

July 2022



Site 5 Edmondson Park SEPP 65 Verification Statement

Edmondson Park, NSW



SEPP 65 Design Verification Statement

PROJECT INFORMATION

Discipline	Representation
Client	Urban Property Group
Architect	COX Architecture
Planner	Ethos Urban
Landscape Architect	Arcadia
Structure	Taylor Thomson Whitting
ESD	Greenworld Architecture
Hydraulic	Goldfish Bay
Electrical	Tricom
Mechanical	IGS
BCA	AED
Acoustic	E-Lab
Waste	Elephants Foot
Traffic	Ason Group
Civil / Stormwater	SCG
Accessibility	Access Link

DOCUMENT REGISTER

ISSUE	AMENDMENT	DATE	CHECKED
A	For Draft	13/07/2022	FM
B	For Development application	26/07/2022	CR

1.0 Introduction

This report has been prepared in support of a Development Application (DA) made to Liverpool Council for the development of Lot 3 of plan number 1257105 located at Buchan Avenue, Edmondson Park 2174 at the intersection of Buchan Avenue and Faulkner Way, the site is adjacent to Maxwell Creek to the east and the south west rail link to the south.

It describes the proposed design and architectural response for the site known as Edmondson park Site 5. This proposal has been developed with careful consideration to the objectives and controls defined in SEPP (State Significant Precinct) 2005 Edmondson Park South and Edmondson Park South DCP 2012.

The DA seeks consent for the development of Site 5 into a residential complex, the development proposes:

- 266 units distributed across 4 towers of 8 stories. These towers sit on a 2 level podium. The towers are generally setback by 2 metres from the Podium providing a continuous and harmonic facade. The podium is dedicated to sleeved terrace units with street access.
- The principal communal open space is located on ground level adjacent to the riparian corridor. This communal open space provides secondary access from Buchan Avenue and Faulkner Way.
- This landscaped area integrates the natural character of the riparian corridor and addresses the constraint imposed by the asset protection zone along the first

15 metres of the eastern boundary.

- Secondary open communal spaces are allocated on level 2 at each podium level. These areas provide amenity and are carefully complemented with landscaped and seating areas.
- The access to the towers are located along Faulkner Way with 4 independent lobbies. Each lot has an independent residential driveway access. The waste truck access is provided through the northern driveway. Waste management collection is centralised for all units and located in the middle of the basement adjacent to the turn table.

We confirm that Ramin Jahromi of Cox Architecture directed the design of the enclosed development application, which is represented by drawings A-DA-01-01 TO A-DA-90-02 and that Ramin Jahromi is registered as an architect in accordance with the NSW Architects Act 2003. (ARB 10,000)



Artist impression of Site 5 Edmondson Park

1.1 SEPP 65 Verification Statement

Design Principle 1: Context and Neighbourhood Character

"Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions."

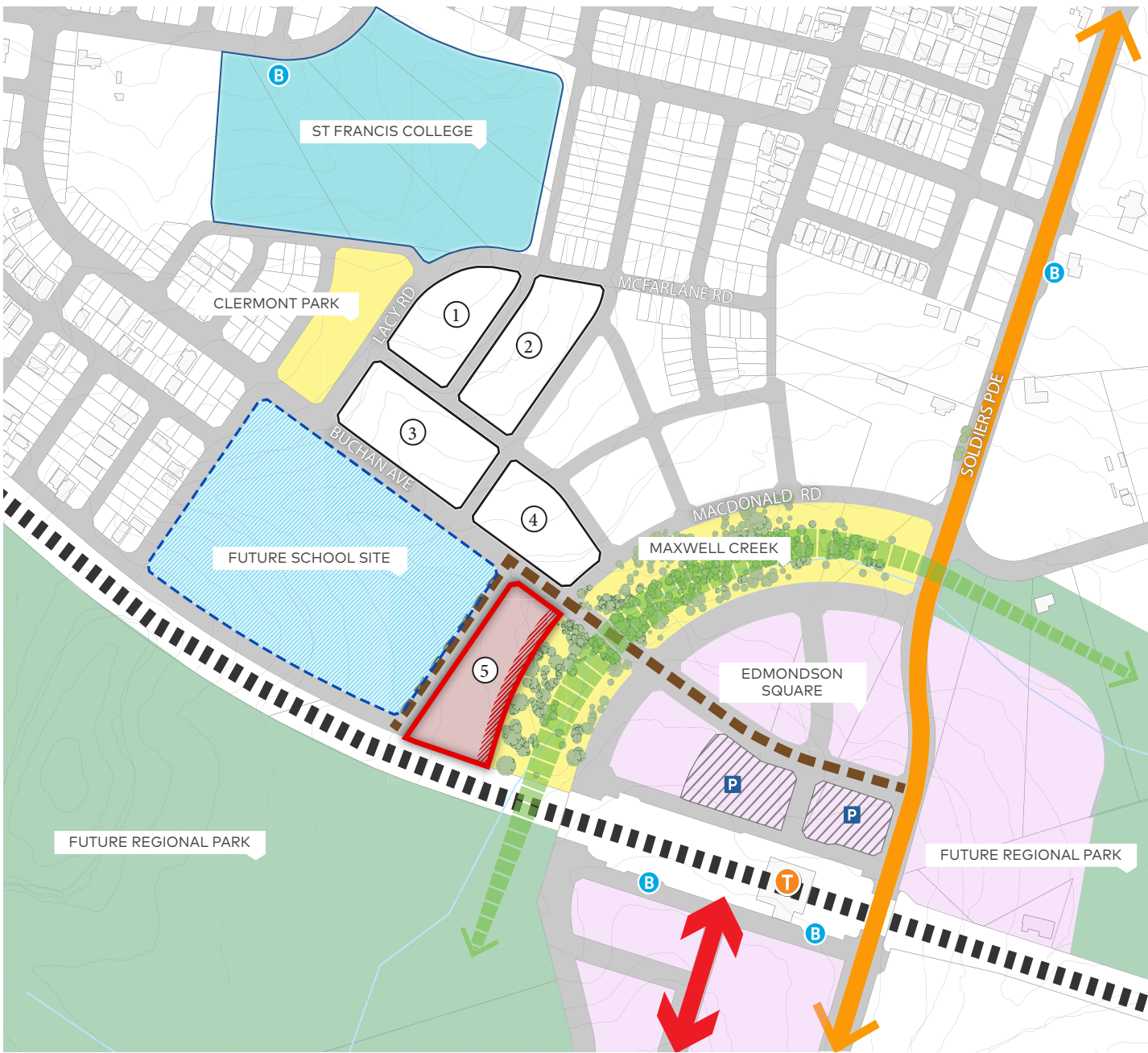
Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change."

The site is located in Sydney's South West in close proximity to the new Edmondson Park town centre, and alongside a future Riparian Corridor. The site is well connected by public transport, Edmondson Park station is 200 metres from the site and the bus interchange is located along Henderson Road. The site benefits from its connection through to the Hume motorway linking the proposed development to the motorway networks.

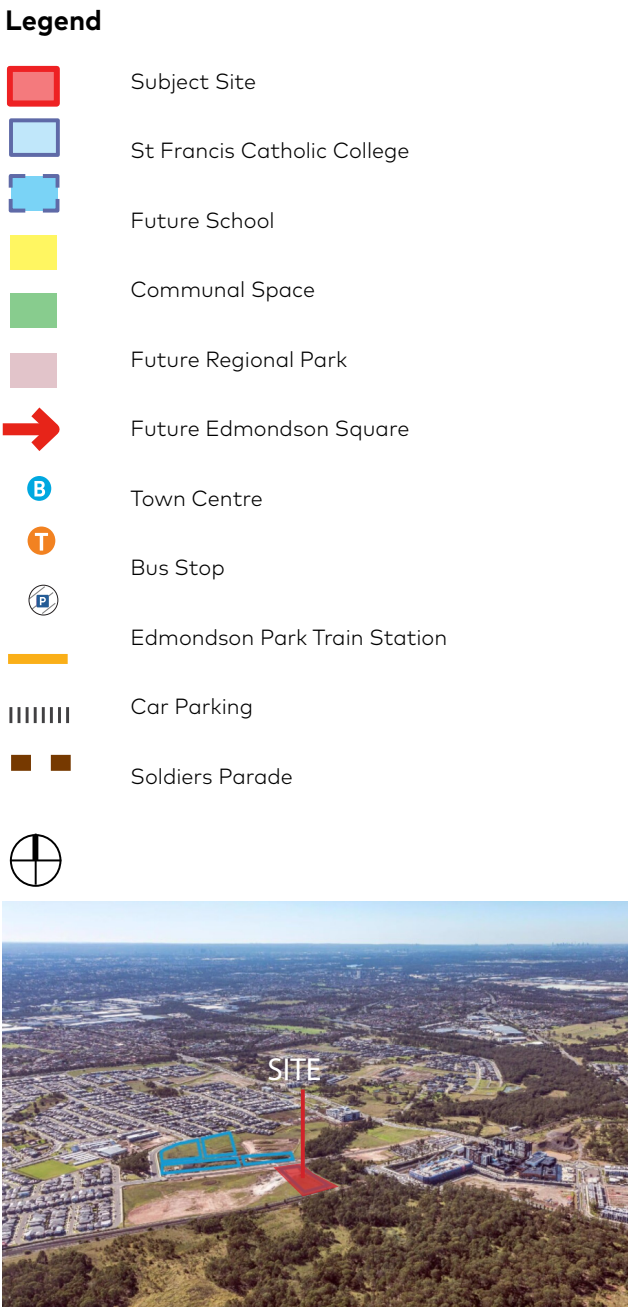
The site benefits from its relationship to the Maxwell Creek Riparian corridor, and views over the rail corridor to the future Regional Park, offering unique opportunities to benefit from the existing ecologies of the Park.

The streets surrounding Site 5 Edmondson Park have a mixture of new multi-residential development, schools and commercial uses.

The principle for this development is to enhance the urban and natural relationship with Maxwell Creek Riparian Corridor, and respect the natural environment. Furthermore, the new development will benefit and utilise the existing connections and services offered by the Edmondson Park employment hub.



Edmondson Park Site 5 Road context and Neighbourhood



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Design Principle 2: Built Form and Scale

"Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook."

The proposed development aims to respond to the its context and to establish a sensible connection to the human experience. The podium is set to be the most prominent element. Retaining the beauty of regularity and consistency, without appearing monotonous.

The podium is designed by repeating a system of sleeved terraces. To create a sense of of individuality gaps are established between the units. To enhance uniqueness, colour and form is introduced. These elements are alternated along the podium using the musical rondo theory of repetition.

The towers are set to be simple and secondary. This is achieved by introducing a 2 metres setback at level 2 and by selecting materials that are restrained that don't take away attention from the crafted podium. Like the musical rondo structure that derives the podium, the building forms above follow a rhythm of solidity and porosity.



Podium elevation

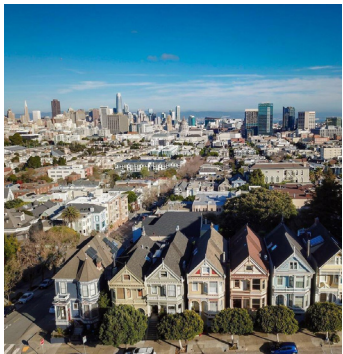
Individuality in Regularity



Repeating system



Establishing gaps between



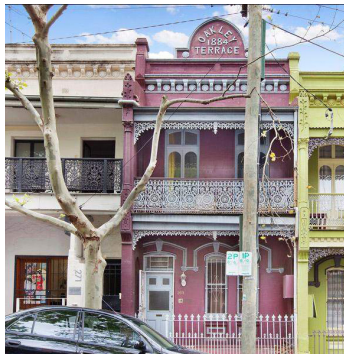
Form and Colour



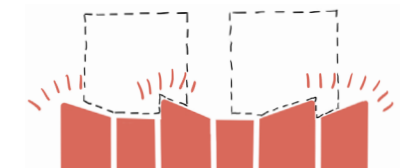
Playing with form



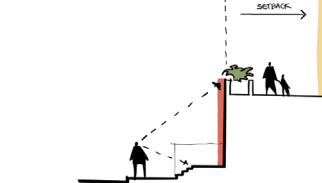
Playing with colour



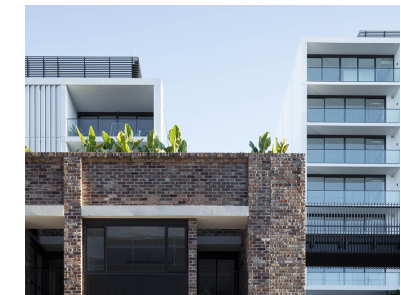
Simple and Secondary



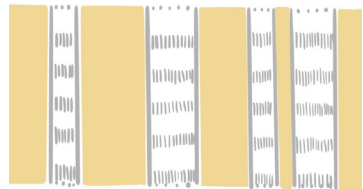
Podium as the hero



Introducing setbacks



Solidity and Porosity



Rhythm of Solidity & Porosity



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Design Principle 3: Density

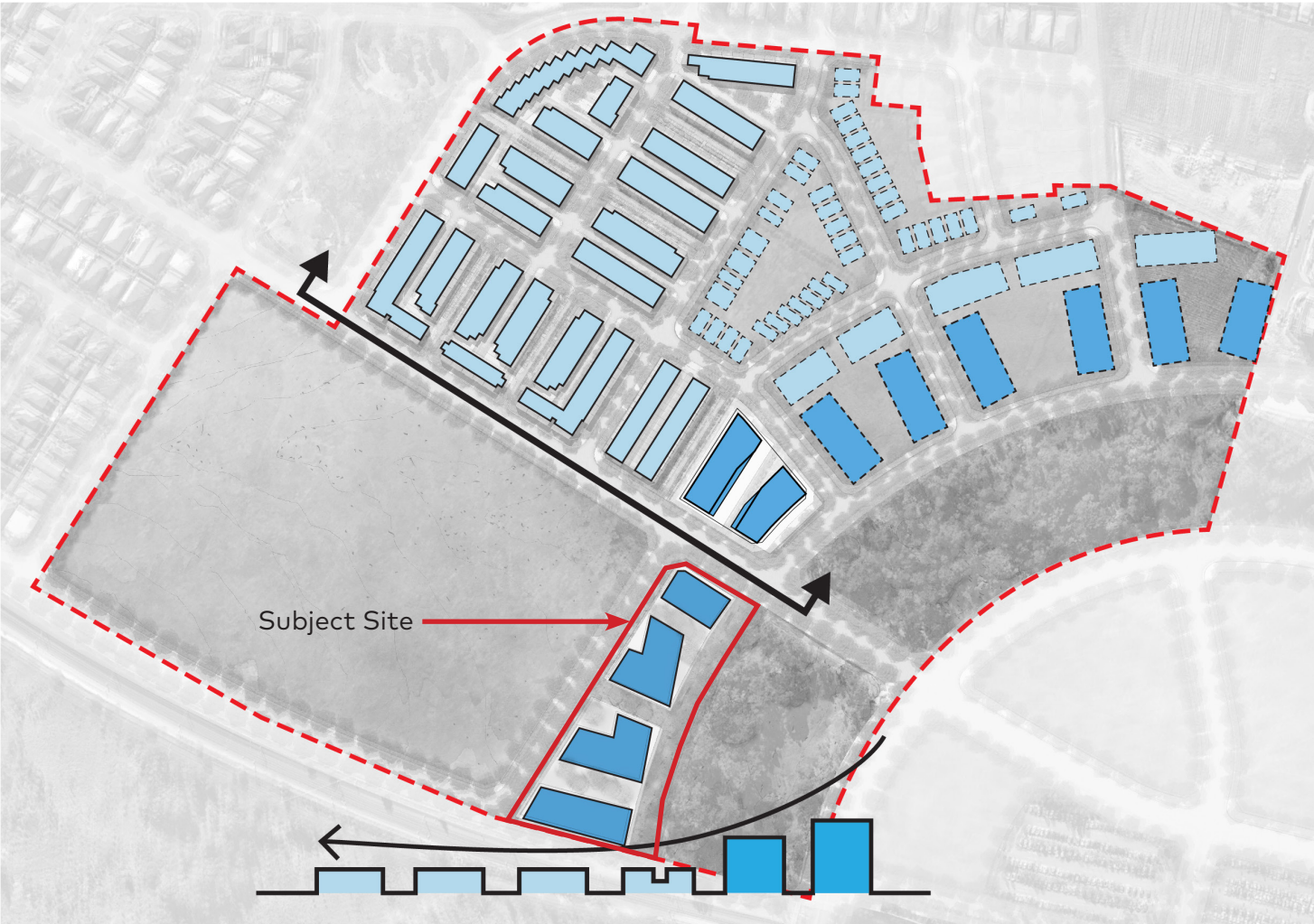
"Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context."

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

The proposed development sits within the residential precinct to the north of Edmondson Park rail station. This precinct has dwelling cap of 605 dwellings.

We have proposed for the density and height to be distributed from a lower height and density to the north and higher density to the south. This ensures that the lots with the higher density sit closer to the Maxwell Creek riparian corridor and Edmondson Park rail station.

The proposed apartment plates range from 578sqm to 1,006sqm in GFA which result in floor plates that have a range between 6-10 units per plate. These are well below the 12 unit maximum allowed in the ADG.



Density - Height Diagram



Proposed Floor Plates

Proposed GFA			
Building A (Typical)	578m²	Building C (Typical)	1,006m²
Building B (Typical)	987m²	Building D (Typical)	994m²

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Design Principle 4: Sustainability

"Good design combines positive environmental, social and economic outcomes.

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

We have used solar access computational design software to calculate the solar access to all units as per the design guidelines of the ADG.

The proposed design achieves site wide compliance of solar access to residential units, as per the summary table below.

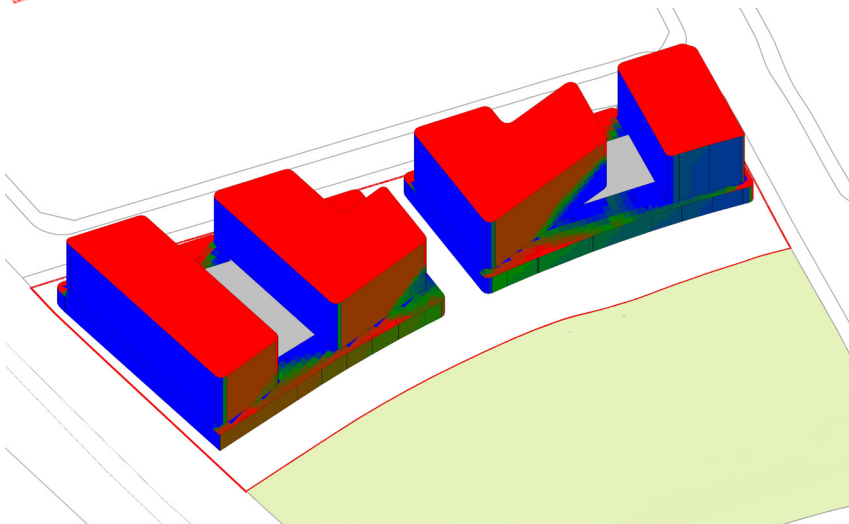
The proposal also exceeds the minimum requirment of cross ventilated units across the site as per the table below.

	2Hours (min 70%)		No Sun (Max 15%)	
Site Wide	216/ 266	81%	25/ 266	9%

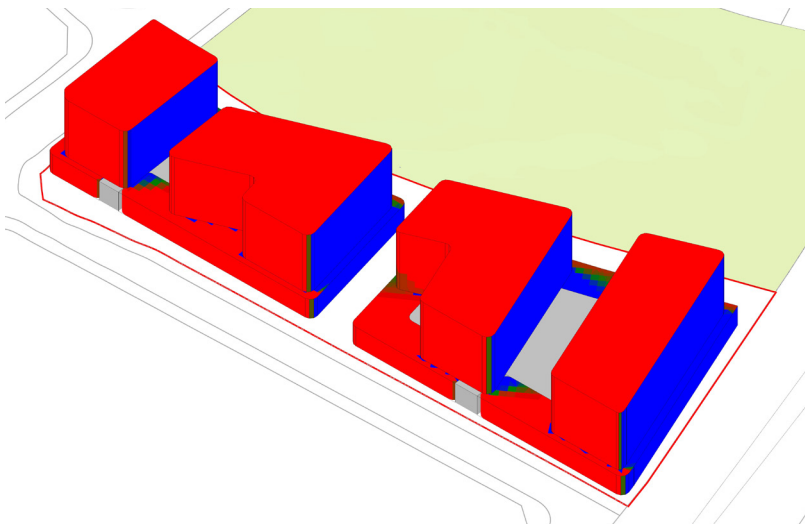
Sun access summary table

	Cross-ventilation (Min 60%)	
Site Wide	188/ 266	71%

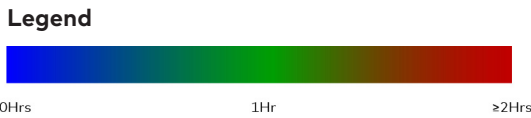
Cross ventilation summary table



Solar access on south east facade.



Solar access on south west facade



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Design Principle 5: Landscape

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

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

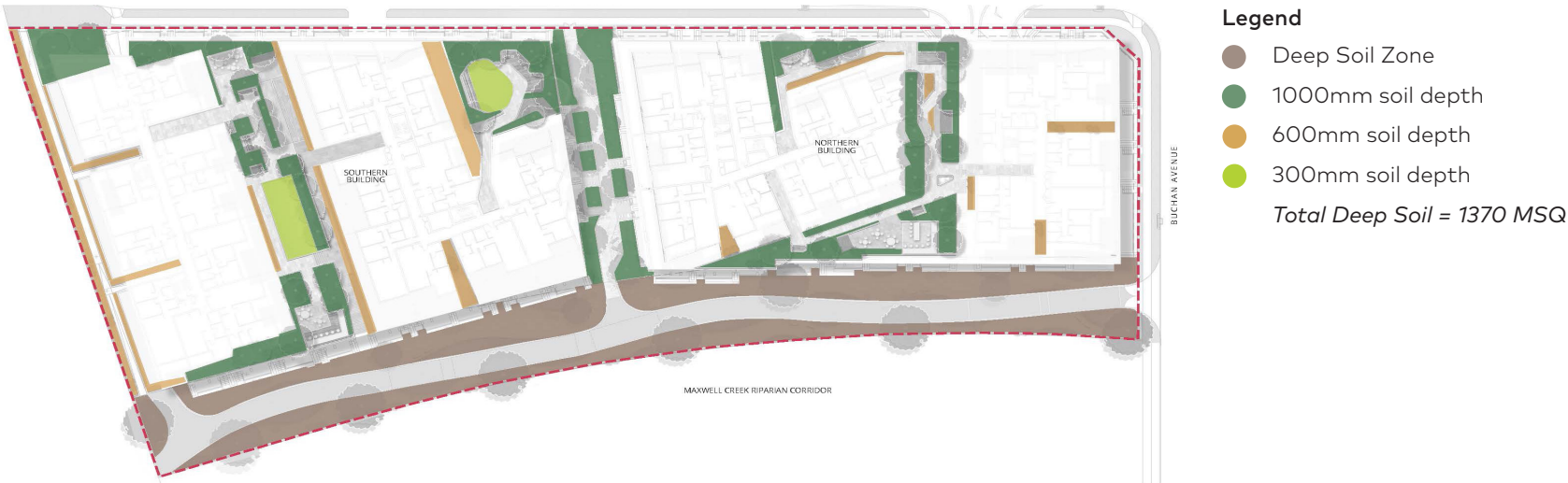
Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management."

Celebrating landscape is a key element for this development. The aim is to provide a bushland setting to connect the residents and neighbours with nature. Supporting biophilic relationships has been shown to improve productivity, stress and have a restorative effect.

The key green spaces include:

Asset Protection Zone Landscape

The principal communal open space is located between the proposed development and the Maxwell Creek riparian corridor. This area is 15m wide and provides a generous sunlit communal space for all residents.



Landscape Deep soil plan. (Arcadia)

Cumberland Plain Woodland:
Shale Plains Woodland



Existing endangered ecology systems near site. (Arcadia)

Sydney Coastal River-Flat Eucalypt
Forest: Alluvial Woodland



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Design Principle 5: Landscape

Garden Walk

The site has been divided into 2 distinct lots. The garden walk is a landscaped spine that divides both lots in the centre which provide residents with a private pedestrian link between the future road to the west and the maxwell creek riparian corridor to the east.

Podium Communal Landscape

In addition to the principal open space at the ground level, the proposal also provides passive recreational landscaped gardens on the level 2 podium. These areas have a variety of uses that ensure the podium is conceived as a heavily landscaped offer. These gardens also provide visual amenity to the residents facing the podium gardens.

Podium Edge Planting

In areas where communal open cannot be placed to due to width restrictions, we have proposed extensive podium planting to ensure that the proposal has a consistent green edge to the entire perimeter of its podiums.

For more information please refer to the landscape report prepared by Arcadia.



Ground Level Garden Walk plan. (Arcadia)



Ground Level Garden Walk section. (Arcadia)



Ground Level APZ section. (Arcadia)

Legend

- 1. Internal access road 4.0m wide - APZ Zone
- 2. Paved garden walkway out to Faulkner Way
- 3. Private garden terraces (ground level)
- 4. Breakout zones with seating
- 5. Podium Level 2 communal open space
- 6. APZ Landscape
- 7. Raised Planter

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Design Principle 6: Amenity

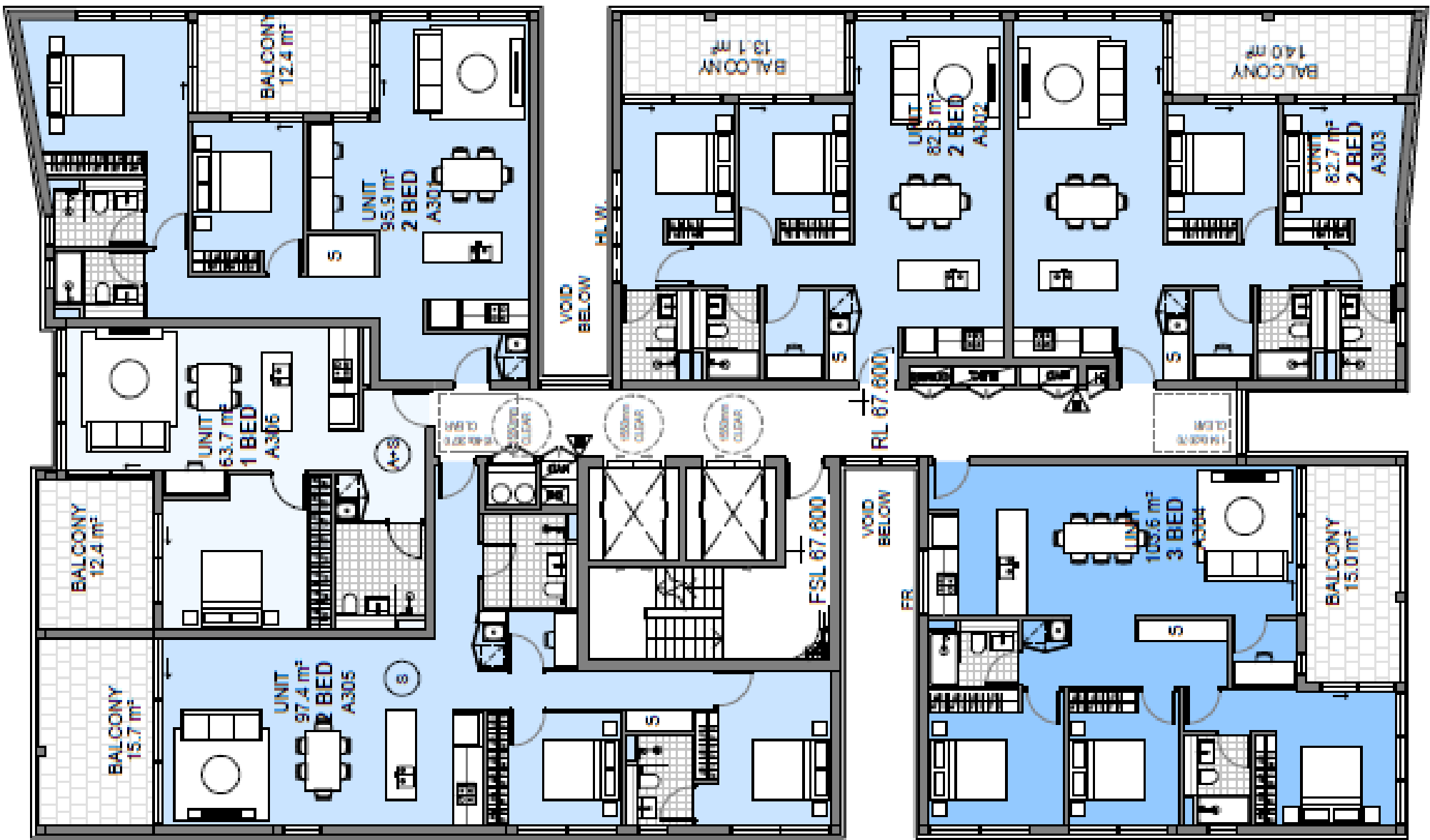
"Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being."

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

The project consists of 266 apartments. There are 37 1-Bedroom apartments (14%), 154 2-Bedroom apartments (58%), 65 3-Bedroom Apartments (24%), 9 4-Bedroom apartments (3%) and 1 5-Bedroom Apartments (0.5%).

27 of the apartments are adaptable and comply to the requirements under AS 4299.

The proposed apartments across the development provide future residents with a broad array of living options. Each individual floor plate has been shown here for clarity.



Building A Plan

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Design Principle 6: Amenity



Building B Plan

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Design Principle 6: Amenity

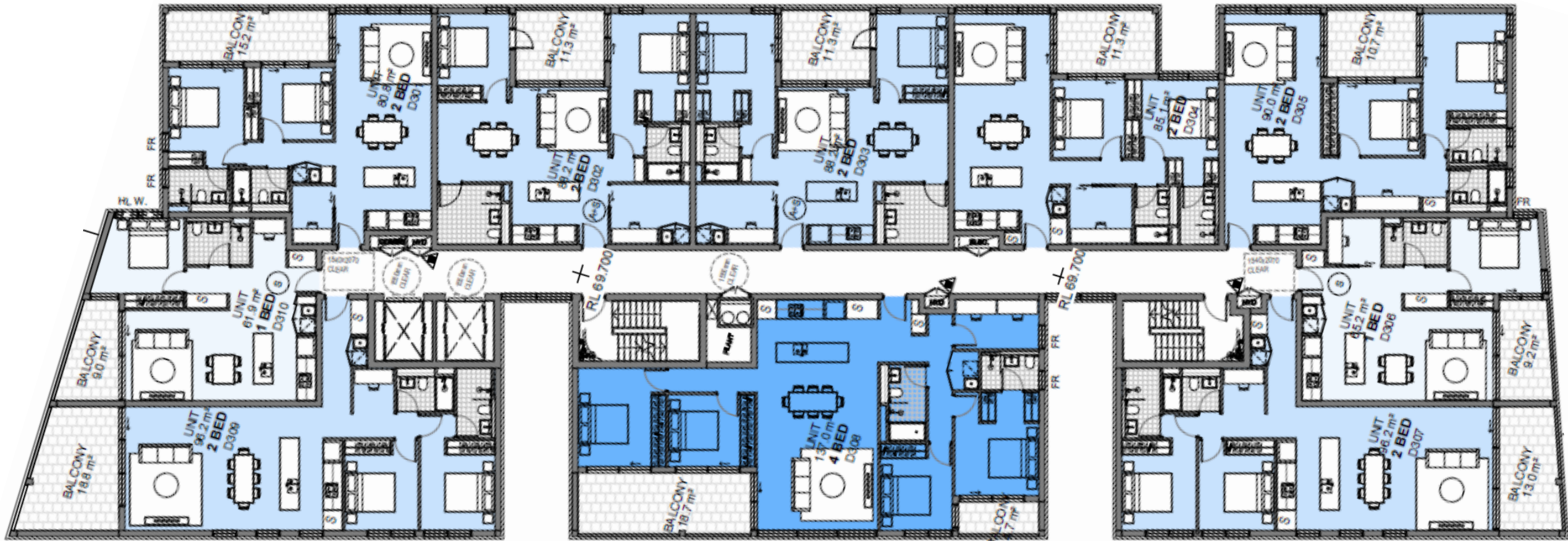


Building C Plan



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Design Principle 6: Amenity



Building D Plan



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Design Principle 7: Safety

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

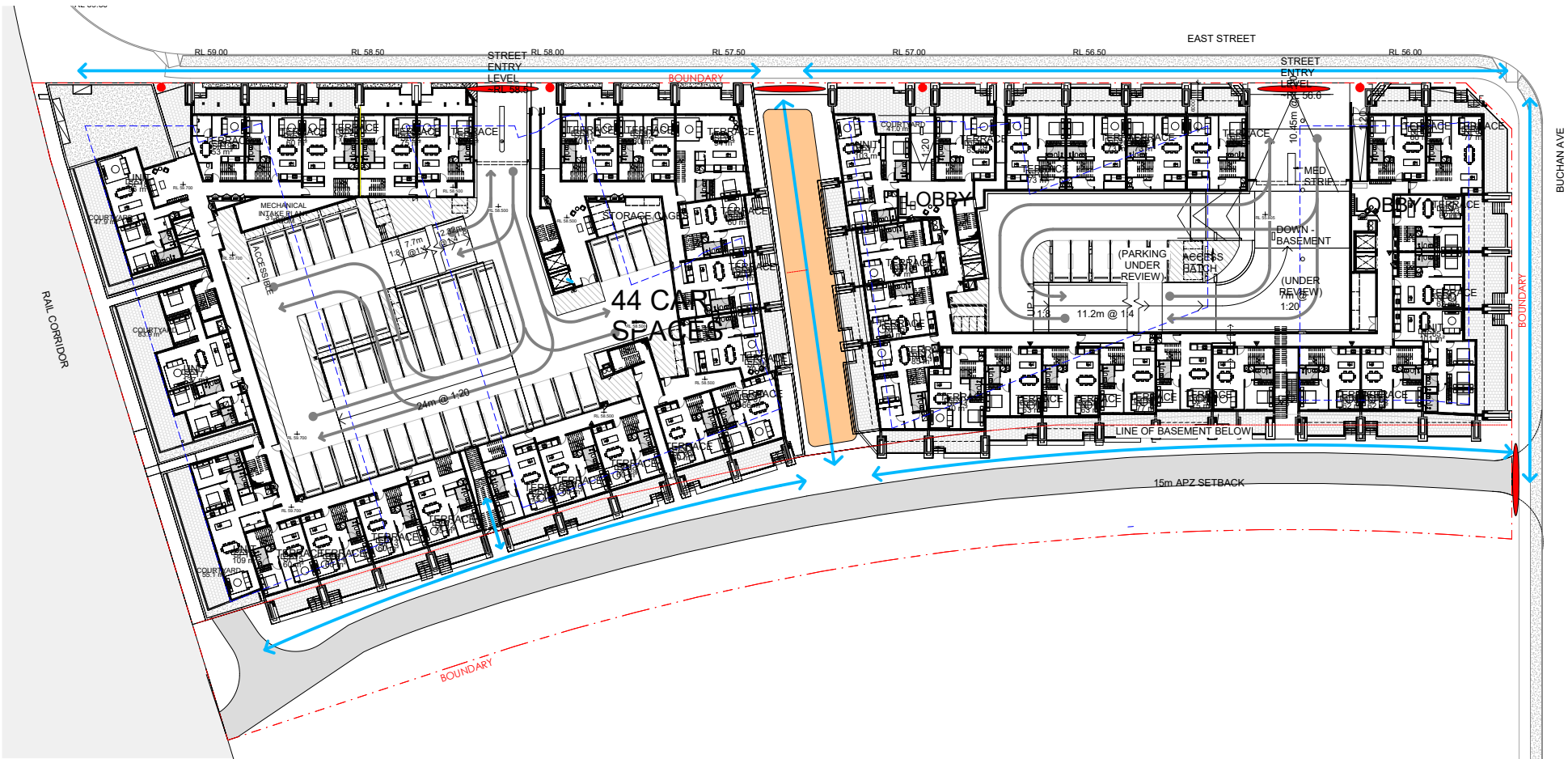
A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose."

The design proposes the following security measures to restrict and control communal access in and around the proposed development:

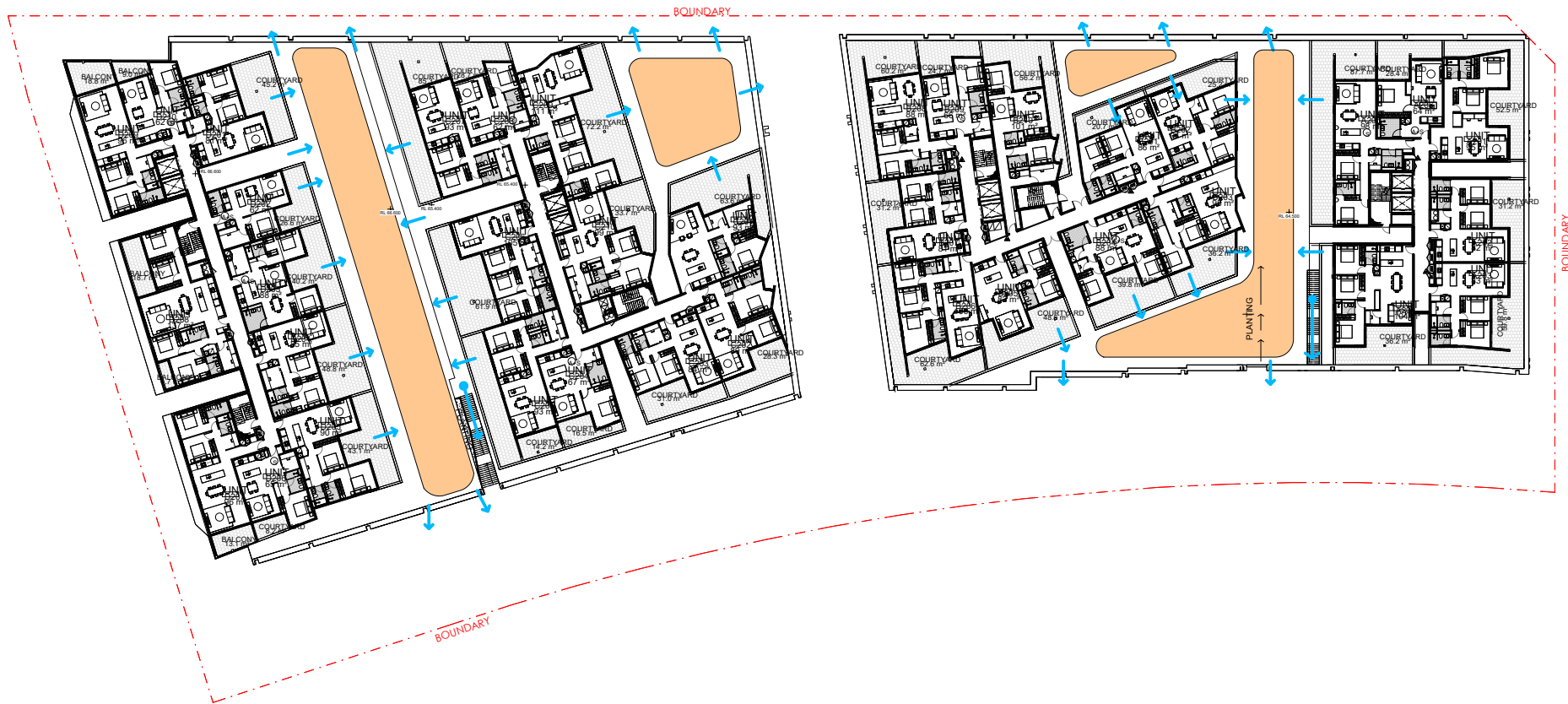
- Residential entry points and circulation areas are clearly identified and secure.
- The ground floor terraces all have street access which ensure that the entire perimeter of the site has a high degree of passive surveillance.
- The communal open space allows passive surveillance from the terrace apartments. Access is controlled via swipe cards and intercoms at entry points from the public domain.
- High-quality architectural lighting proposed throughout the development will assist in securing the area at night.

Legend

- Open communal space
- ➡ Visual connection
- ➡ Vehicular Access
- Gate / lobby secure access



Ground Floor Plan



Podium Floor Plan

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Design Principle 8: Housing Diversity and Social Interaction

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

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.

Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents."

This residential development takes into consideration the various demographics that benefit from the services, activities and transport connectivity provided at Maquarie Park. It is expected that young professionals, young families with children, students and downsizers will be living in the proposed residential building.

The proposed communal open spaces vary from the active principal communal open space in the asset protection zone in the ground floor and the passive recreation zones located on the podium level. All these spaces achieve ample sunlight access in midwinter.

	Communal Open Space
Site Area	12,450 m ²
Communal Area	4,450 m ²
Percentage	36% (25% min req)



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Design Principle 9: Aesthetics

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

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

The proposal is broken up into 2 distinct horizontal elements that contain a different architectural material response. These are the terrace podium and the architectural apartment buildings which sit above the terraces.

Podium terraces

The podium terraces have been detailed with brickwork, the colour of the brickwork changes as per the rondo colour pattern which give the terraces a unique identity and avoids the built form looking repetitive.

The terraces have been further articulated with off-from concrete elements to balance the extensive brickwork. Dark metal palisade balustrades are also used to add another layer of texture to the facade.

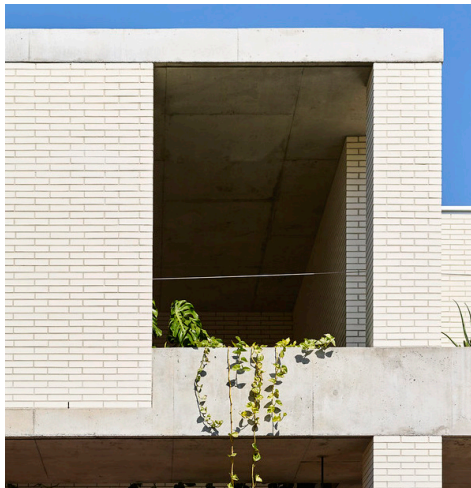
Apartment Buildings

The apartment buildings are setback from the podium terraces by 2 metres. This allows the apartment forms to be subservient to the dominant podium form.

The materials chosen for the apartment buildings include off-from concrete for the expressed slabs, textured fibre cement cladding and concrete breezeblocks to various balconies. The pop-up roof elements are also proposed to be off-form concrete.



Concrete rooftop pop-outs



Concrete and white brick



Full height strip windows



Sculpted brick forms



Expressed concrete slabs



Metal palisades



White brick and expressed slabs



Brick screen



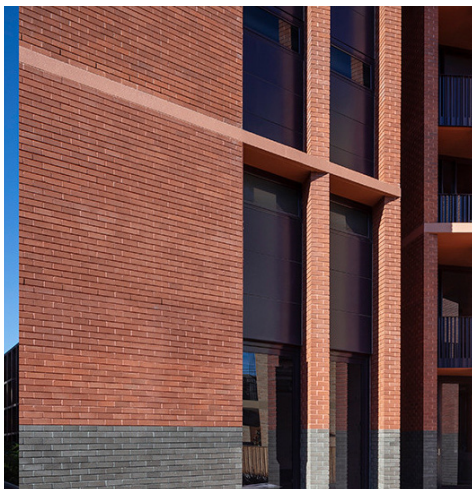
Concrete columns



Splayed brick parapet



Concrete and inset brickwork



Brick datum line

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Design Principle 9: Aesthetics



View of the proposal from the south towards the future road

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Design Principle 9: Aesthetics



View of the proposal from the corner of Buchan Avenue and the Future Road looking south

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Design Principle 9: Aesthetics



View of the proposal from Maxwell Creek riparian corridor

