct.
Upper levels are articulated and modulated to reduce perceived bulk when viewed from surrounding public spaces and adjoining sites. The massing has been tested to balance yield objectives with amenity considerations, including daylight access, cross-ventilation, and communal open space performance.



Site 3

FORM MASSING

Site 3 has been significantly adapted following the independent peer review undertaken after the Department briefing. Building setbacks, typologies, and overall heights have been amended to align with the proposed adjusted masterplan. While the design does not adopt a continuous solid street wall to Buchan Avenue, it is otherwise consistent with the intent and outcomes of the proposed amendments.





Along the northern interface, the lower building levels addressing the adjoining townhouses maintain a three-storey height reading, ensuring an appropriate transition in scale. The façade articulation reflects the rhythm and breakup of the individual townhouse forms across Jericho Road, while the ground-level interface benefits from an improved setback accommodating a 6-metre deep soil zone.



To the south along Buchan Avenue, a consistent datum is established within the brick podium façade to align with the school buildings on the opposite side of the street. The overall length of the street wall is broken to reduce visual bulk and enhance pedestrian-scale articulation. The corner building is designed to operate as a precinct gateway, a role further reinforced by the inclusion of a public library and civic uses within its program.

Site 3

OPEN SPACES

UPPER AND LOWER GROUND



A significant proportion of the upper and lower ground levels is dedicated to the public realm, reinforcing permeability, connectivity, and amenity across the site. A clear north–south through-site pedestrian link is provided, connecting the medium-density townhouse precincts to the north with the school and broader civic uses to the south, supporting safe and legible movement through the precinct.

A minimum 6-metre setback along the northern boundary is dedicated to deep soil planting. This opportunity has been maximised through dense landscaping, contributing to improved environmental performance, visual screening, and amenity for adjoining residential interfaces.

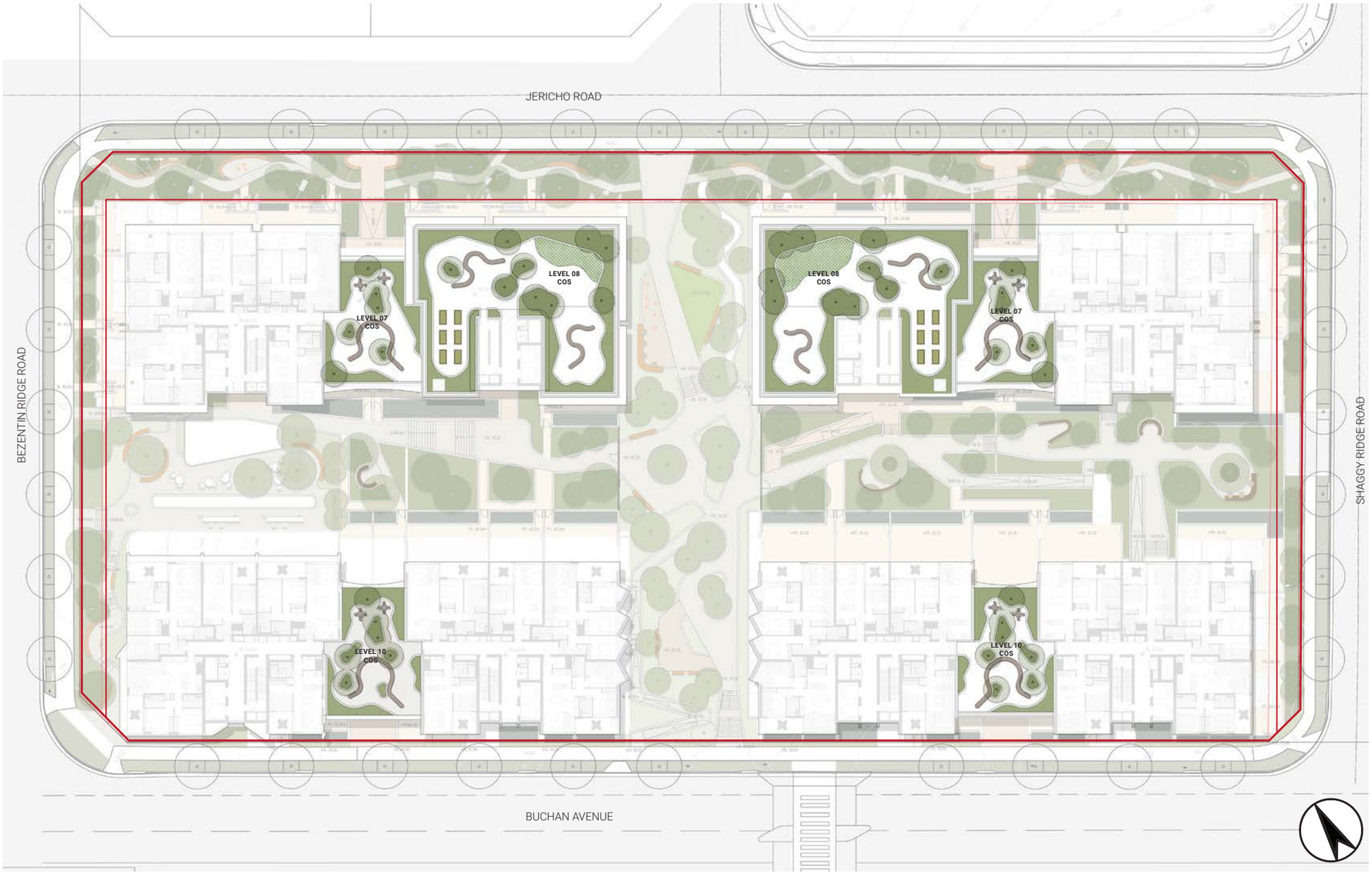
Each tower lobby is directly accessed from the street boundary, ensuring clear address, passive surveillance, and strong engagement with the public domain. Opposite Clement Park, a well-designed publicly accessible space is provided, functioning as a forecourt and spill-out area for the proposed library, reinforcing its civic role and relationship to the surrounding open space network.

Remaining ground-level areas are allocated to communal open space and enhanced circulation for residents, alongside improved private open space for ground-level apartments, balancing public access with residential amenity.

Site 3

OPEN SPACES

ROOF LEVELS



Each resident has direct access to a communal open space at roof level. These spaces are consistently located at upper building levels and are designed to provide equitable amenity across all buildings, including seating and recreational facilities. Detailed design, planting strategy, and amenity provisions are addressed within the Landscape Architect's Report.

Site 3

LIBRARY



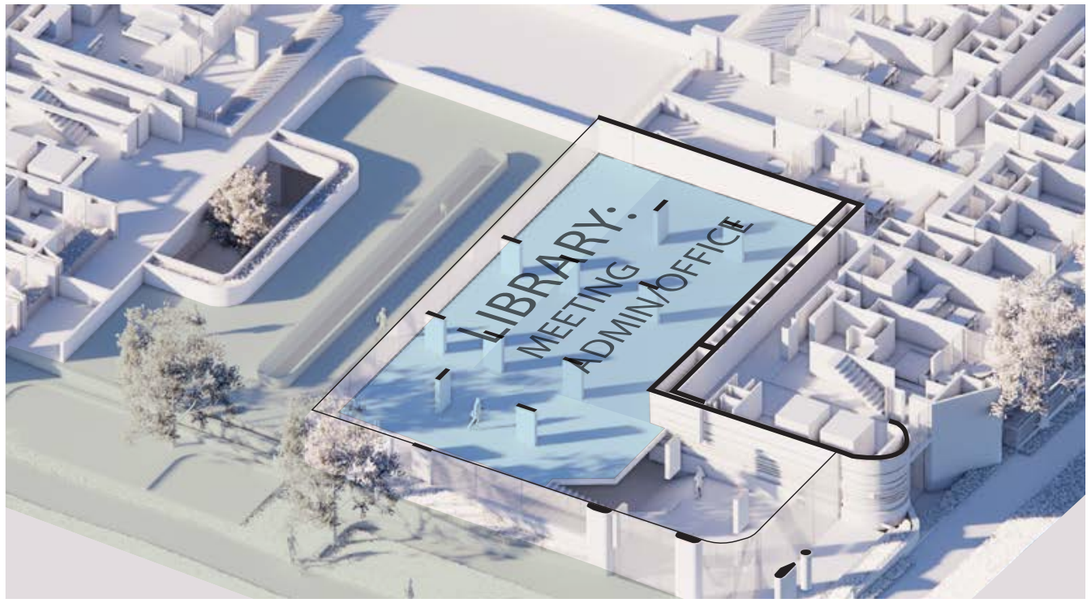




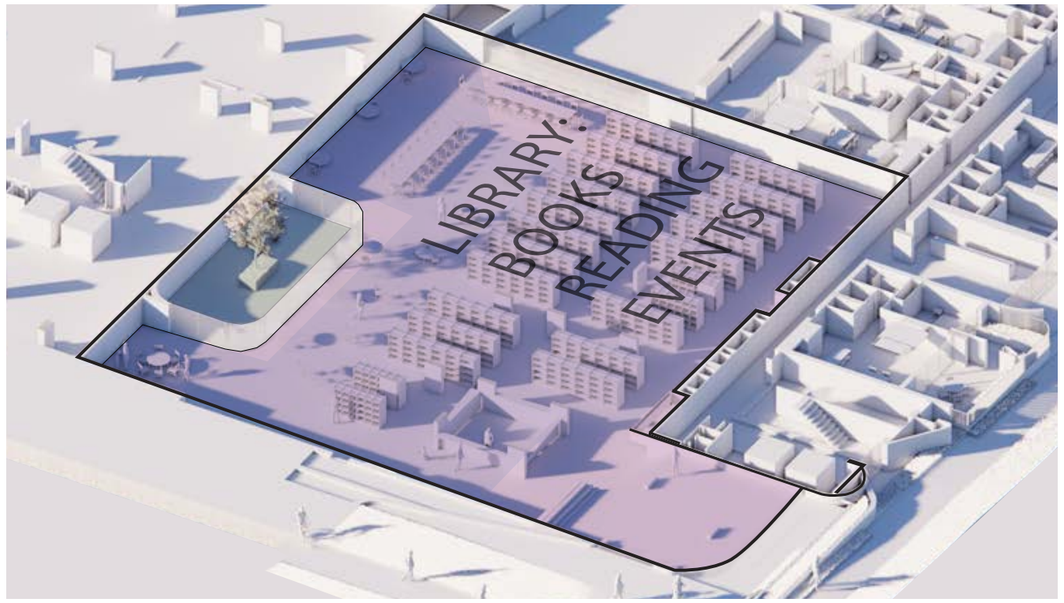
The proposed library is located on the south-west corner of Site 3, forming a key precinct gateway. To the south, the site is bordered by Buchan Avenue and the Edmondson Park School, while to the west it is framed by Bezentin Ridge Road and Clermont Park. This surrounding context, combined with the site's prominent position, makes it the ideal location within the proposed masterplan for the new public library.

The library is conceived as a prominent civic element within the precinct, expressed through a distinct ground-level façade typology and a high degree of activation. A sculptural awning defines the public threshold and reinforces the building's civic identity, while a heavily glazed ground-floor façade clearly signals the library use within the masterplan. The integrated landscaping and forecourt further announce the civic role of the site, providing a welcoming public address and reinforcing the building's relationship with the surrounding public domain.

On 8 December, the design team and UPG met with Liverpool City Council to review the preliminary built form envelopes proposed for Site 3. Feedback from Council was extremely positive, affirming the proposed configuration, its location within the broader masterplan, and the suitability of the library as a community-focused civic use that supports local uplift and activation.



NORTH ELEVATION



SOUTH ELEVATION

Proposed Library

PLANS + SECTIONS

The Development Application allocates approximately 1,400 square metres of internal floor space to the public library and its associated functions. The final configuration, scope, and delivery of the library will be subject to ongoing discussions with Liverpool City Council as part of the Voluntary Planning Agreement (VPA) process.

The library brief will continue to be refined post-lodgement through detailed design development and targeted stakeholder engagement to ensure the facility appropriately responds to community needs and Council requirements.

Some proposed library programme that is being considered includes:

Children & Youth Amenities
Kids' reading zones and storytime sessions
Baby and toddler programs (e.g., Baby Bounce)
School holiday activities
Makerspaces and STEM programs for teens (e.g., coding clubs)

Community Programs
Author talks and workshops
Cultural events, exhibitions and book clubs
English conversation groups

Additional Amenities On-site cafés
Outdoor reading areas
Toy libraries
Seed libraries or community gardens
Local history rooms or archives

Core Library Services
Book lending and magazines and newspapers
DVDs and audiobooks
eBooks, eAudiobooks and digital magazines

Technology & Digital Access
Public computers and printing, scanning, photocopying
Tech help and digital literacy sessions
Recording or podcast studios
Music production tools and robotics kits



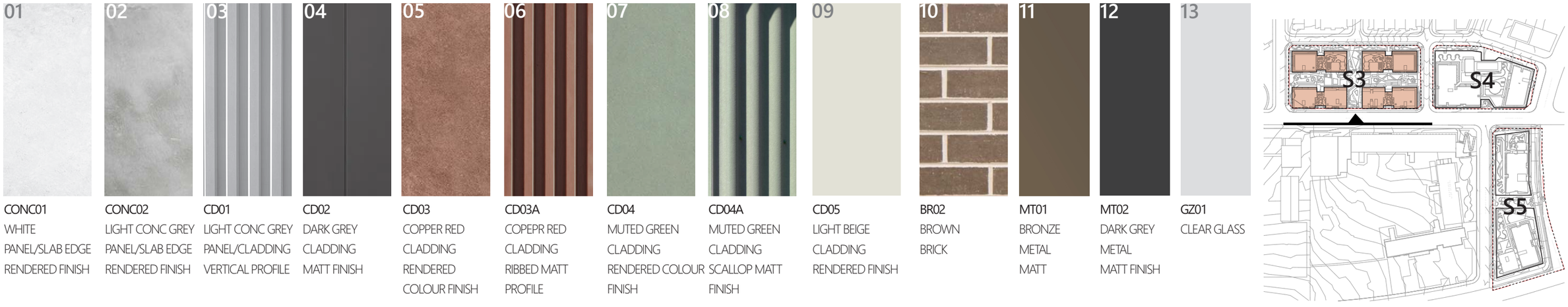
SECTION A-A

Site 3

ELEVATIONS



SITE 3 SOUTH

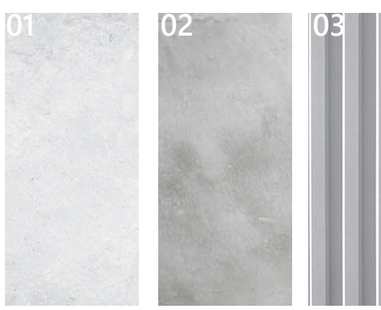


Site 3

ELEVATIONS

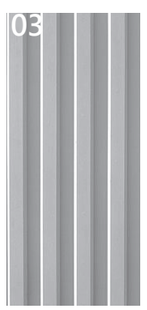


SITE 3 NORTH



CONC01
WHITE
PANEL/SLAB EDGE
RENDERED FINISH

CONC02
LIGHT CONC GREY
PANEL/SLAB EDGE
RENDERED FINISH



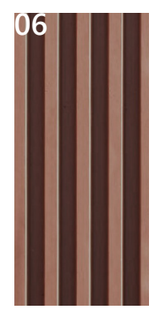
CD01
LIGHT CONC GREY
PANEL/CLADDING
VERTICAL PROFILE



CD02
DARK GREY
CLADDING
MATT FINISH



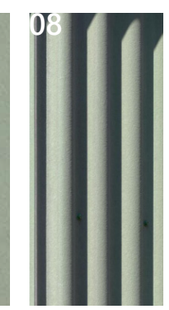
CD03
COPPER RED
CLADDING
RENDERED
COLOUR FINISH



CD03A
COPEPR RED
CLADDING
RIBBED MATT
PROFILE



CD04
MUTED GREEN
CLADDING
RENDERED COLOUR
FINISH



CD04A
MUTED GREEN
CLADDING
SCALLOP MATT
FINISH

CD05
LIGHT BEIGE
CLADDING
RENDERED FINISH



BR02
BROWN
BRICK



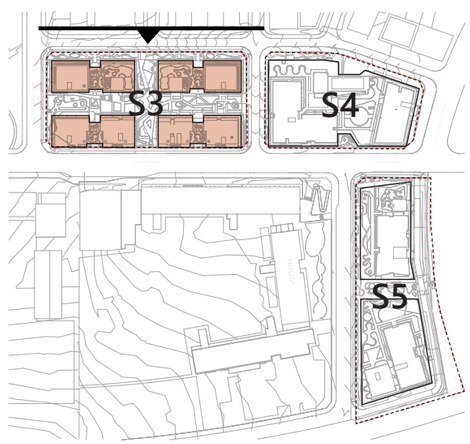
MT01
BRONZE
METAL
MATT



MT02
DARK GREY
METAL
MATT FINISH

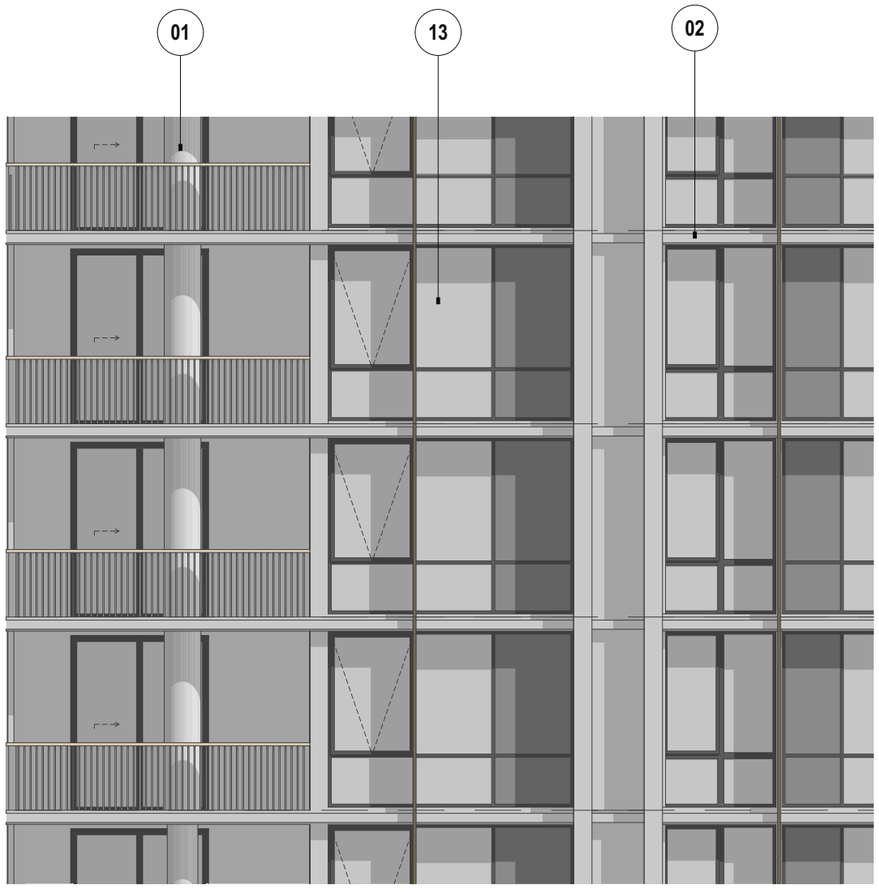


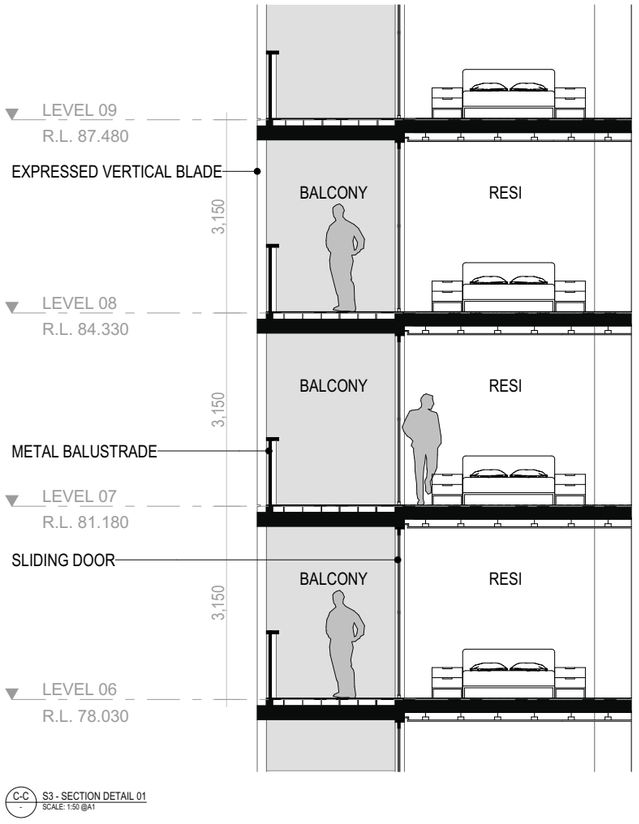
GZ01
CLEAR GLASS



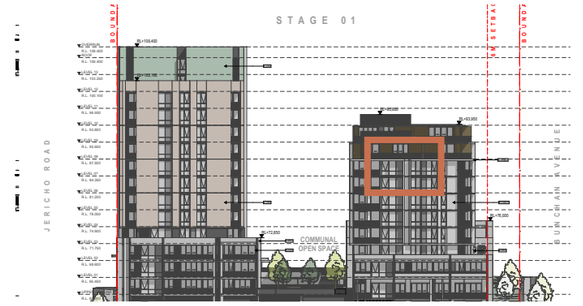
Site 3

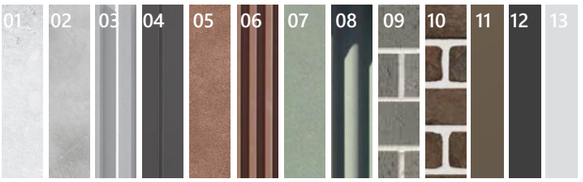
FACADE DETAILS





C-C S3 - SECTION DETAIL 01
SCALE: 1:50 @A1





01 **CONC01 WHITE**
PANEL/SLAB EDGE RENDERED FINISH

02 **CONC02 LIGHT CONC GREY**
PANEL/SLAB EDGE RENDERED FINISH

03 **CD01 LIGHT CONC GREY**
PANEL/CLADDING VERTICAL PROFILE

04 **CD02 DARK GREY**
CLADDING MATT FINISH

05 **CD03 COPPER RED**
CLADDING RENDERED COLOUR FINISH

06 **CD03A COPPER RED**
CLADDING RIBBED MATT

07 **CD04 MUTED GREEN**
CLADDING RENDERED COLOUR FINISH

08 **CD04A MUTED GREEN**
CLADDING SCALLOP MATT

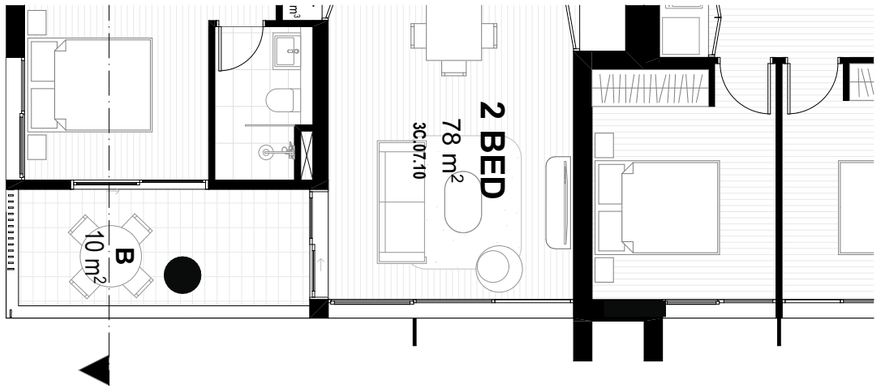
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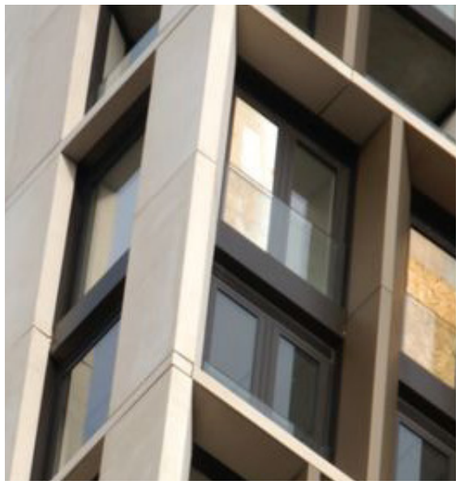
10 **BR02 BROWN BRICK**

11 **MT01 BRONZE METAL MATT FINISH**

12 **MT02 DARK GREY METAL MATT FINISH**

13 **GZ01 CLEAR GLASS**



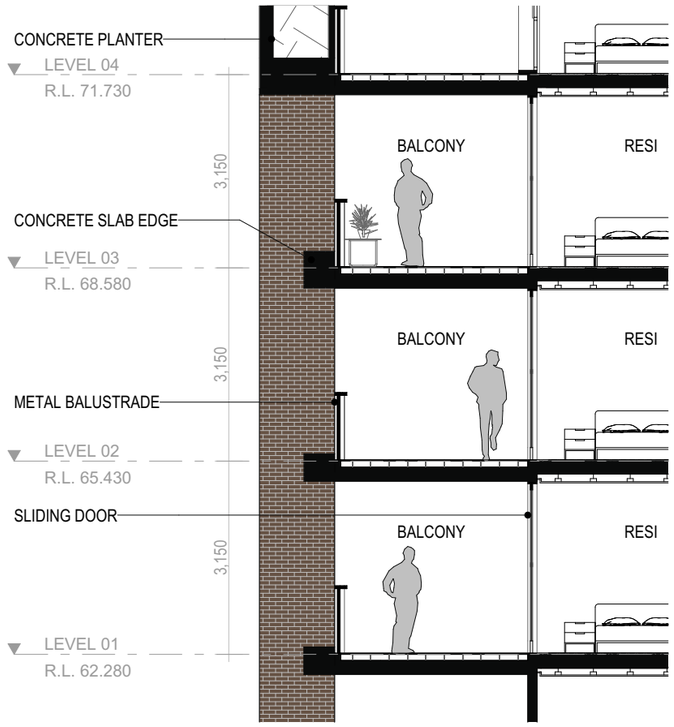


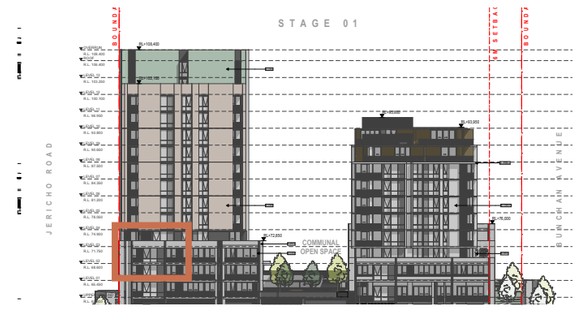


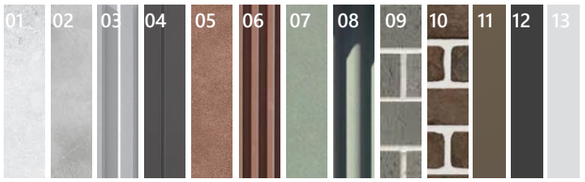
Site 3

FACADE DETAILS









01 **CONC01 WHITE**
PANEL/SLAB EDGE RENDERED FINISH

02 **CONC02 LIGHT CONC GREY**
PANEL/SLAB EDGE RENDERED FINISH

03 **CD01 LIGHT CONC GREY**
PANEL/CLADDING VERTICAL PROFILE

04 **CD02 DARK GREY**
CLADDING MATT FINISH

05 **CD03 COPPER RED**
CLADDING RENDERED COLOUR FINISH

06 **CD03A COPPER RED**
CLADDING RIBBED MATT

07 **CD04 MUTED GREEN**
CLADDING RENDERED COLOUR FINISH

08 **CD04A MUTED GREEN**
CLADDING SCALLOP MATT

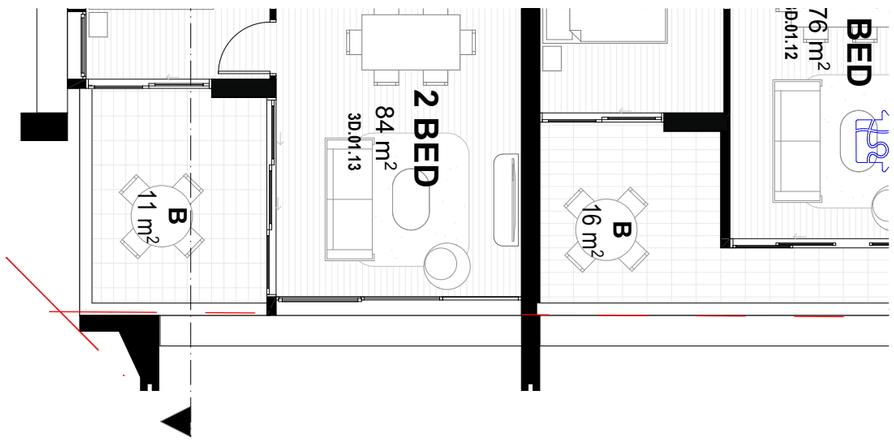
09 **BR01 GREY/LIGHT BROWN BRICK**

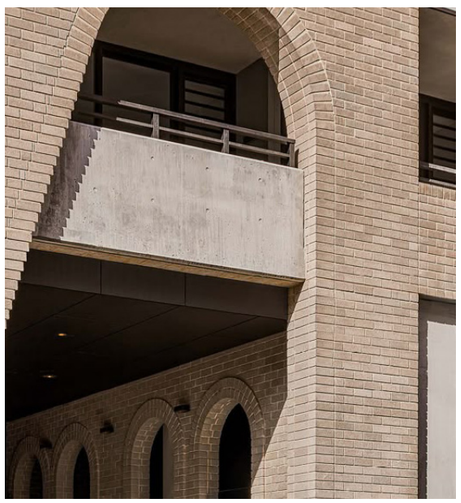
10 **BR02 BROWN BRICK**

11 **MT01 BRONZE METAL MATT FINISH**

12 **MT02 DARK GREY METAL MATT FINISH**

13 **GZ01 CLEAR GLASS**

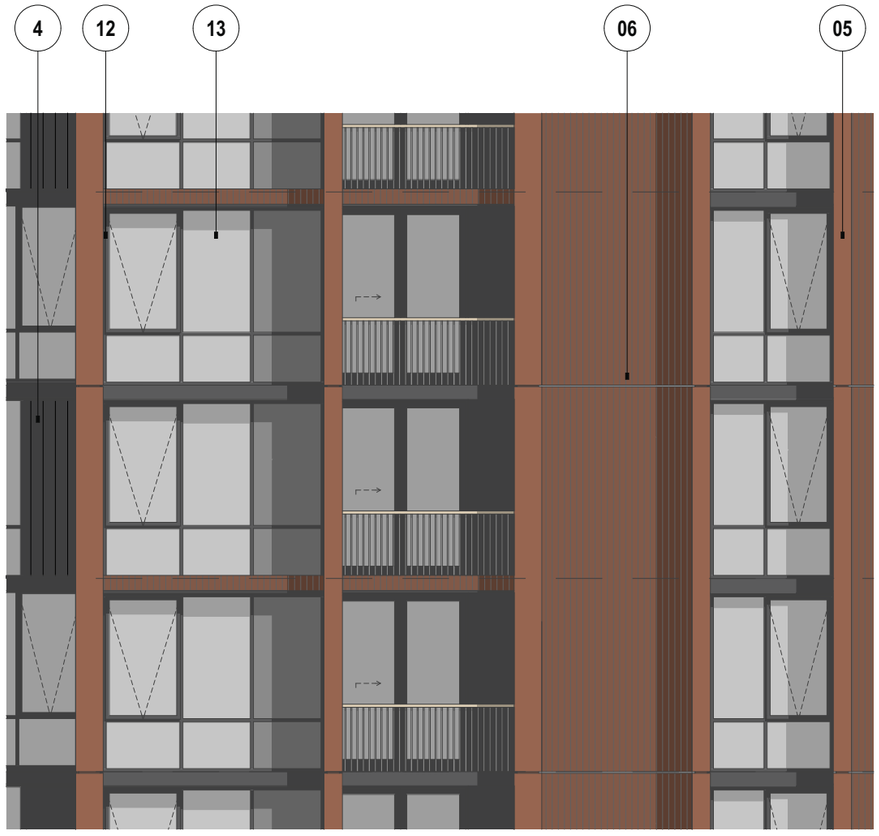


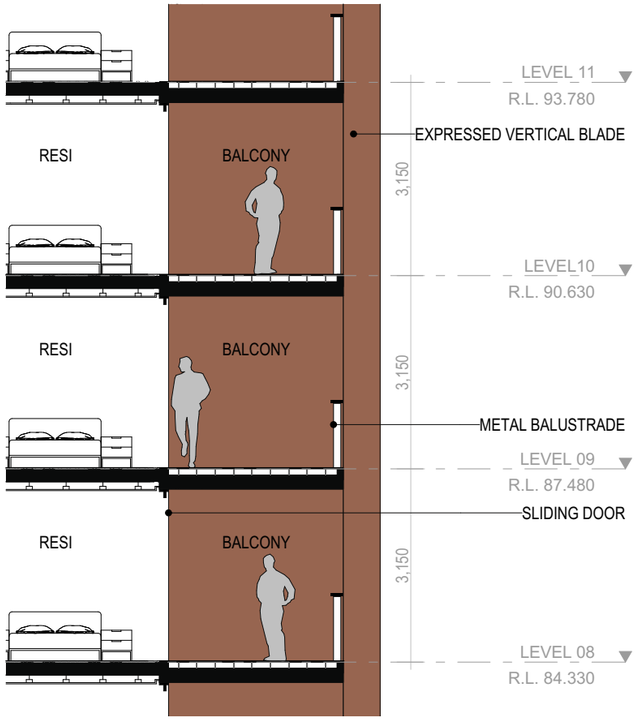




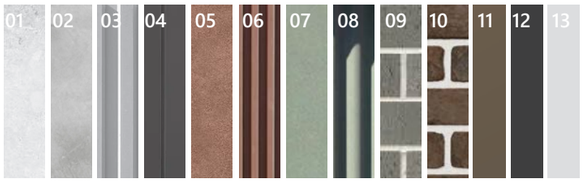
Site 3

FACADE DETAILS

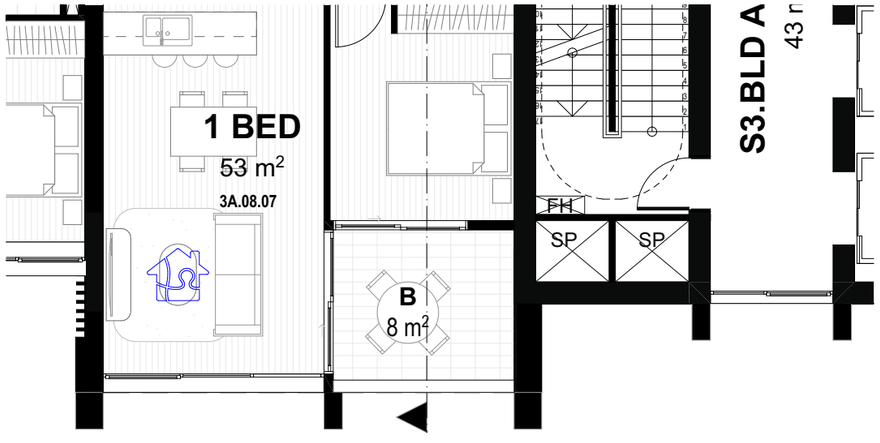




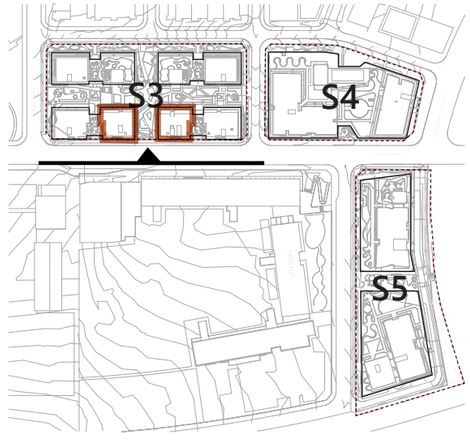




01	**CONC01 WHITE** PANEL/SLAB EDGE RENDERED FINISH
02	**CONC02 LIGHT CONC GREY** PANEL/SLAB EDGE RENDERED FINISH
03	**CD01 LIGHT CONC GREY** PANEL/CLADDING VERTICAL PROFILE
04	**CD02 DARK GREY** CLADDING MATT FINISH
05	**CD03 COPPER RED** CLADDING RENDERED COLOUR FINISH
06	**CD03A COPPER RED** CLADDING RIBBED MATT
07	**CD04 MUTED GREEN** CLADDING RENDERED COLOUR FINISH
08	**CD04A MUTED GREEN** CLADDING SCALLOP MATT
09	**BR01 GREY/LIGHT BROWN BRICK**
10	**BR02 BROWN BRICK**
11	**MT01 BRONZE METAL MATT FINISH**
12	**MT02 DARK GREY METAL MATT FINISH**
13	**GZ01 CLEAR GLASS**







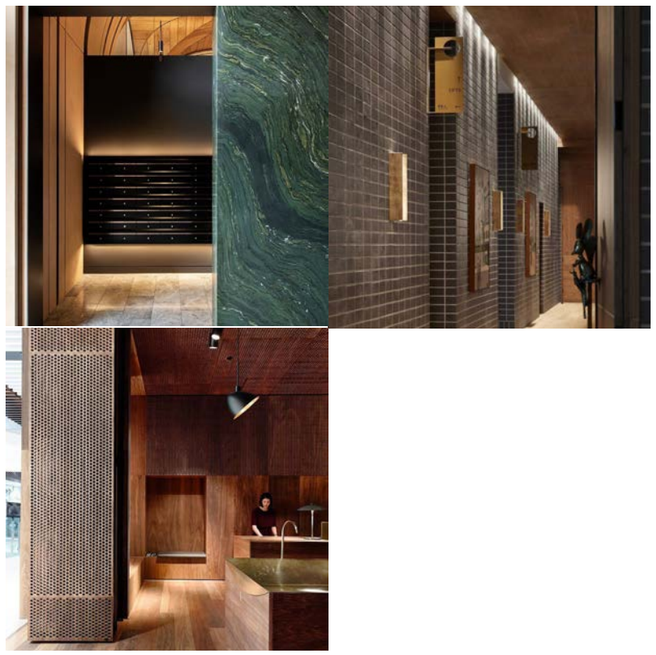
Site 3

ENTRY EXPERIENCE









For both the north- and south-facing towers, the entrance strategy has been consolidated such that two vertical circulation cores share a single entrance lobby. Each lobby is designed to accommodate a centralised mail room, secure parcel store, and resident lounge area, improving spatial efficiency while creating a generous and legible point of arrival for residents and visitors.

The entrance lobbies addressing Buchan Avenue to the south are expressive of the ‘Future’ architectural language defined earlier in this report. These lobbies are characterised by simple, robust geometries and a brick material finish, deliberately contrasting with the surrounding glazed façades and darker concrete elements. This material and formal differentiation reinforces their visibility and legibility as primary building entrances within the public realm.

To the north, the entrance lobbies address the dense landscaped deep soil zone and are positioned within deliberate breaks in the façade wall. These entrances are articulated through concave forms and warm timber soffits, clearly identifying them as primary access points. The landscape treatment is drawn through the breaks in the built form and into the lobby threshold, reinforcing a strong connection between the buildings and the surrounding landscape and enhancing the quality of the arrival experience.

7. PROPOSAL SITE 4

Site 4
OVERVIEW



SITE 4

SITE AREA : 8,219 m²

GFA : 43,536 m²

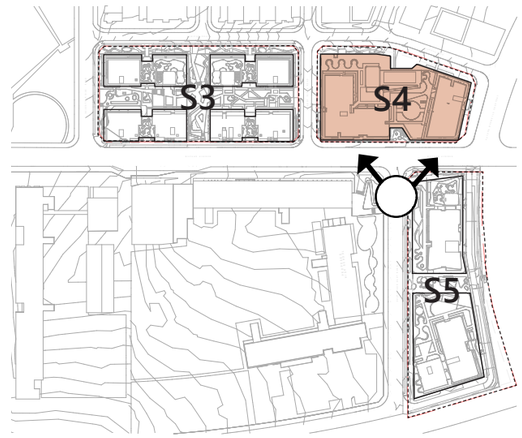
FSR : 5.30 : 1

YIELD : 447

HOB: 27 STOREYS

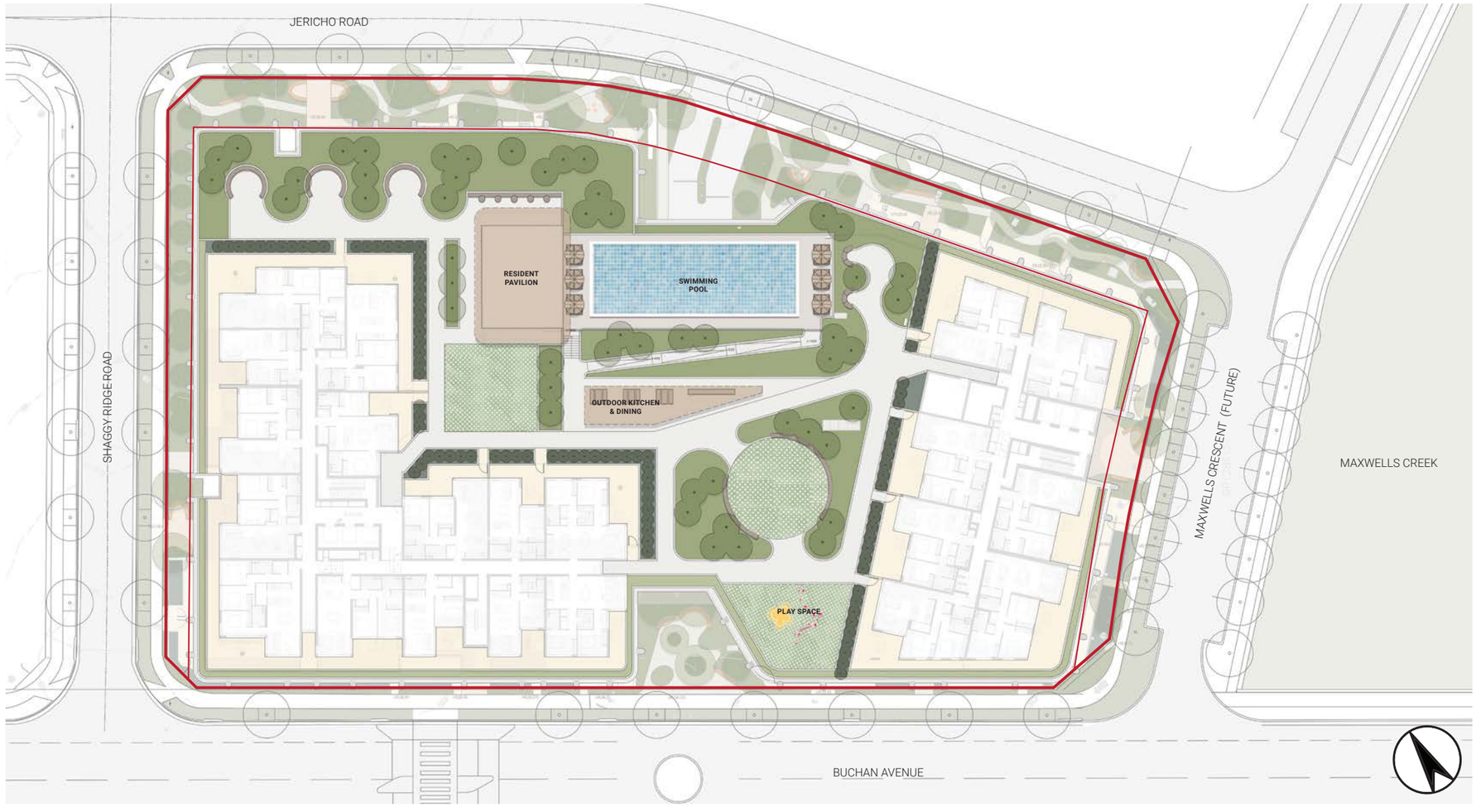
Site 4 occupies a site area of approximately 8,219 m², delivering a total gross floor area of approximately 43,536 m² and an overall FSR of 5.30:1. The built form is organised into a combination of mid-rise and taller elements, achieving a total residential yield of approximately 447 dwellings. Building heights are strategically distributed to balance density with amenity, with lower podium forms defining the street edge and taller elements positioned to optimise separation distances, solar access and view sharing across the precinct.

The massing arrangement steps from lower podium levels to taller residential towers, ensuring compliance with separation distances and mitigating bulk when viewed from surrounding streets and open spaces. Podium heights establish a consistent human-scaled interface to the public realm, while upper levels accommodate the majority of the residential GFA within a compact footprint. This configuration supports efficient site coverage, improves daylight penetration and ventilation, and contributes to an overall built form outcome that meets yield targets while maintaining strong urban and environmental performance.



Site 4

OPEN SPACES - PODIUM

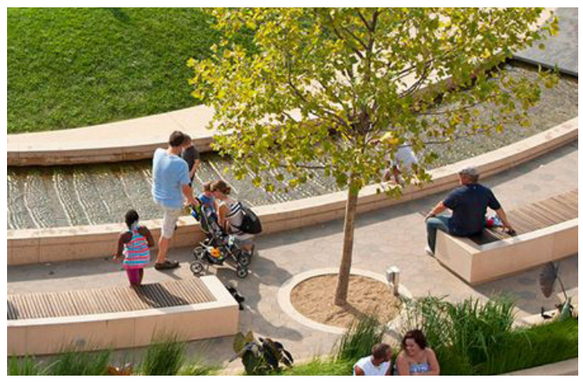


The podium at Site 4 is conceived as a generous, elevated open-space network that provides a protected and legible communal environment for residents while maintaining strong visual and physical connections to the surrounding streets. The arrangement consolidates communal open space at podium level to maximise solar access, acoustic separation from traffic, and privacy from adjacent public areas. A series of landscaped courtyards, terraces and circulation paths are integrated within the podium footprint, creating a continuous open-space layer that supports daily recreation, passive use and social interaction.

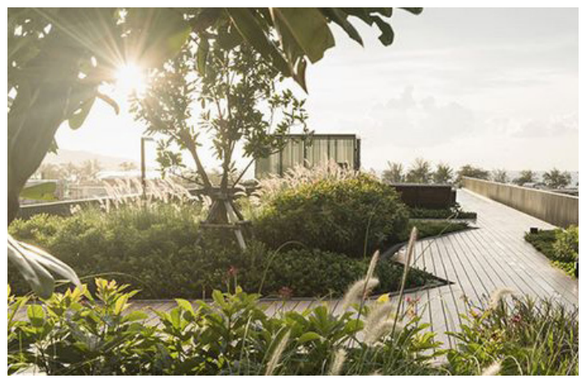
The open-space strategy prioritises diversity of use through a combination of structured lawn areas, shaded seating zones and informal play spaces embedded within a richly planted landscape framework. Pathways are designed to encourage movement and permeability across the podium, connecting residential lobbies, communal facilities and shared amenities. The distribution of planting, seating and program is carefully calibrated to balance active and quiet uses, while reinforcing a strong landscape identity that enhances residential amenity and contributes to the overall liveability of the development.



INCIDENTAL PLAY



CASUAL SEATING



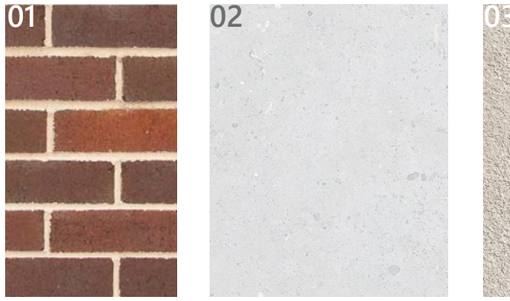
INFORMAL DWELL SPACES

Site 4

FACADE EXPRESSION



SITE 4



01

BR01
MUTED RED
BRICK FINISH

02

CONC01
LIGHT GREY CONCRETE
SLAB EDGE/
RENDERED FINISH



03

CD01
SANDSTONE WHITE
LIGHT WEIGHT CLADDING
RENDERED FINISH



04

CD02
OFF WHITE
LIGHT WEIGHT CLADDING
RENDERED FINISH



05

CD03
DARK GREY
LIGHT WEIGHT CLADDING
VERTICAL PATTERN



06

MT02
DARK BRONZE
MATT FINISH



07

MT03
MUTED RED
METAL
MATT FINISH

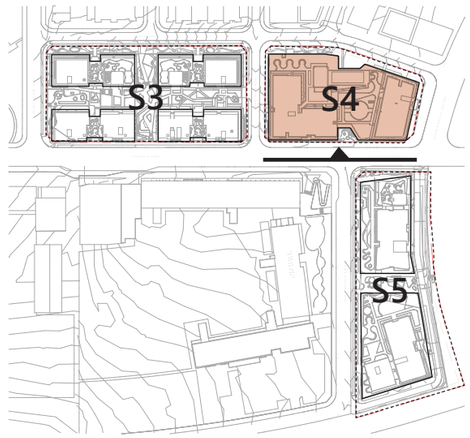


08

MT04
DARK GREY
METAL
MATT FINISH

09

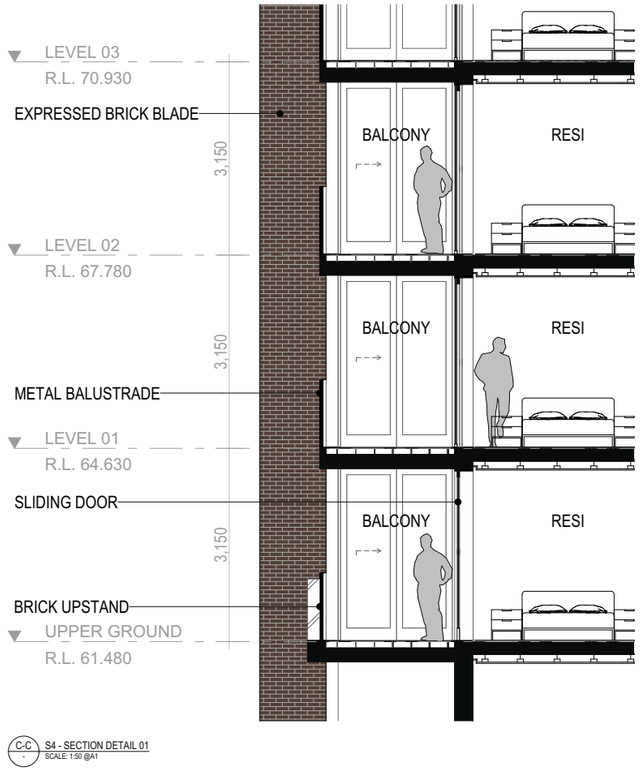
GZ01
CLEAR GLASS



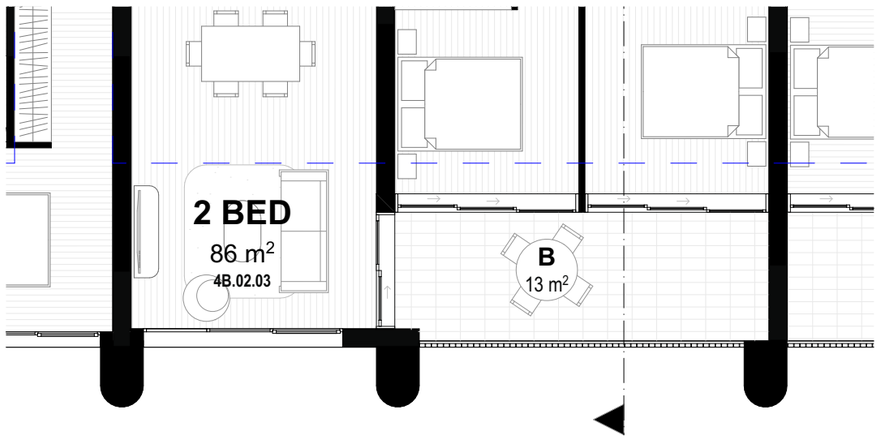
Site 4

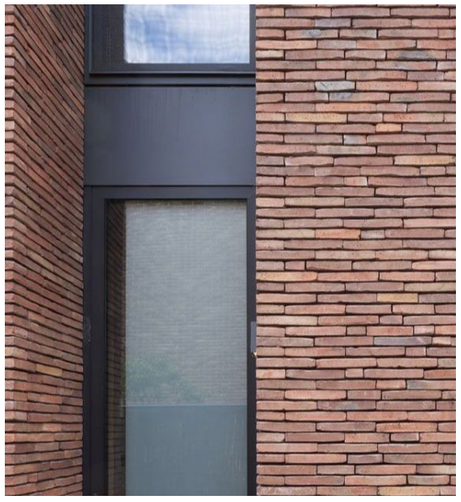
FACADE DETAILS



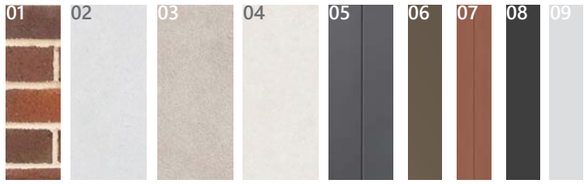


C-C S4 - SECTION DETAIL 01
SCALE: 1:50 @A1









01 **BR01 MUTED RED**
BRICK FINISH

02 **CONC01 LIGHT GREY CONCRETE**
SLAB EDGE RENDERED FINISH

03 **CD01 SANDSTONE WHITE**
LIGHT WEIGHT CLADDING RENDERED FINISH

04 **CD02 OFF WHITE**
LIGHT WEIGHT CLADDING RENDERED FINISH

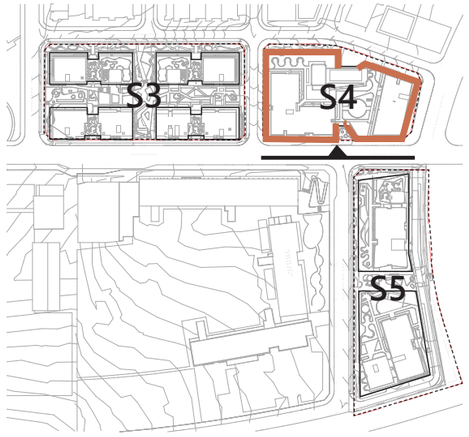
05 **CD03 DARK GREY**
LIGHT WEIGHT CLADDING VERTICAL PATTERN

06 **MT02 DARK BRONZE**
MATT FINISH

07 **MT03 MUTED RED**
METAL MATT FINISH

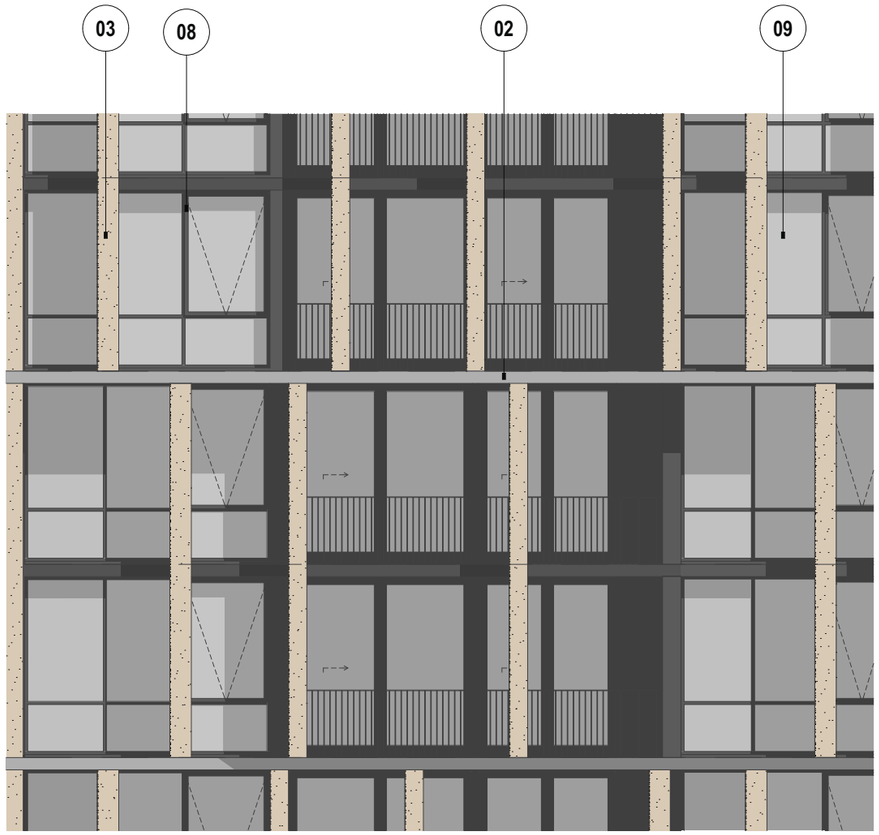
08 **MT04 DARK GREY**
METAL MATT FINISH

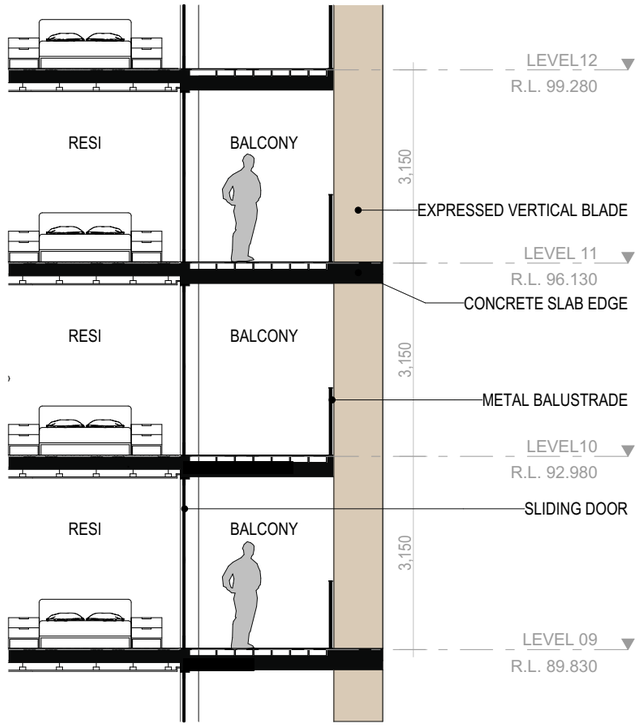
09 **GZ01 CLEAR GLASS**



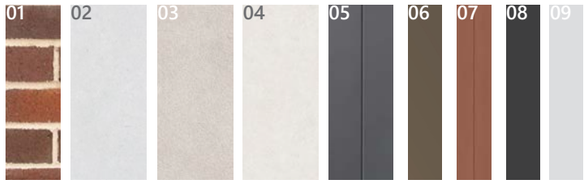
Site 4

FACADE DETAILS









01 **BR01 MUTED RED**
BRICK FINISH

02 **CONC01 LIGHT GREY CONCRETE**
SLAB EDGE RENDERED FINISH

03 **CD01 SANDSTONE WHITE**
LIGHT WEIGHT CLADDING RENDERED FINISH

04 **CD02 OFF WHITE**
LIGHT WEIGHT CLADDING RENDERED FINISH

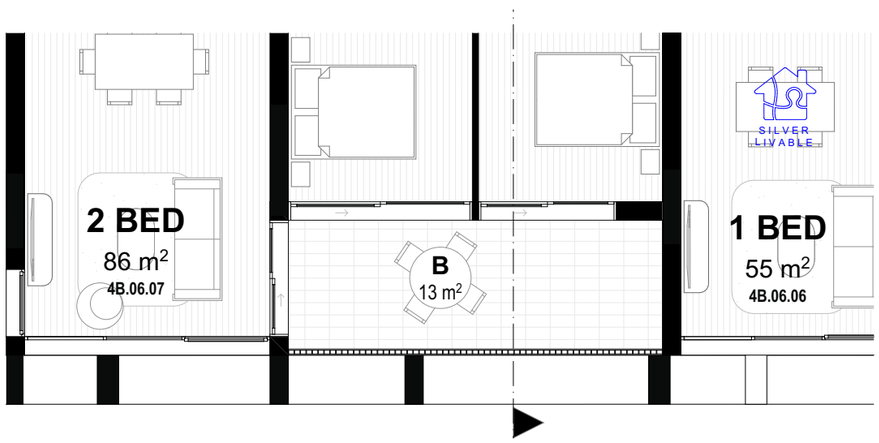
05 **CD03 DARK GREY**
LIGHT WEIGHT CLADDING VERTICAL PATTERN

06 **MT02 DARK BRONZE**
MATT FINISH

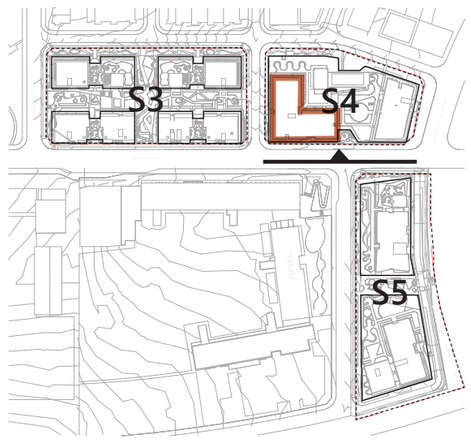
07 **MT03 MUTED RED**
METAL MATT FINISH

08 **MT04 DARK GREY**
METAL MATT FINISH

09 **GZ01 CLEAR GLASS**

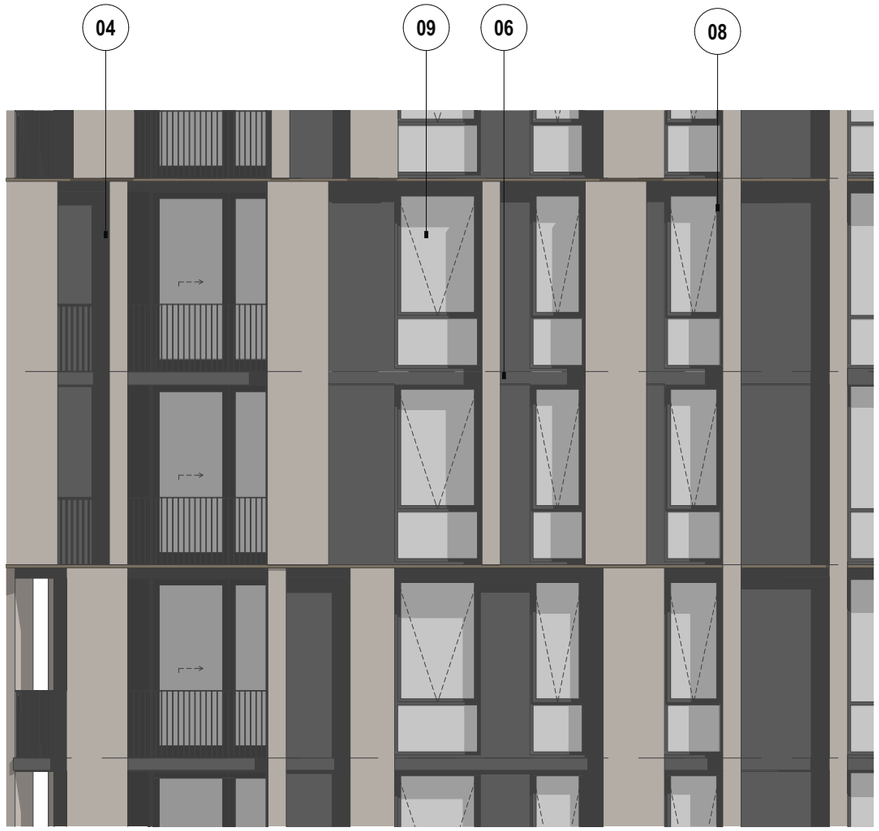


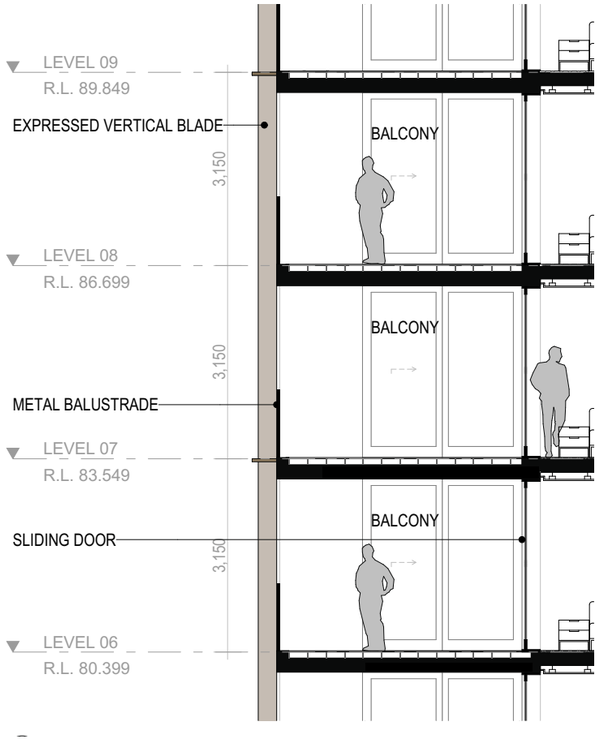




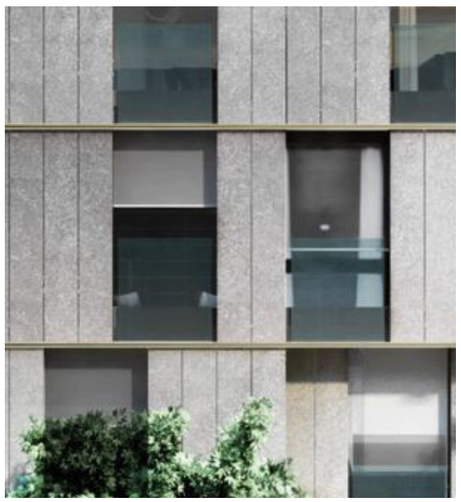
Site 4

FACADE DETAILS

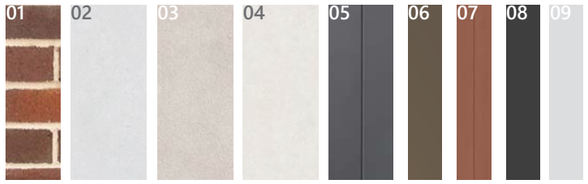












01 **BR01 MUTED RED**
BRICK FINISH

02 **CONC01 LIGHT GREY CONCRETE**
SLAB EDGE RENDERED FINISH

03 **CD01 SANDSTONE WHITE**
LIGHT WEIGHT CLADDING RENDERED FINISH

04 **CD02 OFF WHITE**
LIGHT WEIGHT CLADDING RENDERED FINISH

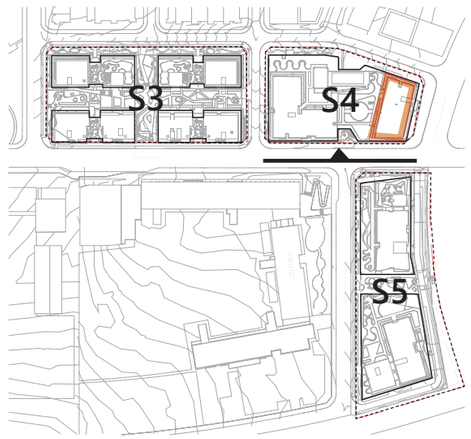
05 **CD03 DARK GREY**
LIGHT WEIGHT CLADDING VERTICAL PATTERN

06 **MT02 DARK BRONZE**
MATT FINISH

07 **MT03 MUTED RED**
METAL MATT FINISH

08 **MT04 DARK GREY**
METAL MATT FINISH

09 **GZ01 CLEAR GLASS**

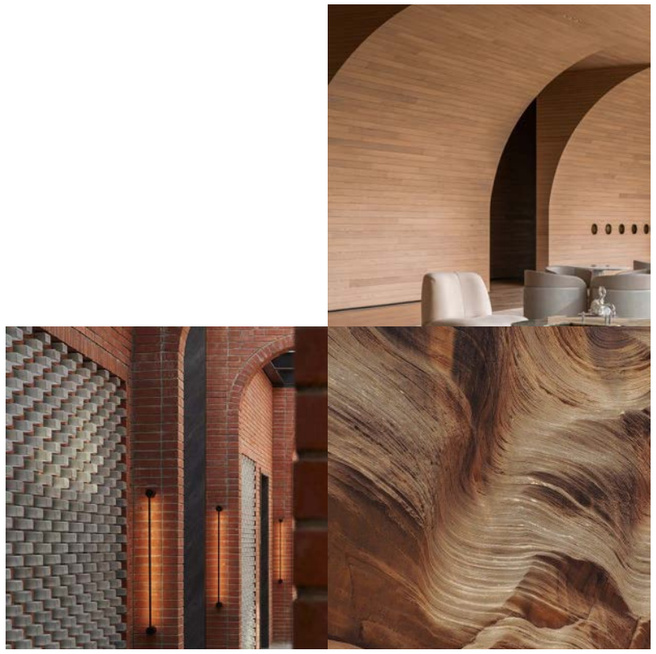


Site 4

BTS ENTRY EXPERIENCE



EAST LOBBY

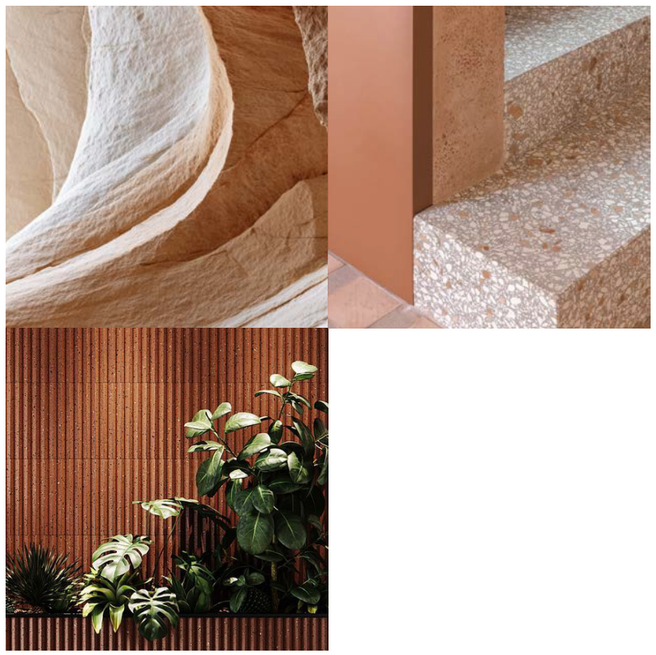


The East Lobby is conceived as a prominent and welcoming residential entry that establishes a strong sense of address along the primary street frontage. Defined by a double-height volume, expressed brick arches and generous glazing, the lobby creates a clear and legible arrival sequence while engaging directly with the public domain. The architectural expression draws on robust and tactile materials, reinforcing a sense of permanence and craftsmanship that reflects the character of the broader precinct.

Internally, the lobby is designed as a calm and refined transition space, with clear sightlines, intuitive wayfinding and direct access to residential cores. Natural light, warm material tones and carefully considered detailing contribute to a comfortable arrival experience, while the lobby's openness supports passive surveillance and ground-level activation, enhancing safety and visual connection to the street.



WEST LOBBY



The West Lobby provides a more intimate and residential-scaled entry, responding to its position within a quieter streetscape condition. Framed by landscaped setbacks and articulated brickwork, the lobby presents a softer and more domestic threshold while maintaining the same level of design quality and material richness as the primary entry. The recessed entry and planted forecourt create a layered arrival experience that balances privacy with visibility.

7. PROPOSAL SITE 5

Site 5

OV ERVIEW



SITE 5

SITE AREA : 12,450 m²

GFA : 66,587 m²

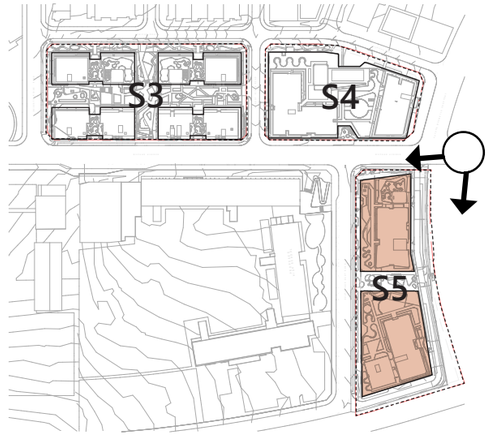
FSR : 5.35 : 1

YIELD : 867

HOB: 40 STOREYS

Site 5 occupies a site area of approximately 12,450 m², delivering a total gross floor area of approximately 66,587 m² and an overall FSR of approximately 5.35:1. The proposal accommodates a residential yield of approximately 867 dwellings, distributed across a series of podium and tower elements. Building heights are consolidated into fewer, taller forms to efficiently achieve the required density while maintaining clear separation from adjacent sites and key public open spaces.

The massing strategy steps from a lower, activated podium to slender residential towers, reducing perceived bulk at the street level and reinforcing a strong human-scale interface. Taller elements are positioned to optimise separation distances, solar access and view corridors, while the podium footprint consolidates the majority of non-residential and shared functions. This approach enables efficient site coverage, supports daylight penetration and ventilation, and delivers the required yield within a compact and legible built form that balances density with urban amenity and environmental performance.



Site 5

OPEN SPACES - THROUGH LINK







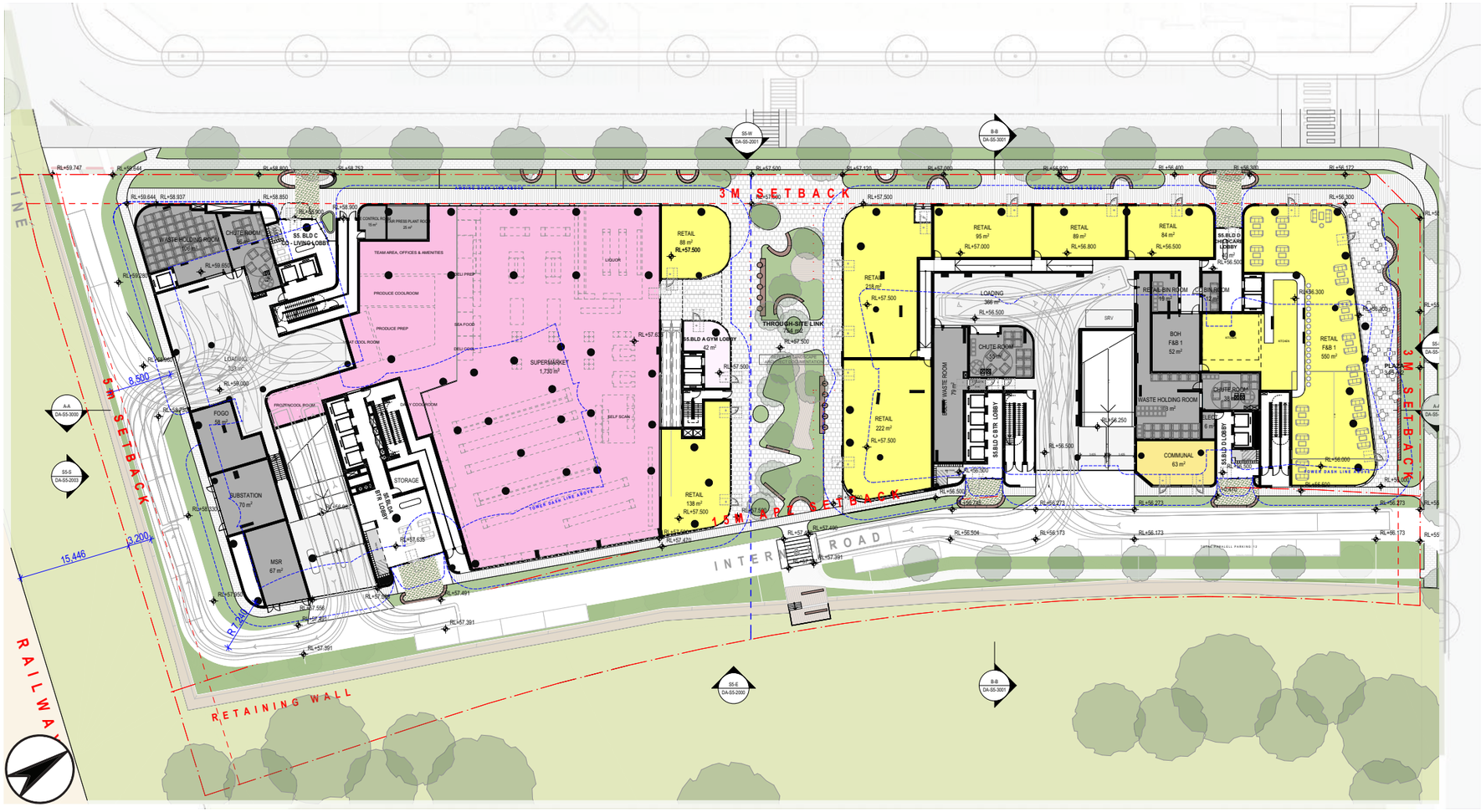


The proposed through-site link at Site 5 establishes a generous, publicly accessible open space that forms a key pedestrian connection between Horrie Road, Buchan Avenue and the Maxwells Creek riparian corridor. The link is conceived as a calm, landscape-led movement corridor rather than a purely transitional space, allowing the public realm to extend deep into the site while maintaining strong visual and physical connections to the surrounding bushland and creek edge.

The open space is defined by a series of meandering paths, planted edges and informal clearings that create moments for pause, gathering and passive recreation. Seating areas, lookout points and subtle level changes are integrated within the landscape to encourage engagement with the natural setting and provide opportunities for rest and social interaction. The planting strategy draws from the adjacent riparian landscape, reinforcing continuity with the creek corridor and supporting long-term regeneration of native vegetation.

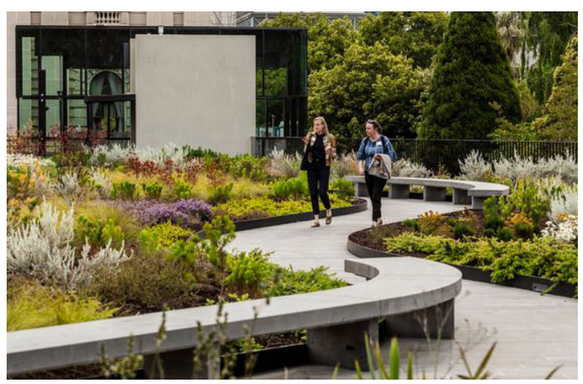
Site 5

GROUND PLANE ACTIVATION



The ground plane at Site 5 is designed as an active and engaging public interface that establishes the site as a key community hub within the Maxwells Creek precinct. A concentration of retail, food and convenience uses, anchored by a full-line supermarket, is strategically arranged along primary pedestrian routes, the proposed through-site link and key street frontages to maximise visibility, accessibility and activity throughout the day. Generous glazing, multiple entries and frequent tenancies create a fine-grain retail rhythm that supports casual surveillance and reinforces a vibrant streetscape environment.

The ground plane is further activated by the integration of landscaped forecourts, seating areas and shaded pedestrian zones that soften the built form and encourage lingering, social interaction and informal gathering. The through-site link acts as the organising spine of the ground level, connecting Buchan Avenue, Horrie Road and the riparian corridor while drawing people through the retail heart of the site. Service, loading and back-of-house functions are carefully consolidated to minimise conflict with pedestrian movement and maintain a high-quality public domain. Collectively, the activated ground plane supports a lively, safe and legible urban environment that anchors the precinct and complements the surrounding residential, educational and transport infrastructure.



THROUGH SITE LINK



CASUAL SEATING



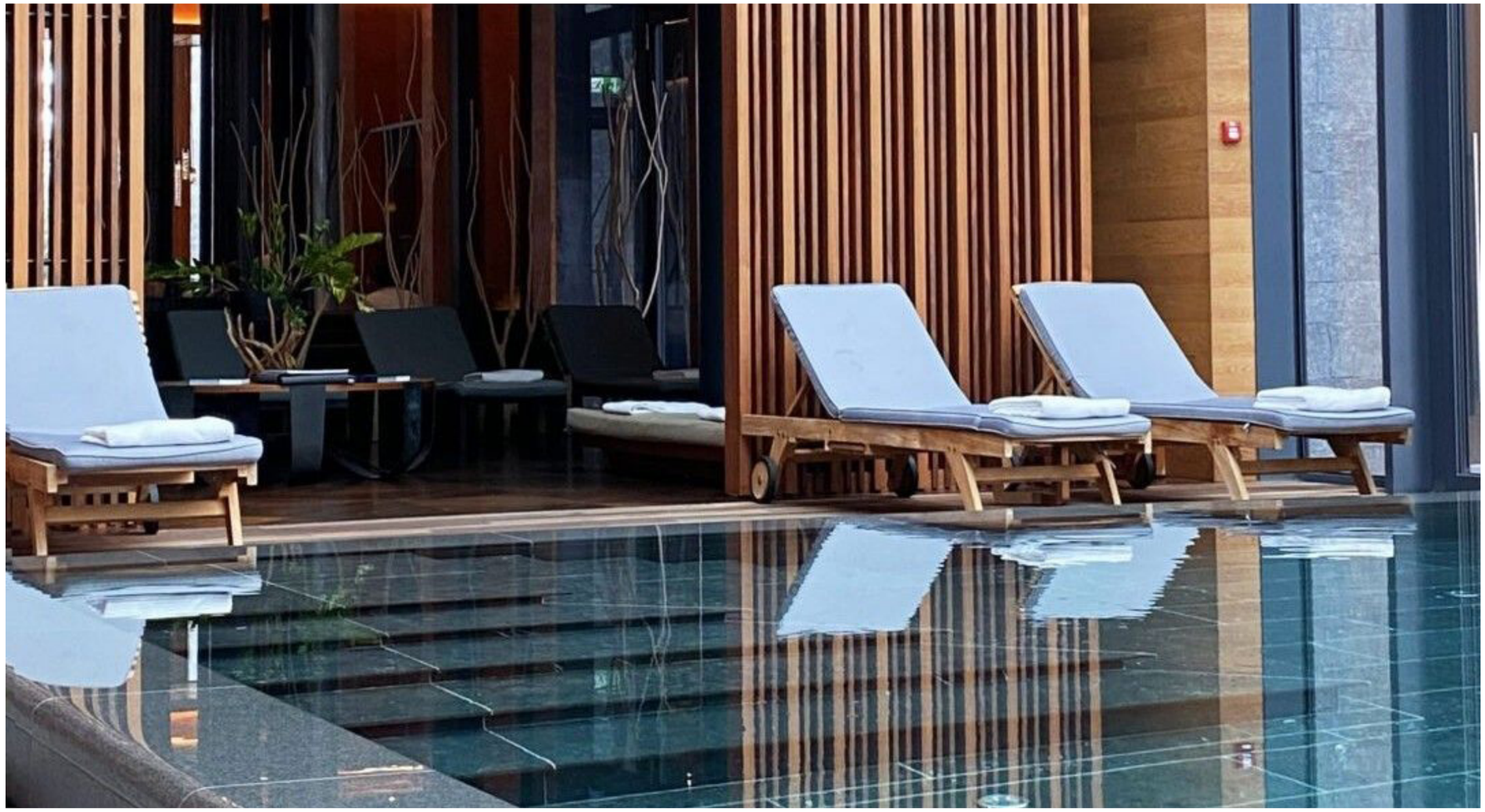
RETAIL PLAZA

1,730 m²
SUPERMARKET

1,502 m²
RETAIL

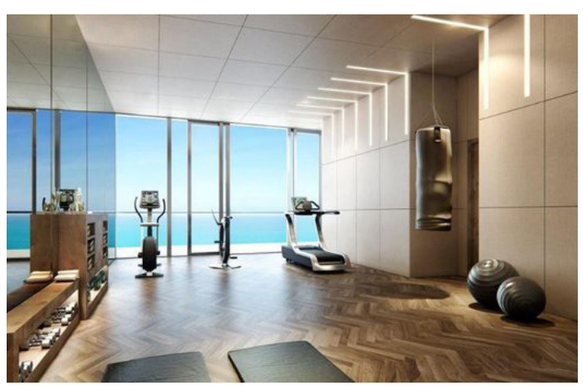
Site 5

LEVEL 1 AMENITIES

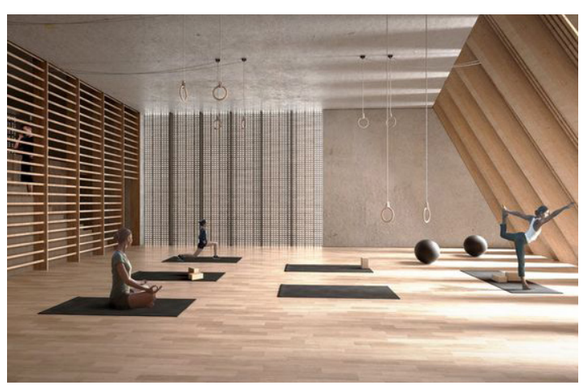


The Level 1 gym at Site 5 is designed as a high-quality resident amenity that supports health, wellbeing and everyday convenience within the precinct. Located at podium level, the gym benefits from generous ceiling heights, access to natural light and direct visual connection to the surrounding landscaped podium spaces, creating an inviting and comfortable environment for a range of fitness activities. Its position within the building allows the facility to be easily accessed from residential cores while remaining separated from public areas, ensuring privacy and safety for residents.

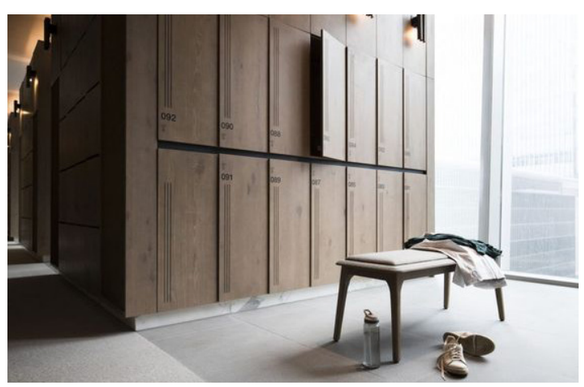
The gym is intended to accommodate a variety of uses, including cardiovascular training, strength training and flexible exercise areas, supporting residents of different ages and fitness levels. Large glazed openings provide outlook and passive surveillance to adjacent communal spaces, reinforcing a sense of openness and connection to the wider podium landscape. Together with the pool and other Level 1 amenities, the gym contributes to a balanced suite of shared facilities that enhance residential amenity, encourage active lifestyles and support the long-term liveability of Site 5.



WELLNESS



YOGA STUDIO



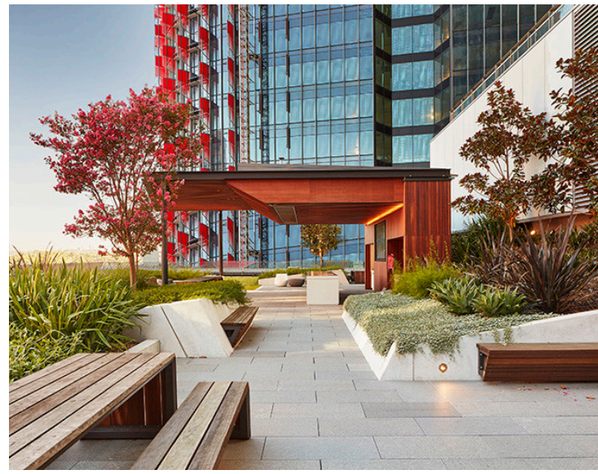
CHANGE ROOM

2,459 m²
GYM / WELLNESS

Site 5

OPEN SPACES - LEVEL 2 PODIUM









The Level 2 podium at Site 5 is conceived as a generous communal landscape that provides elevated open space for residents while maintaining strong visual and spatial connections to the surrounding riparian corridor and broader precinct. Positioned above the active ground plane, the podium creates a protected and legible communal environment that balances privacy, outlook and access to sunlight, offering high-quality amenity away from street-level activity.

The podium landscape is organised as a series of interconnected garden spaces, paths and gathering areas that respond to the geometry of the buildings and the site's relationship to the creek. Planting is layered to provide a mix of shaded and open areas, supporting both passive recreation and social interaction. Seating, informal lawns and landscaped edges are distributed throughout the podium to encourage everyday use by residents, while also creating a soft visual interface when viewed from adjacent buildings and public spaces.

Site 5
CHILDCARE



Indoor Storage:
Required: 20 * 0.2 = 4 m3
Provided: 10-11 m3

Outdoor Storage:
Required: 120 * 0.3 = 36 m3
Provided: 41 m3

Indoor Learning Space:
Required: 20 * 3.25 = 65 sqm
Provided: 65 sqm

Outdoor Learning Space:
Required: 120 * 7 = 840 sqm
Provided: 843 sqm

CHILDCARE PLANNING GUIDELINE 2021

Space Requirements (Unencumbered):
Indoor space - min. 3.25 m2/child (section 4.1; p.24)
Outdoor space - min. 7 m2/child (section 4.9; p.32)

Storage requirements:
Indoor storage - min. 0.2 m3/child (section 4.1; p.24)
Outdoor storage - min. 0.3 m3/child (section 4.1; p.24)

Toilet and hygiene facilities requirements:

Toilet and hygiene facilities should be designed to have direct access from both activity rooms and outdoor play areas (section 4.3; p.26)

Solar and Shading:

Outdoor play areas should have a minimum of 2 hours of solar access between 8.00am and 4.00pm during winter months, for at least 30% (or 2.1m2) of the 7.0m2 of outdoor space per child required. (section 4.11; p.36)

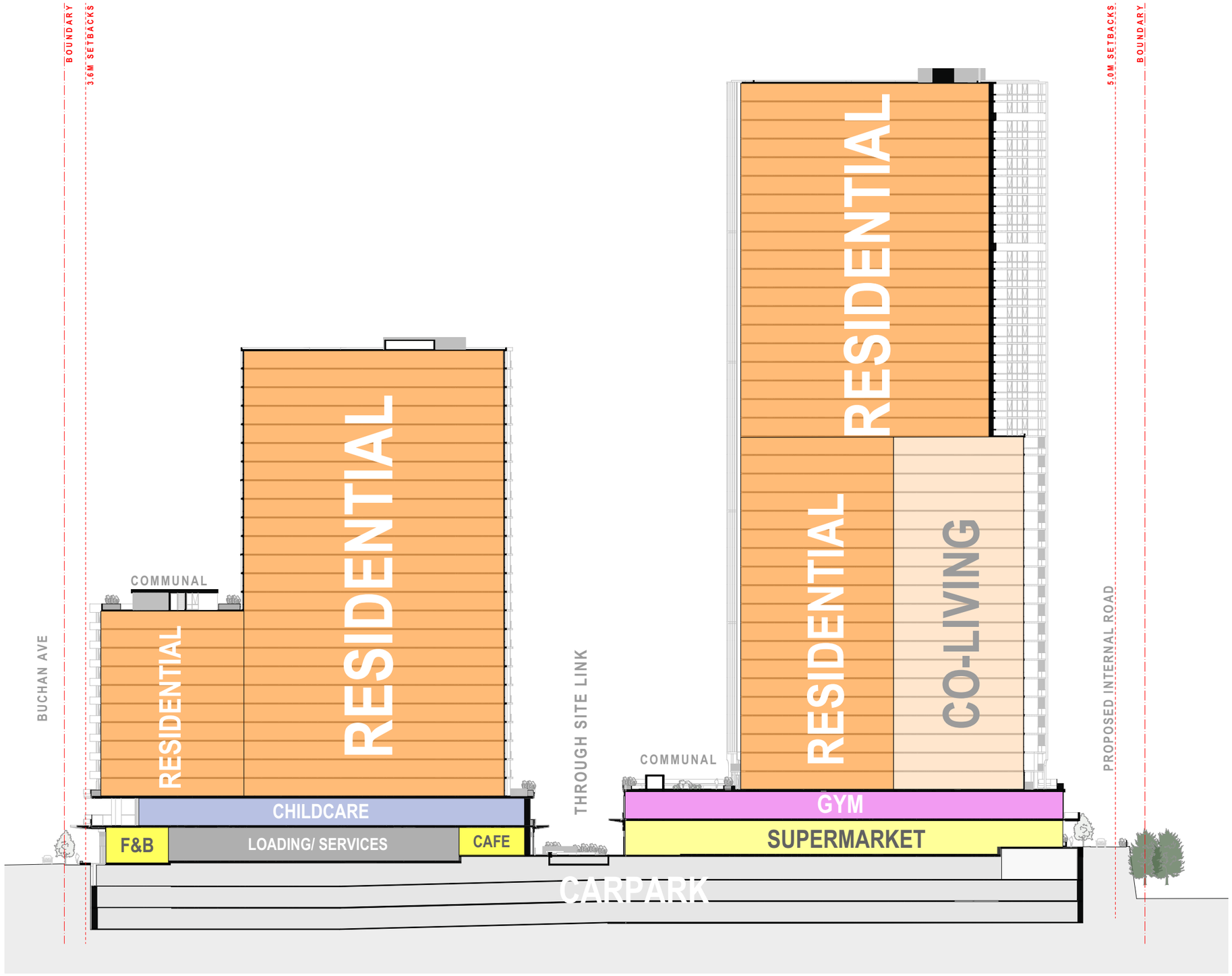
Adequate shade for outdoor play areas is to be provided in the form of natural shade such as trees or built shade structures giving protection from ultraviolet radiation to at least 30 per cent of the outdoor play area. (section 4.11; p.36)

EDUCATOR TO CHILD RATIO
(https://www.acecqa.gov.au/nqf/educator-to-child-ratios)
36 months up to and including preschool age
1:10 (NSW)

NCC 2022
Sanitary calculation for pre school (building class 9b)
Closet pans (1/15kids) (F2.3 ; page 250)
Wash basins (1/15kids) (F2.3 ; page 250)

Site 5

SITE SECTIONS



The Site 5 sections illustrate a clear vertical organisation of uses, with active, publicly accessible functions consolidated at the lower levels and residential accommodation above. The podium accommodates key community and retail uses including a supermarket, gym, café and childcare, supported by discreet loading, services and basement car parking. These uses are arranged to activate the street edges along Buchan Avenue and the proposed internal road, while a through-site link at ground level improves pedestrian permeability and connects communal spaces across the site.

Above the podium, residential towers are arranged to step and separate in section, managing scale, overshadowing and visual bulk while optimising access to daylight and views. The inclusion of co-living accommodation within the taller tower introduces programmatic diversity and supports a more flexible housing mix. Communal spaces are strategically located at podium and intermediate levels to provide shared amenity and reinforce a strong relationship between the residential towers and the activated ground plane. Collectively, the sectional strategy balances density and functionality with amenity, legibility and a well-resolved public interface.

Site 5

ELEVATIONS



SITE 5

01
PC01
BRONZE COLOUR
PREFABRICATED PANELS
RENDERED COLOURED FINISH

02
CONC01
WHITE
SLAB EDGE/WALL
RENDERED FINISH

03
CONC02
BRONZE
RENDERED FINISH

04
CD01
LIGHT GREY BLUE
LIGHT WEIGHT
CLADDING
PAINTED FINISH

05
CD02
DARK GREY
LIGHT WEIGHT
CLADDING
RENDERED FINISH

06
CD03
LIGHT GREY
LIGHT WEIGHT
CLADDING
RENDERED
COLOUR FINISH

07
MT01
BRONZE
METAL
MATT FINISH

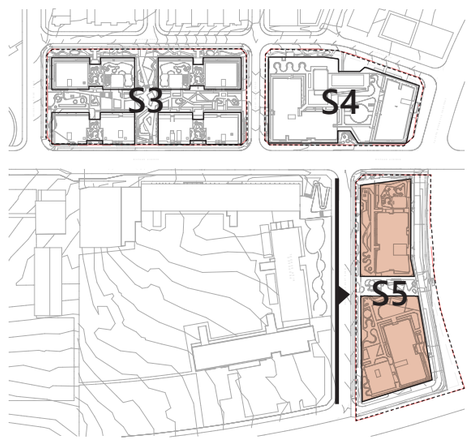
08
MT02
DARK BRONZE
METAL
MATT FINISH

09
MT03
MUTED RED
METAL
MATT VERTICAL

10
MT03
WHITE
METAL
MATT FINISH

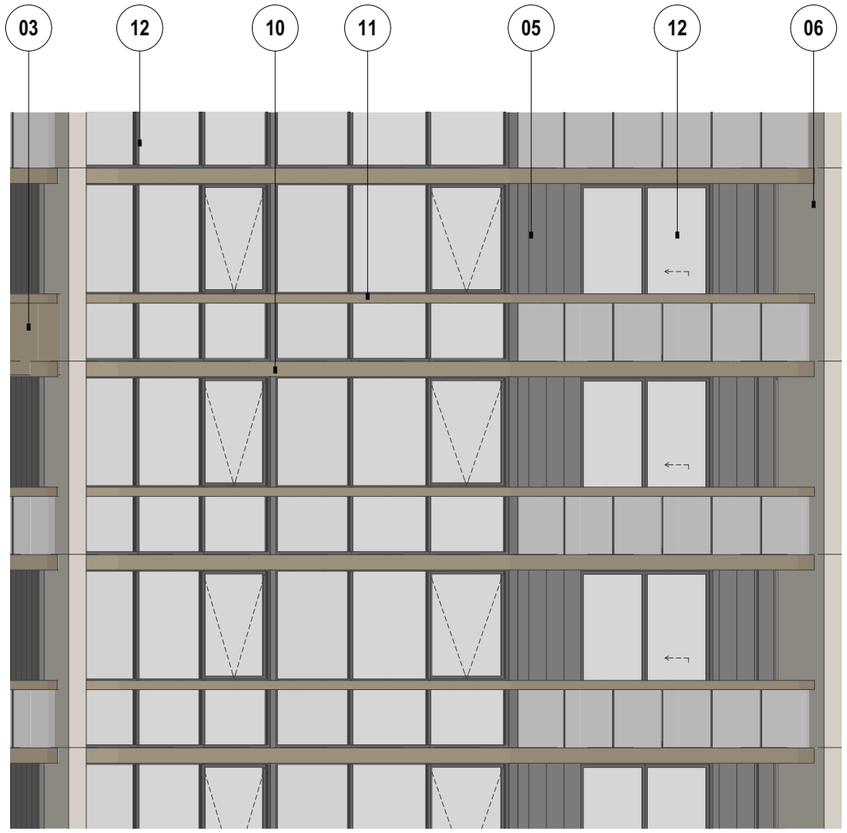
11
MT04
DARK GREY
METAL
MATT FINISH

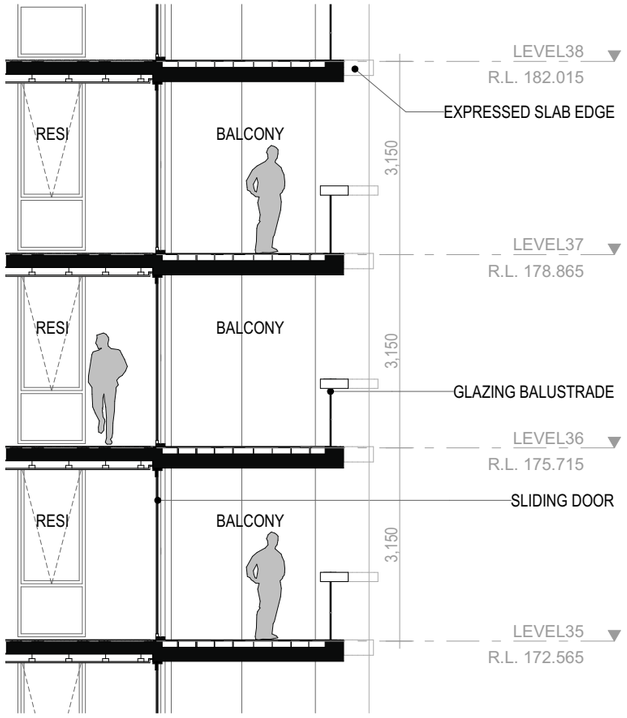
12
GZ01
CLEAR GLASS



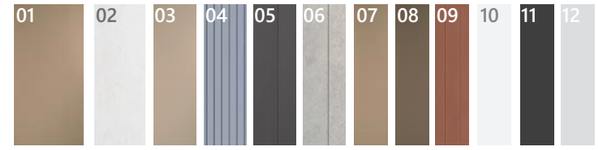
Site 5

FACADE DETAILS









01 **PC01 BRONZE COLOUR**
PREFABRICATED PANELS/RENDERED COLOURED FINISH

02 **CONC01 WHITE/LIGHT GREY CONCRETE**
SLAB EDGE RENDERED FINISH

03 **CONC02 BRONZE**
RENDERED COLOURED FINISH

04 **CD01 LIGHT GREY BLUE**
LIGHT WEIGHT CLADDING COLOURED FINISH

05 **CD02 DARK GREY**
LIGHT WEIGHT CLADDING RENDERED FINISH

06 **CD03 LIGHT GREY**
LIGHT WEIGHT CLADDING RENDERED COLOUR FINISH

07 **MT01 BRONZE**
METAL MATT FINISH

08 **MT02 DARK BRONZE**
METAL MATT FINISH

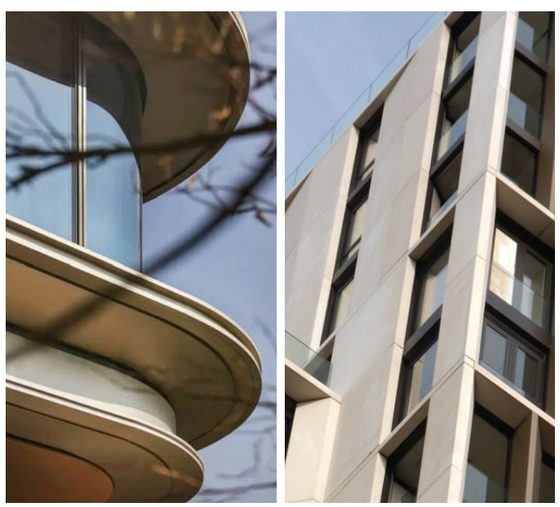
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METAL MATT VERTICAL

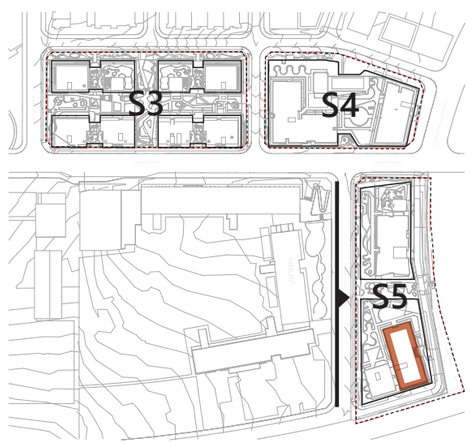
10 **MT04 WHITE**
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11 **MT04 DARK GREY**
METAL MATT FINISH

12 **GZ01 CLEAR GLASS**

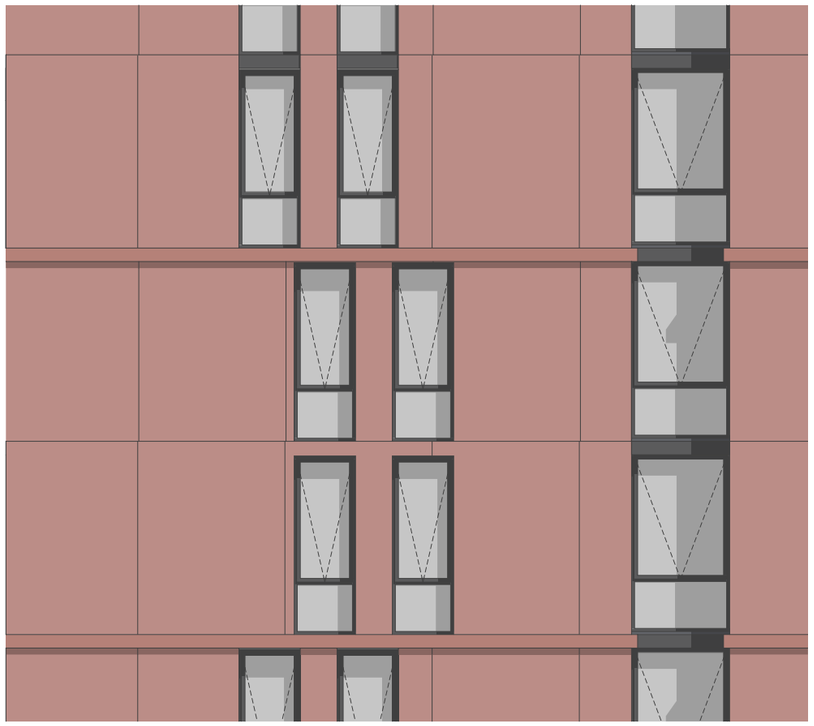


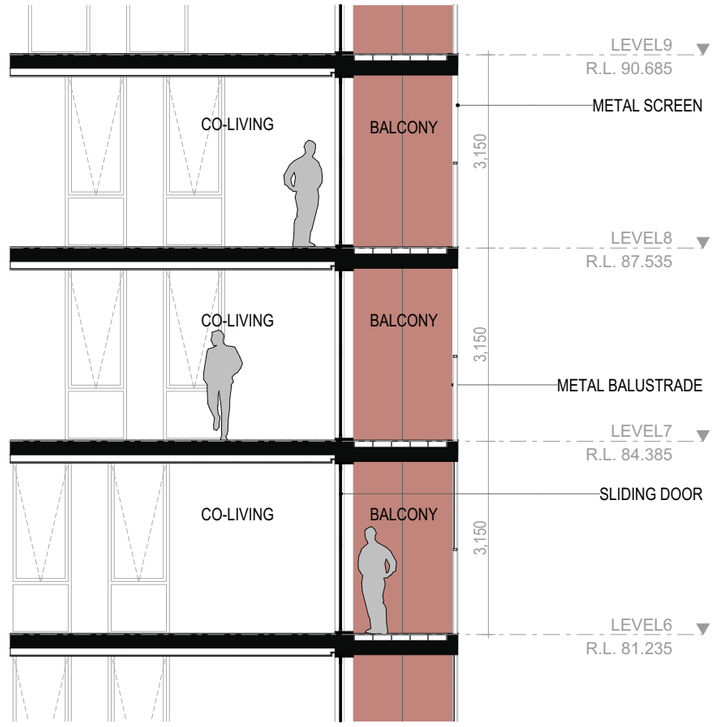




Site 5

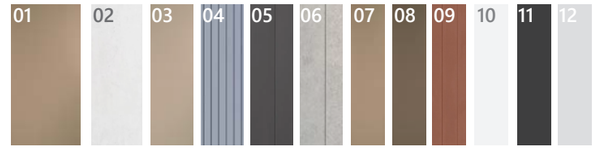
FACADE DETAILS



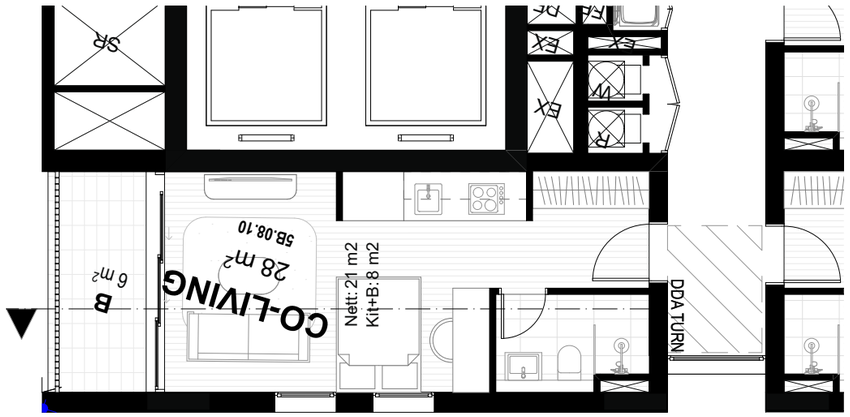


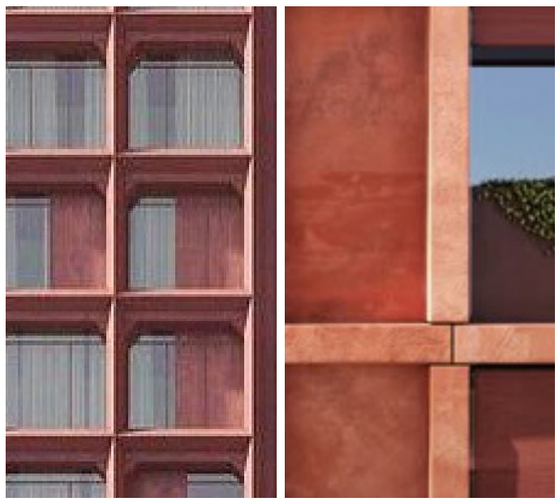
E-E S5 - SECTION DETAIL 03
SCALE: 1:50 @A1





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03	**CONC02 BRONZE**	RENDERED COLOURED FINISH
04	**CD01 LIGHT GREY BLUE**	LIGHT WEIGHT CLADDING COLOURED FINISH
05	**CD02 DARK GREY**	LIGHT WEIGHT CLADDING RENDERED FINISH
06	**CD03 LIGHT GREY**	LIGHT WEIGHT CLADDING RENDERED COLOUR FINISH
07	**MT01 BRONZE**	METAL MATT FINISH
08	**MT02 DARK BRONZE**	METAL MATT FINISH
09	**MT03 MUTED RED**	METAL MATT VERTICAL
10	**MT04 WHITE**	METAL MATT FINISH
11	**MT04 DARK GREY**	METAL MATT FINISH
12	**GZ01 CLEAR GLASS**	

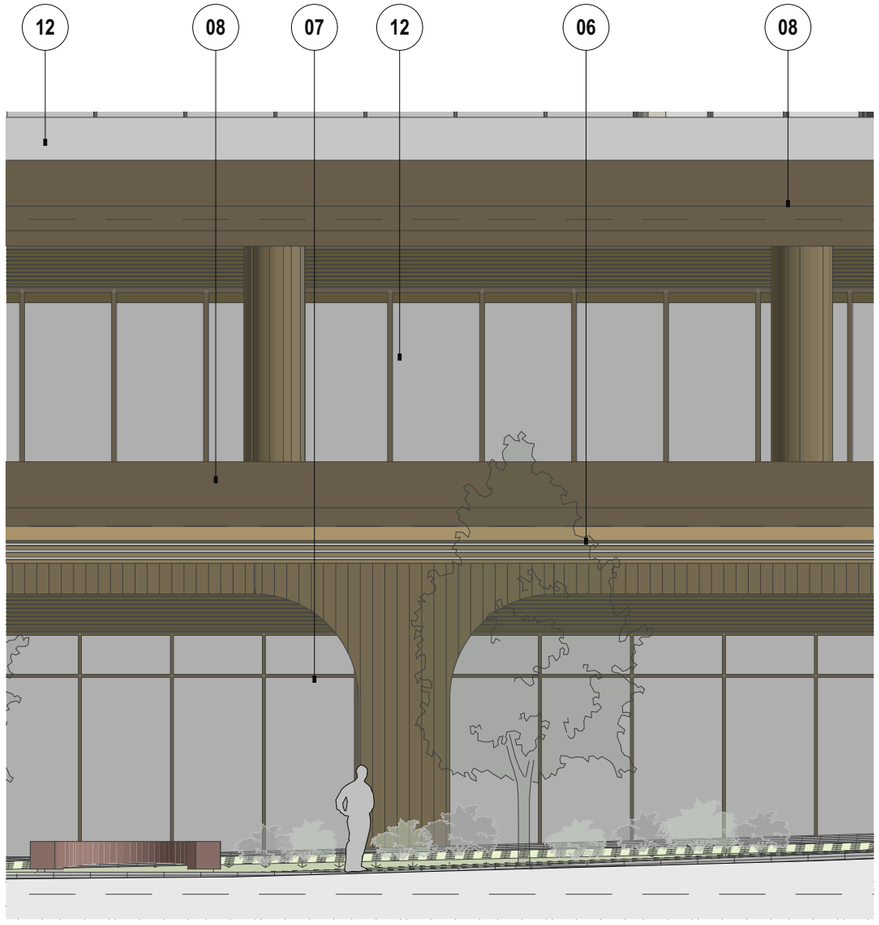


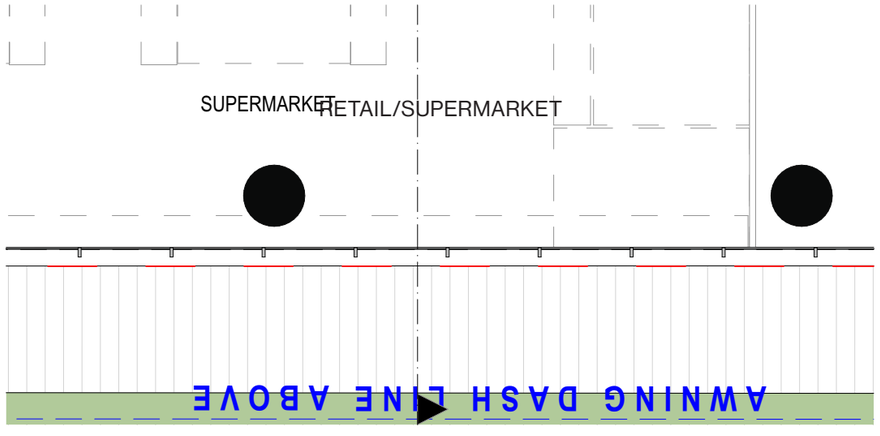




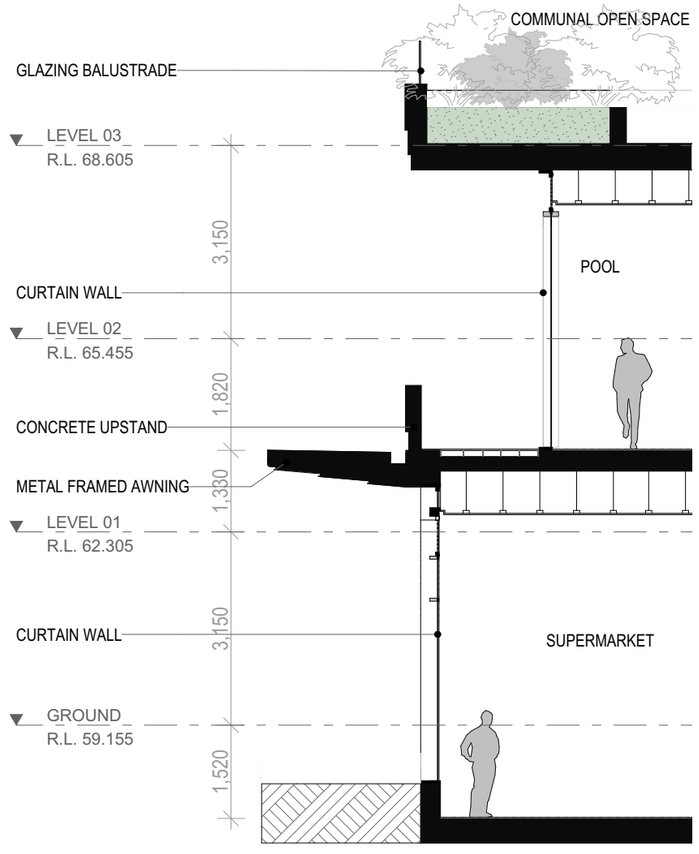
Site 5

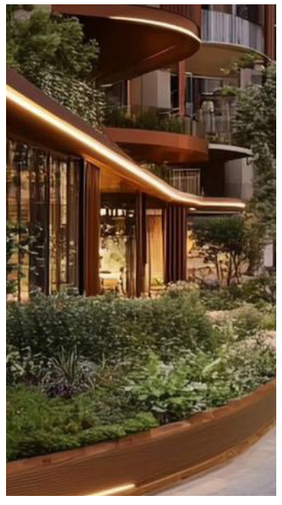
FACADE DETAILS





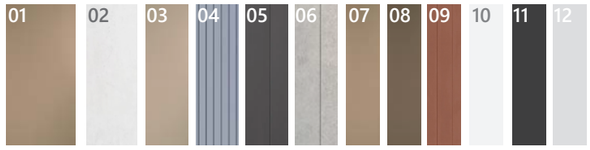
STREET











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PREFABRICATED PANELS/RENDERED COLOURED FINISH

02 **CONC01 WHITE/LIGHT GREY CONCRETE**
SLAB EDGE RENDERED FINISH

03 **CONC02 BRONZE**
RENDERED COLOURED FINISH

04 **CD01 LIGHT GREY BLUE**
LIGHT WEIGHT CLADDING COLOURED FINISH

05 **CD02 DARK GREY**
LIGHT WEIGHT CLADDING RENDERED FINISH

06 **CD03 LIGHT GREY**
LIGHT WEIGHT CLADDING RENDERED COLOUR FINISH

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METAL MATT FINISH

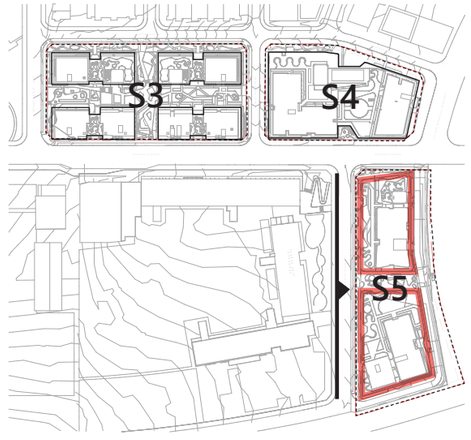
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METAL MATT FINISH

09 **MT03 MUTED RED**
METAL MATT VERTICAL

10 **MT04 WHITE**
METAL MATT FINISH

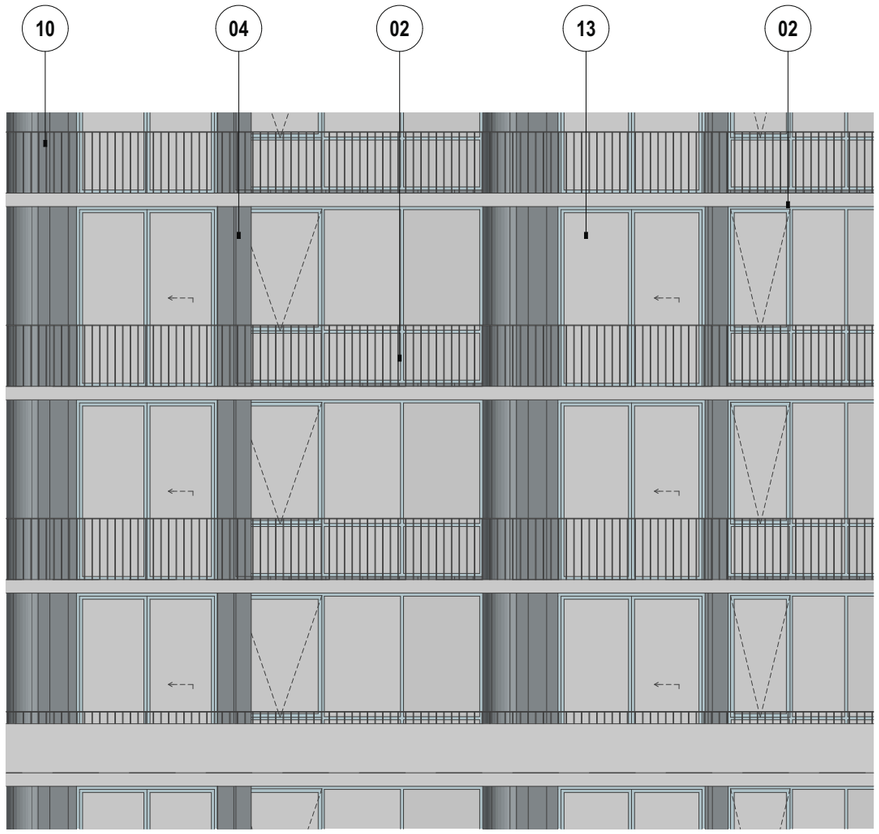
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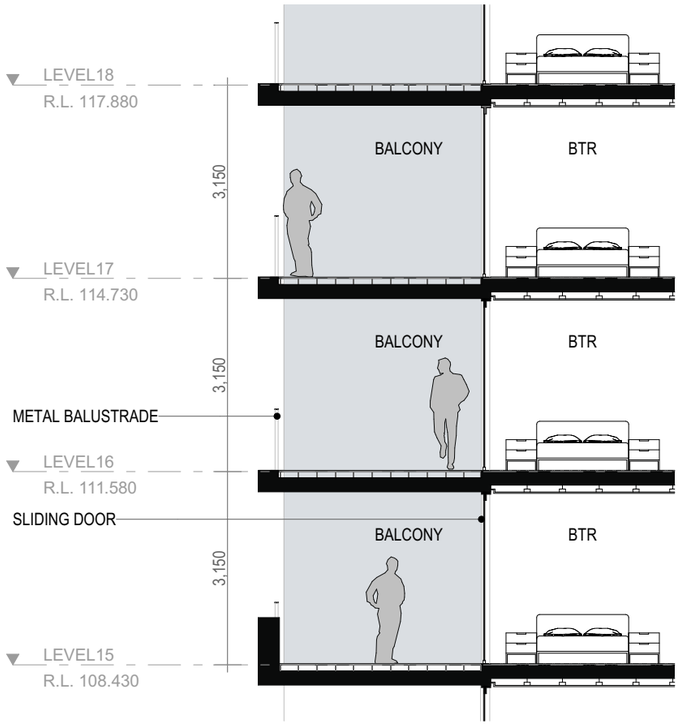
12 **GZ01 CLEAR GLASS**



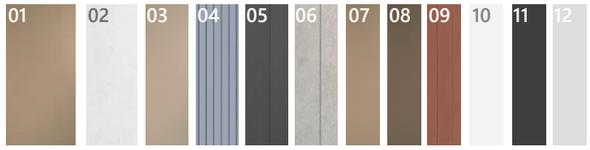
Site 5

FACADE DETAILS









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PREFABRICATED PANELS/RENDERED COLOURED FINISH

02 **CONC01 WHITE/LIGHT GREY CONCRETE**
SLAB EDGE RENDERED FINISH

03 **CONC02 BRONZE**
RENDERED COLOURED FINISH

04 **CD01 LIGHT GREY BLUE**
LIGHT WEIGHT CLADDING COLOURED FINISH

05 **CD02 DARK GREY**
LIGHT WEIGHT CLADDING RENDERED FINISH

06 **CD03 LIGHT GREY**
LIGHT WEIGHT CLADDING RENDERED COLOUR FINISH

07 **MT01 BRONZE**
METAL MATT FINISH

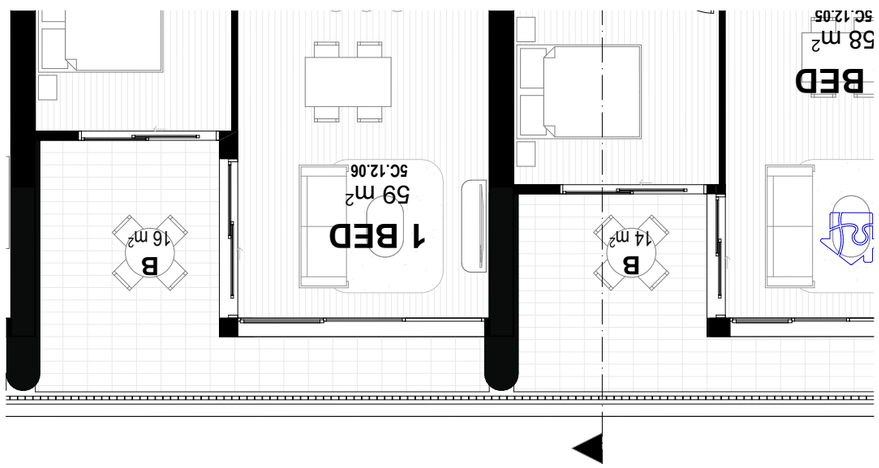
08 **MT02 DARK BRONZE**
METAL MATT FINISH

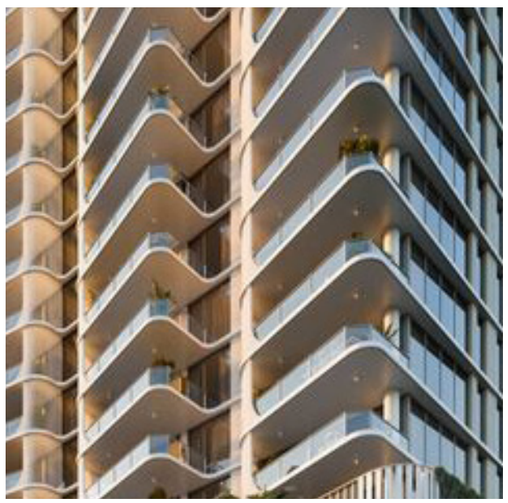
09 **MT03 MUTED RED**
METAL MATT VERTICAL

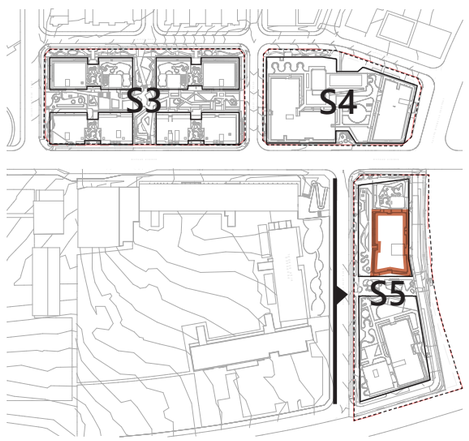
10 **MT04 WHITE**
METAL MATT FINISH

11 **MT04 DARK GREY**
METAL MATT FINISH

12 **GZ01 CLEAR GLASS**







Site 5

WATER TOWER & AFFORDABLE LOBBY



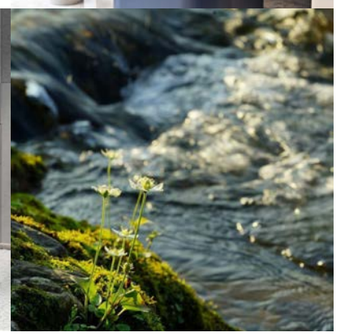
WATER TOWER LOBBY



AFFORDABLE LOBBY

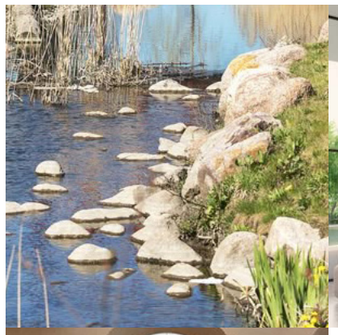






The Water Tower lobby is conceived as a generous and highly legible entry that marks the arrival to the landmark tower within the Site 5 precinct. Positioned prominently along the activated ground plane, the lobby is defined by double-height volumes, extensive glazing and a strong visual connection to the public domain and adjacent landscaped forecourts. The architectural expression emphasises openness and civic presence, reinforcing the tower's role as a key orienting element within the precinct while creating a welcoming threshold for residents and visitors.

Internally, the lobby is designed as a refined and comfortable arrival space with clear sightlines, generous waiting areas and direct access to lifts and building services. Materiality, lighting and detailing are carefully considered to create a sense of permanence and quality, while maintaining durability appropriate for a high-traffic environment. The lobby contributes to passive surveillance and activation of the ground plane, supporting safety and wayfinding while strengthening the relationship between the building and the surrounding public realm.







The affordable housing lobby is designed to provide a welcoming, dignified and high-quality entry that is fully integrated within the broader precinct rather than treated as a secondary or residual space. Located along active pedestrian routes, the lobby benefits from strong visibility, natural light and direct connection to the surrounding public domain, ensuring ease of access and a clear sense of address for residents.

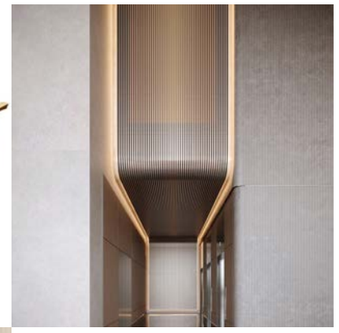
Site 5

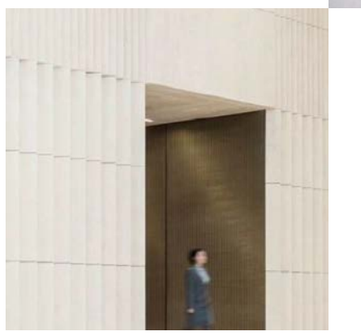
SKY TOWER & CO-LIVING LOBBY



SKY TOWER LOBBY







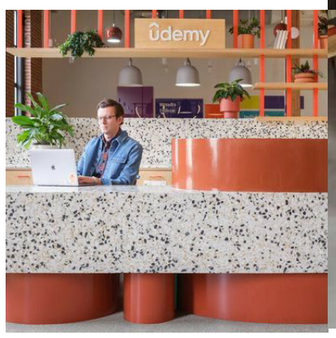
The Sky Tower lobby is conceived as a refined and expressive arrival space that reflects the verticality and elegance of the tower above. Positioned prominently along the activated ground plane, the lobby is defined by generous glazing, sculpted architectural elements and a clear visual connection to the public realm. Its design establishes a strong sense of address and arrival, reinforcing the tower's role as a key marker within the precinct while contributing to street-level activation and passive surveillance.

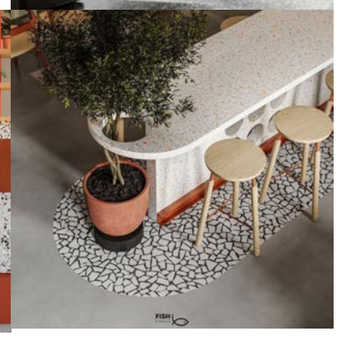
Internally, the lobby is designed as a calm and legible transition between the public domain and private residential spaces. Clear sightlines, intuitive wayfinding and high-quality materiality create a welcoming and efficient entry experience. The lobby provides direct access to residential cores while maintaining a sense of openness and connection to the surrounding landscape and podium spaces, supporting both comfort and long-term liveability.



CO-LIVING LOBBY



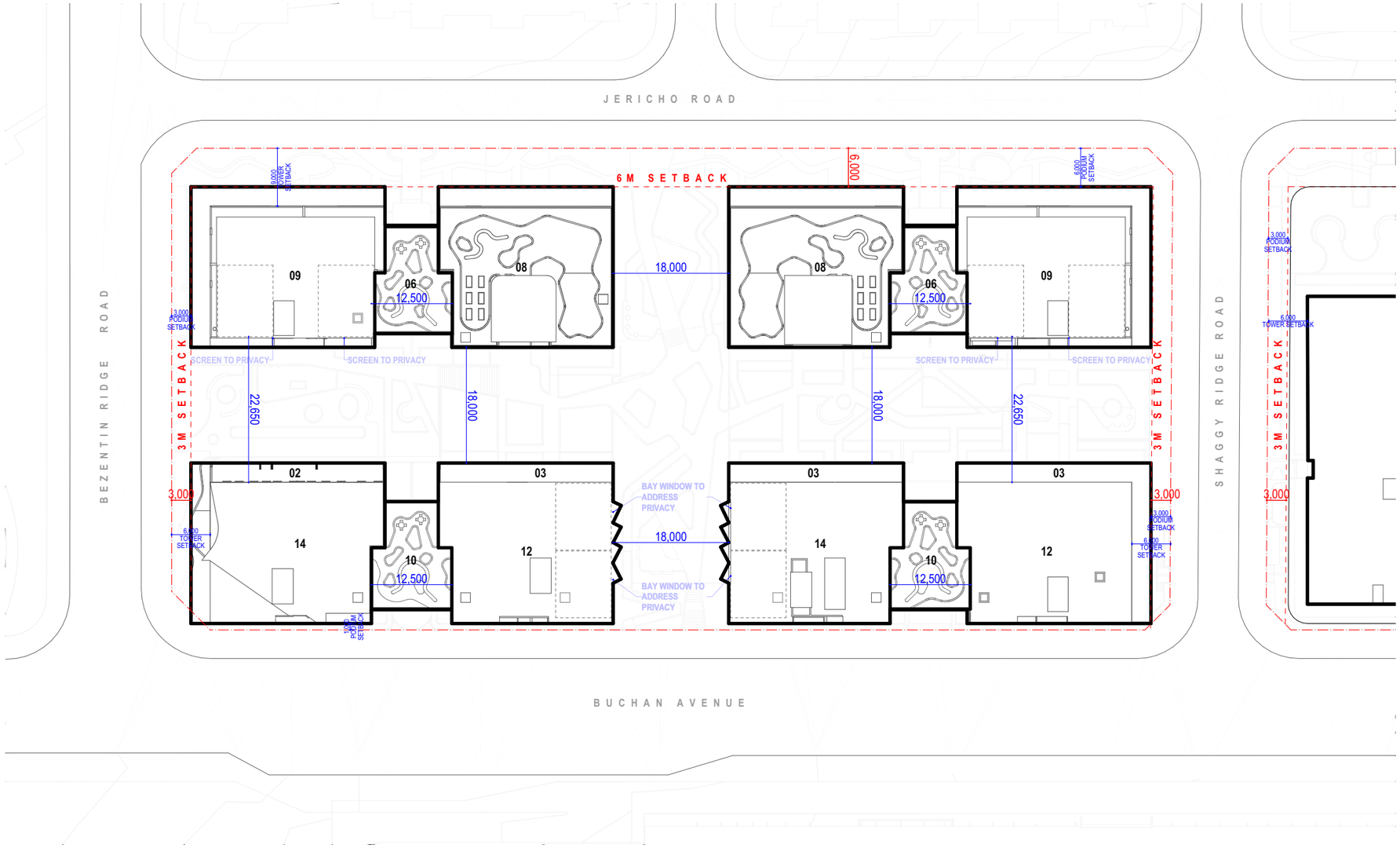




The co-living lobby is designed as a social and welcoming threshold that reflects the communal nature of the co-living model. Located along active pedestrian routes, the lobby engages directly with the public domain and is expressed as an open, informal space that encourages interaction and everyday use. Its architectural expression is more relaxed and transparent, supporting visibility, accessibility and a strong sense of community at ground level.

8. ADG & CHILDCARE COMPLIANCE

Site 3
BUILDING SEPARATION

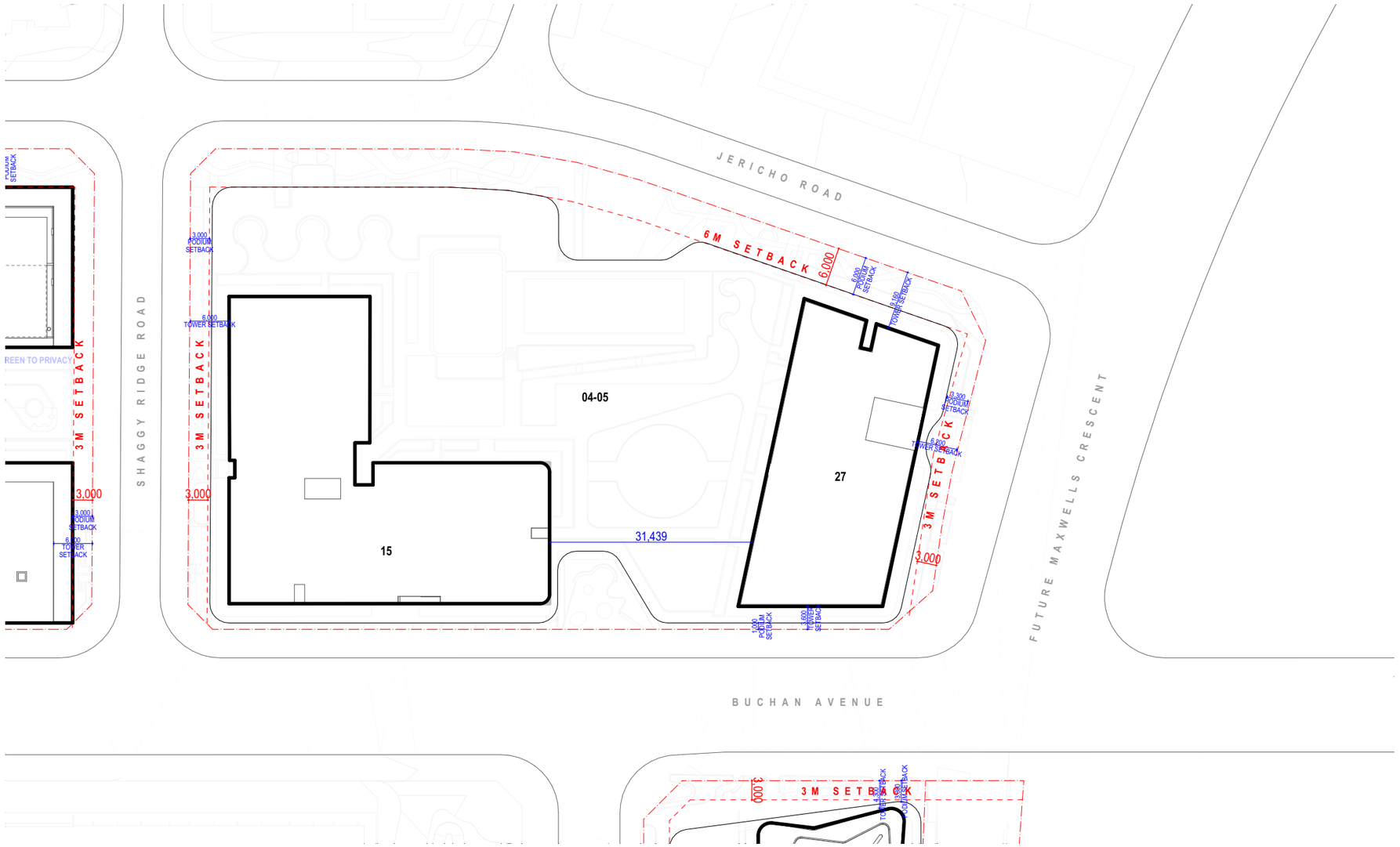


The Site 3 building separation strategy has been carefully developed to ensure appropriate distances between buildings, supporting residential amenity, privacy and environmental performance. Separation distances are calibrated in response to building height, orientation and adjacency, providing compliant setbacks to site boundaries and generous separation between facing habitable rooms and balconies. This approach enables good access to daylight, solar penetration and cross-ventilation, while reducing overlooking and maintaining a comfortable level of visual privacy between dwellings.

The arrangement of buildings also contributes to a clear and legible internal site structure, with separation zones aligned to landscaped courtyards and pedestrian routes. These spaces enhance visual permeability through the site, support passive surveillance and create a series of well-proportioned communal open spaces at ground and podium levels. Collectively, the separation strategy balances density objectives with liveability outcomes, ensuring the built form responds appropriately to its urban context while delivering a high standard of residential amenity across the site.

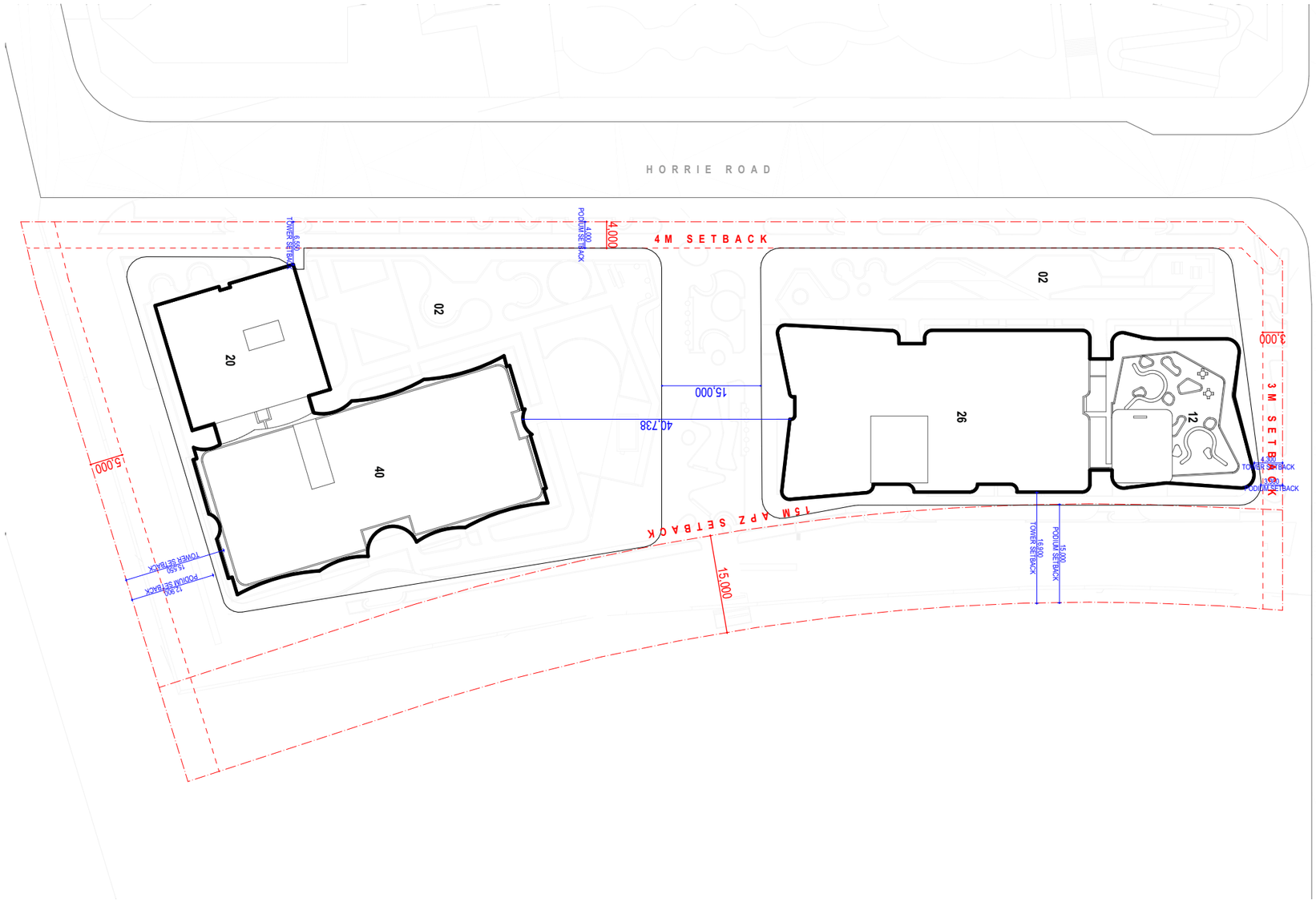
Site 4

BUILDING SEPARATION


JERICHO ROAD
SHAGGY RIDGE ROAD
FUTURE MAXWELLS CRESCENT
BUCHAN AVENUE
6M SETBACK
6.000
3M SETBACK
3.000
04-05
15
27
31,439
3.000
3.000
3.000

Site 5

BUILDING SEPARATION



The Site 5 building separation strategy responds to the elongated site geometry and surrounding road network, establishing clear setbacks to Horrie Road, Buchan Avenue and the future internal road. Building footprints are positioned to achieve compliant separation distances between residential elements, managing building height transitions while protecting solar access, outlook and visual privacy. The arrangement of built form ensures adequate spacing between towers and podium elements, reducing perceived bulk when viewed from adjacent streets and public areas.

Internally, separation distances are coordinated with landscaped courtyards, communal open spaces and pedestrian links to enhance permeability across the site. These spaces provide meaningful visual relief between buildings, support cross-ventilation and improve daylight access to apartments and shared areas. Collectively, the Site 5 separation strategy balances development efficiency with residential amenity outcomes, delivering a legible and well-spaced built form that integrates comfortably within the broader precinct and supports long-term liveability.

Masterplan Summary

ADG COMPLIANCE

SUMMARY DEVELOPMENT

72%
SOLAR ACCESS 2-HR
REQUIRED : 70%
PROVIDED : 72% - 1167/1625

61%
CROSS VENTILATION
REQUIRED : 60%
PROVIDED : 61% - 444/725

13%
NO SOLAR ACCESS
REQUIRED : 15%
PROVIDED : 13% - 211/1625

32,310 m²
SITE AREA
REQUIRED 7% : 2,261 m²
PROVIDED DEEP SOILD : 2,682 m² ~ 8.3%

32,310 m²
SITE AREA
REQUIRED 25% : 8,077 m²
PROVIDED
COS : 9,037 m² ~ 28.0%
PUBLIC SPACE : 2,801 m² ~ 8.7%
TOTAL : 11,838 m² ~ 36.6%

SITE 03

SOLAR ACCESS	68% - 336/491
NO SOLAR ACCESS	16% - 78/491
CROSS VENTILATION	63% - 232/370
COMMUNAL OPEN SPACE	26,1% : 3,042 m²
PUBLIC SPACE	13,3% : 1,556 m²
DEEP SOILD	7.7% : 897 m²

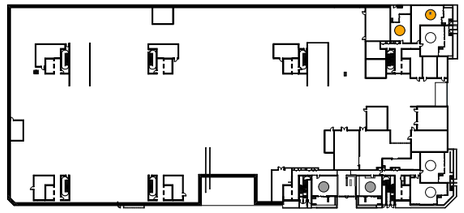
SITE 04

SOLAR ACCESS	70% - 313/447
NO SOLAR ACCESS	13% - 56/447
CROSS VENTILATION	60% - 114/191
COMMUNAL OPEN SPACE	33,7% : 2,770 m²
PUBLIC SPACE	1,7% : 146 m²
DEEP SOILD	10.5% : 860 m²

SITE 05

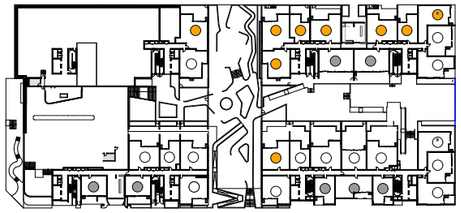
SOLAR ACCESS	75% - 518/687
NO SOLAR ACCESS	11% - 77/687
CROSS VENTILATION	60% - 98/164
COMMUNAL OPEN SPACE	25,8% : 3,225 m²
PUBLIC SPACE	8,8% : 1,099 m²
DEEP SOILD	7.4% : 925 m²

Site 3
SOLAR ACCESS



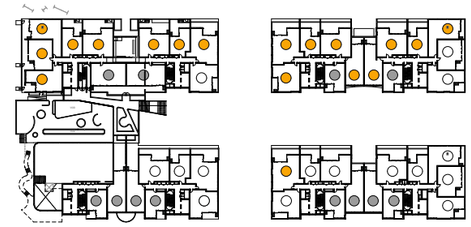
01 LOWER GROUND
SCALE: 1:750@A1

SOLAR ACCESS: 02/07
NO SOLAR ACCESS: 02/07



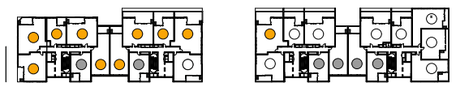
02 UPPER GROUND
SCALE: 1:750@A1

SOLAR ACCESS: 09/31
NO SOLAR ACCESS: 07/31



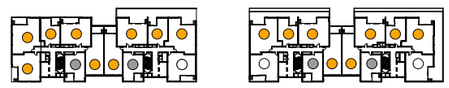
03 LEVEL 01
SCALE: 1:750@A1

SOLAR ACCESS: 18/45
NO SOLAR ACCESS: 12/45



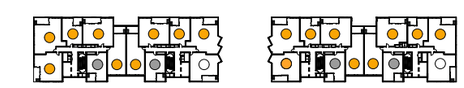
04 LEVEL 02
SCALE: 1:750@A1

SOLAR ACCESS: 29/50
NO SOLAR ACCESS: 10/50



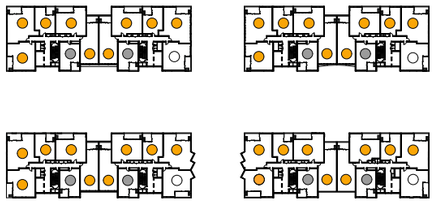
05 LEVEL 03
SCALE: 1:750@A1

SOLAR ACCESS: 36/49
NO SOLAR ACCESS: 08/49



06 LEVEL 04
SCALE: 1:750@A1

SOLAR ACCESS: 36/48
NO SOLAR ACCESS: 08/48



07 LEVEL 05-06
SCALE: 1:750@A1

SOLAR ACCESS: 36/48
NO SOLAR ACCESS: 08/48

68%

SOLAR ACCESS 2-HR

REQUIRED : 70%

PROVIDED : 68% - 336/491

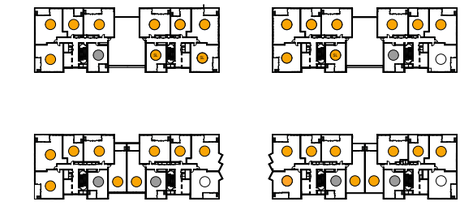
16%

NO SOLAR ACCESS

REQUIRED : 15%

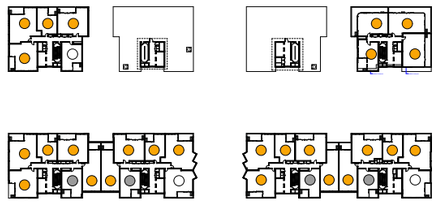
PROVIDED : 16% - 78/491

Site 3
SOLAR ACCESS



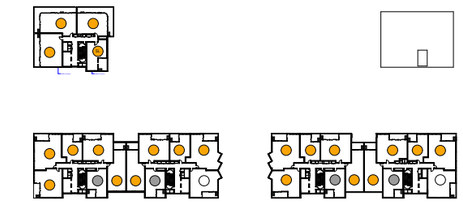
01 LEVEL 07
SCALE: 1:750@A1

SOLAR ACCESS: 35/44
NO SOLAR ACCESS: 04/44



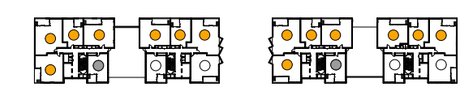
02 LEVEL 08
SCALE: 1:750@A1

SOLAR ACCESS: 26/33
NO SOLAR ACCESS: 04/33



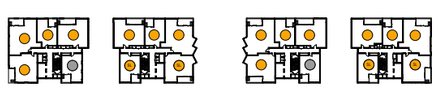
03 LEVEL 09
SCALE: 1:750@A1

SOLAR ACCESS: 22/28
NO SOLAR ACCESS: 04/28



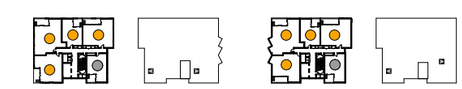
04 LEVEL 10
SCALE: 1:750@A1

SOLAR ACCESS: 14/20
NO SOLAR ACCESS: 02/20



06 LEVEL 11
SCALE: 1:750@A1

SOLAR ACCESS: 18/20
NO SOLAR ACCESS: 02/20



05 LEVEL 12
SCALE: 1:750@A1

SOLAR ACCESS: 8/10
NO SOLAR ACCESS: 02/10



07 LEVEL 13
SCALE: 1:750@A1

SOLAR ACCESS: 10/10
NO SOLAR ACCESS: 00/10



68%
SOLAR ACCESS 2-HR

REQUIRED : 70%

PROVIDED : 68% - 336/491



16%
NO SOLAR ACCESS

REQUIRED : 15%

PROVIDED : 16% - 78/491

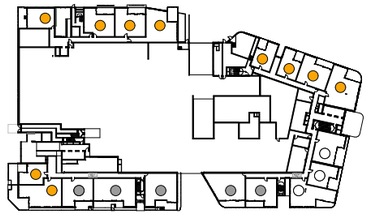
Site 4

SOLAR ACCESS



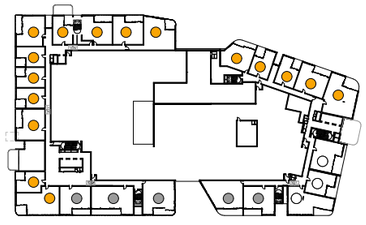
07 BASEMENT 01
SCALE: 1:750@A1

SOLAR ACCESS: 04/09
NO SOLAR ACCESS: 02/09



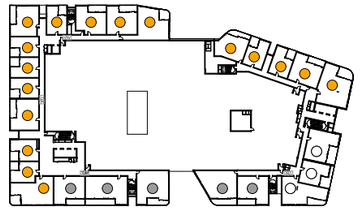
01 LOWER GROUND
SCALE: 1:750@A1

SOLAR ACCESS: 10/19
NO SOLAR ACCESS: 05/19



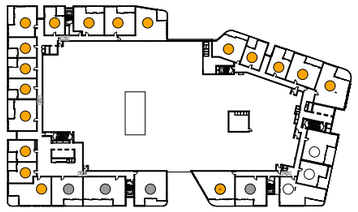
02 UPPER GROUND
SCALE: 1:750@A1

SOLAR ACCESS: 16/25
NO SOLAR ACCESS: 05/25



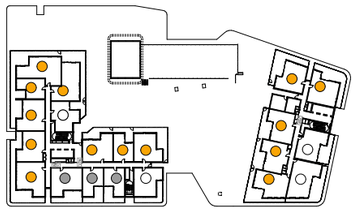
03 LEVEL 01-02
SCALE: 1:750@A1

SOLAR ACCESS: 17/26
NO SOLAR ACCESS: 05/26



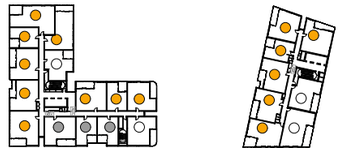
04 LEVEL 03
SCALE: 1:750@A1

SOLAR ACCESS: 18/26
NO SOLAR ACCESS: 04/21



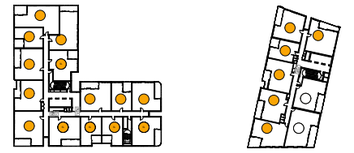
08 LEVEL 04
SCALE: 1:750@A1

SOLAR ACCESS: 14/21
NO SOLAR ACCESS: 03/21



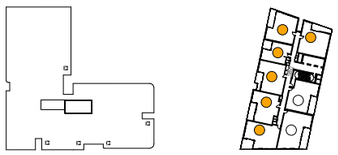
05 LEVEL 09-13
SCALE: 1:750@A1

SOLAR ACCESS: 15/22
NO SOLAR ACCESS: 03/22



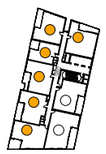
06 LEVEL 14
SCALE: 1:750@A1

SOLAR ACCESS: 20/22
NO SOLAR ACCESS: 00/22



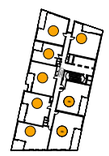
09 LEVEL 15
SCALE: 1:750@A1

SOLAR ACCESS: 06/08
NO SOLAR ACCESS: 00/08



10 LEVEL 16-23
SCALE: 1:750@A1

SOLAR ACCESS: 06/08
NO SOLAR ACCESS: 00/08



11 LEVEL 24
SCALE: 1:750@A1

SOLAR ACCESS: 08/08
NO SOLAR ACCESS: 00/08



70%

SOLAR ACCESS 2-HR

REQUIRED : 70%

PROVIDED : 70% - 313/447



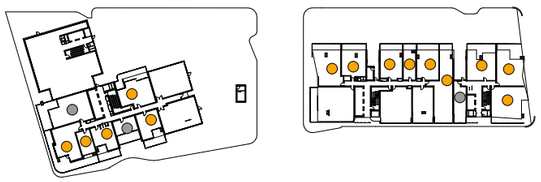
13%

NO SOLAR ACCESS

REQUIRED : 15%

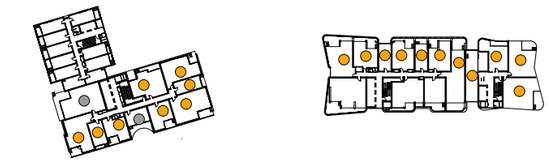
PROVIDED : 13% - 56/447

Site 5
SOLAR ACCESS



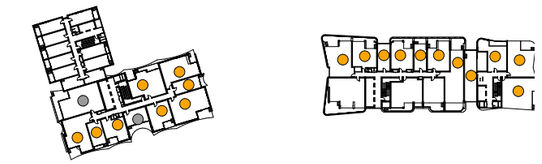
01 LEVEL 02
SCALE: 1:750@A1

SOLAR ACCESS: 14/20
NO SOLAR ACCESS: 03/20



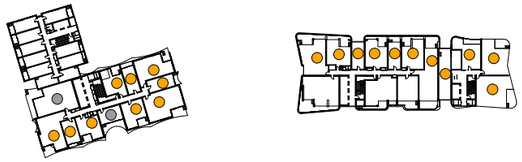
02 LEVEL 03
SCALE: 1:750@A1

SOLAR ACCESS: 19/24
NO SOLAR ACCESS: 2/24



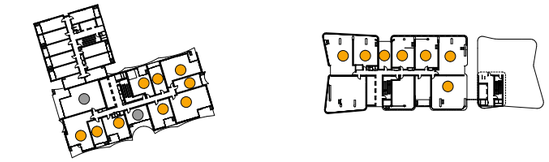
03 LEVEL 04-08
SCALE: 1:750@A1

SOLAR ACCESS: 19/24
NO SOLAR ACCESS: 2/24



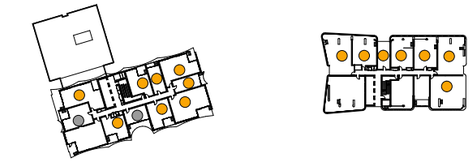
07 LEVEL 09-11
SCALE: 1:750@A1

SOLAR ACCESS: 20/25
NO SOLAR ACCESS: 02/25



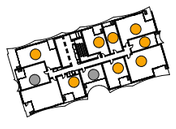
04 LEVEL 12-19
SCALE: 1:750@A1

SOLAR ACCESS: 16/21
NO SOLAR ACCESS: 02/21



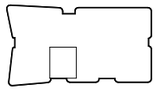
05 LEVEL 20-25
SCALE: 1:750@A1

SOLAR ACCESS: 15/21
NO SOLAR ACCESS: 02/21



06 LEVEL 26-39
SCALE: 1:750@A1

SOLAR ACCESS: 08/11
NO SOLAR ACCESS: 02/11



75%
SOLAR ACCESS 2-HR

REQUIRED : 70%

PROVIDED : 75% - 518/687

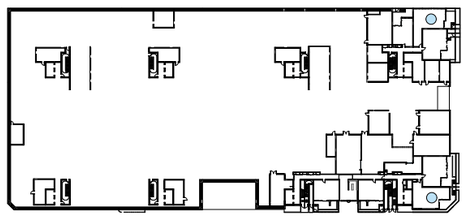
11%
NO SOLAR ACCESS

REQUIRED : 15%

PROVIDED : 11% - 77/687

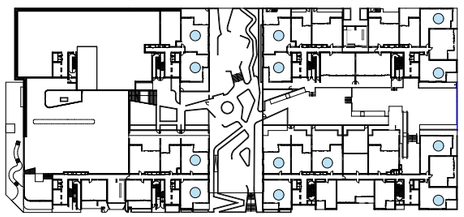
Site 3

CROSS VENTILATION



02 LOWER GROUND
SCALE: 1:750@A1

CROSS VENTILATION 02/07



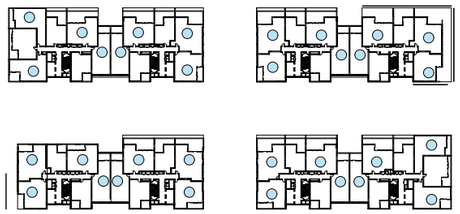
01 UPPER GROUND
SCALE: 1:750@A1

CROSS VENTILATION 13/31



03 LEVEL 01
SCALE: 1:750@A1

CROSS VENTILATION 25/45



04 LEVEL 02
SCALE: 1:750@A1

CROSS VENTILATION 32/50



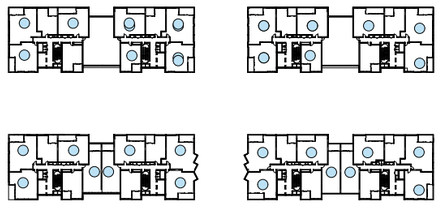
05 LEVEL 03
SCALE: 1:750@A1

CROSS VENTILATION 32/49



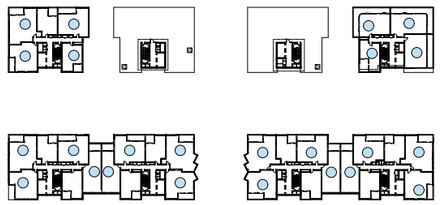
06 LEVEL 04-06
SCALE: 1:750@A1

CROSS VENTILATION 32/48



07 LEVEL 07
SCALE: 1:750@A1

CROSS VENTILATION 32/44



08 LEVEL 08
SCALE: 1:750@A1

CROSS VENTILATION 24/33

63%

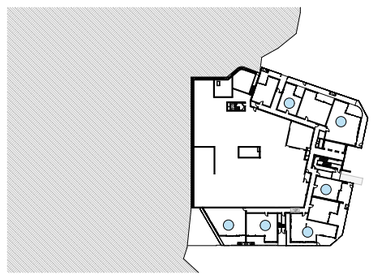
CROSS VENTILATION

REQUIRED : 60%

PROVIDED : 63% - 232/370

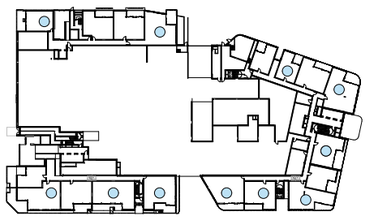
Site 4

CROSS VENTILATION



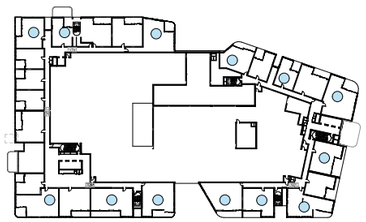
01 LOWER GROUND
SCALE: 1:750@A1

CROSS VENTILATION 06/09



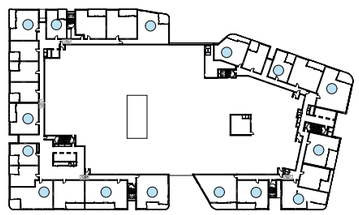
02 UPPER GROUND
SCALE: 1:750@A1

CROSS VENTILATION 11/19



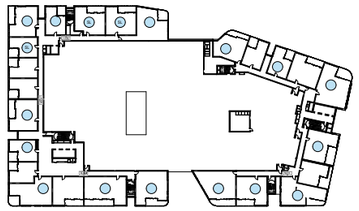
03 LEVEL 01
SCALE: 1:750@A1

CROSS VENTILATION 13/25



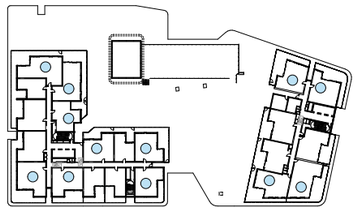
04 LEVEL 02-03
SCALE: 1:750@A1

CROSS VENTILATION 15/26



05 LEVEL 04
SCALE: 1:750@A1

CROSS VENTILATION 18/26



06 LEVEL 05
SCALE: 1:750@A1

CROSS VENTILATION 12/21



07 LEVEL 06-07
SCALE: 1:750@A1

CROSS VENTILATION 12/22

60%

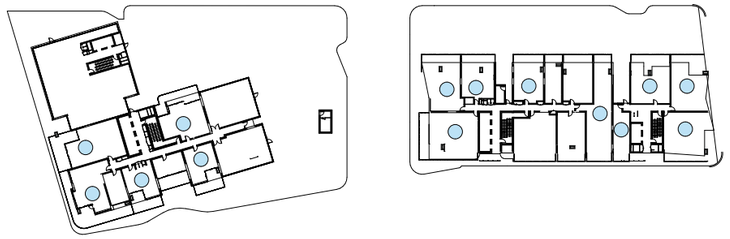
CROSS VENTILATION

REQUIRED :60%

PROVIDED : 60% - 114/191

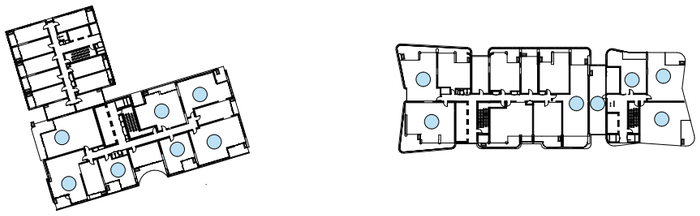
Site 5

CROSS VENTILATION



01 - LEVEL 02
SCALE: 1:750@A1

CROSS VENTILATION 14/20



02 - LEVEL 03-08
SCALE: 1:750@A1

CROSS VENTILATION 14/24

60%

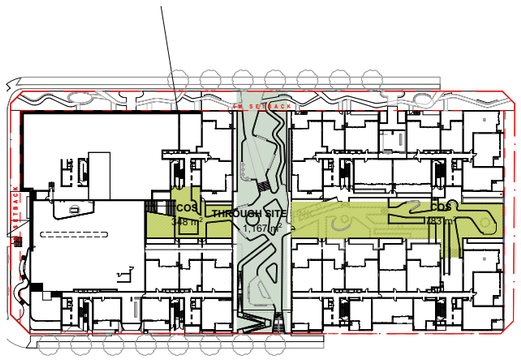
CROSS VENTILATION

REQUIRED : 60%

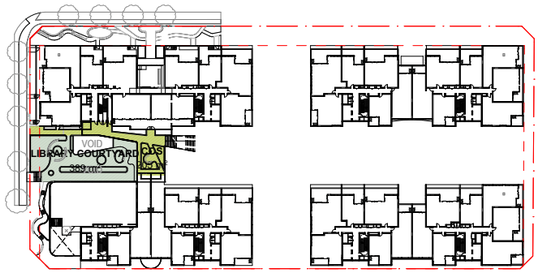
PROVIDED : 60% - 98/164

Site 3

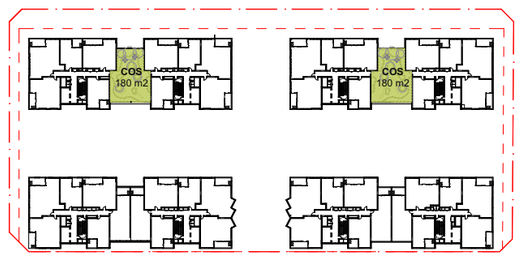
COMMUNAL OPEN SPACE



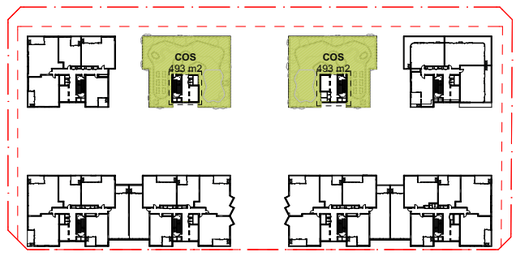
01 UPPER GROUND
SCALE: 1:750@A1



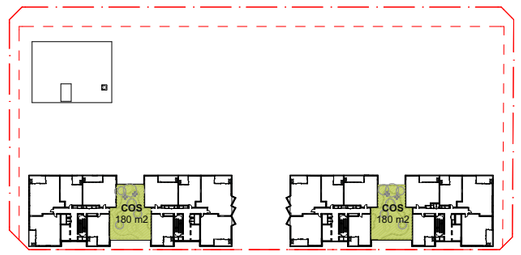
02 LEVEL 01
SCALE: 1:750@A1



03 LEVEL 08
SCALE: 1:750@A1



04 LEVEL 09
SCALE: 1:750@A1



05 LEVEL 11
SCALE: 1:750@A1

11,641 m²
SITE AREA

REQUIRED 25% : 2,910 m²

PROVIDED

COS : 3,042 m² ~ 26%

PUBLIC SPACE : 1,556 m² ~ 13%

TOTAL : 4,598 ~ 39%

Site 4

COMMUNAL OPEN SPACE

8,219 m²

SITE AREA

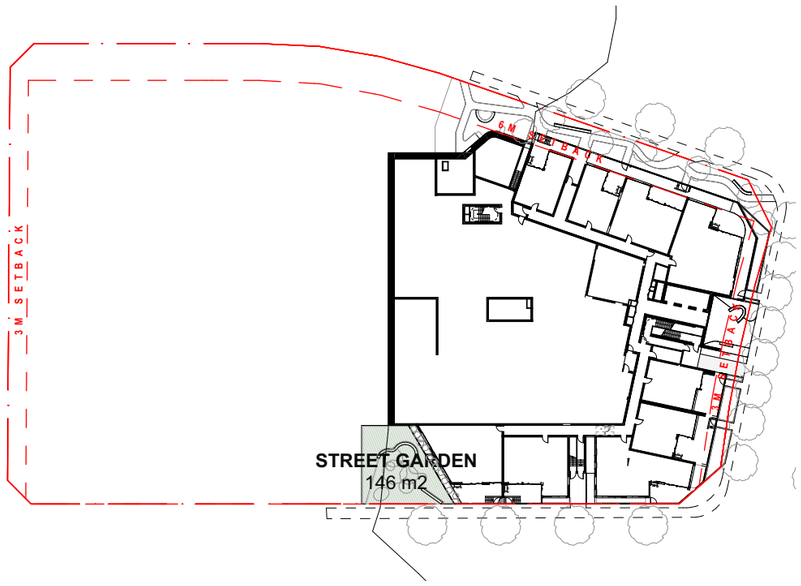
REQUIRED 25% : 2,055 m²

PROVIDED

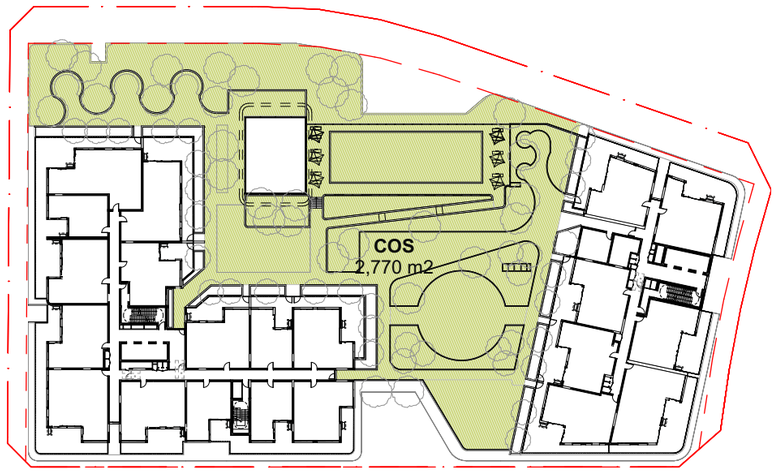
COS : 2,770 m² ~ 34%

PUBLIC SPACE : 146 m² ~ 2%

TOTAL : 2,916 ~ 36%



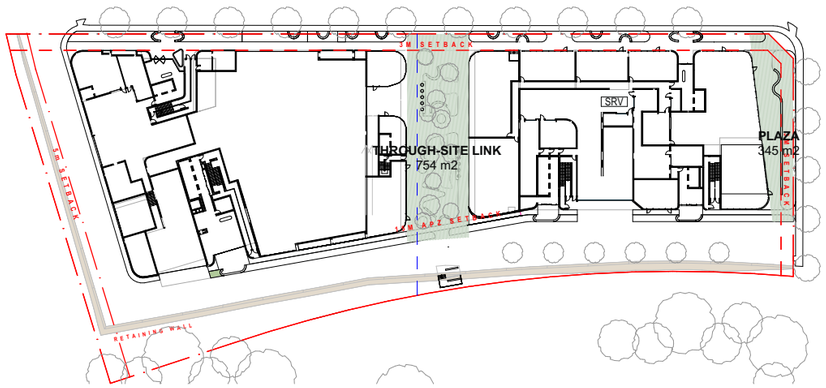
01 - LOWER GROUND
SCALE: 1:500@A1



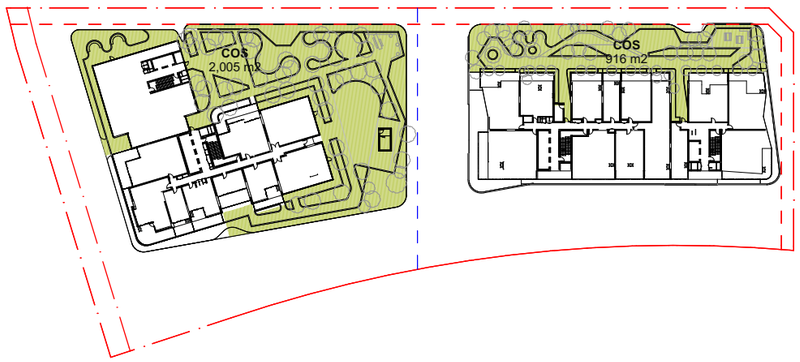
02 - LEVEL 05
SCALE: 1:500@A1

Site 5

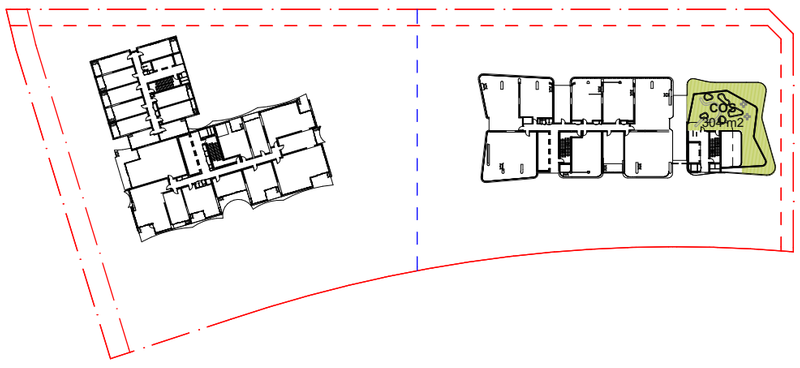
COMMUNAL OPEN SPACE



01 - LOWER GROUND
SCALE: 1:750@A1



02 - LEVEL 02
SCALE: 1:750@A1



03 - LEVEL 12
SCALE: 1:750@A1

12,450 m²
SITE AREA

REQUIRED 25% : 3,113 m²

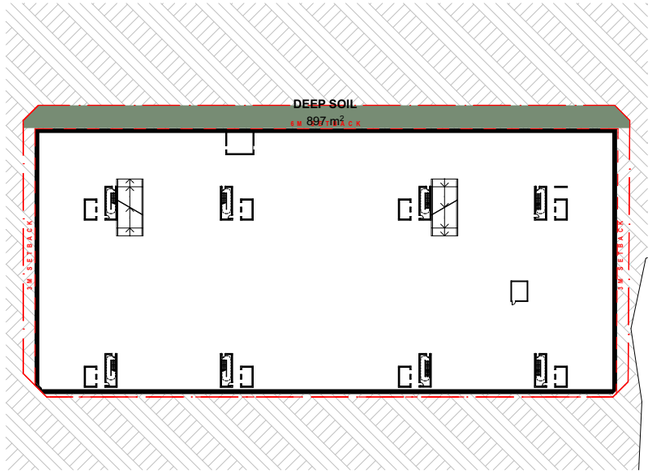
PROVIDED

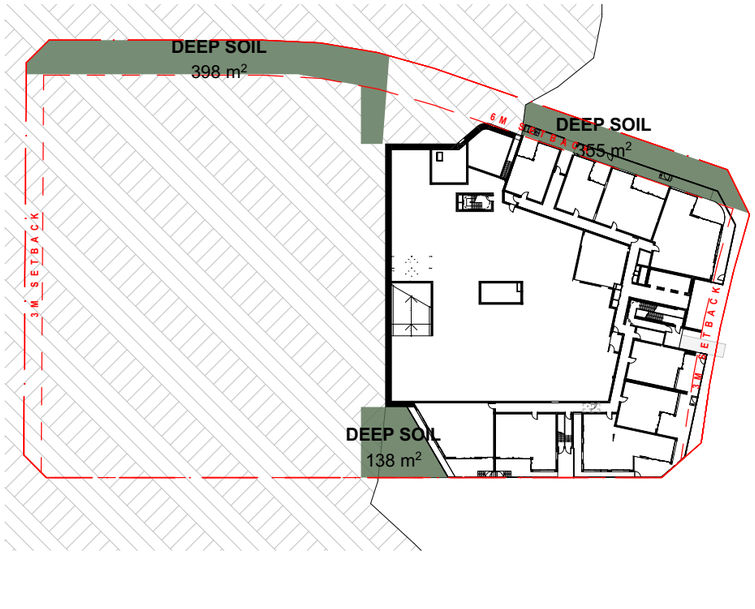
COS : 3,225 m² ~ 26%

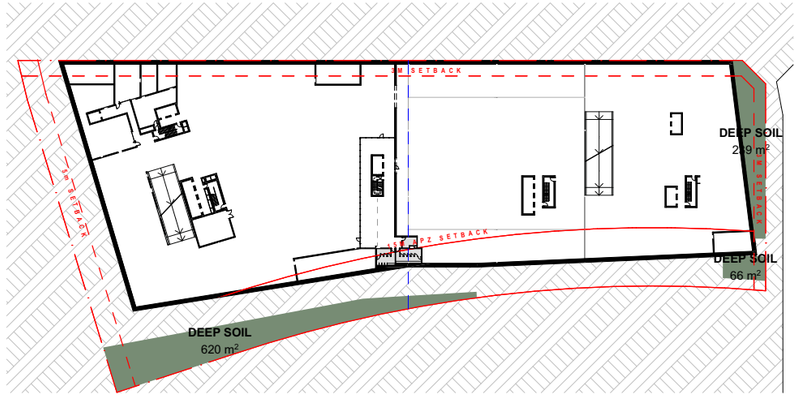
PUBLIC SPACE : 1,099 m² ~ 9%

TOTAL : 4,324 ~ 35%

Site 3, 4 & 5
DEEP SOIL







Site 3
11,641 m²
SITE AREA

REQUIRED 7% : 815 m²

PROVIDED COS : 897 m² ~ 7.7%

Site 4
8,219 m²
SITE AREA

REQUIRED 7% : 575 m²

PROVIDED COS : 860 m² ~ 10.5%

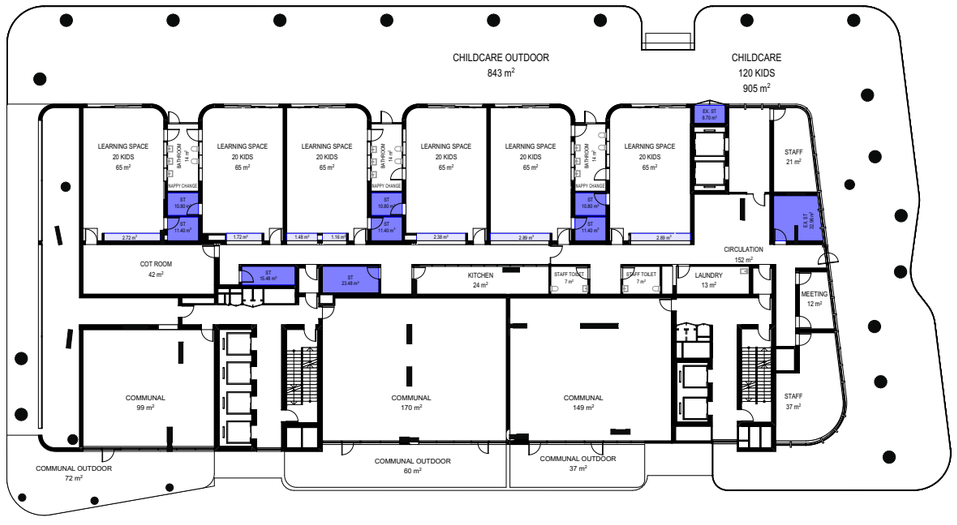
Site 5
12,450 m²
SITE AREA

REQUIRED 7% : 872 m²

PROVIDED COS : 925 m² ~ 7.4%

Site 5
CHILDCARE COMPLIANCE





LEGEND

2400mm HIGH STORAGE

1000mm HIGH STORAGE

STORAGE SUMMARY
- INDOOR: 120.8 m^3 (min 24.0m^3)
- OUTDOOR: 41.6 m^3 (min 36.0m^3)

SUMMARY OF COMPLIANCE AREAS PROVIDED
(120 KIDS CHILDCARE):

INDOOR AREA: 390m^2 (min 390m^2)

OUTDOOR AREA: 843m^2 (min 840m^2)

SUPPORTING AREA: 209m^2

STORAGE
- INDOOR: 120.8 m^3 (min 24.0m^3)
- OUTDOOR: 41.6 m^3 (min 36.0m^3)

SUPPORTING DOCUMENTS

CHILDCARE PLANNING GUIDELINE 2021
(Applies to Pre- School)

- Space Requirements (Unencumbered)
  - Indoor space - min. 3.25 m^2/child (section 4.1; p.24)
  - Outdoor space - min. 7 m^2/child (section 4.9; p.32)

- Storage requirements
  - Indoor storage - min. 0.2 m^3/child (section 4.1; p.24)
  - Outdoor storage - min. 0.3 m^3/child (section 4.1; p.24)

- Toilet and hygiene facilities requirements
  - Toilet and hygiene facilities should be designed to have direct access from both activity rooms and outdoor play areas. (section 4.3; p.26)

- Solar and Shading
  - Outdoor play areas should have a minimum of 2 hours of solar access between 8.00am and 4.00pm during winter months, for at least 30% (or 2.1m^2) of the 7.0m^2 of outdoor space per child required (section 4.11; p.36)
  - Adequate shade for outdoor play areas is to be provided in the form of natural shade such as trees or built shade structures giving protection from ultraviolet radiation to at least 30 percent of the outdoor play area (section 4.11; p.36)

EDUCATOR TO CHILD RATIO
(https://www.acecqa.gov.au/nqf/educator-to-child-ratios)

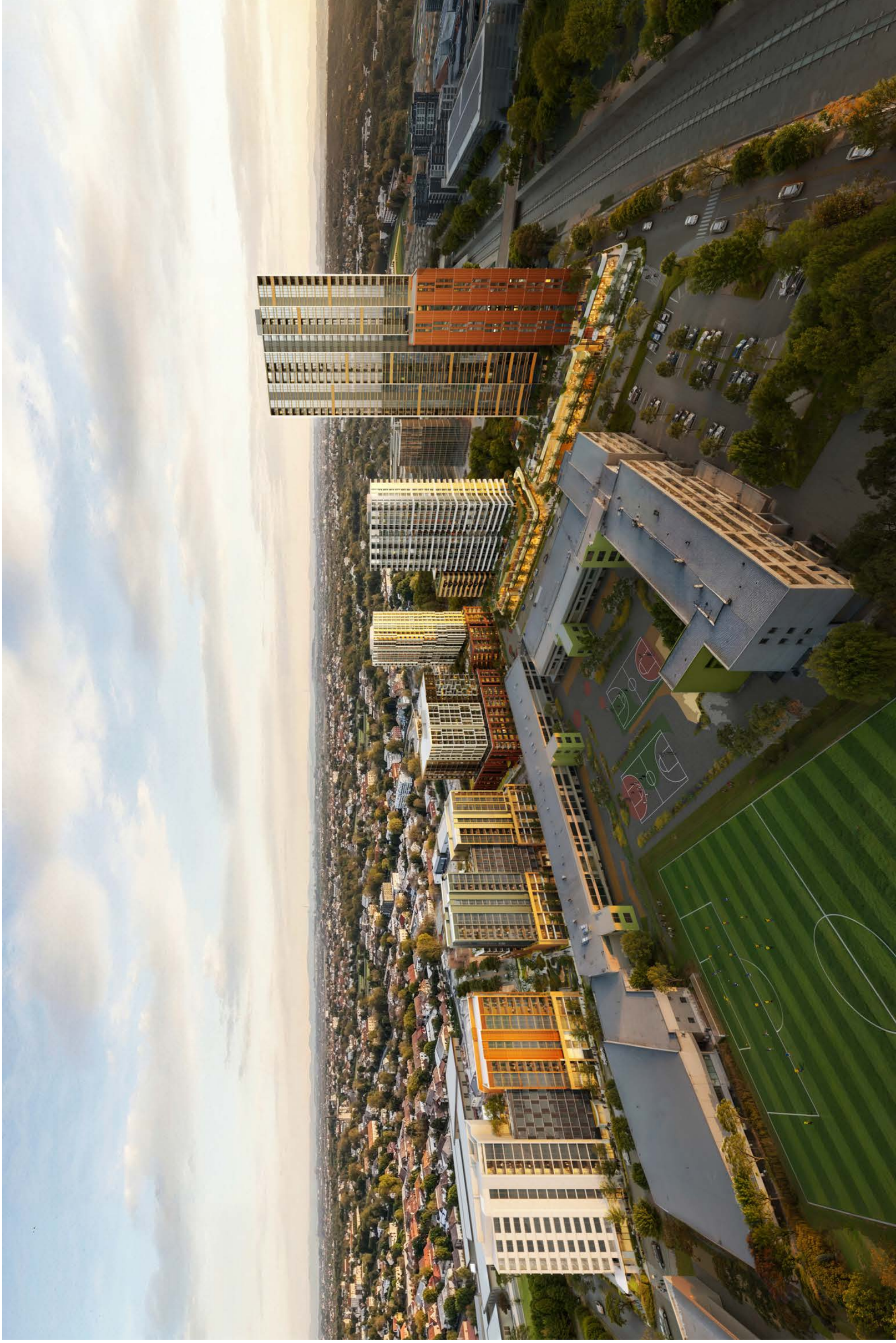
- 36 months up to and including preschool age
  - 1:10 (NSW)

NCC 2019
- Sanitary calculation for pre school (building class 9b.)
  - Closet pans (1/15kids) (F2.3 ; page 250)
  - Wash basins (1/15kids) (F2.3 ; page 250)

Activity Rooms	Age	Kids	Staff		Indoor (min.)		Outdoor (min.)	
	Years	No.	Ratio	No.	Area (m2) 3.25	Store (m3) 0.2	Area (m2) 7	Store (m3) 0.3
Room 1		20	0.10	2	65	4	140	6
Room 2		20	0.10	2	65	4	140	6
Room 3		20	0.10	2	65	4	140	6
Room 4		20	0.10	2	65	4	140	6
Room 5		20	0.10	2	65	4	140	6
Room 6		20	0.10	2	65	4	140	6
Total		**120**		**12**	**390**	**24**	**840**	**36**

9. ARTIST IMPRESSIONS

OVERVIEW



Site 3

BUCHAN AVENUE WEST



Site 3

BUCHAN AVENUE EAST



Site 3

JERICHO ROAD WEST



Site 3

LANEWAY LINK



Site 4

RIPARIAN INTERFACE



Site 4

BUCHAN AVENUE



Site 5

RIPARIAN INTERFACE



Site 5

PLAZA THROUGH LINK



10. THE EXTRAS

Site 3

DEVELOPMENT SUMMARY

ED PARK
SSDA

JOB NO. 20794
CLIENT URBAN PROPERTY
DATE 24/02/2026

SITE 03 -SUMMARY

HEIGHT (m)	FTF (m)	LEVEL	GBA (m2)	Affordable G.F.A. (m^2)	Resi G.F.A. (m^2)	Library G.F.A. (m2)	Lanscape Area (m2)	Deep Soil Area (m^2)	Residential N.S.A. (m^2)	Communal Area (m^2)	Efficiency N.S.A/G.F.A	No. of Car Space	Apartment Mix					No. of Aparments	ADG Compliance		
													Studio	1 Bed	2 Bed	3 Bed	4 Bed		Solar	No Solar	Cross-Ventilation
										(outdoor)											
	3150	**L13**	1027	420	416				722		0.86			4	4	2		10	10	0	
	3150	**L12**	1023	420	416				722		0.86			4	4	2		10	8	2	
	3150	**L11**	2047	834	836				1440		0.86			8	8	4		20	18	2	
	3150	**L10**	2047	834	836				1440	360	0.86			8	8	4		20	14	2	
	3150	**L09**	2786	999	1340				2036	986	0.87			9	15	4		28	22	4	
	3150	**L08**	3296	1339	1416				2388	360	0.87			11	17	5		33	26	4	
	3150	**L07**	4403	1830	1831				3176		0.87			16	20	8		44	36	5	32
	3150	**L06**	4722	1994	1994				3472		0.87			16	24	8		48	36	8	32
	3150	**L05**	4722	1994	1994				3472		0.87			16	24	8		48	36	8	32
	3150	**L04**	4722	1994	1994				3474		0.87			16	24	8		48	36	8	32
	3150	**L03**	4798	1989	2073				3548		0.87			16	26	7		49	36	8	32
	3150	**L02**	4885	2073	2073				3625		0.87			16	28	6		50	29	8	32
	3150	**L01**	5110	2158	1758	349			3397	594	0.87			13	28	4		45	18	10	25
	3150	**UG**	6009	2101	852	1070			2265	2298	0.77	20		9	20	2		31	9	7	13
	3150	**LG**	9823	697	0				489		0.70	170		3	4	0		7	2	2	2
	3000	**B01**	10142									259									
TOTALS			**71562**	**21676**	**19829**	**1419**	**0**	**897**	**35666**	**4598**	**0.86**	**449**	**0**	**165**	**254**	**72**	**0**	**491**	**336**	**78**	**232**
				42924			**0.0%**	**7.7%**		**39.5%**			**0.0%**	**33.6%**	**51.7%**	**14.7%**	**0.0%**		**68%**	**16%**	**63%**
								7%		*25%*				*25%*	*60%*	*15%*		*ESTIMATED*	*MIN. 70%*	*MAX. 15%*	
														55	*80*	*100*	*77*				

SITE AREA	**11641**	**m^2**
BASE FSR	**N/A**	**:1**
ACHIEVED FSR	**3.69**	**:1**
ACHIEVED GFA	**42924**	**m^2**
PROPOSED GBA	**71562**	**m^2**

Silver Livable
98
20%

								Visitor	*Library*
Car Rate Maximum	*B99*	*car wash*						*1 / 20 Units*	*N/A*
Required	4	2	0	40	119	54	0	25	8
Total Required	**252**								
Provided	**449**								

DEFINITIONS

GFA GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, **AND INCLUDES:**

*THE AREA OF A MEZZANINE
*HABITABLE ROOMS IN A BASEMENT OR ATTIC
*ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC

BUT EXCLUDES:

*ANY AREA FOR COMMON VERTICAL CIRCULATION INCLUDING LIFTS AND STAIRS
*ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES
*PLANT ROOMS, LIFT TOWERS, AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING
*CARPARKING TO MEET THE REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT PARKING)
*ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT)
*TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH
*VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE

GBA DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS INCLUSIVE OF BALCONIES

Site 4

DEVELOPMENT SUMMARY

ED PARK
SSDA

JOB NO. 20794
CLIENT URBAN PROPERTY
DATE 2/24/2026

SITE 04 - SUMMARY

HEIGHT (m)	FTF (m)	LEVEL	GBA (m2)	Resi G.F.A. (m^2)	Retail G.F.A. (m2)	Lanscape Area (m2)	Deep Soil Area (m^2)	Residential N.S.A. (m^2)	Communal Area (m^2)	Efficiency N.S.A/G.F.A	No. of Car Space	Apartment Mix					No. of Aparments	ADG Compliance		
												Studio	1 Bed	2 Bed	3 Bed	4 Bed		Solar	No Solar	Cross-Ventilation
									(outdoor)											
	3150	**L25**	885	750				648		0.86			1	6	1		8	8		
	3150	**L24**	885	750				648		0.86			1	6	1		8	6		
	3150	**L23**	885	750				648		0.86			1	6	1		8	6		
	3150	**L22**	885	750				648		0.86			1	6	1		8	6		
	3150	**L21**	885	750				648		0.86			1	6	1		8	6		
	3150	**L20**	885	750				648		0.86			1	6	1		8	6		
	3150	**L19**	885	750				648		0.86			1	6	1		8	6		
	3150	**L18**	885	750				648		0.86			1	6	1		8	6		
	3150	**L17**	885	750				648		0.86			1	6	1		8	6		
	3150	**L16**	885	750				648		0.86			1	6	1		8	6		
	3150	**L15**	2358	2042				1741		0.85			5	14	3		22	20	0	
	3150	**L14**	2358	2042				1741		0.85			5	14	3		22	15	3	
	3150	**L13**	2358	2042				1741		0.85			5	14	3		22	15	3	
	3150	**L12**	2358	2042				1741		0.85			5	14	3		22	15	3	
	3150	**L11**	2358	2042				1741		0.85			5	14	3		22	15	3	
	3150	**L10**	2358	2042				1741		0.85			5	14	3		22	15	3	
	3150	**L09**	2358	2042				1741		0.85			5	14	3		22	15	3	
	3150	**L08**	2358	2042				1741		0.85			5	14	3		22	15	3	
	3150	**L07**	2358	2042				1741		0.85			5	14	3		22	15	3	12
	3150	**L06**	2358	2042				1741		0.85			5	14	3		22	15	3	12
	3150	**L05**	2372	2152				1689	2770	0.78			4	14	3		21	14	3	12
	3150	**L04**	6327	2599				2010		0.77	95		9	10	6		25	18	4	18
	3150	**L03**	6327	2599				2010		0.77	95		9	10	6		25	17	5	15
	3150	**L02**	6327	2599				2010		0.77	95		9	10	6		25	17	5	15
	3150	**L01**	6329	2519				1954		0.78	82		8	10	6		24	16	5	13
	3150	**UG**	6386	2208				1552		0.70	70		5	7	6		18	10	5	11
	3150	**LG**	2663	940				723	146	0.77	34		4	3	2		9	4	2	6
TOTALS			**69161**	**43536**	**0**	**0**	**860**	**35190**	**2916**	**0.81**	**471**	**0**	**108**	**264**	**75**	**0**	**447**	**313**	**56**	**114**
				43536		**0.0%**	**10.5%**		**35.5%**			**0.0%**	**24.2%**	**59.1%**	**16.8%**	**0.0%**		**70%**	**13%**	**60%**
Required							*7%*		*25%*				*20%*	*65%*	*15%*			*MIN. 70%*	*MAX. 15%*	*MIN. 60%*

SITE AREA	**8219**	m^2
BASE FSR	**N/A**	**:1**
ACHIEVED FSR	**5.30**	**:1**
ACHIEVED GFA	**43536**	m^2
PROPOSED GBA	**69161**	m^2

Silver Livable
91
20%

								Visitor	Retail
Car Rate Maximum	*B99*	*car wash*	*0.5*	*0.5*	*1*	*1.5*	*1.5*	*1 / 20 Units*	*3.1/100m2*
Required	4	2	0	54	264	113	0	22	0
Total Required	**459**								
Provided	**471**								

DEFINITIONS

GFA GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FLOOR SPACE RATIO. TYPICALLY DEFINED AS THE SUM OF THE FLOOR AREA OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, **AND INCLUDES:**

*THE AREA OF A MEZZANINE
*HABITABLE ROOMS IN A BASEMENT OR ATTIC
*ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC

BUT EXCLUDES:

*ANY AREA FOR COMMON VERTICAL CIRCULATION INCLUDING LIFTS AND STAIRS
*ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES
*PLANT ROOMS, LIFT TOWERS, AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING
*CARPARKING TO MEET THE REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT PARKING)
*ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT)
*TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH
*VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE

GBA DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS INCLUSIVE OF BALCONIES

Site 5

DEVELOPMENT SUMMARY

ED PARK
SSDA

JOB NO. 20794
CLIENT URBAN PROPERTY
DATE 2/24/2026

SITE 05 - SUMMARY

HEIGHT (m)	FTF (m)	LEVEL	GBA (m2)	Affordable G.F.A. (m^2)	Resi G.F.A. (m^2)	Co-Living G.F.A. (m^2)	Retail G.F.A. (m2)	Gym G.F.A. (m2)	Childcare G.F.A. (m2)	Deep Soil Area (m^2)	Residential N.S.A. (m^2)	Communal Area (m^2)	Efficiency N.S.A/G.F.A	No. of Car Space	Co-Living	Apartment Mix - BTR & BTS					No. of Aparments	ADG Compliance		
																Studio	1 Bed	2 Bed	3 Bed	4 Bed		Solar	No Solar	Cross-Ventilation
												(outdoor)												
	3150	**ROOF**																						
	3150	**L39**	931		795						674		0.85			3	4	3	1		11	8	2	
	3150	**L38**	931		795						674		0.85			3	4	3	1		11	8	2	
	3150	**L37**	931		795						674		0.85			3	4	3	1		11	8	2	
	3150	**L36**	931		795						674		0.85			3	4	3	1		11	8	2	
	3150	**L35**	931		795						674		0.85			3	4	3	1		11	8	2	
	3150	**L34**	931		795						674		0.85			3	4	3	1		11	8	2	
	3150	**L33**	931		795						674		0.85			3	4	3	1		11	8	2	
	3150	**L32**	931		795						674		0.85			3	4	3	1		11	8	2	
	3150	**L31**	931		795						674		0.85			3	4	3	1		11	8	2	
	3150	**L30**	931		795						674		0.85			3	4	3	1		11	8	2	
	3150	**L29**	931		795						674		0.85			3	4	3	1		11	8	2	
	3150	**L28**	931		795						674		0.85			3	4	3	1		11	8	2	
	3150	**L27**	931		795						674		0.85			3	4	3	1		11	8	2	
	3150	**L26**	931		795						674		0.85			3	4	3	1		11	8	2	
	3150	**L25**	1816		1554						1339		0.86			5	8	6	2		21	15	2	
	3150	**L24**	1816		1554						1339		0.86			5	8	6	2		21	15	2	
	3150	**L23**	1816		1554						1339		0.86			5	8	6	2		21	15	2	
	3150	**L22**	1816		1554						1339		0.86			5	8	6	2		21	15	2	
	3150	**L21**	1816		1554						1339		0.86			5	8	6	2		21	15	2	
	3150	**L20**	2257		1554	355					1612		0.84		10	6	7	6	2		21	15	2	
	3150	**L19**	2257		1554	355					1612		0.84		10	6	7	6	2		21	16	2	
	3150	**L18**	2257		1554	355					1612		0.84		10	6	7	6	2		21	16	2	
	3150	**L17**	2257		1554	355					1612		0.84		10	6	7	6	2		21	16	2	
	3150	**L16**	2257		1554	355					1612		0.84		10	6	7	6	2		21	16	2	
	3150	**L15**	2257		1554	355					1612		0.84		10	6	7	6	2		21	16	2	
	3150	**L14**	2257		1554	355					1612		0.84		10	6	7	6	2		21	16	2	
	3150	**L13**	2257		1554	355					1612		0.84		10	6	7	6	2		21	16	2	
	3150	**L12**	2257		1554	355					1612	304	0.84		10	6	7	6	2		21	16	2	
	3150	**L11**	2720		1920	362					1942		0.85		10	6	8	8	3		25	20	2	
	3150	**L10**	2720		1920	362					1942		0.85		10	6	8	8	3		25	20	2	
	3150	**L09**	2720		1920	362					1942		0.85		10	6	8	8	3		25	20	2	
	3150	**L08**	2720		1914	362					1942		0.85		10	5	7	9	3		24	19	2	14
	3150	**L07**	2720		1914	362					1942		0.85		10	5	7	9	3		24	19	2	14
	3150	**L06**	2720		1914	362					1942		0.85		10	5	7	9	3		24	19	2	14
	3150	**L05**	2720	369	1545	362					1942		0.85		10	5	7	9	3		24	19	2	14
	3150	**L04**	2720	369	1545	362					1942		0.85		10	5	7	9	3		24	19	2	14
	3150	**L03**	2720	369	1539	362					1942		0.86		10	5	7	9	3		24	19	2	14
	3150	**L02**	2720	349	1532	383					1390	2921	0.61			4	6	8	2		20	14	3	14
	5000	**L01**	5134	185	352	28		2416	905															
	6000	**LG**	6453	97	181	61	3232	43	40			1099		12										
	3850	**B01**	9300		206									178										
	3000	**B02**	9300											199										
	3000	**B03**	9300											204										
TOTALS			**109114**	**1738**	**51288**	**6925**	**3232**	**2459**	**945**	**925**	**49507**	**4324**	**0.83**	**593**	**180**	**173**	**231**	**212**	**71**	**0**	**687**	**518**	**77**	**98**
				66587						**7.4%**		**34.7%**				**25.2%**	**33.6%**	**30.9%**	**10.3%**	**0.0%**		**75%**	**11%**	**60%**
Required				**2.61%**						*7%*		*25%*				*20%*	*40%*	*30%*	*10%*		**867**	*MIN. 70%*	*MAX. 15%*	*MIN. 60%*

SITE AREA	**12450**	m^2
BASE FSR	**5.35**	**:1**
ACHIEVED FSR	**5.35**	**:1**
ACHIEVED GFA	**66587**	m^2
PROPOSED GBA	**109114**	m^2

	Silver Livable	*NDIS*	***Total***
	101	***38***	***139***
		6%	*20%*

									Visitor	*Retail*	*Childcare*	*Gym*
Car Rate Maximum	*B99*	*car wash*	*0.2*	*0.2*	*0.2*	*0.2*	*0.2*	*0.2*	*1 / 20 Units*	*4.1/100m2*	*1 / 10 Kids*	*1/22m2*
Required	9	2	36	35	46	41	13	0	43	99	13	83
Total Required	**420**											
Provided	**593**											

Overall

DEVELOPMENT SUMMARY

ED PARK
SSDA

JOB NO. 20794
CLIENT URBAN PROPERTY
DATE 2/24/2026

OVERALL SUMMARY

HEIGHT (m)	FTF (m)	LEVEL	GBA (m2)	Affordable G.F.A. (m^2)	Resi G.F.A. (m^2)	Co-Living G.F.A. (m^2)	Retail G.F.A. (m2)	Gym G.F.A. (m2)	Library G.F.A. (m2)	Childcare G.F.A. (m2)	Deep Soil Area (m^2)	Residential N.S.A. (m^2)	Communal Area (m^2)	Efficiency N.S.A/G.F.A	No. of Car Space	Co-Living	Apartment Mix - BTR & BTS					No. of Aparments	ADG Compliance		
																	Studio	1 Bed	2 Bed	3 Bed	4 Bed		Solar	No Solar	Cross-Ventilation
													(outdoor)												
	3150	**ROOF**																							
	3150	**L39**	931		795							674		0.85			3	4	3	1		11	8	2	
	3150	**L38**	931		795							674		0.85			3	4	3	1		11	8	2	
	3150	**L37**	931		795							674		0.85			3	4	3	1		11	8	2	
	3150	**L36**	931		795							674		0.85			3	4	3	1		11	8	2	
	3150	**L35**	931		795							674		0.85			3	4	3	1		11	8	2	
	3150	**L34**	931		795							674		0.85			3	4	3	1		11	8	2	
	3150	**L33**	931		795							674		0.85			3	4	3	1		11	8	2	
	3150	**L32**	931		795							674		0.85			3	4	3	1		11	8	2	
	3150	**L31**	931		795							674		0.85			3	4	3	1		11	8	2	
	3150	**L30**	931		795							674		0.85			3	4	3	1		11	8	2	
	3150	**L29**	931		795							674		0.85			3	4	3	1		11	8	2	
	3150	**L28**	931		795							674		0.85			3	4	3	1		11	8	2	
	3150	**L27**	931		795							674		0.85			3	4	3	1		11	8	2	
	3150	**L26**	931		795							674		0.85			3	4	3	1		11	8	2	
	3150	**L25**	2701		2304							1987		0.86			5	9	12	3		29	23	2	
	3150	**L24**	2701		2304							1987		0.86			5	9	12	3		29	21	2	
	3150	**L23**	2701		2304							1987		0.86			5	9	12	3		29	21	2	
	3150	**L22**	2701		2304							1987		0.86			5	9	12	3		29	21	2	
	3150	**L21**	2701		2304							1987		0.86			5	9	12	3		29	21	2	
	3150	**L20**	3142		2304							2260		0.98		10	6	8	12	3		29	21	2	
	3150	**L19**	3142		2304	355						2260		0.85		10	6	8	12	3		29	22	2	
	3150	**L18**	3142		2304	355						2260		0.85		10	6	8	12	3		29	22	2	
	3150	**L17**	3142		2304	355						2260		0.85		10	6	8	12	3		29	22	2	
	3150	**L16**	3142		2304	355						2260		0.85		10	6	8	12	3		29	22	2	
	3150	**L15**	4615		3596	355						3353		0.85		10	6	12	20	5		43	36	2	
	3150	**L14**	4615		3596	355						3353		0.85		10	6	12	20	5		43	31	5	
	3150	**L13**	5642	420	4012	355						4075		0.85		10	6	16	24	7		53	41	5	
	3150	**L12**	5638	420	4012	355						4075		0.85		10	6	16	24	7		53	39	7	
	3150	**L11**	7125	834	4798	362						5123	304	0.85		10	6	21	30	10		67	53	7	
	3150	**L10**	7125	834	4798	362						5123	360	0.85		10	6	21	30	10		67	49	7	
	3150	**L09**	7864	999	5302	362						5719	986	0.86		10	6	22	37	10		75	57	9	
	3150	**L08**	8374	1339	5372	362						6071	360	0.86		10	5	23	40	11		79	60	9	14
	3150	**L07**	9481	1830	5787	362						6859		0.86		10	5	28	43	14		90	70	10	58
	3150	**L06**	9800	1994	5950	362						7155		0.86		10	5	28	47	14		94	70	13	58
	3150	**L05**	9814	2363	5691	362						7103	2770	0.84		10	5	27	47	14		93	69	13	58
	3150	**L04**	13769	2363	6138	362						7426		0.84		10	5	32	43	17		97	73	14	64
	3150	**L03**	13845	2358	6211	362						7500		0.84	95	10	5	32	45	16		98	72	15	61
	3150	**L02**	13932	2422	6204	383						7025		0.78	95		4	31	46	14		95	60	16	61
	5000	**L01**	16573	2343	4629	28		2416	349	905		5351	3515	0.76	82			21	38	10		69	34	15	38
	3600	**UG**	12395	2101	3060	0			1070			3817	2298	0.74	90			14	27	8		49	19	12	24
	6000	**LG**	18939	794	1121	61	3232	43		40		1212	1245	0.61	216			7	7	2		16	6	4	8
	3000	**B01**	19442		206										437										
	3000	**B02**	9300												199										
	3000	**B03**	9300												204										
TOTALS			**249837**	**23414**	**114653**	**6570**	**3232**	**2459**	**1419**	**945**	**2682**	**121011**	**11838**	**0.84**	**1418**	**180**	**173**	**504**	**730**	**218**	**0**	**1625**	**1167**	**211**	**444**
							152692				**8.3%**		**36.6%**				**10.6%**	**31.0%**	**44.9%**	**13.4%**	**0.0%**		**72%**	**13%**	**61%**
Required				***15.33%***							*7%*		*25%*									**1805**	*MIN. 70%*	*MAX. 15%*	*MIN. 60%*

SITE AREA	**32310**	m^2
BASE FSR	**N/A**	**:1**
ACHIEVED FSR	**4.73**	**:1**
ACHIEVED GFA	**152692**	m^2
PROPOSED GBA	**249837**	m^2

	Silver Livable	*NDIS*	***Total***
	290	***38***	***328***
			20%

							Visitor	*Retail*	*Childcare*	*Gym*	*Library*
Car Rate Maximum	B99	*car wash*					*1 / 20 Units*	*4.1/100m2*	*1 / 10 Kids*	*1/22m2*	*N/A*
Required	17	6	36	128	429	207	13	90	99	13	83	8
Total Required	**1130**											
Provided	**1513**											

HOUSING SEPP - SCHEDULE 9

ADG REF.	ITEM DESCRIPTION	COMPLIANCE	NOTES
ADG COMPLIANCE TABLE			
	DESIGN QUALITY PRINCIPLES		
PRINCIPLE 1	**CONTEXT AND NEIGHBOURHOOD CHARACTER**		

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

Response

The proposal comprises three development sites located within Precinct 9 of Edmondson Park, a precinct developed by Landcom and supported by new roads and infrastructure. Precinct 9 is known as the Maxwells Creek Precinct, reflecting its location along the Maxwells Creek riparian corridor which defines the western edge of the precinct.
To the west, the precinct interfaces with the Parklands Precinct, characterised by established low-scale residential housing. To the east lies the Station Precinct, developed by Frasers Property Australia, which has been largely completed and forms the primary commercial and transport hub for Edmondson Park.
The subject sites are located to the north-west of Edmondson Park Train Station and immediately west of the riparian corridor, which runs north–south through the region. The precinct is connected via Buchan Avenue, which crosses the riparian corridor and provides a primary east–west connection. The riparian corridor links Maxwells Creek to the broader Georges River catchment, extending south through natural terrain and connecting to parklands located further south.
Edmondson Park Train Station is located approximately five minutes by car to the east of the precinct and provides a direct connection to the existing town centre developed by Frasers Property Australia. Buchan Avenue functions as the main connection between the station and the Maxwells Creek Precinct, feeding into the precinct across the riparian corridor.
Precinct 9 is supported by a new high school currently under construction immediately south of Buchan Avenue, as well as a primary school located west of the adjacent parkland. Together, these facilities establish a strong educational and community anchor for the precinct.

The proposal relates to three sites identified as Sites 3, 4 and 5:

Site 3
Site 3 has an area of 11,641 m² and is located within the western portion of the precinct. The site is framed to the south by Buchan Avenue and the new high school, and to the north by Jericho Road, adjoining a recently constructed 3–4 storey townhouse development. To the west, the site interfaces with Claremont Park, and together with the adjacent school site, forms a strong western edge to the precinct.
The site is bounded by newly constructed roads and slopes gently 7 metres down towards the east, creating a gradual and manageable gradient across the site.

Site 4
Site 4 with an area of 8,219 m² is located along the northern edge of Buchan Avenue and directly abuts the western edge of the riparian corridor. The site enjoys a unique relationship with the natural landscape, with its eastern boundary directly engaging with the creek corridor. A level change of approximately 2 metres falls towards the creek, complemented by mature trees and dense native vegetation. This setting provides a significant opportunity for the site to engage with the natural environment while acting as a visual marker for the eastern edge of the precinct.

Site 5
Site 5 is located south of Buchan Avenue and has a site area of 12,450 m². The site has a strong eastern relationship with the riparian corridor, Maxwells Creek and surrounding native vegetation. The eastern edge of the site is retained with sandstone retaining walls, creating a level difference of approximately 2 metres to the riparian corridor. To the west, the site is bounded by Horrie Road and the new high school. A generous landscaped setback associated with the school helps frame the western edge of the site.

PRINCIPLE 2 **BUILT FORM AND SCALE**

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

Response to Scale

The proposal introduces increased density and building height within the Maxwells Creek Precinct, contributing to the broader objectives of addressing housing demand and affordability in NSW. Located immediately west of the Station Precinct, the development benefits from excellent access to public transport, education, community infrastructure and open space.
The overall masterplan provides a diverse mix of housing typologies, including build-to-sell apartments, build-to-rent housing, co-living accommodation and affordable housing. This diversity ensures the precinct caters to a wide range of demographics and household types.
The proposal is further supported by new community infrastructure, including a wellbeing centre and public library, as well as public through-site links, plazas and a community-focused retail hub comprising a supermarket, retail shops, cafés and restaurants.
The scale strategy responds to the surrounding context, transitioning from 1–3 storey development to the north and west, through 3–8 storey mid-rise forms, and ultimately rising to 26 and 40 storey towers towards the riparian corridor and Station Precinct to the east. This approach allows the development to respond sensitively to adjacent neighbourhoods while reinforcing the Station Precinct as the primary high-density focal point. The proposal responds to the distinct character and established building scale of each street, forming a cohesive composition that positions the new precinct as a community heart, delivering housing diversity supported by high-quality amenity.

Site 3
Site 3 is located along the northern edge of Buchan Avenue opposite the new high school, which comprises a 4–5 storey built form. To the north, the site interfaces with a 3-storey townhouse development by UPG. The proposal responds directly to these scales through a clearly articulated podium that establishes a consistent and legible street edge supported by generous landscape zones and street trees.
Towards the west, the built form addresses Claremont Park, introducing a marker building that bookends the boulevard sequence and signals entry into the mixed-use precinct. The public library located at the base of this building reinforces its civic role and establishes a strong community anchor at this key arrival point.
Along the northern edge, a 3-storey base responds to the adjacent townhouses, with upper levels stepping back to achieve heights of up to 8 storeys. A 6-metre deep soil setback provides generous landscaping and pedestrian connections, assisting in the transition between building scales.

Site 4
Site 4 bookends the eastern edge of the Maxwells Creek Precinct at the point where the precinct meets the riparian corridor, which defines its eastern boundary. The podium maintains a consistent four-storey scale, reinforcing the established street wall and framing the primary entry boulevard into the precinct. Above this podium, the built form transitions in height from a 15-storey tower to the west to a taller 26-storey tower to the east. This upward stepping of height responds to the approach from the Station Precinct and clearly addresses the arrival sequence into the Maxwells Creek Precinct, reinforcing its role as a gateway site.

Site 5
Site 5 is located along the eastern edge of the school site fronting Horrie Road. To the east, the site directly interfaces with the generously landscaped riparian corridor and Maxwells Creek, which extends northward and connects to the Georges River. The proposed development on Site 5 is organised into northern and southern components, divided by a publicly accessible through-site link that runs through the centre of the site and forms a key pedestrian connection within the precinct. The development is unified by a two-storey podium that accommodates the proposed retail and commercial uses, establishing an active ground plane. This podium scale responds comfortably to the adjacent school and its landscaped forecourt to the west. As the buildings are positioned closer to the eastern edge of the site, the inclusion of generous landscaped roof gardens contributes positively to the overall landscape character and provides a softened interface with the school environment.
The northern podium supports two buildings of varying scale. The northernmost building rises to 12 storeys and is positioned to provide visual relief at the eastern entry into the precinct. Located behind this, a 26-storey building establishes a direct visual and spatial dialogue with the corresponding tower on Site 4. When viewed from the east, these buildings clearly define and mark the arrival into the Maxwells Creek Precinct.
The southern portion of Site 5 accommodates a podium that supports a 40-storey tower, which serves as a key landmark anchoring the precinct within the wider regional context. The tower is positioned along the riparian corridor to the east and the rail line to the south, reinforcing its prominence. Its visibility from the train station establishes a strong visual marker for the Maxwells Creek Precinct and announces the presence of the new community hub.

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Response to Built Form

The overall composition of built form across the three sites is structured to reinforce a clear transition in scale, moving from the finer-grain urban character to the north-west toward a mixed-use hub of increased height adjacent to the larger open spaces to the east, including the riparian corridor, parklands and the station precinct. The proposed building forms establish well-defined street walls with consistent articulation along key streets, while upper levels are set back above the podium scale to provide appropriate relief and a sensitive response to the surrounding built context.

Site 3

Site 3 is composed of a series of buildings arranged in an east–west orientation, framing Buchan Avenue to the south and Jericho Road to the north. Along the southern edge, the buildings are positioned over a four-storey podium, establishing a direct and appropriate scale relationship with the adjacent school. In response to the expressed volumes of the school buildings, the podium is regularly articulated to clearly emphasise building entry points. The proposed built form carefully responds to the school's composition, articulation and massing, creating a balanced and cohesive character along this important entry boulevard into the precinct.
Towards the western edge, as the development approaches Bizentin Ridge Road and Claremont Park, the tower element is brought down to the ground plane to reinforce this prominent edge condition, mark the western entry to the precinct, and announce the presence of the public library in direct interface with the park. Along the northern boundary, the built form is set back by six metres to accommodate deep soil planting, generous landscaping and tree canopy. The height and articulation of the northern elevation respond to the adjoining terrace housing, with a three-storey base supporting upper levels that are progressively set back to achieve a clear and sensitive transition in scale.

Site 4

Site 4 is defined by a clear composition of podium and tower forms that respond to both the surrounding street network and the riparian corridor to the east. A four-storey podium frames Buchan Road along the southern edge, reinforcing a consistent street wall and contributing to a cohesive streetscape character. To the north, the built form responds to changes in topography and connects seamlessly with the scale and form proposed on Site 3, as well as the adjoining terrace housing to the north.
The tower elements are set back from the northern boundary to provide appropriate relief when viewed from the lower-scale residential context. Generous setbacks and spacing between the buildings create opportunities for a substantial shared rooftop garden that serves both towers. The buildings are set back by approximately 3 metres from the western, southern and eastern boundaries to clearly express the podium scale and reduce perceived bulk at street level. Along the southern edge, additional articulation and setback allow for the provision of a deep soil landscaped pocket park along Buchan Road, directly opposite the proposed public forecourt on Site 5. The composition of the buildings on Site 4 draws the eye toward the eastern 26-storey tower, which aligns with the creek corridor and reinforces the eastern gateway to the Maxwells Creek Precinct.

Site 5

Site 5 is composed of a series of distinct building forms arranged over a two-storey podium. A publicly accessible through-site link runs through the centre of the site, effectively breaking the overall length into two portions that are comparable in scale to Site 4. The buildings within the northern portion of Site 5 are positioned along the eastern edge to frame the creek corridor and provide appropriate relief to the school interface. This arrangement allows the two-storey podium to establish a generous and legible street profile, supported by substantial landscape treatment. The inclusion of landscaped roof gardens further reinforces this character and strengthens the relationship between built form and landscape.
The variation in building heights, which increase progressively toward the southern end of the site, creates a dynamic overall composition. The articulation and massing of the buildings emphasise verticality and slenderness, helping to visually relieve the collective built form when viewed from the east and within the surrounding streetscape.
Each building adopts a unique architectural form informed by its individual design concept and the broader process of designing with Country. The deliberate variation in built form, materiality and architectural expression supports the diversity of uses across the site and contributes to the creation of a rich, layered and vibrant precinct that fosters a strong sense of community.

PRINCIPLE 3 DENSITY

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

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

Response

The original Edmondson Park concept plan envisaged a series of new precincts supported by the train station and the surrounding road network, enabling an increase in density across the area. The road infrastructure and services delivered by Landcom are capable of accommodating additional development yield and are well positioned to support the delivery of new housing, responding to the ongoing housing affordability pressures currently experienced across NSW.
Sites 3, 4 and 5 were originally planned to accommodate approximately 605 dwellings, with no provision for affordable housing. The current proposal significantly increases this capacity, delivering approximately 1,805 dwellings across the three sites. This includes a diverse mix of build-to-sell apartments, build-to-rent housing, co-living accommodation, and a contribution of approximately 273 affordable housing dwellings across sites 3 and 5. The range of housing typologies supports a broad demographic profile within the community and is underpinned by high-quality amenity and access to generous public space. Each site provides sufficient on-site car parking to accommodate the proposed density, as well as appropriate space to support waste management, loading and servicing requirements associated with the various uses.

The proposal establishes a new community precinct supported by a comprehensive retail offering, including a supermarket, as well as a range of social and community infrastructure. Public spaces within the precinct include a vibrant shopping plaza and retail strip located along the through-site link on Site 5, forming the heart of the community hub. This hub is anchored by the supermarket located within the southern portion of the site, while the through-site link also provides access to the proposed wellbeing centre within the southern podium. The northern podium accommodates a 120-place childcare facility, supporting the needs of the growing residential population.

A retail forecourt is proposed at the northern end of Site 5, creating a welcoming entry into the precinct while taking advantage of favourable solar access and outlook toward the riparian corridor.
Landscape pocket parks are provided along the edges of Site 4, contributing to an enhanced streetscape profile and offering informal gathering spaces for residents and visitors.

On Site 3, a landscaped public link and plaza provide an important community connection to the wider precinct to the north, drawing people through the site toward the school and the community retail hub on Site 5.
Along the western edge of Site 3, a civic forecourt associated with the proposed public library is complemented by a pocket park, creating a highly activated corner within the precinct. The generous public domain along this edge encourages movement from Belmont Park into the precinct and strengthens community engagement at this key interface.

Overall, the proposal ensures that the increased density and diversity of living typologies are supported by a strong local offering of amenity and services. With the train station located only minutes away and supported by a well-connected road network, the Maxwells Creek Precinct is envisaged as a vibrant and highly liveable community that complements the established Station Precinct developed by Frasers Property Australia.

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PRINCIPLE 4 **SUSTAINABILITY**

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

Response

The proposal for each site is founded on a series of principles that support environmental sustainability and long-term resilience. The delivery of high-density development contributes to a reduced environmental footprint when compared to lower-scale forms of development, which typically consume more land and rely on decentralised servicing and energy use. The proposed density enables centralised servicing, loading and waste management strategies, resulting in efficiencies in operation and a reduction in handling requirements. The buildings have been designed with optimised structural systems to maximise material efficiency and minimise unnecessary resource use.

Apartments are strategically grouped within each building to optimise lift arrangements and building services, achieving further efficiencies in vertical circulation and infrastructure distribution. This approach supports both operational performance and long-term adaptability of the buildings.

The design of the buildings is informed by the principles of the Apartment Design Guide (ADG), ensuring best-practice residential amenity through appropriate access to daylight, natural ventilation and spatial quality. Multiple cores are incorporated to ensure apartment clusters are efficiently serviced by lifts and services. Daylight access to circulation corridors reduces reliance on artificial lighting, while apartments located at higher levels benefit from enhanced access to sunlight and prevailing breezes, reducing the need for mechanical lighting and cooling for significant periods of the year.

Facade design has been carefully considered to mitigate heat gain, particularly on western elevations which are exposed to high afternoon solar loads in this region. Increased solidity and integrated shading devices are incorporated to improve thermal performance and occupant comfort.

The buildings are designed to target enhanced BASIX, mandating 7-Star NatHERS, and other relevant sustainability benchmarks. All buildings are fully electric, with no reliance on gas. Photovoltaic panels are proposed on building roofs and within landscape pavilion structures, contributing to the energy demands of common areas across the development.

Water management strategies include the collection and reuse of grey and black water, enabling recycled water to be utilised for irrigation of landscaped areas, including rooftop gardens. These measures support reduced potable water consumption and contribute to the overall sustainability performance of the development.

PRINCIPLE 5 **LANDSCAPE**

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

Response

The three sites introduce a new layer of public space and make a strong contribution to the landscape character of the broader Maxwells Creek Precinct. The proposed building configuration shapes a coherent and legible ground plane that encourages connectivity and community accessibility. The public domain and landscape strategy are designed to frame everyday community life, offering a varied range of spatial experiences that support movement, gathering and interaction. The landscape journey is informed by careful consideration of placemaking, retail strategy and the integration of public art, creating depth and meaning within the precinct and encouraging the community to move through and engage with the spaces.

The regular pattern of the road network that defines the precinct is shaped to the east by the creek and riparian corridor, which carve through the existing landform. The waterway and surrounding native bushland, including its vegetation, flora and fauna, provide a natural starting point and primary driver for the design of the public domain, landscape and architectural response across the precinct.

The generosity of the landscape along the creek corridor is drawn into the precinct through street connections, pedestrian links and deep-soil setbacks within the sites. This approach establishes a continuous pedestrian journey through the precinct, encouraging residents and visitors to move through the development and engage with the creek edge and adjoining open spaces.

Conceptually, the landscape is extended vertically, drawn up and into the buildings and folded into the various roof gardens to become an extension of the public domain. The formality of the streets, defined by regular street tree planting, is deliberately softened through the introduction of green pockets, forecourts and landscaped setbacks that support building entries and naturally draw attention to these spaces. The through-site links provide an opportunity to introduce a counterpoint to the more formal urban pattern, allowing the landscape to become more lush and informal in its form and spatial character. The provision of substantial tree canopy along these links and at the edges of buildings significantly enhances the quality and comfort of the public domain, particularly in response to summer heat and the need for shade.

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PRINCIPLE 6 **AMENITY**

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

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

Response

Each site provides a tailored response to residential amenity, with a strong focus on the quality of shared spaces within and around the buildings.

Site 3 comprises market apartments and is conceived as two distinct sub-communities as a result of the public through-site link that divides the site. The eastern buildings share a communal garden at ground level, which is directly accessible from each building lobby and functions as a natural gathering space for residents. The landscape design supports a range of social interactions through a combination of open lawn areas and more intimate seating zones, accommodating a diversity of users and activities. The orientation of this space provides increased shade, contributing to thermal comfort, particularly during the warmer summer months. The communal garden also connects directly to the through-site link, enhancing permeability at the ground plane and providing a convenient pedestrian shortcut through the site.

The western portion of Site 3 adopts a similar configuration, providing an additional ground-level communal garden that serves residents across four lift cores and associated sub-communities. Due to the lower scale of the northern buildings, daylight is able to penetrate this space, creating a more intimate and comfortable environment for residents.

The rooftops of the two northern middle buildings on Site 3 are accessible to all residents and are designed to take full advantage of solar access and expansive views across the wider region. These rooftop spaces are more active in nature, incorporating barbecue facilities and gathering areas that support social interaction and communal use.

All communal and landscaped spaces are animated through the careful selection of plants and trees that respond to local environmental conditions and enhance comfort and usability. Through the process of connecting with Country, specific knowledge shared by Elders regarding endemic plant species has informed the landscape strategy, ensuring that planting selections are contextually appropriate and environmentally responsive.

Site 4 comprises build-to-sell apartments, with the two towers sharing a generous podium-level roof garden oriented to the north and well protected by the surrounding built form. This rooftop space is sufficiently sized to accommodate a range of programmed uses within a landscaped setting, including a swimming pool, gym and wellbeing pavilion, as well as barbecue areas and lawn spaces. Together, these facilities create a high-quality shared amenity and a central meeting place for residents of both buildings. The roof garden provides adequate soil depth and structural capacity to support mature trees and substantial landscaping, forming a verdant foreground for apartments overlooking the space. Apartments that front this area are provided with additional private garden zones, landscaped edges and screening to ensure privacy between private and communal areas. These dwellings also benefit from direct access to the shared garden facilities, further activating the edges of the space and reinforcing its communal character.

Site 5 provides a highly integrated approach to residential amenity through the organisation of buildings over a two-storey podium and the clear structuring of communal spaces at both ground and podium levels. The plan arrangement demonstrates a strong relationship between built form, landscape and shared amenity, ensuring that residents benefit from both internal communal facilities and generous landscaped outdoor spaces. A publicly accessible through-site link runs through the centre of the site, dividing the podium into northern and southern components and establishing a strong pedestrian connection across the site. This link is framed by active uses at ground level and landscaped edges, reinforcing permeability and creating an engaging public realm that supports movement, interaction and wayfinding through the precinct.

At ground and podium levels, the plan provides a series of communal and shared facilities that support daily living and social interaction. The two-storey podium accommodates retail, commercial and community-oriented uses, while also supporting resident-focused amenity spaces. The arrangement of the podium allows for clear separation between public-facing uses and more private residential amenity, ensuring functionality and comfort for residents. The northern portion of Site 5 incorporates landscaped podium and roof garden spaces that directly interface with the adjacent buildings. These landscaped areas provide opportunities for passive recreation and informal gathering, while also contributing to the overall green character of the precinct. The placement of buildings toward the eastern edge allows the podium and landscape areas to address the creek corridor, reinforcing a strong visual and spatial connection to the riparian environment.

The roof garden areas are designed as usable communal spaces, providing residents with access to outdoor amenity that benefits from solar access, outlook and protection from prevailing winds. These spaces are supported by sufficient soil depth to accommodate planting and soft landscape, enhancing environmental performance and resident wellbeing. Within the building footprints, communal indoor spaces are clearly legible on the plan, including areas dedicated to co-living and shared resident functions. These spaces are centrally located and directly connected to vertical circulation cores, ensuring ease of access and encouraging regular use. The distribution of these facilities supports smaller residential communities within the overall development, reinforcing a sense of belonging and shared ownership. Landscape treatment around the edges of the site, particularly along street frontages and the riparian interface, softens the transition between public and private realms. Planting, seating and setbacks along these edges contribute to a comfortable pedestrian environment and improve the overall quality of the public domain.

Overall, the amenity strategy for Site 5 is closely aligned with the floor plan arrangement, delivering a layered and diverse range of indoor and outdoor communal spaces. The integration of landscaped podiums, roof gardens, communal indoor facilities and public connections ensures that the scale and density of development are balanced by high-quality amenity, contributing to a liveable, socially connected and resilient community.

PRINCIPLE 7 **SAFETY**

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

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

Response

The proposal optimises safety and security within both the development and the surrounding public domain through clear spatial definition, active frontages and strong passive surveillance.

All public domain edges are actively addressed by residential apartments and retail uses, ensuring continuous activation and visual oversight throughout the precinct. Multiple residential entry lobbies are clearly legible and expressed within the architectural form, establishing secure and identifiable access points. These entries are supported by landscaped forecourts and seating areas that create transitional spaces between public and private domains while maintaining visibility and surveillance.

Through-site links function as key pedestrian connectors and activity corridors. These spaces are well illuminated, overlooked by adjacent apartments and designed to promote natural surveillance. Public-facing uses including the library and supermarket incorporate monitored entry points and CCTV, with all public areas designed to maintain appropriate lighting levels during evening hours.

The integration of active uses, well-defined access points, and passive surveillance measures establishes a safe, comfortable and easily maintained environment consistent with the objectives of Principle 7.

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PRINCIPLE 8 **HOUSING DIVERSITY AND SOCIAL INTERACTION**

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.

Response

The proposal delivers a diverse range of housing typologies and living environments within the broader precinct, supporting a varied demographic profile and encouraging community interaction.

The development sits within a wider urban structure that includes lower-scale detached dwellings, terrace housing and medium-scale apartment buildings. This mix contributes to housing choice across different household types, life stages and budgets. Within the proposal, each building provides internal communal spaces and landscaped rooftop amenities that cater to residents at a building scale.

At ground level, a connected public domain and shared landscaped spaces establish a broader communal layer that encourages interaction between residents and the surrounding neighbourhood. The integration of schools, childcare facilities, retail, supermarkets and a public library supports a socially responsive and inclusive environment, providing opportunities for daily interaction and community engagement.

With its proposed density and diverse mix of uses, the precinct is designed to foster a vibrant, inclusive and well-connected community, consistent with the objectives of Principle 8.

PRINCIPLE 9 **AESTHETICS**

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

RESPONSE

The three sites form a significant component of the Maxwells Creek Precinct and play an important role in shaping its overall character and identity. Given the diversity of proposed built form and uses across the sites, a varied architectural expression is required to respond to differing programmatic needs, orientations and contextual conditions. The articulation and expression of each building are fundamental to animating the built form and contributing to the success of the precinct. This diversity assists with orientation and wayfinding, introduces visual interest, and contributes to a richer and more legible understanding of place.

The ability to design all three sites in parallel has enabled a holistic approach to defining the architectural character and expression across the precinct, while allowing each building to retain its own identity. This coordinated approach ensures a cohesive overall vision, supported by variation and differentiation at the building scale. The overarching design concept seeks to capture the contrast between the natural landscape and the layered history of the area, while also responding to ideas of future growth and legacy. Buildings that frame Maxwells Creek are afforded the opportunity to engage directly with the natural setting that remains a defining feature of the site. Through the process of walking with Country, a number of opportunities were identified that informed the design approach, including references to colour, materiality, form and texture drawn from the surrounding landscape and cultural context.

The tower forms across the precinct are conceived as expressions of different narratives, resulting in a variety of architectural responses. A fundamental starting point for the design is the land itself, specifically the layers of sedimentation and shale that have formed over the bedrock and are revealed as water has carved through the terrain over time.

On Site 4, both horizontal and vertical patterns are employed to create a composition that transitions from a finer grain at the base to more generous proportions as the building rises. The softened treatment of columns references the verticality of the gum trees that reach upward through the layered landscape. Brick and earth-toned materials are used at the base to ground the building and reinforce its connection to the land.
The architectural language of Site 4 extends into the base of Site 5, where the idea of layered landform and materiality continues, establishing a sense of warmth and continuity as the buildings engage with the ground. The northern building on Site 5 develops this concept further, forming a dynamic introduction at the eastern entry to the precinct through its layered expression. The articulation of the podium aligns with the open and publicly accessible uses at this level. Open terraces associated with the childcare and wellbeing centre provide relief to the podium massing and allow landscaped edges to engage directly with the riparian corridor. Sandstone-toned upstands and interwoven forms create an organic layering that helps define individual building lobbies, while secondary banding layers introduce additional warmth and depth, referencing shale formations and associated earthy colour palettes.

The building located at the centre of Site 5 symbolises water and the creek as it moves through the landscape—formed by multiple streams that are dynamic and reflective, constantly shifting with light and movement. This building draws its architectural expression from the concept of water, employing softer forms and subtle detailing to edges, balustrades and screening. From a distance, vertical elegance is emphasised through the facade composition, while closer views reveal finer-grain articulation. The eastern elevation responds more directly to the creek, with a calmer and more restrained expression toward the west.

The tallest building within the precinct is conceived as a response to the sky. Its architectural expression is strongly vertical, drawing the eye upward through a simple and regular facade ordering. Sculpted balcony forms and articulated facade zones create an elegant and refined building that is legible both from a distance and at a more intimate scale. Light grey facade panels respond to changing light conditions, appearing bright in daylight and subtly reflecting the colour of the sky as conditions shift.

To the west, a vibrant red-bronze tower introduces a deliberate counterpoint to the surrounding buildings, grounding itself within the landscape and engaging with the adjacent roof gardens. This building draws inspiration from the dynamic and organic patterns found in nature, introducing colour and vibrancy that complement the natural setting. The co-living building adopts a different internal configuration with smaller rooms, which informs a distinct facade expression. This contrast enhances architectural diversity and helps balance the character of the neighbouring buildings.

Site 3, located further from the riparian corridor, reflects the more recent history and legacy of the area. Its architectural language draws from the ordered urban development associated with the site's past, including its military history. The disciplined facade composition and the rigorous sequencing of buildings along Buchan Avenue, together with their relationship to the adjacent school, reference this structured history and the area's gradual urbanisation.

The western building on Site 3 represents ideas of aspiration, future growth and learning. Positioned as a marker building, it presents an elegant form with subtle sculptural moments that convey a sense of optimism. Sitting above the public library, the building becomes a symbolic statement of learning and investment in future generations. The sculptural precast expression, combined with a generous civic arrival gesture to the library across the park, establishes a welcoming presence at the western edge of the precinct. Together, the diversity of architectural expression, materiality and use across the three sites forms the backdrop for a new, vibrant and enduring community.

ADG VERIFICATION TABLE

PART 2	**DEVELOPING THE CONTROLS**		
2F	**BUILDING SEPARATION**		
	Objective: • ensure that new development is scaled to support the desired future character with appropriate massing and spaces between buildings • assist in providing residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook • provide suitable areas for communal open spaces, deep soil zones and landscaping.		
	Design Guidance	CONSIDERED	
	Up to four storeys/12 metres 12m between habitable rooms/balconies 9m between habitable and non-habitable rooms 6m between non-habitable rooms Five to eight storeys/up to 25 metres 18m between habitable room/balconies 12m between habitable and non-habitable rooms 9m between non-habitable rooms Nine storeys & above 24m between habitable room/balconies 18m between habitable and non-habitable rooms 12m between non-habitable rooms	YES YES YES/ Site 3 habitable to non-habitable condition for 9th Storey	The proposed development achieves or exceeds the required building separation distances across the precinct and satisfies the objectives of Part 2F. Sites 4 and 5 provide separation distances significantly greater than the minimum 24m requirement between tower forms. Site 4: Separation between Building A and Building B ranges from 29m to 33.6m. Site 5: Separation between Building A and Building C is 36m at its narrowest point, increasing to 42m. At podium level on Site 5, separation is 15m, exceeding the 12m minimum requirement. Site 3 incorporates an 18m wide central courtyard separating the northern and southern built forms along the site's central axis. From ground to Level 4, where 12m is required, separation is increased to 18m. At upper levels, where 18m is required, separation increases to 21m, providing enhanced amenity outcomes. At the eastern and western extents of Site 3, a recessed ninth storey is provided to Core S3B (west) and Core S3C (east). In these locations, building separation remains 21m. Privacy screening has been introduced to establish a habitable-to-non-habitable interface, where an 18m separation is required, which is exceeded. In addition, affected apartments within the northern floorplates have been planned so that living areas and private open spaces are oriented away from the opposing southern towers, further reinforcing visual privacy and residential amenity. Overall, the proposal demonstrates strong compliance with the building separation controls and achieves the intended amenity outcomes of the ADG.

PART 3	**SITING THE DEVELOPMENT**		
3A	**SITE ANALYSIS**		
3A.1	**Objective**: Site analysis illustrated that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.		
	Design Guidance	CONSIDERED	
	Each element in the Site Analysis Checklist is addressed.	YES	Each site has had a suitable site analysis prepared, refer to DA 002 Series drawings. The findings of these studies has directly informed the design development for each site.
3B	**ORIENTATION**		
3B.1	**Objective:** Building types and layouts respond to the streetscape and site while optimising solar access within the development		
	Design Guidance	CONSIDERED	
	Buildings along the street frontage define the street by facing it and incorporating direct access from the street	YES	
	Where the street frontage is to the east or west, rear buildings are orientated to the north	YES	
	Where the street frontage is to the north or south, overshadowing to the south is minimised & buildings behind the street frontage are orientated to the east and west.	YES	
3B.2	**Objective:** Overshadowing of neighbouring properties is minimised during mid-winter.		
	Design Guidance	CONSIDERED	
	Living areas, private open space & communal open space receive solar access in accordance with section 3D Communal & Public Open Space and section 4A Solar & Daylight Access. Solar access to living rooms, balconies & private open spaces of neighbours are considered. Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%. If the proposal will reduce the solar access of neighbours, building separation is increased beyond minimums contained in 3F Visual Privacy. Overshadowing is minimised to the south or downhill by increased upper level setbacks. Buildings are orientated at 90 deg to the boundary with neighbouring properties to minimise overshadowing & privacy impacts, particularly where minimum setbacks are used & where buildings are higher than the adjoining development. A minimum of 4 hours of solar access is retained to solar collectors on neighbouring buildings.		

ADG VERIFICATION TABLE

3C	**PUBLIC DOMAIN INTERFACE**		
3C.1	**Objective:** Transition between private and public domain is achieved without compromising safety and security.		
	Design Guidance	CONSIDERED	
	Terraces, balconies and courtyard apartments have direct street entry, where appropriate.	YES	
	Changes in level between private terraces, front gardens & dwelling entries above the street level provide surveillance & improve visual privacy for ground level dwellings.	YES	
	Upper level balconies & windows overlook the public domain.	YES	
	Front fences & walls along street frontages use visually permeable materials & treatments. Height of solid fences or walls is limited to 1m.	YES	
	Length of solid walls is limited along street frontages.	YES	
	Opportunities for casual interaction between residents & the public domain is provided for. Design solutions may include seating at building entries, near letter boxes & in private courtyards adjacent to streets.	YES	
	In developments with multiple buildings and/or entries, pedestrian entries & spaces associated with individual buildings/entries are differentiated to improve legibility for residents, using the following design solutions: Architectural detailing; Changes in materials; Plant Species; Colours; Opportunities for people to be concealed are minimised.	YES	
3C.2	**Objective:** Amenity of the public domain is retained and enhanced.		
	Design Guidance	CONSIDERED	
	Planting is used to soften the edges of any raised terraces to the street, for example above sub-basement car parking.	YES	
	Mail boxes are located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided.	YES	
	The visual prominence of underground car park vents is minimised & located at a low level where possible.	YES	
	Substations, pump rooms, garbage storage areas & other service requirements are located in basement car parks or out of view.	YES	
	Ramping for accessibility is minimised by building entry location & setting ground floor levels in relation to footpath levels.	YES	
	Durable, graffiti resistant & easily cleanable materials are used.	YES	
	Where development adjoins public parks, open space or bushland, the design positively addresses this interface & uses the following design solutions: Street access, pedestrian paths & building entries are clearly defined; Paths, low fences & planting are clearly delineate between communal/private open space & the adjoining public open space; Minimal use of blank walls, fences & ground level parking.	YES	
	On sloping sites protrusion of car parking above ground level is minimised by using split levels to step underground car parking.	N/A	
3D	**COMMUNAL & PUBLIC OPEN SPACE**		
3D.1	**Objective:** An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.		
	Design Guidance	CONSIDERED	
	1. Communal open space has a minimum area equal to 25% of the site.	YES	The total site area across the precinct is 32,310m². The proposal provides 9,037m² of communal open space, equating to 28% of the site area and exceeding the 25% requirement. Provision by site is as follows: - Site 3: 3,042m² (26.1%) - Site 4: 2,770m² (34%) - Site 5: 3,225m² (26%) Each site individually achieves or exceeds the required 25% communal open space. This outcome has been achieved despite a significant proportion of the ground plane being dedicated to the public domain, particularly on Sites 3 and 5. The design maximises available rooftop areas to provide high-quality communal open space, ensuring compliance with the ADG while maintaining strong public realm outcomes.
	2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).	YES	communal areas have been located on roof and podium areas to each site for improved solar access and amenity.
	Design Guidance	CONSIDERED	
	Communal open space is consolidated into a well-designed, easily identified & usable area.	YES	
	Communal open space have a minimum dimension of 3m. Larger developments should consider greater dimensions.	YES	
	Communal open space are co-located with deep soil areas.	YES	
	Direct, equitable access are provided to communal open space areas from common circulation areas, entries & lobbies.	YES	
	Where communal open space cannot be provided at ground level, it is provided on a podium or roof.	YES	
	Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they need to: Provide communal spaces elsewhere such as a landscaped roof top terrace or a common room; Provide larger balconies or increased private open space for apartments; Demonstrate good proximity to public open space & facilities and/or provide contributions to public open space.	N/A	
3D.2	**Objective:** Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive.		
	Design Guidance	CONSIDERED	
	Facilities are provided within communal open spaces & common spaces for a range of age groups (see 4F Common Circulation & Spaces), incorporating the following: Seating for individuals or groups; Barbeque areas; Play equipment or play areas; Swimming pools, gyms, tennis courts or common rooms.	YES	
	Location of facilities responds to microclimate & site conditions with access to sun in winter, shade in summer & shelter from strong winds & down drafts.	YES	
	Visual impacts of services are minimised, including location of ventilation duct outlets from basement car parks, electrical.	YES	
3D.3	**Objective:** Communal open space is designed to maximise safety.		
	Design Guidance	CONSIDERED	
	Communal open space & public domain should be readily visible from habitable rooms & private open space areas while maintaining visual privacy. Design solutions include: Bay windows; Corner windows; Balconies	YES	
	Communal open space is well lit.	YES	
	Communal open space/facilities that are provided for children & young people are safe and contained.	YES	

ADG VERIFICATION TABLE

3D.4	**Objective:** Public open space, where provided, responds to the existing pattern & uses of the neighbourhood.		
	Design Guidance	CONSIDERED	
	Public open space is well connected with public streets along at least one edge.	YES	
	POS is connected with nearby parks & other landscape elements.	YES	
	POS is linked through view lines, pedestrian desire paths, termination points & the wider street grid.	YES	
	Solar access is provided year round along with protection from strong winds.	YES	
	Opportunities for a range of recreational activities is provided for all ages.	YES	
	Positive street address & active street frontages are provided adjacent to POS.	YES	
	Boundaries are clearly defined between POS & private areas.	YES	
3E	**DEEP ZOIL ZONES**		
3E.1	**Objective:** Deep soil zones are suitable for healthy plant and tree growth, improve residential amenity and promote management of water and air quality.		
	Design Guidance	CONSIDERED	
	1. Deep soil zones are to meet the following minimum requirements:	YES	
	Deep soil zones are to meet the following minimum requirements: Site Area (sqm) / Minimum Dim (m) / Deep Soil Zone (% of site area) less than 650 / - / 7 650-1500 / 3 greater than 1500 / 6	YES	Each site individually complies with the minimum 7% deep soil requirement for sites over 1,500m², and the development also achieves compliance on a precinct-wide basis. All deep soil areas provide a minimum dimension of 6m. Provision by site is as follows: - Site 3: 897m² (7.7%) - Site 4: 860m² (10.5%) - Site 5: 925m² (7.4%) Across the precinct, a total of 2,682m² (8.3%) of deep soil area is provided, exceeding the minimum requirement.
	Design Guidance		
	On some sites it may be possible to provide larger deep soil zones, depending on the site area & context: 10% of the site as deep soil on sites with an area of 650sqm - 1,500sqm; 15% of the site as deep soil on sites greater than 1,500sqm. Deep soil zones are located to retain existing significant trees & to allow for the development of healthy root systems, providing anchorage & stability for mature trees. Design solutions may include: Basement & sub-basement car park design that is consolidated beneath building footprints; Use of increased front & side setbacks; Adequate clearance around trees to ensure long term health; Co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil.	NO YES	Deep soil zones have been strategically located to maximise their landscape and environmental effectiveness. Site 3 incorporates a 6m wide landscaped buffer along the interface with the adjoining townhouse precinct, providing meaningful canopy planting, visual screening and amenity benefits. On Sites 4 and 5, deep soil areas are positioned along site boundaries within the public domain interface, supporting street tree planting, urban cooling and a high-quality public realm outcome. Accordingly, the proposal satisfies both the quantitative and qualitative objectives of Part 3E.1.
	Achieving the design criteria may not be possible on some sites including where: location & building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres); there is 100% site coverage or non-residential uses at ground floor level. Where a proposal does not achieve deep soil requirements, acceptable stormwater management is achieved & alternative forms of planting provided.	N/A	
3F	**VISUAL PRIVACY**		
3F.1	**Objective:** Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external & internal visual privacy.		
	Design Guidance	CONSIDERED	
	1. Separation between windows & balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side & rear boundaries are as follows: Building Height (m) / Habitable Rooms & Balconies (m) / Non-Habitable Rooms (m) up to 12 (4 storeys) / 6 / 3 up to 25 (5-8 storeys) / 9 / 4.5 / 12 / 6	 YES YES YES	The proposal complies with the requirements for visual privacy as outlined in part 3F and 2F of the ADG for internal buidling seperation. The proposal does not share a common boundary with an adjacent property
	Design Guidance	CONSIDERED	
	Generally as the height increases, one step in the built from is desirable due to building separations. Any additional steps do not cause a 'ziggurat' appearance.	YES	
	For residential buildings next to commercial buildings, separation distances are measured as follows: Retail, office spaces & commercial balconies use the habitable room distances; Service & plant areas use the non-habitable room distances.	YES	
	New development are located & oriented to maximise visual privacy between buildings on site & for neighbouring buildings. Design solutions include: site layout & building are orientated to minimise privacy impacts (see 3B Orientation); on sloping sites, apartments on different levels have appropriate visual separation distances (see pg. 63 figure 3F.4).	YES	
	Apartment buildings have an increased separation distance of 3m (in addition to 3F-1 Design Criteria) when adjacent to a different zone that permits lower density residential development, to provide for a transition in scale & increased landscaping (pg. 63 figure 3F.5).	N/A	
	Direct lines of sight are avoided for windows & balconies across corner.	YES	
	No separation is required between blank walls.	N/A	
	Communal open space, common areas & access paths are separated from private open space & windows to apartments, particularly habitable room windows. Design solutions include: setbacks; solid or partially solid balustrades on balconies at lower levels; fencing and/or trees and vegetation to separate spaces; screening devices; bay windows or pop out windows to provide privacy in one direction & outlook in another; raising apartments or private open space above the public domain or communal open space; planter boxes incorporated into walls & balustrades to increase visual separation; pergolas or shading devices to limit overlooking of lower apartments or private open space; on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels on windows and/or balconies.	YES	
	Bedrooms, living spaces & other habitable rooms are separated from gallery access & other open circulation space by the apartment's service areas.	YES	
	Balconies & private terraces are located in front of living rooms to increase internal privacy areas are at the façade line..	YES	
	Windows are offset from the windows of adjacent buildings.	YES	
	Recessed balconies and/or vertical fins are used between adjacent balconies.	YES	

ADG VERIFICATION TABLE

3G	**PEDESTRIAN ACCESS AND ENTRIES**		
3G.1	**Objective:** Building entries & pedestrian access connects to add addresses the public domain.		
	Design Guidance	CONSIDERED	
	Multiple entries (including communal building entries & individual ground floor entries) activate the street edge.	YES	
	Entry locations relate to the street & subdivision pattern, and the existing pedestrian network.	YES	
	Building entries are clearly identifiable. Communal entries are clearly distinguishable from private entries.	YES	
	Where street frontage is limited, a primary street address should be provided with clear sight lines and pathways to secondary building entries.	YES	
3G.2	**Objective:** Access, entries & pathways are accessible and easy6 to identity.		
	Design Guidance	CONSIDERED	
	Building access areas including lift lobbies, stairwells & hallways are clearly visible from the public domain & communal spaces.	YES	
	The design of ground floors & underground car parks minimise level changes along pathways & entries.	YES	
	Steps & ramps are integrated into the overall building & landscape design.	YES	
	For large developments 'way finding' maps are provided to assist visitors & residents.	YES	
	For large developments electronic access & audio/video intercom are provided to manage access.	YES	
3G.3	**Objective:** Large sites provide pedestrian link for access to streets & connection to destinations.		
	Design Guidance	CONSIDERED	
	Pedestrian links through sites facilitate direct connections to open space, main streets, centres & public transport.	YES	
	Pedestrian links are direct, have clear sight lines, are overlooked by habitable rooms or private open spaces of dwellings, are well lit & contain active uses, where appropriate.	YES	
3H	**VEHICLE ACCESS**		
3H.1	**Objective:** Vehicle access points are designed & located to achieve safety, minimise conflicts between pedestrians & vehicles and create high quality streetscapes.		
	Design Guidance	CONSIDERED	
	Car park access is integrated with the building's overall facade. Design solutions include: materials & colour palette minimise visibility from street; security doors/gates minimise voids in the facade; where doors are not provided, visible interiors reflect facade design, and building services, pipes & ducts are concealed.	YES	
	Car park entries are located behind the building line.	YES	
	Vehicle entries are located at the lowest point of the site, minimising ramp lengths, excavation & impacts on the building form and layout.	YES	
	Car park entry & access are located on secondary streets or lanes where available.	YES	
	Vehicle standing areas that increase driveway width & encroach into setbacks are avoided streetscape.	N/A	
	Access point is located to avoid headlight glare to habitable rooms.	YES	
	Adequate separation distances are provided between vehicle entries & street intersections.	YES	
	The width & number of vehicle access points are limited to the minimum.	YES	
	Visual impact of long driveways is minimised through changing alignments & screen planting.	YES	
	The need for large vehicles to enter or turn around within the site is avoided.	NO	All service vehicles access and loading occur on site, they are required to manoeuvre within the loading areas to enter and leave the site without reversing
	Garbage collection, loading & servicing areas are screened.	N/A	All storage areas are contained with in the parking areas
	Clear sight lines are provided at pedestrian & vehicle crossings.	YES	
	Traffic calming devices, such as changes in paving material or textures, are used where appropriate.	YES	
	Pedestrian & vehicle access are separated & distinguishable. Design solutions include: Changes in surface materials; Level changes; Landscaping for separation.	YES	
3J	**BICYCLE AND CAR PARKING**		
3J.1	**Objective:** Carparking is provided based on proximity to public transport in metropolitan Sydney & centres in regional areas.		
	Design Guidance		
	1. For development in the following locations: on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents & visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street.	YES	
	Design Guidance		
	Where a car share scheme operates locally, car share parking spaces are provided within the development.	YES	
	Where less car parking is provided in a development, council do not provide on street resident parking permit.	YES	
3J.2	**Objective:** Parking & facilities are provided for other modes of transport.		
	Design Guidance		
	Conveniently located & sufficient numbers of parking spaces are provided for motorbikes & scooters.	YES	
	Secure undercover bicycle parking is provided & easily accessible from both public domain & common areas.	YES	
	Conveniently located charging stations are provided for electric vehicles, where desirable.	YES	
3J.3	**Objective:** Carpark design & access is safe and secure.		
	Design Guidance		
	Supporting facilities within car parks, including garbage, plant & switch rooms, storage areas & car wash bays can be accessed without crossing car parking spaces.	YES	
	Direct, clearly visible & well-lit access is provided into common circulation areas.	YES	
	Clearly defined & visible lobby or waiting area is provided to lifts & stairs.	YES	
	For larger car parks, safe pedestrian access is clearly defined & circulation areas have good lighting, colour, line marking and/or bollards.	YES	
3J.4	**Objective:** Visual & environmental impacts of underground carparking ae minimised.		
	Design Guidance		
	Excavation minimised through efficient car park layouts & ramp design.	YES	
	Car parking layout is well organised, using a logical, efficient structural grid & double loaded aisles.	YES	
	Protrusion of car parks do not exceed 1m above ground level. Solution include stepping car park levels or using split levels on sloping sites.	YES	
	Natural ventilation is provided to basement & sub-basement car parking.	NO	Parking ventilation is mechanically assisted
	Ventilation grills or screening devices for car parking openings are integrated into the facade & landscape design.	YES	

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3J.5	**Objective:** Visual & environmental impacts of on-grade car parking are minimised.		
	Design Guidance		
	Parking is located on the side or rear of the lot away from the primary street frontage.	N/A	
	Cars are screened from view of streets, buildings, communal and private open space areas.	N/A	
	Safe and direct access to building entry points is provided.	N/A	
	Parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space.	N/A	
	Stormwater run-off is managed appropriately from car parking surfaces.	N/A	
	Bio-swales, rain gardens or on site detention tanks are provided, where appropriate.	N/A	
	Light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving.	N/A	
3J.6	**Objective:** Visual & environmental impacts of above ground enclosed car parking are minimised.		
	Design Guidance		
	Exposed parking should not be located along primary street frontages.	YES	
	Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include: - Car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels) - Car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage (see figure 3J.9) - Positive street address and active frontages should be provided at ground level.	YES	
PART 4	**DESIGNING THE BUILDING**		
4A	**SOLAR AND DAYLIGHT ACCESS**		
4A.1	**Objective**: To optimise number of apartments receiving sunlight to habitable rooms, primary windows & private open.		
	Design Criteria	CONSIDERED	Please note that the co-living component of Site 5 has not been included within the ADG assessment
	1. Living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 2 hrs direct sunlight between 9am - 3pm at mid-winter in Sydney Metropolitan Area and in Newcastle and Wollongong local government areas.	YES	A precinct-wide solar access assessment has been undertaken for all residential buildings across Sites 3, 4 and 5. Across the development as a whole, 1,167 of 1,625 apartments (72%) receive a minimum of 2 hours of direct sunlight to living rooms and associated private open space between 9am and 3pm at mid-winter. This exceeds the 70% requirement. Performance by site is as follows: - Site 3: 336 of 491 apartments (68%) - Site 4: 313 of 447 apartments (70%) - Site 5: 518 of 687 apartments (75%) While Site 3 achieves 68%, marginally below the 70% benchmark, the overall precinct outcome of 72% exceeds the ADG requirement. The reduced percentage on Site 3 arises from the urban design response to Buchan Avenue, which has resulted in an east–west oriented built form to reinforce the street edge and public domain character. This configuration necessarily introduces a proportion of south-facing apartments. Notwithstanding this, the site continues to achieve a high level of solar access overall, and the precinct-wide performance satisfies the intent of the ADG solar access provisions.
	2. In all other areas, living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 3 hrs direct sunlight between 9 am - 3 pm at mid-winter.	N/A	
	3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am - 3 pm at mid-winter.	YES	A detailed solar access assessment has been undertaken for all residential buildings across Sites 3, 4 and 5. Across the precinct as a whole, 211 of 1,625 apartments (13%) receive no direct sunlight between 9am and 3pm at mid-winter. This is below the 15% maximum permitted under the ADG and therefore complies. Performance by site is as follows: - Site 3: 78 of 491 apartments (16%) - Site 4: 56 of 457 apartments (13%) - Site 5: 77 of 687 apartments (11%)
	Design Guidance	CONSIDERED	
	The design maximises north aspect. The number of single aspect south facing apartments is minimised.	YES	The design maximises northern orientation and minimises single-aspect south-facing apartments where practicable. Sites 4 and 5 are predominantly oriented north–south to ensure good solar access across the majority of the floorplate. On Site 3, the built form runs east–west in response to the urban design framework and its interface with Buchan Avenue, resulting in a proportion of south-facing apartments. To mitigate this, building cores are located on the southern side of the floor plates to maximise the number of north-facing dwellings.
	Single aspect, single storey apartments have a northerly or easterly aspect.	YES	
	Living areas are located to the north and service areas to the south & west of apartments.	YES	
	There are less than 15% of total apartments proposed with south facing aspect receiving no solar access.	YES	211 of the proposed 1625 total apartments are south facing and receive no solar access (13%)
	To optimise direct sunlight to habitable rooms & balconies a number of the following design features are used: Dual aspect apartments, Shallow apartment layouts, Two storey &mezzanine level apartments, Bay window.	YES	
	To maximise the benefit to residents of direct sunlight within living rooms & private open spaces, a minimum of 1sqm of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes.	YES	
	Achieving the design criteria may not be possible where: greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source; on south facing sloping sites; significant views are oriented away from the desired aspect for direct sunlight	N/A	
	Design drawings need to demonstrate how site constraints & orientation preclude meeting Design Criteria & how the development meets the objective.	YES	

ADG VERIFICATION TABLE

4A.2	**Objective**: Daylight access is maximised where sunlight is limited.		
	Design Guidance	CONSIDERED	
	Courtyards, skylights & high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms.	N/A	
	Where courtyards are used: Use is restricted to kitchens, bathrooms & service areas; Services are concealed with appropriate detailing & materials to visible walls; Courtyards are fully open to the sky; Access is provided to the light well from communal area for cleaning & maintenance; Acoustic privacy, fire safety & minimum privacy separation distances (see 3F Visual Privacy) are achieved.	N/A	
	Opportunities for reflected light into apartments are optimised through: Reflective exterior surfaces on buildings opposite south facing windows; Positioning windows to face other buildings or surfaces (on neighbouring sites or within site) that will reflect light; Integrating light shelves into the design; Light coloured internal finishes.	YES	
4A.3	**Objective**: Design incorporates shading & glare control, particularly for warmer months.		
	Design Guidance		
	A number of the following design features are used: Balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas; Shading devices such as eaves, awnings, balconies, pergolas, external louvres & planting; Horizontal shading to north facing windows; Vertical shading to east & particularly west facing windows; Operable shading to allow adjustment & choice; High performance glass that minimises external glare off windows, with consideration given to reduce tint glass or glass with a reflectance level below 20% (reflective films are avoided).		
4B	**NATURAL VENTILATION**		
4B.1	**Objective**: All habitable rooms are naturally ventilated.		
	Design Guidance	CONSIDERED	
	The building's orientation maximises capture & use of prevailing breezes for natural ventilation in habitable rooms.	YES	
	Depths of habitable rooms support natural ventilation.	YES	
	The area of unobstructed window openings should be equal to at least 5% of the floor area served.	YES	
	Light wells are not the primary air source for habitable rooms.	N/A	
	Doors & openable windows maximise natural ventilation opportunities by using the following design solutions: Adjustable windows with large effective openable areas; Variety of window types that provide safety & flexibility such as awnings & louvres; Windows that occupants can reconfigure to funnel breezes into apartment, such as vertical louvres, casement windows & externally opening doors.	YES	
4B.2	**Objective**: The layout and design of single aspect apartments maximises natural ventilation.		
	Design Guidance	CONSIDERED	
	Apartment depths limited to maximise ventilation & airflow.	YES	
	Natural ventilation to single aspect apartments is achieved with the following design solutions: Primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation); Stack effect ventilation, solar chimneys or similar used to naturally ventilate internal building areas or rooms such as bathrooms & laundries; Courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation & avoid trapped smells.	N/A	
4B.3	**Objective**: Number of apartments with natural cross ventilation is maximised to create comfortable indoor environments for residents.		
	Design Criteria	CONSIDERED	Please note that the co-living component of Site 5 has not been included within the ADG assessment
	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.	YES	Across the precinct, 444 of 725 apartments (61%) within the first nine storeys are naturally cross ventilated, achieving the 60% requirement. Performance by site is as follows: - Site 3: 232 of 370 apartments (63%) - Site 4: 114 of 191 apartments (60%) - Site 5: 98 of 164 apartments (60%) All tower floorplates have been designed with natural ventilation as a key consideration. Sites 3 and 5 incorporate a number of through-apartments, and all towers include recessed building indents and articulated forms with depth-to-width ratios exceeding 2:1, or sufficient façade depth, to facilitate effective cross-flow ventilation.
	2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	YES	
	The building includes dual aspect apartments, cross through apartments & corner apartments, and limited apartment	YES	
	In cross-through apartments, external window & door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window & door opening sizes/areas on the other side of the apartment (outlet side).	YES	
	Apartments are designed to minimise the number of corners, doors & rooms that might obstruct airflow.	YES	
	Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation & airflow.	YES	
4C	**CELING HEIGHTS**		
4C.1	**Objective**: Ceiling heights achieves sufficient natural ventilation & daylight access.		
	Design Criteria	CONSIDERED	
	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum Ceiling Height for apt and mixed-used buildings (m) Habitable rooms	YES	
	Habitable rooms 2.7 Non-habitable rooms 2.4 For 2 storey apts 2.7 for the main living area floor where its area does not exceed 50% of the apt area Attic spaces		
	If located in mixed-used area 3.3 for ground and first floor to promote future flexibility of use These minimums do not preclude higher ceilings if desired		

ADG VERIFICATION TABLE

4C.2	Objective: Ceiling height increases the sense of space in apartments & provides for well-proportioned rooms.		
	Design Guidance	CONSIDERED	
	A number of the following design solutions are used: Hierarchy of rooms in apartment is defined using changes in ceiling heights & alternatives such as raked or curved ceilings, or double height spaces; Well-proportioned rooms are provided, for example, smaller rooms feel larger & more spacious with higher ceilings; Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor & coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist.	YES	
4C.3	**Objective**: Ceiling heights contribute to the flexibility of building use over the life of the building.		
	Design Guidance	CONSIDERED	
	Ceiling heights of lower level apartments should be greater than the minimum required by Design Criteria allowing flexibility & conversion to non-residential uses.	N/A	
4D	**APARTMENT SIZE AND LAYOUT**		
4D.1	**Objective**: The layout of rooms within the apartment is functional, well organised & provides a high standard of amenity.		
	Design Criteria	CONSIDERED	
	1. Apartments have the following minimum internal areas: Apartment Type — Minimum Internal Area (sqm) Studio — 35 1 Bedroom — 50 2 Bedroom — 70 3 Bedroom — 90 The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each. A fourth bedroom & further additional bedrooms increase the minimum internal area by 12sqm each	YES	
	2. Every habitable room has a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight & air is not borrowed from other rooms	YES	
	Design Guidance	CONSIDERED	
	Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space).	YES	
	A window is visible from any point in a habitable room.	YES	
	Where minimum areas or room dimensions are not met, apartments demonstrate that they are well designed and demonstrate the usability & functionality of the space with realistically scaled furniture layouts & circulation areas.	YES	
4D.2	**Objective**: Environmental performance of the apartment is maximised.		
	Design Criteria	CONSIDERED	
	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	YES	
	2. In open plan layouts (living, dining & kitchen are combined) maximum habitable room depth is 8m from a window.	YES	
	Design Guidance	CONSIDERED	
	Greater than minimum ceiling heights allow for proportional increases in room depth up to the permitted max depths.	YES	
	All living areas & bedrooms are located on the external face of building.	YES	
	Where possible: bathrooms & laundries have external openable window; main living spaces are oriented toward the primary outlook & aspect and away from noise sources.	YES	
4D.3	**Objective**: Apartment layouts are designed to accommodate a variety of household activities & needs.		
	Design Criteria	CONSIDERED	Please note that the co-living component of Site 5 has not been included within the ADG assessment
	1. Master bedrooms have a minimum area of 10sqm & other bedrooms 9sqm (excluding wardrobe space).	YES	
	2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	YES	Bedrooms have at least 3m in one direction, some bedrooms have irregular shapes due to the shape of the site. Bedrooms can accommodate queen sized beds with adequate circulation. All bedrooms have a minimum 3m for the bed head. All bedrooms meet the required internal areas, where an irregular shape room is included in the floorplan, they typically exceed the minimum area for improved amenity
	3. Living rooms or combined living/dining rooms have a minimum width of: - 3.6m for studio & 1 bedroom apartments - 4m for 2 & 3 bedroom apartments	YES	All living rooms comply with 3.6m (1 bedroom) and 4m (2 and 3 bedroom) as required.
	4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	YES	All through apartments have a mimum width of 4m clear intenral.
	Design Guidance	CONSIDERED	
	Access to bedrooms, bathrooms & laundries is separated from living areas minimising direct openings between living & service areas.	YES	
	All bedrooms allow a minimum length of 1.5m for robes.	YES	
	Main bedroom of apartment or studio apartment is provided with a wardrobe of minimum 1.8m L x 0.6m D x 2.1m H.	YES	
	Apartment layouts allow flexibility over time, design solutions include: - Dimensions that facilitate a variety of furniture arrangements & removal - Spaces for a range of activities & privacy levels between different spaces within the apartment - Dual master apartments - Dual key apartments (Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the BCA & for calculating mix of apartments) - Room sizes and proportions or open plans (rectangular spaces, are more easily furnished than square spaces) - Efficient planning of circulation by stairs, corridors & through rooms to maximise the amount of usable floor space in rooms	YES	

ADG VERIFICATION TABLE

4E	**PRIVATE OPEN SPACE AND BALCONIES**		
4E.1	**Objective:** Apartments provide appropriately sized private open space and balconies to enhance residential amenity.		
	Design Criteria	CONSIDERED	Please note that the co-living component of Site 5 has not been included within the ADG assessment, although balcones have been provided that are compliant with Part 4E
	1. All apartments are required to have primary balconies as follows:	YES	All balconies comply with the minimum stadards for both depth and area
	Apartment Type / Minimum Area (sqm) / Minimum Depth (m) Studio / 4 / - 1 Bedroom / 8 / 2 2 Bedroom / 10 / 2 The minimum balcony depth to be counted as contributing to the balcony area is 1m		
	2. For apartments at ground level or on podium or similar, a private open space is provided instead of a balcony. It must have minimum area of 15sqm & minimum depth of 3m.	YES	
	Design Guidance	CONSIDERED	
	Increased communal open space are provided where the number or size of balconies are reduced.	N/A	
	Storage areas on balconies is additional to the minimum balcony size.	N/A	
	Balcony use may be limited in some proposals where: consistently high wind speeds at 10 storeys & above; close proximity to road, rail or other noise sources; exposure to significant levels of aircraft noise; heritage & adaptive reuse of existing buildings.	YES	
	In these situations Juliet balconies, operable walls, enclosed wintergardens, and bay windows are appropriate. Other amenity benefits for occupants are provided in the apartments or in the development or both. Natural ventilation is also demonstrated.	YES	
4E.2	**Objective:** Primary private open space & balconies area appropriately located to enhance liveability for residents.		
	Design Guidance	CONSIDERED	
	Primary open space & balconies are located adjacent to the living room, dining room or kitchen to extend the living space.	YES	
	POS & balconies predominantly face north, east or west.	YES	
	POS & balconies are orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms.	YES	
4E.3	**Objective**: Private open spaces & balcony design is integrated into & contributes to the overall architectural from & detail of the building.		
	Design Guidance	CONSIDERED	
	Solid, partially solid or transparent fences & balustrades are selected to respond to the location. They are designed to allow views & passive surveillance of the street while maintaining visual privacy & allowing for a range of uses on the balcony. Solid & partially solid balustrades are preferred.	YES	
	Full width full height glass balustrades alone are generally not desirable.	YES	
	Projecting balconies are integrated into the building design. The design of soffits are considered.	N/A	
	Operable screens, shutters, hoods & pergolas control sunlight & wind.	N/A	
	Balustrades are set back from the building or balcony edge where overlooking or where safety is an issue.	YES	
	Downpipes & balcony drainage are integrated with the overall facade & building design.	YES	
	Air-conditioning units are located on roofs, in basements, or fully integrated into the building design.	YES	
	Where clothes drying, storage or air conditioning units are located on balconies, they are screened & integrated in the building design.	N/A	
	Ceilings of apartments below terraces are insulated to avoid heat loss.	YES	
	Water & gas outlets are provided for primary balconies & private open space.	NO	
4E.4	**Objective**: Private open spaces & balcony design maximises safety.		
	Design Guidance	CONSIDERED	
	Changes in ground levels or landscaping are minimised.	YES	
	Balcony design & detailing avoids opportunities for climbing & falling.	YES	

ADG VERIFICATION TABLE

4F	**COMMON CIRCULATION & SPACES**		
4F.1	Objective: Common circulation spaces achieve food amenity & properly service the number of apartments.		
	Design Criteria	CONSIDERED	
	1. The maximum number of apartments off a circulation core on a single level is eight.	NO	Site 3 All cores service a maximum of 7 apartments per level, typically achieving 5–6 apartments per typical level, and therefore comply with the design criterion. Site 4 Core S4A: 8 apartments per level serviced by a single core (complies). Core S4B: 14 apartments per level serviced by a single core. Core S4B has been designed to maintain high amenity within the common circulation spaces. The corridors receive three sources of natural light, including windows at each end of the corridor and a large window at the lift lobby on every level. This configuration significantly improves daylight access, outlook and perceived spaciousness within the circulation areas. Site 5 Core S5A: 10 apartments per typical level serviced by a single core. Core S5C: 10 apartments per typical level serviced by a single core. Core S5B: 4 apartments per typical level serviced by a single core (complies). For Cores S5A and S5C, large windows are provided at the lift lobbies to introduce natural light and outlook into the common areas. In addition, the cores are centrally located within the floorplate, minimising corridor lengths and improving overall circulation efficiency and amenity. Overall, while select cores exceed the numerical benchmark of eight apartments per level, the design of these circulation spaces incorporates generous natural light, outlook and reduced corridor lengths to ensure high levels of amenity consistent with the objective of Part 4F.1.
	2. For buildings of 10 storeys & over, the maximum number of apartments sharing a single lift is 40.	NO	Lift provision across the precinct is summarised below: **Site 3** 491 apartments serviced by 16 lifts Average of 30 apartments per lift Maximum per core: Core S3D services 75 apartments via 2 lifts (37.5 apartments per lift) **Site 4** 447 apartments serviced by 7 lifts Average of 63.8 apartments per lift Maximum per core: Core S4B services 173 apartments via 3 lifts (57.6 apartments per lift) **Site 5** 687 apartments serviced by 10 lifts Average of 68.7 apartments per lift Maximum per core: Core S5A services 410 apartments via 4 lifts (102.5 apartments per lift) Core S5A services a 40-storey tower. Introducing additional lifts to reduce the apartment-to-lift ratio would result in a substantially enlarged and inefficient core, adversely impacting floorplate efficiency, structural performance and apartment yield. The current lift configuration has been carefully balanced to achieve an appropriate core size while maintaining viable apartment layouts and circulation efficiency. Lift wait times and operational performance will be managed through appropriate lift programming, destination control strategies and traffic modelling to ensure satisfactory service levels consistent with a building of this scale.
	Design Guidance	CONSIDERED	
	Greater than minimum requirements for corridor widths and/or ceiling heights allow comfortable movement & access particularly in entry lobbies, outside lifts & at apartment entry doors.	YES	
	Daylight & natural ventilation are provided to all common circulation spaces that are above ground.	YES	
	Windows are provided in common circulation spaces & are adjacent to the stair or lift core or at the ends of corridors.	YES	
	Longer corridors greater than 12m in length from the lift core are articulated. Design solutions include: Series of foyer areas with windows & spaces for seating; Wider areas at apartment entry doors & varied ceiling heights.	YES	
	Common circulation spaces maximise opportunities for dual aspect apartments, including multiple core apartment buildings & cross over apartments.	YES	
	Achieving Design Criteria for the number of apartments off a circulation core may not be possible. Where development is unable to achieve this, a high level of amenity for common lobbies, corridors & apartments is demonstrated, including: Sunlight & natural cross ventilation in apartments; Access to ample daylight & natural ventilation in common circulation spaces; Common areas for seating & gathering; Generous corridors with greater than minimum ceiling heights; Other innovative design solutions that provide high levels of amenity	YES	
	Where Design Criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level.	YES	
	Primary living room or bedroom windows do not open directly onto common circulation spaces, open or enclosed. Visual & acoustic privacy from common circulation spaces to any other rooms are carefully controlled	YES	

ADG VERIFICATION TABLE

4F.2	Objective: Common circulation spaces promote safety and provide for social interaction between residents.		
	Design Guidance	CONSIDERED	
	Direct & legible access are provided between vertical circulation points & apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines.	YES	
	Tight corners & spaces are avoided.	YES	
	Circulation spaces are well lit at night.	YES	
	Legible signage are provided for apartment numbers, common areas & general wayfinding.	YES	
	Incidental spaces, e.g. space for seating in a corridor, at a stair landing, or near a window are provided.	YES	Provided at the ground floor lobbies
	In larger developments, community rooms for activities such as owners corporation meetings or resident use, are provided & are co-located with communal open space.	YES	each site has areas appropriate for owners cooperation meetings
4G	**STORAGE**		
4G.1	**Objective:** Adequate, well designed storage is provided in each apartment.		
	Design Criteria	CONSIDERED	
	1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Apartment Type — Storage Size (cubic m) Studio — 4 1 Bedroom — 6 2 Bedroom — 8 3 Bedroom — 10 At least 50% of the required storage is to be located within the apartment.	YES	At least 50% of the required storage is located within the apartment.
	Design Guidance	CONSIDERED	
	Storage is accessible from either circulation or living areas.	YES	
	Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proofed & screened from view from the street.	N/A	
	Left over space such as under stairs is used for storage.	N/A	
4G-2	**Objective:** Additional storage is conveniently located, accessible & nominated for individual apartments		
	Design Guidance	CONSIDERED	
	Storage not located in apartments is secure and clearly allocated to specific apartments	YES	
	Storage is provided for larger & less frequently accessed items	YES	
	Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages, such that allocated car parking remains accessible	YES	
	If communal storage rooms are provided they are accessible from common circulation areas of the building	N/A	
	Storage not located in apartment is integrated into the overall building design & not visible from public domain	YES	
4H	**ACOUSTIC PRIVACY**		
4H.1	**Objective:** Noise transfer is minimised through the siting of buildings & building layout.		
	Design Guidance	CONSIDERED	
	Adequate building separation is provided within the development & from neighbouring buildings/adjacent uses (see 2F Building Separation & 3F Visual Privacy).	YES	
	Window & door openings are orientated away from noise sources.	YES	
	Noisy areas within buildings including building entries & corridors are located next to or above each other while quieter areas are located next to or above quieter areas.	YES	
	Storage, circulation areas & non-habitable rooms are located to buffer noise from external sources.	YES	
	The number of party walls (shared with other apartments) are limited & are appropriately insulated.	YES	
	Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces & circulation areas should be located at least 3m away from bedrooms.	YES	
4H.2	**Objective:** Noise impacts are mitigated within apartments through layout & acoustic treatments.		
	Design Guidance	CONSIDERED	
	Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: - Rooms with similar noise requirements are grouped together - Doors separate different use zones - Wardrobes in bedrooms are co-located to act as sound buffers.	YES	
	Where physical separation cannot be achieved, noise conflicts are resolved using the following design solutions: Double or acoustic glazing; Acoustic seals; Use of materials with low noise penetration properties; Continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements.	YES	
4J	**NOISE & POLLUTION**		
4J.1	**Objective:** In noisy or hostile environments impacts of external noise & pollution are minimised through careful siting & layout.		
	Design Guidance	CONSIDERED	
	To minimise impacts the following design solutions are used: - Physical separation between buildings & the noise or pollution source - Residential uses are located perpendicular to the noise source & where possible buffered by other uses - Non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses & communal open spaces - Non-residential uses are located at lower levels vertically separating residential component from noise or pollution source. Setbacks to the underside of residential floor levels are increased, relative to traffic volumes & other noise sources - Buildings respond to both solar access & noise - Where solar access is away from noise source, non-habitable rooms will provide a buffer; Where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferred - Landscape design reduces the perception of noise & acts as a filter for air pollution generated by traffic & industry.	YES	
	Where developments are unable to achieve Design Criteria, alternatives are considered in the following areas: Solar & daylight access, Private open space & balconies, Natural cross ventilation.	YES	

ADG VERIFICATION TABLE

J.2	**Objective:** Appropriate noise shielding or attenuation techniques for building design, construction & choice of materials are used to mitigate noise transmission.	
	Design Guidance	CONSIDERED
	Design solutions to mitigate noise include: - Limiting the number & size of openings facing noise sources - Providing seals to prevent noise transfer through gaps - Using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) - Using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens & soffits.	YES
K	**APARTMENT MIX**	
K.1	Objective: A range of apartment types & sizes is provided to cater for different household types now & into the future.	
	Design Guidance	CONSIDERED
	A variety of apartment types is provided.	YES
	The apartment mix is appropriate, taking into consideration: - Distance to public transport, employment & education centres - Current market demands & projected future demographic trends - Demand for social & affordable housing - Different cultural & socioeconomic groups.	YES
	Flexible apartment configurations are provided to support diverse household types & stages of life including single person households, families, multi-generational families & group households.	YES
K.2	Objective: The apartment mix is distributed to suitable locations within the building.	
	Design Guidance	CONSIDERED
	Different apartment types are located to achieve successful facade composition & to optimise solar access.	YES
	Larger apartment types are located on ground or roof level where there is potential for more open space, and on corners where more building frontage is available.	YES
L	**GROUND FLOOR APARTMENTS**	
L.1	Objective: Street frontage activity is maximised where ground floor apartments are located.	
	Design Guidance	N/A
	Direct street access are provided to ground floor apartments.	N/A
	Activity is achieved through front gardens, terraces & the facade of the building. Design solutions include: - Both street, foyer & other common internal circulation entrances to ground floor apartments - Private open space is next to the street - Doors & windows face the street.	N/A
	Retail or home office spaces are located along street frontages.	N/A
	Ground floor apartment layouts support SOHO use & provide opportunities for future conversion into commercial or retail areas. In these cases higher floor to ceiling heights & easy conversion to ground floor amenities are provided.	N/A
L.2	Objective: Design of ground floor apartments delivers amenity & safety for residents.	
	Design Guidance	N/A
	Privacy & safety are provided without obstructing casual surveillance. Design solutions include: - Elevating private gardens & terraces above the street level by 1-1.5m (see pg. 109 Figure 4L.4) - Landscaping & private courtyards - Window sill heights minimise sight lines into apartments - Integrating balustrades, safety bars or screens with exterior design.	N/A
	Solar access is maximised through: - High ceilings & tall windows - Trees & shrubs allow solar access in winter & shade in summer.	N/A
M	**FACADES**	
M.1	**Objective**: Building facades provide visual interest along the street while respecting the character of the local area.	
	Design Guidance	CONSIDERED
	Design solutions for front building facades include: - Composition of varied building elements - Defined base, middle & top of buildings - Revealing & concealing certain elements. - Changes in texture, material, detail and colour to modify the prominence of elements.	YES
	Building services are integrated within the overall façade.	YES
	Building facades are well resolved with appropriate scale & proportion to streetscape & with consideration of human scale. Solutions include: - Well composed horizontal & vertical elements - Variation in floor heights to enhance the human scale - Elements that are proportional & arranged in patterns - Public artwork or treatments to exterior blank walls - Grouping of floors or elements such as balconies & windows on taller buildings.	YES
	Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights.	YES
	Shadow is created on the facade throughout the day with building articulation, balconies & deeper window reveals.	YES
M.2	**Objective:** Building functions are expressed by the façade.	
	Design Guidance	CONSIDERED
	Building entries are clearly defined.	YES
	Important corners are given visual prominence through change in articulation, materials or colour, roof expression or changes in height.	YES
	Apartment layout is expressed externally through facade features such as party walls & floor slabs.	YES
N	**ROOF DESIGN**	
N.1	**Objective:** Roof treatments are integrated into the building design & positively respond to the street.	
	Design Guidance	CONSIDERED
	Roof design relates to the street. Design solutions include: - Special roof features & strong corners - Use of skillion or very low pitch hipped roofs - Breaking down the massing of the roof by using smaller elements to avoid bulk - Using materials or pitched from complementary to adjacent buildings.	YES
	Roof treatments are integrated with the building design. Design solutions include: - Roof design is in proportion to the overall building size, scale & from - Roof materials compliment the building, Service elements are integrated.	YES

ADG VERIFICATION TABLE

N.2	**Objective:** Opportunities to use roof space for residential accommodation & open space are maximised.		
	Design Guidance	CONSIDERED	
	Habitable roof space are provided with good levels of amenity. Design solutions include: - Penthouse apartments - Dormer or clerestory windows - Openable skylights.	YES	
	Open space is provided on roof tops subject to acceptable visual & acoustic privacy, comfort levels, safety & security considerations.	YES	
N.3	**Objective:** Roof design incorporates sustainability features.		
	Design Guidance	CONSIDERED	
	Roof design maximises solar access to apartments during winter & provides shade during summer. Design solutions include: - Roof lifts to the north - Eaves & overhangs shade walls & windows from summer sun	YES	
	Skylights & ventilation systems are integrated into the roof design.	NA	
O	**LANDSCAPE DESIGN**		
O.1	**Objective:** Landscape design is viable & sustainable.		
	Design Guidance	CONSIDERED	Refer to landscape drawings for details
	Landscape design is environmentally sustainable & can enhance environmental performance by incorporating: - Diverse & appropriate planting - Bio-filtration gardens - Appropriately planted shading trees - Areas for residents to plant vegetables & herbs - Composting - Green roofs or walls.	YES	
	Ongoing maintenance plans are prepared.	YES	
	Microclimate is enhanced by: - Appropriately scaled trees near the eastern & western elevations for shade - Balance of evergreen & deciduous trees to provide shading in summer & sunlight access in winter - Shade structures such as pergolas for balconies & courtyards.	YES	
	Tree & shrub selection considers size at maturity & the potential for roots to compete (refer below):	YES	

Site Area (sqm)	Recommended Tree Planting
Up to 850	1 medium tree per 50sqm of deep soil zone
Between 850-1500	1 large tree or 2 medium trees per 90sqm of deep soil zone
Greater than 1500	1 large tree or 2 medium trees per 80sqm of deep soil zone

O.2	**Objective:** Landscape design contributes to streetscape & amenity.		
	Design Guidance	CONSIDERED	
	Landscape design responds to the existing site conditions including: - Changes of levels - Views - Significant landscape features including trees & rock outcrops.	YES	
	Significant landscape features are protected by: - Tree protection zones - Appropriate signage & fencing during construction.	YES	
	Plants selected are endemic to region & reflect local ecology.	YES	
P	**PLANTING ON STRUCTURES**		
P.1	**Objective:** Appropriate soil profiles are provided.		
	Design Guidance	CONSIDERED	
	Structures are reinforced for additional saturated soil weight.	YES	
	Soil volume is appropriate for plant growth, including: - Modifying depths & widths according to planting mix & irrigation frequency - Free draining & long soil life span - Tree anchorage.	YES	
	Minimum soil standards for plant sizes should be provided in accordance with:	YES	

Plant Type	Definition	Soil Volume (cubic m)	Soil Depth	Soil Area (m)
Large trees	12-18m high, up to 16m crown spread at maturity.	150	1200mm	10 x 10 or equivalent
Medium trees	8-12m high, up to 8m crown spread at maturity.	35	1000mm	6 x 6 or equivalent
Small trees	6-8m high, up to 4m crown spread at maturity.	9	800mm	3.5 x 3.5 or equivalent
Shrubs			500-	
Ground cover			600mm	
Turf			300-	

P.2	**Objective:** Plant growth is optimised with appropriate selection & maintenance.		
	Design Guidance	CONSIDERED	
	Plants are suited to site conditions, considerations include: - Drought & wind tolerance - Seasonal changes in solar access - Modified substrate depths for a diverse range of plants - Plant longevity	YES	
	A landscape maintenance plan is prepared.	YES	
	Irrigation & drainage systems respond to: - Changing site conditions - Soil profile & planting regime - Whether rainwater - Stormwater or recycled grey water is used.	YES	

ADG VERIFICATION TABLE

4P.3	**Objective:** Planting on structures contributes to the quality & amenity of communal & public open spaces.		
	Design Guidance	CONSIDERED	
	Building design incorporates opportunities for planting on structures. Design solutions include: - Green walls with specialised lighting for indoor green walls - Wall design that incorporates planting - Green roofs - particularly where roofs are visible from the public domain - Planter boxes. Note: structures designed to accommodate green walls should be integrated into the building facade & consider the ability of the facade to change over time	YES	
4Q	**UNIVERSAL DESIGN**		
4Q.1	**Objective:** Universal design features are included in apartment design to promote flexible housing for all community members.		
	Design Guidance	CONSIDERED	
	Developments achieve a benchmark of 15% of the total apartments incorporating the Liveable Housing Guideline's .	YES	
4Q.2	**Objective:** A variety of apartments with adaptable designs are provide.		
	Design Guidance	CONSIDERED	
	Adaptable housing should be provided in accordance with the relevant council policy.	YES	
	Design solutions for adaptable apartments include: - Convenient access to communal and public areas - High level of solar access - Minimal structural change & residential amenity loss when adapted - Larger car parking spaces for accessibility -Parking titled separately from apartments or shared car parking arrangements	YES	
4Q.3	**Objective:** Apartment layouts are flexible & accommodate a range of lifestyle needs.		
	Design Guidance	CONSIDERED	
	Flexible design solutions include: - Rooms with multiple functions - Dual master bedroom apartments with separate bathrooms - Larger apartments with various living space options - Open plan 'loft' style apartments with only a fixed kitchen, laundry & bathroom	YES	
4R	**ADAPTIVE REUSE**		
4R.1	**Objective:** New additions to existing buildings are contemporary, complementary & enhance area's identity & sense of place. members.		
4R.2	**Objective:** Adapted buildings provide residential amenity but does not precluding future adaptive reuse members.		
4S	**MIXED USE**		
4S.1	**Objective:** Mixed use developments are provided in appropriate locations & provide active street frontages that encourage pedestrian movement.		
	Design Guidance	CONSIDERED	
	Mixed use development are concentrated around public transport & centres.	YES	
	Mixed use developments positively contribute to the public domain. Design solutions include: - Development addresses the street, Active frontages provided - Diverse activities & uses - Avoiding blank walls at the ground level - Live/work apartments on the ground floor level, rather than commercial.	YES	
	Lighting under awnings is provided for pedestrian safety.	YES	
4T.2	**Objective:** Signage responds to context & desired streetscape character.		
	Design Guidance	CONSIDERED	
	Signage is integrated into building design & respond to scale, proportion & detailing of the development.	YES	
	Legible and discrete wayfinding should be provided for larger developments.	YES	
	Signage is limited to being on & below awnings, and single facade sign on primary street frontages.	YES	
4U	**ENERGY EFFICIENCY**		
4U.1	**Objective:** Development incorporates passive environmental design.		
	Design Guidance	CONSIDERED	
	Adequate natural light is provided to habitable rooms.	YES	
	Well located, screened outdoor areas are provided for clothes drying.	NO	Outdoor clothes drying is not provided.
4U.2	Objective: Development incorporates passive environmental design.		
	Design Guidance	CONSIDERED	
	A number of the following design solutions are used: - Use of smart glass or other on north & west elevations -Thermal mass maximised in floors & walls of north facing rooms - Polished concrete floors, tiles or timber rather than carpet - Insulated roofs, walls & floors. Seals on window & door openings - Overhangs & shading devices such as awnings, blinds & screens.	YES	
	Provision of consolidated heating & cooling infrastructure is located in a centralised location (e.g. basement)	YES	
4U.3	**Objective:** Adequate natural ventilation to minimise the need for mechanical ventilation.		
	Design Guidance	CONSIDERED	
	A number of the following design solutions are used: - Rooms with similar usage are grouped together - Natural cross ventilation for apartments is optimised - Natural ventilation is provided to all habitable rooms & as many non-habitable rooms, common areas & circulation spaces as possible.	YES	

ADG VERIFICATION TABLE

4V	**WATER MANAGEMENT AND CONSERVATION**		
4V.1	**Objective:** Potable water is minimised.		
	Design Guidance	CONSIDERED	
	Water efficient fittings, appliances & wastewater reuse are incorporated.	YES	
	Apartments are individually metered.	YES	
	Rainwater is collected, stored & reused on site.	YES	
	Drought tolerant, low water use plants are used within landscaped areas.	YES	
4V.2	**Objective:** Urban stormwater is treated on site before being discharged to receiving waters.		
	Design Guidance	CONSIDERED	
	Water sensitive urban design systems are designed by a suitably qualified professional.	YES	
	A number of the following design solutions are used: - Runoff is collected from roofs & balconies in water tanks and plumbed into toilets, laundry & irrigation - Porous & open paving materials is maximised - On site stormwater & infiltration, including bio-retention systems such as rain gardens or street tree pits.	YES	
4V.3	**Objective:** Flood management systems are integrated into site.		
	Design Guidance	CONSIDERED	
	Detention tanks are located under paved areas, driveways or in basements.	YES	
	On large sites, parks or open spaces are designed to provide temporary on site detention basins.	N/A	
4W	**WASTE MANAGEMENT**		
4W.1	**Objective:** Waste storage facilities are designed to minimise impacts on streetscape, building entry & amenity of residents.		
	Design Guidance	CONSIDERED	The waste management for the development has been designed in accordance the appointed Waste Consultants report. Residents will store waste to a storage areas, located within the basement.
	Adequately sized storage areas for rubbish bins are located discreetly away from the front of the development or in basement car park	YES	
	Waste & recycling storage areas are well ventilated.	YES	
	Circulation design allows bins to be easily manoeuvred between storage & collection points.	YES	
4W-2	**Objective:** Domestic waste is minimised by providing safe & convenient source separation & recycling.		
	Design Guidance	CONSIDERED	
	All dwellings have a waste & recycling cupboard or temporary storage area of sufficient size to hold two days' worth of waste & recycling	YES	
	Communal waste & recycling rooms are in convenient & accessible locations related to each vertical core	YES	
	For mixed use developments, residential waste & recycling storage areas & access is separate & secure from other uses	YES	
	Alternative waste disposal methods such as composting is provided	YES	Food waste (FOGO) is part of waste management plan and organics bins have been allowed for in the development
4X	**BUILDING MAINTENANCE**		
4X-1	**Objective:** Building design detail provides protection from weathering.		
	Design Guidance	CONSIDERED	The building in its articulation and detailing is intended to be robust and low maintenance. A curated material palette is proposed - material choices have been carefully considered in relation to durability during harsh periods of weather changes
	A number of the following design solutions are used:, Roof overhangs to protect walls, Hoods over windows & doors to protect openings, Detailing horizontal edges with drip lines to avoid staining surfaces, Methods to eliminate or reduce planter box leaching, Appropriate design & material selection for hostile locations	YES	
4X-2	**Objective:** Systems & access enable ease of maintenance.		
	Design Guidance	CONSIDERED	
	Window design enables cleaning from the inside of the building	YES	Supplemented by external cleaning
	Building maintenance systems are incorporated & integrated into the design of the building from, roof & facade	YES	
	Design does not require external scaffolding for maintenance access	YES	
	Manually operated systems such as blinds, sunshades & curtains are used in preference to mechanical systems	YES	
	Centralised maintenance, services & storage are provided for communal open space areas within the building	YES	
4X-3	**Objective:** Material selection reduces ongoing maintenance costs.		
	Design Guidance	CONSIDERED	
	A number of the following design solutions are used: Sensors to control artificial lighting in common circulation & spaces, Natural materials that weather well & improve with time, such as face brickwork, Easily cleaned surfaces that are graffiti resistant, Robust & durable materials & finishes in locations which receive heavy wear & tear such as common circulation areas & lift interiors	YES	

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