

Block 20a EDMONDSON PARK AFFORDABLE HOUSING

ARCHITECTURAL DESIGN REPORT

07 — 2026

Acknowledgment of Country

Fuse Architects would like to acknowledge the traditional custodians of the land on which we live and practice, and pay our respects to elders, past, present and future. In particular, we would like to acknowledge the 60,000+ years of continuous engagement of this land by Aboriginal and Torres straight culture.

The journey of Aboriginal and Torres Strait islander people and their knowledge of this land is incredibly rich - its importance to the future of our country should never be underestimated.

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BLOCK 20a EDMONDSON PARK AFFORDABLE HOUSING

Project Address Lot 401, Lot 402, Cnr MacDonald Rd +
 Buchan Ave, Edmondson Park, NSW 2174
Project Number 2518
Phase State Significant Development Application
Version D
Date Issued 27.07.2026
Prepared by CH
Checked by AA

Version	Amendment	Date
-	Final Draft for review	22.01.2026
A	Issue for SSDA Submission	06.03.2026
B	Issue for SSDA Submission	31.03.2026
C	Response to TOA RFI	16.04.2026
D	Response to Key Issues	27.07.2026



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Introduction

1.1 PURPOSE OF THIS REPORT

Application number:	SSD - 9990 9708
Project name:	Block 20a Edmondson Park Affordable Housing Project
Location:	Cnr Buchan Avenue + MacDonald Road, Edmondson Park, NSW, 2160
Applicant:	Landcom

Introduction

This Architectural Design Report has been prepared by Fuse Architects to accompany an application for a State Significant Development (SSD-99909708) for infill Affordable Housing at part Lot 40 DP1286151 (future lots 401 and 402), Edmondson Park, also known as Block 20a. Block 20a is subject to development approval (DA-421/2025) which will subdivide Lot 40 into several smaller allotments. The development will be constructed on Lot 401 and relies on Lot 402 which is dedicated to becoming a future laneway.

Project Overview

As the NSW Government’s land and property development organisation, Landcom has a mandate to take a lead role in improving the supply, diversity, and affordability of new housing in NSW.

Landcom aims to create innovative and productive places that demonstrate global standards of liveability, resilience, inclusion, affordability, and environmental quality, and uses its sites and close working relationships with the private sector to deliver quality, socially inclusive community places, where people can grow and thrive regardless of income levels and stages of life.

In response to the NSW Government’s commitment to increasing the supply of Affordable Housing under the National Housing Accord, Landcom has committed to delivering 1,800 affordable rental housing dwellings by 2029. As part of this commitment, Block 20a at Edmondson Park has been earmarked as a suitable site for infill affordable housing.

Project Objectives

Landcom’s objectives for the project are:

- Delivery of sustainable high quality affordable accommodation.
- Provide a sense of place within the development to ensure good high-quality accommodation.
- The use of robust materials that allow for long service life of the building.
- Create a building that meets the needs of the community and serves the requirements of the area.
- To establish seamless integration of cultural and sustainable objectives that align to Landcom’s key principles.

Proposed Development

Landcom is seeking development consent to construct an infill affordable housing development. Development consent is sought for:

- Site preparation works;
- Earthworks and associated site works;
- Construction of:
 - One (1) level of basement car parking comprising of 59 car parking spaces, bicycle parking, storage and associated services;
 - Three (3) inter-connected buildings across the site comprising;
 - One, fifteen (15) storey building located along the north-eastern corner of the site;
 - One, nine (9) storey building located along the eastern side of the site;
 - Four, two-storey attached terraces.
 - Ground floor includes five (5) at grade parking spaces including three (3) dedicated car share spaces and two (2) retail car parking spaces;
 - Two main lobby areas which are designed to be adaptable and cater for co-working;
 - A retail unit;
 - A landscaped plaza along the eastern side of the site;
 - Small office space for a Community Housing Provider;
 - Communal room for residents on the second floor;
 - Large area of communal open space located on Level 2
 - Associated amenities for services and waste
- A total of 172 affordable housing units are to be delivered.

The proposed development has an estimated development cost that exceeds \$30million and 100% of the gross floor area of the development will be used for the purposes of affordable housing. Accordingly, the proposal is SSD for the purposes of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP).

Site Information

The proposed development site is in the Liverpool Local Government Area within the Town Centre North precinct of Edmondson Park South. Edmondson Park South is identified in the Western City District Plan as a Local Centre in recognition of its proximity to the Southwest Rail Line and the Edmondson Park Railway Station. It borders the motorway intersection of the M31, M5 and M7 with Camden Valley Way, providing excellent road access to a large extent of the Greater Sydney Metropolitan Area.

The proposed development site is a 3,385m² parcel of land currently known as Block 20a and part of Lot 40 in DP 1286151(future lot 401), Croatia Avenue, Edmondson Park (Figure 1).



Figure 1
Site location in the broader context highlighting the Edmondson Park precinct boundaries
Source: Nearmaps

1.2 RELEVANT SEARs

This Report has been prepared to address the following Secretary’s Environmental Assessment Requirements (SEARs) issued by the Department of Planning, Housing and Industry on 26 November 2025. Specifically, this report has been prepared to respond to the SEARs requirements set out in the table below.

Table 1 Secretary’s Environmental Assessment Requirements relevant to this Report

SEARS	ASSESSMENT REQUIREMENTS	LOCATION IN REPORT
Design Quality	Design Review Report and Architectural Plans to address the following: • Demonstrate how the development will achieve: • design excellence in accordance with any applicable EPI provisions. • good design in accordance with the seven objectives for good design in Better Placed. Demonstrate that the development: • where required by an EPI or concept approval, or where proposed, has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy; or • in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under the NSW SDRP: Guidelines for Project Teams. Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgement.	The proposed development has been reviewed by the Landcom Design Review Panel as well as the State Design Review Panel (with GANSW) at key stages of the development of the SSDA DA. The design has been further refined and developed with consideration to the LDRP and SDRP comments, the seven objectives for good design in Better Placed and the Edmondson Park North Design Guidelines. The proposed design demonstrates a considered approach that respects the site's natural qualities and responds positively to the surrounding existing and future context. For further details, refer to: • Section 4.0 Concept • Section 5.0 Facade Design • Design Verification Report • Section 6.0 Design Response • Environmental Impact Statement
Built Form and Urban Design	• Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Where relevant explain and illustrate the application of any bonuses under an EPI. • If relevant, provide an assessment of the development against: • the design principles for seniors housing set out in Schedule 8 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and the Seniors Housing Design Guide. • the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the Apartment Design Guide (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria. • If affordable housing is proposed, provide a floorplan outlining the gross floor area and dwellings that are provided as affordable housing. •	The proposed design responds to the existing and future context through the modulation of the built form across the site. The proposal responds to the existing qualities of the site and seeks to build upon the vision for the future Station Precinct to create an identifiable character. For further details, refer to: • Section 2.0 The Site • Section 3.0 Site Analysis • Section 4.0 Concept • Section 5.0 Facade Design • Design Verification Report • Architectural Drawings • Schedule of Materials, Colours and Finishes
Environmental Amenity	• To be addressed in EIS and Design documentation; • Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated. • Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and where applicable, a development with no bonuses applied. •	Amenity for the proposal and the surrounding context has been carefully considered in the approach to the proposal For further details, refer to: • Design Verification Report • View Impact Analysis • Pedestrian Wind Environment Assessment • Architectural Drawings • Shadow Diagrams
Visual Impact	• If required show some basic view lines and Visual Impact Assessment can be included in the EIS • Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. • If the proposal would result in significant visual impact not anticipated by the planning controls, provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment.	A visual analysis and impact study has been prepared that shows the proposed and likely future development and addresses the impacts of the development on the existing catchment. For further details, refer to: • Visual Impact Analysis
Public Space	If public space is proposed as part of the development, demonstrate how the development: • Maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the department. • Provides accessible public space. • Maximises permeability and connectivity. • Maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. • Maximises street activation. • Minimises potential vehicle, bicycle and pedestrian conflicts.	The proposal positively contributes to the strategic vision for the precinct by providing a new through site link connection and active non-residential uses at street level to create a high performing public domain that is welcoming, attractive and easy to move through. For further details, refer to: • Section 4.0 Concept • Architectural Drawings • Design Verification Report • Visual Impact Analysis • Pedestrian Wind Environment Assessment • Landscape Drawings and Report

1.3 SITE FEATURES

Table 2 summarises the key features of the site which have the potential to impact or be impacted by the proposed development.

Table 2 Key Features of the Site and Surrounds

ATTRIBUTE	SITE DETAILS	ATTRIBUTE	SITE DETAILS
Land ownership	The site is owned by Landcom.	Infrastructure	Civil works for future Macdonald Road are underway.
Land configuration	- The site has an approximate area of 3,706m2. - The site forms part of Lot 40 DP1286151 and is subject to development approval to create two new allotments (Lots 401 and 402). - The site is irregular in shape and has frontages of: - Approximately 42 metres to Buchan Avenue. - Approximately 84 metres to new Macdonald Road. - The site includes a splay of approximately 7.36m along the north-western corner. - Approximately 48m combined frontage width to the southern future laneway (Lot 402).	Site access	Vehicular access to the site is proposed via the rear laneway (future Lot 402). Pedestrian access to the site
Topography and geology	- The site is vacant and generally level with a slight slope and fall from west to east with a crossfall of some 2.5m - Geotechnical Report will be able to confirm these details of subsoil conditions and geology.	Services	- Services will be provided through DA1098/2021 including sewer, potable water, recycles water, electrical and communications. The site will be independently serviced with appropriate metering to the apartments. - Service will enter the site from the Northeast.
Existing features	The site is currently vacant.	Contamination	- A Site Audit Statement issued for the site confirms it is suitable for the purposes of 'residential with gardens and accessible soil'. - No further potential sources of contamination have been identified to date.
Easements and covenants	The site is currently unencumbered of easements and covenants.	Stormwater and flooding	- The site is situated to the south of Maxwells Creek – a tributary of Cabramatta Creek and Georges River. - Liverpool City Council's online flood mapping tool indicates the site is not flood prone.
Local context	The site and its surrounds are generally made up of large super lots comprising remnant vegetation, cleared areas, grassed paddocks and scattered, which are undergoing progressive development.	Bushfire risk	The site is no longer mapped as Bushfire prone.
Regional context	- The site is strategically positioned between the Western Sydney Aerotropolis and the regional centres of Liverpool and Campbelltown/Macarthur. - The site is approximately 10km from Liverpool CBD, 14km from Campbelltown CBD and 25km the future Western Sydney International Airport (WSI) and Aerotropolis, which is earmarked to become Sydney's third CBD (Figure 6). - The site is accordingly well placed to leverage off the growth and job opportunities from these strategic centres and the WSI and Aerotropolis. The Region Plan and District Plan show that these strategic centres will play a critical role in attracting investment, business activity and jobs across Greater Sydney. - The site and broader Edmondson Park Town Centre are anchored by the Edmondson Park Train Station and Southwest Railway Line. These public transport corridors will act as a gateway which will integrate the site with the broader Western Parkland City, the WSI and Aerotropolis.	Biodiversity	Edmondson Park South has been Biodiversity Certified under the now repealed Threatened Species Conservation Act 1995. It is also covered by a Conservation Agreement under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).
		Aboriginal heritage	- No Aboriginal heritage items, Aboriginal objects, or areas of archaeological potential are considered likely to be present within the site. - AHIP No.C0001134 (AHIMS 3849) has been issued for Edmondson Park South, Southwest Growth Centre which approved salvage works.
		European heritage	- The site does not contain any mapped items of non-Aboriginal heritage. - There are no heritage items or conservation areas within the immediate vicinity of the site.

1.4 PROJECT BACKGROUND

Concept Plan Approval

The Edmondson Park Concept Plan (MP 10_0118), initially approved in August 2011 under the former Part 3A of the EP&A Act, provides for a new diverse and sustainable urban community covering an area of 605.4 hectares. Once complete, Edmondson Park South is expected to accommodate a mix of land uses, a diversity of housing, a new town centre incorporating retail, business and commercial floor space with employment opportunities, multi-purpose community and education facilities, a new 150-hectare regional park, several other local parks, and environmental conservation areas.

The Concept Plan has been modified several times to date. Since the Concept Plan's approval, staged development applications have also been determined and constructed, with Edmondson Park now comprising a growing local centre with shops and supporting community services, residential dwellings and open space and public domain.

Modification No. 5 to the Concept Approval

Modification No.5 relates to Town Centre North (TCN) and Precinct 3 within Edmondson Park South and approval was granted for the following:

- Amend the Concept Approval boundary to include 2.5ha of land owned by Office of Strategic Lands (OSL).
- Establish a maximum gross floor area (GFA) of 140,389sqm for the TCN Station Precinct which is to be distributed across four quadrants.
- An increase to building heights from 12m-24m to 12m-50m (with one 67m landmark building).
- Reduce the size of the school site from 8ha to 6ha.
- Amend the road network and bushfire asset protection zones.
- Establish TCN design guidelines (the Design Guidelines) and a Design Excellence Strategy (DES)
- Enter into a planning agreement with Liverpool City Council and amend the Statement of Commitments.

The proposed development aims to satisfy the maximum height and Gross Floor Area provisions and is generally consistent with the Design Guidelines.

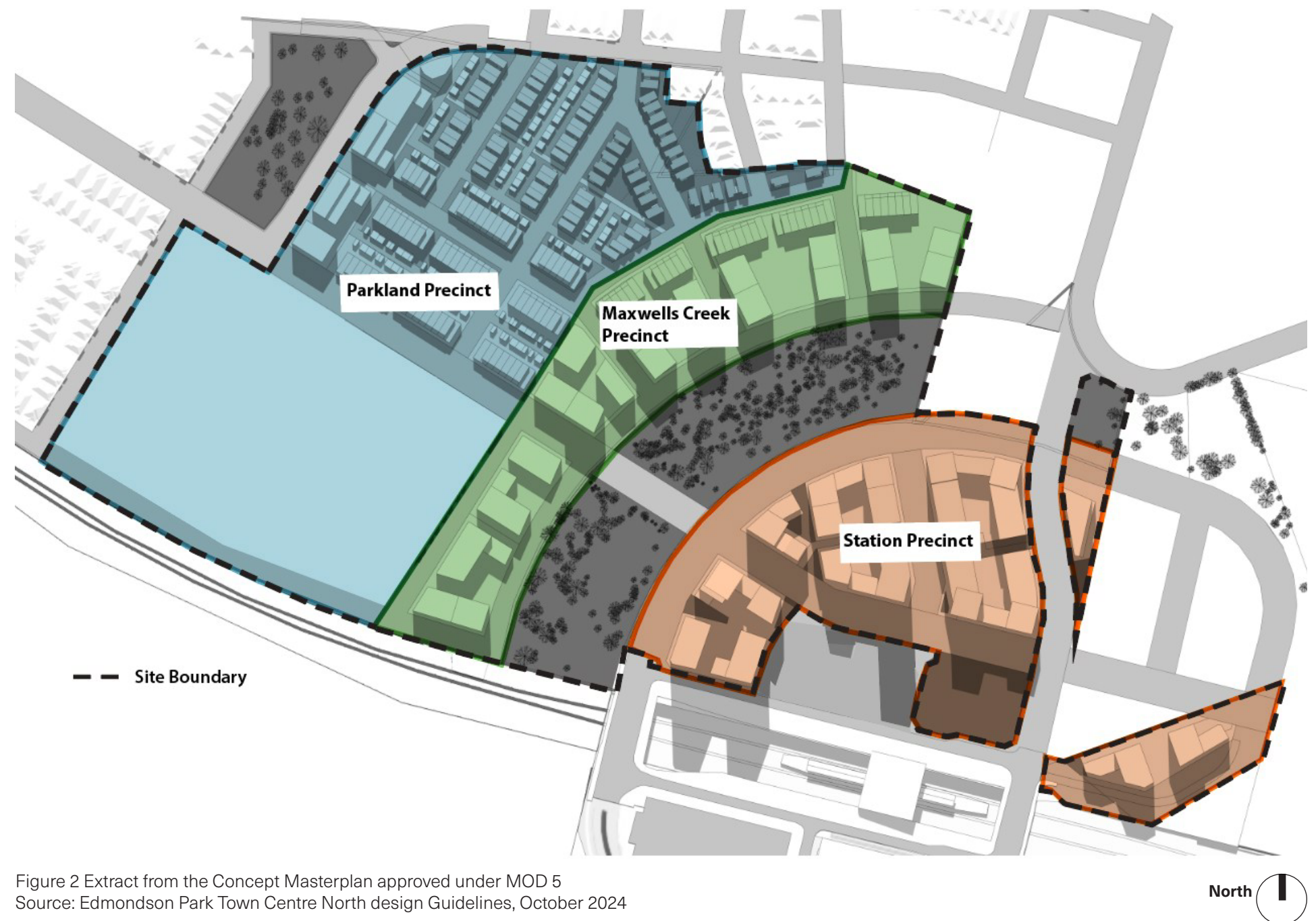


Figure 2 Extract from the Concept Masterplan approved under MOD 5
Source: Edmondson Park Town Centre North design Guidelines, October 2024

2



The Site

2.1 LOCATION

The site is located at the corner of Buchan Avenue and the future MacDonald Road, in the Liverpool Local Government Area within the Town Centre North precinct of Edmondson Park South. It is surrounded predominantly by greenfield sites. Council's vision for the area and emerging high density, high rise development will significantly change the future built form context through density uplifts.

The proposed development site is a 3,385m² parcel of land currently known as Block 20a and part of Lot 40 in DP 1286151(future lot 401), Croatia Avenue, Edmondson Park. The site is irregular in shape and is located at the edge of the Station Precinct, bordered to the north by the remnant Cumberland plains vegetation that forms Maxwells Creek.

The surrounding area is currently undergoing transition from greenfield sites and low rise buildings to mid and high density residential and mixed use buildings.



- Site
- Edmondson Park North Station Precinct

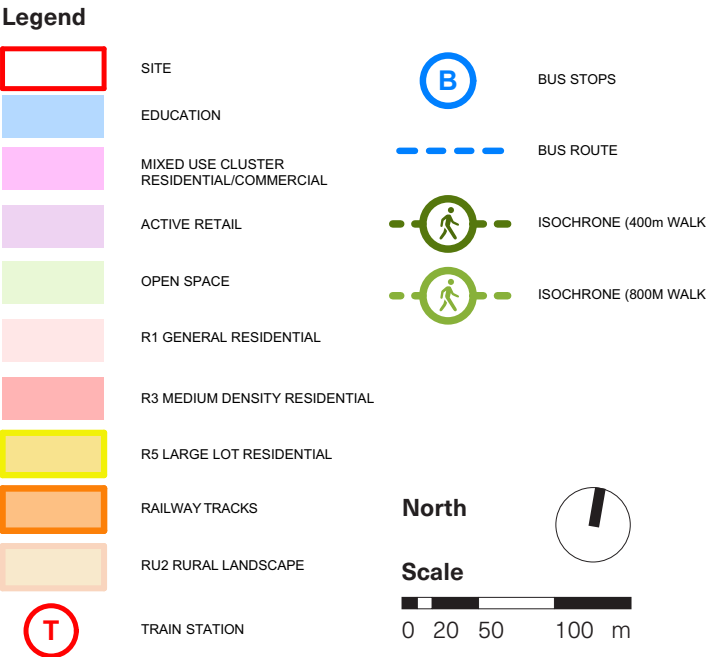
2.2 CONTEXT ANALYSIS

The site (Block 20a) is located within the Town Centre North precinct of Edmondson Park South.

Edmondson Park South is identified in the Western City District Plan as a Local Centre in recognition of its proximity to the Southwest Rail Line and the Edmondson Park Railway Station. It borders the motorway intersection of the M31, M5 and M7 with Camden Valley Way, providing excellent road access to a large extent of the Greater Sydney Metropolitan Area.

The site is within a well located and high amenity area that provides a range of amenities within a 5 minute walk:

- The Edmondson Park Station;
- The completed Ed Square (Town Centre South) by Frasers, providing access to retail, food & beverage and services;
- A new public high school currently under construction on Buchan Avenue to the west;
- Maxwells Creek open space to the North;
- Edmondson Regional Park to the West and East, connected by Maxwells Creek;



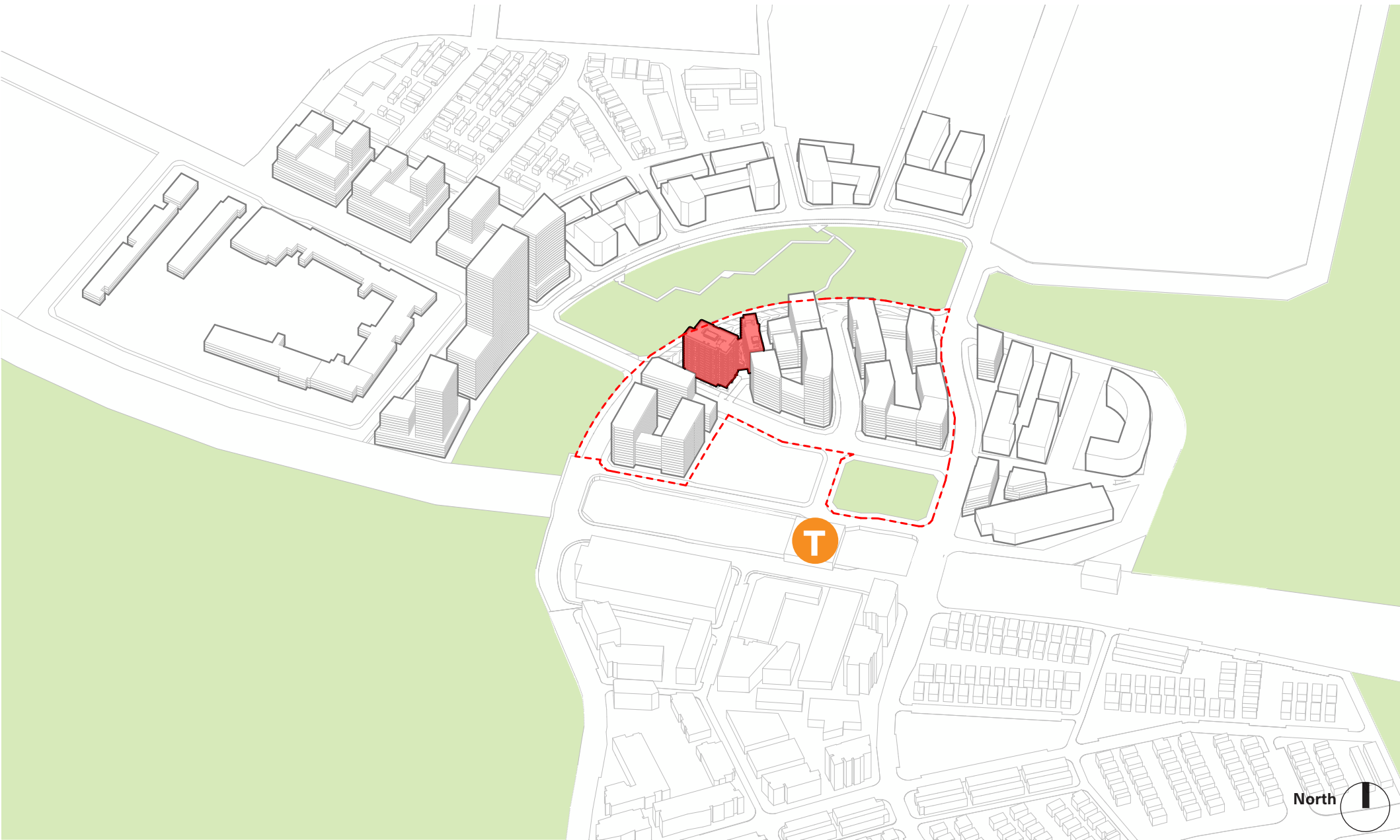
2.3 PLANNING CONTEXT

MOD 5 Concept Approval

The Edmondson Park Concept Plan (MP 10_0118), initially approved in August 2011 under the former Part 3A of the EP&A Act, provides for a new diverse and sustainable urban community covering an area of 605.4 hectares.

Once complete, the Station Precinct within Edmondson Park Town Centre North is expected to accommodate a mix of land uses, a diversity of housing, a new town centre incorporating retail, business and commercial floor space with employment opportunities, multi-purpose community and education facilities, a new 150-hectare regional park, several other local parks, and environmental conservation areas.

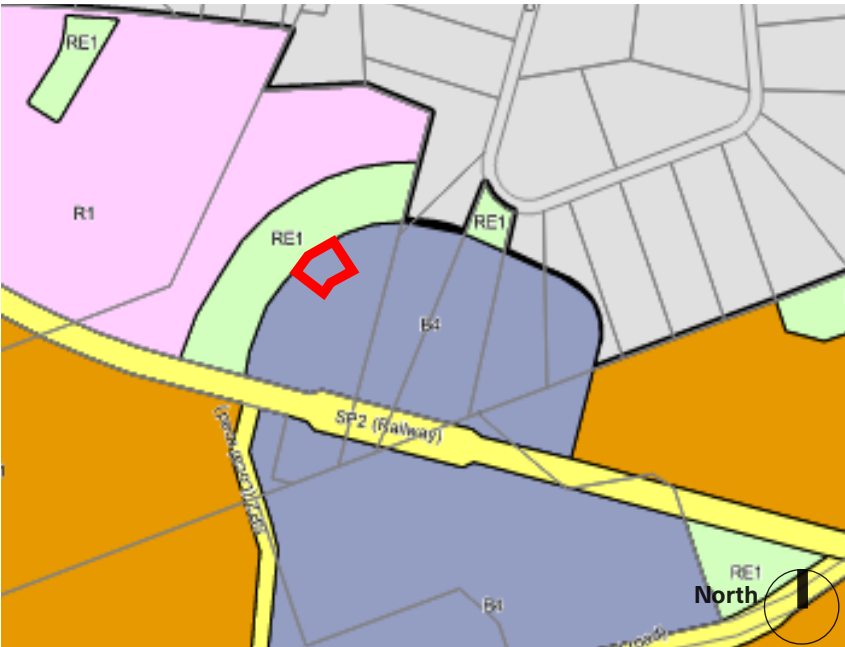
The Concept Plan has been modified several times to date. Since the Concept Plan's approval, staged development applications have also been determined and constructed, with Edmondson Park now comprising a growing local centre with shops and supporting community services, residential dwellings and open space and public domain. The most recent approval (MOD 5) was approved in February 2025.



- Boundary of the Station Precinct within Edmondson
- Park Town Centre North
- Site (Block 20A)
- Open Space

2.4 PLANNING CONTEXT

SEPP (2005) & Edmondson Park Concept Plan (MP10_0118)

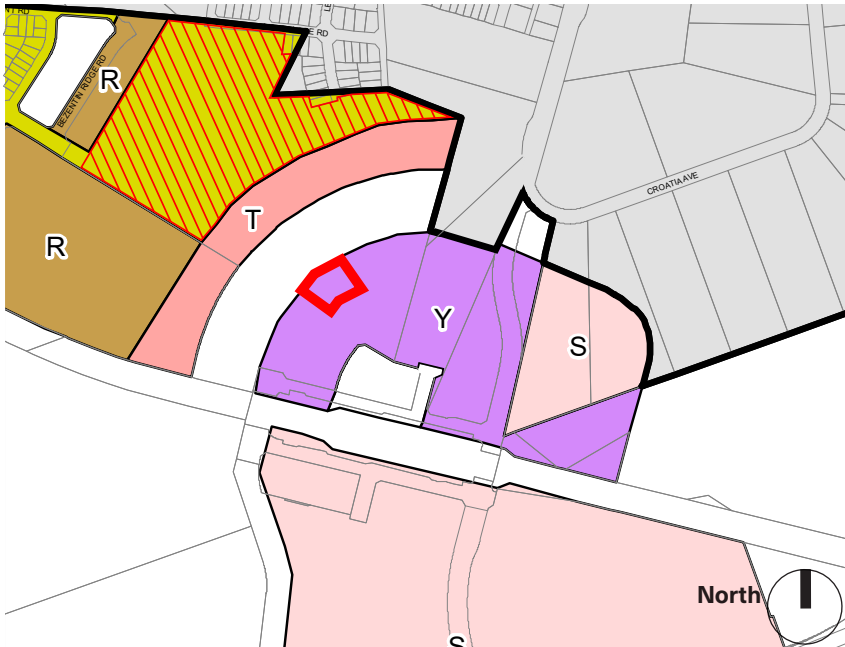


LAND ZONING

The site is zoned B4 Mixed Use

The objectives of this zone are as follows:

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.

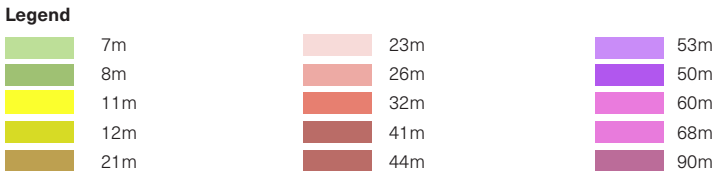


HOB

The site has a maximum height of 50m
Maximum height was modified by MOD 5 approval to a max RL113.05

The objectives of this zone are as follows:

- To establish a maximum height of buildings to enable appropriate development density,
- To ensure that the height of buildings is compatible with the character of the locality,
- To minimise the visual impact of development,
- To ensure sufficient solar access and privacy for neighbouring properties.



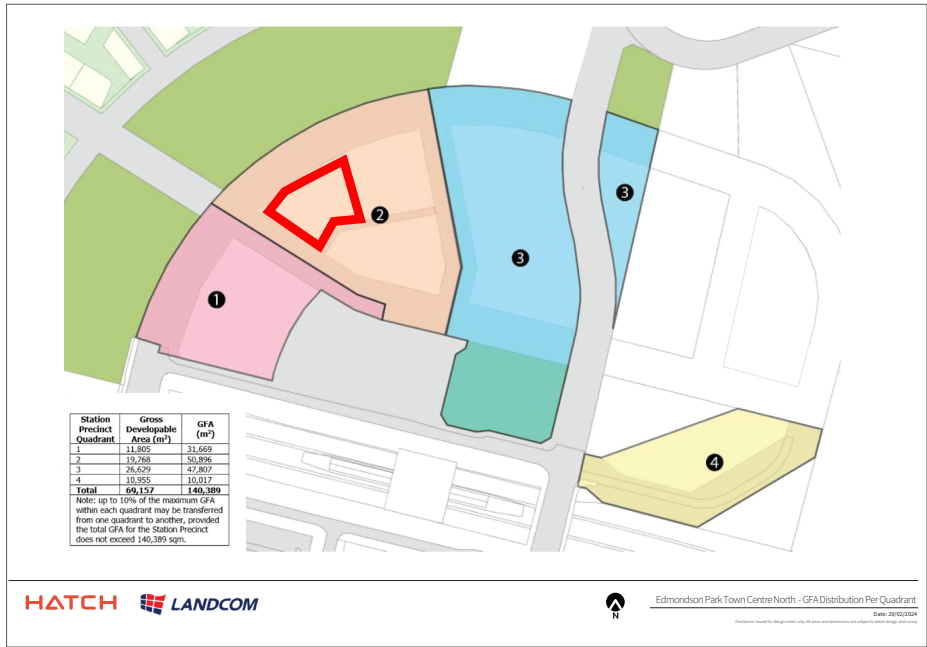
YIELD

The site is within zone 3A with the following targets

- Net area of 75,196
- Net Dwellings / Ha 255.2
- Dwellings 1884

The MOD 5 approval established a maximum GFA for Quadrants within the Station Precinct. The Site (Block 20a) is within Quadrant 2, that contains 3 lots within it (Block 20a, 20b and Block 21)

Quadrant 2 Max GFA 50,896m²



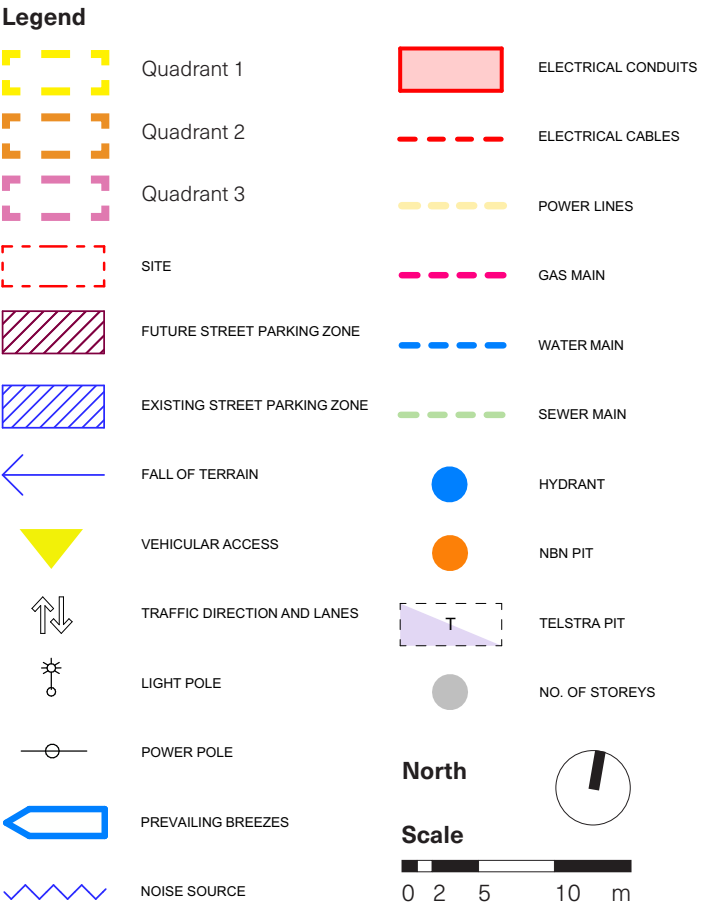
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Site Analysis

3.1 SITE ANALYSIS

The site provides primary frontages to the existing Buchan Avenue to the west and the future MacDonald Road to the north. Secondary frontages are provided to a new laneway to the south that will provide service and vehicular access into the development and a new through site link connection to the east that will provide pedestrian access and connect to the future MacDonald Road. The site is currently a greenfield site with some remnant vegetation.



3.2 SITE PHOTOGRAPHS



3.3 STREETScape CHARACTER



BLOCK 20a EDMONDSON PARK AFFORDABLE HOUSING

4



Concept

4.1 CONNECTING TO COUNTRY

KNOWLEDGE

The Country is Cabrogal Country
Dharug people can speak for Edmondson Park

As outlined in the Connecting with Country Report the approach to Indigenous culture and heritage follows the guidelines set out in the Government Architects Connecting with Country Framework (2023). Taking on board the design principles in the GANSW Framework:

- Acknowledge Country
- Communal spaces
- Connect with Country
- Make Aboriginal design visible but subtle
- Consider Accessibility

PROCESS TO DATE

The engagement process to date has involved:

- Country identified with Dharug Knowledge Holders and Elders;
- An online briefing session and introductions with the Knowledge Holders and Elders;
- A Walk on Country / Workshop to discuss cultural heritage values and the development, where the Knowledge Holders and Elders had the opportunity to provide feedback on the design and share knowledge and stories with the design and development team.
- Follow up workshop session where the Knowledge Holders and Elders had the opportunity to provide feedback on the design

CABROGAL KNOWLEDGE HOLDERS AND ELDERS FEEDBACK

The feedback received to date has been positive and has informed the design through a range of cultural values and topics. The Walk on Country with Uncle Paul Webb and Aunty Thelmaree Rudd provided the following:

Truth Telling

- Site has the opportunity to be a place of truth telling in a sensitive way, to respectfully share the history of the area and the pain the community have experienced

Totems

- Brown Snake
- Cabrogal worm (like a witchedy grub)

Fire Theme

- A burnt Country would be a good theme to reference

Views

- Views of Country are key here due to the location and orientation of the site

Vegetation

- 6 Dharug seasons should be referenced in the landscaping and choice of plants
- Protect the Creek - use Gums to soak up water +control flood
- Wianamatta shale is a key rock for the area



4.1 CONNECTING TO COUNTRY

CONNECTING WITH COUNTRY OPPORTUNITIES

Communal spaces

- The additional area for social spaces on all residential levels was seen as a positive design feature to promote resident engagement and social interactions that are safe and welcoming.

Trees and plants

- Sustainability
- Rainwater collection
- Local species that are hardy and low water including lemon myrtle, native frangipani, salt bush, lomandra, etc)

Design and Place

- Plan for inter-generational spaces
- Ensure building does not create or add to urban heat (light colours)

Social Well-Being

- Maximise opportunities for Aboriginal people to stay on country so they can be connected to mob and community
- Continue engagement with Indigenous Knowledge Holders to inform the development of the landscape, architecture and social / economic impact.

Art

- Look at ways to embed and make Connection to Country more intrinsic to the design through subtle patterns that are embedded into the building fabric rather than through public art.

Environment

- Maximise use of plants and water to reduce the impact on the environment

Future Opportunities

The design team identified further opportunities for embedding Country within the design to be explored at the next stages of the development:

- Welcome to Country through integrated graphics, patterns (through shapes, colours and patterns) at the key entries within functional elements (such as planters, seating, screens, etc)
- Opportunities to incorporate elements that tell the story of the area on the ground level, within the publicly accessible areas such as ground plane treatments (sandblasted pattern/design on the walkways, through site link)
- Opportunities to incorporate elements that tell the stories of place within the landscape treatments.

FURTHER ENGAGEMENT

- Ongoing consultation and design workshops with the Knowledge Holders & Elders will continue at key development stages.
- Knowledge Holders & Elders will be updated on the progress of the future development of the site.



4.2 VISION

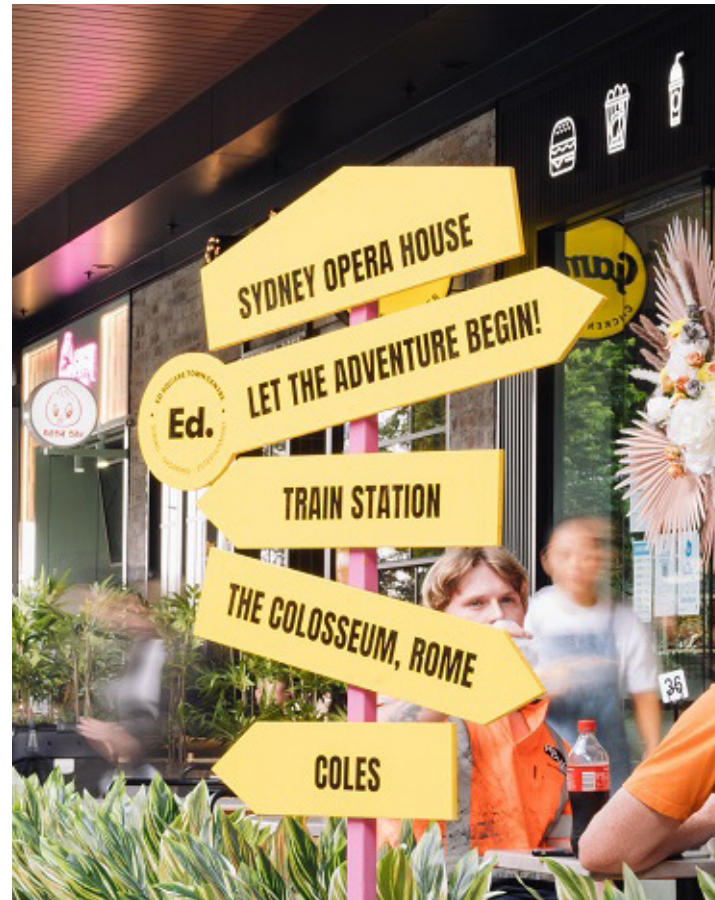
Inter_Connected Inter_Generational Inter_Cultural Inter_Active

Through a dialogue with the context, we will create a place that meaningfully connects people, spaces, and the community. Our design will infuse spaces with diverse uses and applications, embracing the contrasts of Edmondson Park's vibrant multicultural community.

Edmondson Park has welcomed waves of migrants and this cultural blending is visible in the suburb's local businesses, and everyday street life that contributes to a rich and vibrant local identity. Spaces and places that encourage the coming together of people from different cultural backgrounds, facilitating connection and dialogue.

Edmondson Park continues to evolve, undergoing significant transformation that reflects broader planning objectives for more housing. This underscores the need for spaces that are flexible, multi functional, and able to evolve alongside the community's changing needs, that encourage interaction and community building and promote well-being.

Inclusive and accessible design that is comfortable for every stage of life will address current and future trends towards apartment living through adaptable spaces that foster interaction and inclusivity. By incorporating flexible multi-functional areas that can adapt over time to create spaces that change with the community's needs and support ageing in place.



4.2 VISION

Alignment with Edmondson Park Town Centre North Vision + Objectives

Edmondson Park Town Centre North offers the element of a well-lived life and is a place you are proud to call home.

The Landcom Town Centre North is inspired by its natural surrounds and is a model 21st century parkland, transit oriented development completing Edmondson Park's influential role in the southwest

- Offering:
- Nature for nourishment
 - History for inspiration
 - Health for aging in place
 - Activity for happiness and stimulation
 - New ways of living and traveling increase leisure time

Be Green, by:

- Creating a safe, legible, accessible gateway into the 150 hectares of regional parklands
- Shifting primary modes of transport from the private vehicle to train, bus, cycle and walking through investment in the public domain and infrastructure, all within a 10-minute walk of the Edmondson Park Railway Station
- Extending nature into the development creating streets as linear parks and supplementing the native backdrop.

Be Healthy, by:

- Inspiring a healthy lifestyle where walking, hiking, cycling and social well-being are embedded in resident's everyday life and interactions
- Providing the opportunity to age-in-place through a range of up-sizing and down-sizing opportunities within a single neighbourhood and provide versatile designs to meet the changing needs of occupants over time.

Be Active and Inclusive, by:

- Welcoming people to live, gather and play in Edmondson Park irrespective of lifestyle, ability or socio-economic status
- Raising awareness about the European and Aboriginal heritage of Edmondson Park through interpretation and art
- Attracting events to Edmondson Park by providing spaces for pop-up events, markets, festivals and bush events
- Supporting but not competing with the Frasers Town Centre land uses to the south by focusing on community, civic uses and a diverse residential community.

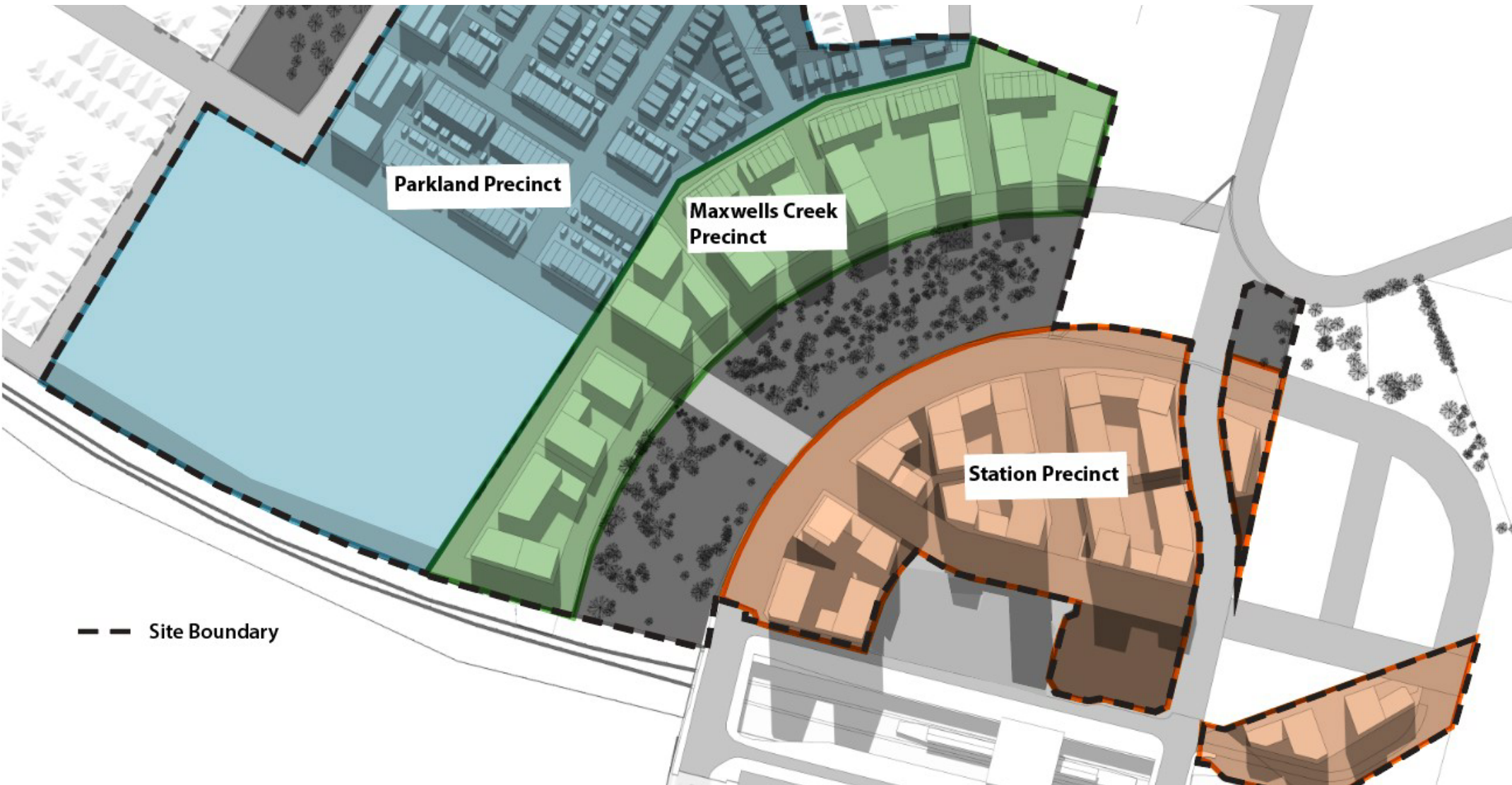
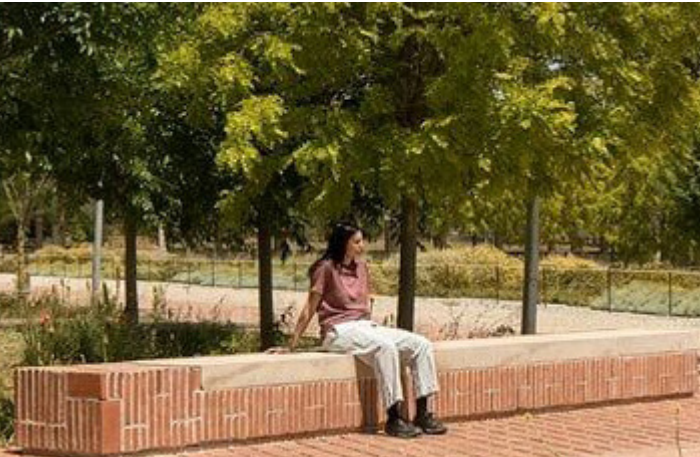


Figure 1 Extract from the Concept Masterplan approved under MOD 5
Source: Edmondson Park Town Centre North design Guidelines, October 2024

Be GREEN



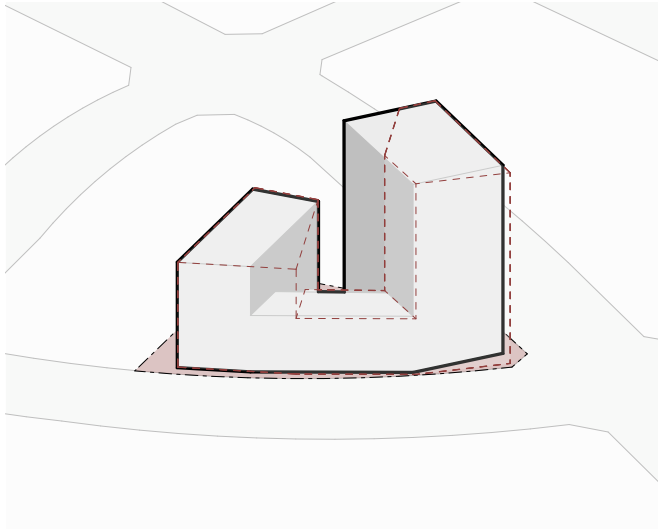
Be HEALTHY



Be ACTIVE + INCLUSIVE

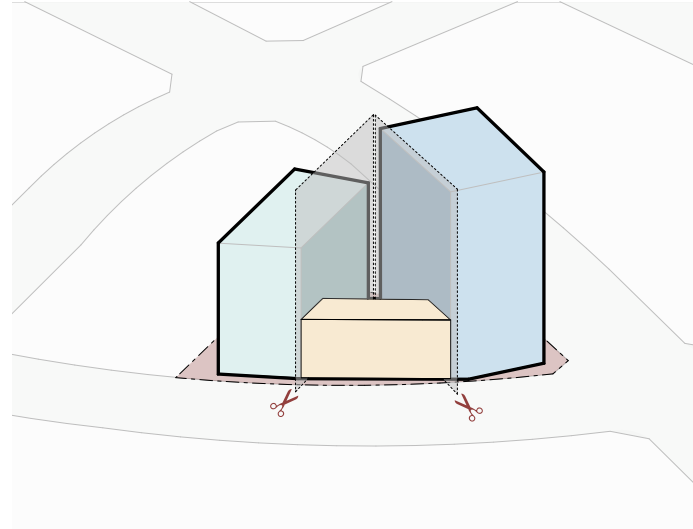


4.3 KEY MOVES



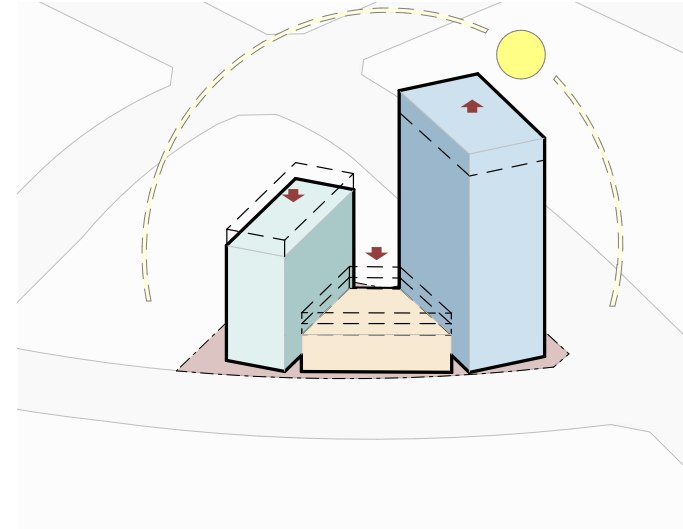
1. Rational Form

Rationalise to orthogonal forms for efficiency.



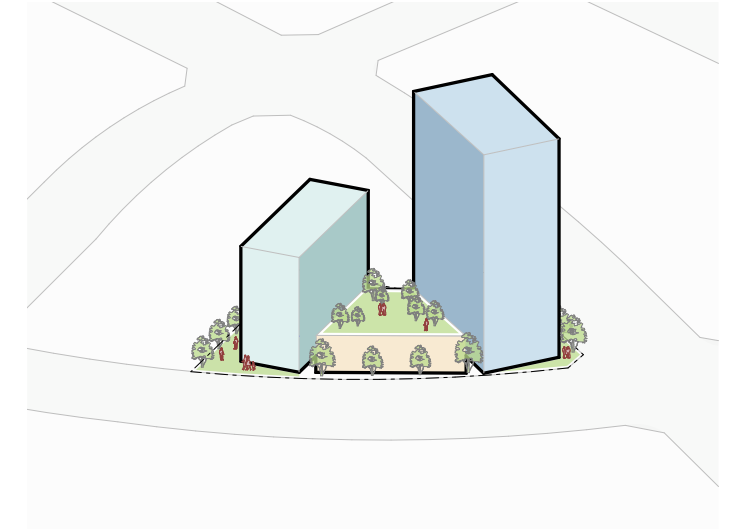
2. Express as Distinct Volumes

Opportunity to create distinct building character.



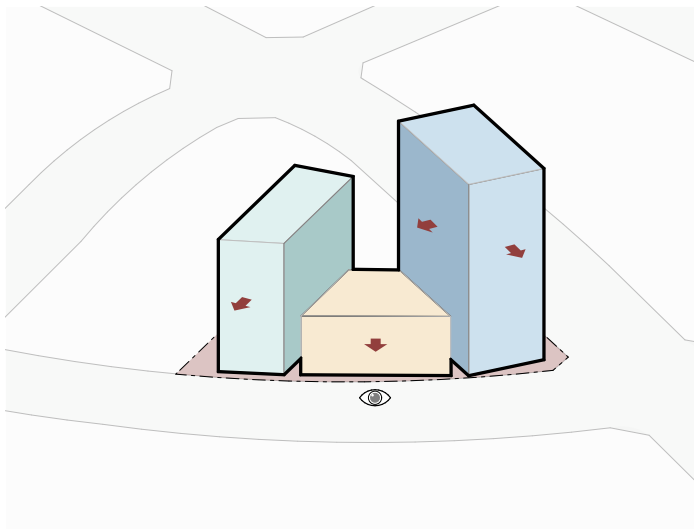
3. Re-Distribute Bulk + Mass to Improve Amenity

Increasing tower height (within the 50m height limit) provides opportunity to lower the low rise building for improved amenity to the adjacent public domain and future developments to the south.



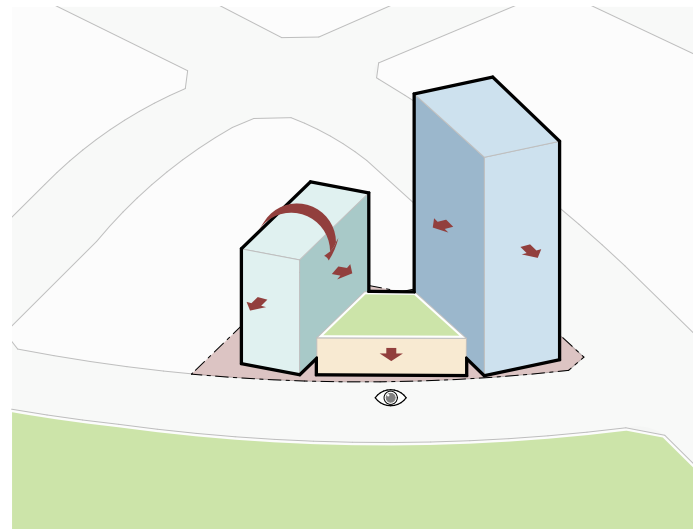
4. Open Spaces

Consolidated open space location for efficiency and increased setbacks to the north, east and south for greater landscaping and increased deep soil.



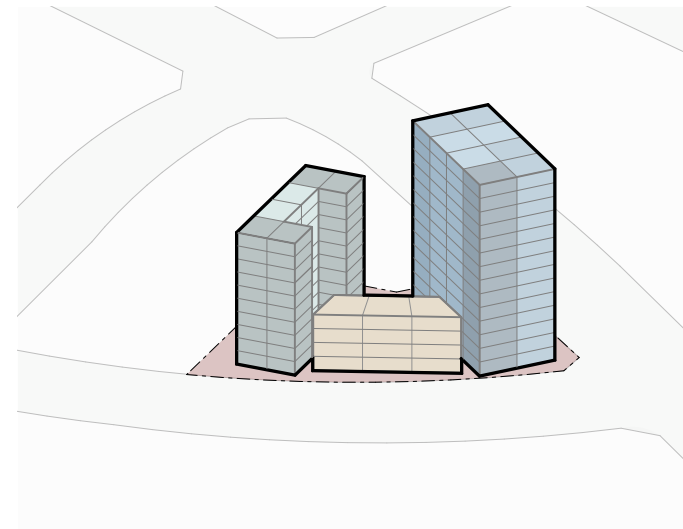
5. Orient to Views and Outlook

Units oriented to the street and Maxwell's Creek.



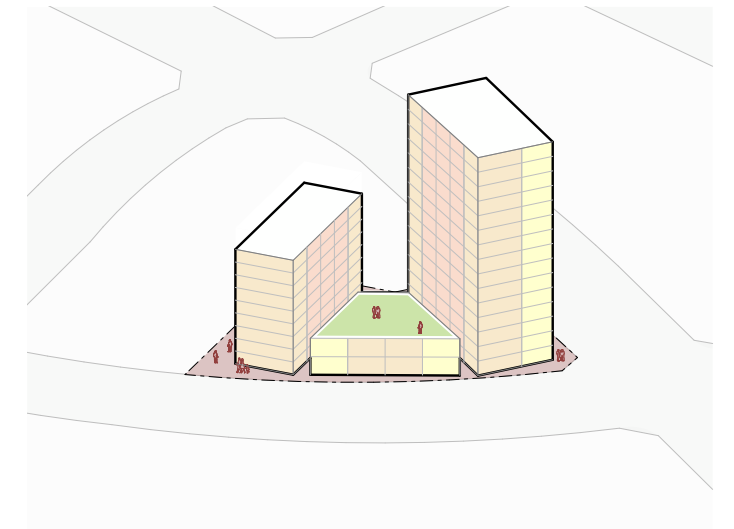
6. Maximise Outlook

Re-orient units to take advantage of green outlooks towards the communal open space and Maxwell's Creek.



7. Maximise Repetition + Efficiency

No Structural transfers
Single level basement
Limited number of unit types
Limited bathroom, kitchen and laundry types.



8. Unit Type Diversity

Introduction of diverse unit types to support a wide demographic. Typologies include dual key, 2 storey townhouses, family friendly units.

4.4 THE PROPOSED DEVELOPMENT

The site is highly connected within Edmondson Park Town Centre North providing access to Edmondson Station within 250m walking distance. The vision for the precinct will see an increase of residential population and a desire to see more affordable housing and a greater variety in the area. The surrounding open space network provides high amenity both through access to open space as well as through the opportunity for views and outlook to green spaces.

The height, bulk and scale is generally consistent with the strategic vision for the precinct as well as the wider context. The proposal respects the lower scale nature of the existing context by providing defined street walls and a podium base with taller buildings above. This reduces the perceived bulk and scale, provides slender building forms and ensures the amenity of surrounding context is maximised.

The proposed setbacks are generally consistent or exceed the Edmondson Park Town Centre North Design Guidelines and the building forms have been developed and refined to respond to the site controls, the future context as well as the future vision for the area:

- Responding to the context, the proposed podium form has been reduced from 4 storeys to 2 to provide improved amenity to the south
- The podium bulk has been re-distributed to the taller buildings with a slight increase in height
- Increased setbacks to the north (from 3.6m to 6m) maximise deep soil for the site to support increased canopy cover.



4.5 PLANNING APPROACH



PERMEABLE & ACTIVE GROUND PLANE

A permeable and active ground plane is created through the seamless integration of the public domain with emphasis on street activation and permeability. The co-location of resident amenity uses within the building lobbies provide activation to all key corners



FAMILY-FRIENDLY

Family friendly and larger units have been distributed throughout the development. The guidance of 'Healthy Higher Density Living for Families with Children' has been considered and where possible incorporated into the design of the individual units.



BUILDING COMMUNITY

For the lowrise building (B) social spaces on each floor have been located adjacent to the open corridor and lift lobby. This location provides both access to daylight and natural ventilation whilst maintaining direct sight lines from the lifts to ensure it retains good visibility and access, maximising the opportunity to be utilised by the residents on a daily basis as they come and go from their units as it is in a highly visible location but is also adjacent to the corridor to encourage residents to rest and use the space.

In the highrise building (A) direct access to daylight has been provided for the corridors maximise the amenity of the circulation spaces. The location for the daylight access to the south has been carefully considered to ensure that both ends of the corridors have views out and access to daylight and natural ventilation. The provision of glazing to the lift lobby ensures access to daylight and natural ventilation for greater amenity



ACTIVE & HEALTHY

Communal and publicly accessible open space exceeding ADG minimum requirements is proposed on street and podium level for connection to nature and open spaces to support resident health and well-being.

The distribution and location of communal open space has been carefully considered to provide a range of spaces that will maximise direct sunlight at mid-winter for resident amenity. The program for the spaces has been designed to support the residents with both active and passive spaces that can be enjoyed individually as well as a community.

4.5 PLANNING APPROACH _ SETBACKS

The proposed setbacks are generally consistent with the site specific controls for the Station Precinct outlined in the Edmondson Park Town Centre North Design Guidelines (October 2024). The proposed building form has been developed and refined to respond to the site controls, the future context as well as the future vision for the area, with building setbacks consistent with Figure 9: Setbacks and Table 5: Setbacks and Fencing. These controls are:

- 3.6m setback to MacDonald Road with a 3m encroachment/articulation zone
- 0-3m setback to Buchan Avenue with a 3m encroachment/articulation zone
- 1m setback to laneways and pedestrian through site links

MacDonald Road (RC37)

Consistent with the building setback controls in Figure 9 and Table 5, a minimum 3.6m street setback has been provided to MacDonald Road. An increased setback of 6m is provided in front of the townhouse typologies at the center of the podium to maximise the provision of ADG compliant deep soil. The proposed podium height is a maximum of 2 storeys to provide direct visual connection from the communal open space on Level 2 to the street.

Buchan Avenue

Consistent with the building setback controls in Figure 9 and Table 5, a minimum 3.0m street setback has been provided to Buchan Avenue. Consistent with Figure X of the Design Guideline, a retail tenancy is provided at the corner of Buchan Avenue and MacDonald Road to provide an activated corner and the residential lobby

Laneway and Pedestrian Through Site Link

The setbacks to the laneway and pedestrian through site link exceed the minimum 1.0m setback controls. A 6m setback has been provided to the pedestrian through site link to the east.

Building setbacks to the laneway varies from 4.5m to 11m to provide for more generous zones of landscape and new trees where they do not impact vehicular, waste and loading access to ensure the amenity of the laneway is maximised.

Legend

Site Boundary

Retail

Residential Lobby

1 Bed Apartment

2 Bed Apartment

3 Bed Apartment

North

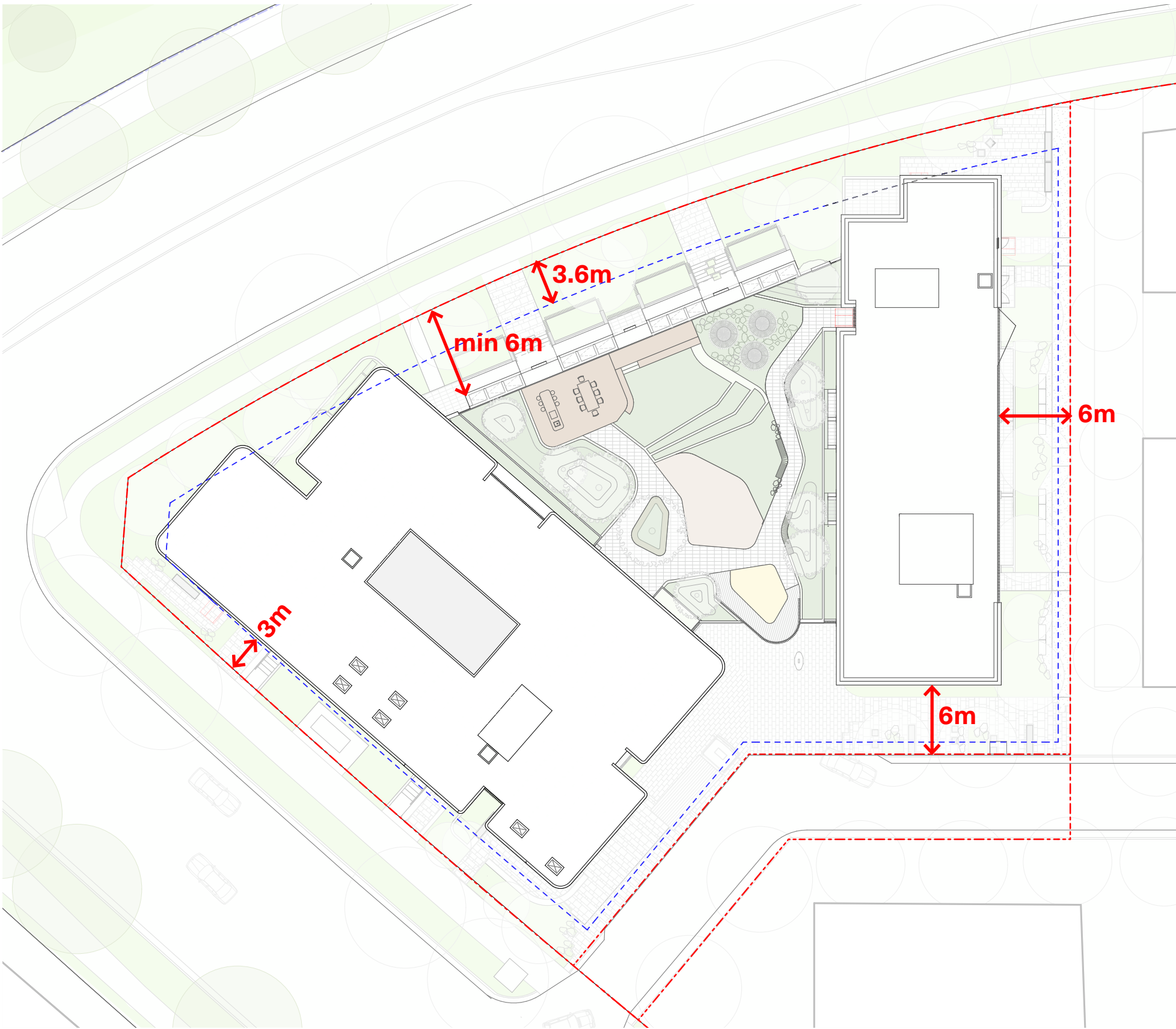
Scale

0

3

7.5

m



4.5 PLANNING APPROACH _ GROUND LEVEL PUBLIC DOMAIN

The design provides a balance between future proofing for improved future resilience and maximising activation at street level to create a high performing public domain that is enjoyable, safe and comfortable to move through. The retail tenancy and residential lobbies have been located at key building corners that are highly visible to provide clear and legible arrival into the development from the surrounding context.

Generous setbacks maximise the opportunity for landscaping and street trees, softening the building forms as they come to the street level. Vehicular access and service areas have been sleeved with active uses, minimising the extent of inactive facades (to less than 10%) along the four street frontages. The retail tenancy anchors the corner of Buchan Avenue and MacDonald Road, marking the entry to the Station Precinct from the residential areas to the west. The residential lobby for Building A on the south anchors the corner of Buchan Avenue and the laneway, and will be highly visible approaching from the Edmonson Park Station. The residential lobby for Building B to the north

Generous zones of landscaping and new trees minimises privacy issues to the adjacent dwellings. Integrated seating areas provide opportunities to 'dwell in place' in the landscaped publicly accessible through site link, to the north along MacDonald Road and next to the retail and residential lobby along Buchan Avenue.

- 1 Active retail frontage at the key corner of Buchan Avenue and MacDonald Road with level entry from the footpath
- 2 Residential lobby co-located with co-working
- 3 Residential lobby co-located with resident lounge
- 4 Publicly accessible communal open space provides an extension of the public domain and opportunity for increased landscape and street trees at street level
- 5 Through site link connection from the laneway to MacDonald Road, increasing ground floor permeability and pedestrian connectivity.
- 6 Ground level units with direct street access activates the street. Diversity of unit with townhouse typologies and smaller units provide greater choice
- 7 Residential waste, recycling and FOGO
- 8 Retail waste
- 9 Fire pump room
- 10 Bulky waste
- 11 Retail and car share
- 12 Loading and vehicular access on the laneway to minimise conflict with pedestrian movement
- 13 Street trees proposed along MacDonald Road, Buchan Avenue and the laneway to significantly improve the pedestrian environment
- 14 Substation
- 15 Basement access ramp

Legend

Site Boundary

Retail

Residential Lobby

1 Bed Apartment

2 Bed Apartment

3 Bed Apartment

North

Scale

037.5 m



Ground Floor Plan

4.5 PLANNING APPROACH _ LEVEL 1 PODIUM

The commercial uses on level 1 provide consolidated commercial spaces served by a centralised core that contains the lift access, fire egress and access to amenities from a common shared corridor. The floorplate is designed with the flexibility to provide for a diverse mix of tenancy sizes and typologies, the central core and shared corridor allow the floor plate to be sub-divided into a number of smaller tenancies to suit changing commercial demands over time, with amenities, kitchenette and cleaners room centralised to maximise daylight access to the commercial areas.

The design also provides for shallower commercial floor plate depths that maximise daylight access and natural ventilation. Operable windows to the corridor over the street level through site link maximises natural cross ventilation to the commercial tenancies. The provision of on-floor plant provides flexibility and greater efficiency for the mechanical system.

1

Dedicated and separate residential lift access to residential uses

2

Consolidated vertical core with integrated services, improving floor plate design efficiency and freeing up peripheral areas for apartments

3

Arrangement of apartments to maximize outlook and views

4

Recesses introduced in the floor plate to provide facade breaks, and opportunity for sunlight and natural ventilation deep into the floor plate

5

Centralised services sleeved with residential uses

6

Pump Room

7

Fire Tank

8

Void to retail

9

Void to lobby

Legend

Site Boundary

Retail

Residential Lobby

1 Bed Apartment

2 Bed Apartment

3 Bed Apartment

North

Scale

0

3

7.5

m

The diagram is a detailed architectural floor plan of the Level 1 podium. It shows a complex arrangement of rooms and corridors. The site boundary is indicated by a red dashed line. Various rooms are color-coded: light orange for 1 Bed Apartments, medium orange for 2 Bed Apartments, and light green for 3 Bed Apartments. A central core area is marked with a blue dashed line, representing the residential lobby. Numbered circles (1-9) are placed throughout the plan to correspond with the legend. The plan also shows outdoor spaces, trees, and a road with parked cars. A north arrow and a scale bar (0, 3, 7.5 m) are located in the bottom left corner of the plan area.

Level 1 Floor Plan

BLOCK 20a EDMONDSON PARK AFFORDABLE HOUSING

FUSE ARCHITECTS

4.5 PLANNING APPROACH _ LEVEL 2 COMMUNAL OPEN SPACE

The commercial uses on level 2 provide consolidated commercial spaces served by a centralised core that contains the lift access, fire egress and access to amenities from a common shared corridor. The floorplate is designed with the flexibility to provide for a diverse mix of tenancy sizes and typologies, the central core and shared corridors allow the floor plate to be sub-divided into a number of smaller tenancies to suit changing commercial demands over time.

A shared outdoor space located on Podium level 2 provides external break out space for the commercial tenants on both levels that is located above street level, providing enhanced amenity for future tenants and access to open space and greenery. The level 2 Landscape design provides a wide range of spaces and places for resident amenity. It is designed to be a more active space that will support and encourage use by families by providing :

- Active spaces that encourage use by young and old and support activities such as running, walking and active play for health and well being
- Outdoor library and break out space for parents to watch their kids playing
- Covered space for protection from the elements

①

Dedicated and separate residential lift access to residential uses

②

Consolidated vertical core with integrated services, improving floor plate design efficiency and freeing up peripheral areas for apartments

③

Arrangement of apartments to maximize outlook and views

④

Recesses introduced in the floor plate to provide facade breaks, and opportunity for sunlight and natural ventilation deep into the floor plate

⑤

Break-out space

⑥

Private Dining

⑦

Playground

⑧

Walking track

⑨

Landscape planters

⑩

Tree planters

Legend

Site Boundary

Retail

Residential Lobby

1 Bed Apartment

2 Bed Apartment

North

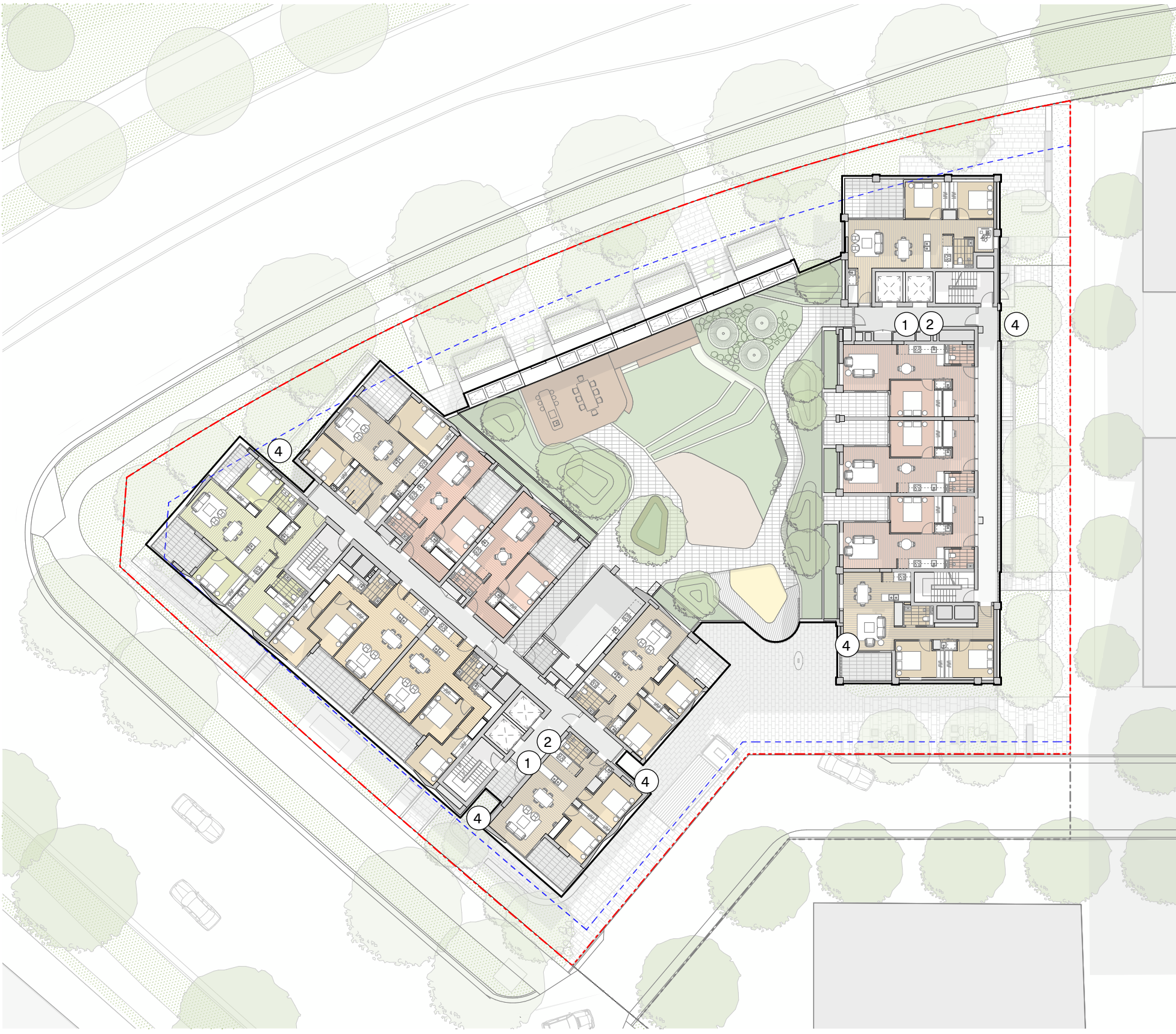
Scale

0

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7.5

m



Level 2 Floor Plan

4.5 PLANNING APPROACH _ LEVEL 3 - 8 TYPICAL LOWER

The mix of unit sizes is distributed across all levels to provide units across all sizes with a broad range of orientations that provides a mix of unit types to suit a diverse resident group.

The floor plates seek to maximise amenity to the units, the open corridors maximise the opportunity for natural ventilation to the units and the massing and form responds to the site constraints and steps to maximise solar access across the development.

The arrangement of units around a core creates a safe and pleasant environment that balances privacy with safety through clear sight lines, and direct access to units from the lift lobby.

A communal space for gathering outside the lifts at each level provides opportunity for informal social interaction that encourages and will help build a sense of community across the development.

①

Dedicated and separate residential lift access to residential uses

②

Consolidated vertical core with integrated services, improving floor plate design efficiency and freeing up peripheral areas for apartments

③

Arrangement of apartments to maximize outlook and views

④

Recesses introduced in the floor plate to provide facade breaks, and opportunity for sunlight and natural ventilation deep into the floor plate

⑤

Centralised services sleeved with residential uses

⑥

Social corner

Legend

Site Boundary

Retail

Residential Lobby

1 Bed Apartment

2 Bed Apartment

3 Bed Apartment

North

Scale

0

3

7.5

m



4.5 PLANNING APPROACH _ LEVEL 9 - 14 TYPICAL UPPER

The floorplans have 9 units per floor and are served by 2 dedicated residential lifts for greater amenity and serviceability. The planning of units is efficient and functional to maximise the use of space:

Living areas are consolidated, with kitchen areas directly serving combined living and dining areas

Corridors are minimised through out to maximise usable space

For larger units, flexible spaces are provided through multi purpose spaces with direct access to daylight

Wet areas are co-located for greater efficiency and are stacked through the tower levels to reduce service transfers.

Dwellings are served by ceiling fans to meet net zero targets and reduce carbon emissions.

①

Dedicated and separate residential lift access to residential uses

②

Consolidated vertical core with integrated services, improving floor plate design efficiency and freeing up peripheral areas for apartments

③

Arrangement of apartments to maximize outlook and views

④

Recesses introduced in the floor plate to provide facade breaks, and opportunity for sunlight and natural ventilation deep into the floor plate

⑤

Centralised services sleeved with residential uses

Legend

Site Boundary

Retail

Residential Lobby

1 Bed Apartment

2 Bed Apartment

3 Bed Apartment

North

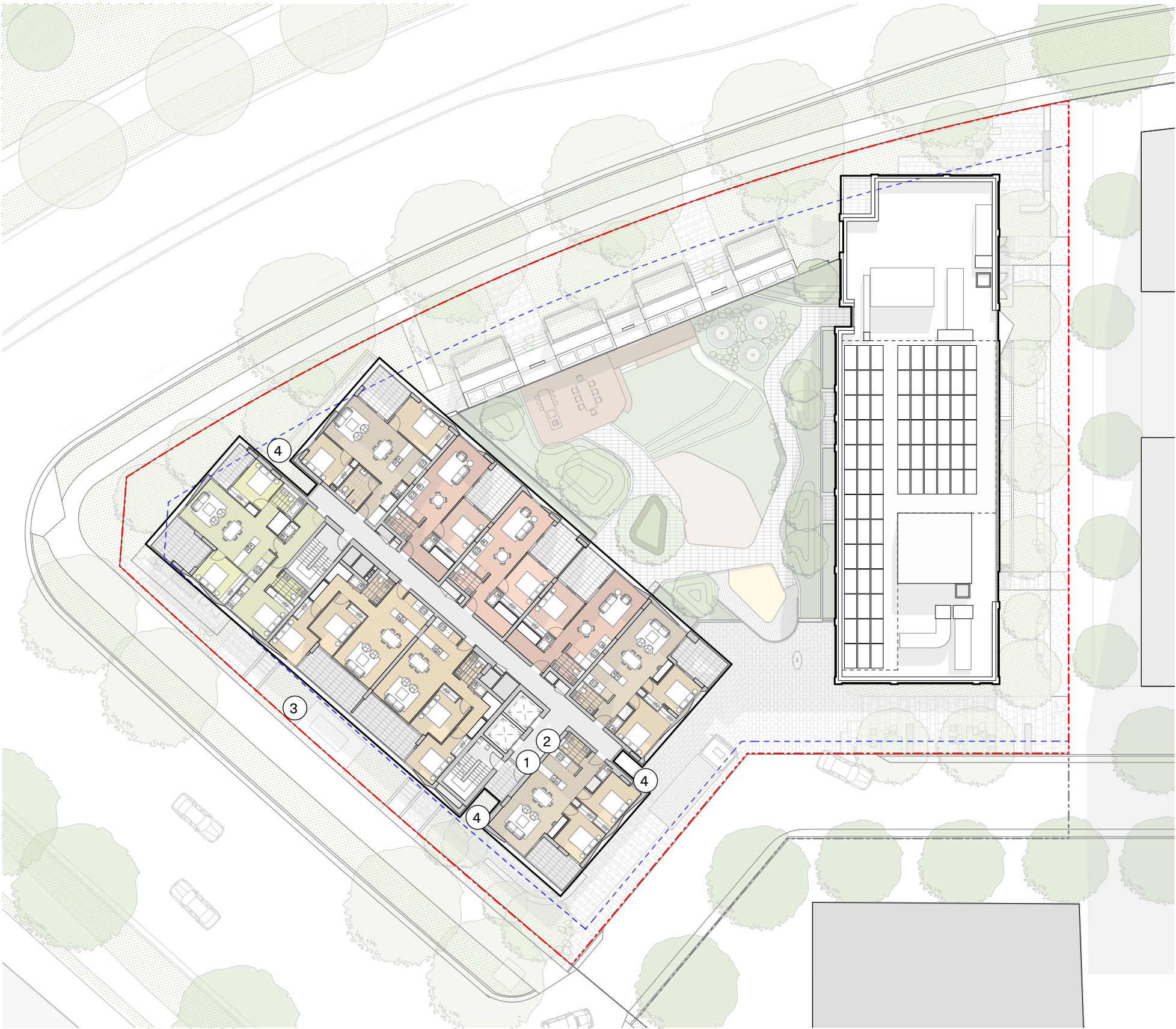
Scale

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7.5

m



4.5 PLANNING APPROACH _ ROOF LEVEL

Services

Rooftop services have been minimized and set back from the edges so that they are not visible form the street below. Space for PV solar panels has been maximised

Each resident is responsible for transferring their household waste to the re consolidated waste holding areas for residential waste rooms that have been provided to service the development. Dedicated FOGO (Food Organics and Garden Organics) bins are also provided for resident use.

These areas will be designed to prevent unauthorized access, to contain any spilt materials and will have signage to remind residents of the correct separation of waste and recyclables. In keeping with the best practices for sustainable design, all waste areas and waste/recycling bins will be clearly differentiated through appropriate signage and color coding to Australian Standards. Each stream will be located in a designated area.

A separate and dedicated waste room has been provided for retail waste, located adjacent to ground level loading area in the laneway with direct access to the residential lobby.

①

Consolidated vertical core with integrated services, improving floor plate design efficiency

②

Hot water plant

③

Zone for PV solar panels

Legend

Site Boundary

Retail

Residential Lobby

1 Bed Apartment

2 Bed Apartment

3 Bed Apartment

North

Scale

0

3

7.5

m

BLOCK 20a EDMONDSON PARK AFFORDABLE HOUSING

FUSE-ARCHITECTS

4.5 PLANNING APPROACH _ BASEMENT

Access Strategy

Vehicular access to the development is separated from pedestrian access to provide clear and legible access to the site. A consolidated carpark entry/exit point from the laneway provides internal access to the basement parking. Retail and car share spaces are provided on ground level, with separate access to the residential access for improved security and management. Loading and waste access is provided through a service bay located on the laneway for direct access to the waste rooms and to both residential lobbies via a service corridor.

Consistent with the site's highly connected location (250m from Edmondson Park Station) and the planning intent to deliver affordable housing, the development provides 58 residential car spaces in one basement level, together with 3 car shares on ground level to offset some residential spaces, to meet the requirements for affordable housing under the Housing SEPP. 2 spaces are provided to meet the DCP requirements for retail uses.

Motorbike parking exceeds the requirements Edmondson Park Town Centre North Design Guidelines (October 2025).

Bicycle parking is provided to meet the requirements of the Edmondson Park Town Centre North Design Guidelines (October 2025).

Proposed Parking - 63 spaces

- 2 x retail spaces on ground level
- 3 x car share spaces on ground level
- 58 x residential spaces on the basement level (including 17 accessible spaces)

Proposed Motorbike Parking - 6 spaces

- 5 x residential motorbike spaces on the basement level
- 1 x retail motorbike spaces on ground level

Proposed Bicycle Parking - 176 spaces

- 172 x residential bicycle spaces on the basement level
- 1 x retail staff bicycle spaces on ground level
- 3 x retail visitor bicycle spaces on ground level

Refer to the Traffic Report for more details.

- 1

Consolidated vertical core with integrated services, improving floor plate design efficiency
- 2

Carpark access ramp
- 3

Switchroom
- 4

Bicycle parking

Legend

- Commercial Parking

Retail / F&B Parking

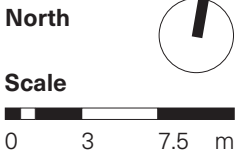
Residential Parking

Residential Visitor Parking
- Shared Zone

Storage

Accessible Space

Bollard





4.6 DESIGNING INSIDE / OUT

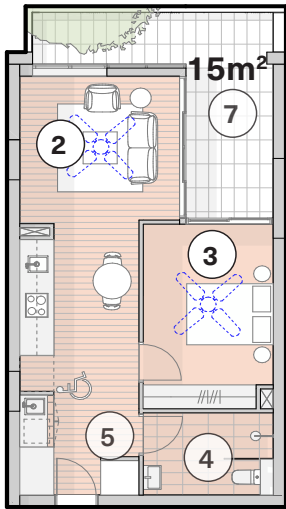
Unit Diversity with Family Friendly Apartments

Family friendly and larger units have been distributed throughout the development. The guidance of ‘Healthy Higher Density Living for Families with Children’ has been considered and where possible incorporated into the design of the individual units. Where possible, utility rooms are incorporated within apartment layouts. These rooms are extensions of living spaces, and can be adapted and utilised to suit residents’ needs, as a study corner, children’s play area, etc.

Apartment layouts proposed consist of 1 bedroom, 2 bedroom, and 3 bedroom units. All apartments have private balconies that are directly accessible from living areas, providing opportunity for outdoor living in an urban environment.

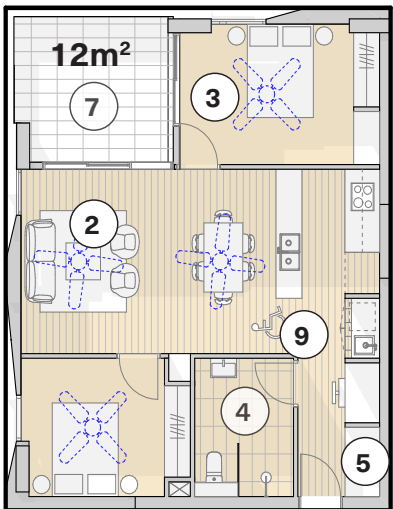
A mix of 1 bed and 2 bed 2 bath typologies provide a wide range of choice to cater for a wide demographic. Unit types are distributed across all levels, with orientations to north, east and west to provide a range of apartments that have varied amenity and outlook for housing choice. 3 bed typologies have been designed with consideration of potential resident needs (family friendly apartments) and distributed across the building for diversity.

1 Bed Apartment
54m²

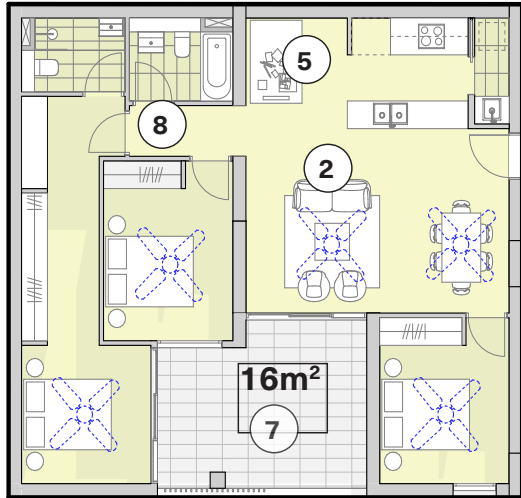


FAMILY FRIENDLY UNITS

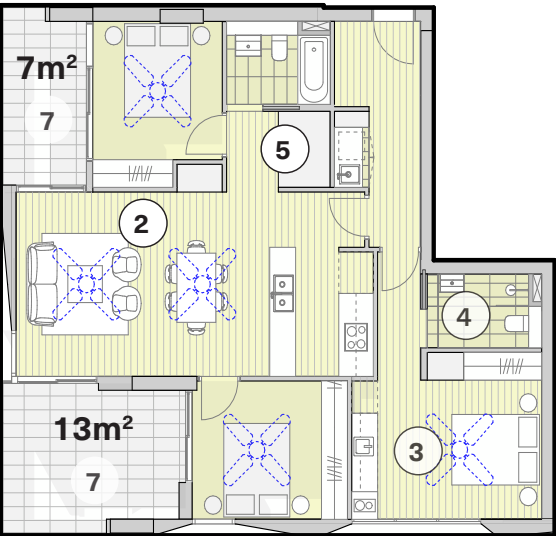
2 Bed Apartment
73m² (9% Of Units)



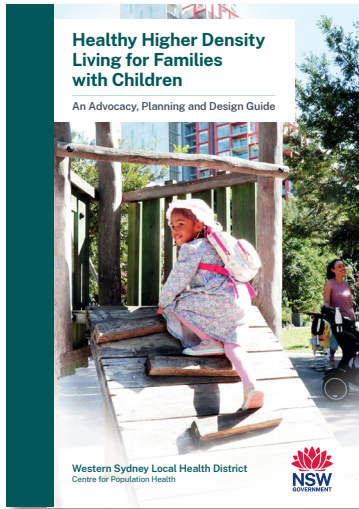
3 Bed Apartment
106m²



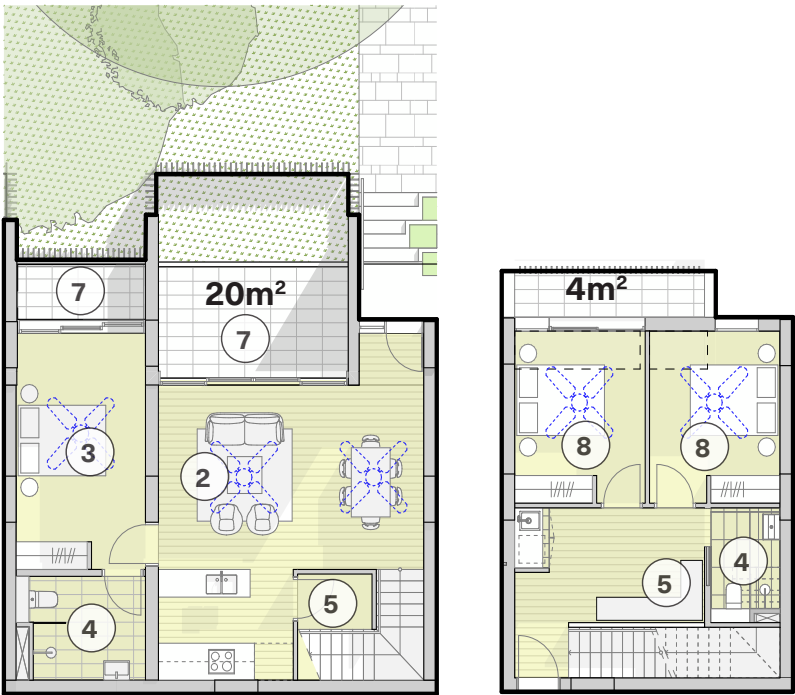
3 Bed Dual Key
97m² (9% Of Units)



- 1 Larger Apartments**
25% of 2B + 3B apartments are 10% larger than ADG minimum sizes
- 2 Separate Play Area**
Living rooms have min. 2m x 3m flexible play space with visibility to the kitchen for supervision
- 3 Flexible + Larger Bedrooms**
Allows for flexible furniture layouts and space for play (recommended min. size 11m²)
- 4 Larger Laundries + Bathrooms**
Allow additional space for everyday routines
Min 1.2m long bench in laundries
Provide a bathtub in units with 2 bathrooms
- 5 Additional storage**
Allow 20% additional storage to ADG requirements to accommodate larger items and ensure external storage is waterproof
- 6 Wider Hallways**
Min. 1.5m wide hallways for prams.
Entries to allow wall hooks and shelving
- 7 Safe Private Open Space**
Higher balustrades or design to prevent small items falling or finger entrapment. Allow for supervision from living areas and outdoor play, craft and gardening activities
- 8 Noise Mitigation Within the Unit**
Consider higher sound insulation and separation of uses, eg, avoid bedrooms opening to living rooms
- 9 Flexibility Over Time**
Design that allows for reconfiguration of non-load bearing walls to respond to changing family needs



3 Bed Townhouse
130m² (1% Of Units)



4.7 UNIVERSAL DESIGN

Universal Access

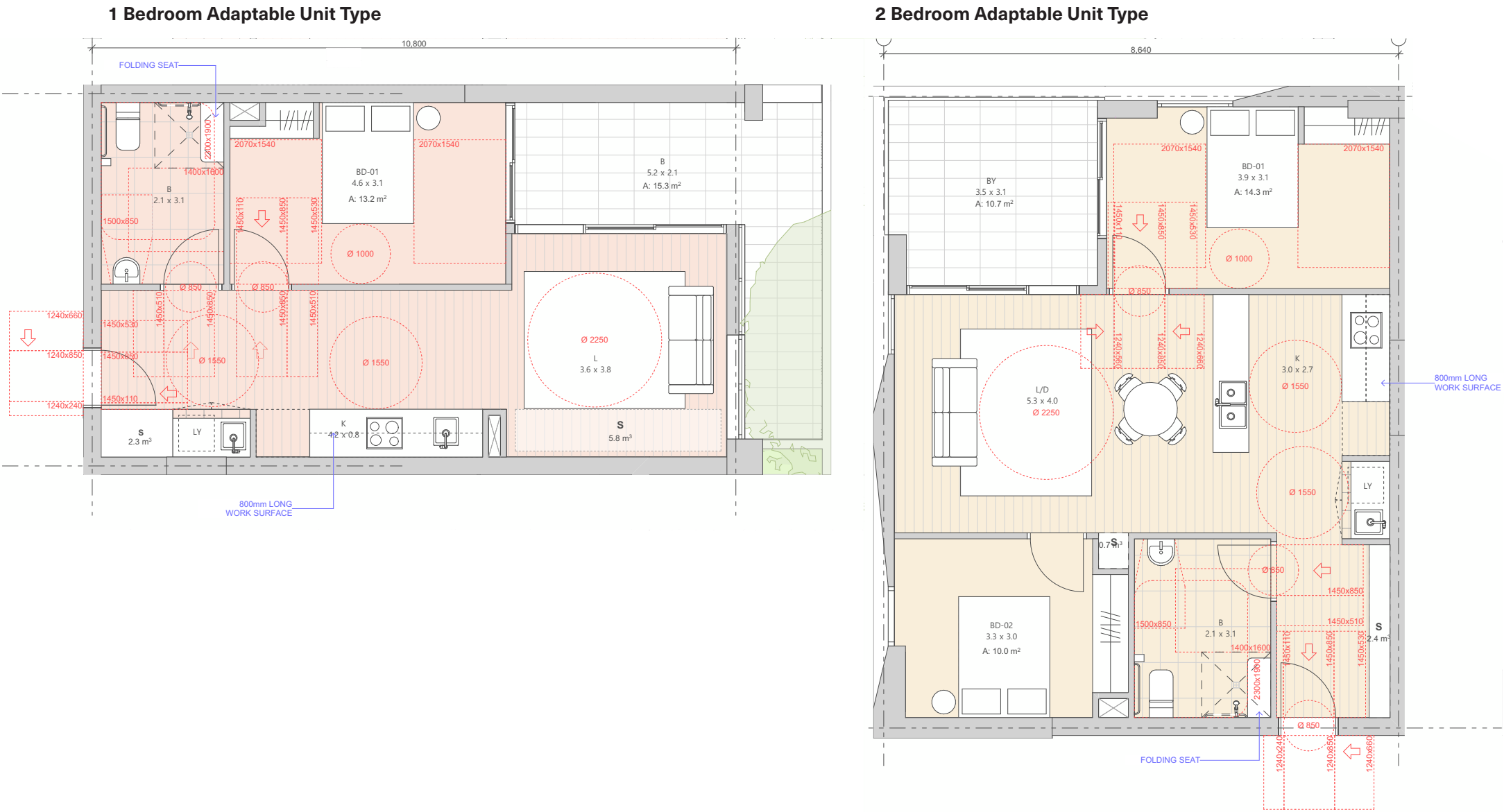
Accessibility has been well considered with level access provided from the residential levels and lobbies to the street and new through site link.

At ground level, 1:20 walkways have been used to minimize the need for handrails, create a permeable, barrier free street level experience and to provide access between MacDonald Road and the laneway

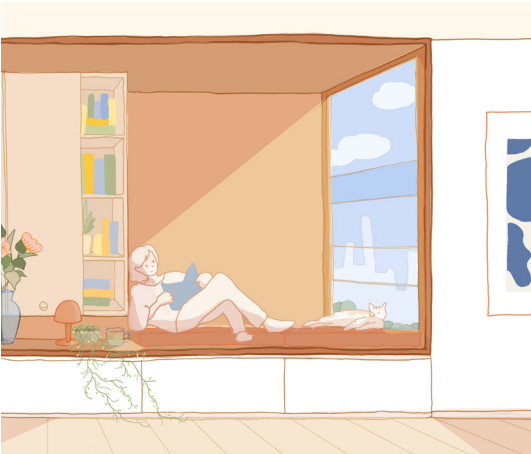
The communal open space has also been designed to be fully accessible via the dedicated residential lifts. On all residential levels, space has been provided for turning within all corridors.

Adaptable Unit Typologies

The scheme proposes 17 adaptable units (17% of all units) consistent with the requirements of CDCP. These have been provided across the majority of levels and across the mix of 1 bed and 2 bed unit typologies to provide flexibility and choice for future residents to 'age in place'.



Direct connection of external and internal spaces



Spaces that are enjoyable to live in



Family friendly flexible spaces



Ample storage areas provided in all units

4.8 AMENITY

Separation Distance to the East Boundary

Separation distances to the east boundary provide a consistent built form. Privacy and ADG amenity has been managed through:

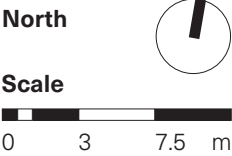
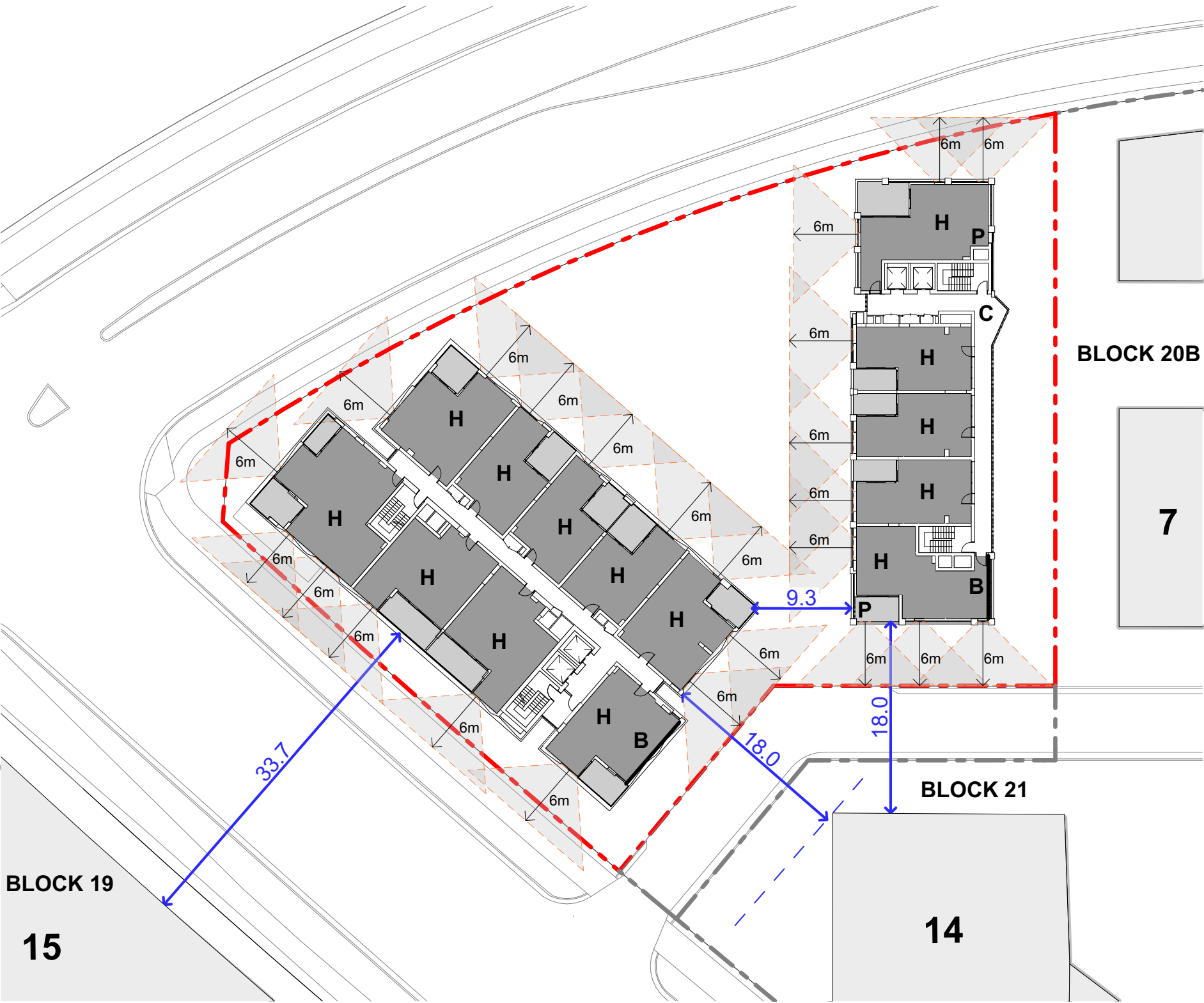
- The design of units, with units oriented primarily to the north and west from level 3 to 8..
- Non-habitable uses have been maximised to the eastern boundary, with the relocation of the access corridor to the units above level 2..
- Limiting the number of windows to the east. Where windows have been provided to activate the facade, these are either high level windows or have been provided with privacy screens to manage the view and outlook.

No Direct Sunlight Apartments

The percentage of apartments that receive no direct sunlight is slightly higher than the ADG maximum of 15% due to the existing alignment of Buchan Avenue.

The proposed building form is consistent with the principles of the masterplan, with built form following the prevailing orientation of the streets to manage the density, layout and separation to adjacent future development.

Although the development varies from the numerical requirements of the ADG, the design ensures overall amenity to the development is consistent with the principles set out in the ADG. The ADG design criteria for solar access to 70% of units is provided, with 71% of units receiving minimum of 2 hours direct sunlight. The units that receive no direct sunlight have been designed to have window openings that maximise daylight access to ensure the units have high amenity.



4.9 SUSTAINABILITY

Approach Designed to Achieve Long-Term Performance + Low-Carbon Outcomes

Targeting 4 Green Star Aligned



INDOOR ENVIRONMENTAL QUALITY

- **Daylight Access**
Maximise natural light with high Visible Light Transmittance (VLT) windows
- **Ventilation System**
Minimise pollutants and provide a high level of outdoor air
- **Material Selection**
Low volatile organic compound (VOC) and formaldehyde content to minimise respiratory issues for building occupants
- **Noise Control**
Maintain comfortable internal and external noise levels

WATER EFFICIENCY

- **Water Efficient Fixtures**
Reduce indoor water use
- **Landscaping**
Native, drought-tolerant plants
- **Irrigation System**
Weather-responsive drip system
- **Non-Potable Water**
Used for toilets and irrigation

IMPROVED ECOLOGY

- **Vegetated Areas**
Incorporated within the building and surroundings
- **Light Spill Reduction**
Minimises impact on nocturnal and migratory wildlife
- **Stormwater Quality Management**
Reduces contaminants in stormwater discharge

SUSTAINABLE TRANSPORT

- **End of Trip Facilities**
Encourages sustainable transport and occupant health
- **Electric Vehicles (EV) Infrastructure**
Parking with charging infrastructure to encourage electric vehicle use

URBAN HEAT ISLAND

- **Permeable or Porous Pavement**
Reduces runoff by absorbing rainwater
- **Increased Vegetation**
Maximises landscaping to lower heat and support wellbeing
- **Green Roofs**
Cool buildings and improve air quality with plants

WASTE MANAGEMENT

- **Waste Management Plan**
Minimise landfill and reduce environmental impacts
- **Reuse or Recycling**
Divert 90% of the waste produced during demolition and construction

LOW CARBON MATERIALS

- **Up Front Carbon**
Uses low-embodied-carbon and recycled materials to minimise emissions

ENERGY EFFICIENCY

- **Fabric Optimisation**
Glazing, shading, and insulation to reduce energy demand
- **Green Roofing**
Minimises heat buildup and improves insulation
- **HVAC System**
Efficient heating, ventilation and cooling
- **Energy-Efficient Equipment**
Low-energy appliances and systems
- **LED Lighting**
Reduces energy use and heat output
- **Energy Metering and Monitoring**
Tracks and manages key energy uses
- **Energy Generation**
On-site solar array to offset energy demand
- **Fully Electric Building**
Eliminates fossil fuel use; enables renewable integration

5



Facade Design

5.1 FACADE CONCEPT

The design concept for the development starts with the expression of 3 distinct buildings,

Expressed vertical elements which form the frame capture and tie together the horizontal balustrades, allowing each petal to read independently, and concurrently as a cohesive cluster with other petals.

Building A

Oriented primarily to the West and East, towards a growing and developing area of Edmondson Park Town Centre North, with new and contemporary medium to high density housing. Beyond this, there are views towards the existing low density residential areas beyond. To address the summer sun, the building has been expressed with a mix of deep slab projections and a higher solid to glass ratio to provide shading. Drawing inspiration from the Wianamatta sandstone, with the solid volumes and layered strata, the facade is characterised by strong horizontal spandrel and punched openings. To address the noise and activity along this interface, smaller openings are proposed to protect resident acoustic amenity.

Building B

Oriented primarily to the West and East, overlooking the pedestrian through site link and the remainder of the urban block. Beyond this, it will overlook a lush suburban context defined by the abundant mature trees of Maxwells Creek. The regularity of the expressed frame reflects the orderly street grid within the town centre. Variation and play is introduced to the frame, reflective of the laneway pattern and its shifting alignments.

Podium

North facing, with views towards the canopy of the remnant Cumberland Plains woodland and river-flat Eucalypt forston Maxwells Creek. The podium has been reduced from the Concept Masterplan 4 storey expression to 2 storeys to provide a more direct relationship to the street level.

Blockwork has been adopted as a primary facade material to address the surrounding suburban context defined by terracotta roofs and brick houses.



5.1 FACADE CONCEPT

The building façade is designed to carefully respond to its immediate physical and social context, presenting an architectural expression that is reflective of the vision for the precinct.

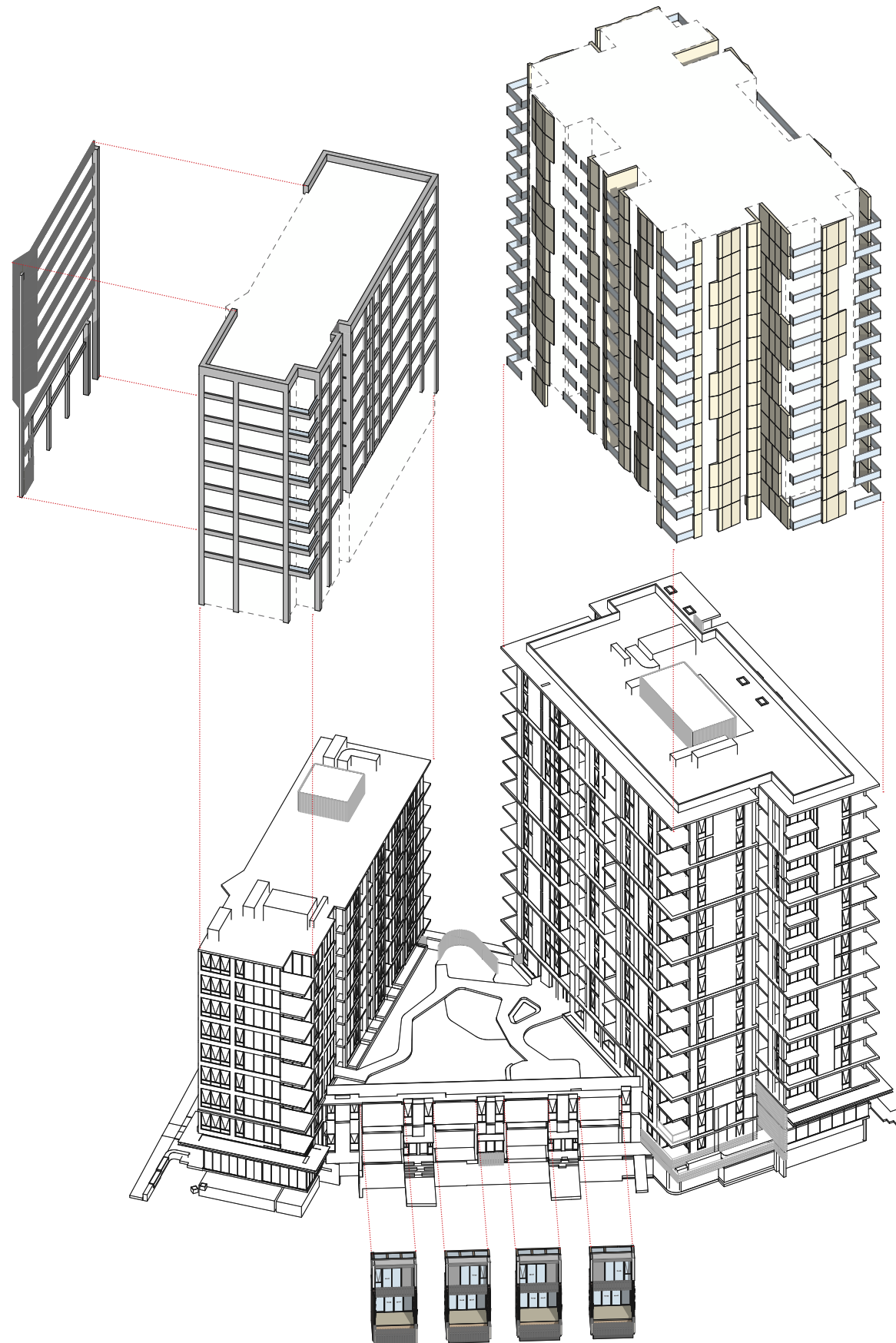
The podium is articulated to reference the small, independent shops which characterise the town centre. It assimilates with the existing street walls, proudly reinforcing its position as the corner of the urban block.

Facing due north, the townhouses feature blade walls that break up the bulk of the podium, provides a human scale to the street, manages privacy between dwellings and shades the glazing at mid-summer. A mix of smooth and split face blockwork reinforces the relationship to the residential character of the surrounding context by re-interpreting the

A solid full height balustrade is proposed to prevent views from the public domain into apartments, protecting resident privacy amenity. A low glazing ratio will also assist with mitigating heat and traffic noise from vehicles.

To create facade variation, varying glazing ratios to permit more sunlight and allow for outlook to the surrounding district views. The mix of floor-to-ceiling glazing is utilized to take full advantage of the district views. This is a response to the decreasing privacy and noise intrusion, and the increasing outlook, from the building base to the top. This simple yet effective solution creates a gradient of decreasing visual weight from the building base through to the top, grounding the building to the street and to the people, before feathering up the building.

Like its floorplates, the building facades are a cluster of different hues and variations, working together for a cohesive character. When expressed together, the development reads coherently and united. The facades utilise simple, effective, and smart design solutions to respond to the various considerations of being in a future urban context.



5.2 MATERIALITY PRINCIPLES

The facade palette draws inspiration from the richness of the area, the connection to country, the multi cultural diversity and the history and heritage of the surrounding context.

As part of the design development, the colour palette for the building facade has been informed by feedback from the Dharug Knowledge Holders and Elders who have helped refine the inspiration to have a more direct connection to country through a deeper understanding of the cultural heritage of the area and what is important to the traditional owners. Feedback from the Landcom Design Review Panel and State Design Review Panel has also been taken into consideration.

The building colours are informed by the Connection with Country, with lighter building forms above a more earthy, heavy podium base.



5.3 MATERIALS + FINISHES

The proposed palette of materials has been selected to provide for a building that will be robust, high quality and easy to maintain. Material selection was refined and informed through the feedback of the Dharug Knowledge Holders and Elders.



- 1. Walls, Slab Edges, Soffits & Frames: Concrete
- 2. Screens, Fences & Gates: Fixed aluminium louvres/ battens, Powdercoat finish, Dulux Monument and Surfmist or similar
- 3. Windows & Balustrades: Powdercoat finish, Dark grey / Monument or similar
- 4. Windows & Balustrades: Clear glazing
- 5. Street Level walls: Mix of Split Face and Smooth Face Blockwork, Random Pattern
- 6. Street Level Tower: Mix of Split Face and Smooth Face Blockwork, Horizontal Pattern
- 7. External Walls Tower: Mix of Pre-finished CFC Panels, Smooth and Vertical Groove, TE10 and LT60
- 8. Infill Walls Lowrise: Window wall system, Clear Glazed and Solid Panel

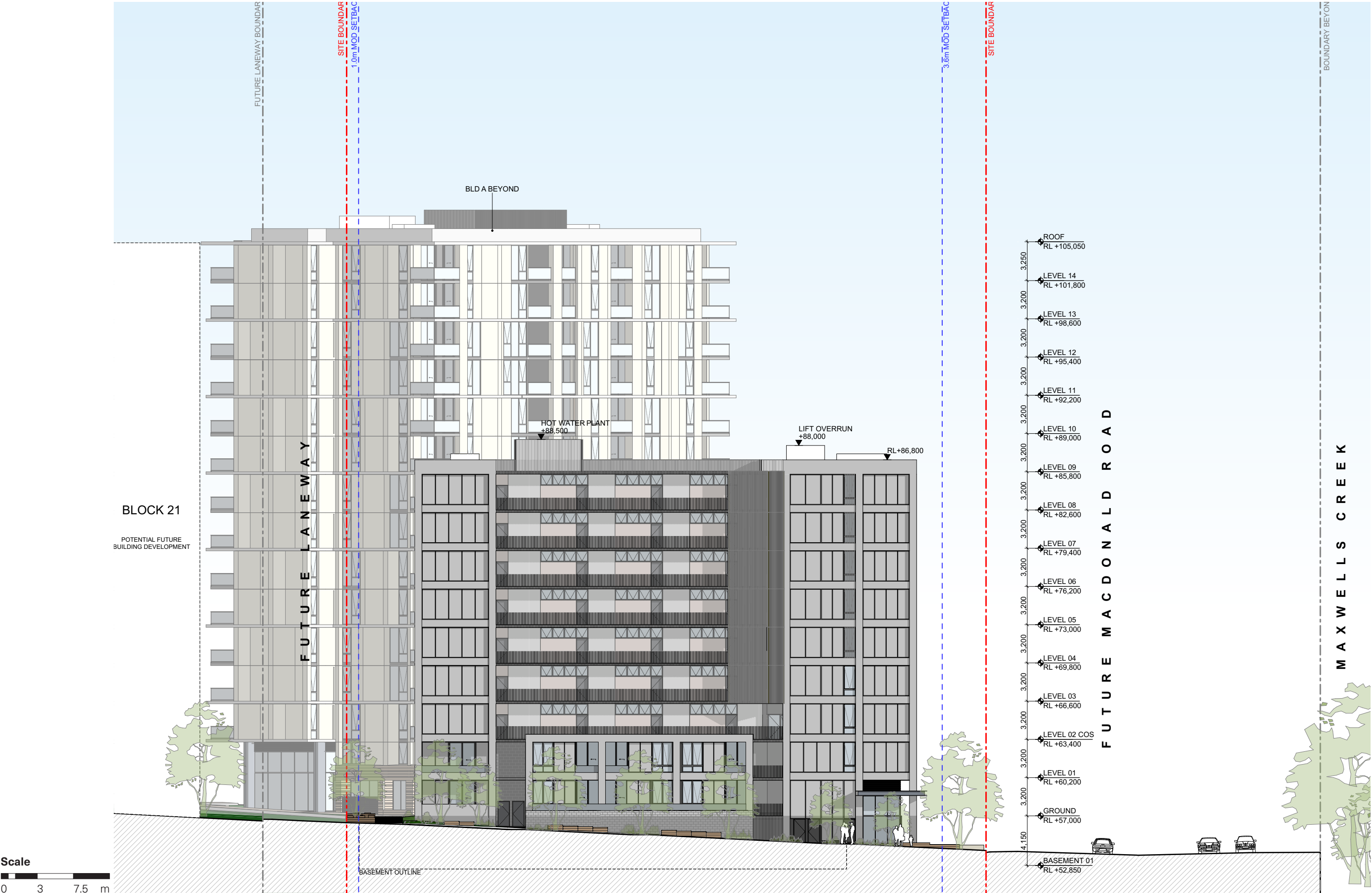
STREET LEVEL

TOWER

5.4 ELEVATION _ NORTH (MACDONALD ROAD)



5.4 ELEVATION _ EAST (THROUGH SITE LINK)



5.4 ELEVATION _ SOUTH (LANEWAY)



5.4 ELEVATION _ WEST (BUCHAN AVENUE)



5.5 PHOTOMONTAGES| VIEWS



BLOCK 20a EDMONDSON PARK AFFORDABLE HOUSING

View from Maxwells Creek. Artist impression only.

5.5 PHOTOMONTAGES| VIEWS



Corner of Buchan Avenue and MacDonald Road. Artist impression only.

5.5 PHOTOMONTAGES| VIEWS



BLOCK 20a EDMONDSON PARK AFFORDABLE HOUSING

Corner of Buchan Avenue and Laneway. Artist impression only.

6 ————— **Design Response**

6.1 BETTER PLACED _ BETTER FIT

Contextual, Local and of its Place



Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, and communal aspiration. It also contributes to evolving character and setting.

- Contextual

A building, place or space that responds to the context in which it is designed
- Local

A building, place or space that relates to an area, or neighborhood
- Of its place

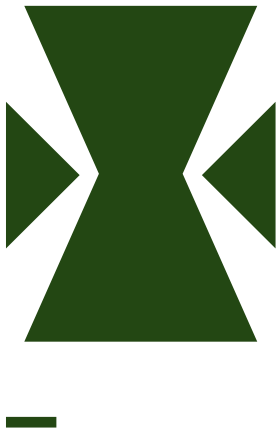
A building, place or space that relates to its surrounds

Integrated design, spanning precincts, public realm and buildings, should encompass an appropriate contextual fit, through:

Objective	Evaluation Requirements	Design Response
1.1	Considering the design in its immediate environs, and the wider context	As Sydney’s population grows, available land in suitable locations, especially around new transport infrastructure, is being developed to accommodate more homes and jobs in a more dense urban form. Located within the future Edmondson Park Town Centre North and within walking distance to the Edmondson Park Station and the amenities of Ed Square to the south, the site (Block 20a) is well positioned to provide new homes and amenities. As part of a mixed use development, 100% affordable housing is proposed that will add to housing diversity and affordability in the area.
1.2	Responding to the local landscape setting and its natural features, including topography, waterways and vegetation	The design draws upon and builds on its existing significant and unique features of the site and Maxwells Creek to the north to create an active, safe, adaptive and resilient mixed use development.
1.3	Responding to the broader urban context in terms of existing street patterns, development and built form	The proposed development is consistent with and responds to the future vision for the precinct by providing a true mix of uses that includes residential and retail uses in a well located and central area. The provision of a new through site link, street trees and landscaping will contribute positively to the surrounding area. As the second stage of the future Edmondson Park Town Centre North, the site responds to the need for housing in well located and high amenity areas.
1.4	Effectively addressing the immediate site conditions, surrounding public realm, neighboring buildings or sites, and interfaces	A number of approaches are employed to respond to the interfaces with surrounding context. The pedestrian network, involving a new through site link across the site to the surrounding context provides a finer grain network, connecting people across the site to adjacent context. The new retail active frontage at Buchan Avenue will provide activation and activity to serve pedestrians
1.5	Building on and reinforcing distinct and authentic local characteristics, qualities and attributes, referencing local heritage and local materials where applicable to support local identity	The new enhanced public domain, new through site link and design of the building celebrate the diversity of the existing landscape and responds to the evolving character of the area.
1.6	Retaining and enhancing existing buildings and vegetation of public value	The development has the opportunity to create a series of integrated green systems by providing new street trees and maximizing landscaping across the site, to reinforce and strengthen district green grid connections
1.7	Contributing to change in the urban context, where appropriate or desirable, in a managed, careful and responsive manner, establishing a reference for future built form and urban design	The built form has been informed by the character of the area. The design provides a clear definition of the public domain, street-walls that frame the experience at eye level, whilst the expression of 3 distinct forms provides height diversity.
1.8	Contributing to the immediate public realm, through activation, passive surveillance, visual interest and improved amenity; supporting community interaction and addressing local needs and opportunities	The new through site link and generous landscape at street level will be accessible to the wider community and support community belonging through spaces that encourage informal social interactions and accessible access.
1.9	Creating or contributing to a distinctive, defined urban character in the local area.	The proposed development will provide a distinct character through the new through site link, activated retail use at street level and a building that will have a strong local character and contribute to the emerging character of the future Edmondson Park Town Centre North.

6.1 BETTER PLACED _ BETTER PERFORMANCE

Sustainable, Adaptable and Durable



Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra but a fundamental aspect of functional, whole-of-life design.

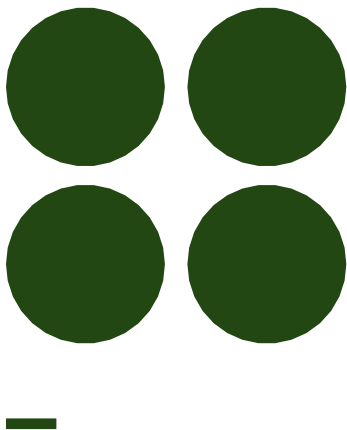
- Sustainable
Relates to the endurance of systems, buildings, spaces and processes – their ability to be maintained at a certain rate or level, which contributes positively to environmental, economic and social outcomes
- Adaptable
A building, place or space that can adjust to new conditions, or to be modified for a new purpose
- Durable
A building, place or space that is built to be able to withstand wear and pressure

Good built environment design achieves high performance standards, through:

Objective	Evaluation Requirements	Design Response
2.1	Facilitating and encouraging sustainable transport modes including walking, cycling and public transport and minimizing the space dedicated to vehicle movement and parking	The proposed through site link harnesses opportunities to create a linked and diverse network of spaces to support and promote a highly walkable place. Opportunities for retail use, direct street access for ground level units and townhouses will contribute to create a precinct for people that is safe, walkable and connected.
2.2	Accommodating an appropriate range of well-distributed, public or private activities	The level 2 communal open space is supported by the publicly accessible spaces provided at street level. These spaces are enhanced by landscape and deep soil that will support new trees on the communal open space
2.3	Accommodating future change in use or activities	The development has been designed to support a high performing and activation ready precinct.
2.4	Integrating green infrastructure, including tree canopy, open space, bushland and waterways with urban development and grey infrastructure, such as streets, roads and public transport	The landscape design seeks to improve existing habitat arrangements and biodiversity. Integrating elements of play and exploration promotes an awareness and presence of the green network and infrastructure. Native species create a connection to country and will support a more resilient environment.
2.5	Contributing to resource efficiency (energy, water, materials), including minimizing consumption, and accommodating localized energy generation, water recycling and food production	The proposal maximizes resource efficiency with rainwater collection on the communal open space to water the landscape.
2.6	Prioritizing the use of robust, locally sourced materials and resilient, climate-responsive plant species	The selection of planting includes climate responsive plant species
2.7	Responding to local climate conditions, and using efficient, passive approaches and systems to provide shade, shelter, heating and cooling to reduce the burden on, or need for, mechanical systems	The provision of street trees and open spaces will improve local climate conditions. The canopy cover will provide respite from the heat of the summer sun and will shade the streets, building facades and communal open spaces to reduce the effects of the urban heat island effect. The building form, massing and orientation have been organized to maximize natural daylighting and solar access to the primary living spaces and external areas, while minimizing wind and noise impacts.
2.8	Arranging layouts, facades, materials and fixtures to optimise environmental performance, through access to fresh air, natural light, greenery and vegetation.	The development will create an active, safe, adaptive and resilient precinct. Promoting community interaction, the through site link will enable flexibility of use for the community, both residents and visitors.

6.1 BETTER PLACED _ BETTER FOR COMMUNITY

Inclusive, Connected and Diverse



The design of the built environment must seek to address growing economic and social disparity and inequality, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities.

Inclusive
A building, place or space that embraces the community and individuals who use it

Connected
A building place or space that establishes links with its surrounds, allowing visitors and residents to move freely and sustainably

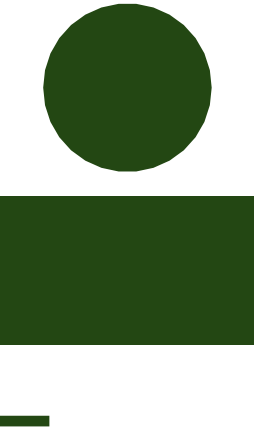
Diverse
A building, place or space that embraces a richness in use, character and qualities

Good design creates better communities, through:

Objective	Evaluation Requirements	Design Response
3.1	Supporting appropriate layout, density and way-finding for walking, cycling and access to services, facilities and public transport	The new through site link will increase ground level permeability. Safe movement, good connections and access are provided through publicly accessible spaces that provide well defined routes and clear sight lines (day and night) so residents and visitors can see and be seen.
3.2	Developing layouts in precincts, buildings and spaces that encourage exploration, movement, and equitable public access in public and community buildings as well as privately owned public spaces	The built form has been shaped by the increased street setbacks to the laneways to provide a clear definition of the new through site link, a podium form with street-walls that frame the experience at eye level to the north, whilst the taller buildings provde built form variation.
3.3	Accommodating or contributing to a diverse and integrated mix of spaces and uses including diverse housing types, community spaces and commercial premises	The development will provide a range of apartment types and sizes to support development of a socially diverse neighborhood. The apartment mix includes 1, 2 and 3 bedroom units which cater to single occupiers, couples, down-sizers and families. Larger apartments and the provision of 10% adaptable units will maximize the opportunity for the aging population to 'age in place'.
3.4	Supporting equitable access to a diverse range of local economic or employment opportunities	The development will provide 100% affordable housing within 250m of the station to support the diverse needs of the growing community.
3.5	Providing or contributing to a range of types of open space in the public realm, varying in sizes and configuration and connecting to wider networks, particularly in higher density urban locations	The development seeks to create a series of integrated green systems by increasing the tree canopy, maximizing access to open space, to contribute to climate mitigation and create a healthy, livable urban environment. The proposed tree and vegetation planting proposes to return species that were native to the area. The planting will incorporate both native and exotic species that will support the range of micro climates across the site.
3.6	Creating internal and external layouts which can accommodate a wide range of events, activities and informal social interactions	The proposed communal open spaces will provide a range of activities, integrate water management, and provide landscape and soil depths to accommodate trees. The range of gathering areas and communal spaces support social connectedness and community interaction. Cultural interpretation and integration will be present in numerous forms and styles and a range of social interactions will be supported.
3.7	Ensuring permeable edges to buildings and spaces by creating frontages, connections and entrances that are legible, engaging and welcoming especially in town centers, main streets and higher-density areas	The development will provide an active, safe and adaptive environment that promotes community interaction through flexibility of uses, and a diverse hierarchy of spaces where people can gather, meet and relax.
3.8	Contributing to an interconnected network of green infrastructure, linking tree canopy, open space, bushland and waterways.	The proposed use of species that are native to the area help to connect to country by bringing back the original landscape.

6.1 BETTER PLACED _ BETTER FOR PEOPLE

Safe, Comfortable and Livable



The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public space. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people.

- Safe

A building, place or space that protects its people from harm or risk of harm
- Comfortable

A building, place or space that provides physical and emotional ease and well-being for its people
- Livable

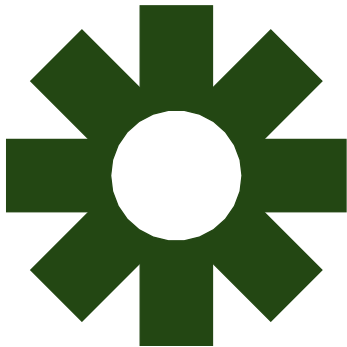
A built environment which supports and responds to people’s patterns of living, and is suitable and appropriate for habitation, promoting enjoyment, safety and prosperity

Good design contributes to places that are better for people, through:

Objective	Evaluation Requirements	Design Response
4.1	Prioritizing people as the most important design consideration and the foundation for design decisions	The development will be a place for people to connect, where people truly want to spend time. The non-retail uses balance the local neighborhood qualities and character through a distinctive character.
4.2	Providing an appropriate range of climatic experiences – shelter, enclosure, openness, solar access and shade	Ecologically Sustainable Design (ESD) principles have been considered thoroughly throughout the design process.
4.3	Supporting a spectrum of public realm uses – including individual (walking, waiting, sitting), social (meeting, interacting) and active recreational activities (playing) – through the design of spatial layouts, furniture, materials, planting and other details	No street furniture is proposed. Instead, the integrated seating at street level will provide a landscaped and permeable interface that will support dwelling in place, informal social interaction and occupation
4.4	Accommodating an appropriate range of social and community activities by providing flexible spaces that are adaptable as future circumstances change	The retail tenancy at the corner of Buchan Avenue has been designed to be flexible and to accommodate a wide range of uses, supported by other active uses at all key street frontages (residential lobbies co-located with resident amenitiesfor activation of the ground plane.
4.5	Optimising comfort and enjoyment within buildings and spaces, through acoustic and thermal comfort, appropriate lighting, appropriately proportioned spaces and connection to surroundings	Health and well-being are prioritised by incorporating biophilic design principles (by designing with an understanding of the need to connect with nature), to contribute to climate mitigation and create a healthy, livable urban environment. The high performing and activation ready public domain and non-residential uses supports the everyday experience through active frontages, a pedestrian scale, and finer grain of the built form.
4.6	Ensuring that layout arrangements and the relationships between spaces and perimeters maximize activation, visibility, clarity, activity and opportunities for passive surveillance	Increased visibility and active edges at ground level, through a mix of uses, with residential uses at upper levels to maximize passive surveillance, creating a safe environment to live, work and visit. Visibility and surveillance of the public environment is maximized by providing public places that are overlooked from adjoining buildings, for ‘eyes on the street’ or ‘natural surveillance’ from passers-by to make people feel safer and potential offenders feel exposed.
4.7	Contributing positively to the physical and mental health and well-being of local users and visitors; enhancing opportunities for physical activity, social interaction and access to healthy food.	The development will improve the quality of the environment, minimize the opportunity for crime and promote an accessible and livable place that encourages a feeling of safety and community participation. Attractive public places will encourage use of the spaces, a sense of ownership and improve people’s perception of how safe a place is and supports their desire to occupy and use those places for community safety and well-being.

6.1 BETTER PLACED _ BETTER WORKING

Functional, Efficient and Fit for Purpose



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Having a considered, tailored response to the program or requirements of a building or place, allows for efficiency and usability with the potential to adapt to change. Buildings and spaces which work well for their proposed use will remain valuable and well-utilised.

Well-designed environments work better for all, through:

Objective	Evaluation Requirements	Design Response
5.1	Accommodating and responding to people's daily needs and amenity, including activities, use requirements and movement patterns in the urban environment	Health and well-being are prioritised by providing high quality public domain and new through site link to the wider community as well as residents and visitors. Well being is promoted by the outlook to landscape and greenery that is available throughout the development.
5.2	Supporting a range of diverse uses which activate places day and night, inside and outside, by overlapping or extending the times of use by different groups	The high performing and activation ready public domain and non-residential uses supports the everyday experience through active frontages, a pedestrian scale, lot diversity and finer grain.
5.3	Supporting housing and commercial activity at higher densities close to local shops, services and public transport; minimizing travel distances and providing easy access to services	The development will provide housing diversity through the mix of units that includes larger apartments and affordable units to support the future community that will help minimize travel distance by providing the opportunity to service local needs within the town center
5.4	Creating indoor and outdoor spaces which accommodate and prioritise shared use, to optimise value for building occupants and the public	The proposed range of external spaces will optimise amenity for residents and visitors.
5.5	Ensuring spatial layouts are accessible, legible and easily navigable	Clear sight lines ensure that the development is accessible, legible and easily navigable
5.6	Ensuring spatial layouts are flexible to accommodate potential future changes in use, responding to future requirements and movement patterns	The retail spaces provided have the flexibility to cater for a diverse range of uses and to change over time as site and surrounding area evolves.
5.7	Ensuring spaces are appropriately sized to accommodate activity while maintaining movement paths.	The proposed range of spaces and new through site link will increase the overall open space and diversity available in the area and act as local places for social connection throughout the public domain.

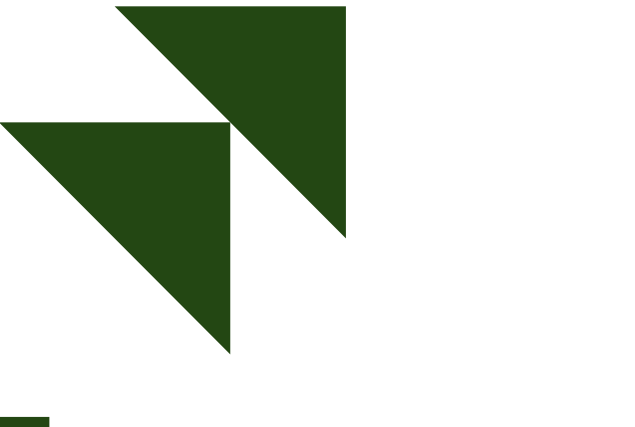
Functional
A building, place or space that is designed to be practical and purposeful

Efficient
A building, place or space that is constructed and functions with minimal wasted effort

Fit for purpose
A building, place or space that works according to its intended use

6.1 BETTER PLACED _ BETTER VALUE

Creating and Adding Value



Good design generates on-going value for people and communities and minimises costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry.

Creating Value
Conceiving and providing new opportunities for a building, place or space that increase social, economic or environmental benefits to the community

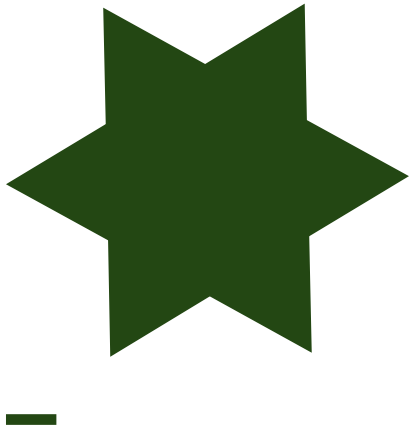
Adding Value
Leveraging and building on the existing characteristics and qualities of a building, place or space to increase social, economic or environmental benefits to the community

Well-designed built environments create current and future value for those who create them, and for their end users, by:

Objective	Evaluation Requirements	Design Response
6.1	Accommodating a range of economic, small business and entrepreneurial opportunities in local areas and ensuring they are well connected and accessible	The distribution of retail at street level provides equitable access to, and responds to the needs of, the community. Flexibility for a broad mix of frontage widths support diversity of scale and affordability.
6.2	Facilitating the enjoyment of public space by all people, including active and passive occupants (pedestrians, consumers, onlookers and visitors)	The new retail opportunities within the site will support new shops, services and other businesses, contributing to an activated and more highly connected and integrated movement network.
6.3	Providing or supporting a range of housing, uses and urban density to encourage accessibility, diversity, affordability and leverage efficiencies of access to services and public transport	The development has been designed to accommodate a range of housing mixes (1 bed, 2 bed, 3 bed and 4 bed apartments) and multiple apartment types and sizes allowing a variety of options for different demographics and price point, to support housing diversity and affordability.
6.4	Developing built elements and surfaces that are resilient and durable while reflecting quality and permanence, ensuring visual and functional quality over time	The material palette for the development provides a point of difference from the existing context and the selection of robust and low maintenance materials will ensure the development will be resilient
6.5	Taking a whole-of-life approach when considering cost, and considering wider public benefits over time	The development is designed to be sustainable and to contribute positively to the environmental, social and economic aspects.
6.6	Considering ongoing maintenance costs such as cleaning, vegetation, water and energy use	Material selection for the development aims to be aesthetically pleasing, functional and robust, requiring minimal maintenance.
6.7	Facilitating and encouraging social interaction in buildings and spaces, while also making appropriate provision for privacy and seclusion	The external communal spaces will be designed to engender community spirit for residents within the development by offering open spaces including areas for groups to congregate and also for more private activities. All common areas are designed for equitable access. An additional 'social space' has been provided at every residential level, with direct sight lines to the lifts to encourage incidental social interactions.
6.8	Delivering ongoing public value through new or enhanced public spaces and interfaces with the public realm, with the flexibility to respond to changing usage patterns and functional needs over time	The development has been developed holistically, integrating all aspects of public domain design, to create an environment that is unique, engaging, hard working and high performing.
6.9	Allowing for future adaptation to accommodate demographic changes, new patterns of use and the integration of new technologies	The mix of apartment types, amenity spaces will respond to and support the needs of a wide demographic.

6.1 BETTER PLACED _ BETTER LOOK & FEEL

Engaging, Inviting and Attractive



Our built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place, and how we use and relate to our environments, depends upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement.

Engaging
A building, place or space that draws people in with features that generate interest

Inviting
A building, place or space that is welcoming to visitors, community and individuals

Attractive
A building, place or space that is aesthetically pleasing, or appealing

Well-designed built environments look and feel better, through:

Objective	Evaluation Requirements	Design Response
7.1	Demonstrating a clear aesthetic intent	An understanding of the existing and future desired character of the surrounding context has informed the building character and design
7.2	Creating engaging and attractive environments	The creation of both publicly accessible and communal open space provides a green and natural character to the development that reinforces the connection to nature through landscape
7.3	Creating a series of connected and distinct places that contribute to the interest and legibility of the built environment	Urban and built form elements have been shaped by the through site link and public domain configuration, softened by the landscape elements provided at all street interfaces and rooftops.
7.4	Establishing appropriate, visually appealing built form in terms of scale, proportions, location and the configuration of buildings and spaces	Building heights are structured to define the street edge at the pedestrian scale, whilst providing legibility and orientation at the local and neighborhood level. The tower form responds to many considerations including separation to other buildings, street setbacks, maximum heights, floor-plate size, articulation requirements, solar access, mitigation of wind effects, key views and vistas and transition to existing context. The stepped form of the rooftops provide height diversity and a distinctive form to the skyline
7.5	Integrating landscape design and service elements with the building design to create welcoming and interesting places	The landscape strategy draws upon the dynamic character of the area and the feedback received during the Connection to Country workshops from the Aboriginal Elders and knowledge holders to create active, safe, adaptive and resilient open spaces. The open spaces will promote community interaction and enable flexibility of use, catering to the diverse needs and lifestyles of the existing and future community. The proposed tree and vegetation planting proposes to return species that are native to the area. The planting mixes native species and exotics that will support a comfortable range of micro climates across the site.
7.6	Achieving a purposeful composition of materials and elements including colors, textures, finishes, light and detailing	The differing facade expression for each building helps to achieve a high level of visual interest and aesthetics.
7.7	Thoughtfully integrating public art	N/A
7.8	Developing active street frontages and an engaging environment for pedestrians, visually and materially, by minimizing blank facades at street level to positively contribute to the public realm	Through a combination of co-locating active uses with a fine grain through site link, activity and permeability is enhanced at the street level. This is strengthened by the provision of places for people to meet and spend time throughout the day. By limiting blank facades, providing active retail and community edges, landscaped building setbacks, and active social corners, a safe and vibrant day to night economy will be encouraged, promoting pedestrian activity and active use of the street level.
7.9	Reflecting a commitment to and investment in design excellence.	The NSW Government Architect's Better Placed guidelines informed the development of a number of strategies to ensure that the development will be healthy, responsive, integrated, equitable and resilient.

6.2 DESIGN EXCELLENCE

Design Excellence Strategy _ May 2024

Design Excellence

The Design Excellence Strategy (MP10 0188 MOD 5 _ May 2024) for the delivery of the Landcom Town Centre North Edmondson Park demonstrates how design excellence will be achieved through the project lifecycle and sale of Government land. The Design Excellence Strategy:

- Provides detail on the design excellence process through all stages of the development and outlines how design excellence will be achieved.
- Outlines the key actions which have been undertaken to ensure design excellence.
- Describes the roles and responsibilities of those who are involved in contributing to design excellence.

Design Review Process

Under the Design Excellence Strategy, detailed development applications need to be prepared in accordance with MOD 5 to the Concept Plan and design excellence provisions including the Design Guidelines.

Through out the SSDA development stage, the proposed scheme has been developed, refined and progressed to SSDA submission. As part of the process, two reviews have been undertaken, one with the Landcom Design Review Panel and another one with the State Design Review Panel. Their feedback has informed the refinement to the current proposed development, which has received endorsement by the Panel to have achieved Design Excellence.



Reference scheme for Block 20A



Option 1



Option 2



PREFERRED OPTION

6.3 RESPONSE TO DESIGN GUIDELINES

This Architectural Design Report addresses the requirements of the Edmondson Park Town Centre North Design Guidelines (October 2024) approved as part of MOD 5 of the Concept Approval.

Table 3 Response to the Performance Criteria for Mixed Use Apartment Building Typology

Item	Performance Criteria	Response
PC16	Mixed Use Apartment Buildings: • Comprise mixed use, multi-unit apartment buildings • Are located above ground floor retail, commercial and/or community uses • Are strategically located to address and activate the Central Spine, Station Plaza and key nodes along Maxwells Creek with a northerly aspect • Provide for multiple dwellings across levels • Provide ground level retail oriented towards the primary street and secondary street • Provide ground level retail units with a maximum of 20m frontage to retain a fine-grain occupation pattern. Retail frontages are generally separated from residential lobby entrances • Retail frontages have continuous street awnings providing shelter to the adjacent footpaths and assisting in acoustic separation to the apartments above. • Provide for up to three bedroom dwellings • Have shared basement for car parking and waste collection system through a common strata structure • Have vehicle access and loading located off a secondary street, preferably to the southern side of the building • Parking for residential, retail, commercial and other land uses would be separately demarcated	✔ DS16.1 Mixed Use Apartment Buildings are provided generally in accordance with Table 13 –Mixed Use Apartment Building Characteristics and Figure 18 –Mixed Use Apartment Building Typology. DS16.2 Apartment balconies comply with the relevant ADG and Housing SEPP requirements, and any further ministerial notice, amendment or direction accordingly. DS16.3 Where non-residential land uses are provided at ground level, articulation is provided in accordance with the Active Facades in DS3.6 and Figure 5 – Facades (refer to Section 4.2). DS16.4 Distribution of non-residential floor space is provided in accordance with DS3.9 and as per Figure 6 -Distribution of Non-Residential Floor Space. DS16.5 Non-residential land uses at ground level is provided in accordance with design criteria in DS3.10 for a positive contribution of the non- residential ground floor to the street level experience and human scale environment. DS16.4 Access minimises conflicts between car parking entries and pedestrian entries and servicing is via secondary streets (laneway) in accordance with the design guidelines

6.3 RESPONSE TO DESIGN GUIDELINES

Table 4 Response to Table 13 Mixed Use Apartment Building characteristics

Element	Characteristics		Response
Building height	Up to 20 storeys. Max RL113.03 (MOD 5 Concept Approval)	✓	Proposed maximum building height - 15 storeys. Maximum RL 107.07 (Hot water plant) is below the maximum RL
Materiality	A variety of quality materials including brick, concrete, timber and cladding should be used to encourage variety and contribute to the character of the Precincts. It is recommended that the colour and texture of the materials reflect parkland character through selection of natural materials and an earthy colour palette. Materials should be robust and fire-retardant. Roofs should be non-reflective to not detract from the visual landscape amenity of the area	✓	The proposed materiality comprises of blockwork, window wall glazing system, concrete and powder coated aluminium. The colours and finishes reflect the character of natural elements (The Blue gum and Wianamatta sandstone and shale) with variation provided through the treatment of materials to create 3 distinct buildings. Materials are robust, fire retardant and high quality, contributing to the desired future character of the precinct.
Dwelling Size	Dwellings are required to have the following minimum internal floor areas: 1 bed 50m² 2 bed 70m² 3 bed 90m² For each additional bathroom a further 5m2 and for each additional bedroom a further 12m2 is required	✓	A range of apartment sizes are proposed and comply with the minimum internal areas. 172 units are provided, with the following mix: 40% x 1 Bed (69) 48% x 2 Bed (83) 12% x 3 Bed (20)
Bedroom size	Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)	✓	10sqm minimum area is provided to all master bedrooms and 9sqm minimum to other bedrooms.. 3m minimum width is provided to all bedrooms.
Dwelling entries	Dwelling entries should be clearly identified and legible from the street. Apartment entries should be separated from non- residential.	✓	Dwelling entries are clearly defined, with double height residential lobbies located at prominent building corners at the key street approaches. The retail uses have been separated from apartment and residential lobby entries.
Dwelling width	Dwellings are required to have a minimum width of 4m internally to avoid deep narrow layouts	✓	All dwellings have minimum 4m width internally
Ceiling height	As per the ADG.	✓	Ceiling height in habitable rooms is 2.7m throughout where possible, with bulkhead intrusions limited by stacking service risers and wet areas between levels.
Side setback	To be compliant with building separation requirements as per the ADG.	✓	Side setbacks comply with the ADG building separation for habitable and non-habitable areas
Side setback (corners)	As per Table 5 and Figure 11.	✓	Side setbacks at corners comply with Table 5 and Figure 11 of the Design Guidelines
Rear setback	To be compliant with building separation requirements as per the ADG.	✓	Rear setbacks to adjacent developments comply with the ADG building separation for habitable and non-habitable areas
Passive Surveillance	Building entries, balconies and windows address the street to provide passive surveillance. Where blank walls are unavoidable, they are designed to face dwelling entries. All typology occurs on 'active' facades, therefore, detailed controls regarding activation and surveillance are required.	✓	Passive surveillance is provided by the units located above the open space and overlook the streets, through site link and communal open spaces. Solid walls have been limited along the key street frontages. Inactive facades have been reduced and respond to the nature of the four street frontages.
Landscaped area	Deep soil planting provisions are made in the common courtyard and generally located to the southern side of the space.	✓	Deep soil has been maximised to the northern boundary to maximise solar access for landscaping and trees
Fences	No fences/walls along mixed use interface. Low walls used as public seating and/or outdoor dining are encouraged	✓	Fences are only proposed to the townhouses to the northern boundary. Along Buchan Avenue low walls that can be used for public seating have been provided.
Primary private open space	Individual balconies are provided for apartments on the first floor and higher. Balconies are semi-recessed to balance building articulation, shelter and prospect. Access to balconies is made from the living room and main bedroom. Ground level dwellings each have their own private open space that either directly accesses the street or the communal courtyard space. Private open space is to be in accordance with the ADG.	✓	Each apartment has access to a secure private open space in the form of a balcony or a terrace in accordance with the ADG minimum requirements. 1-bedroom apartments have balcony areas starting from a minimum of 8sqm. 2-bedroom apartments have balcony areas starting from a minimum of 10sqm. 3-bedroom apartments have balcony areas starting from a minimum of 12sqm - All 2-bedroom apartment balconies have a minimum depth of 2m, and 3-bedroom apartment balconies have a minimum depth of 2.4m.
Solar access	Solar access to the building and Private Open Space is to be in accordance wit the ADG.	✓	Solar access to the building and private open space is in accordance with the ADG minimum requirements.
Maximum car parking	As per Table 2.	✓	Balancing the delivery of 100% affordable housing and noting the site's highly connected location, car parking has been minimised.
Bicycle parking	As per Table 3. However, there is no requirement for a space to be provided if adequate space is provided in the storage or parking area.	✓	Bicycle parking has been provided to meet the requirements of TAbble 3 in the Design Guidelines.

6.4 RESPONSE TO LDRP

This Architectural Design Report addresses the comments received at the Landcom Design Review Panel held on the 9th October 2025.

Table 5 Response to LDRP (9th October 2025)

Item	Comment		Response
1	Prioritise function. Resolve how the building functions including: Connecting entries and lobby spaces close to lifts and stairs; and	✓	The revised plans provide a direct relationship between lobbies to cores. Location of the lobbies at key building corners provide clear and legible entries. The lobbies are of generous size and double height to provide great amenity and sense of arrival to the development
	Locating building cores to support intuitive movement, noting this may not be the obvious result of parking/traffic management.	✓	The revised plans provide core locations that support movement through the building and ensure that at any point in the access corridors, there are direct views out and potential for natural ventilation.
2	Improve environmental performance by: Increasing deep soil zones to at least 15% to support mature tree growth. Including on the western edge. Careful testing of the basement design should allow that extra deep soil.	✓	Deep Soil - ADG (>6m) 318 m2 (8.6%) General Deep Soil (inc <6m) 634 m2 (17.1%) Based on the site being in a future urban context this is considered to be appropriate. Delivery of tree canopy is not tied to deep soil requirements. Tree canopy can also be achieved with planting on structure that provides soil depths of up to 1.2m Tree canopy cover will be limited to the 15% requirement, of the available landscape area (as per planning for bushfire protection requirements). Care should be undertaken so that the site landscaping does not exceed 15% canopy cover although street planting can exceed this as a row of trees. A bonus canopy coverage of 60% is admissible with the use of open canopy trees.
	Maximising cross ventilation, however avoid relying solely on passive cooling—air conditioning may still be needed; and	✓	The proposed design promotes healthy living by providing breezeway corridors to the lowrise building with social corners (space to support incidental social interactions).
	Ensuring adequate budget is set aside for the architectural response to solar protection, especially on western façades.	✓	The facade approach responds to the Western Sydney Climate - hotter days, greater extremes - each facade responds to its orientation through the modulation of solid and glazed elements North 25 - 40% East 10 - 15% South 10 - 20% West 5 - 10%
3	Review the design of stairs to have one end of the stairs open, to encourage useability, and avoid the cost of pressurizing them while working within bca requirements - this has been possible on other projects over 25m.	✗	To meet the requirements of the NCC, the fire stairs will need to be enclosed within a fire rated construction, the outcome of providing an open stair will be a open airlocks adjacent to the stair, not a fully open stair that is inviting and open to the environment.
4	Bring natural light into the centre of the building, despite the 179 bike parks, which the panel thought seemed excessive but understand the requirement.	✓	The revised plans increase daylight access along the podium corridors through: - The reduction of long corridors - The introduction of additional openings along the facade that ensure there are direct views out from corridors and potential for natural ventilation
5	Consider converting some private open space on buchan avenue into public realm to contribute to the street with more deep soil for street planting and space.	✓	The setback along Buchan Avenue has been significantly increased, enhancing the public interface and providing greater amenity along this frontage.
6	Refine the main roof deck open space to: - Ensure the coloured arbour is not literal, and the idea and details celebrate and relate to the attractive outlook to maxwells creek. - Get more shade in the central open space to ensure it is occupiable in summer; and - Have weather protected external access to community rooms.	✓	The Level 2 open space has been refined to - Strengthen physical connections within the space and the visual connections to Maxwells Creek, enhancing the relationship between the development and its natural context. - Introduce a series of destinations and amenities to support active use and social interaction. - Offer greenery and shelter within the courtyard, improving shade, comfort, and overall amenity for year-round use.
7	Explore alternatives to retail uses such as shared resident facilities that activate the space without commercial risk due to potential unviability of retail in the southeast corner due to compromised orientation, bins and rubbish trucks etc.	✓	The retail tenancy has been relocated to the corner of Buchan and MacDonald Road in line with the Design Guidelines. The envisaged use for the retail tenancy is as a local shop/ service to support the resident population (eg, laundromat)
8	Improve residential quality by: Ensuring all homes have good frontage to the open spaces – see example of highly compromised outlook circled above.	✓	The revised plans have removed the units between the tower and lowrise to: - Improve the connection and amenity to the south - Improves amenity to future developments to the south - Improves the interface between communal open space and private open space - Provides all units with good frontage to open space

6.4 RESPONSE TO LDRP

Item	Comment		Response
	Making the corridors attractive places to be; and	✓	The revised plans provide core locations that support movement through the building and ensure that at any point in the access corridors, there are direct views out and potential for natural ventilation. The introduction of additional openings into the corridors for improved daylight access and cross ventilation of the corridors will enhance the amenity to the development as a whole.
	Avoiding outcomes where private and public open spaces negatively overlook each other	✓	The revised plans have removed the units between the tower and lowrise to provide a clear separation of the tower and lowrise and improved amenity and connection to the south.
9	Simplify and avoid odd linking elements if it does not add functional or spatial value. For example delete or reconfigure apartment B301. This will allow light through to the south and open the area for better flow	✓	The revised plans have removed the units between the tower and lowrise to provide a clear separation of the tower and lowrise and improved amenity and connection to the south.
10	Enhance laneway amenity by: Mitigating substation dominance; and	✓	The substation has been relocated to reduce its visual impact, while softer landscaping elements are introduced along the laneway to clearly define private zones and delineate vehicle entry points to the basement parking.
	Introducing landscape in collaboration with transport engineers and deep soil consolidation from tightening up the basement car parking design.	✓	The laneway entry has been enhanced through the introduction of tree planting and outdoor seating areas, creating a distinct and active frontage that extends the lobby and provides spill-out space for the co-working areas.
11	Clarify forms, for example: - Whether the towers extend to meet the ground or sit on a horizontal podium, depending on how this works in plan and as a pedestrian experience; and - Give distinct roof articulation to the townhomes.	✓	The forms are expressed as 3 distinct forms, with the tower and lowrise separated by the smaller scale of the townhouses facing Maxwells creek. The proposed treatment for the townhouses create a series of defined frontages along the street. Vertical blades between the townhouses composed of stacked split face blockwork walls provide tactility, pattern and texture at street level, manages privacy between units and provides shading to the building facades.

6.5 RESPONSE TO SDRP

This Architectural Design Report addresses the comments received at the State Design Review Panel held on the 19th November 2025..

Table 6 Response to SDRP (19th November 2025)

Item	Comment		Response
CONNECTING WITH COUNTRY			
1	Continue engagement with the community.	✓	Ongoing consultation and design workshops with the Knowledge Holders & Elders will continue at key development stages. Knowledge Holders & Elders will be updated on the progress of the future development of the site.
2	Ensure Country initiatives are embedded in the design in meaningful ways.	✓	The design team identified further opportunities for embedding Country within the design to be explored a the next stages of the development: • Welcome to Country through integrated graphics, patterns (through shapes, colours and patterns) at the key entries within functional elements (such as planters, seating, screens, etc) • Opportunities to incorporate elements that tell the story of the area on the ground level, within the publicly accessible areas such as ground plane treatments (sandblasted pattern/design on the walkways, through site link) • Opportunities to incorporate elements that tell the stories of place within the landscape treatments.
3	Deepen the connection to water, particularly with the Creek. Provide dedicated areas for slowing water and integrate with natural ground falls, tree and root networks.	✓	Refer to the Landscape drawings and report.
4	Refer to the Connecting with Country Framework and case studies on the GANSW website for more information and guidance.	✓	As outlined in the Connecting with Country Report the approach to Indigenous culture and heritage follows the guidelines set out in the Government Architects Connecting with Country Framework (2023). Taking on board the design principles in the GANSW Framework: • Acknowledge Country • Communal spaces • Connect with Country • Make Aboriginal design visible but subtle • Consider Accessibility
SITE STRATEGY AND LANDSCAPE			
The Town Centre North Design Guidelines outline a vision that extends nature into the development, envisioning streets as linear parks. Further work is needed to demonstrate this objective.		✓	Deep soil has been maximised with additional deep soil provided to exceed the ADG guidelines for 15% deep soil The building footprint has been adjusted further south to increase deep soil to the north The substation has been adjusted to provide landscape and to soften the interface to the street
5	Enhance connections to the creek and better contribute to the public domain street interface with more deep soil, mature canopy cover and planting. To achieve this consider relocating: • Overall building footprint further south and thus increasing built form setbacks to the new MacDonald Avenue • The substation at Buchan Avenue to the central services area to better contribute planting to the street and public domain.		
6	Increase deep soil areas. The current design is below the recommended 15% deep soil, impacting both canopy cover and broader ecological functions. • Use setbacks to create connected soil networks to ensure long- term tree health and climate resilience. • Continue to develop the communal open space on podium level by increasing soil depth areas to support healthy trees and planting. For example, through further structure set-downs, raised garden beds and soil mounding. • Further develop the landscape on the northern edge of the communal open space where set downs are not possible.	✓	Deep soil has been maximised with additional deep soil provided to exceed the ADG guidelines for 15% deep soil • Connected soil networks have been provided to ensure long- term tree health and climate resilience. • Increased soil depth areas have been provided on podium level to support healthy trees and planting through raised garden beds and soil mounding. • The landscape on the northern edge of the communal open space where set downs are not possible has been further refined to allow depths for landscape
The requirements set out by the alternate bushfire protection zone for a maximum tree canopy cover of 15% are highly restrictive.		✓	Canopy cover has been maximised at streets and open space to support improved climate resilience and urban island heat mitigation, through: • The placement of trees, to enable large mature canopy with significant shading and the protection of tree root zones. • Selection of endemic species, prioritising climate resilience, retaining natural eco-systems and supporting wildlife habitat.
7	Maximise canopy cover at streets and open space to support improved climate resilience and urban island heat mitigation. • Carefully arrange the placement of trees, to enable large mature canopy with significant shading and the protection of tree root zones. • Select endemic species, prioritising climate resilience, retaining natural eco-systems and supporting wildlife habitat.		
8	Ensure the new east-west laneway is a shared zone for pedestrian, cycle, vehicular and services access that is safe legible and promotes through- access consider: • Reducing the impact of on-site vehicle turning arrangements in the laneway • Using bollards in the east-west laneway to protect areas for pedestrians and seating.	✓	The new east-west laneway has been refined to create a shared zone for pedestrian, cycle, vehicular and services access that is safe legible and promotes through- access through: • Refinement of the on-site vehicle turning arrangements in the laneway • Placement of landscape elements to protect areas for pedestrians and seating.

6.5 RESPONSE TO SDRP

Item	Comment		Response
ARCHITECTURE			
9	Lobby placement at key corners enhances a welcoming arrival and supports the overall built form; further refinement of architectural detailing and activation of street edges is recommended.	✓	The retail space has been refined so that it can be flexibly converted to alternate uses to mitigate any potential commercial risk and allow for future conversion to shared resident facilities or internal communal open space to ensure it continues to serve as an active street edge.
	Design the south-west retail space so that it can be flexibly converted to alternate uses to mitigate any potential commercial risk. Consider options for shared resident facilities or internal communal open space to ensure it continues to serve as an active street edge.		
10	Create safe, shared, and functional lobbies that encourage interaction and contribute to street activation. Consider integrating everyday uses like mailboxes, and dedicated seating for meeting within lobby areas.	✓	Lobbies have been refined to create safe, shared, and functional spaces that encourage interaction and contribute to street activation. Everyday uses have been integrated with mailboxes, and dedicated seating for meeting within lobby areas.
11	Ensure architectural detailing and room arrangements support and optimise solar access. - Orient apartment dwellings living spaces to maximise solar, particularly on north-facing tower facades and the terrace building. - Integrate shading for solar protection, especially on western façades.	✓	The orientation of living spaces maximise solar access, particularly on north-facing facades and the townhouses. Shading for solar protection, especially on western façades, has been managed through the solid to glass ratio, extended slab edges to balconies and the placement of windows to respond to orientation.
12	Explore opportunities to meet the needs of a range of demographics, including aging-in place and family friendly apartments. - The Healthy Higher Density Living for Families with Children Guide by Western Sydney Local Health District provides information and recommendations for the delivery of higher density housing and is a good reference for family friendly apartments. - Confirm apartment storage area requirements and integrate within dwelling layout. Where additional storage is needed, consider dedicated basement storage facilities.	✓	Family friendly and larger units have been distributed throughout the development. The guidance of 'Healthy Higher Density Living for Families with Children' has been considered and where possible incorporated into the design of the individual units. Where possible, utility rooms are incorporated within apartment layouts. These rooms are extensions of living spaces, and can be adapted and utilised to suit residents' needs, as a study corner, children's play area, etc.
13	After the session, the following advice (item 13) was provided: The provision of 100% affordable housing should be commensurate with and have equal amenity to private market dwellings.	✗	As a 100% affordable housing project, the balance between cost and the benefits delivered by the sustainable measures need to be considered. Passive Design for the building has been maximised to ensure the balance of solar access at mid-winter is balanced with mitigating direct sunlight at mid-summer.
	Integrate air conditioning within the dwelling design from the outset and ensure that the AC unit and services to do not encroach on usable balcony space.		The facade approach responds to the Western Sydney Climate - hotter days, greater extremes - each facade responds to its orientation through the modulation of solid and glazed elements North 25 - 40% East 10 - 15% South 10 - 20% West 5 - 10%
14	Provide ceiling fans in all apartments to reduce reliance on air conditioning and minimise operational costs.	✓	Ceiling fans have been provided to all habitable rooms
SUSTAINABILITY AND CLIMATE CHANGE			
15	The ability for Landcom to own and operate the building over the long term provides a unique opportunity for a highly sustainable, low-carbon building that minimises energy use.	✗	The building has been designed to be aligned with 4 star Green star rating (Best Practice). The development seeks to meet and exceed the sustainable requirements set for both residential and non-residential developments. Review of the additional cost to deliver 5 star green star was too prohibitive and would detrimentally impact the ability to deliver the project.
	Review the changes required to meet 5-star Green star and consider implementing improvements such as onsite batteries, or extra building insulation that will lead to lower long term operating costs.		
16	Demonstrate on plans the location and quantum of rooftop solar panel provision to support renewable energy initiatives.	✓	Solar PV has been maximised on rooftops by locating the majority of services within the basement or podium to free up rooftop space
17	Illustrate how the project will contribute to NSW's Net Zero emissions goal by 2050. Refer to Net Zero Plan Stage 1: 2020-2030 and the Embodied Emissions Technical Note for further information.	✓	Strategies to contribute to NSW's Net Zero emissions goal by 2050: - Optimised systems for material efficiency - Specified higher grade material options, such as higher grade strength steel, to reduce material quantity. - Efficient building design to reduce use of materials - Specified low carbon concrete - Specified materials that naturally sequester carbon - Specified materials manufactured with renewable energy - Materials manufactured with renewable energy, such as aluminium produced with renewable electricity, with reduced embodied carbon impact compared to materials manufactured with fossil fuel energy. - Design for durability - selection of blockwork as a key facade material which can withstand the wear and tear and will last the lifespan of the building.

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