EDMONDSON PARK SOUTH PRECINCT

164 - 170 CROATIA AVENUE

EDMONDSON PARK

STAGE 1 Conceptual Master Plan

SUPERSTAR HOLDING GROUP PTY LTD

May 2021

tonkin owen ptnrs

Site: 164 - 170 Croatia Avenue, Edmondson Park 2174

Date issued: May 2021
Version: 06
Prepared by: TL
Checked by: TO

Contact Details:
Tony Owen Partners
Level 2, 12 Queen Street,
Chippendale NSW 2008
Australia

T: 61 2 9698 2900
F: 61 2 9699 3018
E: info@tonyowen.com.au
www.tonyowen.com.au

EXECUTIVE SUMMARY:

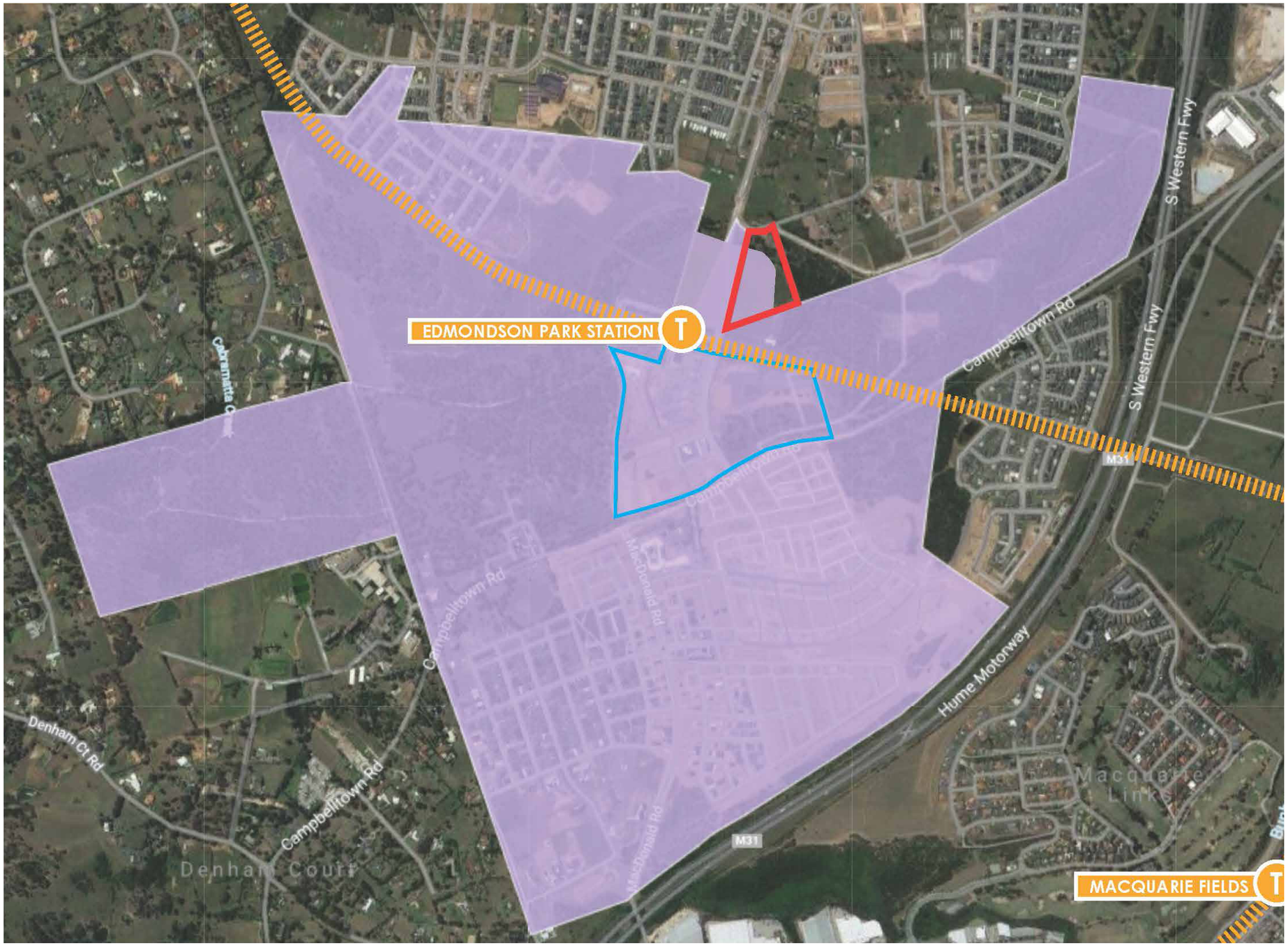
Tony Owen Partners have been engaged by Super star Holding Group Pty Ltd to prepare a Stage 1 Concept DA for the site known as 164 - 170 Croatia Avenue, Edmondson Park 2174.

A site and context analysis has been prepared to provide a better understanding of the extent and scale of development which can be achieved on the site. This includes consideration of the current and future urban character of the area. We have considered the constraints and opportunities on the site and the proposed development of the surrounding precinct.

It is intended to lodge a Development Application shortly afterwards.

Introduction

The site is 30,289.0sqm in area. The site is located within the Edmondson Park precinct of South West Priority Growth Area. It is located to the north east of the Edmondson Park Train Station within the Liverpool LGA, and is currently undeveloped vacant land. The proposal consists of 7 buildings and includes some 678 residential units, ground floor retail tenancies, child care and basement parking. The site forms part of the Master Plan prepared by Landcom P/L who are the owners of the adjoining site top the west. It includes large areas of land zoned RE1, which will be public recreation spaces and includes a creek and a detention pond being designed by council.



Location Plan

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	LOCATION PLAN	NOT TO SCALE	April 2021

SUBJECT SITE

AERIAL PHOTO

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	AERIAL PHOTO	NOT TO SCALE	April 2021

NOTES

- NO BOUNDARY HAS BEEN SURVEYED OR MARKED, ALL BOUNDARY DIMENSIONS HAVE BEEN COMPILED FROM DEPOSITED PLANS ONLY AND NOT BY FIELD MEASURMENTS. THIS PLAN SHOULD NOT BE USED FOR BUILDING TO BOUNDARY, OR TO PRESCRIBED SET-BACKS WITHOUT FURTHER BOUNDARY SURVEY.
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- THE ORIENTATION OF TRUE NORTH ON THIS PLAN IS AS PER THE SCIMS SURVEY MARK REPORT.
- CONTOURS ARE AN INDICATION OF THE TOPOGRAPHY AND SHOULD ONLY BE USED FOR PLANNING PURPOSES. IF DETAILED DESIGN IS TO BE UNDERTAKEN, SPOT LEVELS SHOULD BE USED.
- LOT AREA(S) SHOWN ON THIS PLAN HAVE BEEN CALCULATED FROM COMPILED BOUNDARIES. LOT AREA(S) SHOWN ON TITLE DIAGRAM MAY DIFFER.
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- TITLE(S) SCHEDULES AND NOTATIONS NOT INVESTIGATED.
- NOT ALL INTERNAL SUBJECT LOT DETAIL SHOWN. PLAN FOR PURPOSE OF SHOWING SITE LEVELS & SIGNIFICANT STRUCTURES ONLY.
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- ADJOINING BUILDINGS AND DWELLINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY.
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- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH REPRODUCTION INVALID AND NOT SUITABLE FOR USE.

LEGEND:

AWN	AWNING
BK	BRICK
B1.23	BACK OF KERB
CPIT	PIT WITH CONCRETE COVER
FL	FLOOR LEVEL
GPIT	GRATED PIT
IL	INVERT LEVEL
K&G(0.15)	KERB AND GUTTER (HEIGHT)
KIP	KERB INLET PIT
KO	KERB OUTLET
L1.23	LIP OF KERB
LM	LINE MARKING
MPIT	PIT WITH METAL COVER
PC	PRAM CROSSING
RL	REDUCED LEVEL
RR	ROOF RIDGE
SL	PIT SURFACE LEVEL
SMH	SEWER MANHOLE
SP	SIGN POLE
VC	VEHICLE CROSSING
Ø	DIAMTER

MAJOR & MINOR CONTOUR WITH LABEL RUNNING UPHILL

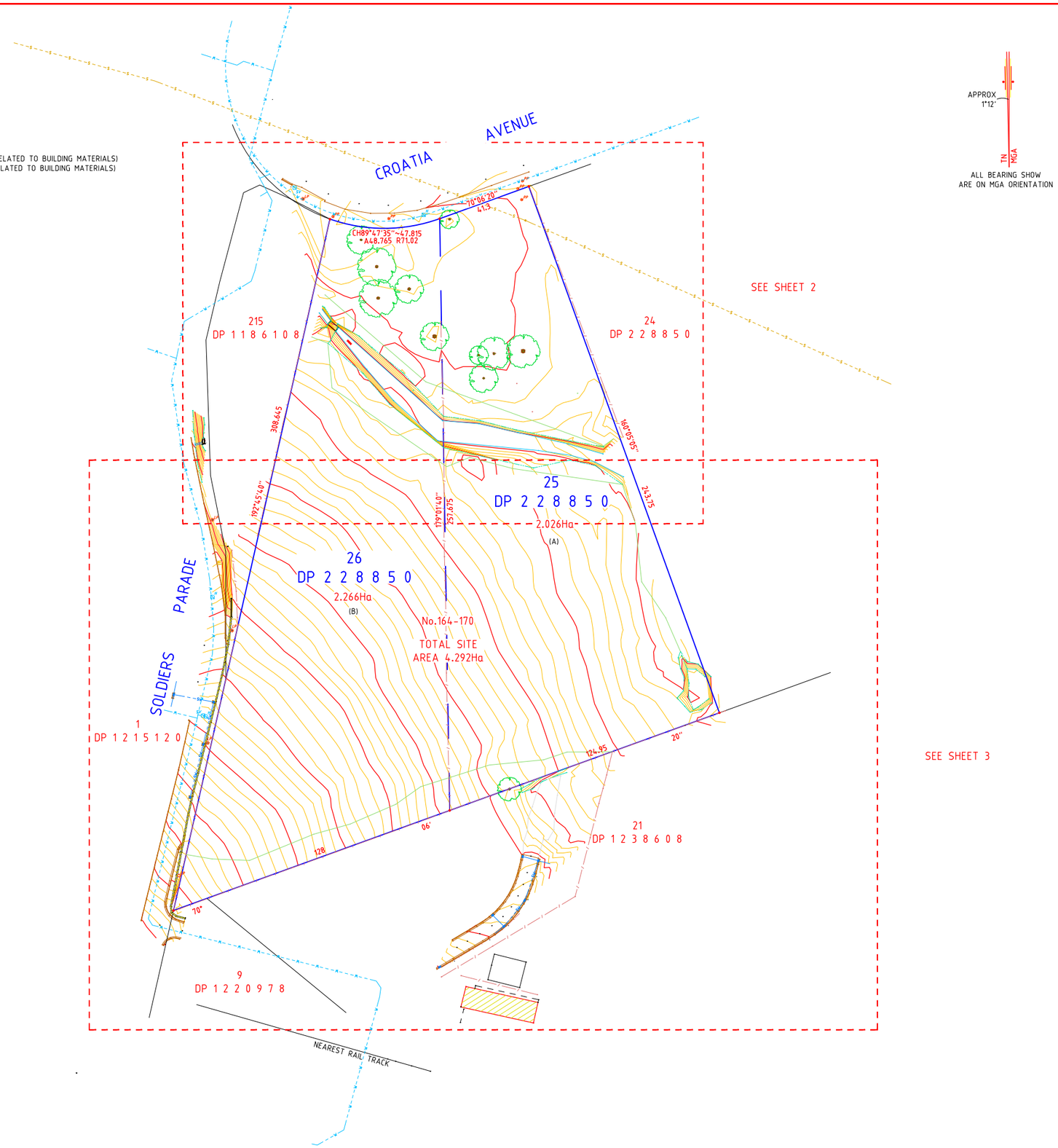
T*S5/0.3H7 — H- HEIGHT; Ø- TRUNK DIAMETER; S- SPREAD (RADIUS)

LIGHT POLE
POWER POLE WITH LIGHT
POWER POLE
GAS VALVE
STANDARD SEWER MANHOLE
TELECOMMUNICATION PIT
HYDRANT
STOP VALVE
BENCHMARK

SEWER LINE UG (APPROX. POSITION)
STORMWATER LINE UG (APPROX. POSITION)
WATER LINE UG (APPROX. POSITION)
FENCE
BOTTOM OF BANK
TOP OF BANK

WARNING: ONLY SYDNEY WATER ASSETS SHOWN. UNDERGROUND SERVICE LOCATIONS ARE INDICITIVE ONLY AND REPRESENT THE EXISTANCE OF SERVICES IN THE AREA. A DETAILED STUDY OF THE LOCATION OF UNDERGROUND SERVICES WILL NEED TO BE UNDERTAKEN PRIOR TO COMMENCEMENT OF DESIGN WORK OR EXCAVATION. POT-HOLING OR UNDEGROUND SERVICE LOCATOR ADVISED IF DESIGN IS CRITICAL

(A) COVENANT (VIDE K749526) (RELATED TO BUILDING MATERIALS)
(B) COVENANT (VIDE L195256) (RELATED TO BUILDING MATERIALS)



SEE SHEET 3

CLIENT DETAILS
TONY OWEN PARTNERS

REV	DATE	REVISION DETAILS	DESIGN	SURV	DWN	CHK
A	05/05/2020	PLAN ISSUED		MM	MM	PS

DATE OF SURVEY	01&04/05/2020
ORIGIN OF RL'S	PM50461 RL48.39
DATUM/CLASS/ORDER	AHD/B/-
CONTOUR INTERVAL	0.2m
CAD REF FILE:	4418DT02a3.dwg

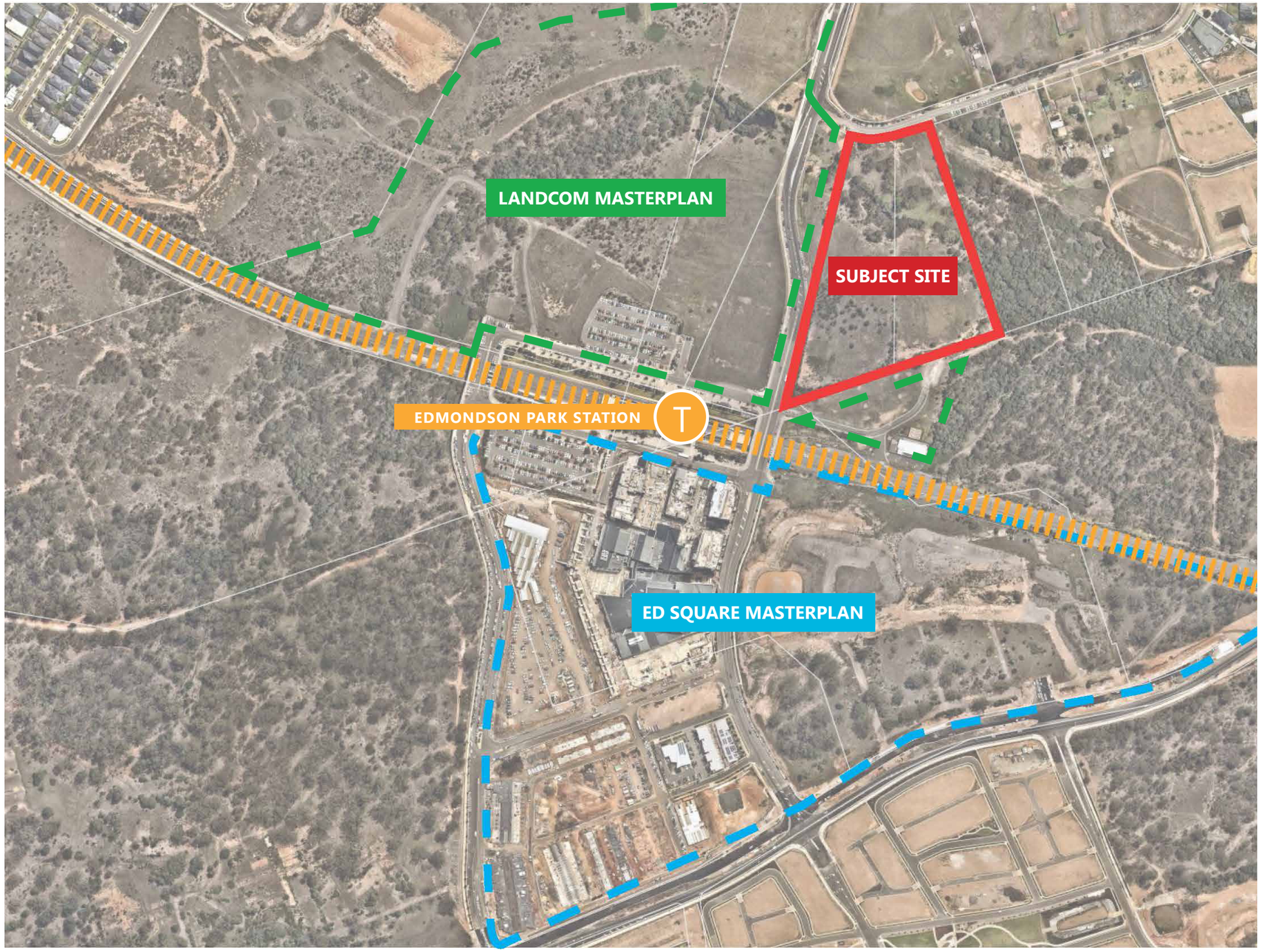
PROJECT:
164-170 CROATIA AVENUE, EDMONDSON PARK

STRATASURV
REGISTERED SURVEYORS
DEVELOPMENT CONSTRUCTION STRATUM
Sydney · Melbourne · Brisbane · Newcastle · Gold Coast
Ph: 97127111 Fax: 97127333
EMAIL: ssurveyors@stratasurv.com.au

DRAWING TITLE
PLAN SHOWING DETAIL, LEVELS AND CONTOURS OVER LOTS 25 AND 26 IN DP 228850

DRAWING NUMBER	Sheet	Sheets	SCALE	REVISION
4418DT01a2	01 OF	04	1:1000	A

May 06, 2020 - 1:29pm X:\Projects\4418 Edmondson Park\Drawings\Dgn\Detail\4418DT02a3.dwg



Master Plan and Adjoining Development Controls

The Edmondson South Concept Plan was approved in 2011 with a dwelling yield of 3,200 dwellings and up to 45,000 sqm of retail/commercial floor space. Along with the Landcom Town Centre North Design Guidelines, this plan establishes the overall geometry for the precinct, road hierarchy and overall approach. Whilst the Concept Plan relates to the adjoining Landcom site, there is a close relationship between the 2 sites and in designing for our site we have adopted or incorporated many of the principles and planning from the adjoining site. An application to amend the Concept Plan has been lodged to increase the height to 50m with a landmark 67m tower.

In addition a large precinct is being developed by Fraser Property. Known as Ed Square. This site was subject to a Planning Proposal which was approved for a modification to the concept plan was approved increasing the maximum allowable height from 30m to 67.4m. The total floor space potential was unchanged. Large areas of this site have now been completed.

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164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	ADJOINING DEVELOPMENTS	NOT TO SCALE	April 2021

This is a statement of present intent only based on the best available knowledge at the time
due to future circumstances and any such statement will not amount to a legally enforce

EDMONDSON PARK MASTERPLAN

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
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View from Croatia Avenue

Area of exposed soils at south of the site

View across centre of the site

View across centre of the site

Context and Character

The site is currently undeveloped and consists of areas of grassland. Northern portions of the site are zoned RE1 and will form of a larger parkland including portions of the Landcom site. These areas contain Maxwells Creek. This creek is being realigned as part of the MP and water detention plan and it forms the basis of the crescent shaped geometry of the surrounding green spaces.

The site is located within the Edmondson Park precinct of South West Priority Growth Area. It is located to the north east of the Edmondson Park Train Station within the Liverpool LGA, and is currently undeveloped vacant land. It directly adjoins the Ed Central development by Frasers which contains a large shopping centre and associated amenities.

The site is close to Ingleburn North Public School to the south and under the Edmondson Park Mater Plan a new primary/high school will be located directly west of the site. The Mater Plan also makes provision of large areas for a future regional park directly east and west of the site.

The site adjoins 2 large development sites; being the Frasers Ed Square project and the Landcom site. Both of these proposals involve similar scale developments including high density apartment buildings up to 20 storeys and large retail centres. These developments establish a new character for the area. The proposal is consistent with this context.

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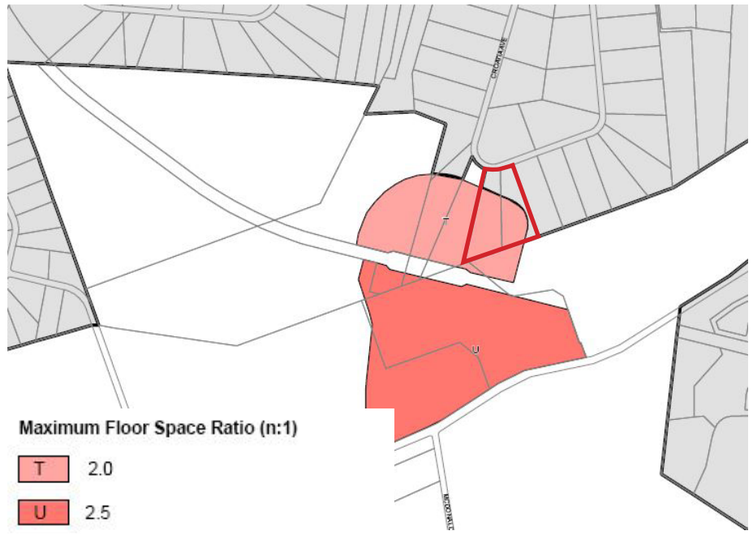
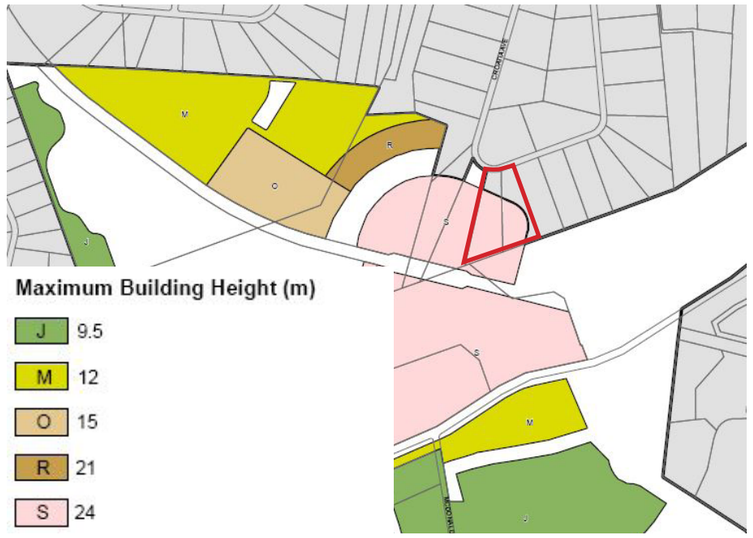
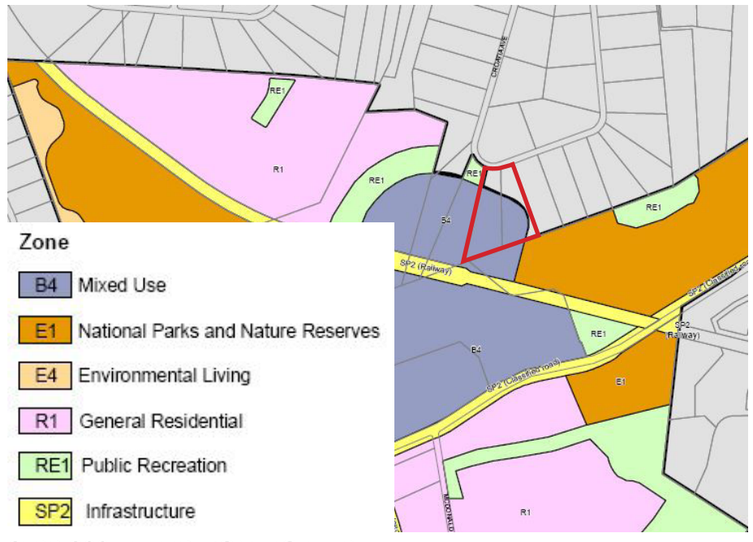


SEPP 2005 FSR MAP



SEPP 2005 MAXIMUM BUILDING HEIGHT MAP



SEPP 2005 LAND ZONING MAP

SEPP 2005 FLOOD PLANNING MAP

SUBJECT SITE

Statutory Context

The site is Regulated by State Environmental Planning Policy (State Significant Precincts) 2005, and Liverpool LEP 2008 and Edmondson Park South Development Control Plan 2012. The site has been designed according to the principles which have been established by the Landcom Master Plan Edmondson South Precinct.

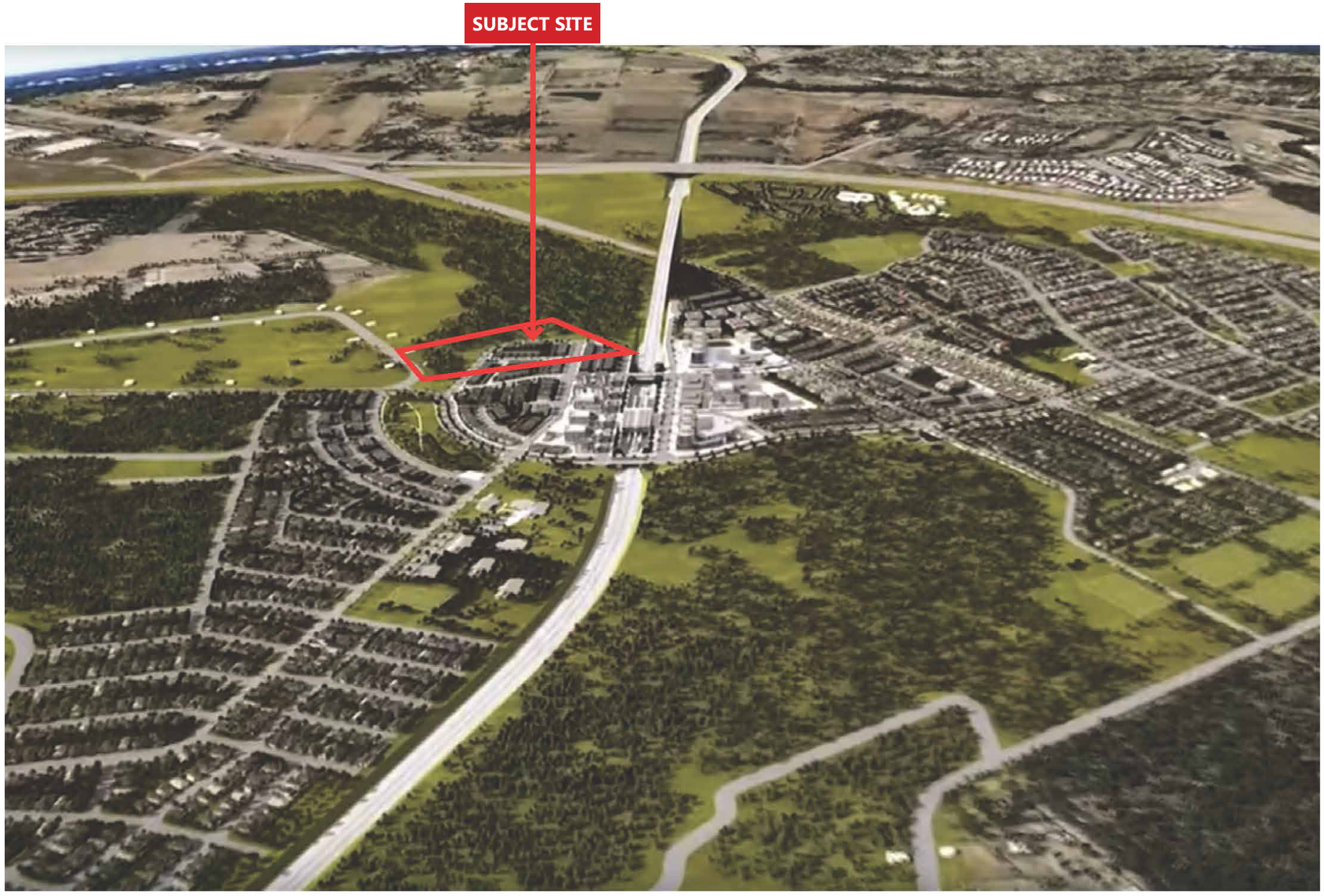
It comprises multiple zones: B4 - Mixed Use pursuant to the State Environmental Planning Policy (State Significant Precincts) 2005 Appendix 16 Edmondson Park South Site; and SP2 – Infrastructure, RE1 - Public Recreation and R1 - General Residential, pursuant to the LEP 2008.
The southern portion of the lots are located within the planned Edmonson Park Town Centre and are zoned B4 Mixed Use under the State Environmental Planning Policy (State Significant Sites) 2005 (SSP SEPP). This includes Sites 9 and 4 shaded blue in Figure 1, and the adjacent proposed roads. The northern portion of the lots are predominantly zoned RE1 Pubic Recreation and SP2 Infrastructure (Local Road) under the Liverpool Local Environmental Plan 2008, and is proposed to be acquired by Council.

Below are extracts from the SEPP (State Significant Precincts) 2005

- Maximum FSR 2.0:1;
- Maximum Building Height: 24m;

- Zoned B4 - Mixed Use;

The proposed design is informed by these development parameters and is intended to test them with a built form outcome. This has then informed the modifications proposed to the Concept Plan and the SEPP



EDMONDSON PARK MASTER PLAN

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Approved Master Plan Structure for Edmondson Park Frasers Town Centre South (Source: Edmondson Park Frasers Town Centre Public Domain Report, Hassell, Nov 2016)

FRASERS SITE MASTER PLAN

Below are extracted from The Edmondson Park Frasers Town Centre South Master Plan

The area to the south of the train station is designated Edmondson Park Frasers town Centre (EDFTC). The proposal to amend the Edmondson Park Concept Plan (Mod 4) was approved in October, 2017.

The urban design report which informed the Planning Proposal highlighted the following Vision for the precinct:

The edmondson Park Frasers town Centre Precinct is set to become a regionally significant community and the benchmark Town Centre of Sydney, characterised by modern enterprise, attractive and vibrant lifestyle offerings as well as diverse social, economic and housing opportunities.

The approved Master Plan includes two main precincts:
- Area A - The Town Centre Core precinct is characterised by a variety of commercial and retail choices, including supermarkets, department stores, gymnasium, medical centre, cinemas, and a family friendly food and entertainment venue. Residential apartments are lcoated along the edges of the commercial buildings providing for articulation and integration of the public realm.

- Area B - The residential precinct is charaterised by a mix of medium density housing, multi-dwellibng townhomes (mews housing), studio dwellings, and terraces.

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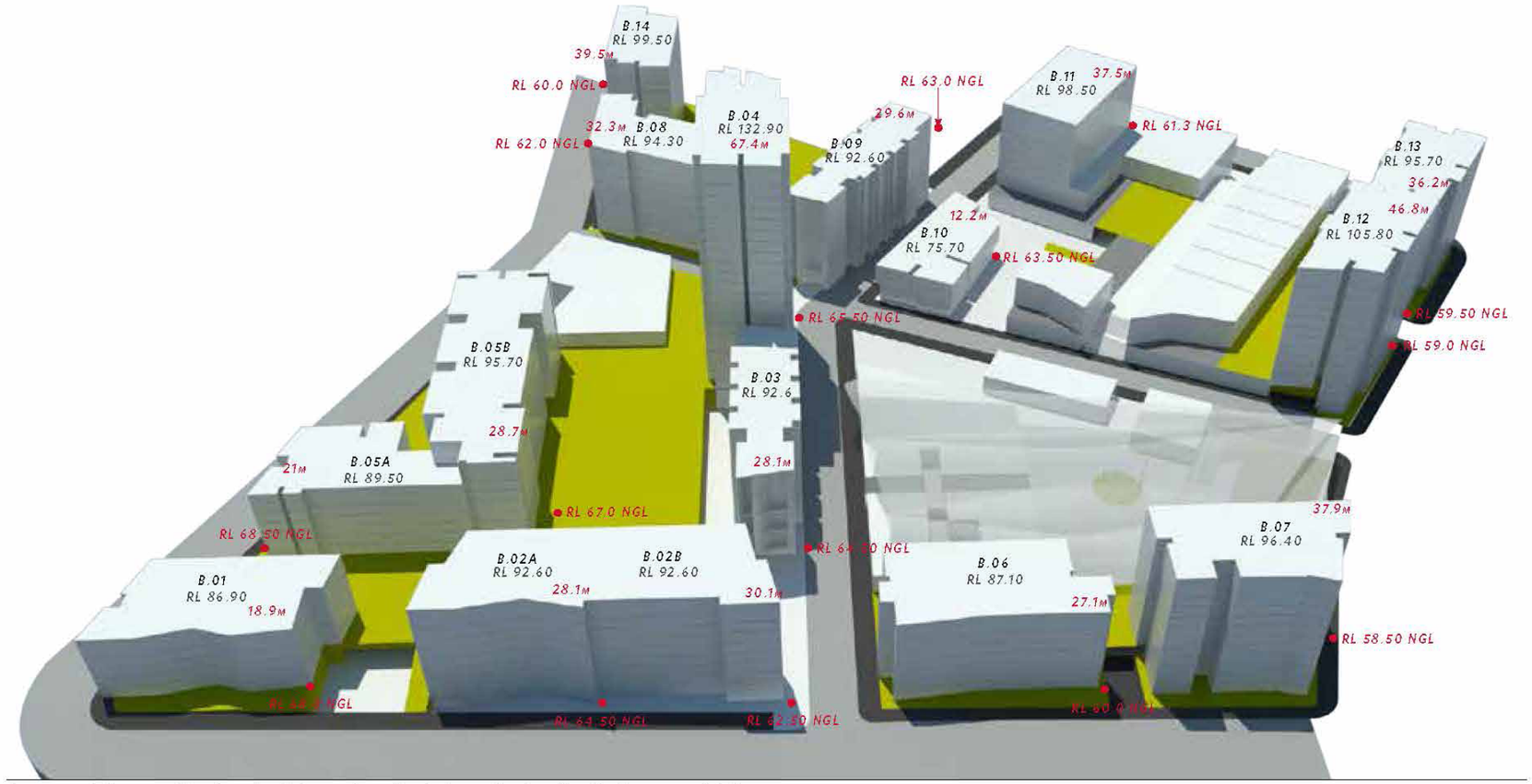

Approved Concept Design for Edmondson Park Town Centre South Commercial Core

(Source: Edmondson Park Town Centre Core Section 75W - Design Report, Rice Daubney, 2016)

Below are extracted from The Edmondson Park Frasers Town Centre South Commercial Core

The EDFTC Commercial core precinct is located within the 4 blocks immediately south of the train station.

One of the elements within the approved modification for the Town Centre South are the proposed building heights.

the approved modification is consistent with the 2.5:1 FSR, as per the SEPP 2005. However, removed the FSR applicable under the SEPP and instead included a maximum gross floor area divided across four quadrants. the approved modification increased building heights to a maximum 67.4m. The maximum building height is then variable according to each of the quadrants of development, to allow for flexibility in future siting, heights of buildings and GFA.

FRASERS SITE MASTER PLAN MASSING DIAGRAM

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LANDCOM MASTER PLAN

Proposed concept master plan

Below are extracted from The Landcom Master Plan. What this MP does not include the subject site in order to fit within this context. We have adopted many of the principles and design envelopes of this plan.

Design Principles

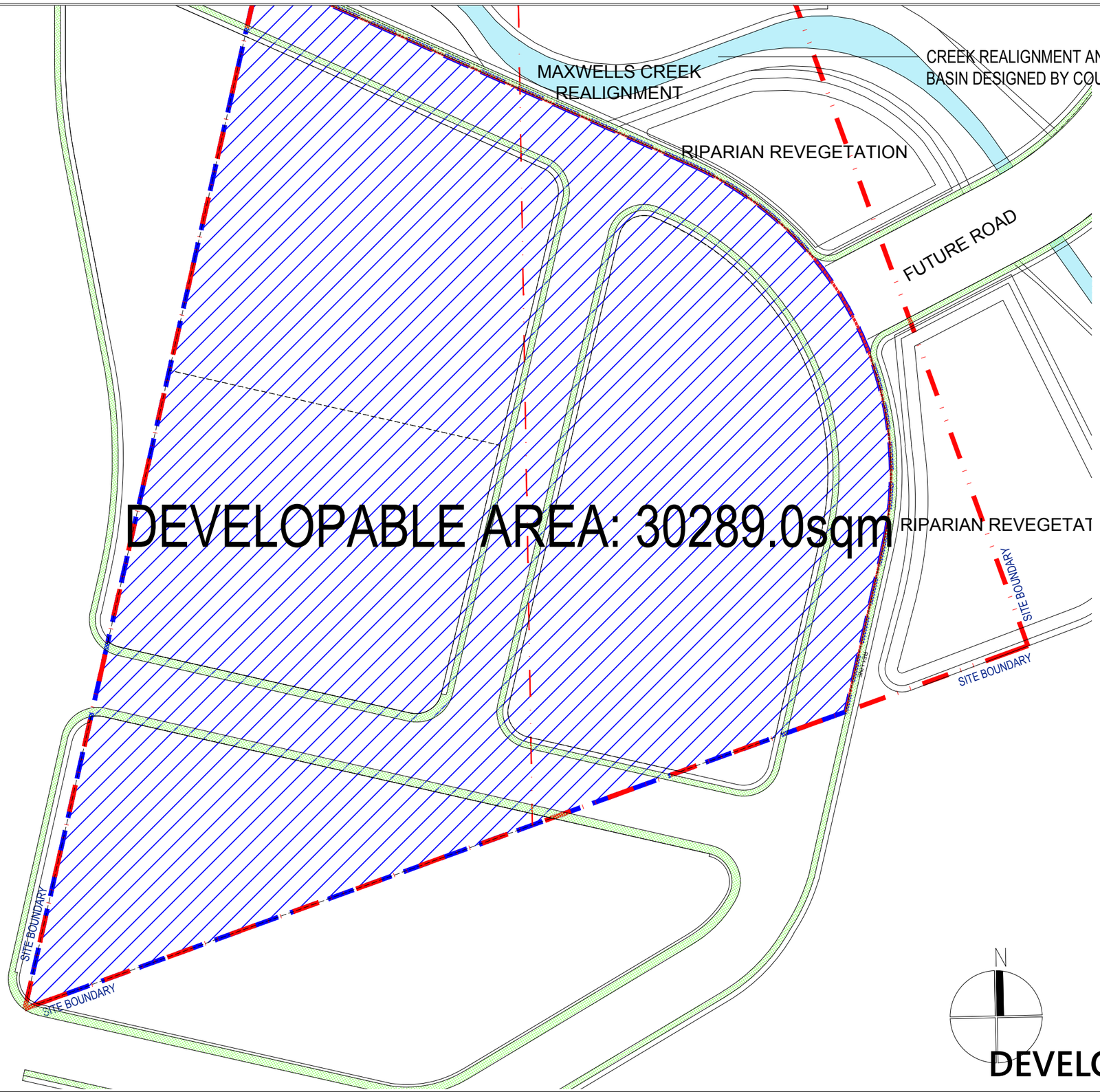
Whilst a number of design options and devleopmentscenarios have been explored for the Site the following design principles have been consistently applied to the Master Plan:

- Connectivity - a system of new local streets and pedestrian paths provide maximum permeability and legibility through visual and physical connections to key destinations. Special attention has been given to ‘green to green’ connection.

- Amenity - Local streets, blocks and indicative built form solutions optimise public and private amentiy.

- A context Sensitive Apporach - Character Areas have been identified early in the process to appropriately match density, built form and natural environment to deliver an authentic lifestyle environment and choice.

- Diversity - A variety of housing typologies are proposed which respond to the site features and also provide a sensitive transition to existing land uses and future housing; typically transitioning at the back of the block to ‘complete the streets’.



DEVELOPABLE AREA

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164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	DEVELOPABLE AREA	1:1000 @ A3	April 2021

tony owen ptnrs

1460 P11

TRANSITION BETWEEN PROPOSED CULVERT No. 5) AND THE REFORMED MAXWELLS CREEK

RIPARIAN CORRIDOR BOUNDARY

VEGETATED OVERBANK AREA TO CONNECT REFORMED CREEK WITH ADJACENT DEVELOPABLE AREA.

TRANSITION BETWEEN PROPOSED CULVERT No. 7) AND THE REFORMED MAXWELLS CREEK

CONNECTION TO RAISED ROAD LEVEL

ROCK HEADWALL AND SCOUR PROTECTION

PLANTED BENCH FOR CREEK FLOOD STORAGE FUNCTION

FILLING

REFORMED CREEK WITH WIDER POOL SECTIONS AT INTERNAL MEANDERS

BIORETENTION n°13 "BY OTHERS" CREEK FLOOD STORAGE FUNCTION

CONNECTION TO RAISED ROAD LEVEL

CULVERT C7
MAXWELLS CREEK SECOND ACCESS ROAD CULVERT CROSSING
REFER LONG SECTION SHEET 21 AND CROSS SECTION SHEET 32
6 x 3600W x 1200H RCBC

CONNECTION TO RAISED ROAD LEVEL

BIORETENTION n°14 "BY OTHERS" CREEK FLOOD STORAGE FUNCTION

ROCK HEADWALL AND SCOUR PROTECTION

REFORMED CREEK TRANSITION BETWEEN NEW UPSTREAM CULVERT AND DOWNSTREAM CREEK WHICH IS TO BE RETAINED.

CROATIA AVENUE

PROPOSED ROAD

CL_Maxwells Ck

LEGEND:

- RIPARIAN SITE BOUNDARY
- CREEK BED
- CREEK BANK
- WETLAND or BIORETENTION
- RIPARIAN REVEGETATION
- EMBANKMENT
- BATTERS
- DESIGN CONTOURS (0.2m INTERVAL)
- EXISTING CONTOURS (0.2m INTERVAL)
- PROPOSED PIT AND PIPE
- PROPOSED GPT (REFER MASTER PLAN)
- FILLING IN THE FLOODPLAIN, BATTER SLOPE AT 1(V) IN 4(H)
- BATTER TREATMENT FOR SCOUR PROTECTION
- STACKED ROCK WALL
- WOODY DEBRIS, ROOD WADS AND ROCKS
- EXISTING TREE (TRUNK DIAMETER, APPROXIMATE TREE RADIUS SPREAD, APPROXIMATE TREE HEIGHT)

Rev.	Revision Description	Designed	Date
E	CONCEPT DETAILS FINAL	DH	24.07.14
D	CONCEPT DETAILS COUNCILS CHANGES	DH	06.05.14
C	CONCEPT DETAILS	DH	06.03.14
B	DRAFT CONCEPT DESIGN	DH/TH	09.01.14
A	PRELIMINARY CONCEPT	DH/TH	07.11.13

Designed: D. Hellot / T.Howe
Checked: T.H.
Authorised: R.Wiese
Approved: N/A

10 5 0 10 20 1:500
Original sheet size A1
North

CONCEPT DESIGN

STORM_CONSULTING authorise the use of this drawing only for the purpose described by the status stamp shown above.
This drawing should be read in conjunction with all relevant contracts, specifications, reports & drawings.

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SYDNEY SUITE 18, 12 TRYON ROAD, LINDFIELD, NSW 2073 P 02 9499 4333
MELBOURNE UNIT 7, 84 CHURCH ST, RICHMOND VIC 3121 P 03 9208 0111

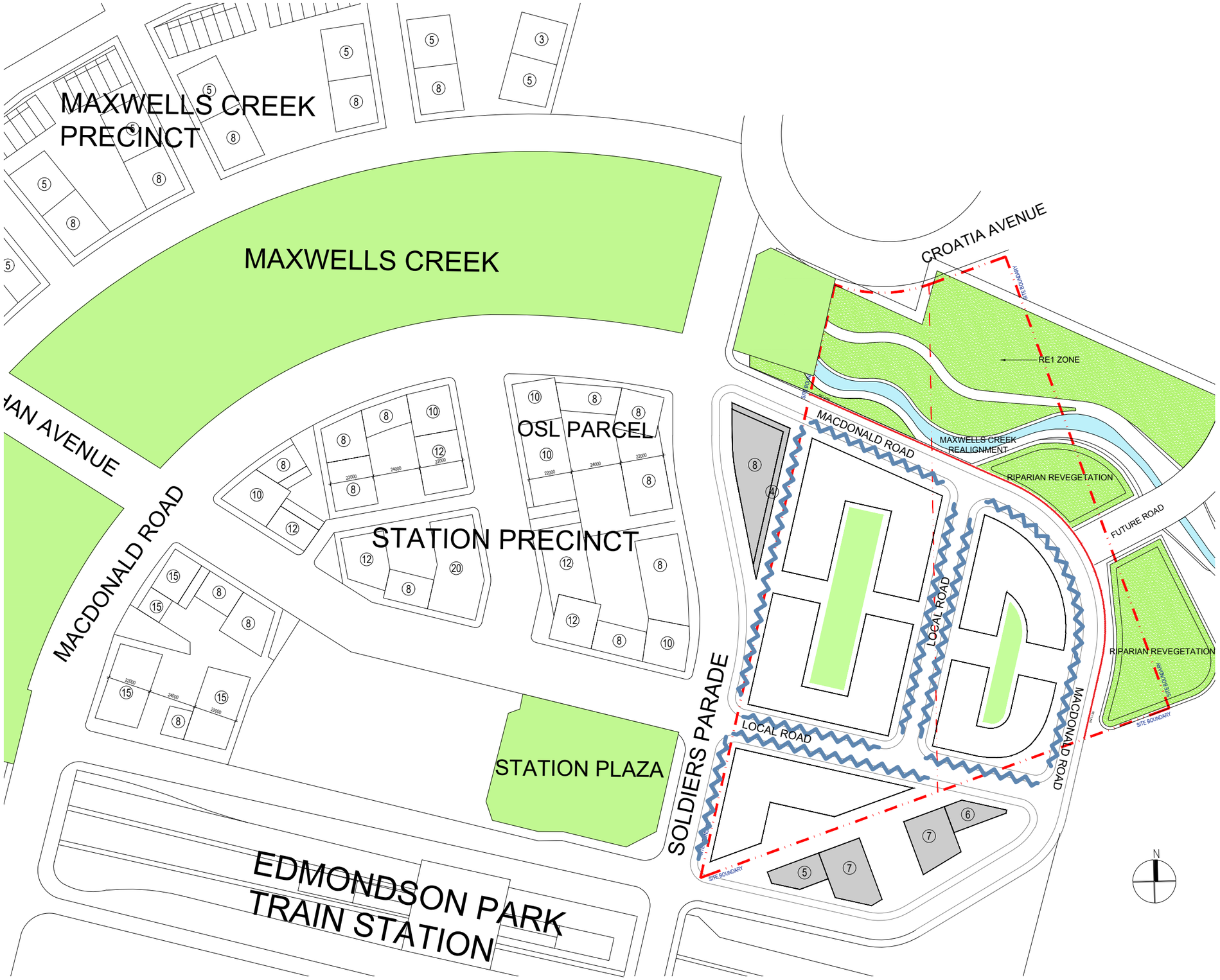
CAD FILE: 1460 Edmondson Park CD

CLIENT:
LIVERPOOL CITY COUNCIL
LEVEL 2, 33 MOORE ST
LIVERPOOL, NSW, 2170
1300 36 2170

MODIFICATION OF CREEKS IN EDMONDSON PARK

Concept Design
Edmondson Park, NSW, 2174
Maxwells Creek - Sheet 3 of 3

Date 07.11.13 Drawing No. 1460 P11 Sheet 11 of 41



Design Principles

The Master plan has been generated based on a set of principles. Many of these principles are continued from the adjoining Landcom site. The street grid maintains the street layout as set out in the diagrams in the SEPP and DCP as well as the geometry and envelopes established in the master plan. In addition a Pre-DA meeting occurred in August 2020. At that time the MP was presented to a generally favorable response. The final MP has been amended according to the feedback from that meeting and reflects the direction and consensus from this meeting.

Building Envelopes and Massing

The design of the built form and building envelopes takes its lead from the adjoining site as follows:

- The urban design approach consists of envelopes designed to reinforce the street grid.
- We have proposed envelopes which have the same general length depth as the the Landcom site. This will create a continuity on Urban Design and character.
- We have proposed a 4 storey podium through out with a 2m-3m setback above L4.
- We have proposed 4m – 5m setbacks similar to the adjoiing site. It is notes that some setbacks on Soldiers Avenue and Buchan Avenue are 3m as directed by council in the pre-DA meeting.

DESIGN PRINCIPLES:
- BLOCK BUILDINGS REINFORCE STREET GRID
- CREATE CENTRAL GREEN SPACE

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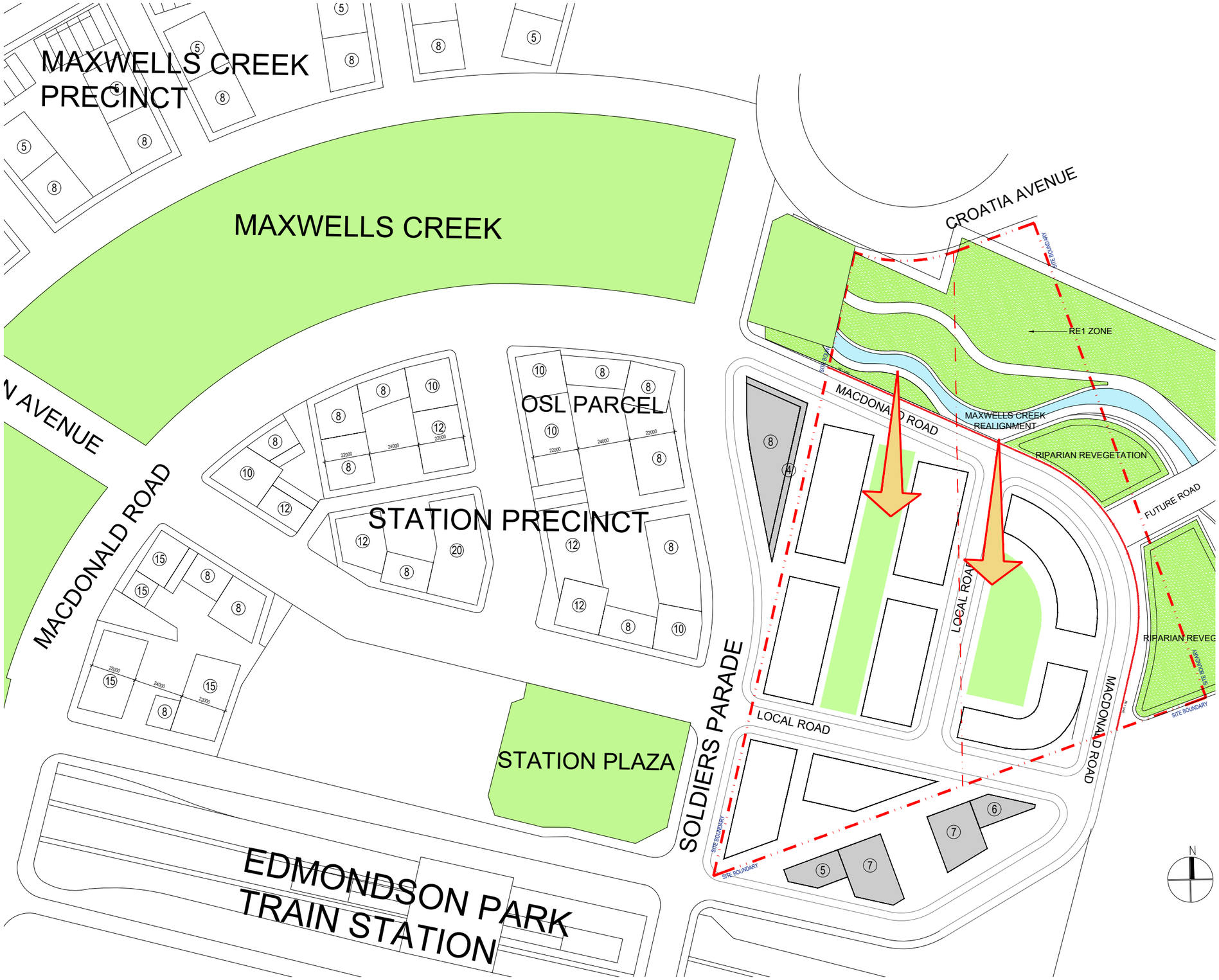

Orientation

Like the adjoining MP, the building envelopes are oriented North/South. This ensures that units will receive the maximum solar amenity. In addition, it creates a series of North/South communal green spaces between the buildings and maximises the amount of sun to these spaces.

DESIGN PRINCIPLES:
- NORTH/SOUTH ORIENTATION
MAXIMISE SUN TO OPEN SPACE + UNITS

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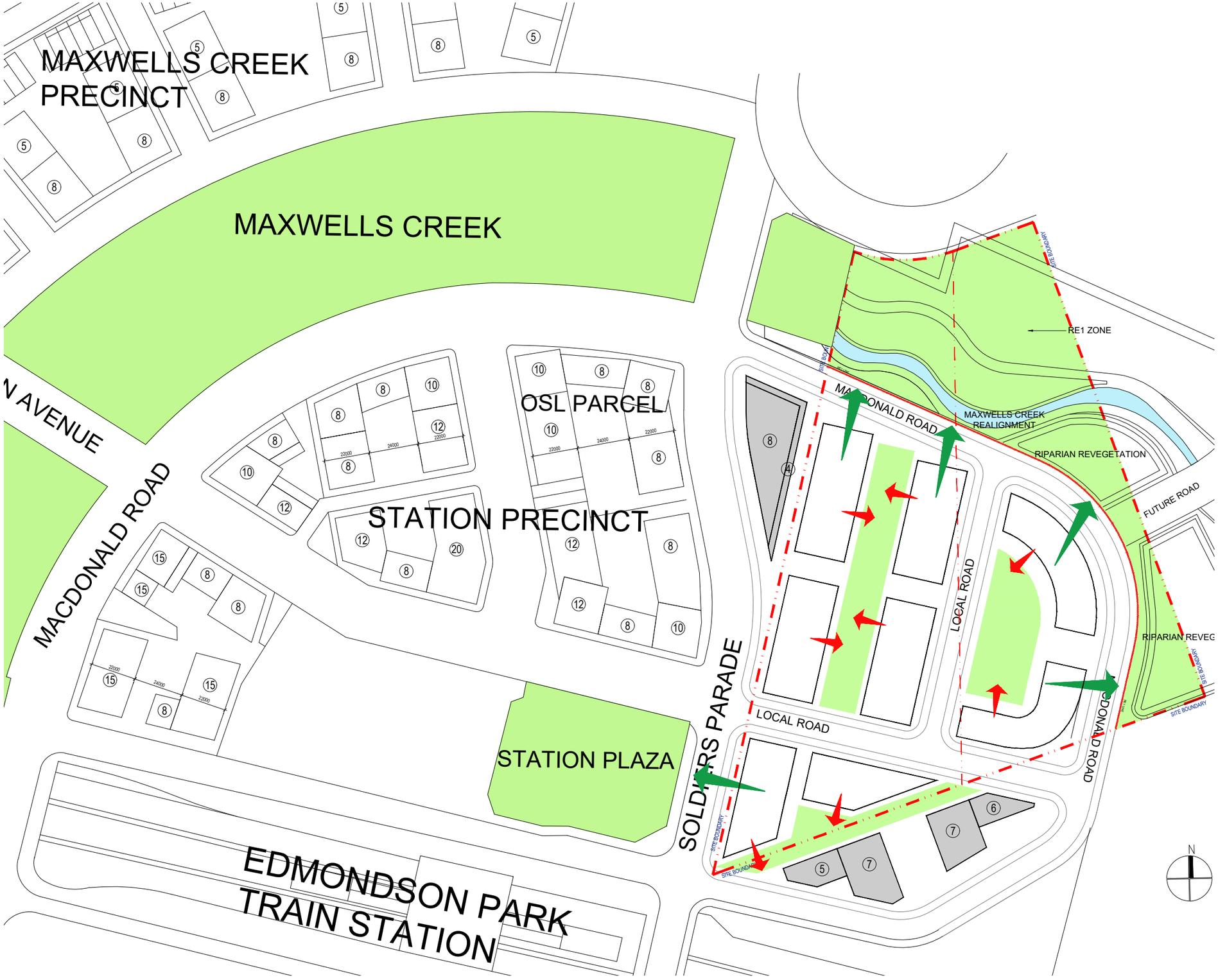


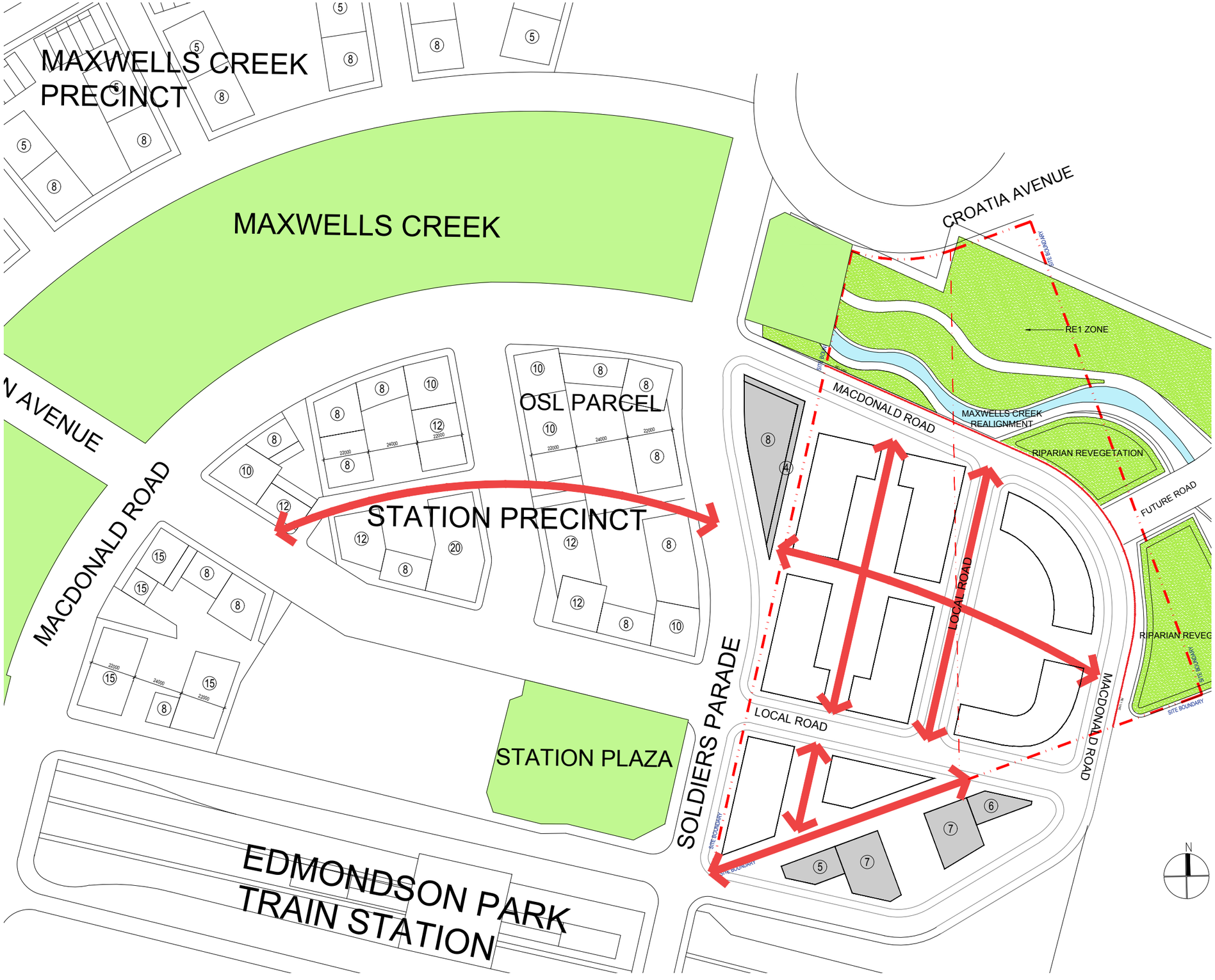
Exposure to green space

The layout has been conceived to maximise the amount of green spaces and also maximise the outlook of all units towards greenspace. This includes:

- Creation of North/South greenspaces with maximum exposure to the North/South buildings (Bldg A,B,C,D).
- Orienting the eastern buildings (E,F) to maximise outlook to the green reserve to the north and east.
- Provision of green space between buildings B,D and E,F.
- Creation of greenspace between buildings G,H and the adjoining potential buildings south of the site.

DESIGN PRINCIPLES:
- EXPOSURE TO GREEN SPACE

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	DESIGN PRINCIPLES	NOT TO SCALE	April 2021



Permeability

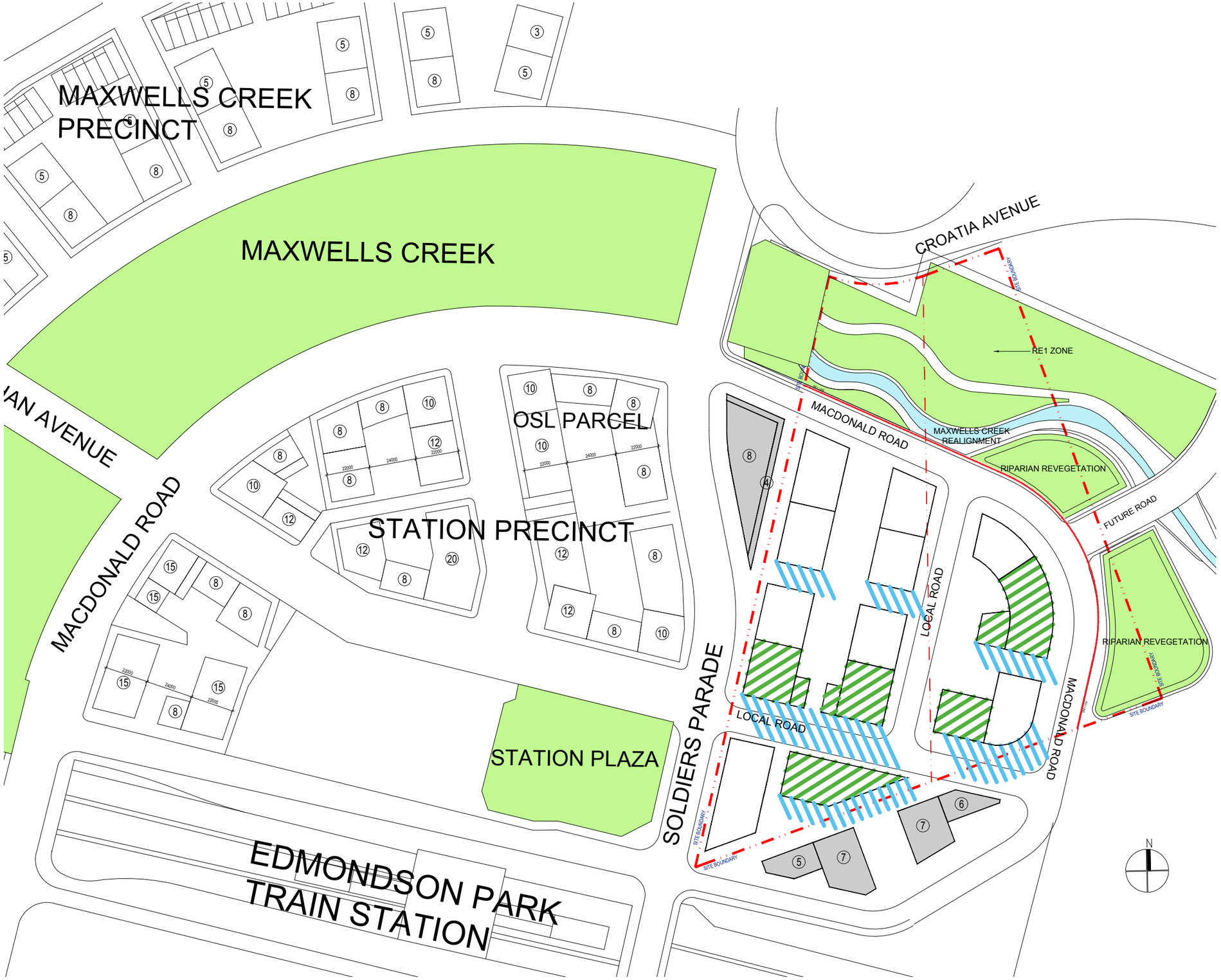
The site is located close to the station and surrounded by other developments. Accordingly, the plan has been designed to maximise permeability within the site and maximise connectivity to adjoining sites. This has been achieved as follows:

- Creation of an East/West crescent shaped pedestrian link which would continue the paths established on the Landcom site which links together various communal green spaces.

- Provision of a North/South link between Bldgs A,B,C,D and G,H. This link would connect the areas north of the site with the station to the south.

DESIGN PRINCIPLES:
- PERMEABILITY
- MID - BLOCK LINKAGE

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	DESIGN PRINCIPLES	NOT TO SCALE	April 2021



Bulk and Scale and 'Height Sculpting'

- The scheme proposes mixed use residential buildings ranging from 4 to 8 storeys.
- The controls allow for a 24m height limit.
- Both large adjoining sites were the subject to planning proposals which increased the heights from 7 to 16-20 storeys. One of theses PP's was approved, the other is in the final stages of approval.
- The scheme does not rely on a PP as it is generally consistent with the current controls. An 8 storey tower is only slightly higher than the controls, and much lower than the context of 16-20 storey adjoining towers. It is noted that this variance was supported by council staff at the pre-DA meeting.

Whilst the maximum height of the design is 8 storeys, the building heights are varied to provide variety of streetscape. We have used 'solar sculpting' to determine the changes in massing. This involves creating an active 3-D model and determining the building heights based on minimizing the overshadowing of neighbouring buildings both within the development and on other sites. This results in variation in height and a maximizing of solar access.

LOWERED PORTION

POTENTIAL OVERSHADOWING

DESIGN PRINCIPLES:
- REDUCED HEIGHT TO AREAS TO MINIMISE OVERSHADOWING

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	DESIGN PRINCIPLES	NOT TO SCALE	April 2021

MAXWELLS CREEK PRECINCT

MAXWELLS CREEK

BUCHAN AVENUE

MACDONALD ROAD

OSL PARCEL

STATION PRECINCT

STATION PLAZA

SOLDIERS PARADE

TRAIN LINE

EDMONDSON PARK TRAIN STATION

RE1 ZONE

MAXWELLS CREEK REALIGNMENT

RIPARIAN REVEGETATION

FUTURE ROAD

SITE BOUNDARY

COMBINED MASTER PLAN

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	COMBINED MASTER PLAN	1:2000@A3	April 2021

MAXWELLS CREEK PRECINCT

MAXWELLS CREEK

BUCHAN AVENUE

MACDONALD ROAD

OSL PARCEL

STATION PRECINCT

RE1 ZONE

MAXWELLS CREEK REALIGNMENT

RIPARIAN REVEGETATION

FUTURE ROAD

SITE BOUNDARY

TRAIN LINE

STATION PLAZA

SOLDIERS PARADE

EDMONDSON PARK TRAIN STATION

PEDESTRIAN CRESCENT

N

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	PEDESTRIAN CRESCENT	1:2000@A3	April 2021

LOCAL ROAD

COLLECTOR ROAD

MAJOR ROAD

BUS ROUTE

POTENTIAL TRAFFIC LIGHT

MAXWELLS CREEK PRECINCT

MAXWELLS CREEK

OSL PARCEL

STATION PRECINCT

STATION PLAZA

CROATIA AVENUE

BUCHAN AVENUE

MACQUARIE ROAD

SOLDIERS PARADE

TRAIN LINE

EDMONDSON PARK TRAIN STATION

RE1 ZONE

MAXWELLS CREEK REALIGNMENT

RIPARIAN REVEGETATION

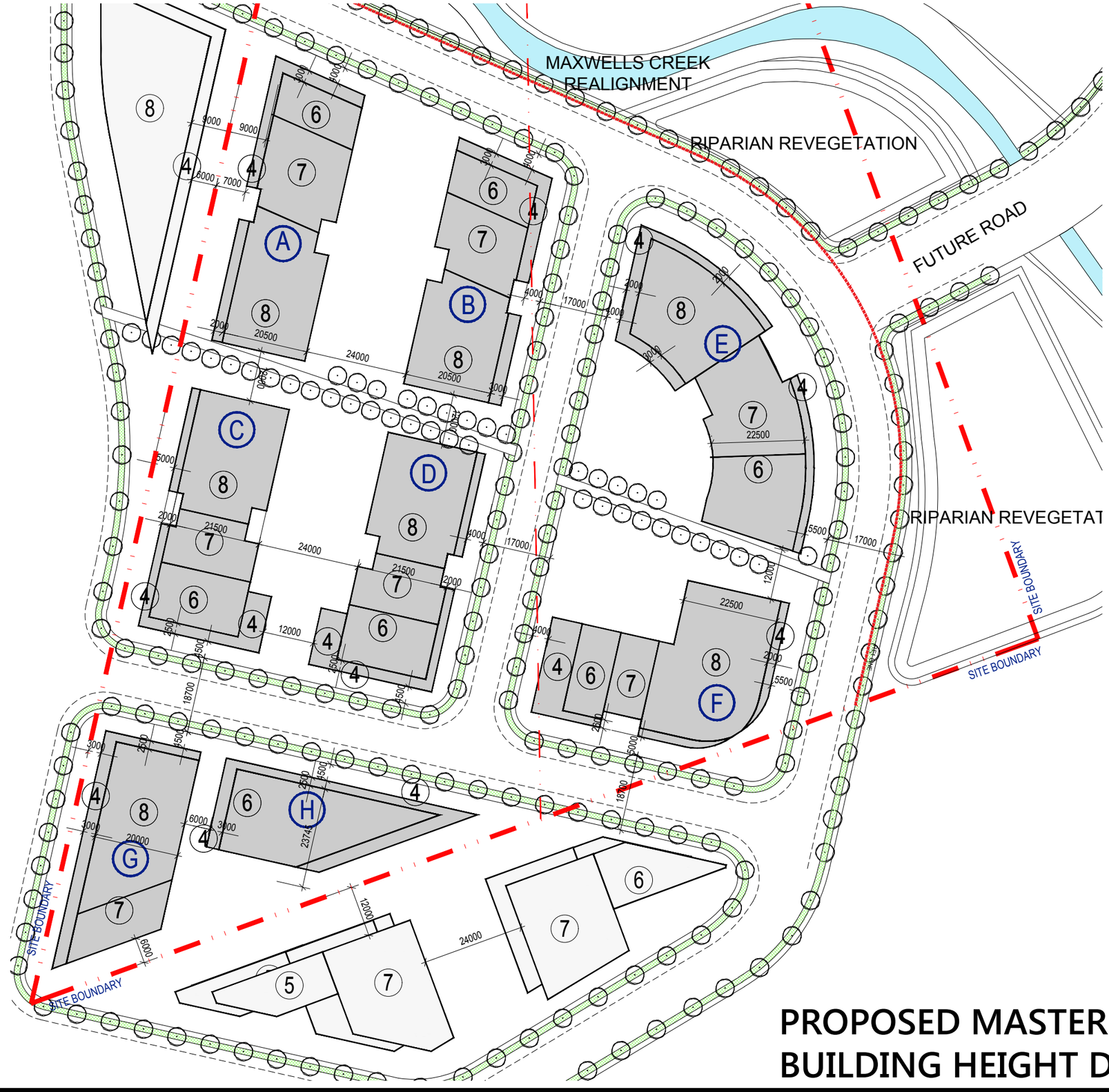
FUTURE ROAD

SITE BOUNDARY

N

COMBINED ROAD HIERARCHY

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	COMBINED ROAD HIERACHY	1:2000@A3	April 2021



PROPOSED MASTER PLAN
BUILDING HEIGHT DIAGRAM

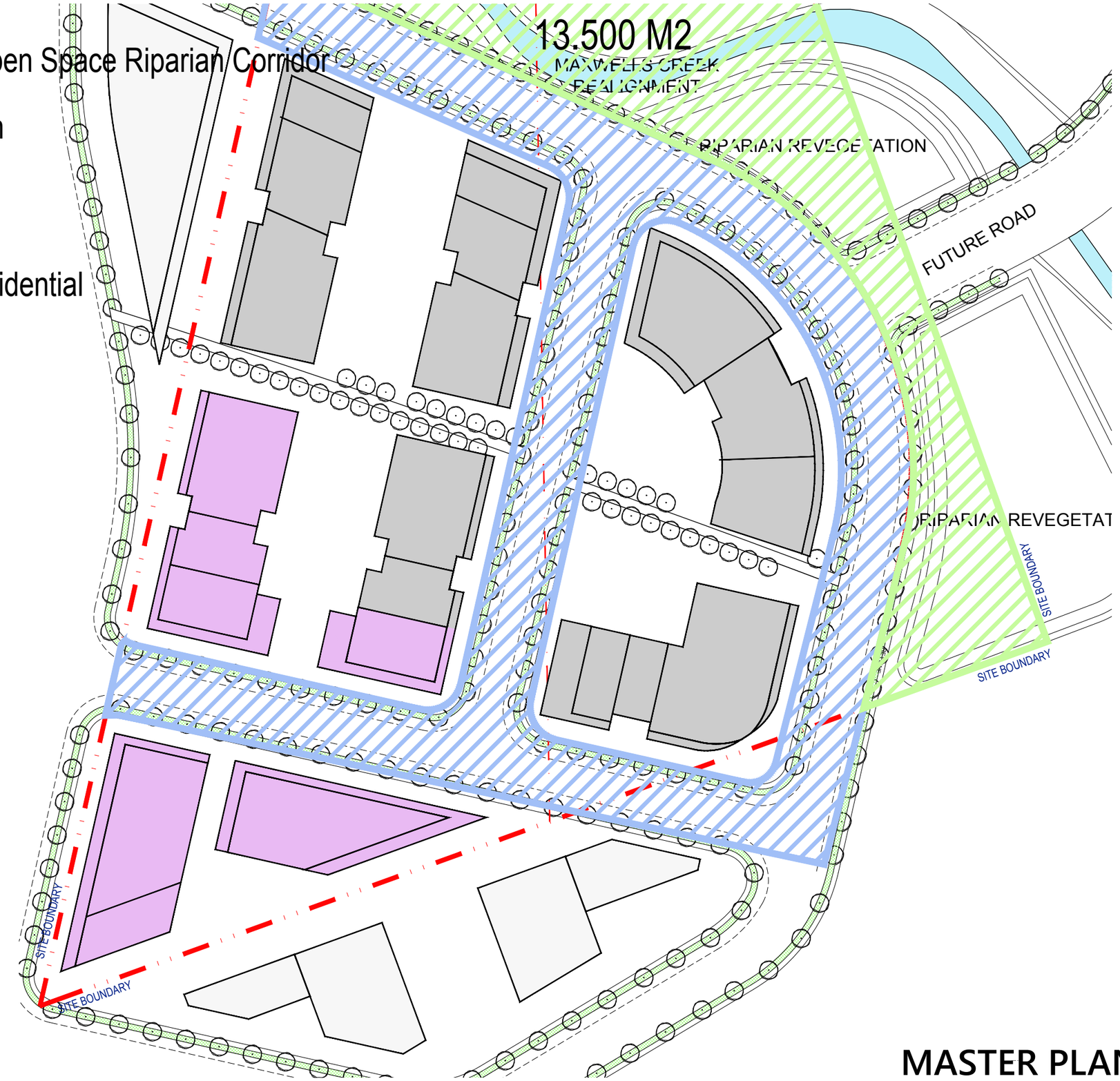
PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	BUILDING HEIGHT DIAGRAM	1:1000@A3	April 2021

RE 1 Public Open Space Riparian Corridor

Road Allocation

Residential

Mixed use commercial/residential



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MASTER PLAN - LAND USE

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	MASTER PLAN - LAND USE	1:1000@A3	April 2021

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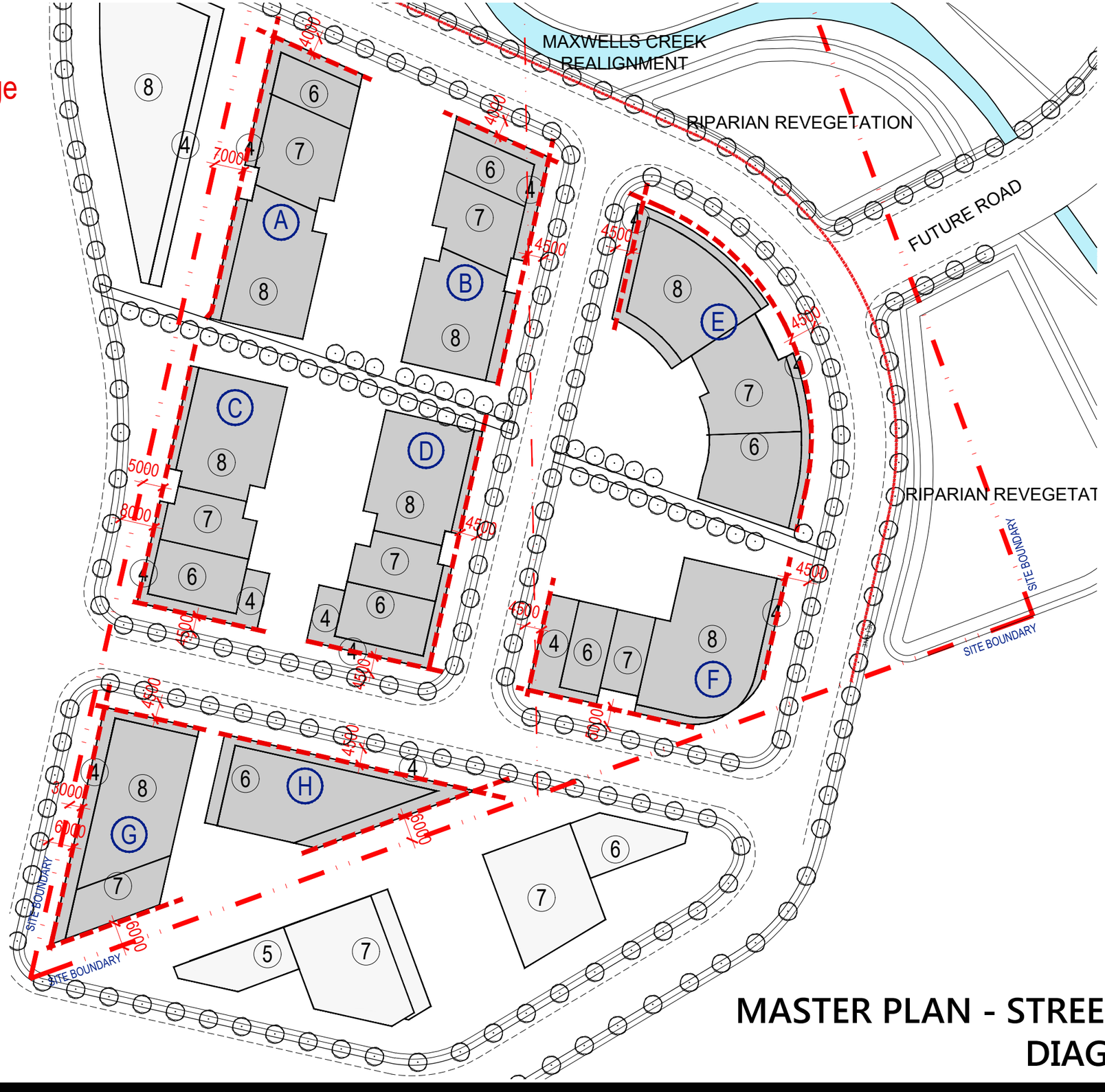
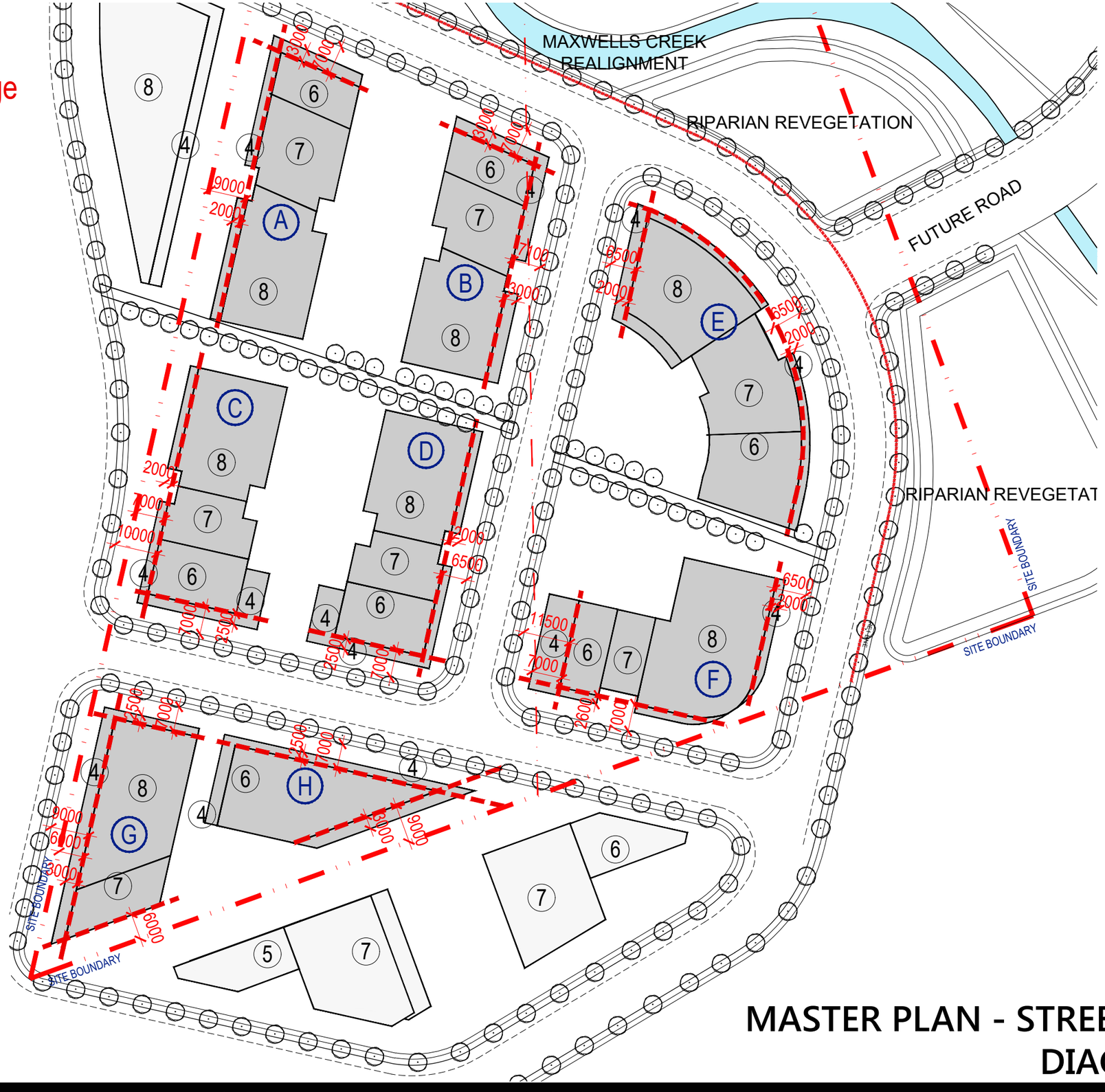
Building Edge



MASTER PLAN - STREET SETBACK DIAGRAM (G-3)

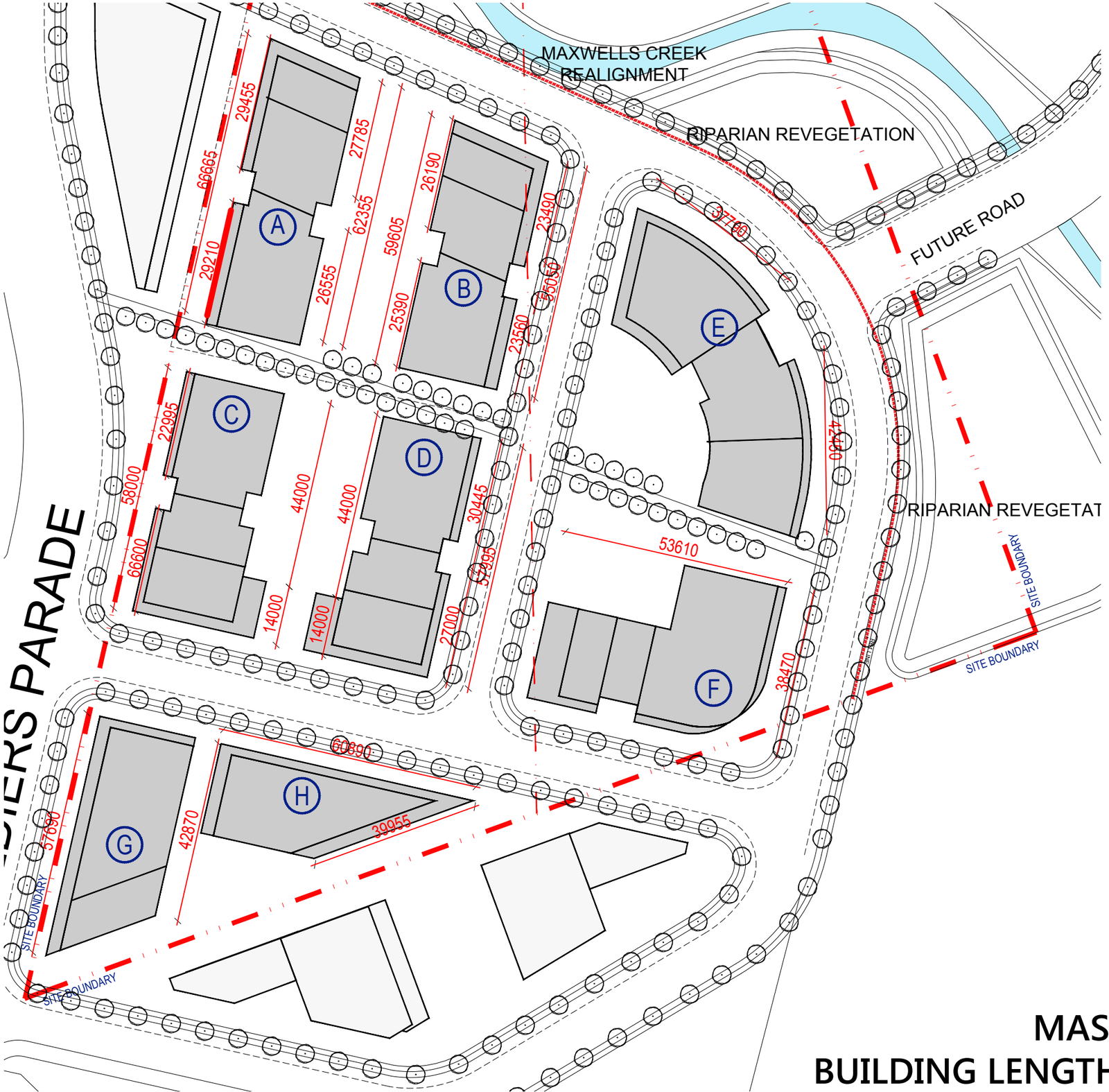
PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	MASTER PLAN - STREET SETBACK (G-L3)	1:1000@A3	April 2021

Building Edge



MASTER PLAN - STREET SETBACK DIAGRAM (4-7)

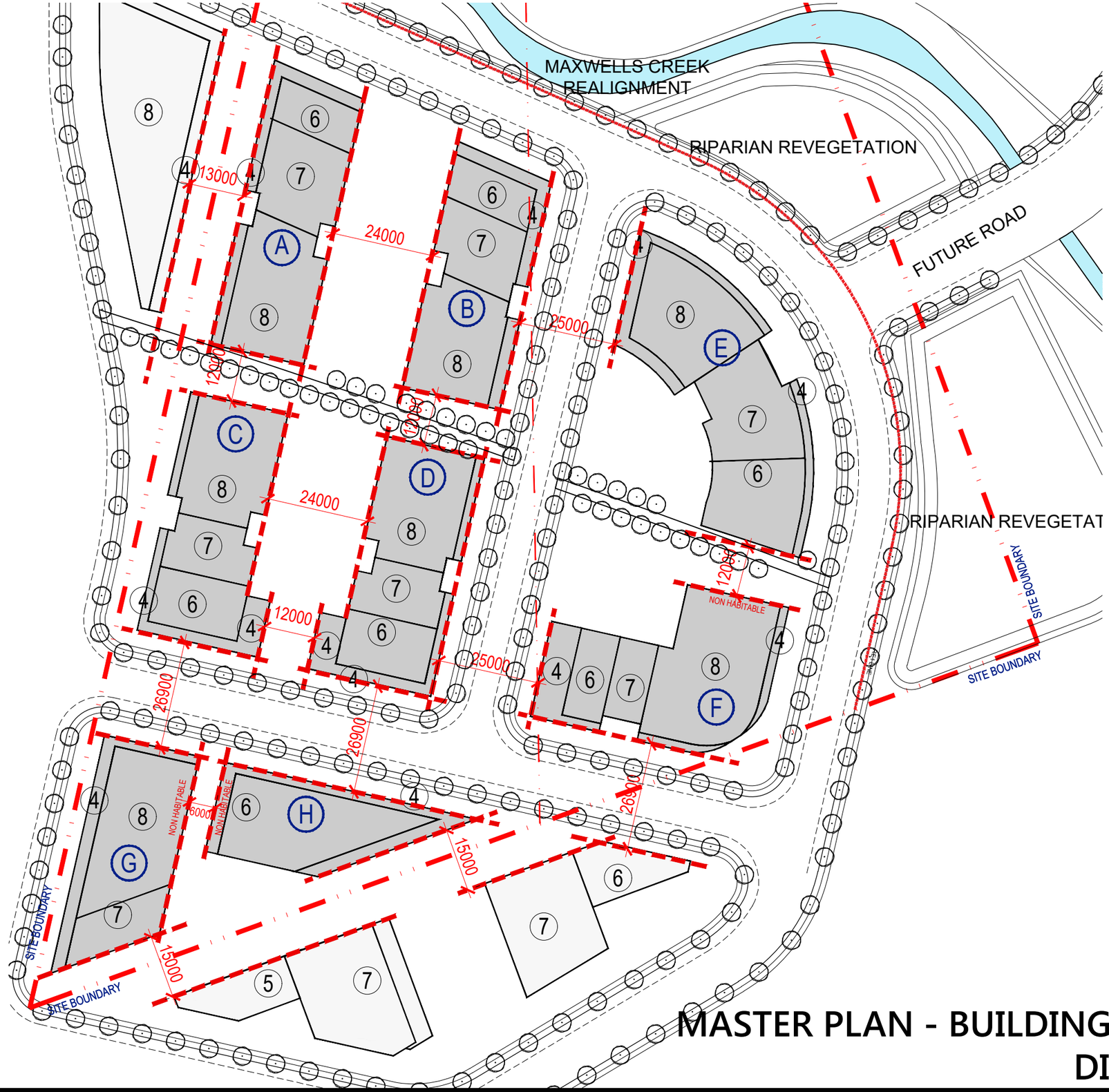
PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	MASTER PLAN - STREET SETBACK (L4-L7)	1:1000@A3	April 2021



MASTER PLAN - BUILDING LENGTH DIAGRAM

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	BUILDING LENGTH DIAGRAM	1:1000@A3	April 2021

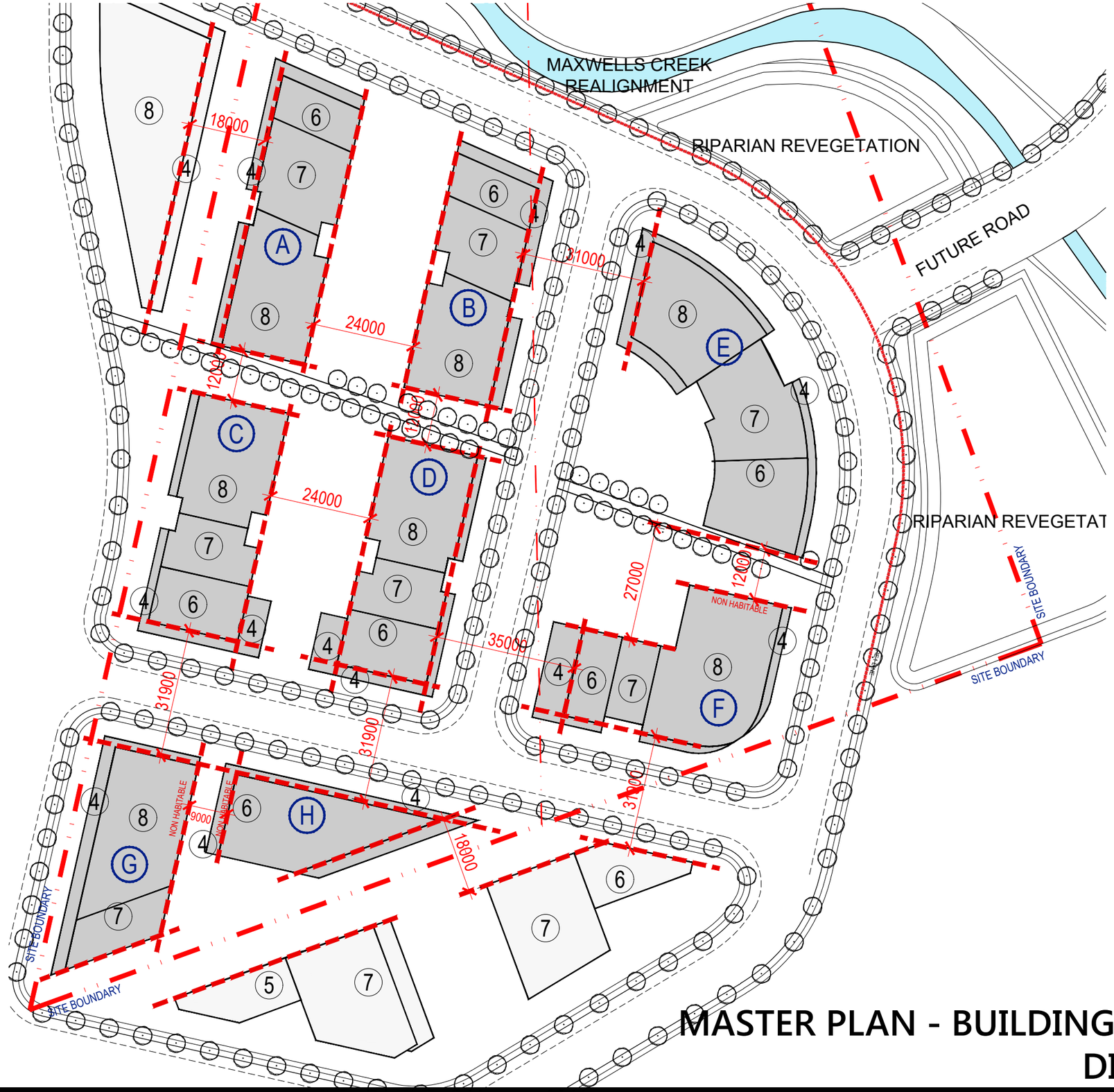
G - L3



MASTER PLAN - BUILDING SEPARATION DIAGRAM (G-3)

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	MASTER PLAN - BUILDING SEPARATION DIAGRAM (G-L3)	1:1000@A3	April 2021

L4 - L7



MASTER PLAN - BUILDING SEPARATION DIAGRAM (4-7)

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	MASTER PLAN - BUILDING SEPARATION DIAGRAM (L4-L7)	1:1000@A3	April 2021

GREEN SPACE

MASTER PLAN - GREEN SPACE

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	MASTER PLAN - GREEN SPACE	1:1000@A3	April 2021

SUB ARTERIAL ROAD
COLLECTOR ROAD
LOCAL ROAD
BUS ROUTE

MAXWELLS CREEK REALIGNMENT

RIPARIAN REVEGETATION

FUTURE ROAD

RIPARIAN REVEGETAT

SITE BOUNDARY

SOLDIERS PARADE

A B C D E F G H

N

MASTER PLAN - ROAD HIERARCHY

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	MASTER PLAN - ROAD HIERACHY	1:1000@A3	April 2021

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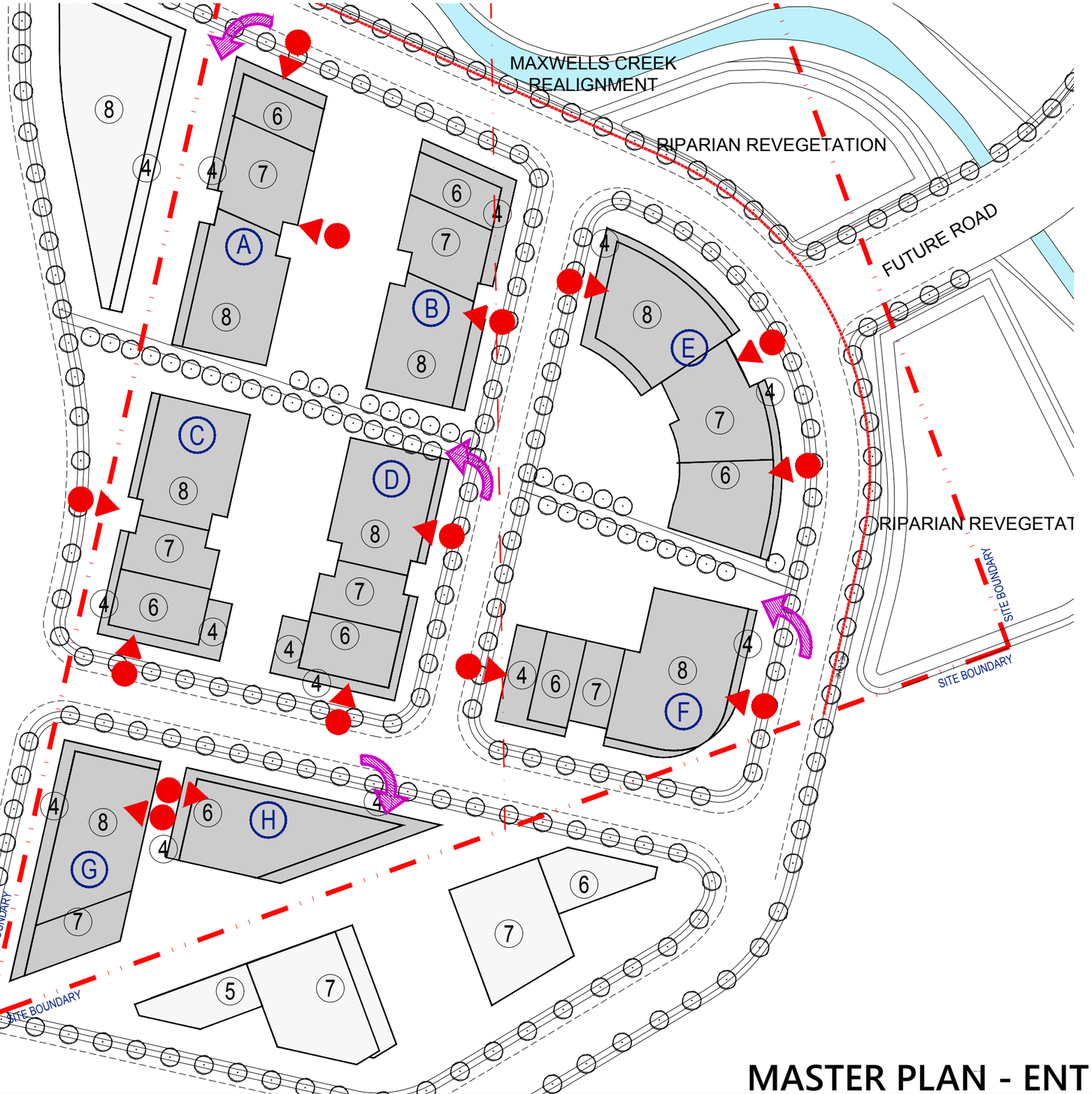
RESIDENTIAL ADDRESS

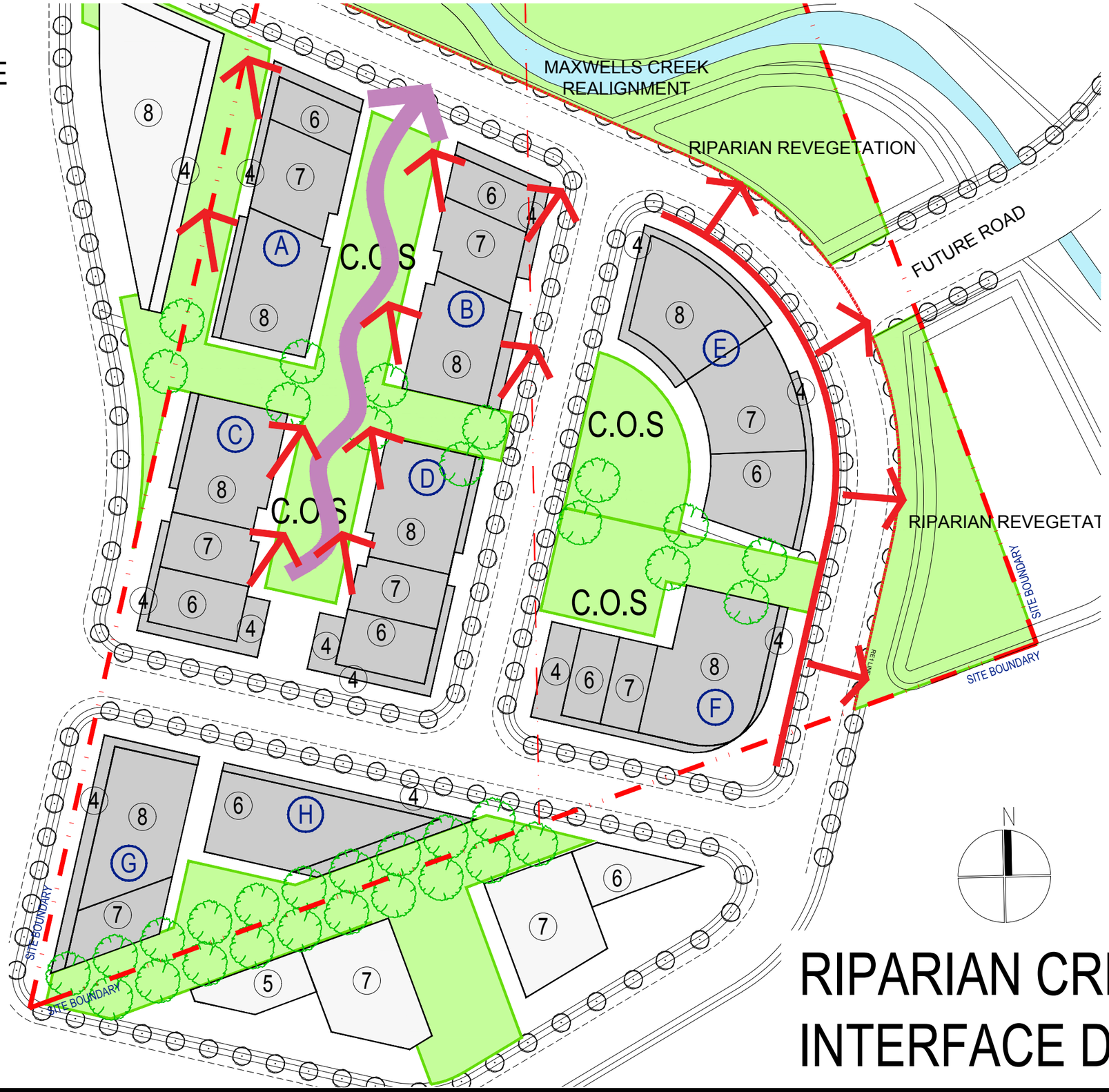
PARKING/LOADING



MASTER PLAN - ENTRY DIAGRAM

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	MASTER PLAN - ENTRY DIAGRAM	1:1000@A3	April 2021

GREEN SPACE



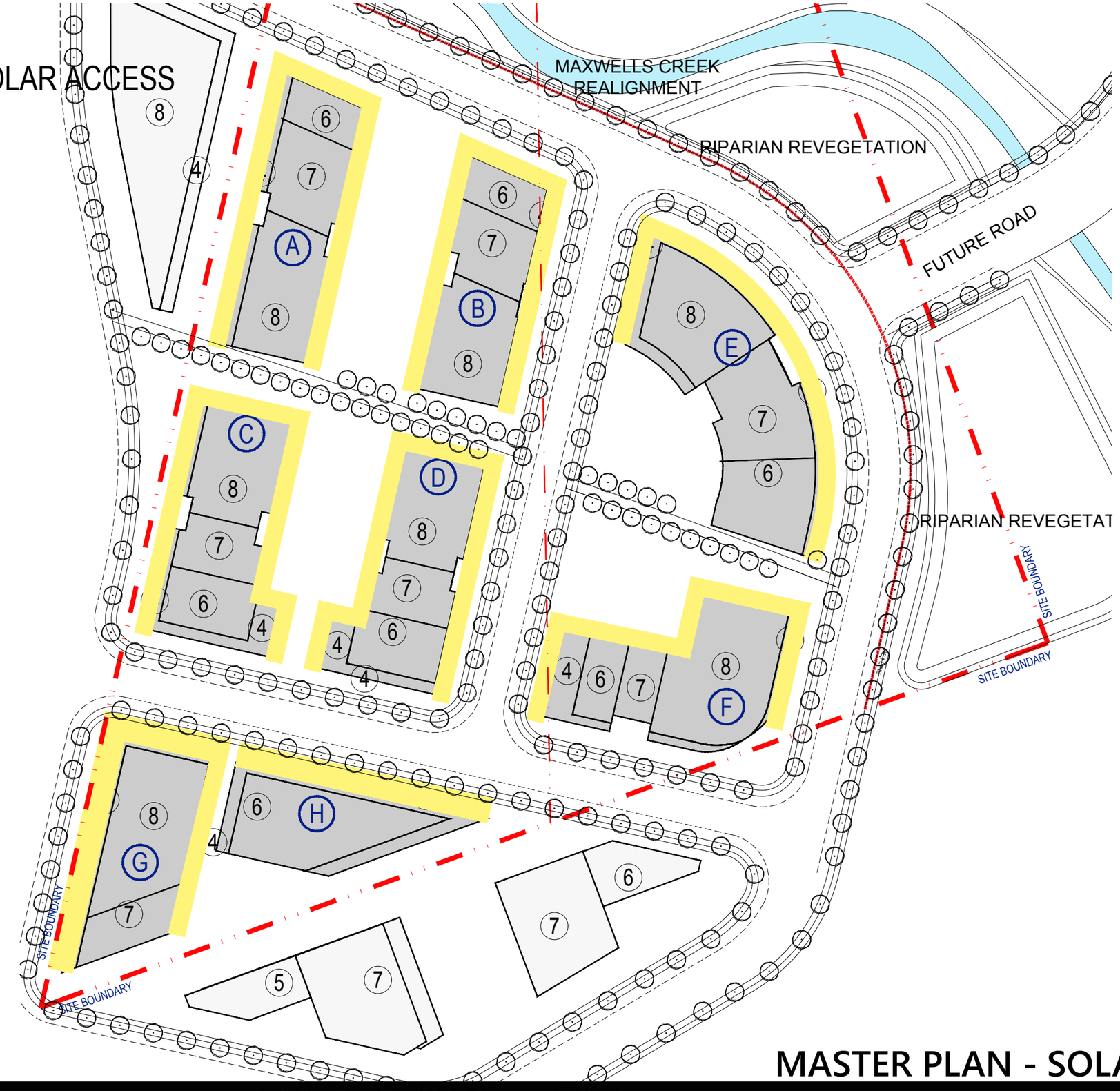
RIPARIAN CRESCENT INTERFACE DIAGRAM

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	RIPARIAN CRESCENT INTERFACE		April 2021

MASTER PLAN - CYCLE LANE

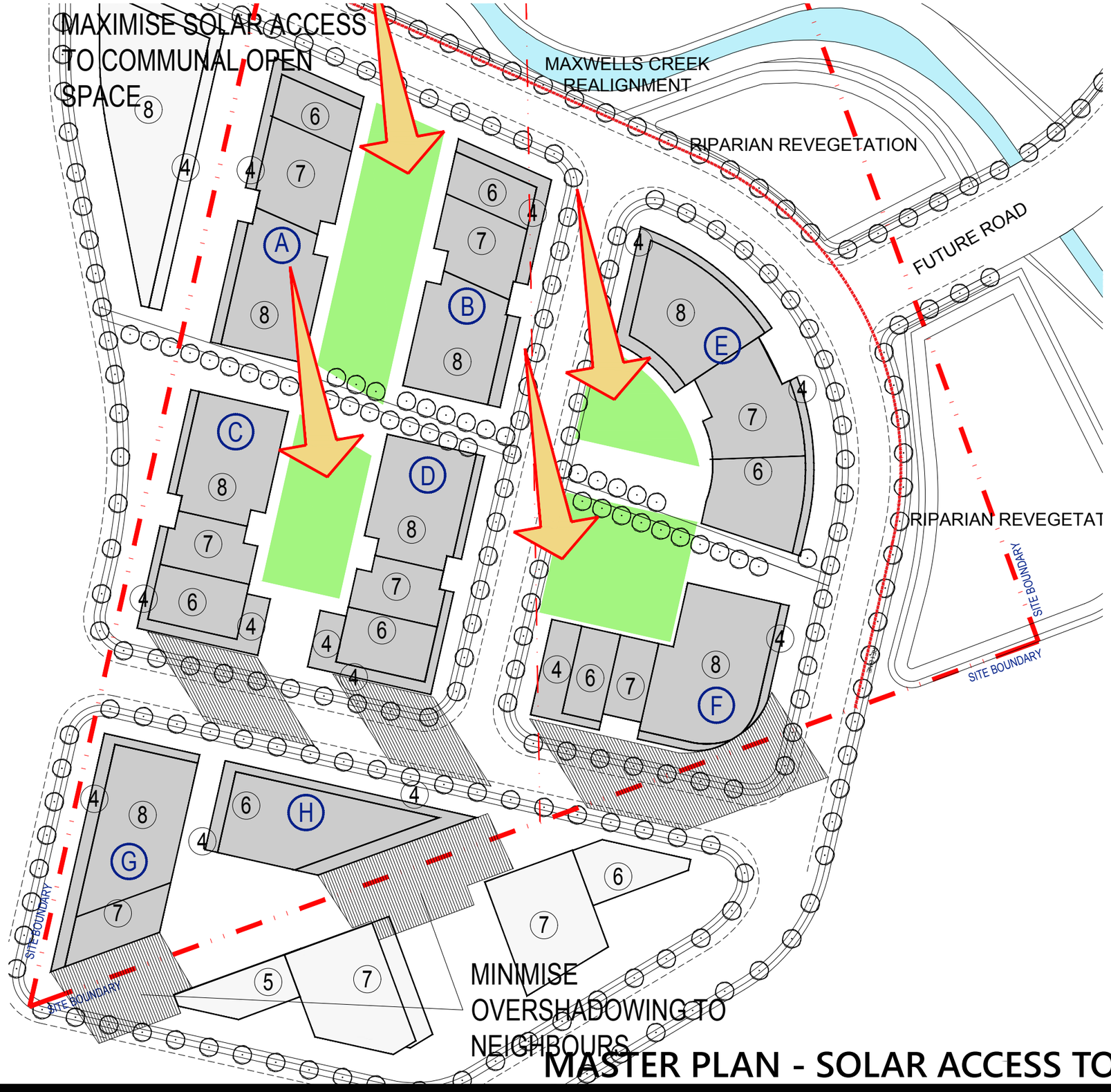
PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	MASTER PLAN - CYCLE LANE DIAGRAM	1:1000@A3	April 2021

2 HOURS SOLAR ACCESS



MASTER PLAN - SOLAR DIAGRAM

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	MASTER PLAN - SOLAR DIAGRAM	1:1000@A3	April 2021

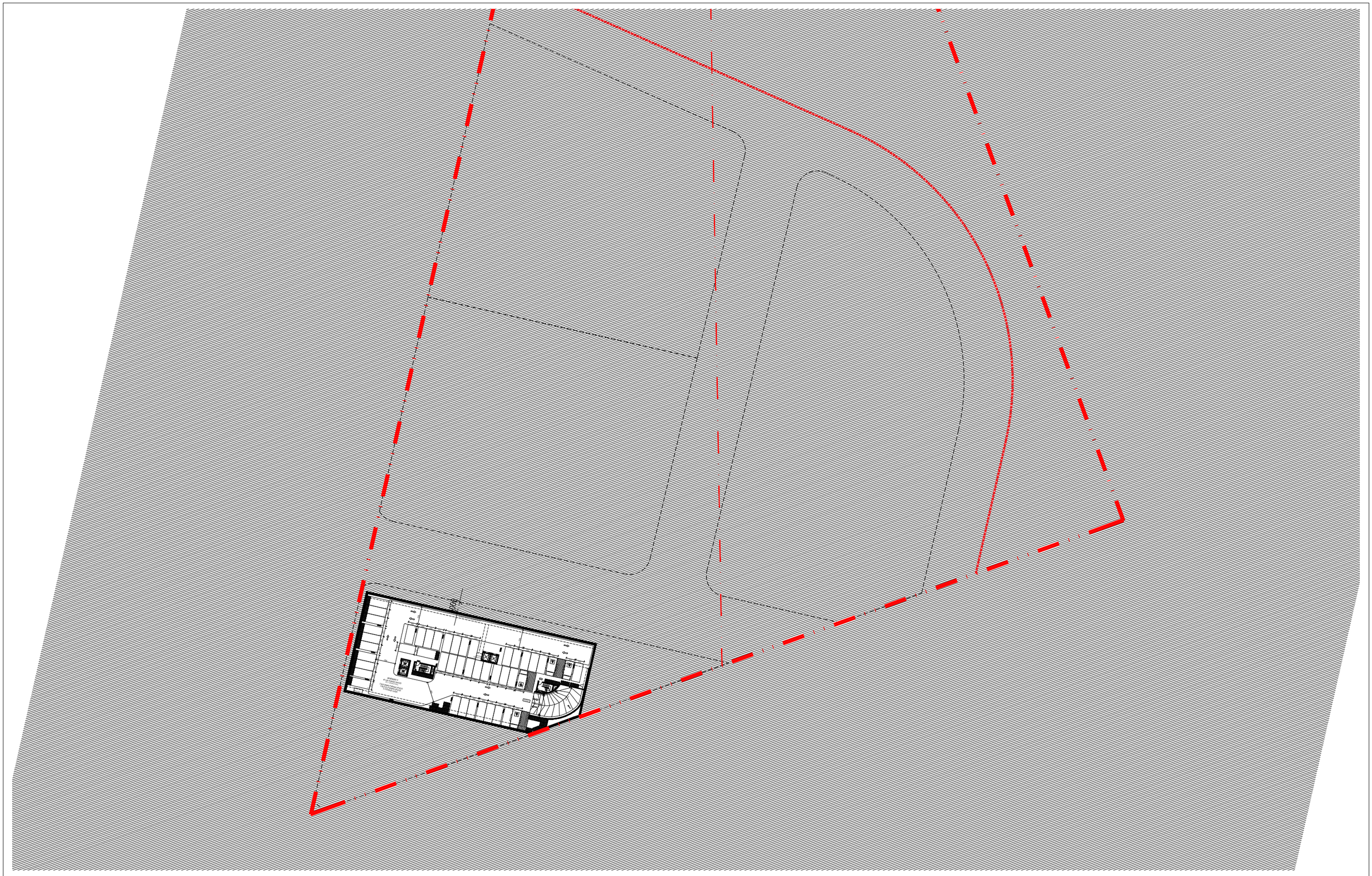


MASTER PLAN - SOLAR ACCESS TO OPEN SPACE

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	MASTER PLAN - SOLAR ACCESS TO OPEN SPACE	1:1000@A3	April 2021

COMBINED MASTER PLAN MASSING DIAGRAM

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	COMBINED MASTER PLAN MASSING	NOT TO SCALE	April 2021



PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	BASEMENT L3 PLAN	1:1000 @ A3	April 2021

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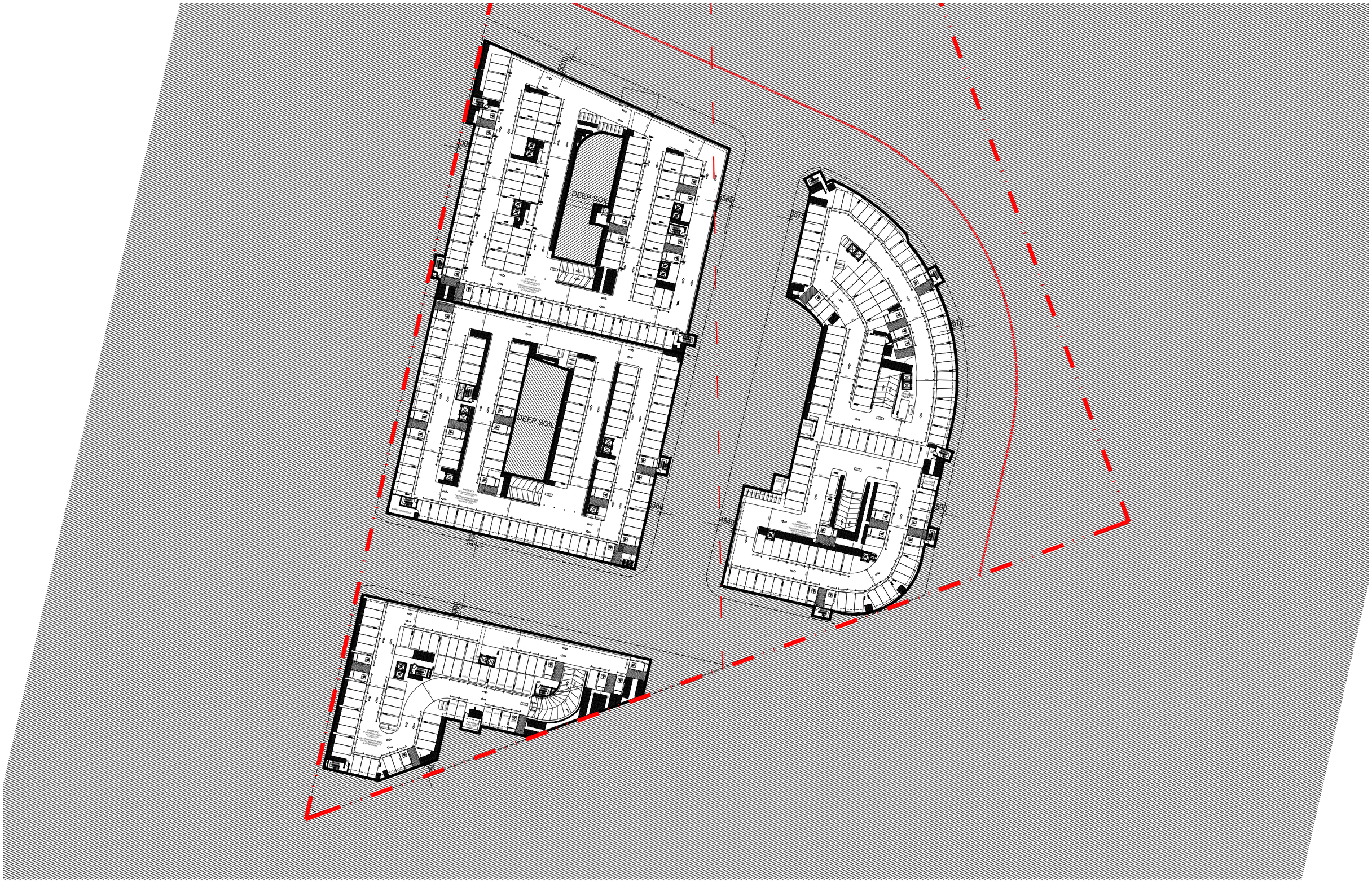


PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	BASEMENT L2 PLAN	1:1000 @ A3	April 2021

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	BASEMENT L1 PLAN	1:1000 @ A3	April 2021

PROJECT ADDRESS 164 - 170 Croatia Avenue, Edmondson Park 2174	CLIENT Super star Holding Group Pty Ltd	PROJECT Edmondson Park Concept DA	DRAWING GROUND FLOOR PLAN	SCALE 1:1000 @ A3	DATE April 2021

PROJECT ADDRESS 164 - 170 Croatia Avenue, Edmondson Park 2174	CLIENT Super star Holding Group Pty Ltd	PROJECT Edmondson Park Concept DA	DRAWING L1 FLOOR PLAN	SCALE 1:1000 @ A3	DATE April 2021

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	L2 FLOOR PLAN	1:1000 @ A3	April 2021

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	L3 FLOOR PLAN	1:1000 @ A3	April 2021

PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

CLIENT
Super star Holding Group Pty Ltd

PROJECT
Edmondson Park Concept DA

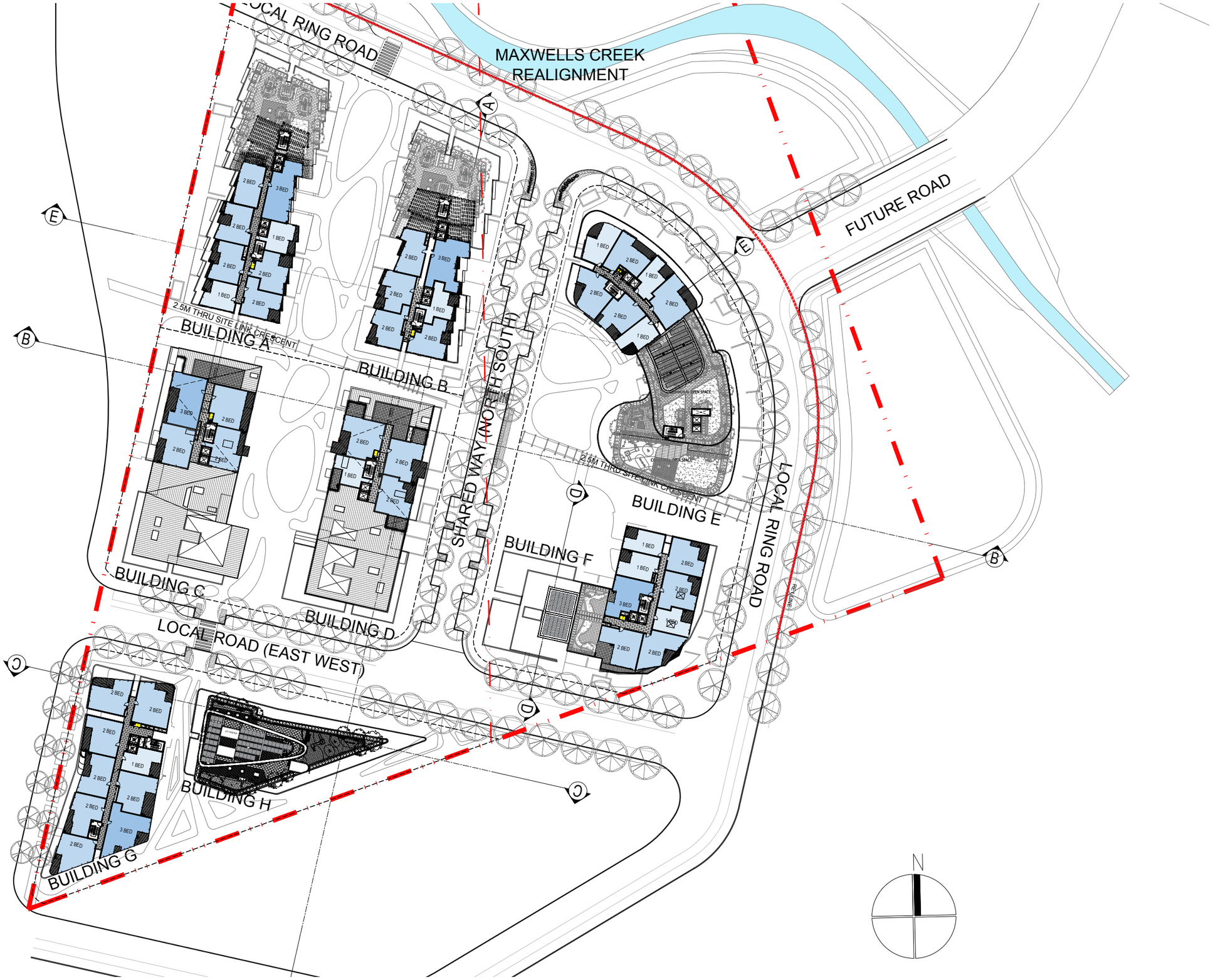
DRAWING
L4 FLOOR PLAN

SCALE
1:1000 @ A3

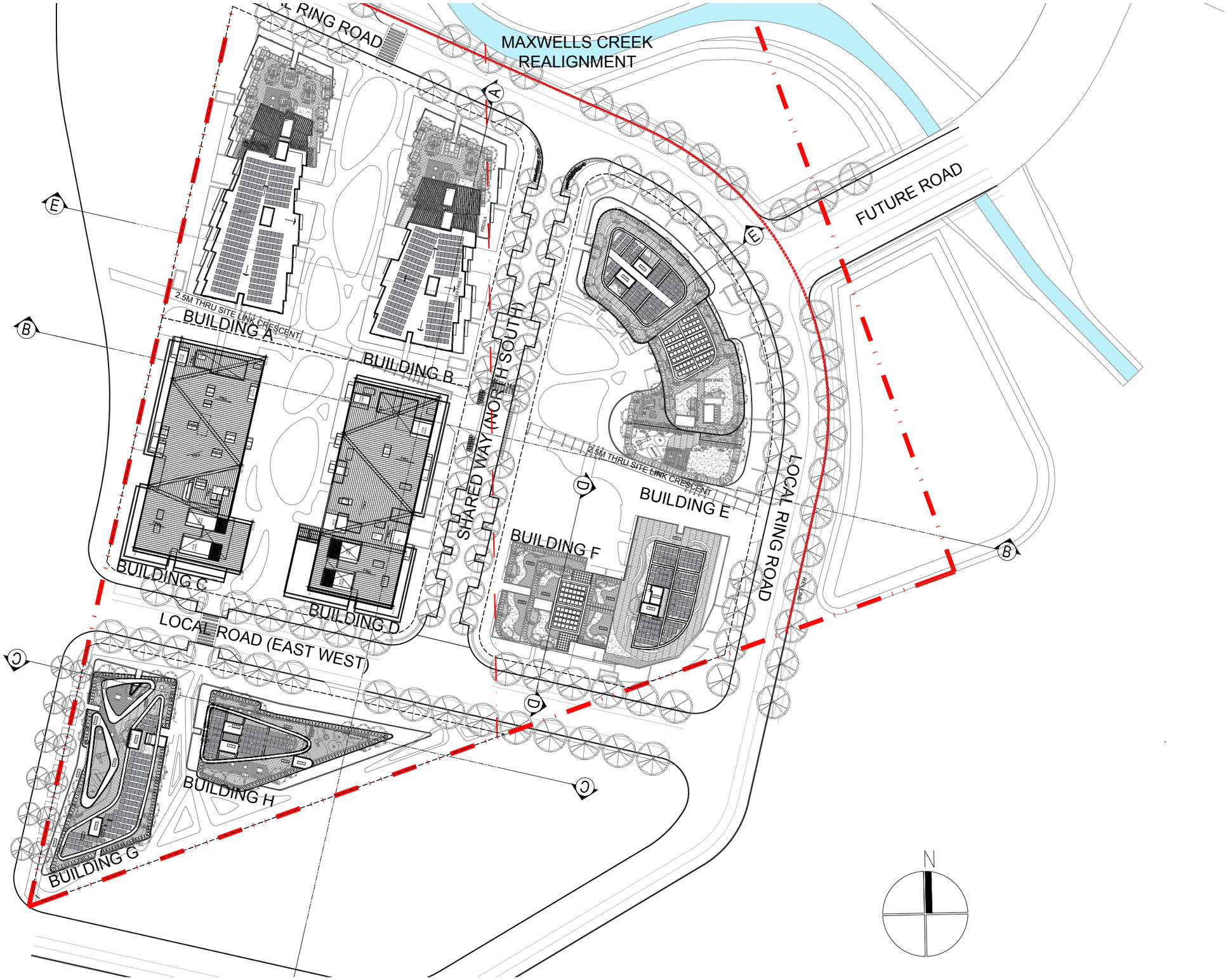
DATE
April 2021

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	L5 FLOOR PLAN	1:1000 @ A3	April 2021

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	L6 FLOOR PLAN	1:1000 @ A3	April 2021



PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	L7 FLOOR PLAN	1:1000 @ A3	April 2021



PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

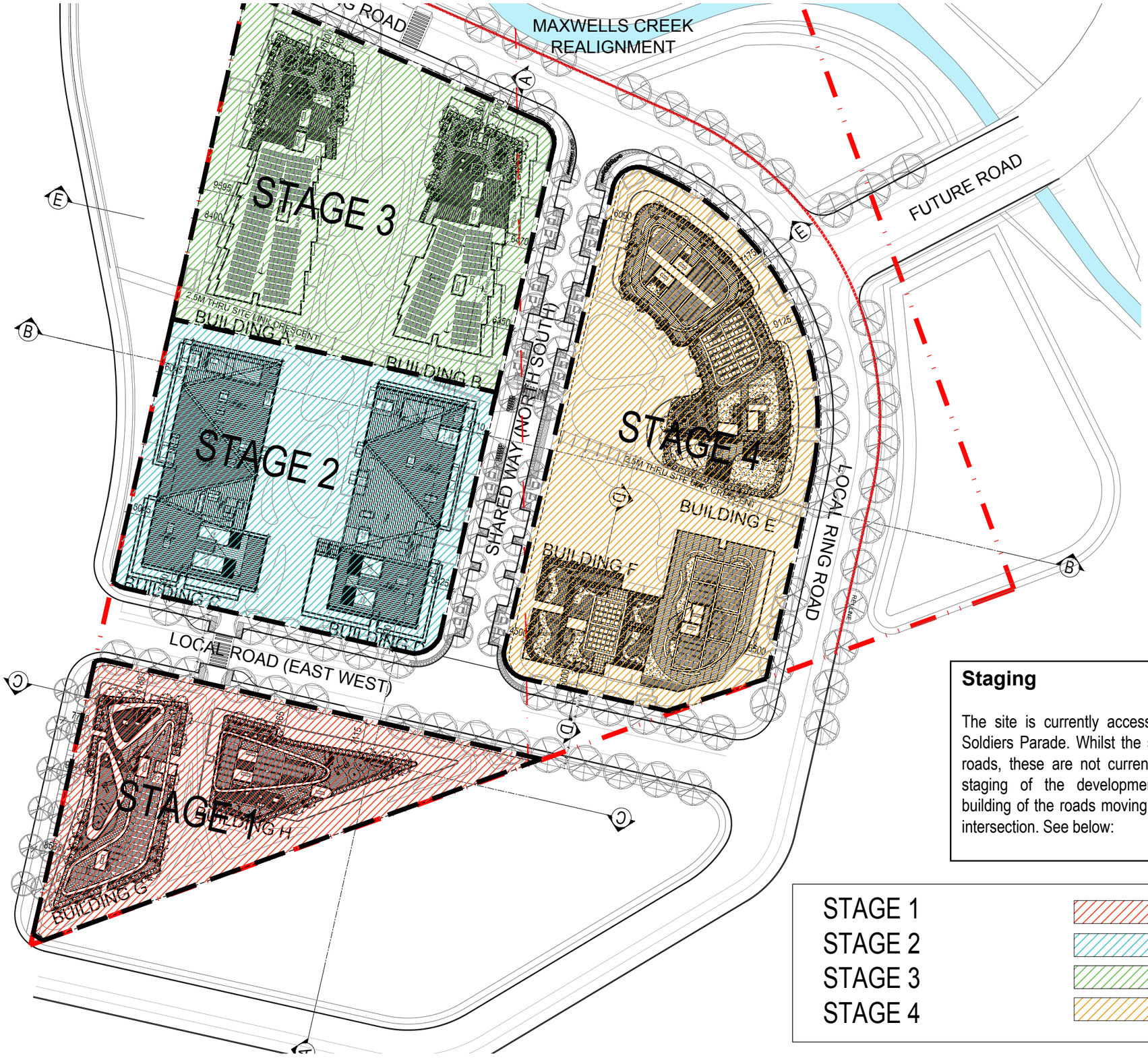
CLIENT
Super star Holding Group Pty Ltd

PROJECT
Edmondson Park Concept DA

DRAWING
ROOF PLAN

SCALE
1:1000 @ A3

DATE
April 2021

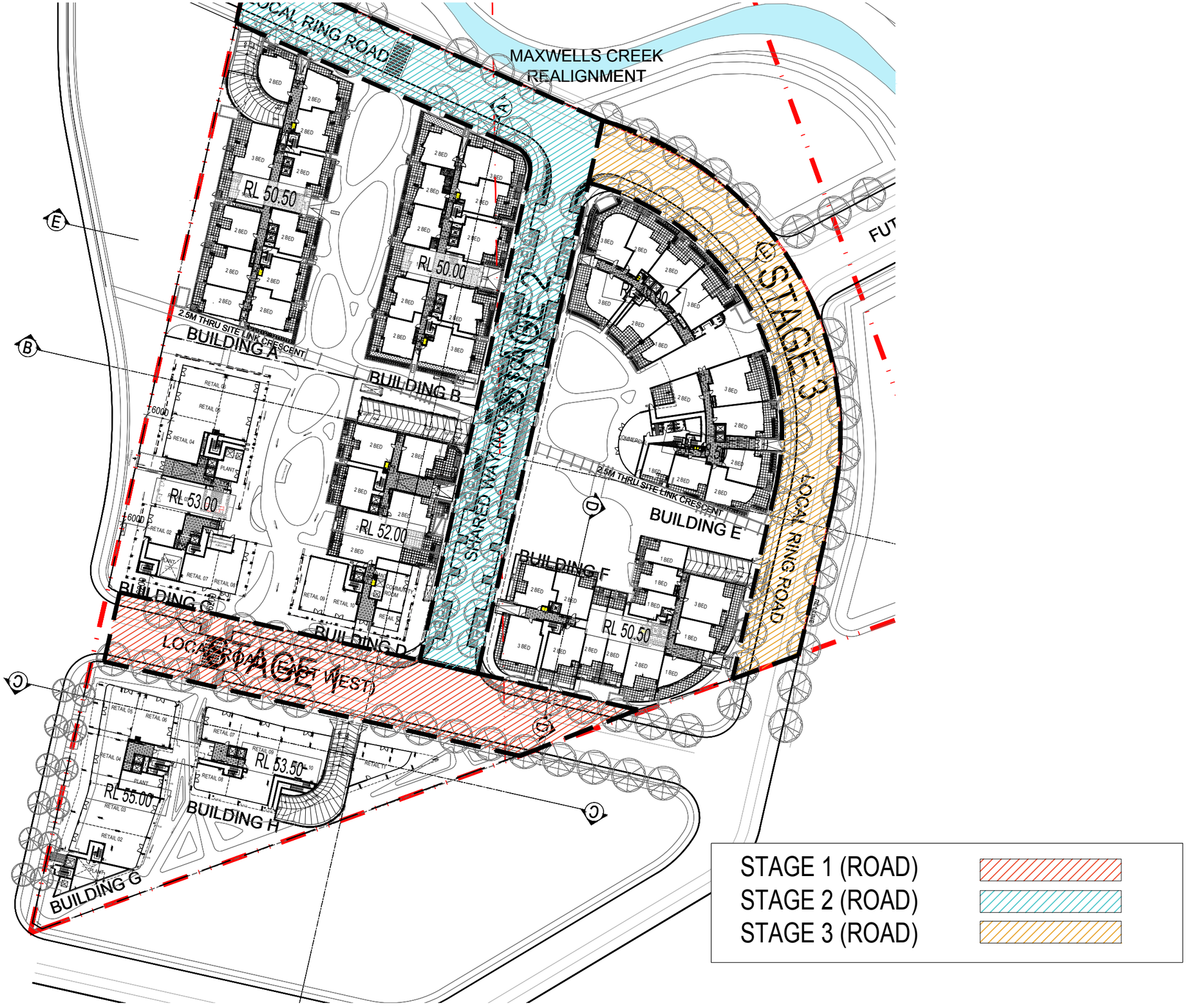


Staging

The site is currently accessed from the existing Soldiers Parade. Whilst the site connects to other roads, these are not currently built. As such the staging of the development is dependent on building of the roads moving out from the Soldiers intersection. See below:

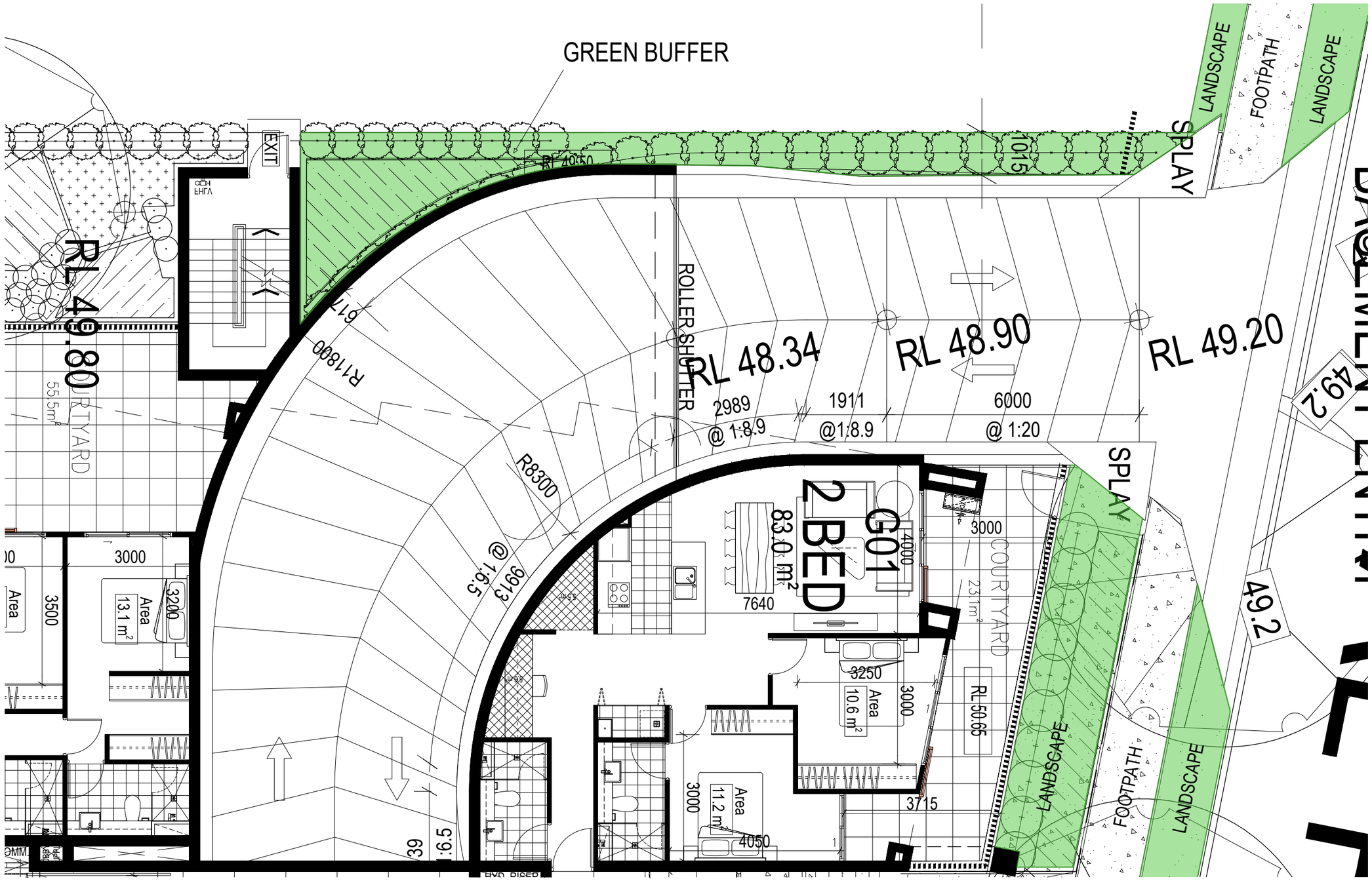
STAGE 1
STAGE 2
STAGE 3
STAGE 4

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	STAGING PLAN	1:1000 @ A3	April 2021

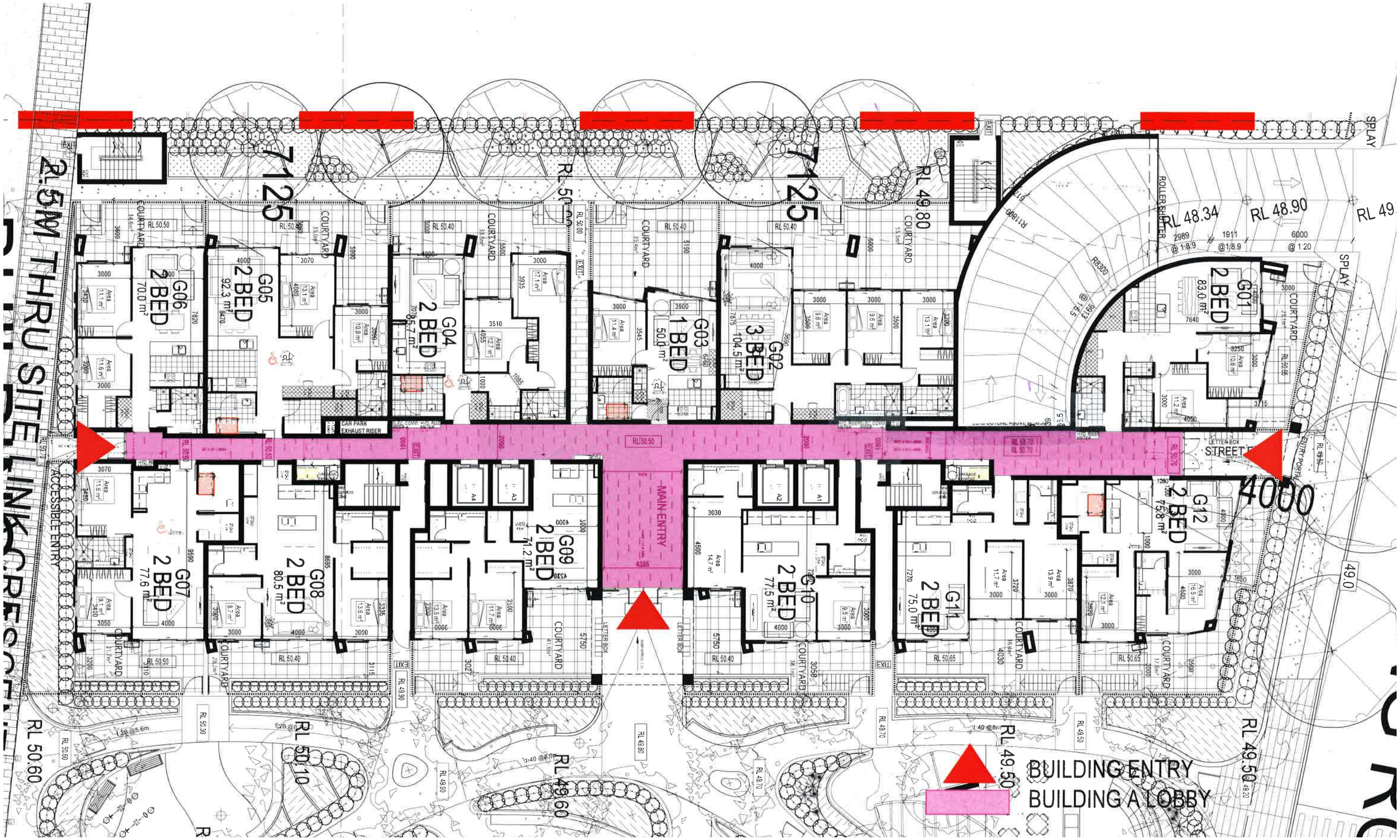


PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	STAGING PLAN (ROAD)	1:1000 @ A3	April 2021

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	SITE CIRCULATION	1:1000 @ A3	April 2021

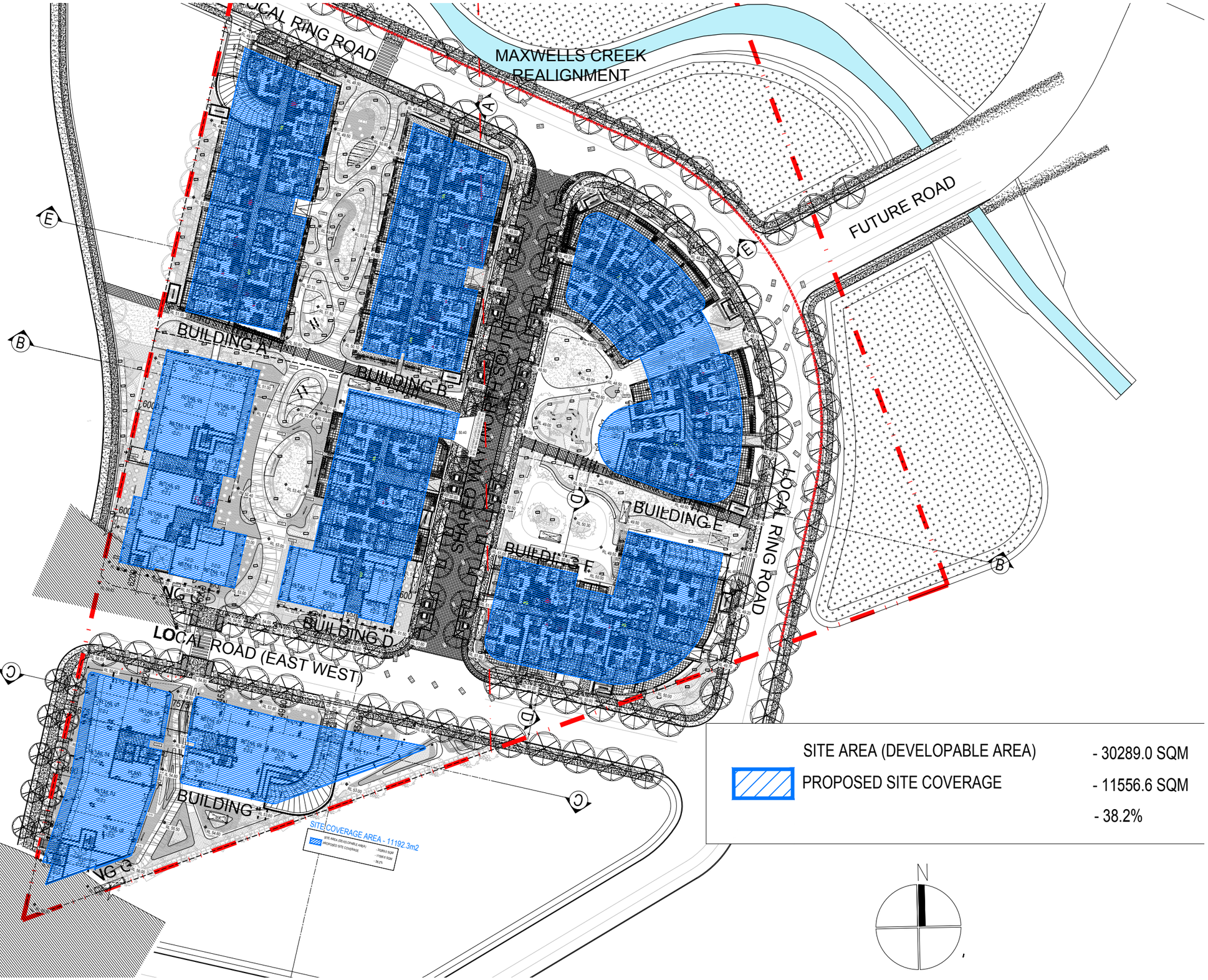


PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	LANDSCAPE & GREEN BUFFER		April 2021



PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	BUILDING A ENTRY DIAGRAM		April 2021

PROJECT ADDRESS 164 - 170 Croatia Avenue, Edmondson Park 2174	CLIENT Super star Holding Group Pty Ltd	PROJECT Edmondson Park Concept DA	DRAWING GROUND FLOOR LAND USE	SCALE 1:1000 @ A3	DATE April 2021



SITE AREA (DEVELOPABLE AREA) - 30289.0 SQM

PROPOSED SITE COVERAGE - 11556.6 SQM

- 38.2%

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	SITE COVERAGE CALCULATION	1:1000 @ A3	April 2021

1. Building E and F respond to the crescent shaped road adjoining riparian corridor.

2. Units oriented to maximise outlook to riparian green space.

3. Central green corridor between building A+B and shared green avenue between B+F provide direct linkage to riparian zone from heart of development.

4. North/South orientation of building A+B promotes outlook to riparian zone for greater number of units through central open space.

CROATIA AVENUE

MAXWELLS CREEK REALIGNMENT

FUTURE ROAD

LOCAL RING ROAD

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

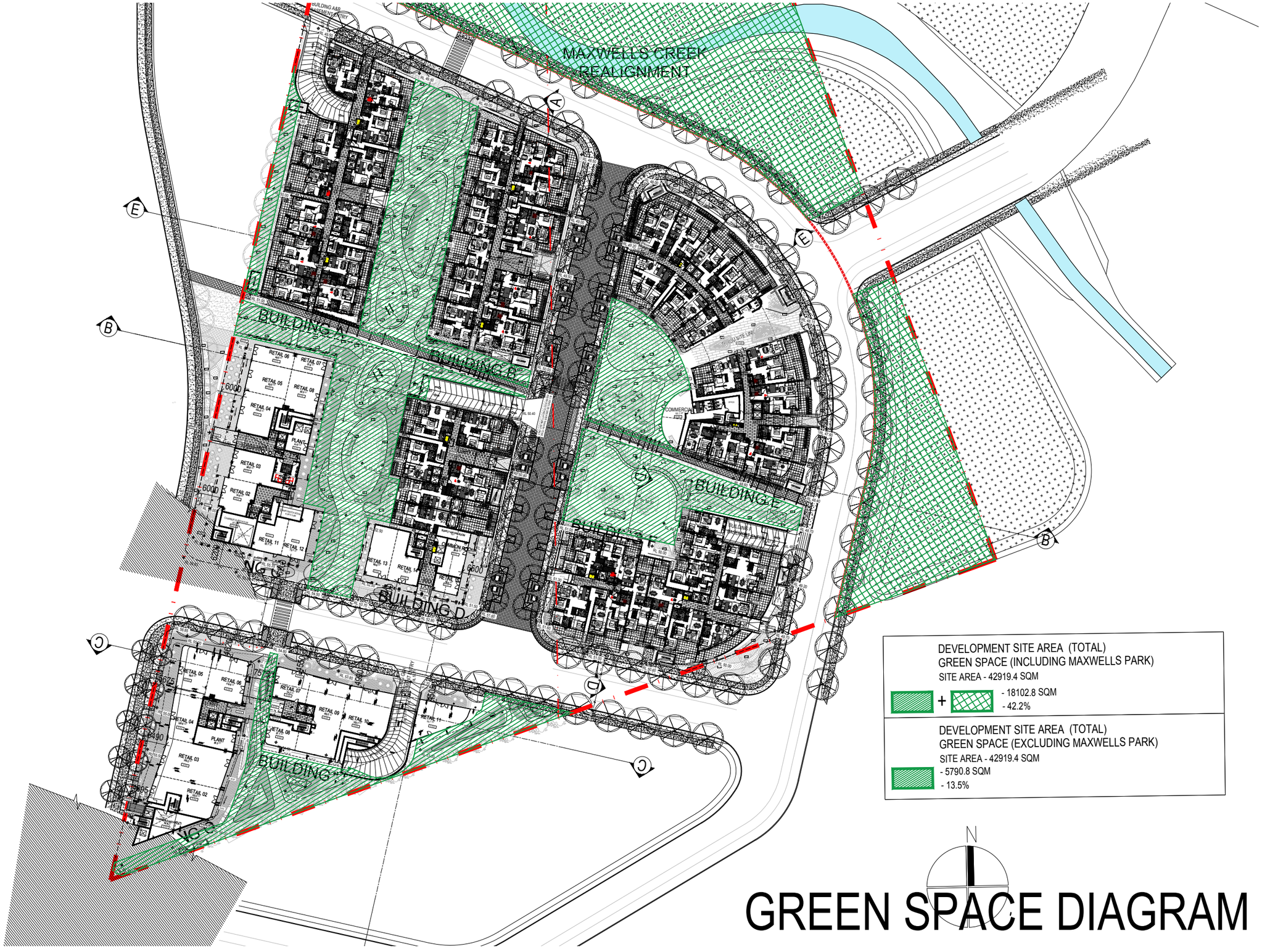
BUILDING F

BUILDING G

BUILDING H

LOCAL ROAD (EAST WEST)

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	CONNECTING TO RIPARIAN CORRIDOR		April 2021



GREEN SPACE DIAGRAM

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	GREEN SPACE CALCULATION	1:1000 @ A3	April 2021

DEEP SOIL ZONES CALCULATION (1m planter or mound only)

DEVELOPABLE SITE AREA: 30,289.0SQM
TOTAL 1m planter or mound: 635.0SQM
PERCENTAGE OF 1M PLANTER OR MOUND: 2.1%

DEEP SOIL ZONES CALCULATION (street trees & planting only)

DEVELOPABLE SITE AREA: 30,289.0SQM
TOTAL STREET PLANTING DEEP SOIL: 4515.7SQM
PERCENTAGE OF STREET PLANTING DEEP SOIL: 14.9%

TOTAL STREET PLANTING DEEP SOIL AND 1M PLANTER OR MOUND:
5150.6SQM
PERCENTAGE : 17.0%

ADG DEEP SOIL ZONES REQUIREMENT (minimum 6m width)

MINIMUM DEEP SOIL ZONES REQUIREMENT FOR GREATER THAN 1,500 SQM — MINIMUM 7% ✓

DEVELOPMENT STAGE 1 AREA	3895.4 SQM	
PROPOSED COMMUNAL OPEN SPACE IN STAGE 1	502.4 SQM	
PERCENTAGE OF COS (STAGE 1)	12.9%	✓
DEVELOPMENT STAGE 2 AREA	5323.3 SQM	
PROPOSED COMMUNAL OPEN SPACE IN STAGE 2	372.3 SQM	
PERCENTAGE OF COS (STAGE 2)	7.0%	✓
DEVELOPMENT STAGE 3 AREA	5900.7 SQM	
PROPOSED COMMUNAL OPEN SPACE IN STAGE 3	417.4 SQM	
PERCENTAGE OF COS (STAGE 3)	7.1%	✓
DEVELOPMENT STAGE 4 AREA	6973.1 SQM	
PROPOSED COMMUNAL OPEN SPACE IN STAGE 4	776.0 SQM	
PERCENTAGE OF COS (STAGE 4)	11.1%	✓

N

PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

CLIENT
Super star Holding Group Pty Ltd

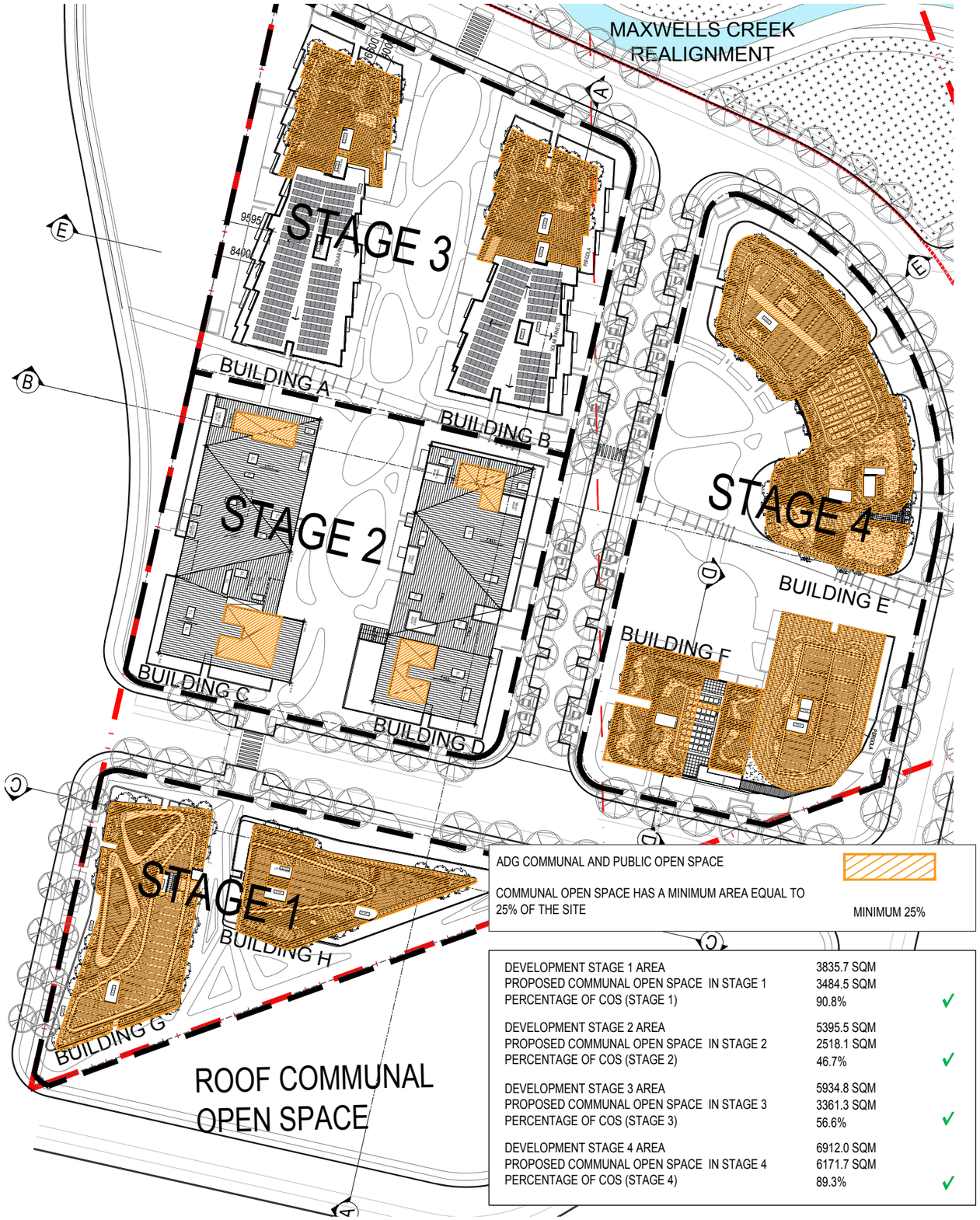
PROJECT
Edmondson Park Concept DA

DRAWING
L2 FLOOR PLAN

SCALE
1:1000 @ A3

DATE
April 2021

tony owen ptnrs



ADG COMMUNAL AND PUBLIC OPEN SPACE

COMMUNAL OPEN SPACE HAS A MINIMUM AREA EQUAL TO 25% OF THE SITE — MINIMUM 25%

DEVELOPMENT STAGE 1 AREA	3835.7 SQM	
PROPOSED COMMUNAL OPEN SPACE IN STAGE 1	3484.5 SQM	
PERCENTAGE OF COS (STAGE 1)	90.8%	✓
DEVELOPMENT STAGE 2 AREA	5395.5 SQM	
PROPOSED COMMUNAL OPEN SPACE IN STAGE 2	2518.1 SQM	
PERCENTAGE OF COS (STAGE 2)	46.7%	✓
DEVELOPMENT STAGE 3 AREA	5934.8 SQM	
PROPOSED COMMUNAL OPEN SPACE IN STAGE 3	3361.3 SQM	
PERCENTAGE OF COS (STAGE 3)	56.6%	✓
DEVELOPMENT STAGE 4 AREA	6912.0 SQM	
PROPOSED COMMUNAL OPEN SPACE IN STAGE 4	6171.7 SQM	
PERCENTAGE OF COS (STAGE 4)	89.3%	✓

PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

CLIENT
Super star Holding Group Pty Ltd

PROJECT
Edmondson Park Concept DA

DRAWING
COMMUNAL OPEN SPACE CALCULATION

SCALE
1:1000 @ A3

DATE
April 2021

tonkin zulaikha greer pty ltd

ADG COMMUNAL AND PUBLIC OPEN SPACE

DEVELOPMENTS ACHIEVE A MINIMUM OF 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9AM AND 3PM ON21 JUNE (MID WINTER) — MINIMUM 50% ✓

COMMUNAL OPEN SPACE IN STAGE 1	3,484.5 SQM	
COMMUNAL OPEN SPACE IN STAGE 1 with >2hrs SOLAR ACCESS	2290.0 SQM	
PERCENTAGE OF COMPLIANT SOLAR ACCESS COS AREA(STAGE 1)	65.7%	✓
COMMUNAL OPEN SPACE IN STAGE 2	2,518.1 SQM	
COMMUNAL OPEN SPACE IN STAGE 2 with >2hrs SOLAR ACCESS	1267.5 SQM	
PERCENTAGE OF COMPLIANT SOLAR ACCESS COS AREA(STAGE 2)	50.3%	✓
COMMUNAL OPEN SPACE IN STAGE 3	3,361.3 SQM	
COMMUNAL OPEN SPACE IN STAGE 3 with >2hrs SOLAR ACCESS	1884.8 SQM	
PERCENTAGE OF COMPLIANT SOLAR ACCESS COS AREA(STAGE 3)	56.1%	✓
COMMUNAL OPEN SPACE IN STAGE 4	6,171.7 SQM	
COMMUNAL OPEN SPACE IN STAGE 4 with >2hrs SOLAR ACCESS	3,262.3 SQM	
PERCENTAGE OF COMPLIANT SOLAR ACCESS COS AREA(STAGE 4)	52.9%	✓

PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

CLIENT
Super star Holding Group Pty Ltd

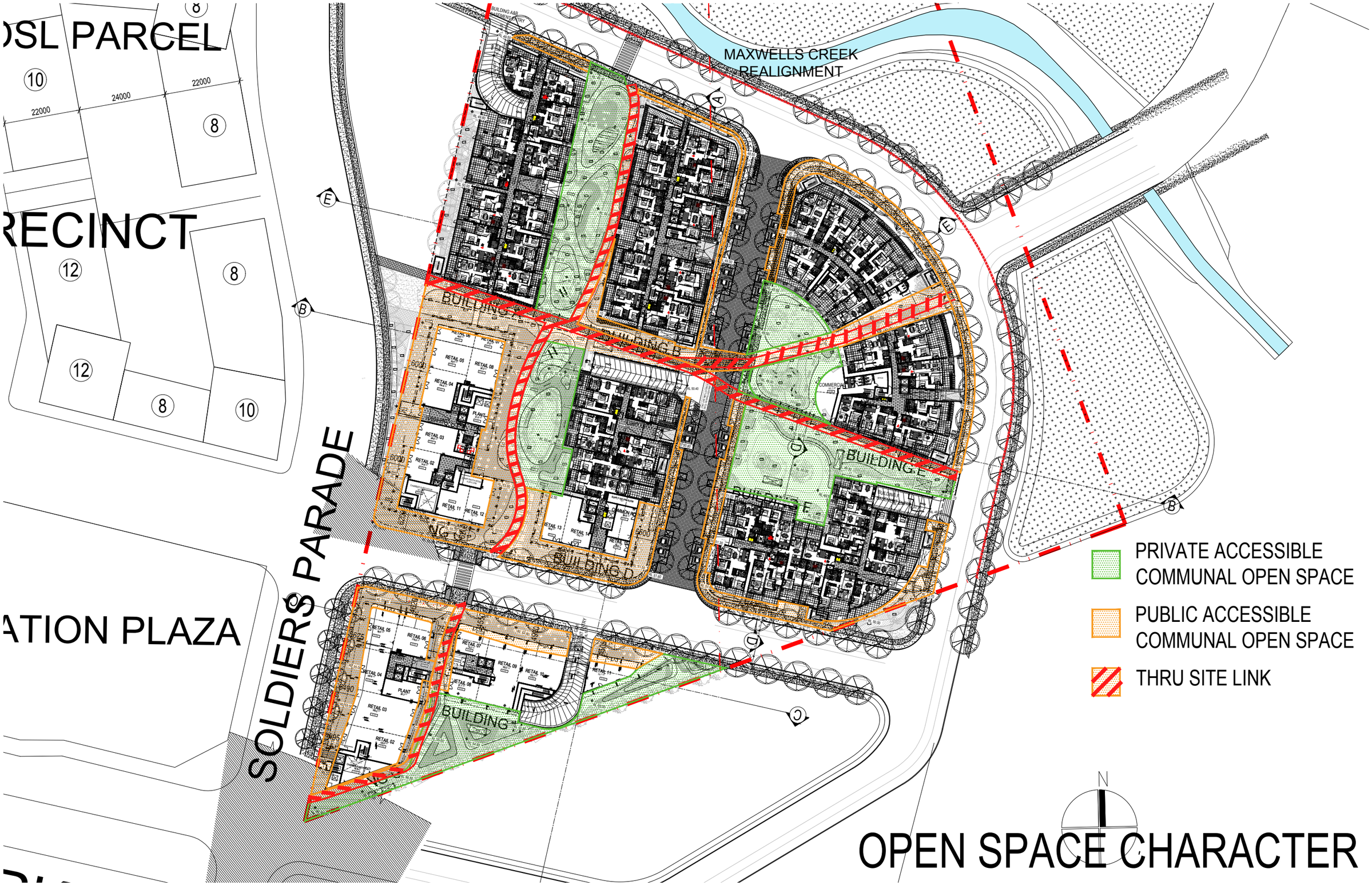
PROJECT
Edmondson Park Concept DA

DRAWING
COMMUNAL OPEN SPACE SOLAR ACCESS CALCULATION

SCALE
1:1000 @ A3

DATE
April 2021

tonkin zulaikha greer pty ltd



OPEN SPACE CHARACTER

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	OPEN SPACE CHARACTER	1:1000 @ A3	April 2021

OSL PARCEL

RECINCT

ATION PLAZA

SOLDIERS PARADE

LOCAL RING ROAD

MAXWELLS CREEK REALIGNMENT

FUTURE ROAD

LOCAL RING ROAD

LOCAL ROAD (EAST WEST)

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

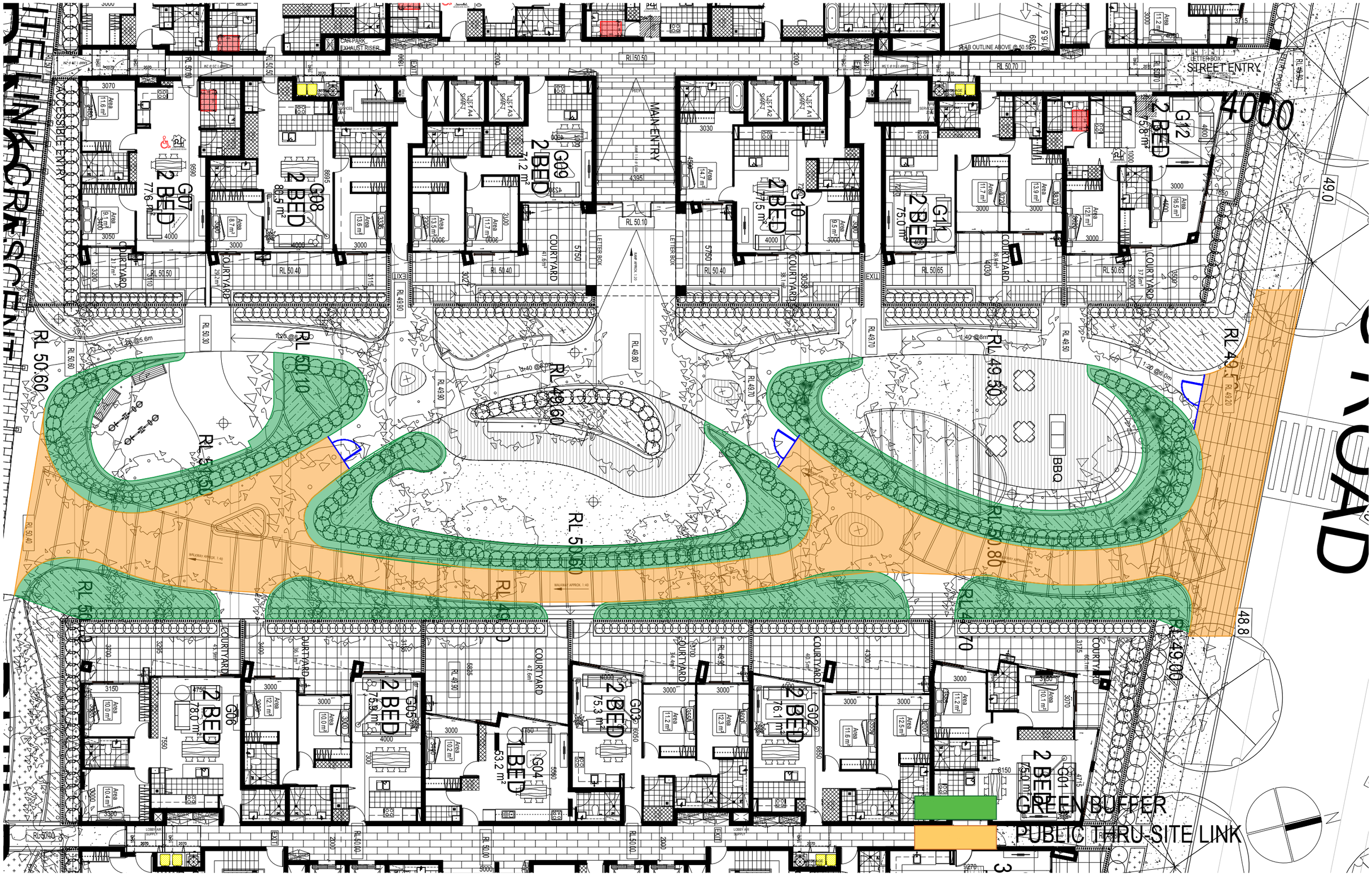
BUILDING F

PUBLIC THRU SITE LINK

Area:986.4 m2

THRU SITE LINK DIAGRAM

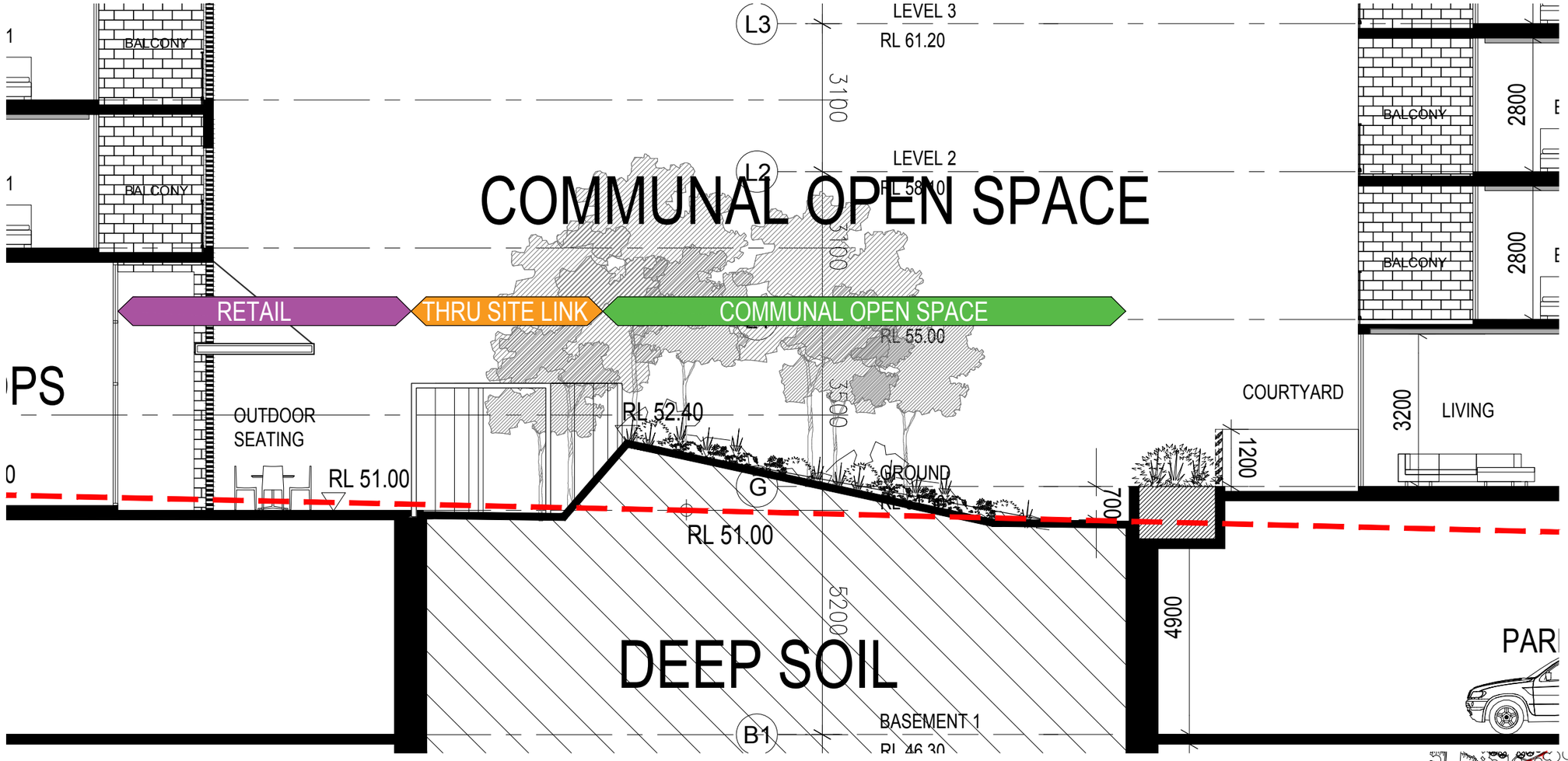
PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	THRU SITE LINK DIAGRAM	1:1000 @ A3	April 2021

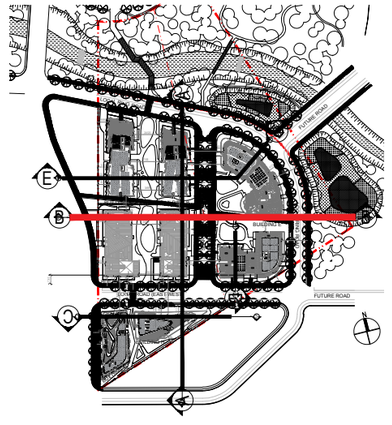


PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	THRU SITE LINK-BUILDING A&B		April 2021

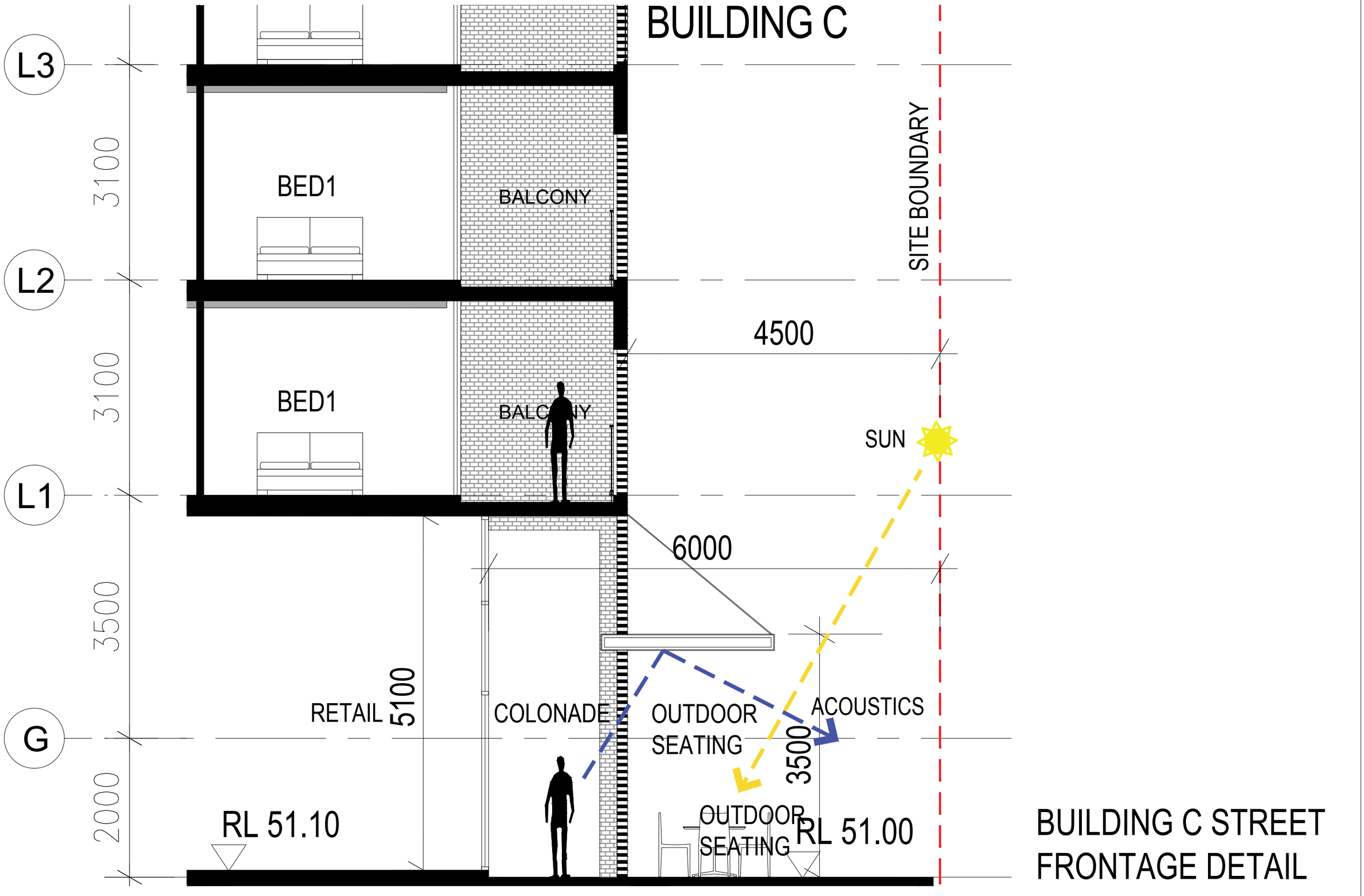
BUILDING C

BUILDING D



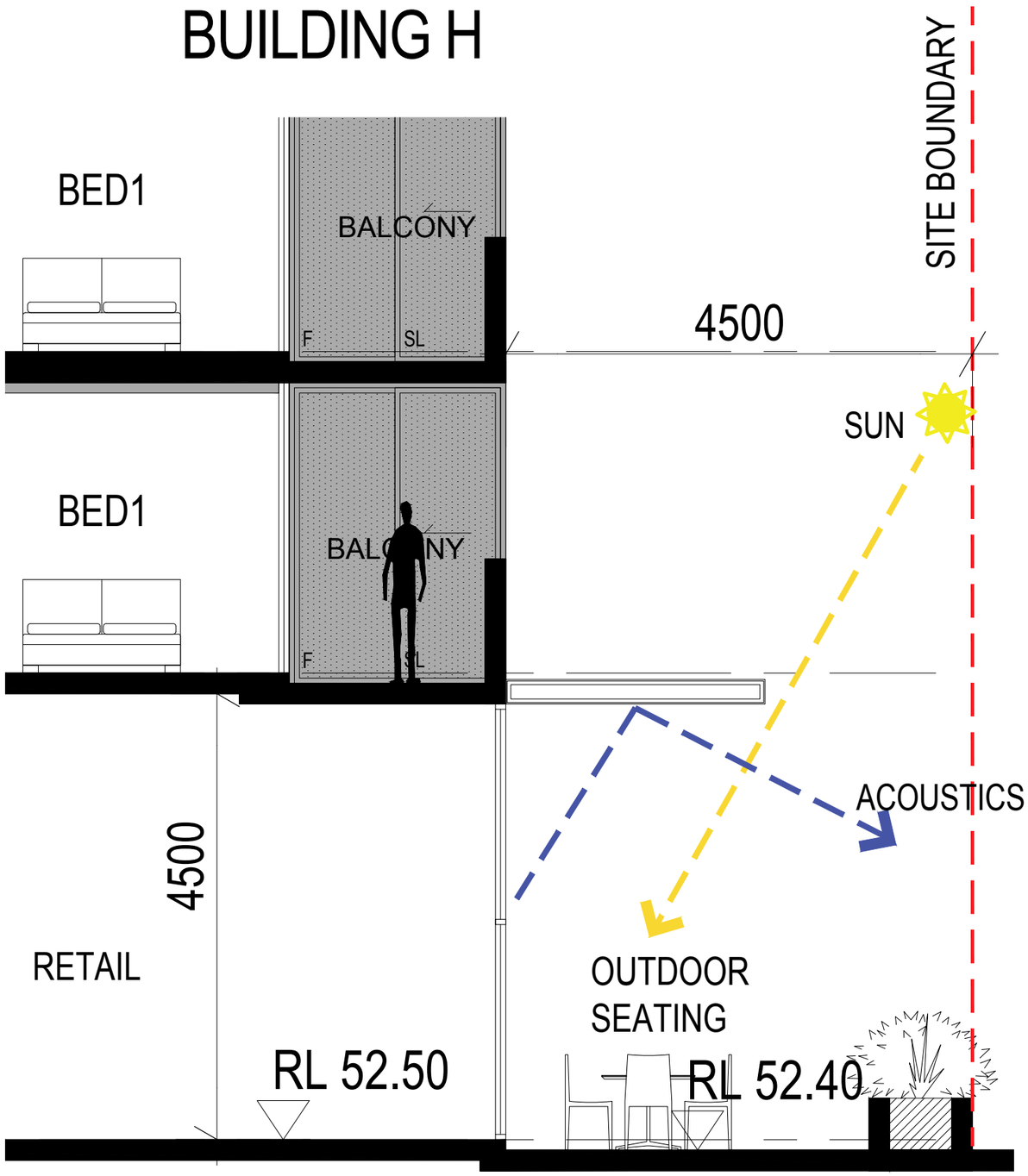


PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	COMMUNAL OPEN SPACE SECTION		April 2021

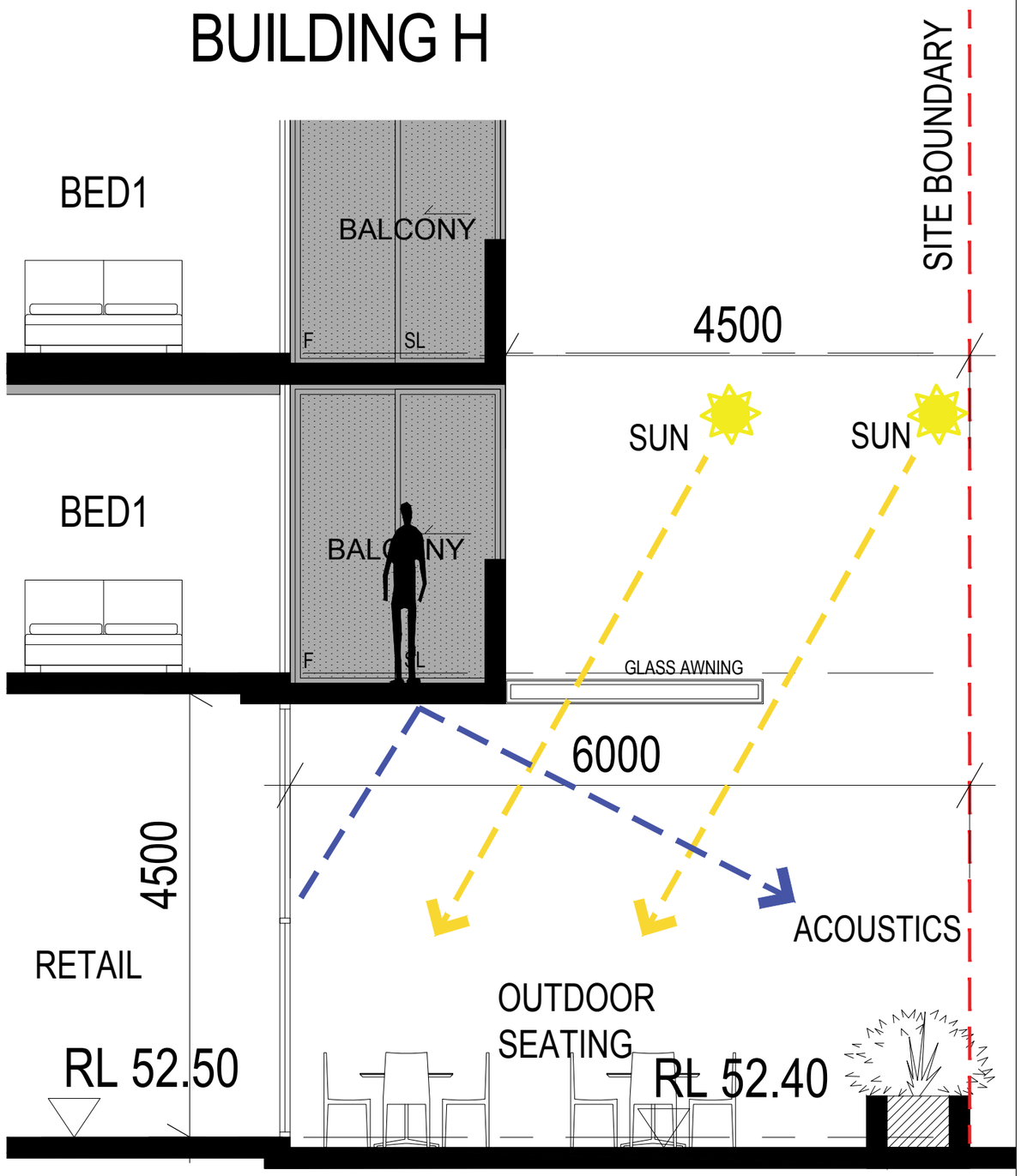


BUILDING C STREET FRONTAGE DETAIL

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	BUILDING C RETAIL INTERFACE		April 2021



OPTION 1



OPTION 2

BUILDING H STREET FRONTAGE DETAIL

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	BUILDING H RETAIL INTERFACE		April 2021

Total site area:	**43733.0 m^2**	
Total canopy coverage:	**22946.31m^2**	**52.47%**
Developable area:	**30289.0 m^2**	
Canopy coverage (Ground lavel):	**11534.97 m^2**	
Canopy coverage (Roof garden):	**2116.54 m^2**	
Total developble area canopy coverage:	**13651.51 m^2**	**45.07%**

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

Tree size: 14m diameter
Quantity: 16
Area: 2463.04m^2

Tree size: 12m diameter
Quantity: 18
Area: 2035.80m^2

Tree size: 10m diameter
Quantity: 89
Area: 6990.60m^2

Tree size: 9m diameter
Quantity: 25
Area: 1590.50m^2

Tree size: 8m diameter
Quantity: 89
Area: 4474.03m^2

Tree size: 6m diameter
Quantity: 56
Area: 1583.12m^2

Tree size: 5m diameter
Quantity: 69
Area: 1355.16m^2

Tree size: 4m diameter
Quantity: 98
Area: 1231.86m^2

Tree size: 3.5m diameter
Quantity: 122
Area: 1221.74m^2

Issue	Revision Description	Drawn	Check	Date
C	For Approval	PH	RS	11.06.2021
B	For Approval	PH	RS	07.12.2020
A	For Approval	PH	RS	03.07.2020

LEGEND

Trees at RE1 area

Trees at developable area

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

NOT FOR CONSTRUCTION

A1

Key Plan:

Client:
Superstar Holding Group P/L

Project:
EDMONDSON PARK
164 - 170 Croatia Ave
Edmondson Park

SITE IMAGE
Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia

Tel: (61 2) 8332 5600
Fax: (61 2) 9698 2877
www.siteimage.com.au

Site Image (NSW) Pty Ltd
ABN 44 801 262 380

Landscape Architects

PRELIMINARY

Drawing Name:
Tree Coverage Calculation Plan

Scale: 1:500 @ A1

0 2 5 10 15 25m

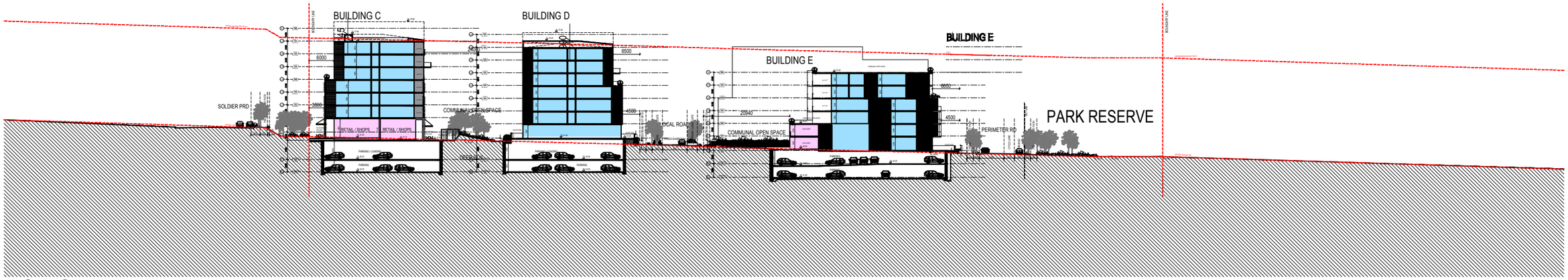
Sheet _ of _

Job Number: SS20-4427

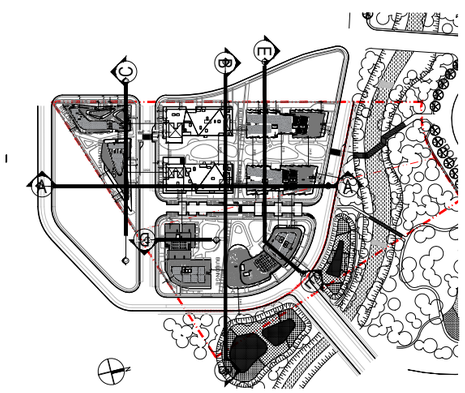
Drawing Number: 012

Issue: C

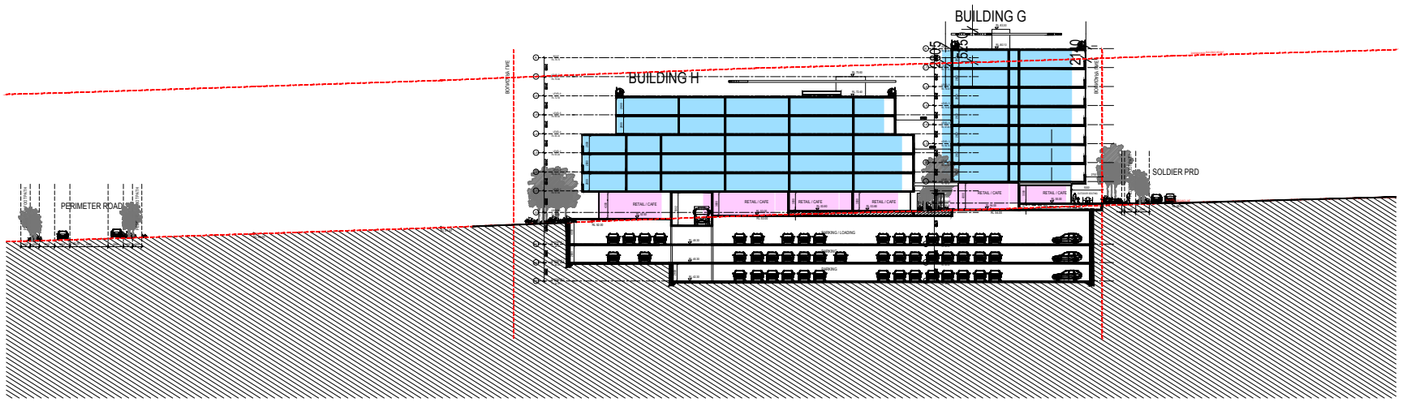
SECTION A-A



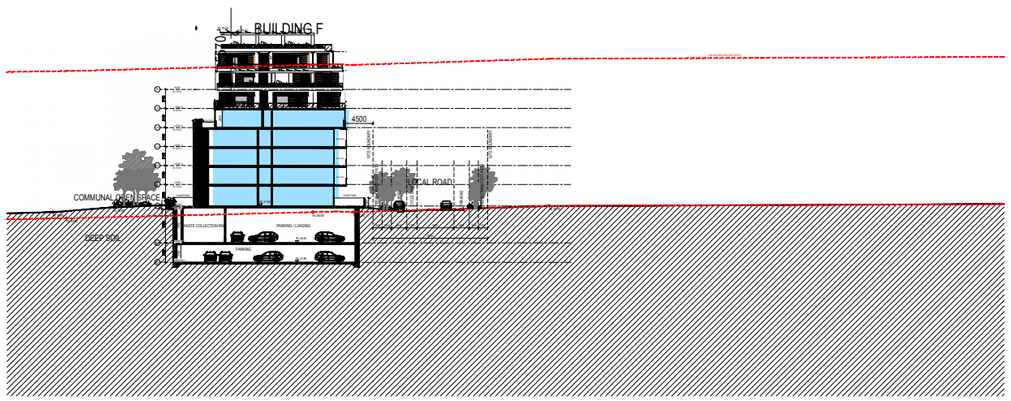
SECTION B-B



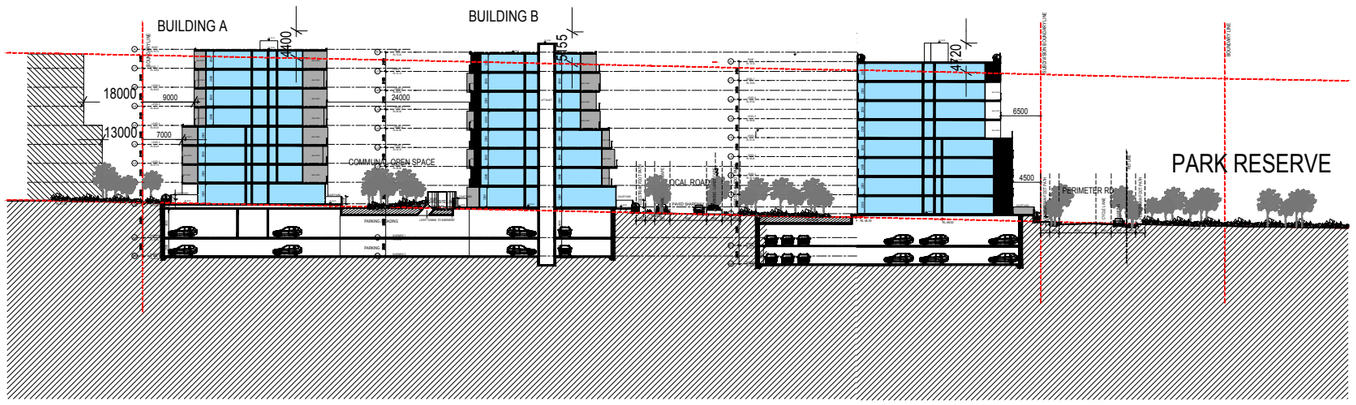
PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	SITE SECTIONS	1:1000 @ A3	April 2021



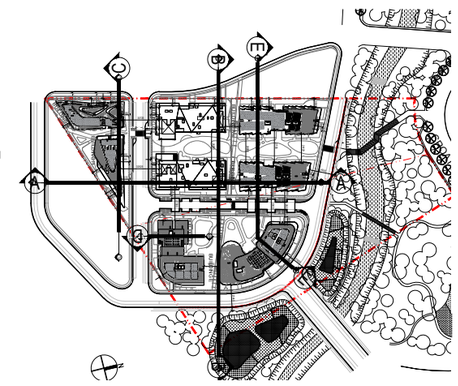
SECTION C-C



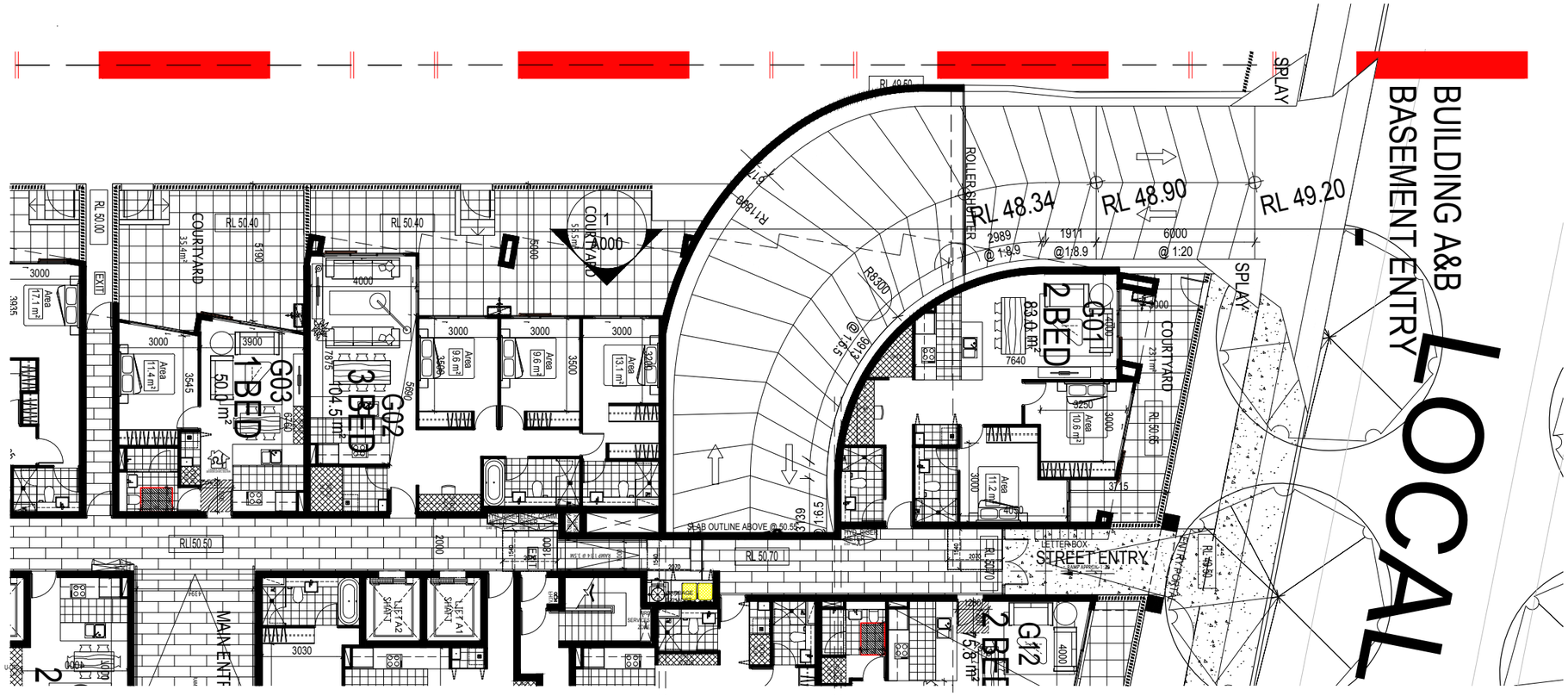
SECTION D-D

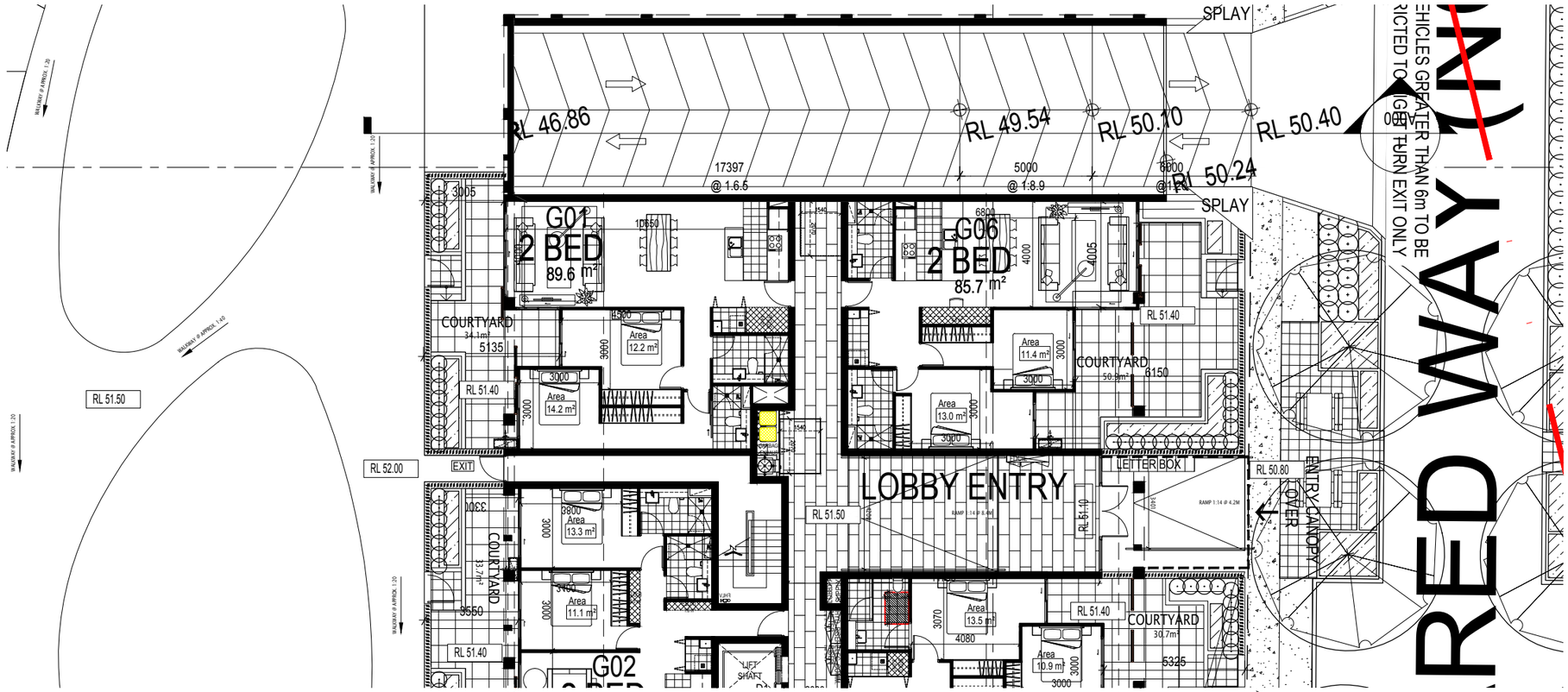


SECTION E-E



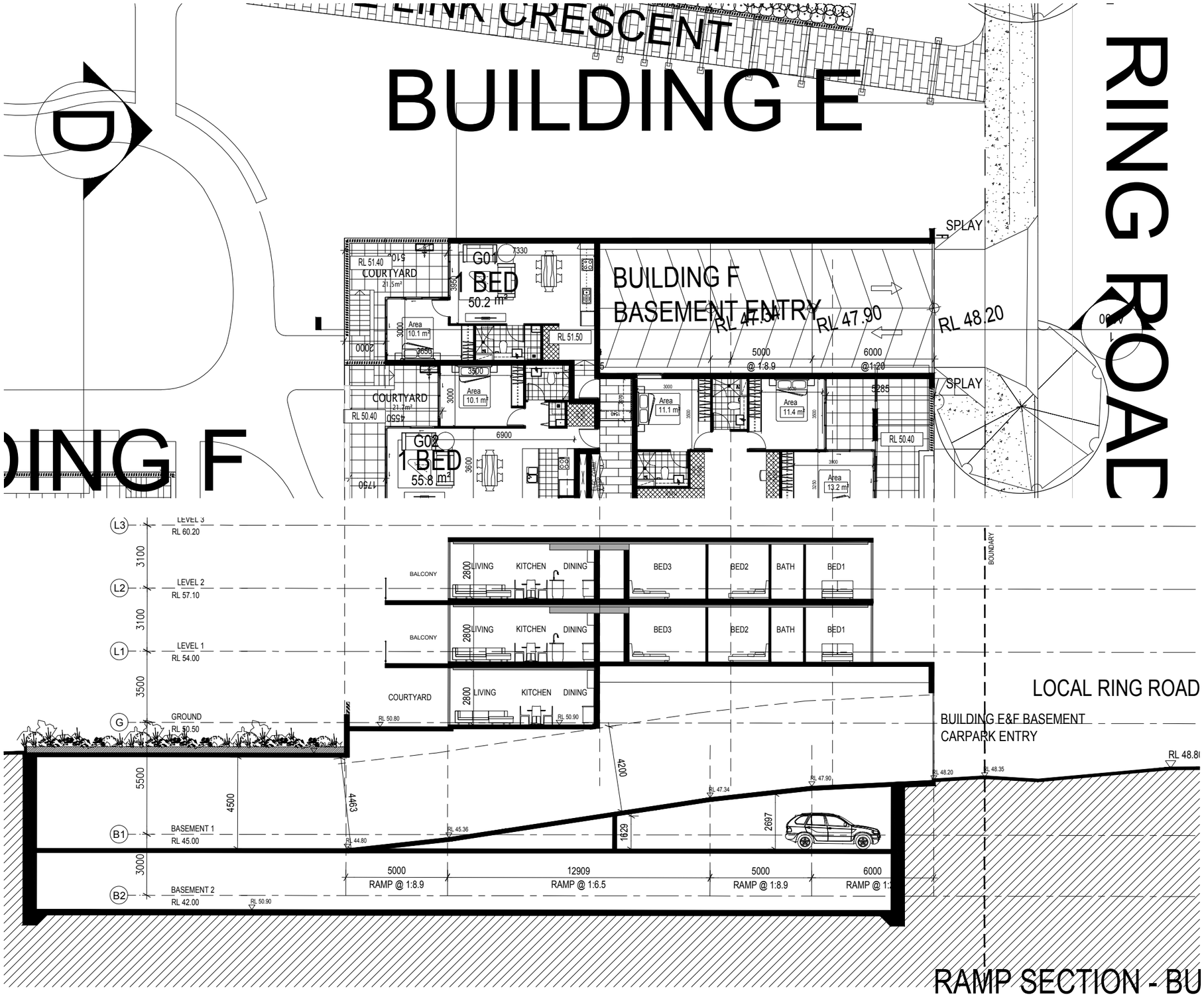
PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	SITE SECTIONS	1:1000 @ A3	April 2021


BUILDING A&B
BASEMENT ENTRY
LOCAL RING ROAD
SPLAY
RL 40.50
RL 48.34
RL 48.90
RL 49.20
ROLLER SHUTTER
R1190
R8300
2989
@ 1:8.9
1911
@1:8.9
6000
@ 1:20
RL 50.00
RL 50.40
COURTYARD
3314m²
5190
5000
4000
3000
EXIT
Area
17.1 m²
3935
3900
1BED
50.0 m²
G03
3545
7875
3BED
104.5m²
G02
5690
Area
11.4 m²
Area
9.6 m²
Area
9.6 m²
Area
13.1 m²
3500
3230
2BED
83.0 m²
G01
7640
231m²
9250
Area
10.6 m²
RL 50.65
3715
Area
112 m²
RL 50.70
RL 50.50
RL50.50
2000
1800
EXIT
SLAB OUTLINE ABOVE @ 50.50
1519
639
LETTER BOX
STREET ENTRY
RAMP @MAX 1:8
MAIN ENTRY
3030
LIFT A2
SHAFT
LIFT A1
SHAFT
2BED
G12
5.8 m²
4000
2200
2020
2030
RISER
RISER
RISER



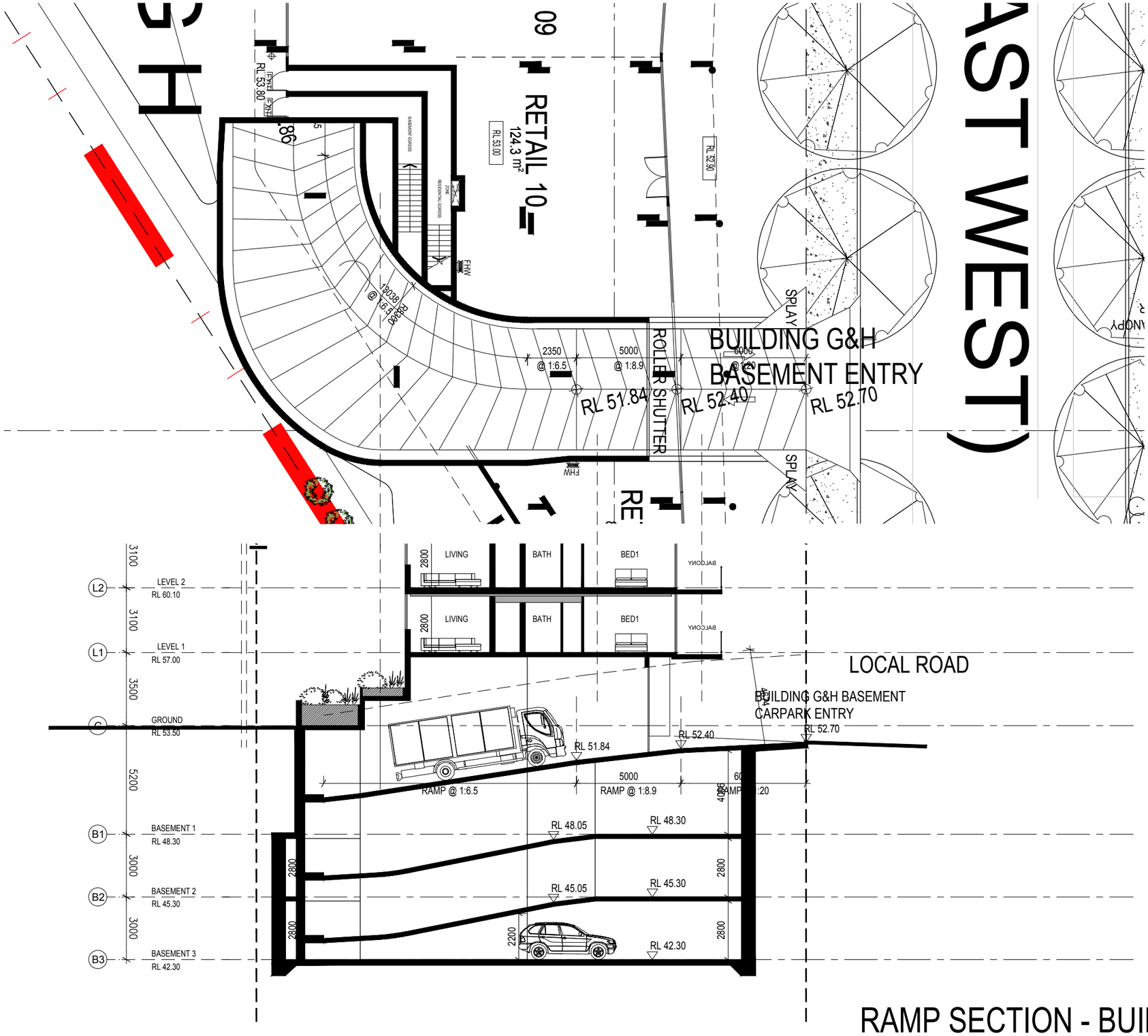
RAMP SECTION - BUILDING C & D

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	RAMP SECTIONS-BUILDING C&D	1:100 @ A3	April 2021



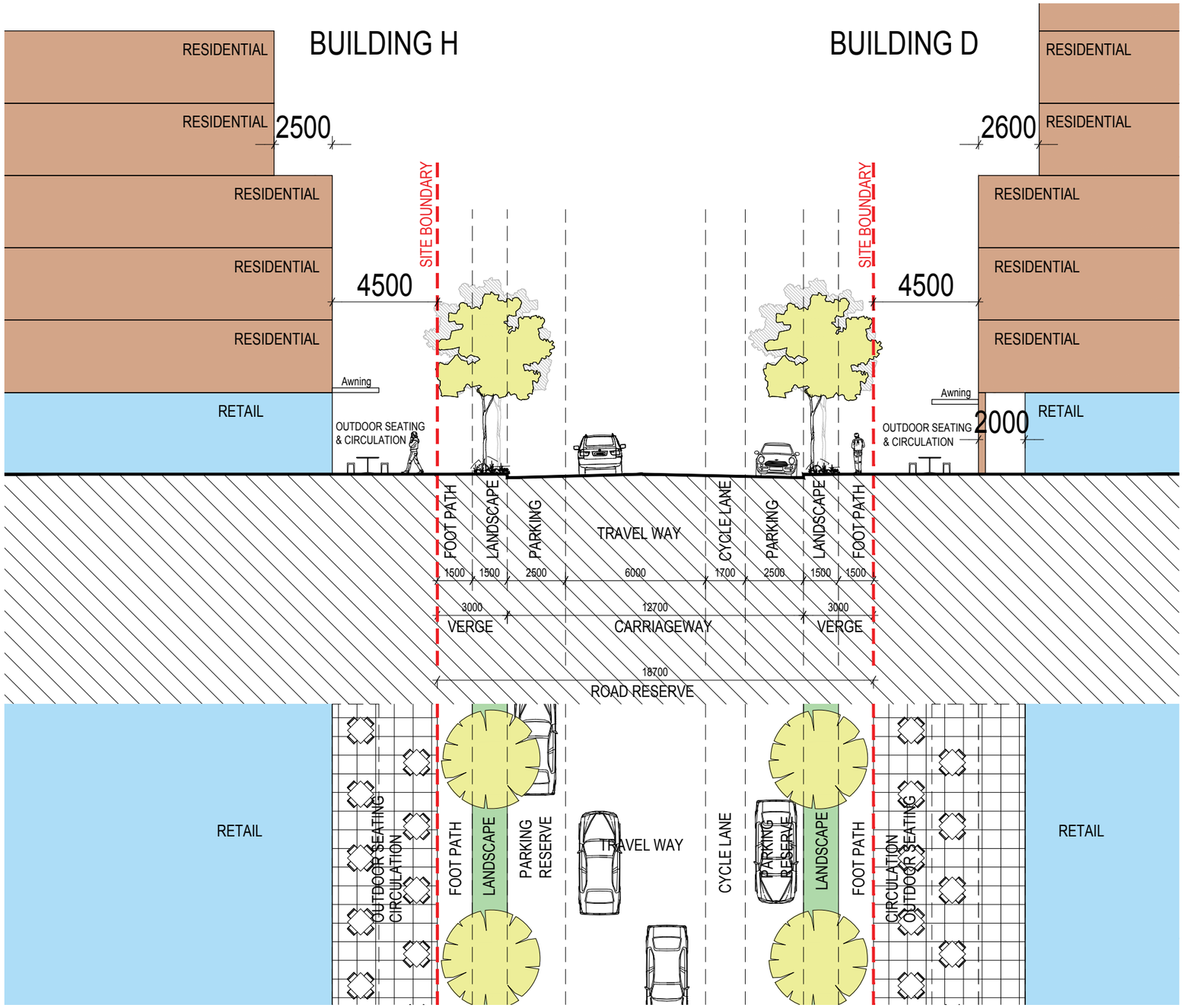
RAMP SECTION - BUILDING E & F

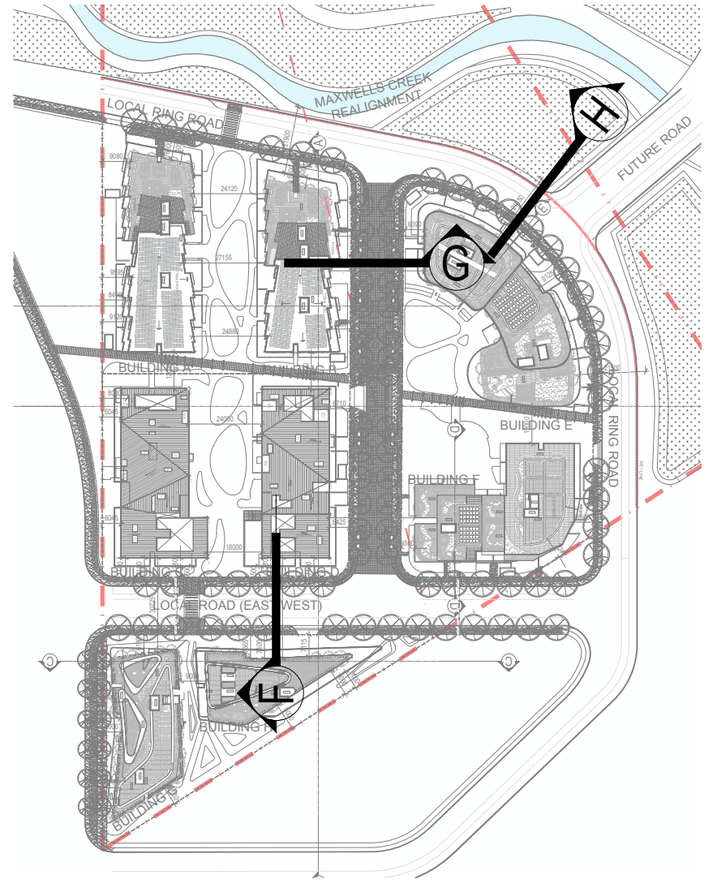
PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	RAMP SECTIONS-BUILDING-E&F	1:100 @ A3	April 2021



RAMP SECTION - BUILDING G & H

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	RAMP SECTIONS-BUILDING-G&H	1:100 @ A3	April 2021





STREETSCAPE 1 - SECTION F

Rev.	Description	By	Date
A	FOR INFORMATION		MAY 2020
B	FOR INFORMATION		JUN 2020
C	FOR COORDINATION		NOV 2020
D	FOR COORDINATION		DEC 2020
E	FOR DETAILED DESIGN COORDINATION		FEB 2021
F	FOR DETAILED DESIGN DEVELOPMENT APPLICATION		JUN 2021

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BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.

Notes

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WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL

BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF ITEMENTS

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Legend

DRAWING LABEL

STREETSCAPE 1
SECTION F

Client
Super Star Holding Group Pty. Ltd.

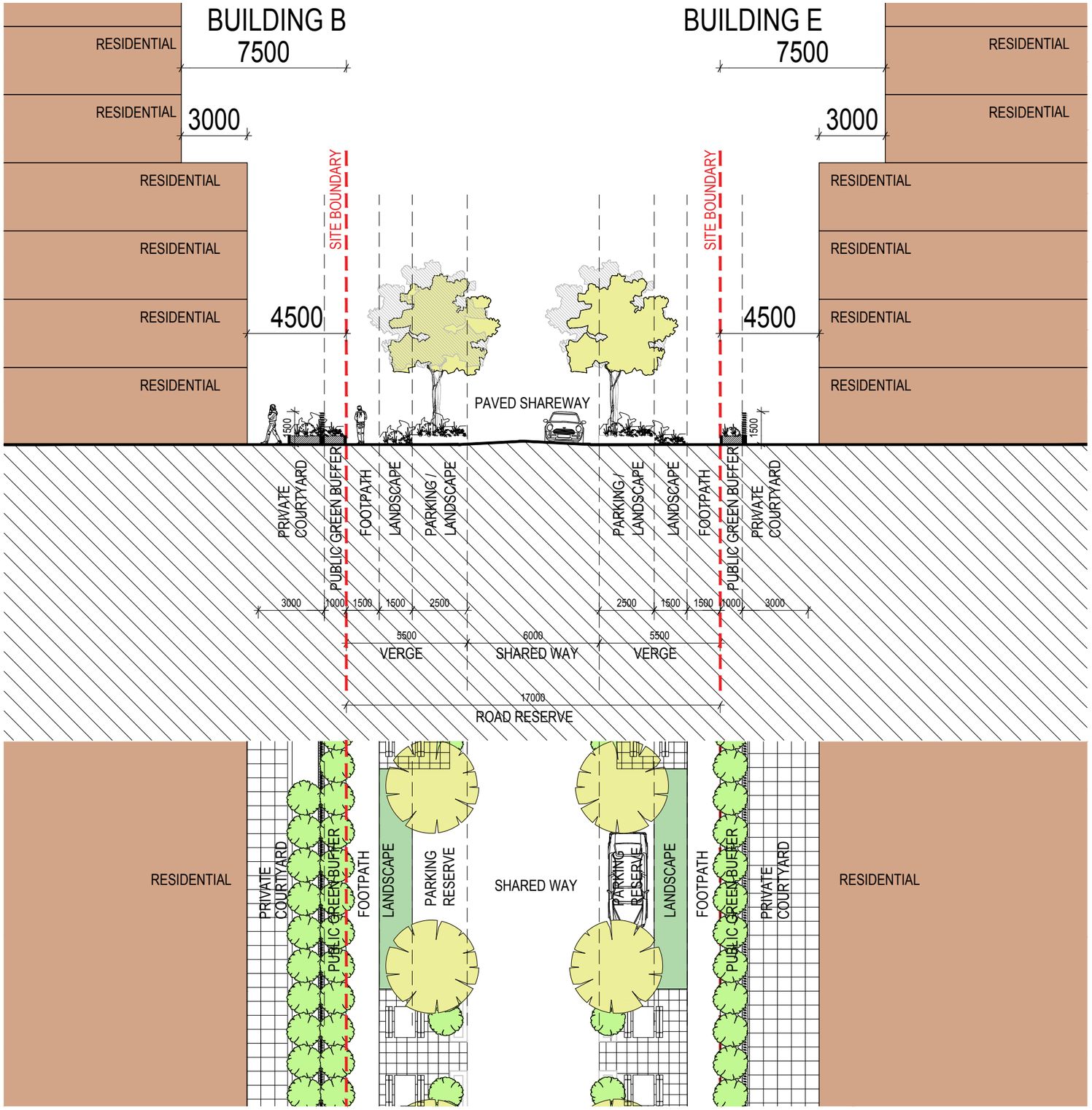
Architects
tony owen ptnrs
Unit 2
12-14 Dunn Street
PO Box 487 DEE WHY NSW 2099
T (02) 9982 2000
F (02) 9982 2010
E info@tonyowen.com.au

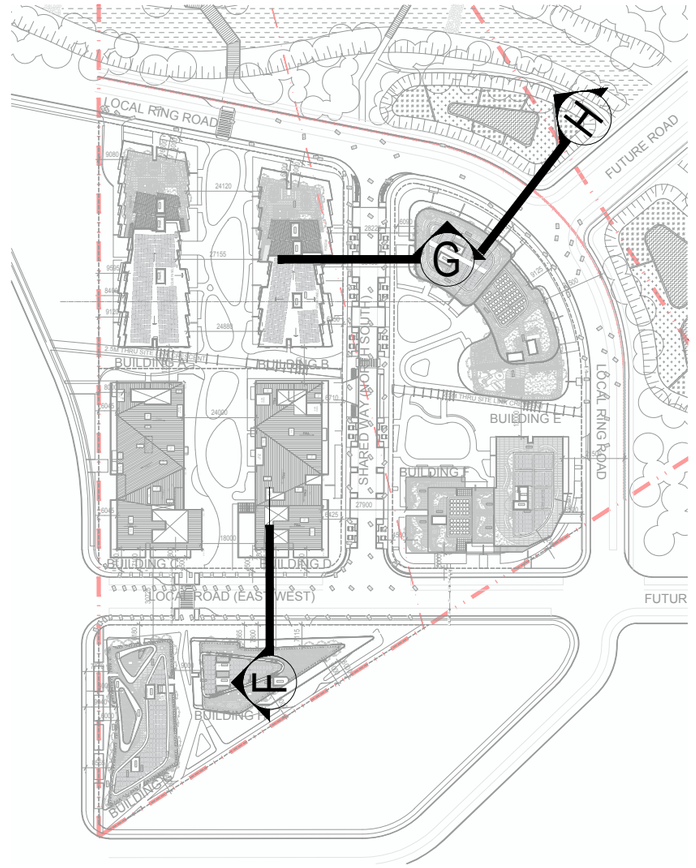
Project
EDMONDSON PARK

Project address
164-170 Croatia Avenue, Edmondson Park

Key plan

Scale 1:100 @ A1 1:200 @ A3
Date June 2021
Drawing title
STREETSCAPE 1
Project no. 1008 Drawing no. CP310
Drawn TL, DL
Drawing status
FOR DETAILED DESIGN DA





STREETSCAPE 2 - SECTION G

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
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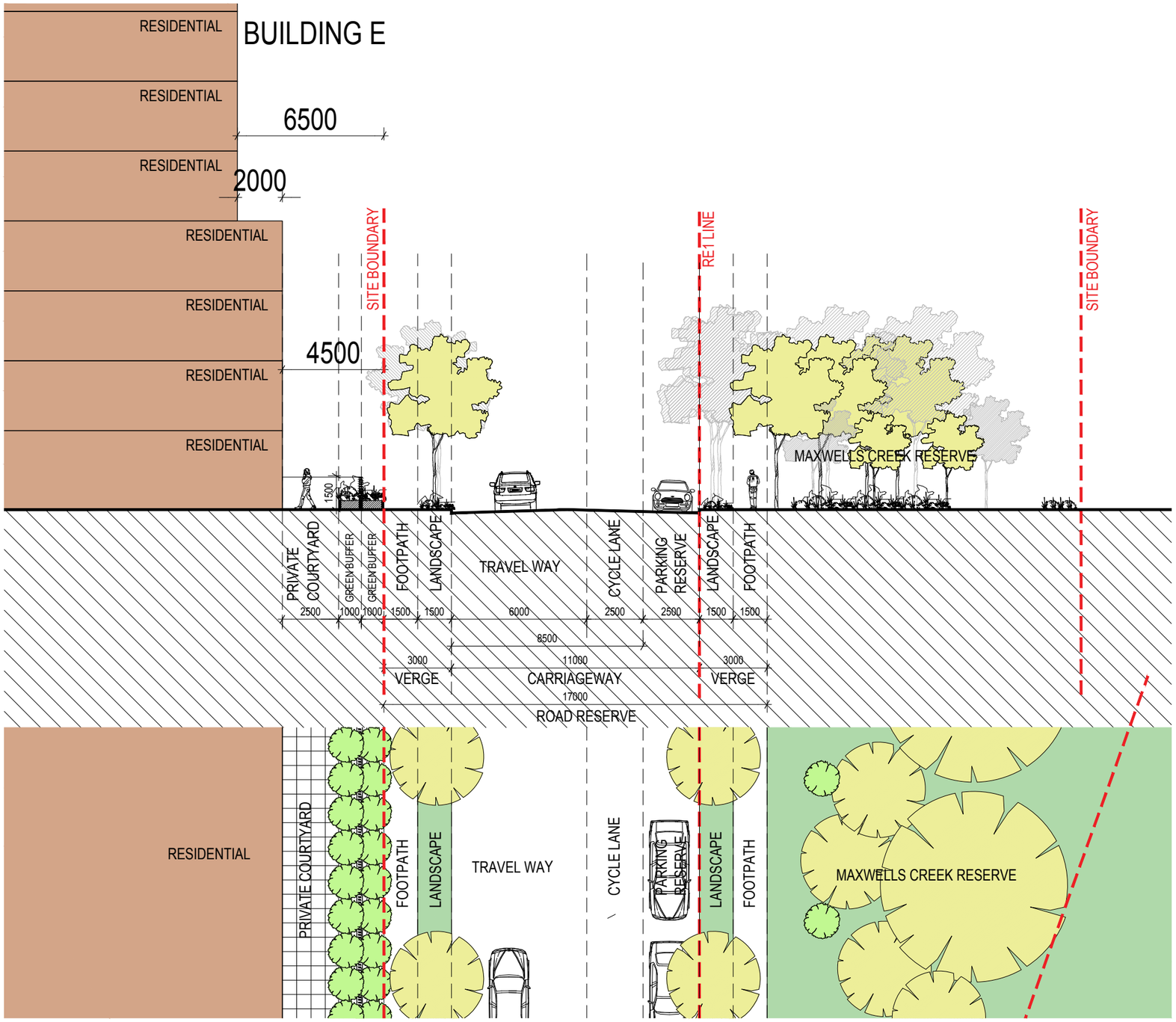
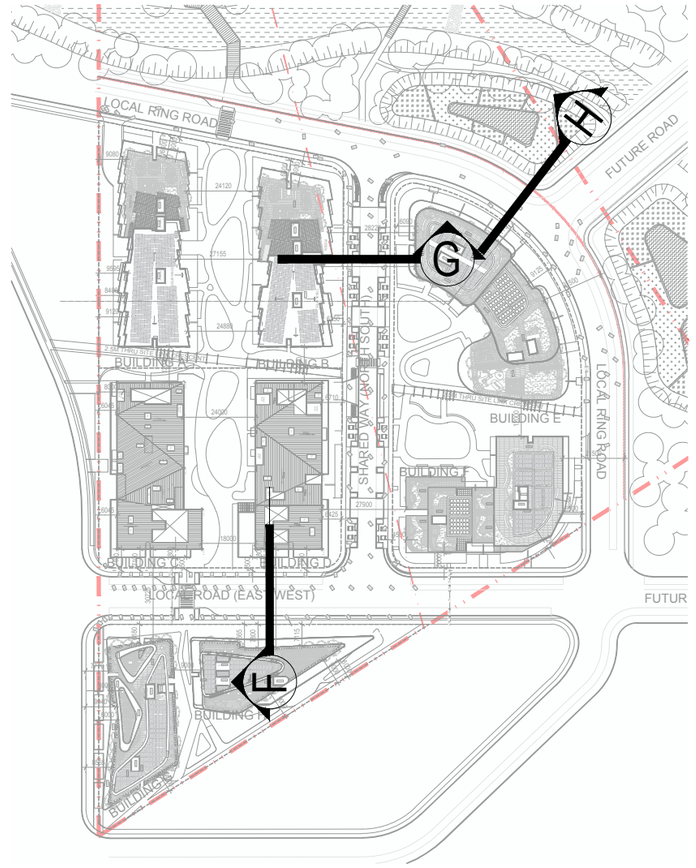




STREETSCAPE 3 - SECTION H

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	STREET SECTION	1:1000 @ A3	April 2021

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	MASSING PERSPECTIVE 1	NOT TO SCALE	April 2021

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	MASSING PERSPECTIVE 2	NOT TO SCALE	April 2021

PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

CLIENT
Super star Holding Group Pty Ltd

PROJECT
Edmondson Park Concept DA

DRAWING
MASSING PERSPECTIVE 3

SCALE
NOT TO SCALE

DATE
April 2021

tony owen ptnrs

PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

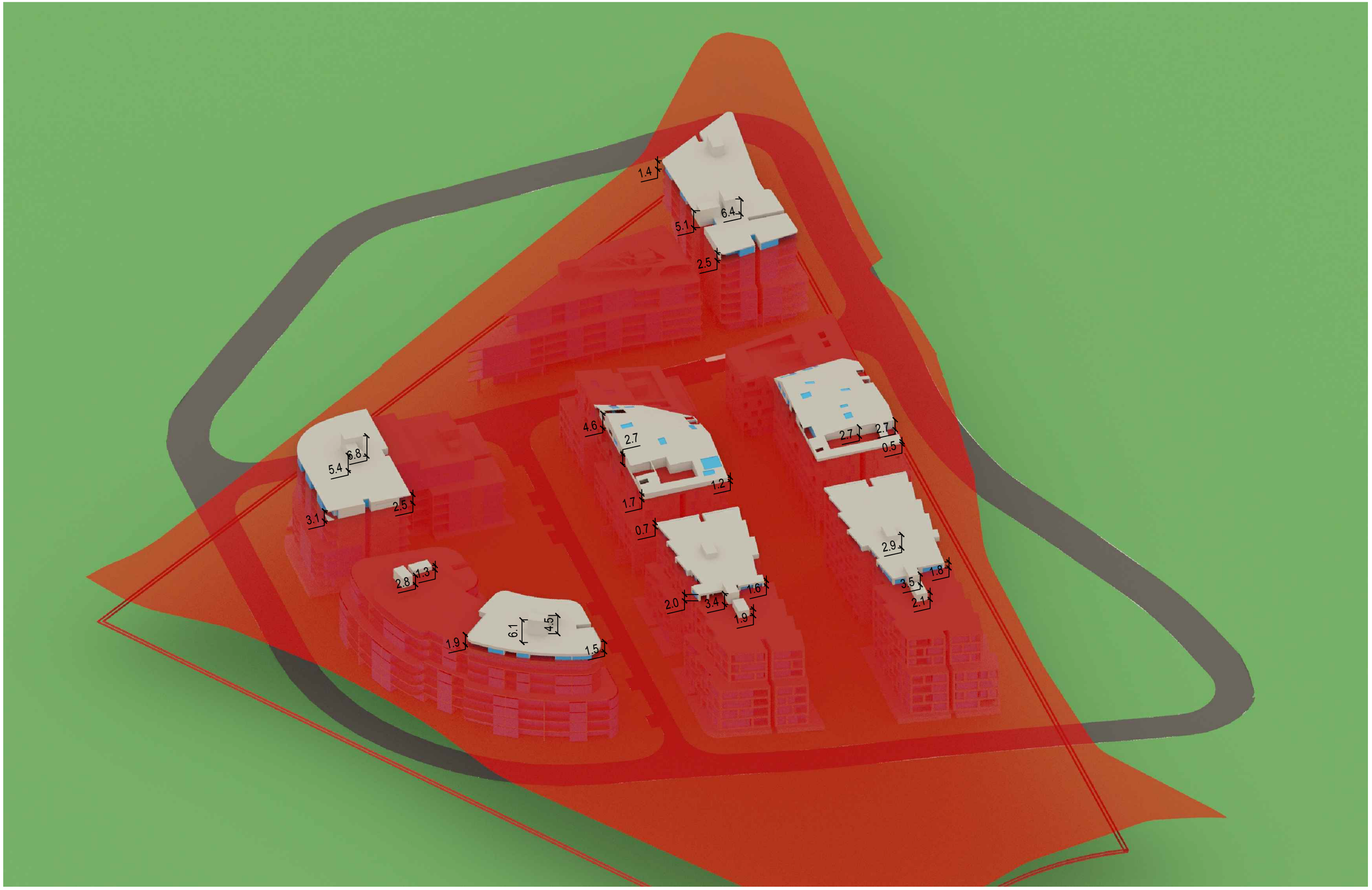
CLIENT
Super star Holding Group Pty Ltd

PROJECT
Edmondson Park Concept DA

DRAWING
MASSING PERSPECTIVE 4

SCALE
NOT TO SCALE

DATE
April 2021



PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

CLIENT
Super star Holding Group Pty Ltd

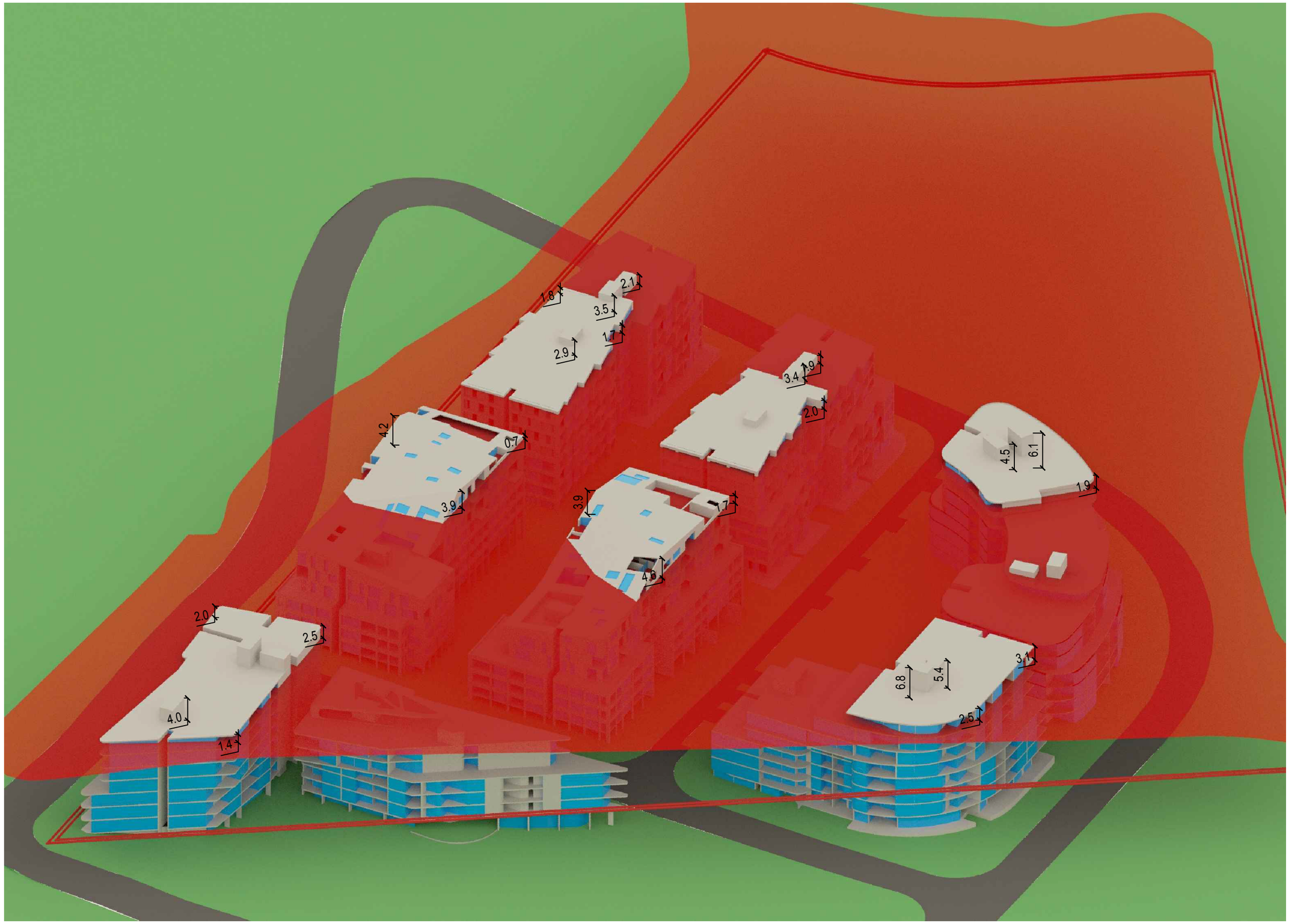
PROJECT
Edmondson Park Concept DA

DRAWING
BLANKET HEIGHT DIAGRAM (NORTH)

SCALE
NOT TO SCALE

DATE
April 2021

tony owen ptnrs



PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

CLIENT
Super star Holding Group Pty Ltd

PROJECT
Edmondson Park Concept DA

DRAWING
BLANKET HEIGHT DIAGRAM (SOUTH)

SCALE
NOT TO SCALE

DATE
April 2021

9AM @ JUNE 21ST

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	SOLAR DIAGRAM	NOT TO SCALE	April 2021

10AM @ JUNE 21ST

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	SOLAR DIAGRAM	NOT TO SCALE	April 2021

11AM @ JUNE 21ST

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	SOLAR DIAGRAM	NOT TO SCALE	April 2021

12PM @ JUNE 21ST

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	SOLAR DIAGRAM	NOT TO SCALE	April 2021

1PM @ JUNE 21ST

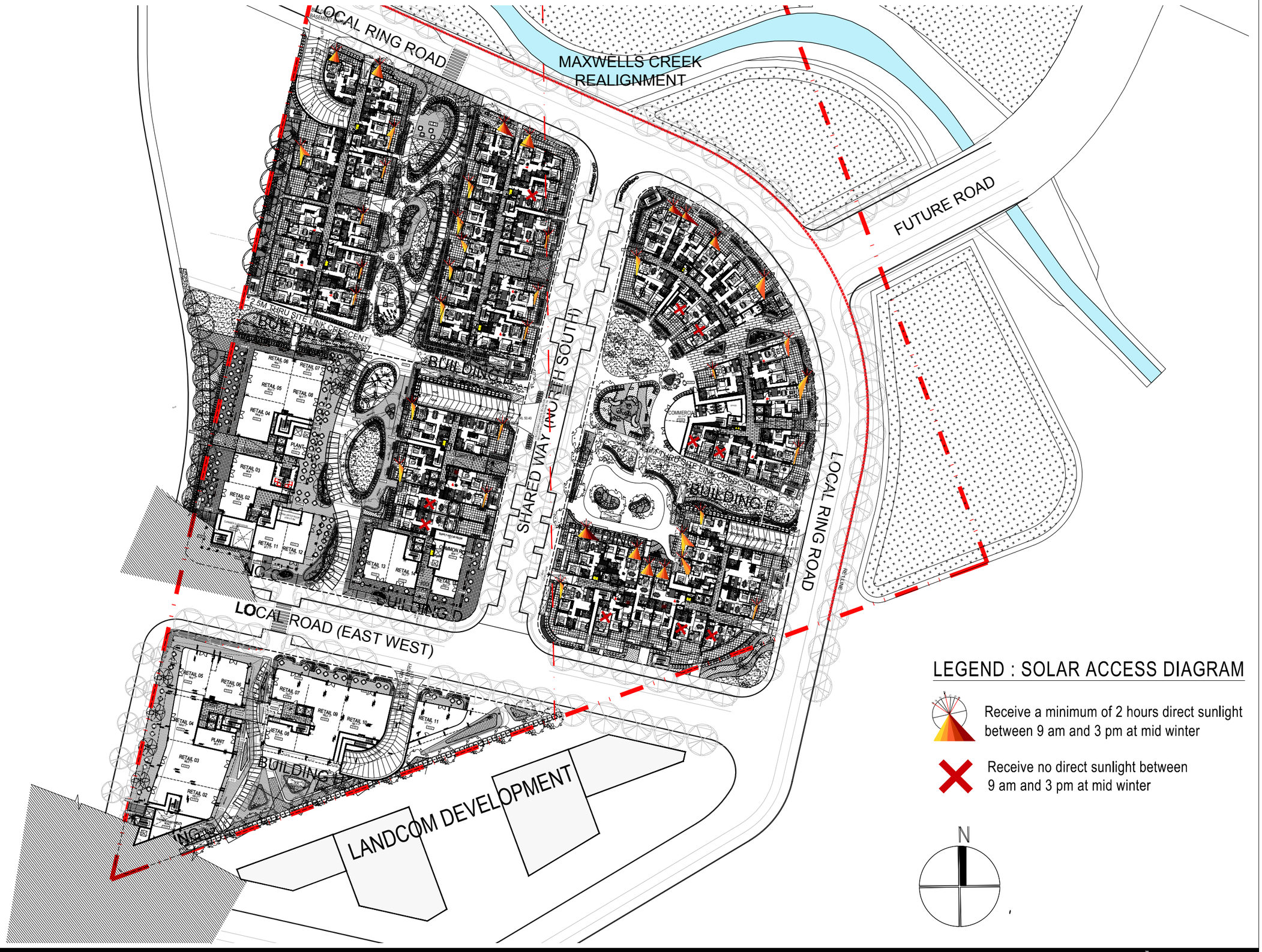
PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	SOLAR DIAGRAM	NOT TO SCALE	April 2021

2PM @ JUNE 21ST

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	SOLAR DIAGRAM	NOT TO SCALE	April 2021

3PM @ JUNE 21ST

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA			April 2021



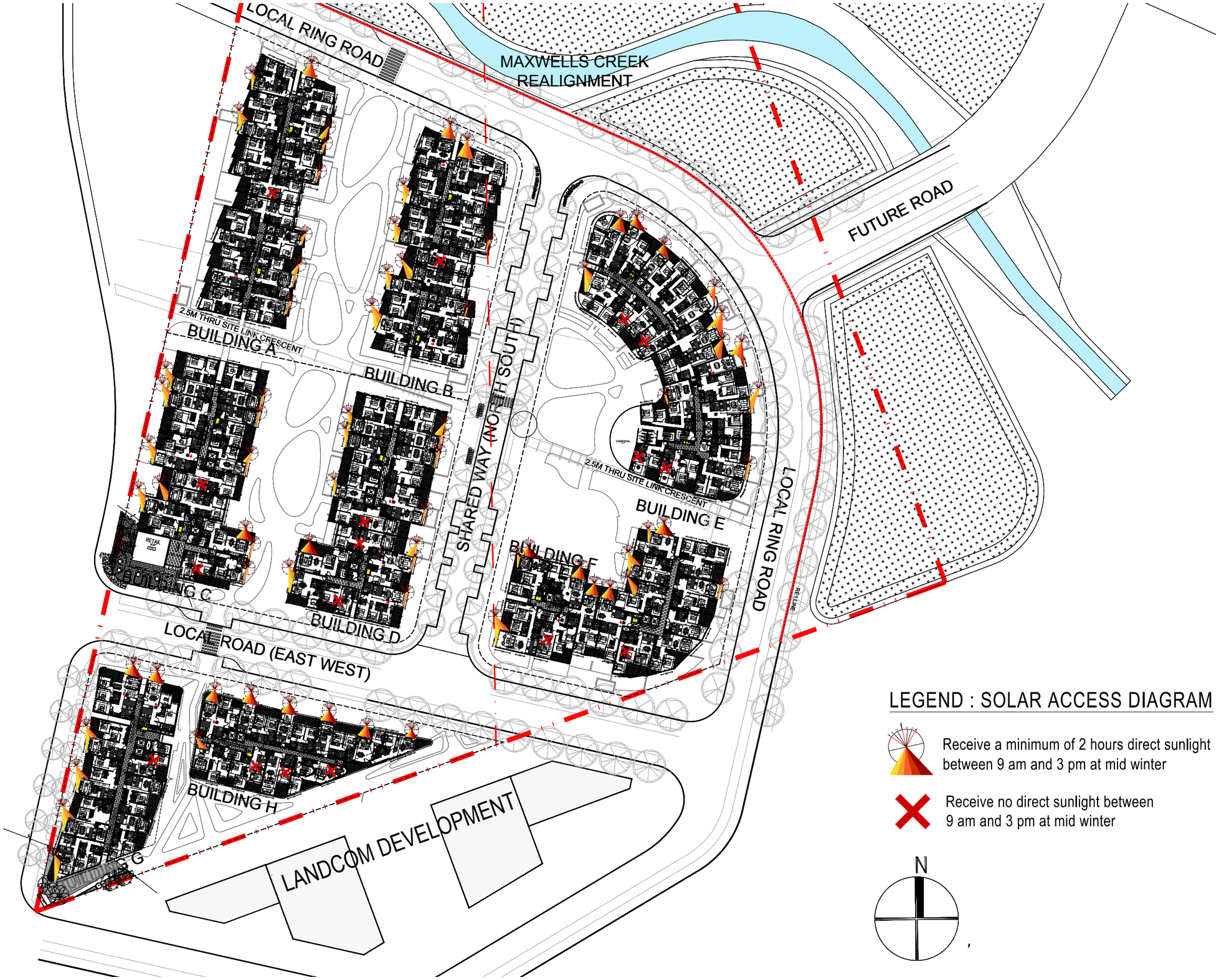
LEGEND : SOLAR ACCESS DIAGRAM

Receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter

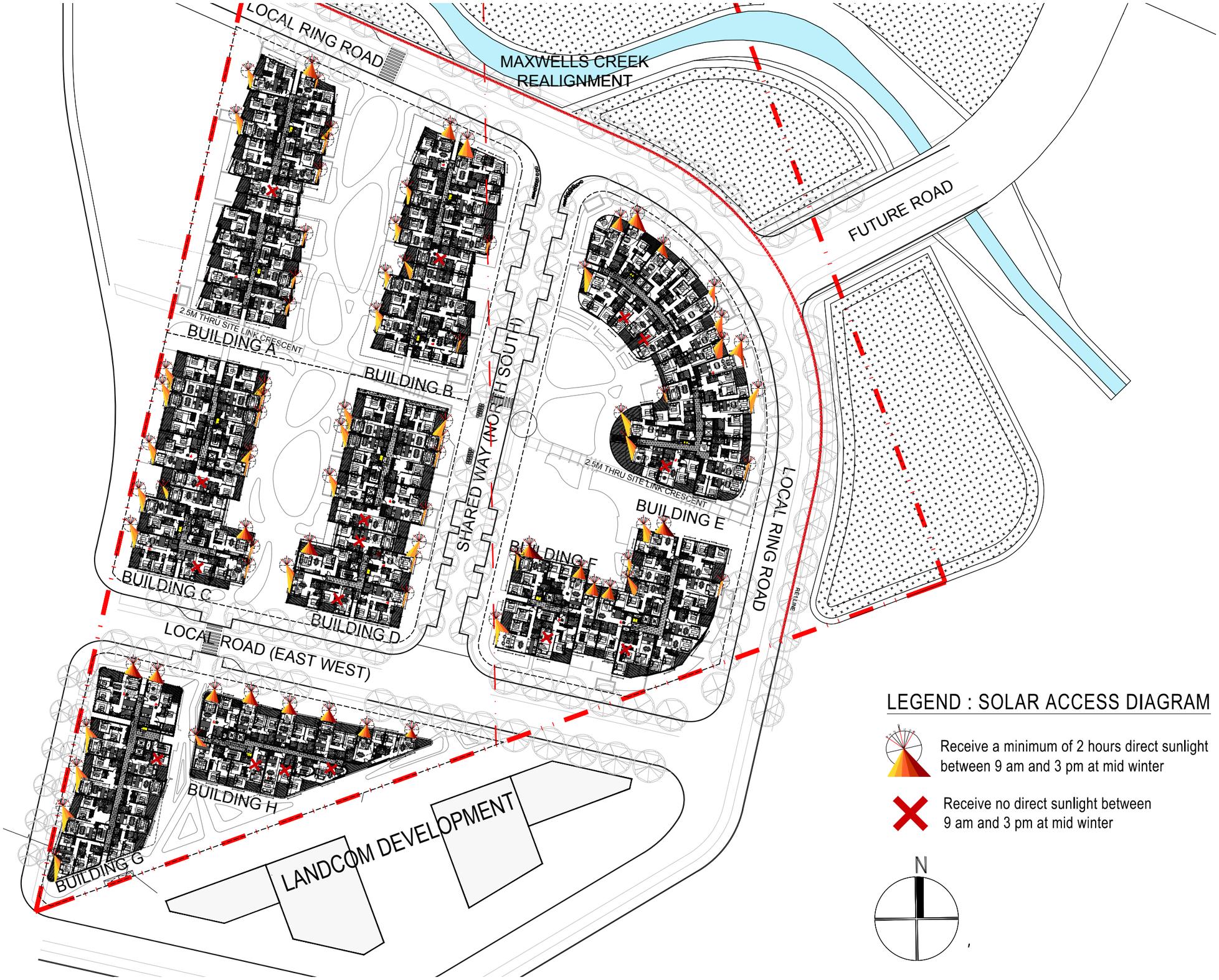
Receive no direct sunlight between 9 am and 3 pm at mid winter

N

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	SOLAR COMPLIANT PLAN-GF	1:1000	April 2021



PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	SOLAR COMPLIANT PLAN-L1	1:1000	April 2021



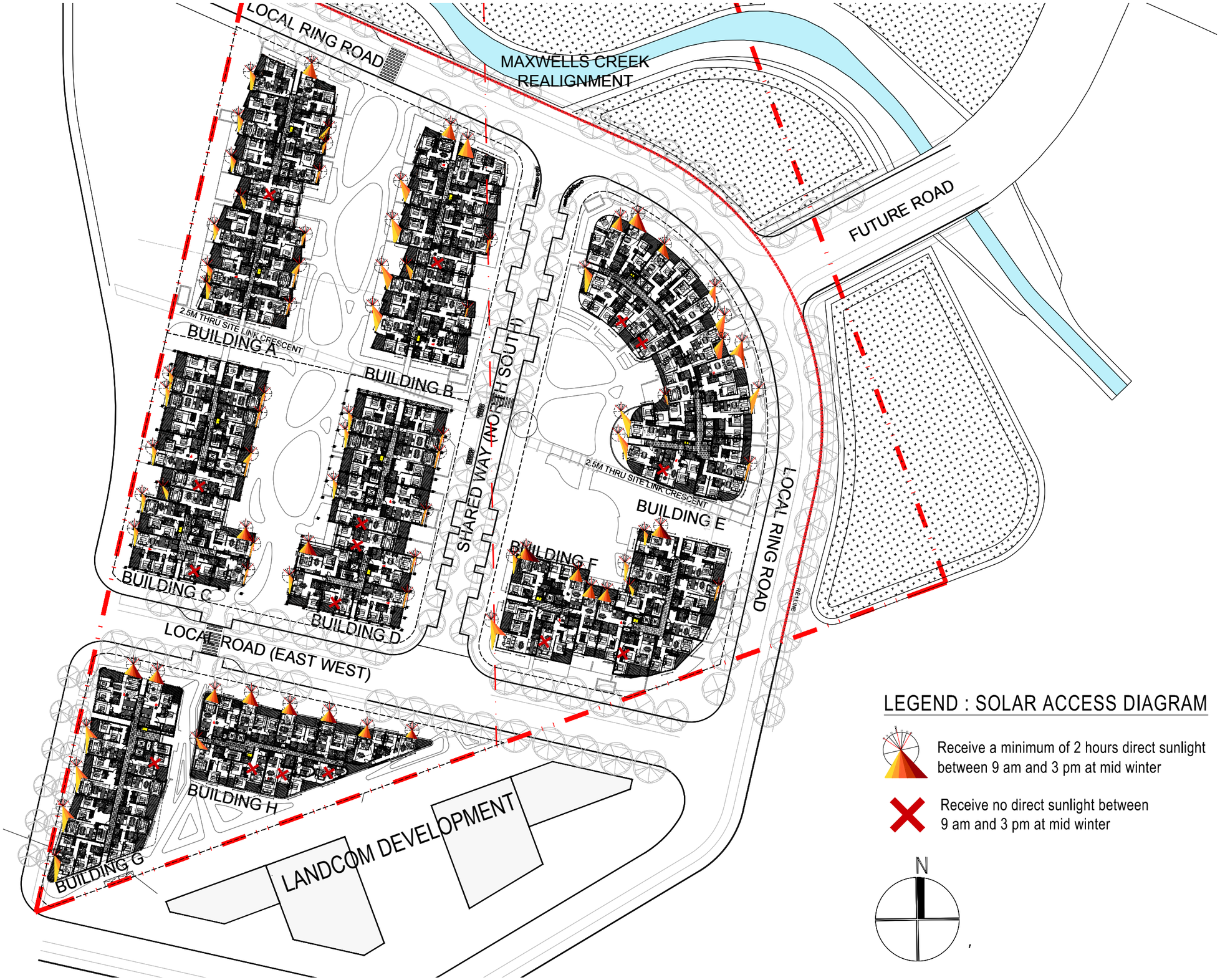
LEGEND : SOLAR ACCESS DIAGRAM

Receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter

Receive no direct sunlight between 9 am and 3 pm at mid winter

N

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	SOLAR COMPLIANT PLAN-L2	1:1000	April 2021



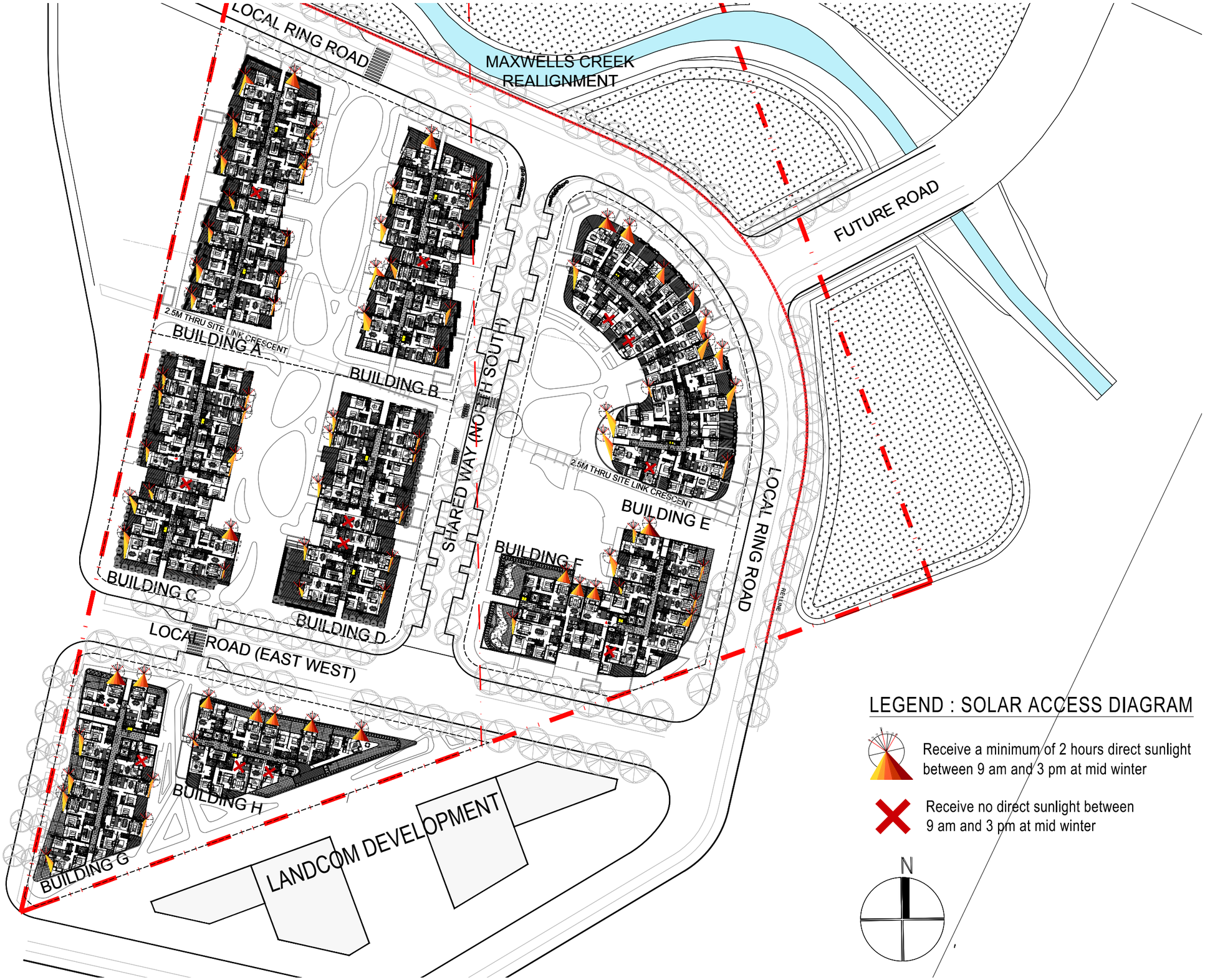
LEGEND : SOLAR ACCESS DIAGRAM

Receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter

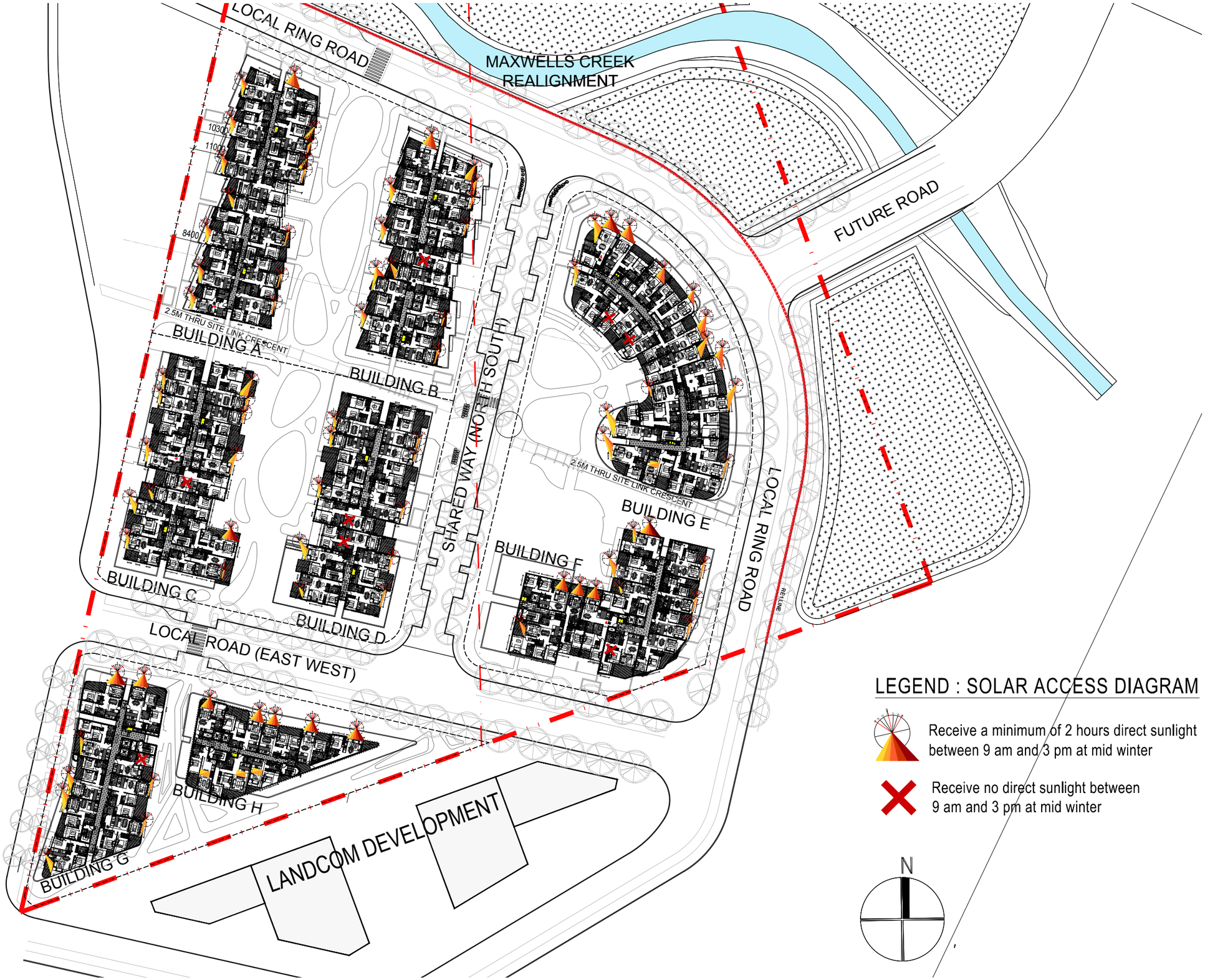
Receive no direct sunlight between 9 am and 3 pm at mid winter

N

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	SOLAR COMPLIANT PLAN-L3	1:1000	April 2021



PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	SOLAR COMPLIANT PLAN-L4	1:1000	April 2021



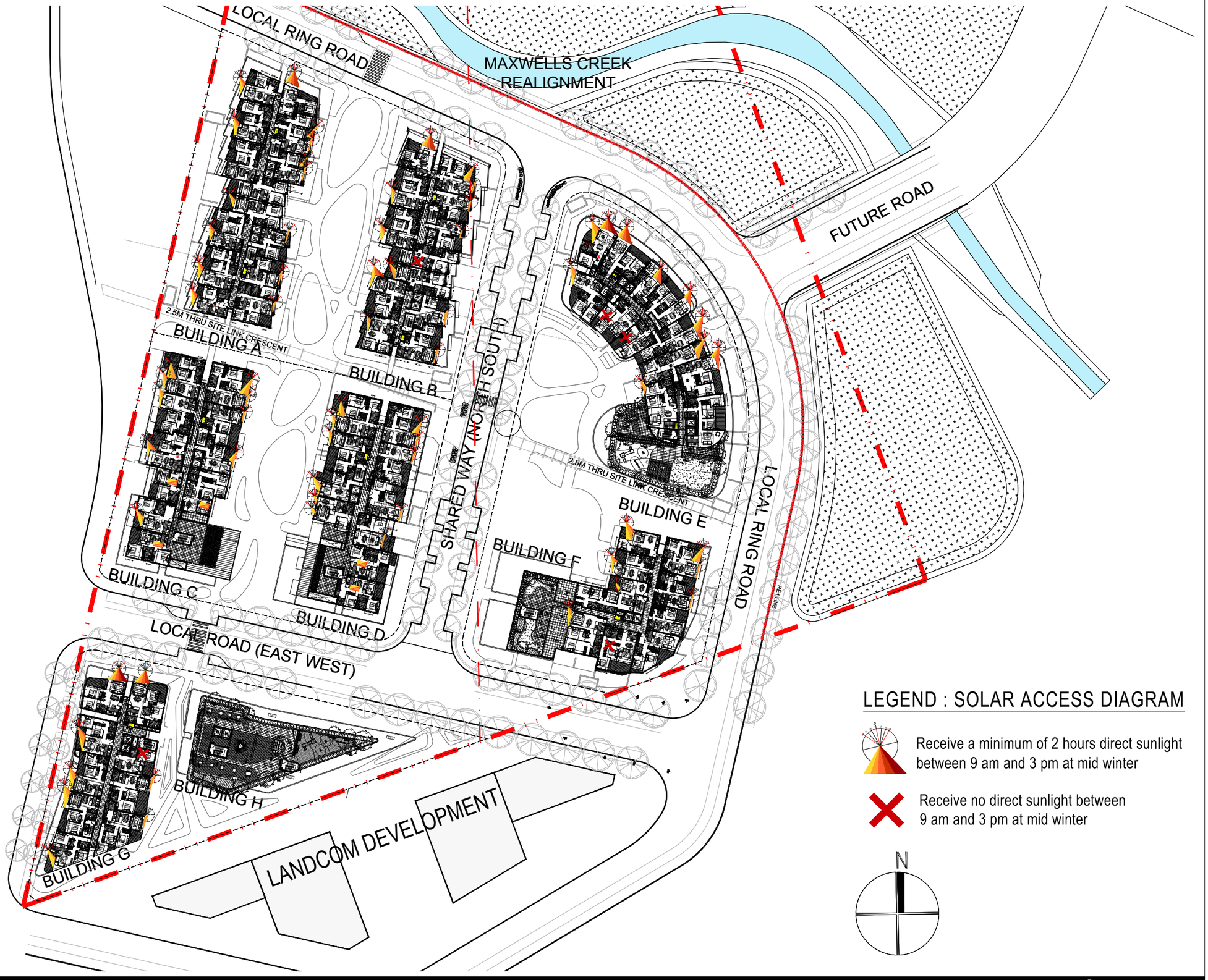
LEGEND : SOLAR ACCESS DIAGRAM

Receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter

Receive no direct sunlight between 9 am and 3 pm at mid winter

N

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	SOLAR COMPLIANT PLAN-L5	1:1000	April 2021



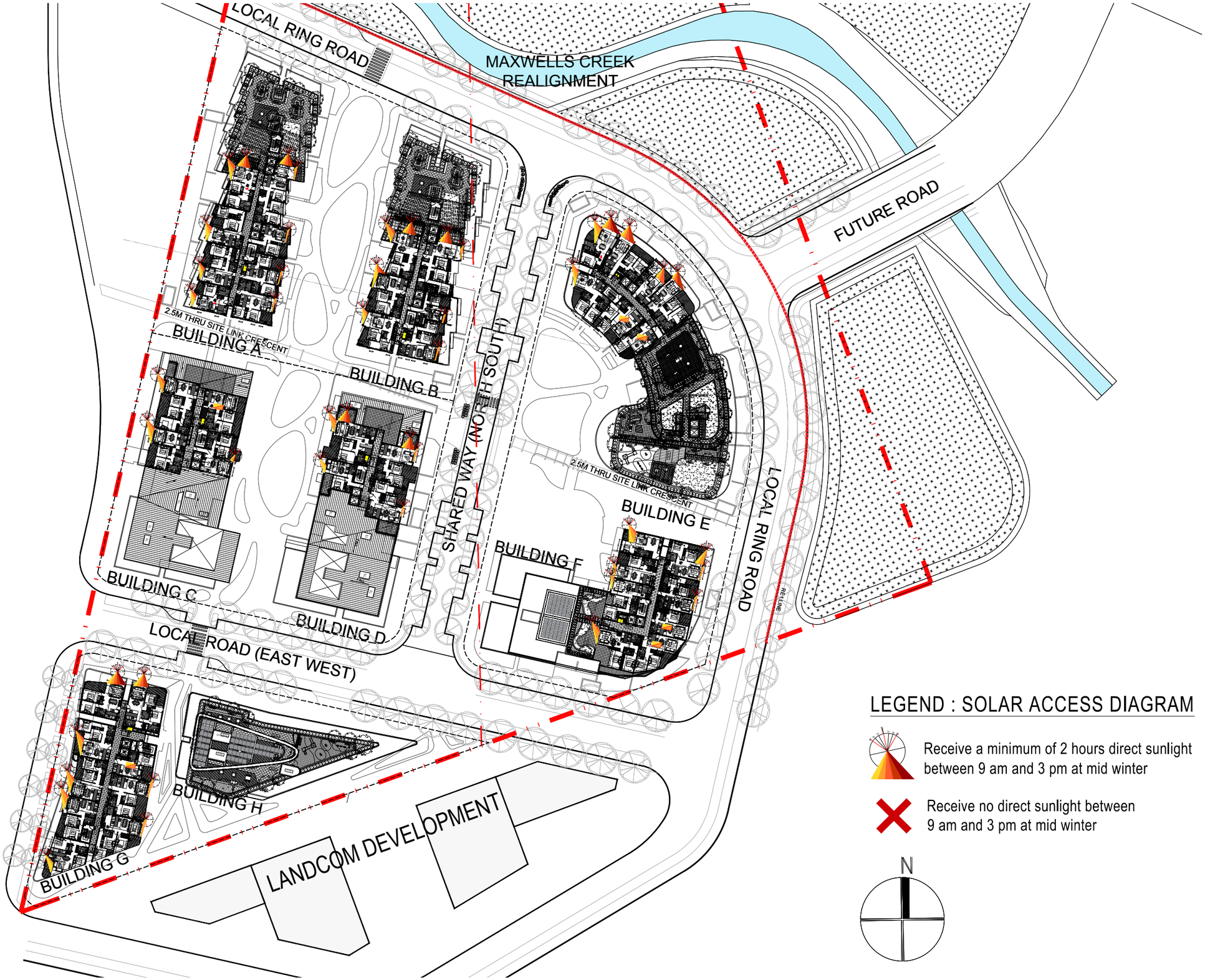
LEGEND : SOLAR ACCESS DIAGRAM

Receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter

Receive no direct sunlight between 9 am and 3 pm at mid winter

N

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	SOLAR COMPLIANT PLAN-L6	1:1000	April 2021



LEGEND : SOLAR ACCESS DIAGRAM

Receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter

Receive no direct sunlight between 9 am and 3 pm at mid winter

N

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	SOLAR COMPLIANT PLAN-L7	1:1000	April 2021

SEPP65 Requirement: 70% of units to achieve min. 2hrs solar access (473.2 UNITS)

	TOTAL UNITS	REQUIRED. 70%	ACHIEVED	
BUILDING A	104	73	83	STAGE 3
BUILDING B	89	62	76	
BUILDING C	76	53	64	STAGE 2
BUILDING D	83	59	67	
BUILDING E	117	82	86	STAGE 4
BUILDING F	96	67	69	
BUILDING G	63	45	50	STAGE 1
BUILDING H	46	33	32	

	TOTAL UNITS	REQUIRED. 70%	ACHIEVED	%	
STAGE 3:	193	136	159	82.3%	✓
STAGE 2:	159	111	131	82.4%	✓
STAGE 4:	213	149	155	72.8%	✓
STAGE 1:	109	78	78	71.5%	✓

SOLAR ACCESS:

SEPP65 Requirement: 70% of units to achieve min. 2hrs solar access (473.2 UNITS)

	TOTAL UNITS	REQUIRED. 70%	ACHIEVED	%
TOTAL	674	472	523	77.6%

SEPP65 Requirement: NOT exceed 15% of units to achieve no direct sunlight access (101.4 UNITS)

	TOTAL UNITS	REQUIRED MAX. 15%	ACHIEVED	
BUILDING A	104	16	4	STAGE 3
BUILDING B	89	14	7	
BUILDING C	76	11	8	STAGE 2
BUILDING D	83	13	15	
BUILDING E	117	18	20	STAGE 4
BUILDING F	96	14	12	
BUILDING G	63	10	6	STAGE 1
BUILDING H	46	7	11	

	TOTAL UNITS	REQUIRED MAX. 15%	ACHIEVED	%	
STAGE 3:	193	29	11	5.6%	✓
STAGE 2:	159	24	23	14.5%	✓
STAGE 4:	213	32	32	15.0%	✓
STAGE 1:	109	17	17	15.0%	✓

SOLAR ACCESS:

SEPP65 Requirement: NOT exceed 15% of units to achieve no direct sunlight access (101.4 UNITS)

	TOTAL UNITS	REQUIRED MAX. 15%	ACHIEVED	%
TOTAL	674	101	84	12.5%

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	VENTILATION DIAGRAM	1:1000 @ A3	April 2021

PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

CLIENT
Super star Holding Group Pty Ltd

PROJECT
Edmondson Park Concept DA

DRAWING
VENTILATION DIAGRAM

SCALE
1:1000 @ A3

DATE
April 2021

tony owen ptnrs

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	VENTILATION DIAGRAM	1:1000 @ A3	April 2021

PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

CLIENT
Super star Holding Group Pty Ltd

PROJECT
Edmondson Park Concept DA

DRAWING
VENTILATION DIAGRAM

SCALE
1:1000 @ A3

DATE
April 2021

PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

CLIENT
Super star Holding Group Pty Ltd

PROJECT
Edmondson Park Concept DA

DRAWING
VENTILATION DIAGRAM

SCALE
1:1000 @ A3

DATE
April 2021

PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

CLIENT
Super star Holding Group Pty Ltd

PROJECT
Edmondson Park Concept DA

DRAWING
VENTILATION DIAGRAM

SCALE
1:1000 @ A3

DATE
April 2021

PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

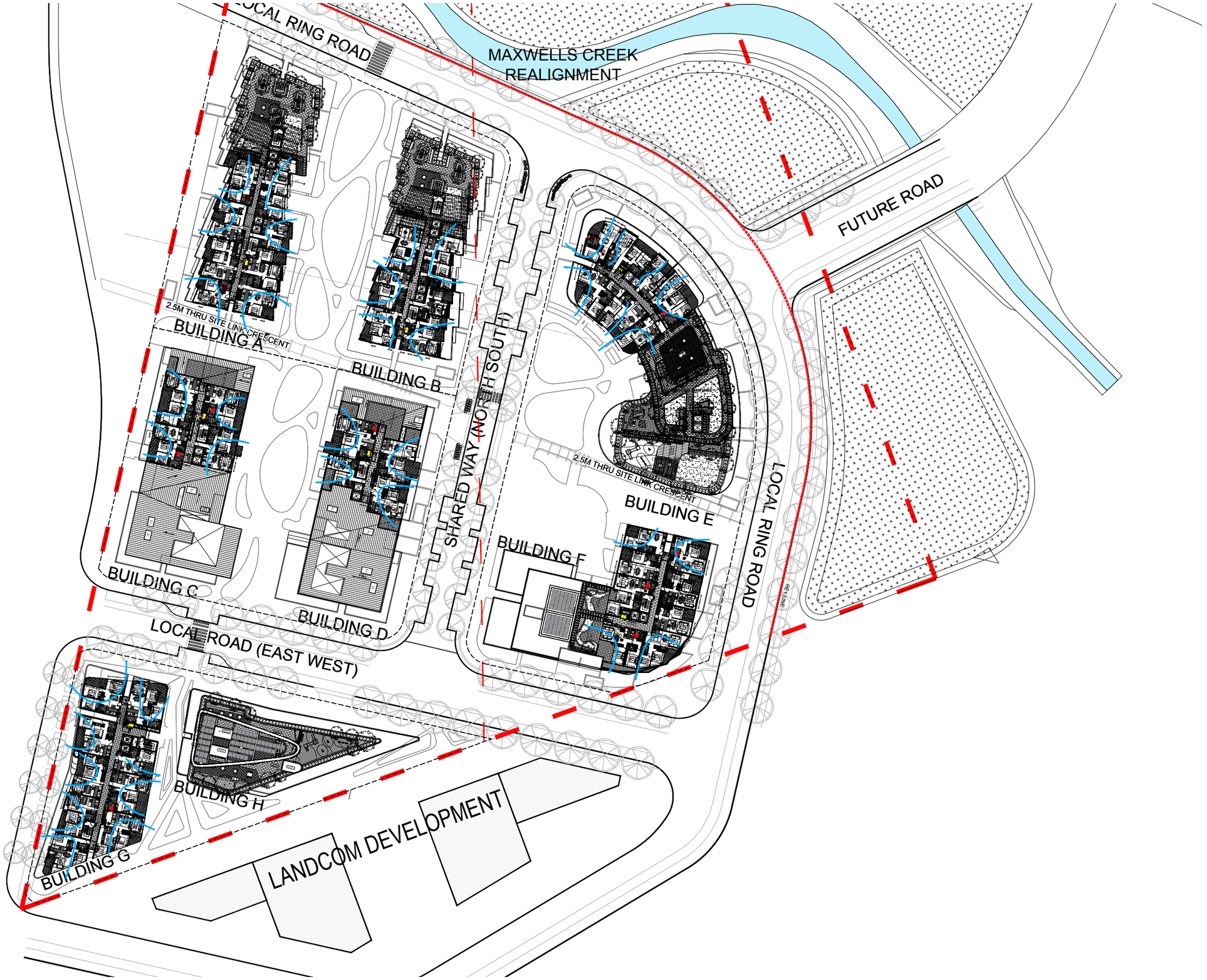
CLIENT
Super star Holding Group Pty Ltd

PROJECT
Edmondson Park Concept DA

DRAWING
VENTILATION DIAGRAM

SCALE
1:1000 @ A3

DATE
April 2021



PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

CLIENT
Super star Holding Group Pty Ltd

PROJECT
Edmondson Park Concept DA

DRAWING
VENTILATION DIAGRAM

SCALE
1:1000 @ A3

DATE
April 2021

SEPP65 Requirement: 60% cross ventilated (405.6 UNITS)

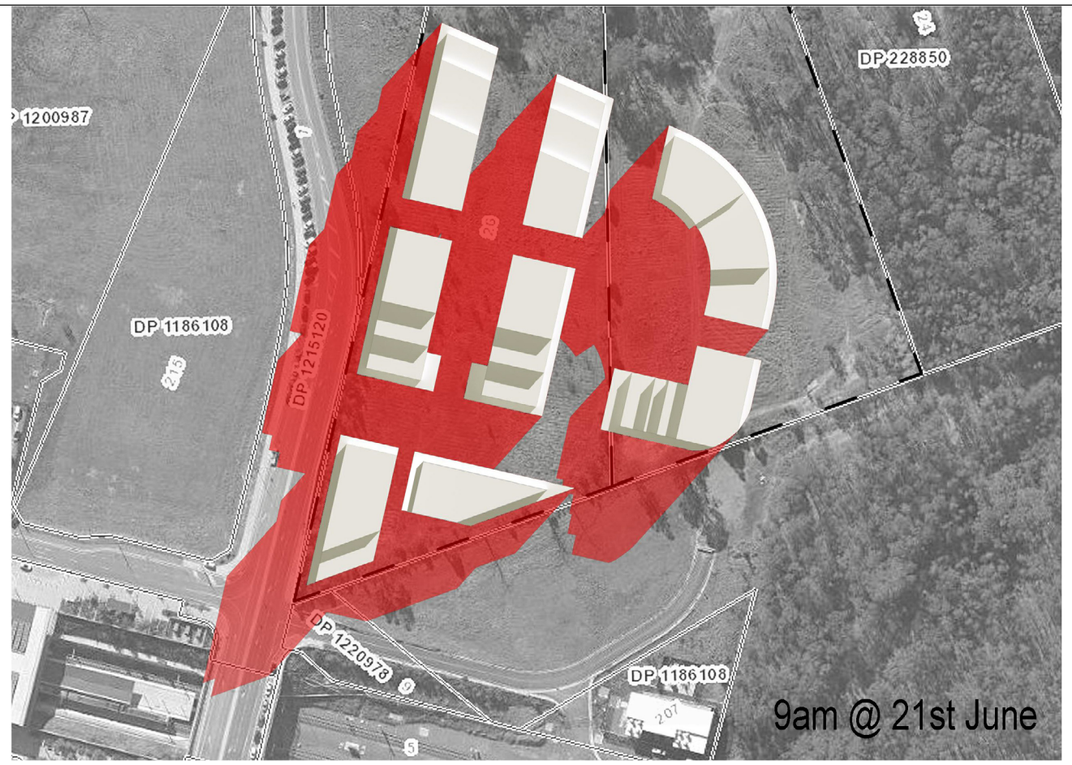
	TOTAL UNITS	REQUIRED. 60%	ACHIEVED	
BUILDING A	104	63	70	STAGE 3
BUILDING B	89	54	63	
BUILDING C	76	46	52	STAGE 2
BUILDING D	83	50	56	
BUILDING E	117	70	73	STAGE 4
BUILDING F	96	58	61	
BUILDING G	63	38	39	STAGE 1
BUILDING H	46	28	28	

	TOTAL UNITS	REQUIRED. 60%	ACHIEVED	%	
STAGE 3:	193	116	133	68.9%	✓
STAGE 2:	159	96	108	67.9%	✓
STAGE 4:	213	128	134	62.9%	✓
STAGE 1:	109	66	67	61.4%	✓

CROSS VENTILATION:

SEPP65 Requirement: 60% cross ventilated

	TOTAL UNITS	REQUIRED. 60%	ACHIEVED	%
TOTAL	674	404	442	65.6%



PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

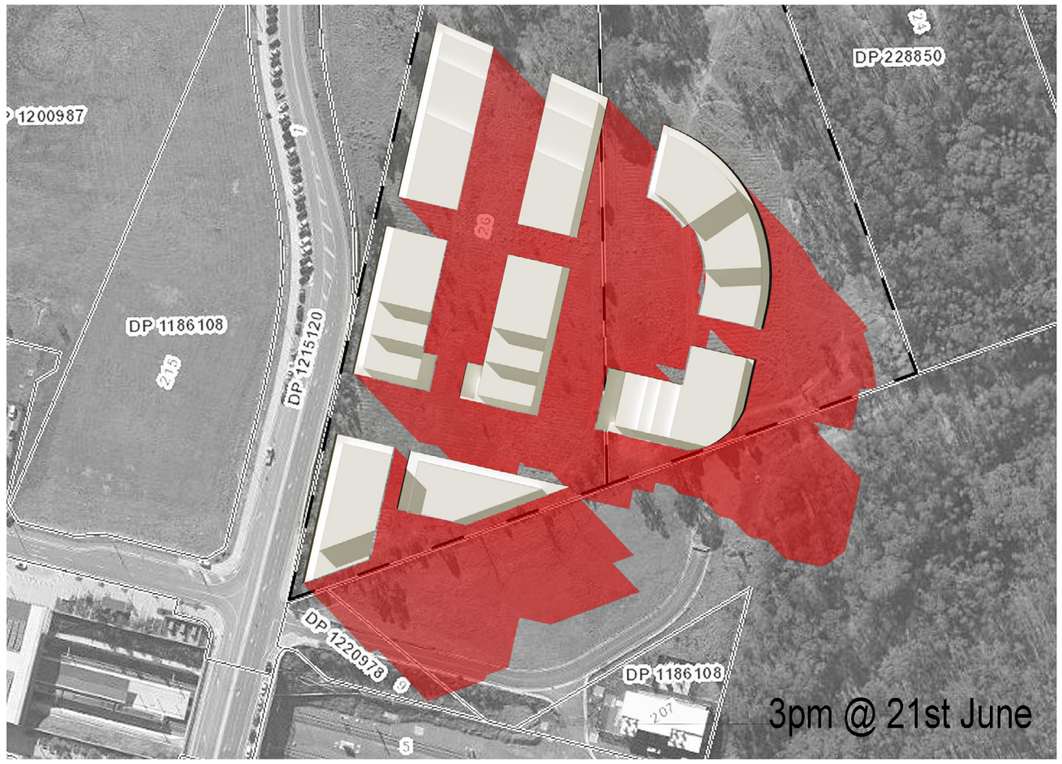
CLIENT
Super star Holding Group Pty Ltd

PROJECT
Edmondson Park Concept DA

DRAWING
SHADOW DIAGRAM

SCALE
NOT TO SCALE

DATE
April 2021



PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

CLIENT
Super star Holding Group Pty Ltd

PROJECT
Edmondson Park Concept DA

DRAWING
SHADOW DIAGRAM

SCALE
NOT TO SCALE

DATE
April 2021

AD-00 - Schedule of Areas

Area Summary Compliant Scheme

Date **24/05/2021**

Project: Edmondson Park
Project Address: 164-170 Croatia Avenue, Edmondson Park

Project No. **1008**

Developable Site Area: **30289.00 m²**
Site Area: 42919.40 m²
Consent Authority: Liverpool City Council

Building A

	GFA		UNITS
Ground (Retail)	0.0	m²	
Ground (Residential)	1111.0	m²	**12**
Level 1	1143.9	m²	**14**
Level 2	1145.5	m²	**14**
Level 3	1143.9	m²	**14**
Level 4	1003.6	m²	**14**
Level 5	997.4	m²	**14**
Level 6	1000.8	m²	**14**
Level 7	627.4	m²	**8**
Total	**8173.5**	m²	**104**

Building B

	GFA		UNITS
Ground (Retail)	0.0	m²	
Ground (Residential)	1055.5	m²	**11**
Level 1	1030.5	m²	**12**
Level 2	1023.6	m²	**12**
Level 3	1030.5	m²	**12**
Level 4	882.4	m²	**12**
Level 5	848.5	m²	**12**
Level 6	856.8	m²	**12**
Level 7	483.2	m²	**6**
Total	**7211.0**	m²	**89**

Building C

	GFA		UNITS
Ground & Level 1(Retail)	802.4	m²	
Ground(Residential)	89.2	m²	
Level 1	1060.1	m²	**12**
Level 2	1136.5	m²	**13**
Level 3	1136.6	m²	**13**
Level 4	1013.4	m²	**12**
Level 5	1008.4	m²	**12**
Level 6	819.2	m²	**10**
Level 7	382.3	m²	**4**
Total	**7448.1**	m²	**76**

Building D

	GFA		UNITS
Ground(Retail)	255.1	m²	
Ground(Residential)	641.3	m²	**6**
Level 1	1145.2	m²	**13**
Level 2	1145.2	m²	**13**
Level 3	1145.2	m²	**13**
Level 4	962.3	m²	**12**
Level 5	953.8	m²	**12**
Level 6	839.1	m²	**10**
Level 7	326.9	m²	**4**
Total	**7414.1**	m²	**83**

Building E

	GFA		UNITS
Ground & L 1(Commericial)	282.9	m²	
Ground (Residential)	1360.2	m²	14
Level 1	1504.7	m²	16
Level 2	1560.6	m²	17
Level 3	1567.1	m²	17
Level 4	1384.3	m²	17
Level 5	1352.8	m²	17
Level 6	991.9	m²	12
Level 7	521.1	m²	7
Total	**10525.6**	m²	**117**

Building F

	GFA		UNITS
Ground (Retail)	0.0	m²	
Ground (Residential)	1119.7	m²	13
Level 1	1206.6	m²	14
Level 2	1205.0	m²	14
Level 3	1206.6	m²	14
Level 4	990.8	m²	12
Level 5	966.5	m²	12
Level 6	782.9	m²	9
Level 7	611.4	m²	8
Total	**8089.5**	m²	**96**

Building G

	GFA		UNITS
Ground (Retail)	621.2	m²	
Ground (Residential)	27.8	m²	
Level 1	857.6	m²	9
Level 2	857.6	m²	9
Level 3	857.6	m²	9
Level 4	778.4	m²	9
Level 5	775.6	m²	9
Level 6	774.8	m²	9
Level 7	774.8	m²	9
Total	**6325.4**	m²	**63**

Building H

	GFA		UNITS
Ground (Retail)	569.6	m²	
Ground (Residential)	25.4	m²	
Level 1	754.6	m²	10
Level 2	754.6	m²	10
Level 3	754.6	m²	10
Level 4	549.6	m²	8
Level 5	527.2	m²	8
Total	**3935.6**	m²	**46**

TOTAL

	TOT.		UNITS
Retail&CC	2531.2	m²	
BLDG_A	8173.5	m²	104
BLDG_B	7211.0	m²	89
BLDG_C	7448.1	m²	76
BLDG_D	7414.1	m²	83
BLDG_E	10525.6	m²	117
BLDG_F	8089.5	m²	96
BLDG_G	6325.4	m²	63
BLDG_H	3935.6	m²	46
TOTAL	**61654.0**	m²	**674**
Floor Space Ratio		**2.036**	**:1**

AD-01 - Unit Mix Schedule

Unit Mix Compliant Scheme

Date **24/05/2021**

Project No. **1008**

Project: Edmondson Park
Project Address: 164-170 Croatia Avenus, Edmondson Park

Developable Site Area **30289.00 m²**
Site Area: 42919.40 m²
Consent Authority: Liverpool City Council

BUILDING A

	1 bed		2 bed		3 bed		Retail	TOTAL
Ground	1		10		1		0	**12**
Level 1	2		11		1			**14**
Level 2	2		11		1			**14**
Level 3	2		11		1			**14**
Level 4	5		9		0			**14**
Level 5	5		9		0			**14**
Level 6	5		9		0			**14**
Level 7	2		5		1			**8**
Total	**24**		**75**		**5**		**0**	**104**
	100%		**100%**		**100%**			
	24		**75**		**5**			
	23%		**72%**		**5%**			

BUILDING B

	1 bed		2 bed		3 bed		Retail	TOTAL
Ground	1		8		2		0	**11**
Level 1	0		10		2			**12**
Level 2	0		10		2			**12**
Level 3	0		10		2			**12**
Level 4	4		8		0			**12**
Level 5	4		8		0			**12**
Level 6	4		8		0			**12**
Level 7	1		4		1			**6**
Total	**14**		**66**		**9**		**0**	**89**
	100%		**100%**		**100%**			
	14		**66**		**9**			
	16%		**74%**		**10%**			

BUILDING C

	1 bed		2 bed		3 bed		Retail	TOTAL
Ground							**9**	**0**
Level 1	3		7		2		1	**12**
Level 2	3		7		3			**13**
Level 3	3		7		3			**13**
Level 4	2		9		1			**12**
Level 5	2		9		1			**12**
Level 6	3		5		2			**10**
Level 7	0		3		1			**4**
Total	**16**		**47**		**13**		**10**	**76**
	100%		**100%**		**100%**			
	16		**47**		**13**			
	21%		**62%**		**17%**			

BUILDING D

	1 bed		2 bed		3 bed		Retail	TOTAL
Ground			6				**4**	**6**
Level 1	3		7		3			**13**
Level 2	3		7		3			**13**
Level 3	3		7		3			**13**
Level 4	4		7		1			**12**
Level 5	4		7		1			**12**
Level 6	3		6		1			**10**
Level 7	1		3		0			**4**
Total	**21**		**50**		**12**		**4**	**83**
	100%		**100%**		**100%**			
	21		**50**		**12**			
	25%		**60%**		**14%**			

BUILDING E

	1 bed		2 bed		3 bed		Comm.	TOTAL
Ground	2		8		4		1	**14**
Level 1	2		9		5		1	**16**
Level 2	3		10		4			**17**
Level 3	3		10		4			**17**
Level 4	5		12		0			**17**
Level 5	6		11		0			**17**
Level 6	3		8		1			**12**
Level 7	3		4		0			**7**
Total	**27**		**72**		**18**		**2**	**117**
	100%		**100%**		**100%**			
	27		**72**		**18**			
	23%		**62%**		**15%**			

BUILDING F

	1 bed		2 bed		3 bed		Retail	TOTAL
Ground	5		6		2		0	**13**
Level 1	3		9		2			**14**
Level 2	3		9		2			**14**
Level 3	3		9		2			**14**
Level 4	3		8		1			**12**
Level 5	3		8		1			**12**
Level 6	3		4		2			**9**
Level 7	3		5		0			**8**
Total	**26**		**58**		**12**		**0**	**96**
	100%		**100%**		**100%**			
	26		**58**		**12**			
	27%		**60%**		**13%**			

BUILDING G

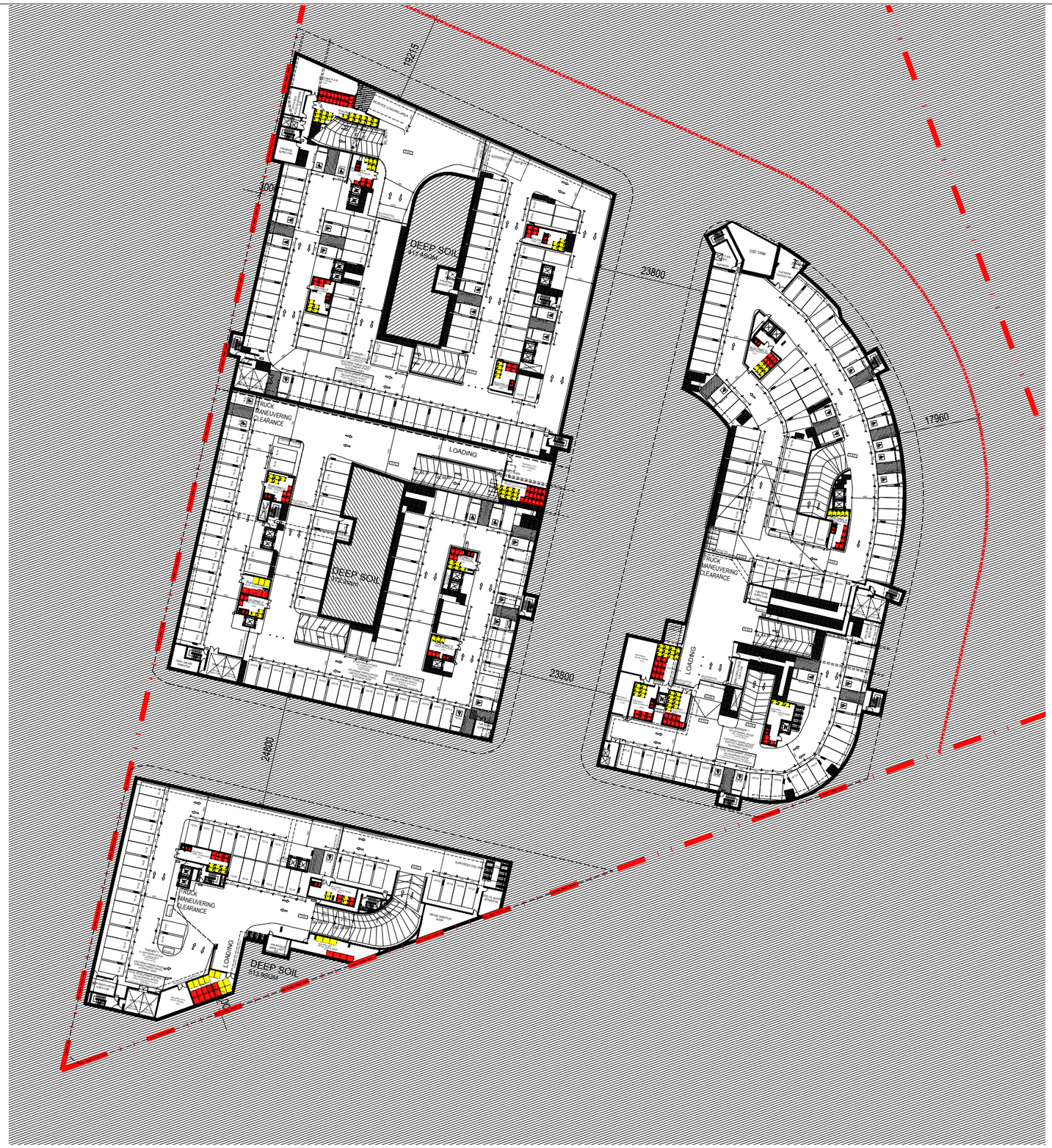
	1 bed		2 bed		3 bed		Retail	TOTAL
Ground	0		0		0		5	**0**
Level 1	1		6		2			**9**
Level 2	1		6		2			**9**
Level 3	1		6		2			**9**
Level 4	1		7		1			**9**
Level 5	1		7		1			**9**
Level 6	1		7		1			**9**
Level 7	1		7		1			**9**
Total	**7**		**46**		**10**		**5**	**63**
			100%		**100%**			
	7		**46**		**10**			
	11%		**73%**		**16%**			

BUILDING H

	1 bed		2 bed		3 bed		Retail	TOTAL
Ground	0		0		0		5	**0**
Level 1	4		6		0			**10**
Level 2	4		6		0			**10**
Level 3	4		6		0			**10**
Level 4	5		3		0			**8**
Level 5	5		3		0			**8**
Total	**22**		**24**		**0**		**5**	**46**
	100%		**100%**					
	22		**24**		**0**			
	48%		**52%**		**0%**			

TOTAL

	1 bed		2 bed		3 bed		Retail	TOT.
BLDG_A	24		75		5			**104**
BLDG_B	14		66		9			**89**
BLDG_C	16		47		13			**76**
BLDG_D	21		50		12			**83**
BLDG_E	27		72		18			**117**
BLDG_F	26		58		12			**96**
BLDG_G	7		46		10			**63**
BLDG_H	22		24		0			**46**
TOTAL	**157**		**438**		**79**		**26**	**674**
	100.0%		**100.0%**		**100.0%**			
	157		**438**		**79**			
	23.3%		**65.0%**		**11.7%**			



Stage 1 (G+H)	1-BED	2-BED	3-BED	VISTOR CAR SPACE REQUIRED	RETAIL PARKING SPACE REQUIRED	TOTAL CAR SPACE REQUIRED
NO. OF UNITS	25	74	10			
NO. OF CAR SPACE REQUIRED	15	66.6	14	22	33	151

TOTAL CAR SPACE PROVIDED 154

Stage 2 (C+D)	1-BED	2-BED	3-BED	VISTOR CAR SPACE REQUIRED	RETAIL PARKING SPACE REQUIRED	TOTAL CAR SPACE REQUIRED
NO. OF UNITS	37	97	25			
NO. OF CAR SPACE REQUIRED	22.2	87.3	35	32	28	205

TOTAL CAR SPACE PROVIDED 208

Stage 3 (A+B)	1-BED	2-BED	3-BED	VISTOR CAR SPACE REQUIRED		TOTAL CAR SPACE REQUIRED
NO. OF UNITS	38	141	14			
NO. OF CAR SPACE REQUIRED	22.8	126.9	19.6	39		209

TOTAL CAR SPACE PROVIDED 209

Stage 4 (E+F)	1-BED	2-BED	3-BED	VISTOR CAR SPACE REQUIRED		TOTAL CAR SPACE REQUIRED
NO. OF UNITS	54	131	30			
NO. OF CAR SPACE REQUIRED	32.4	117.9	42	43		242

TOTAL CAR SPACE PROVIDED 243

PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

CLIENT
Super star Holding Group Pty Ltd

PROJECT
Edmondson Park Concept DA

DRAWING
PARKING SCHEDULE

SCALE
NOT TO SCALE

DATE
April 2021

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	AERIAL VIEW BUIDING A&B	NOT TO SCALE	April 2021

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	AERIAL VIEW BUILDING A&B THRU SITE LINK	NOT TO SCALE	April 2021

tonkyowen ptnrs

PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

CLIENT
Super star Holding Group Pty Ltd

PROJECT
Edmondson Park Concept DA

DRAWING
PERSPECTIVE SHARED WAY (NORTH SOUTH ROAD)

SCALE
NOT TO SCALE

DATE
April 2021

PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

CLIENT
Super star Holding Group Pty Ltd

PROJECT
Edmondson Park Concept DA

DRAWING
PERSPECTIVE A&B THRU SITE LINK

SCALE
NOT TO SCALE

DATE
April 2021

tony owen ptnrs

PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

CLIENT
Super star Holding Group Pty Ltd

PROJECT
Edmondson Park Concept DA

DRAWING
PERSPECTIVE BUILDING B

SCALE
NOT TO SCALE

DATE
April 2021

PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

CLIENT
Super star Holding Group Pty Ltd

PROJECT
Edmondson Park Concept DA

DRAWING
PERSPECTIVE C&D (EAST WEST ROAD)

SCALE
NOT TO SCALE

DATE
April 2021

PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

CLIENT
Super star Holding Group Pty Ltd

PROJECT
Edmondson Park Concept DA

DRAWING
PERSPECTIVE BUILDING C&D

SCALE
NOT TO SCALE

DATE
April 2021

PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

CLIENT
Super star Holding Group Pty Ltd

PROJECT
Edmondson Park Concept DA

DRAWING
AERIAL VIEW BUILDING C&D

SCALE
NOT TO SCALE

DATE
April 2021

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	PERSPECTIVE BUILDING E (PARK RESERVE)	NOT TO SCALE	April 2021

PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

CLIENT
Super star Holding Group Pty Ltd

PROJECT
Edmondson Park Concept DA

DRAWING
PERSPECTIVE BUILDING F

SCALE
NOT TO SCALE

DATE
April 2021

tony owen ptnrs

PROJECT ADDRESS	CLIENT	PROJECT	DRAWING	SCALE	DATE
164 - 170 Croatia Avenue, Edmondson Park 2174	Super star Holding Group Pty Ltd	Edmondson Park Concept DA	PERSPECTIVE BUILDING G&H	NOT TO SCALE	April 2021

PROJECT ADDRESS
164 - 170 Croatia Avenue,
Edmondson Park 2174

CLIENT
Super star Holding Group Pty Ltd

PROJECT
Edmondson Park Concept DA

DRAWING
PERSPECTIVE BUILDING G&H

SCALE
NOT TO SCALE

DATE
April 2021

tony owen ptnrs