

Buchan Ave, Edmondson Park NSW 2174  
- DA1090/2022 – PPSWC-297



# About Urban Property Group (UPG) (Applicant/Developer)

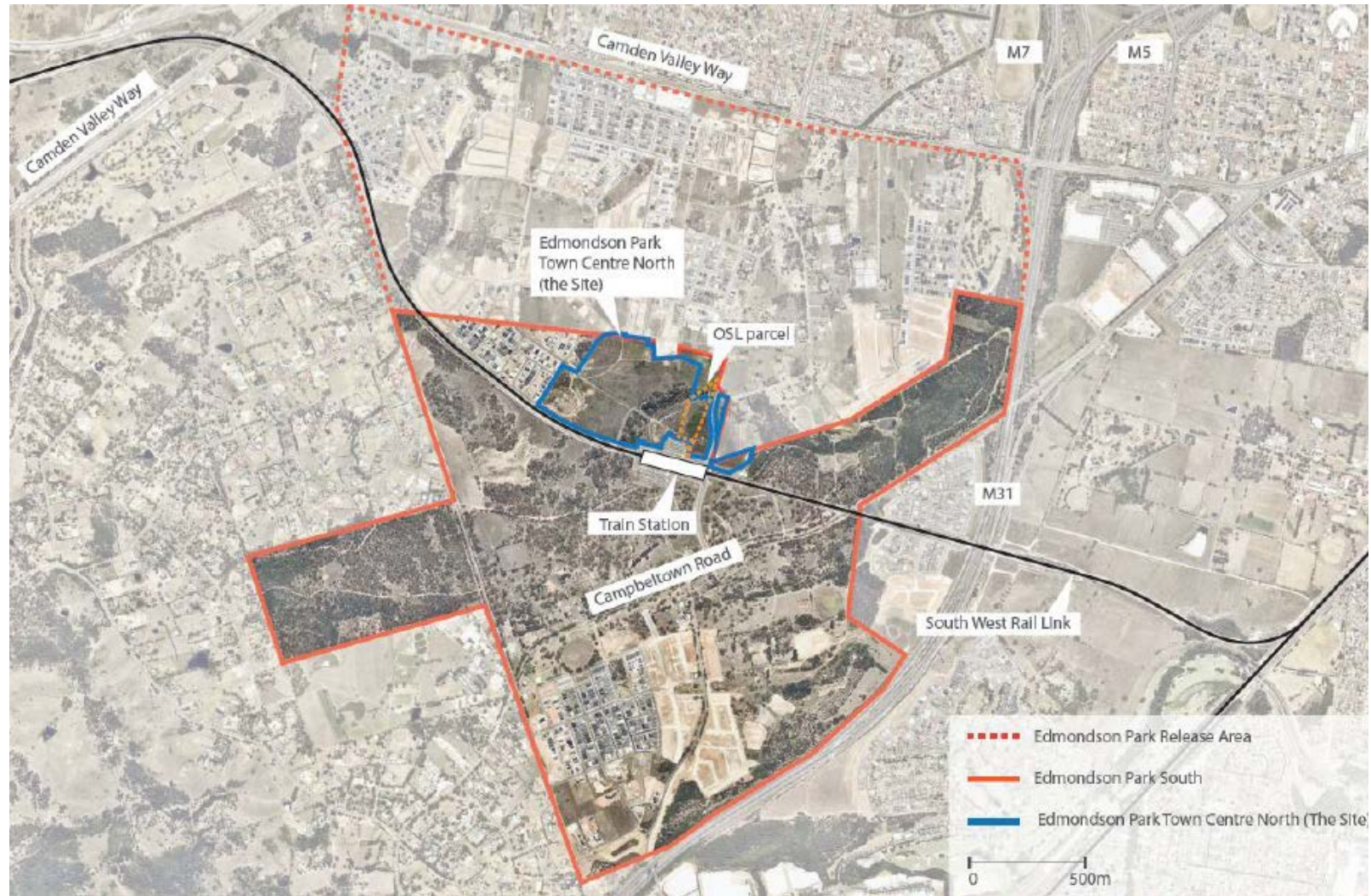
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Urban Property Group is a leading-edge iCIRT accredited property development & construction company. Sydney born, bred and built, we've spent 35 years developing and building quality homes, enduring communities and successful commercial spaces. Urban Property Group has secured 5 sites in Edmondson Park from Landcom with a vision to deliver over 600 quality dwellings close by to amenities in an emerging precinct.





# Edmondson Park North Plan



# Planning Framework

## **Edmondson Park South Concept Plan**

- Concept Plans Drawings (including dwelling density)
- Public Domain Plan
- Conditions of the Concept Plan
- Statement of Commitments
- Design Guideline

## **State Environmental Planning Policy (Precincts – Western Parkland City) 2021**

- Zoning
- Maximum building height
- No FSR
- Minimum Lot size
- Miscellaneous Provisions
- Design Guideline (*MOD 5 turns off the Liverpool DCP*)

## **Concept Plan Amendment (Mod 5)**

- *Applies to the Landcom Town Centre North area of Edmondson Park which encompasses the site:*
- *Amends building height, density controls, and replaces DCP with Design Guideline*
- *Amendments commitments*

## **Concurrent SEPP Amendments**

- *Amendment to FSR across Edmondson Park North (not applicable to the site)*
- *Amendments to Height of Building*
- *Turn off DCP and replace with Design Guideline (for Edmondson Park North)*

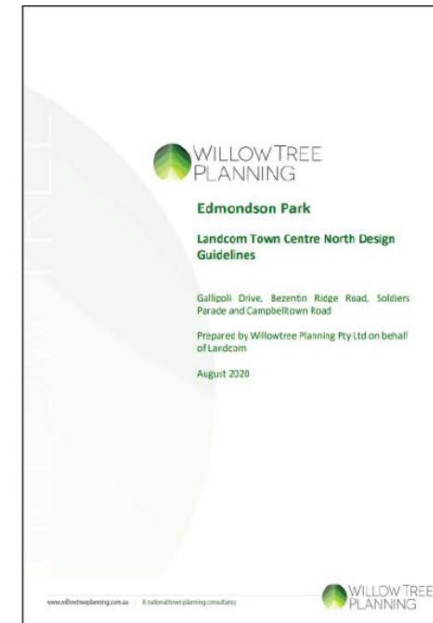
*Concept Plan is a Transitional Part 3A Project under Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017*

# Landcom Town Centre North Design Guidelines

To guide development of land within the town centre and adjoining residential precinct.

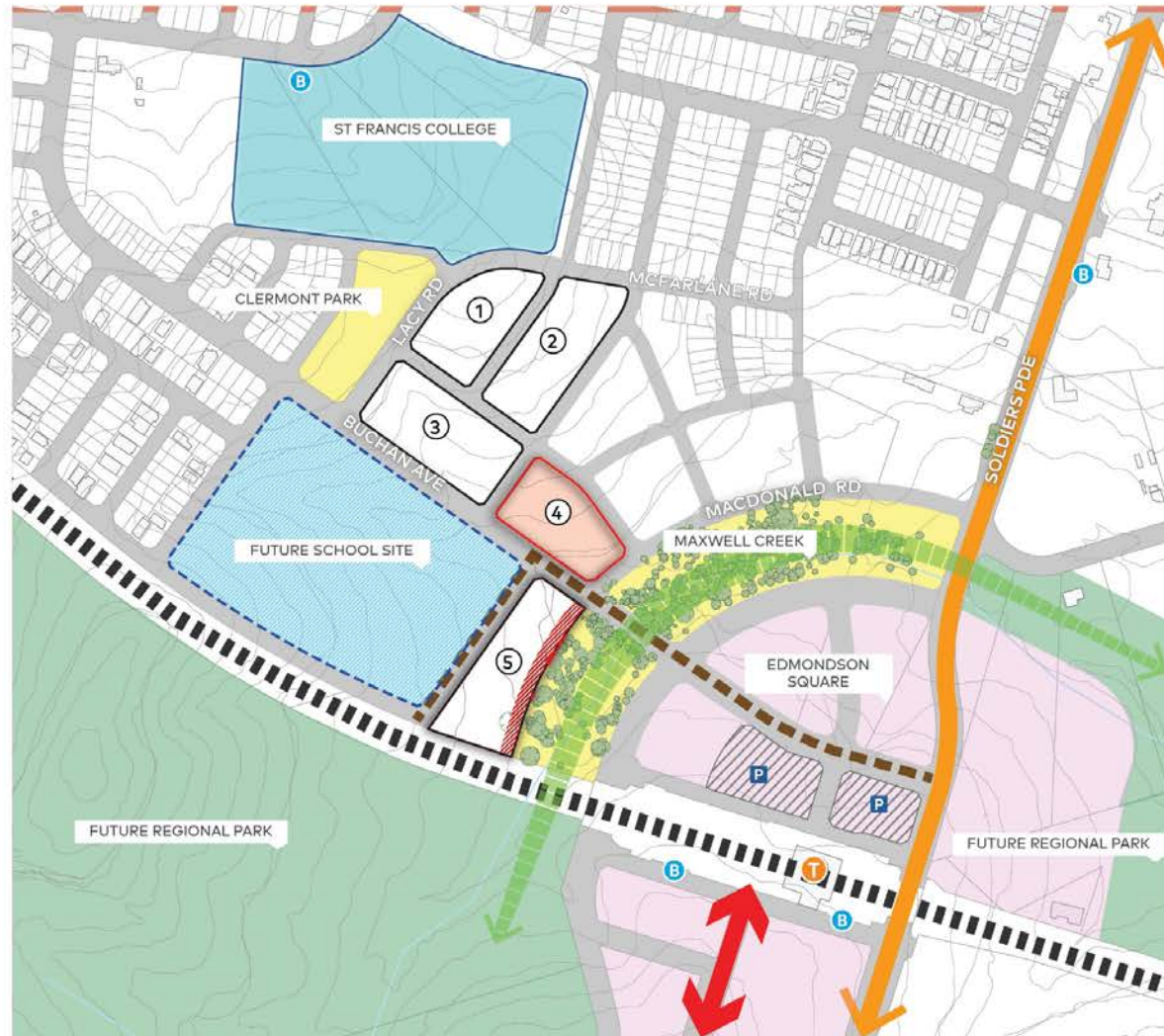
## Structure

- **Introduction:** outline the intent and application of the Design Guidelines
- **Vision and Principles:** identify the overall outcomes for the site
- **Key Elements and Urban Structure:** provide the preferred layout of development on the site
- **Performance Criteria and Guidelines:** Performance criteria are consistent with and provide further detail on the vision and principles.
- **Alternate design solutions:** Should development not adopt a design solution, it may propose an alternative design solution. This alternative solution will be assessed against the relevant performance criteria.





# Context



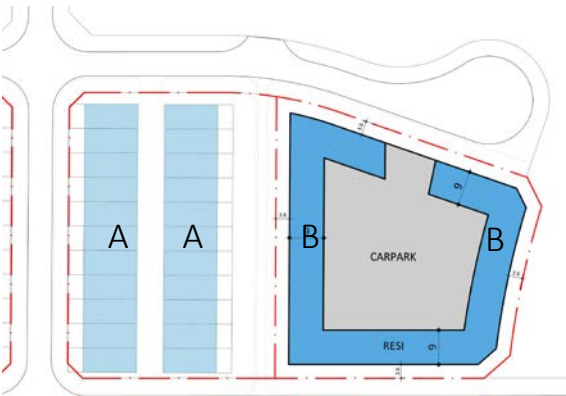
- Subject Site
- St Francis Catholic College
- Future School
- Communal Space
- Future Regional Park
- Future Edmondson Square
- ➔ Town Centre
- B Bus Stop
- T Edmondson Park Train Station
- P Car Parking
- Soldiers Parade
- ||||| Rail Corridor
- - - Connection to Buchan Ave



# Masterplan



Site 4 total unit 161



Ground floor

- A) Town houses 30
- B) Sleeve Terraces 24



- Podium floor plan
- C) Tower a = 59
- D) Tower b = 48

RESIDENTIAL TOWER	Units
Total site area	5390
Podium	24
Tower C	59
Tower D	48
Townhouses	30
TOTAL NUMBERS OF DWELLINGS	161
Parking provided	183



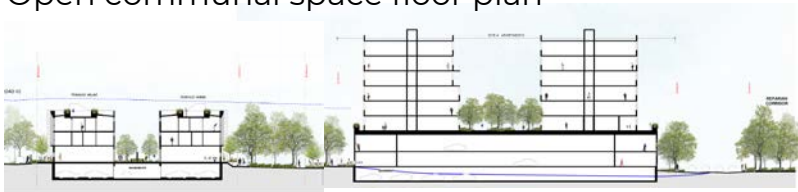
# Green open space



Total site area 5390m Total communal open space 1802m



Open communal space floor plan

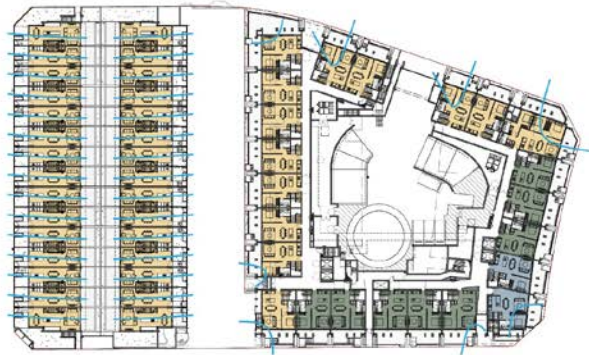


Section

Open communal space	
Total site area	5390
Ground floor communal open space	905
Podium open communal space	897
Total open communal space	1802
Deep soil	386m2 7%



# ADG Compliance

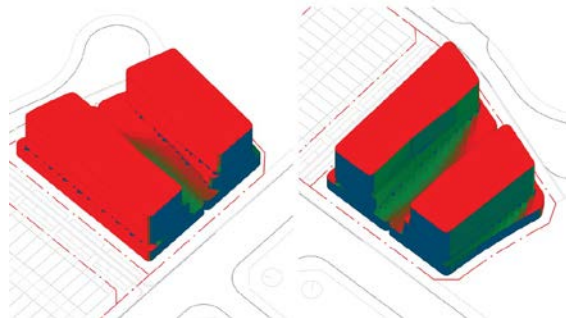
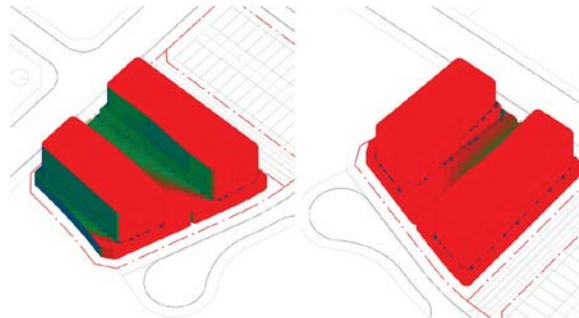


GROUND FLOOR PLAN



Level 6 FLOOR PLAN

RESIDENTIAL TOWER	Units	%
MIN 2 HOURS OF DIRECT SUN	96	73
TOTAL NUMBERS OF UNIT	131	
CROSS VENTILATION		
UNITS ACHIEVING CROSS VENTILATION	88	67
TOTAL NUMBERS OF UNIT	131	
UNITS WITH NO SUNLIGHT		
TOTAL UNITS WITH NO SUNLIGHT	8	6



## Legend



0Hrs

1Hr

> 2Hrs



Min 2 hours  
solar



Between 0 and  
2 hours of  
solar



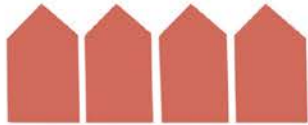
No direct  
light

# Built form and scale

Individuality in Regularity



Repeating system



Establishing gaps between



Form and Colour



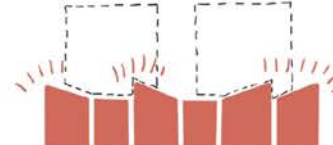
Playing with form



Playing with colour



Simple and Secondary



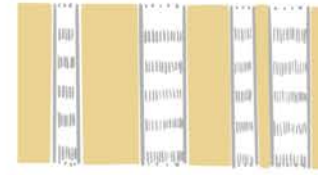
Podium as the hero



Introducing setbacks



Solidity and Porosity



Rhythm of Solidity & Porosity





# Tower built form and scale



# Ground floor and yield table



RESIDENTIAL TOWER	Units	%
1 BEDROOM	39	30
2 BEDROOM	68	52
3 BEDROOM	24	18
TOTAL TOWER	131	100
TOWNHOUSES	30	
SITE WIDE	161	



URBAN PROPERTY C O X Ethos Urban



# Tower Material Palette



Horizontal splay



Concrete and white brick



Full height strip windows



Sculpted brick forms



Expressed concrete slabs



Metal palisades



White brick and expressed slabs



Textured fibre cement



Concrete columns



Splayed brick parapet



Concrete and inset brickwork



Brick datum line



# Townhouses built form and scale

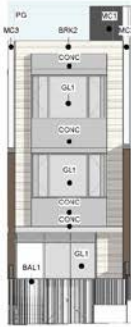


1 ELEVATION E (Section through Basement)  
SCALE 1 : 200



2 ELEVATION W (Section through Basement)  
SCALE 1 : 200

# Townhouses built form and scale



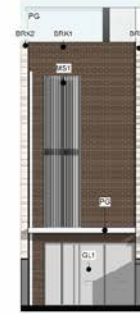
1 FAÇADE TYPE 1 FRONT  
SCALE 1:100



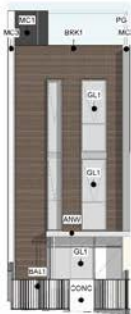
2 FAÇADE TYPE 1 REAR  
SCALE 1:100



3 FAÇADE TYPE 2 FRONT  
SCALE 1:100



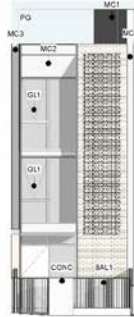
4 FAÇADE TYPE 2 REAR  
SCALE 1:100



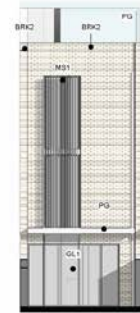
5 FAÇADE TYPE 3 FRONT  
SCALE 1:100



6 FAÇADE TYPE 3 REAR  
SCALE 1:100



7 FAÇADE TYPE 4 FRONT  
SCALE 1:100

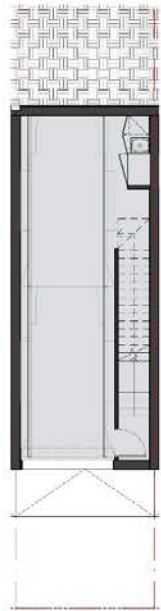


8 FAÇADE TYPE 4 REAR  
SCALE 1:100

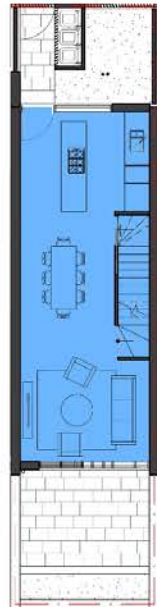




# Townhouse floorplans



1 BASEMENT  
SCALE 1:100



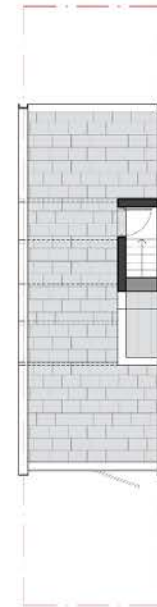
2 GROUND  
SCALE 1:100



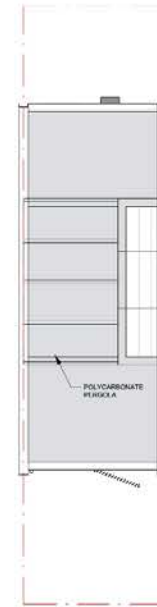
3 LEVEL 1  
SCALE 1:100



4 LEVEL 2  
SCALE 1:100



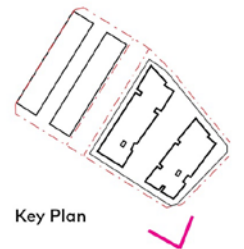
5 ROOF TERRACE  
SCALE 1:100



6 ROOF  
SCALE 1:100



# Artist impression





# Key Considerations

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## **Concept Plan Addresses key issues**

Concept Plan and Commitments address key site issues including biodiversity certification

Approach to Landcom Town Centre North is similar to Edmondson Park South

## **Timing of MOD 5 Concept Plan - MP10\_0118**

Advised by Council that timing is imminent and linked to finalisation of VPA

Proposal is consistent with the concept plan under part 3A Transitional provisions of *Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017*

## **Infrastructure**

Delivery of infrastructure including roads and services by Landcom under DAs – proposal is consistent with these approvals

## **Housing Delivery**

Site is zoned, earthworks, roads, services and infrastructure and adjacent to Edmondson Park rail – primed for delivery