



WILLOW TREE
PLANNING

Edmondson Park

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers
Parade and Campbelltown Road

Prepared by Willowtree Planning Pty Ltd on behalf
of Landcom

August 2020



Environmental Assessment

Modification 5 to Edmondson Park South Concept Plan 10_0118 and SEPP Amendment
Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

Document Control Table

Document Reference:	Ref: WTJ18-012		
Date	Version	Author	Checked By
20 August 2020	Final Design Guidelines	E. Doumanis	C. Wilson

© 2020 Willowtree Planning Pty Ltd

This document contains material protected under copyright and intellectual property laws and is to be used only by and for the intended client. Any unauthorised reprint or use of this material beyond the purpose for which it was created is prohibited. No part of this work may be copied, reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system without express written permission from Willowtree Planning Pty Ltd.

Environmental Assessment

Modification 5 to Edmondson Park South Concept Plan 10_0118 and SEPP Amendment
Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

TABLE OF CONTENTS

PART 1	INTRODUCTION	1
1.1	NAME OF THIS DOCUMENT	1
1.2	PURPOSE OF THE DESIGN GUIDELINES	1
1.3	LAND TO WHICH THE DESIGN GUIDELINES APPLY	1
1.4	STRUCTURE OF THE DESIGN GUIDELINES	3
1.5	APPLICATION OF THE DESIGN GUIDELINES	3
1.6	RELATIONSHIP TO OTHER PLANNING DOCUMENTS	3
1.7	FIGURES.....	4
1.8	TERMS AND ACRONYMS	4
PART 2	VISION AND PRINCIPLE.....	7
2.1	VISION	7
2.2	PRINCIPLES.....	7
2.3	PRECINCTS AND SITES	9
PART 3	KEY ELEMENTS AND URBAN STRUCTURE	10
PART 4	TOWN CENTRE BUILT FORM GUIDELINES	15
4.1	Building, Siting, Scale and Mass.....	15
4.2	Building Design	16
4.3	Open Space	22
4.4	Vehicle Parking, Access and Manoeuvring	24
4.5	Street Hierarchy, Setbacks and Fencing	25
4.6	Residential Amenity	31
4.7	Signage	31
PART 5	RESIDENTIAL PRECINCT BUILT FORM GUIDELINES	32
5.1	General.....	32
5.2	Walk-Up Apartment Typology	32
5.3	Attached Terrace Typology	36
5.4	Zero Lot Terrace Typology	39
5.5	Cottage Typology	41
5.6	Residential Flat Building Typology.....	43
5.7	Integrated Residential Flat Building and Strata Terrace Typology.....	46
5.8	Mixed Use Apartment Building Typology.....	50
5.9	Studio Dwelling Typology	52

FIGURES

Figure 1a: Land to which the Design Guidelines Apply.....	1
Figure 1b: Precinct 3 (Part of Lot 20 DP1238608) which Section 5.9 Studio Dwelling Typologies also applies.....	2
Figure 2: Landcom Town Centre North Precincts.....	2
Figure 3: Urban Structure.....	14
Figure 4: Station Precinct Gross Floor Area Allocated by Quadrant.....	15
Figure 5: Facades.....	20
Figure 6: Distribution of Non-Residential Floor Space.....	21
Figure 7: Human-Scale Streets – Non-Residential Ground Floor.....	21
Figure 8: Human-Scale Streets – Ground Floor.....	22
Figure 9: Street Hierarchy.....	29
Figure 10: Setbacks.....	30
Figure 11: Typical Walk-Up Apartment Typology.....	35
Figure 12: Typical 6.7 x 30m Attached Terrace Typology.....	37

Environmental Assessment

Modification 5 to Edmondson Park South Concept Plan 10_0118 and SEPP Amendment
Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

<i>Figure 13: Attached Typical 6 x 34m Terrace Typology.....</i>	<i>39</i>
<i>Figure 14: Typical 7.5 x 30m Zero Lot Terrace Typology.....</i>	<i>41</i>
<i>Figure 15: Typical 10 x 30m Cottage Typology.....</i>	<i>43</i>
<i>Figure 16: Typical Residential Flat Building Typology.....</i>	<i>46</i>
<i>Figure 17: Typical Integrated Residential Flat Building and Strata Terrace Typology.....</i>	<i>49</i>
<i>Figure 18: Mixed Use Apartment Building Typology.....</i>	<i>52</i>
<i>Figure 19: Typical Studio Dwelling Typology with One Parking for Terrace and One Parking for Studio.....</i>	<i>54</i>
<i>Figure 20: Typical Studio Dwelling Typology with Two Parking for Terrace Only.....</i>	<i>55</i>

TABLES

<i>Table 1 Key Elements.....</i>	<i>10</i>
<i>Table 2 Car Parking Rates.....</i>	<i>25</i>
<i>Table 3 Table 3 Other Parking Rates.....</i>	<i>25</i>
<i>Table 4 Streetscape and Public Domain Landscaping.....</i>	<i>28</i>
<i>Table 5 Setbacks and Fencing.....</i>	<i>30</i>
<i>Table 6 Walk-Up Apartment Characteristics.....</i>	<i>33</i>
<i>Table 7 Attached Terrace Characteristics (6.7 x 30m).....</i>	<i>36</i>
<i>Table 8 Attached Terrace Characteristics (6 x 34m).....</i>	<i>38</i>
<i>Table 9 Zero Lot Terrace Characteristics (7.5 x 30m).....</i>	<i>40</i>
<i>Table 10 Cottage Characteristics (10 x 30m).....</i>	<i>42</i>
<i>Table 11 Residential Flat Building Characteristics.....</i>	<i>44</i>
<i>Table 12 Integrated Residential Flat Building and Strata Terrace Characteristics.....</i>	<i>47</i>
<i>Table 13 Mixed Use Apartment Building Characteristics.....</i>	<i>50</i>
<i>Table 14 Studio Dwelling Characteristics.....</i>	<i>53</i>

PART 1 INTRODUCTION

1.1 NAME OF THIS DOCUMENT

This document is called the *Edmondson Park: Landcom Town Centre North Design Guidelines* (the Design Guidelines).

1.2 PURPOSE OF THE DESIGN GUIDELINES

The purpose of the Design Guidelines is to guide development of land within the Landcom Town Centre North, within the context of the Edmondson Park South Concept Plan.

1.3 LAND TO WHICH THE DESIGN GUIDELINES APPLY

The Design Guidelines apply to development on land known as the Landcom Town Centre North at Edmondson Park (the site) as shown at **Figure 1a – Land to which the Design Guidelines Apply**. This includes the Parkland, Maxwells Creek and Station Precincts (refer to **Figure 2 – Landcom Town Centre North Precincts**).

Section 5.9 Studio Dwelling Typology also applies to Precinct 3 which is located to the west of the Frasers Town Centre and shown at **Figure 1b**. Section 5.9 is the only part of these Design Guidelines which applies to Precinct 3.



Figure 1a: Land to which the Design Guidelines Apply

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012



Figure 1b: Precinct 3 (Part of Lot 20 DP1238608) which Section 5.9 Studio Dwelling Typologies also applies



Figure 2: Landcom Town Centre North Precincts

1.4 STRUCTURE OF THE DESIGN GUIDELINES

The Design Guidelines comprise five parts:

- **Part 1 – Introduction:** outline the intent and application of the Design Guidelines
- **Part 2 – Vision and Principles:** identify the overall outcomes for the site
- **Part 3 – Key Elements and Urban Structure:** provide the preferred layout of development on the site
- **Part 4 – Town Centre Built Form Guidelines:** provide performance criteria and design solutions for built form in the Landcom Town Centre North
- **Part 5 – Residential Precinct Built Form Guidelines:** provide performance criteria and design solutions for built form in the Residential Precinct.

1.5 APPLICATION OF THE DESIGN GUIDELINES

The Design Guidelines support the Edmondson Park South Concept Plan in guiding development within the Landcom Town Centre North.

The Design Guidelines provide an integrated performance framework in which to consider each development application on its merits. A key feature of this framework is to facilitate innovation and creativity through enabling alternative design solutions that can demonstrate achievement of the relevant performance criteria or vision and principles.

Vision and principles

The vision and principles represent the overall outcomes for the site.

Key elements and urban structure

The key elements provide an increased level of detail on the vision and principles, and the urban structure represents the preferred spatial expression of the vision and principles. Variations to the urban structure are permitted where alternative layouts can demonstrate they address the vision and principles.

Performance criteria and design solutions

Performance criteria are consistent with and provide further detail on the vision and principles. They address matters that are considered important to achieving quality development outcomes on the site. The design solutions represent the preferred way of demonstrating achievement of the performance criteria. Should development adopt a design solution, it will be taken that it has achieved the relevant performance criteria.

Alternative 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. Should the relevant performance criteria not be satisfied, the applicant is to demonstrate that the proposal considers the vision and principles. When assessing a development application, the consent authority is to apply a flexible approach that allows consideration of reasonable alternative design solutions.

1.6 RELATIONSHIP TO OTHER PLANNING DOCUMENTS

The Design Guidelines provide guidance for development on the site. They are to be read in conjunction with:

- SEPP (State Significant Precincts) 2005

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

- SEPP (Major Development) 2005
- Concept Plan Approval MP 10-0118 and any subsequent approved amendments. It is specifically noted that these Design Guidelines do not include matters relating to the issues related to the points below, as the development needs to be consistent with the Concept Plan (as modified):
 - Bushfire management
 - Vegetation management
 - Heritage and archaeology (European and Aboriginal)
 - Waste management
 - Water cycle management
 - Noise and vibration
 - Relevant SEPPs.

The *Edmondson Park South Development Control Plan 2012* and *Liverpool Development Control Plan 2008* do not apply to land subject of these Design Guidelines.

1.7 FIGURES

All figures in these guidelines are indicative only and are not to scale.

1.8 TERMS AND ACRONYMS

The names of all places, streets and laneways used in the Design Guidelines are for placeholder purposes only. Actual names will be determined as part of future development applications with the involvement of the relevant statutory authorities.

The following terms are used throughout these Design Guidelines.

ADG

The *Apartment Design Guide* published by the Department of Planning, Industry and Environment (DPIE) on the day on which *State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development (Amendment No 3)* commences, or as otherwise amended, superseded, updated or repealed, or as otherwise clarified by the DPIE.

BCA

The *Building Code of Australia*, which refers to the document published by or on behalf of the Australian Building Codes Board, that is prescribed under the *Environmental Planning and Assessment Act 1979*, or as otherwise amended, superseded, updated or repealed, or as otherwise clarified by the relevant Board.

Edmondson Park South

The area of the Edmondson Park suburb which is mapped as a State Significant Precinct and subject to the planning controls under Schedule 3, Part 31 to *State Environmental Planning Policy (State Significant Precincts) 2005*.

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

Frasers Town Centre

Reference to the portion of the Edmondson Park South site which is south of the South West Railway Line, bound by Campbelltown Road to the south and currently under Frasers ownership. The Frasers Town Centre is not subject to these Design Guidelines.

Landscape Area

Any part of a site, at ground level, that is permeable and consists of soft landscaping, turf or planted areas and the like and can include planted areas on structures. It does not include driveways, parking areas, hard paved drying yards or other service areas.

Maxwells Creek Precinct

The Precinct following the curved alignment of the Maxwells Creek riparian area and associated open space, as shown in green on **Figure 1** (refer to **Section 1.3** above). The Maxwells Creek Precinct primarily comprises residential land uses.

Parkland Precinct

The western-most Precinct within the Landcom Town Centre North, as shown in blue on **Figure 1** (refer to **Section 1.3** above). The Parkland Precinct primarily comprises residential land uses, along with the School Site.

SEPP 65

State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development.

Station Plaza

Open space area provided in the south-east portion of the Landcom Town Centre North, adjacent to the Edmondson Park Railway Station.

Station Precinct

The eastern-most Precinct within the Landcom Town Centre North, as shown in orange on **Figure 1** (refer to **Section 1.3** above). The Station Precinct will comprise a mix of retail and commercial floor space in defined locations and residential uses.

Vertical or horizontal articulation

Architectural features that reduce the perception of building length, mass and bulk to enhance people's visual experience of the place.

Landcom Town Centre North

The area of Edmondson Park South which is located to the north of the South West

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

Railway Line. This is the portion of the Edmondson Park South State Significant Precinct which is subject to these Design Guidelines. Refer to **Figure 1** – *Land to which the Design Guidelines Apply*.

PART 2 VISION AND PRINCIPLE

2.1 VISION

- The Landcom Town Centre North is inspired by its natural surrounds and is a model 21st century parkland, transit oriented development completing Edmondson Park's influential role in the southwest
- The Landcom Town Centre North offers the elements of a well-lived life: nature for nourishment, history for inspiration, health for aging in place and activity for happiness and stimulation
- New ways of living and traveling increase leisure time
- The Landcom Town Centre North is a place you are proud to call home.

2.1.1 The Landcom Town Centre North Will

Be Green, by:

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

Be Healthy, by:

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

Be Active and Inclusive, by:

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

2.2 PRINCIPLES

The Landcom Town Centre North develops according to the following overarching principles:

- **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' connections
- **Amenity** - Local streets, blocks and indicative built form solutions optimise public and private amenity
- **A Context Sensitive Approach** - 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

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

- **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.'

Development within the Landcom Town Centre North is also guided by the following general principles:

- The Landcom Town Centre North has a distinct, attractive urban character and sense of place
- The Landcom Town Centre North has a compact, legible, walkable and cyclable structure
- The Landcom Town Centre North comprises a mixed use core that includes a suitable mix of high density residential uses and retail/commercial uses with supporting community floor space
- The Station Precinct provides around 5,200m² of commercial/retail gross floor area with supporting community floor space, complementing while not detracting from the key commercial area provided within the Frasers Town Centre to the south
- Block and lot patterns are of a size and dimensions that are suited to their intended land use and design
- Buildings are predominantly medium to high density but achieves an appropriate transition to low density areas to the north and west
- The Station Precinct contains towers, including a landmark building which is strategically located to mirror the tower element within the Frasers Town Centre, creating a Station gateway and contributing to the overall legibility of the combined Landcom Town Centre North and Frasers Town Centre
- Housing diversity is achieved by encouraging a range of dwelling types including Cottages, Terrace Houses, Residential Flat Buildings, Integrated Terraces and Residential Flat Buildings, Mixed Use Apartment Buildings and Studio Dwellings
- Buildings and their associated open spaces engage with and activate the street through:
 - A combination of retail and community uses at the ground floor along and connecting destinations and key desire lines
 - Ground floor residential façade articulation, activation and street address controls
 - Local parks, paths and communal open space oriented towards the public domain and interfaces controlled to reinforce a permeable, green street network functioning as active, linear parks
 - Green spaces oriented towards the street are heavily planted contributing to street canopy and overall urban cooling and walkability
- The public domain is well designed and finished to a high standard, and contributes to the creation of a distinct sense of place for the Landcom Town Centre North
- Design of residential accommodation, in particular in mixed use settings, provides for a high level of amenity, including solar access, visual and acoustic privacy
- Streets, pedestrian and cyclist paths create an interconnected, legible and permeable network of major, minor and fine grain connections that facilitate convenient, safe, and comfortable movement
- The use of public transport, walking and cycling is promoted
- The open space network is designed to leverage off the 150ha of regional open space within Edmondson Park through visual and multi modal physical connections. Streets and paths and local parks are useable, well distributed and accessible to all residents and have a high level of amenity
- The Landcom Town Centre North has strong visual and physical connections to adjoining open space
- Residential uses are provided in a range of typologies, medium to high densities with low density transitional fabric, and levels of affordability, catering for a broad range of people.

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

2.3 PRECINCTS AND SITES

Integrating with the adjoining Edmondson Park Railway station, the Landcom Town Centre North is an accessible, vibrant, mixed use and transit oriented residential community with ancillary commercial, educational and open space land uses. It comprises the following Precincts and School Site (refer to **Figure 1** in **Section 1.3** above):

- Station Precinct, which directly adjoins the northern edge of the Edmondson Park Railway Station (excludes the northern commuter car park adjoining the Railway Station), is currently owned by both Landcom and the Office of Strategic Lands
- Maxwells Creek Precinct, which follows the curved alignment of the Maxwells Creek Conservation Area, providing a secondary ring around the Station Precinct
- Parkland Precinct, which creates a transition between the higher densities provided within the Maxwells Creek Precinct and the Station Precinct and the existing low-density residential development in the surrounding suburb of Edmondson Park (which primarily provides detached dwellings)
- School Site, located in the southern portion of the Parkland Precinct, includes a minimum of 2ha for a primary school to be developed, with a total potential of 6ha to be developed as a K-12 school subject to the future requirements of the Department of Education. The easternmost 2ha balance of what was previously identified as the School Site in the Edmondson Park South Concept Plan, is to be developed for residential purposes.

The Station Precinct is the core of the Landcom Town Centre North. Commercial and retail land uses provided within the Station Precinct complement the commercial floor space provided within the Frasers Town Centre. The Station Precinct within the Landcom Town Centre North is ringed by the Maxwells Creek Conservation Area containing the Maxwells Creek riparian corridor. The curve of this riparian corridor results in a road network which responds to this alignment, and which is therefore both curved and linear.

The Landcom Town Centre North includes public open spaces, as well as linkages to the wider Edmondson Park South open space networks and conservation areas.

PART 3 KEY ELEMENTS AND URBAN STRUCTURE

The key elements provided as part of development of the site are identified in **Table 1 – Key elements**. The vision and principles for the Landcom Town Centre North as identified in **Part 2** of these Guidelines are spatially expressed in the urban structure for the precinct as shown in **Figure 3**.

Performance Criteria	Design Solution
PC1 To ensure that development provides key elements while providing flexibility in the location and arrangement of these elements	<p>DS1.1 Development provides the key elements in Table 1 – Key Elements and is generally consistent with the structure at Figure 3– Urban Structure. The size shape and exact locations of open space areas may change during the detailed design process.</p> <p><i>Note: Where variations are proposed, development is to demonstrate how the vision and development principles have been considered.</i></p>

Table 1 Key Elements	
Key Element	Characteristics
Role and function	<ul style="list-style-type: none"> ▪ Dwellings within the Landcom Town Centre North comprise a suitable mix of medium to high densities so as to support the effective use of the Edmondson Park Railway Station and functioning of the retail core within the Frasers Town Centre ▪ The Landcom Town Centre North encapsulates transit oriented development principles ▪ The Landcom Town Centre North provides retail/commercial land uses which do not detract from the retail core within the Frasers Town Centre
Land use	<ul style="list-style-type: none"> ▪ The Landcom Town Centre North is a transit oriented residential community with ancillary commercial, educational and open space land uses ▪ The Station Precinct is residentially-focused but includes a mix of uses including retail and commercial floor space and is adjacent to the Edmondson Park Railway Station to the south ▪ The Station Precinct Centre focuses on retail uses at ground level along Buchan Avenue fronting the Station Plaza and also at north facing strategic corners fronting Maxwells Creek. ▪ A key retail street is the newly proposed north/south 'Central Spine' street connecting Macdonald Road/Bernera Road and Buchan Avenue. This street provides opportunities for pedestrian movement that is activated by commercial buildings that front the space. A continuous green canopy punctuated by deciduous colour provides an important link between the public green spaces in the Station Precinct. ▪ The Central Spine connects pedestrians and cyclists from the Railway Station and Station Plaza into Maxwells Creek

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

	<p>and beyond into the Maxwells Creek and Parkland Precincts.</p> <ul style="list-style-type: none"> ▪ The Station Precinct is predominantly high density residential in the form of apartments. All ground floor units have individual street address and access contributing to fine grain, pedestrian activation. Generally servicing and vehicular access is via secondary streets to avoid conflict and compromised streetscape quality ▪ Retail land uses utilise and take advantage of external areas, including level one balconies and terraces, to achieve enhanced activation throughout the Landcom Town Centre North ▪ A mixture of land uses and hours of use throughout the site provides casual surveillance as per the principles of crime prevention through environmental design ▪ Residential areas of the Landcom Town Centre North predominantly comprise medium and high density residential uses in a range of typologies, including but not limited to Cottages, Terraces, Semi-Detached and Detached Dwellings, Residential Flat Buildings, Walk-Up Apartment Buildings, Integrated Residential Flat Building and Strata Terrace Typology, and Studio Dwellings. Manor Homes are a permissible land use in the R1 General Residential Zone but are not further defined in the Design Guidelines except for Tables 2 and 3 relating to car parking rates. ▪ Open space networks are accessible to residents ▪ The Station Precinct provides the following land uses: <ul style="list-style-type: none"> – High-density Residential Flat Buildings – Mixed-use Apartment Buildings – Around 5,200m² of ancillary commercial/retail gross floor area with supporting community floorspace – Community uses within and/ or adjacent to the Station Plaza – The Edmondson Park Railway Station Car Park – Public open space ▪ The Maxwells Creek Precinct provides the following land uses: <ul style="list-style-type: none"> – Medium-density Residential Flat Buildings – Strata Terrace Houses greater than 200m² – Integrated Terrace and Residential Flat Buildings – Walk-Up Apartments ▪ The Parkland Precinct provides the following land uses: <ul style="list-style-type: none"> – Low-density Residential Flat Buildings (where heights permit and where permitted by the Precincts SEPP) – Manor Homes – Walk-Up Apartments – Terrace Houses with a torrens title allotment size greater than 200m² – Terrace Houses with a torrens title allotment less than 200m² – Front-loaded Cottages Houses with a torrens title allotment – Studio dwellings, able to be separately titled and governed by a stratum ▪ The School Site provides the following land uses:
--	---

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

	<ul style="list-style-type: none"> – A School (at least 2ha and up to 6ha – subject to Department of Education Requirements) – Low-density Residential Flat Buildings – Terrace Houses with a torrens title allotment size greater than 200m² – Terrace Houses with a torrens title allotment less than 200m² – Front-loaded Cottage Houses with a torrens title allotment – Studio dwellings, able to be separately titled and governed by a stratum
Built form	<ul style="list-style-type: none"> ▪ The Station Precinct contains the tallest buildings. The Landcom Town Centre North has a range of height within development blocks to create a modulated, visually interesting skyline ▪ A landmark tower is located to provide a strong visual reference to the Landcom Town Centre North within the broader urban form ▪ Buildings create a coherent modulated street wall and define streets and other parts of the public domain ▪ The ground floor of buildings activate and engage with the street and public domain, in particular within the Station Precinct through reduced front setbacks, individual unit street address and courtyard walls and landscape that balances privacy and permeability ▪ Buildings are sited and designed to provide high levels of amenity to residents, workers and the public domain ▪ Buildings are modulated and articulated to reduce the appearance of building bulk and scale and to provide visual interest ▪ Diversity of architectural form and expression is encouraged within a framework of visual compatibility between different buildings.
Open space	<ul style="list-style-type: none"> ▪ The Landcom Town Centre North includes public open spaces, as well as linkages to the wider Edmondson Park South open space networks and conservation areas ▪ Open spaces are well distributed and easily accessible to all residents by walking or cycling ▪ The Landcom Town Centre North has strong visual and physical connections to adjoining open space ▪ A landscaped buffer is provided to the west of the Parkland Precinct ▪ Streets complement parks to provide additional open space including through shade trees, landscaping and street furniture such as seating and lighting ▪ Visual and physical connections are provided to adjoining open space through roads and pathways.
Movement	<ul style="list-style-type: none"> ▪ The movement network comprises major, minor and fine grain streets ▪ A network of shared paths connects open spaces and all of the Precincts to one another, the regional open space, the Station Plaza and the Railway Station ▪ Other streets, service laneways and pedestrian paths within the Station Precinct support the Central Spine, Buchan Avenue and Bernera Road ▪ Mixed Use Apartment Buildings provide opportunities for complementary ground floor active uses

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

	<ul style="list-style-type: none"> ▪ An east-west green spine (Buchan Avenue North to Buchan Avenue South) connects through the Station Precinct, Maxwells Creek Precinct, the Parkland Precinct and the School Site ▪ The street and access network does not compromise the role of Campbelltown Road south of the Frasers Town Centre ▪ Bernera Road, the Central Spine, Maxwells Crescent and Buchan Avenue are the main north-south and east-west streets ▪ The street network assists in delineating the individual Precincts ▪ The Parkland Precinct Local Streets provide pedestrian friendly and lower speed car environments ▪ The street network integrates with the adjoining street network ▪ The street network is legible ▪ The street network responds to the Maxwells Creek riparian corridor alignment, and is therefore both curved and linear.
Community and Education	<ul style="list-style-type: none"> ▪ The School Site includes a minimum of 2ha for a primary school to be developed ▪ The School Site includes a total potential of 6ha to be developed as a K-12 school subject to the future requirements of the Department of Education ▪ The easternmost 2ha balance of what was previously identified as part of the School Site in the Edmondson Park South Concept Plan is to be developed for residential purposes ▪ The portion of the School Site which is developed by the Department of Education for a School should consider joint and/or shared land uses accessible by the general public out of hours where suitable, including open space and community health facilities ▪ Additional community support infrastructure is also provided within the Landcom Town Centre North. This additional community support infrastructure may be provided as joint and/or shared land use with the School Site, or it may be provided as additional standalone infrastructure. This is in addition to the 5,200m² of commercial/retail floor space to be provided in the Station Precinct of the Landcom Town Centre North.

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012



Figure 3: Urban Structure

PART 4 TOWN CENTRE BUILT FORM GUIDELINES

4.1 Building, Siting, Scale and Mass

Performance Criteria	Design Solution
PC2 Development is sited and has a scale and mass that: <ul style="list-style-type: none"> Contributes to the creation of an urban town centre character Provides for good residential amenity Provides for visual interest Creates an active, safe and comfortable public domain. 	DS2.1 Maximum gross floor area for the Station Precinct and each quadrant complies with Figure 4 below and the Concept Plan (as modified).
	DS2.2 Development includes a variety of building heights within the maximum height limits.
	DS2.3 One landmark building may be developed within the Station Precinct.
	DS2.4 The landmark building is sited to demarcate an important or highly visible location such as a key intersection and be visible from the Station concourse.
	DS2.5 Building length: <ul style="list-style-type: none"> Provides for a range of individual building designs facing a street Incorporates modulation to reduce the perceived length and massing Provides visual interest Provides opportunities for physical and visual permeability into blocks.
	DS2.6 Building depth creates high amenity internal environments with good solar access and natural ventilation.



Station Precinct Quadrant	Gross Developable Area (m ²)	GFA (m ²)
1	11,805	31,669
2	19,768	50,896
3	26,629	47,807
4	10,955	10,017
Total	69,157	140,389
Note: up to 10% of the maximum GFA may be transferred from one quadrant to another.		

Figure 4: Station Precinct Gross Floor Area Allocated by Quadrant

4.2 Building Design

Performance Criteria	Design Solution
PC3 Development is designed to: <ul style="list-style-type: none"> ▪ Define streets and other parts of the public domain ▪ Activate and engage with the street and public domain, including the creation of a vibrant Station Precinct ▪ Provide high levels of amenity to residents, workers and the public domain ▪ Reduce the appearance of building bulk and scale and to provide visual interest ▪ Feature excellence in contemporary architectural design ▪ Designate particular uses at the site through appropriate façade installation. 	DS3.1 Awnings or coverings occupy the full extent of the encroachment as a minimum at the ground floor of Mixed Use Apartment Buildings. However, coverings are encouraged to extend over the footpath.
	DS3.2 Where on the ground floor of Mixed Use Apartment Buildings, shopfront width allows for a large number of different tenancies fronting the street.
	DS3.3 High quality, durable materials such as brick, concrete and glass are used as primary façade materials.
	DS3.4 The tower façade incorporates a cohesive pattern of elements that reduce the appearance of building bulk and scale and provide visual interest, such as: <ul style="list-style-type: none"> ▪ Vertical and horizontal articulation ▪ Recesses and projections ▪ Balconies, including variations to balustrade treatment ▪ Sun shading devices ▪ Differences in architectural expression ▪ Differences in material and colour.
	DS3.5 Buildings provide heightened visual interest through innovative or interesting architectural treatment where they are visible at the termination of a main view corridor.
	DS3.6 Active facades are provided as per Figure 5– Facades : <ul style="list-style-type: none"> ▪ Active facades typically characterised by varied non-residential ground floor uses in the form of small units with many doors. ▪ These facades follow primary desire lines and contribute a visual

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

	<p>richness in façade details to engage the pedestrian.</p> <ul style="list-style-type: none"> ▪ Active façade design focuses on façade articulation including horizontal and vertical articulation and signage is an integrated, complimentary element. ▪ Vehicle access and servicing zones are generally prohibited where a secondary street or lane is provided. <p>DS3.7 Friendly facades are provided as per Figure 5– Facades:</p> <ul style="list-style-type: none"> ▪ Friendly facades are predominantly residential ground floor units, lobbies and entries. ▪ Frontages remain relatively narrow but focus on activations and surveillance. ▪ Facades follow primary desire lines and contribute a visual richness in façade details to engage the pedestrian. ▪ There are very few passive units only occurring where required to ensure Active Façade priority areas. ▪ Façade design focuses on achieving relief and safety and signage is an integrated, complimentary element. ▪ Vehicle access is limited and servicing is achieved via tight, recessed openings. <p>DS3.8 Mixed facades are provided as per Figure 5 - Facades.</p> <ul style="list-style-type: none"> ▪ Mixed facades facilitate the active and friendly façade hierarchy of people streets by providing a location for access and servicing. ▪ Small units are permitted but mixed façade areas allow for larger floorplates and wider frontages required to sustain mixed use centres.
--	---

	<ul style="list-style-type: none"> ▪ Vehicle access and servicing is permitted and mixed in with large footprint active uses such as workshops, design studios and exhibition space. Due to this nature, blank walls and passive units exist and are generally embellished with façade art or greenery. ▪ Façade relief is modest and signage is integrated <hr/> <p>DS3.9 Distribution of non-residential floor space is provided as per Error! Reference source not found. – <i>Distribution of Non-Residential Floor Space</i>. In general, non-residential uses:</p> <ul style="list-style-type: none"> ▪ Are within 300m of the Train Station ▪ Are in the area surrounded by Soldiers Parade, Bernera Road and Buchan Avenue South ▪ Are opposite amenities including the Station Park and Maxwells Creek or along the Central Spine 'Living Street' <hr/> <p>DS3.10 Design of non-residential ground floor space is to adopt the following design criteria for the positive contribution of the non-residential ground floor to the street level experience and human scale environment (refer to Figure 7 – Human-Scale Streets – Non-Residential Ground Floor):</p> <ul style="list-style-type: none"> ▪ Include a variety of functions including small shops with an open character ▪ Provide awnings to create a 'veranda feeling' ▪ Include richness in materials and details ▪ Incorporate vertical orientation of the façade ▪ Have irregular façade design to reduce impact of unwanted street sounds
--	---

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

	<ul style="list-style-type: none"> ▪ Include opportunities for people to pause, sit and interact ▪ Have a range of streetscape planting including ground cover, shrubbery, fine grain tree plantings and large canopy trees ▪ Are at ground floor with generally 10-15 doors per 100m to create a fine grain, human-scale and activated streetscape ▪ Wrap corners to reinforce centre, legibility and wayfinding, and to calm traffic at intersections through increased friction ▪ Occupy 50% of any single development at the frontage opposite Maxwell Creeks ▪ Occupy 50% to 75% of any single development at the frontage along the Central Spine 'Living Street' ▪ Occupy 80% of any single development at the frontage opposite Station Park <hr/> <p>DS3.11 Residential Ground floor in the Station Precinct is to adopt the following design criteria to create an attractive residential ground floor and a human scale environment (refer to Figure 8 - Human-Scale Streets – Residential Ground Floor):</p> <ul style="list-style-type: none"> ▪ Well-functioning transition zone from private to public through front landscaping and a level private courtyard along the walkway ▪ An elevated ground floor apartment with an elevated terrace ▪ Use of visually permeable treatments for front fencing with vegetation in the front ▪ Legible entries accessed from the street
--	---

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

	<ul style="list-style-type: none">▪ Use of awnings, blade walls and/or recessed ground floor facade design▪ Combination of generous and reserved facade design to create eyes on street as well as privacy▪ Ground level home office opportunities▪ Streetscape landscaping including ground cover, shrubbery, fine grain tree plantings and canopy trees
--	--



Figure 5: Facades

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

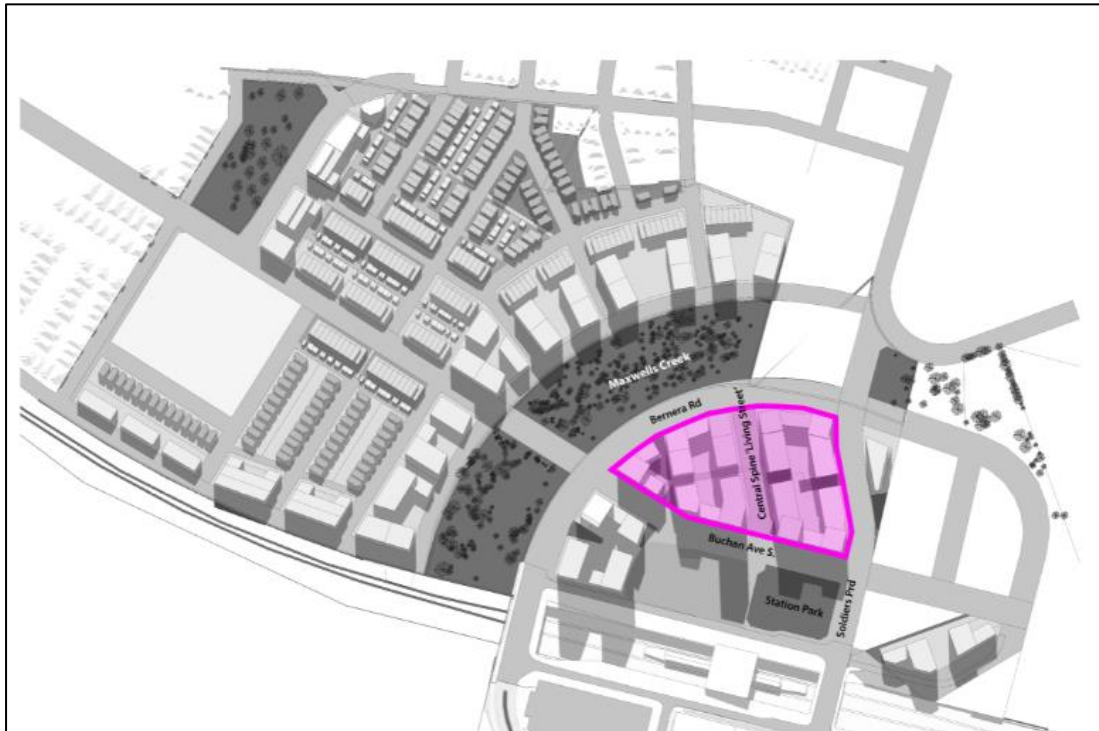


Figure 6: Distribution of Non-Residential Floor Space



Figure 7: Human-Scale Streets – Non-Residential Ground Floor

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012



Figure 8: Human-Scale Streets – Ground Floor

4.3 Open Space

Performance Criteria	Design Solution
PC4 Open space: <ul style="list-style-type: none"> Complements public domain within the Station Precinct Incorporates landscaping to soften the built form in the Landcom Town Centre North Is useable, accessible and has a high level of amenity Is well integrated with dwellings and encourages indoor-outdoor living Provides opportunities for social interaction. 	DS4.1 Private and communal open space is provided in accordance with the ADG where the building typology is subject to ADG requirements.
	DS4.2 Communal open space is provided on-site and: <ul style="list-style-type: none"> May be provided at the ground floor, podiums or rooftops Is of sufficient area and dimensions to be useable and cater for forecast demand, considering private open space and nearby public open space provision Is readily accessible to dwellings, noting that it can be shared between buildings Has a high level of amenity, with adequate solar access Where possible is visible from the public domain to contribute to the visual character of landscaped open space in the Landcom Town Centre North

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

	<ul style="list-style-type: none">▪ Incorporates embellishments such as seating, paving and landscaping.
	DS4.3 Communal open space provision is a combination of residents' communal open space areas and publicly accessible open space including through site links.

4.4 Vehicle Parking, Access and Manoeuvring

Performance Criteria	Design Solution
<p>PC5 Vehicle parking, bicycle parking, access and manoeuvring:</p> <ul style="list-style-type: none"> ▪ Balances on-site car parking to accommodate reasonable provision with encouraging alternative modes of transport to the private motor vehicle ▪ Is safe, functional and convenient ▪ Ensures buildings can be adequately serviced by service and delivery vehicles ▪ Is located and designed to minimise visual impact on the public domain and built form. 	<p>DS5.1 Secure, accessible bicycle parking is provided on site.</p>
	<p>DS5.2 On-site vehicle parking, access and manoeuvring areas comply with AS2890.1:2004.</p>
	<p>DS5.3 On-site vehicle servicing areas comply with AS2890.2-2002.</p>
	<p>DS5.4 Sufficient provision is provided on-street for removal vehicles.</p>
	<p>DS5.5 Vehicle loading and unloading areas and other similar areas that have the potential to cause noise such as garbage collection areas are located, designed and treated to minimise adverse impacts on residential accommodation.</p>
	<p>DS5.6 Where possible, car parking is located generally below ground. Where car parking is required to protrude above ground level, it may do so by a maximum of 1.5m for ventilation purposes subject to streetscape considerations and screening by landscaping. On-street car parking within the public domain is also acceptable.</p>
	<p>DS5.7 Where site constraints prevent car parking from being provided below ground, it is sleeved by other uses or appropriately screened from view from the public domain by high quality building treatments.</p>
	<p>DS5.8 Car parking is provided generally in accordance with the maximum rates in Table 2. Any variations to these rates is supported by a parking assessment report.</p>
	<p>DS5.9 Bicycle parking, Motorcycle parking and parking for Service Vehicles is provided in accordance with the rates specified in Table 3.</p>
	<p>DS5.10 Residential Flat Buildings and Mixed Use Apartment Buildings, as well as Integrated Residential Flat Buildings and Terraces in the Landcom Town Centre North are serviced by basement car parks. These may be shared</p>

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

	between buildings to minimise the number of vehicular access points.
	DS5.11 Public bicycle parking is to be provided to support commercial, retail and community infrastructure land uses.

Table 2 Car Parking Rates

Use	Maximum Rate
Residential Flat Building/Mixed Use Apartment Building/Walk-Up Apartment, /Terrace Housing/Integrated Residential Flat Building and Strata Terrace/Manor Home/Cottage Dwelling/Attached Dwelling/Semi-Detached Dwelling/Studio Dwelling	
Studio Dwellings and other one bedroom dwellings	One space per dwelling.
Two bedroom dwellings	1.2 spaces per dwelling.
Three bedroom dwellings or more	Two spaces per dwelling.
Visitor	One space per 10 dwellings.
Other Land Uses	
Low Density/Detached Dwellings	Two spaces per dwelling.
Retail	4.1 spaces per 100m ² of GLFA.
Educational	To be confirmed during detailed design.
All other Land Uses Not Identified Above	
RMS Guidelines or justified by a Traffic Impact Assessment Report.	

Table 3 Table 3 Other Parking Rates

Land Use	Type	Rate
Residential Flat Buildings Mixed Use Apartment Buildings, Walk-Up Apartments, Manor Home	Bicycle	Minimum 1 space per dwelling
	Motorcycle	1 space per 20 car spaces
	Service Vehicles	1 space per 40 units (up to 4 spaces per building)
Retail	Bicycle (staff)	1 space per 10 staff or 1 space per 200sqm GFA (whichever is greater)
	Bicycle (visitor)	2 plus 1 space per 100sqm GFA
	Motorcycle	1 space per 20 car spaces
	Service vehicles	A per the needs of the development

4.5 Street Hierarchy, Setbacks and Fencing

Performance Criteria	Design Solution
PC6 Street hierarchy, setbacks and fencing: <ul style="list-style-type: none"> Create system of new local streets and pedestrian paths with maximum permeability and legibility Optimise public and private amenity. 	DS6.1 Streets are provided generally in accordance with Figure 9 – Street Hierarchy and Table 4 – Streetscape and Public Domain Landscaping . However, the final configuration of streets may change during the detailed design process. <p>Note: Where variations are proposed, development is to demonstrate how the vision and development principles have been considered.</p>

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

	DS6.2 Buchan Avenue (within the Landcom Town Centre North) is a multi-modal community connector for the entirety of Edmondson Park. Buchan Avenue (within the Landcom Town Centre North) provides direct vehicular access to destinations and residences, bus routes and stops in close proximity to schools, parks and mixed use, a designated cycle path and wide, shaded shared paths.
	DS6.3 Buchan Avenue North creates a pedestrian friendly connection from the Parkland Precinct to Maxwells Creek Precinct and into the heart of the site. Bike lanes and pedestrian pathways to each side of Buchan Avenue North strengthen the movement throughout the precincts. The street provides entry points to the school, rear loaded medium density housing and a few apartments. The street tree planting maximises shade and optimises public amenity for pedestrian environment. Refer to Public Domain and Landscape Plan document by Taylor Brammer Landscape Architects for key elements and dimensions.
	DS6.4 Buchan Avenue South (within the Landcom Town Centre North) announces the Station Precinct upon crossing the Maxwells Creek threshold. It accommodates wide paved pedestrian pathways to respond to larger mixed use buildings with ground floor retail, commercial and community uses. The access to ground floor residential units is directly from Buchan Avenue South contributing to pedestrian activation and fine grain. Bike lanes provide a dedicated lane maximising permeability throughout the Precinct. Refer to Public Domain and Landscape Plan document by Taylor Brammer Landscape Architects for key elements and dimensions.

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

	<p>DS6.5 The Central Spine or the Living Street provides opportunities for pedestrian movement through providing a shared zone for vehicular traffic with forced reduced speed for vehicles as well as a separate clear pedestrian zone to each side of the street to increase activation along ground floor non-residential uses. The street is aligned to achieve a 'green to green' visual and physical link between Maxwells Creek and the Station Plaza. To maximise permeability within the Station Precinct, east-west laneways and pedestrian paths break up the length of the Central Spine promoting walkability and safety. Refer to Public Domain and Landscape Plan document by Taylor Brammer Landscape Architects for key elements and dimensions.</p>
	<p>DS6.6 Bernera Road supports north and east facing mixed use and Residential Flat Buildings overlooking Maxwells Creek. The street is bus-capable to connect the high populations within the Station Precinct to broader destinations and accommodates bike lanes to provide a link along the riparian corridor. Wide paved pedestrian pathways increase permeability and encourage pedestrian activities. Refer to Public Domain and Landscape Plan document by Taylor Brammer Landscape Architects for key elements and dimensions.</p>
	<p>DS6.7 Maxwells Crescent follows the defined crescent of Maxwells Creek (northern side). It is intended that apartment sites are radially oriented towards Maxwells Creek to extend the amenity deeper into the sites. The street accommodates wide shared path adjoining carparking bays as well as bike lanes to provide a link along the riparian corridor. Refer to Public Domain and Landscape Plan document by Taylor Brammer Landscape Architects for key elements and dimensions.</p>

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

	<p>DS6.8 Parkland Precinct Local Streets comprise the balance of local streets within the Parkland Precinct. The streets provide pedestrian pathways and on-street parking on both sides to maximise permeability and legibility within the Precinct. Refer to Public Domain and Landscape Plan document by Taylor Brammer Landscape Architects for key elements and dimensions.</p>
	<p>DS6.9 Setbacks and fencing are provided generally in accordance with Table 5 – Setbacks and Fencing and Figure 10 – Setbacks.</p>

Table 4 Streetscape and Public Domain Landscaping	
Street*	Public Domain / Landscape
Buchan Avenue (within the Landcom Town Centre North)	There is no front driveway access ensuring uninterrupted pedestrian and cycle paths. Large canopy trees planted at 10m intervals provide shade and a consistent front courtyard wall contributes to legibility and quality public realm.
Buchan Avenue North (within the Landcom Town Centre North)	
Buchan Avenue South (within the Landcom Town Centre North)	The streetscape is articulated with awnings, formal street tree planting and outdoor dining with pedestrian, cyclists, buses and vehicles co-existing in harmony. Large canopy trees planted at 10m intervals are supplemented by a median with offset tree planting providing shade and a consistent front courtyard wall contributes to legibility and quality public realm.
The Central Spine	The public domain character of the Central Spine promotes slow speeds and prioritises pedestrian activity through shared space principles and differentiated paving. Awnings, landscaping and outdoor dining create a vibrant, human scale and mixed use heart for Edmondson Park Town Centre North. The streetscape landscaping includes groundcover, shrubbery, fine grain tree plantings and large canopy trees.
Bernera Road	Bernera Road provides the opportunity for layered street tree planting. Street tree planting is intentionally formal, structural and reflective of the native vegetation within Maxwells Creek without obstructing views into the Creek. Ramps and stairs extend from this Road into Maxwells Creek via stairs and/or ramps linking into the Maxwells Creek Precinct and into the regional open space beyond the site.
Maxwells Crescent	Communal open spaces are oriented towards the street to contribute to the leafy character associated with Maxwells Creek. Street tree planting is much more naturalistic as the character of Edmondson Park transitions from urban to parkland. The naturalistic cluster planting also mimics a natural backdrop when viewed from the Station Precinct.
Parkland Precinct Local Streets	Key Parkland Precinct Local Streets endeavour to provide a continuous canopy cover. Key streets connecting 'green to green' are rear loaded to maximise street tree planting at 6m intervals contributing to the parkland

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

	character. Walking and cycling is facilitated on every local street. Streets fronting the school, open space and the rail are required to have 0.6m ground cover zone between lot boundary and wall/ fence extending the parkland character and contributing to public/ private delineation.
Pedestrian Paths	The landscape includes ground cover and shrubs within the buffer between the shared path and lot boundaries with the exception of limited active façade interfaces. The interface with the building zone in friendly and mixed façade areas is a maximum 1.8m fence/wall of the same primary materials as the front fence.

* All streets are intended to provide pedestrian footpaths, in addition to the cross block connections shown in Figure 9.

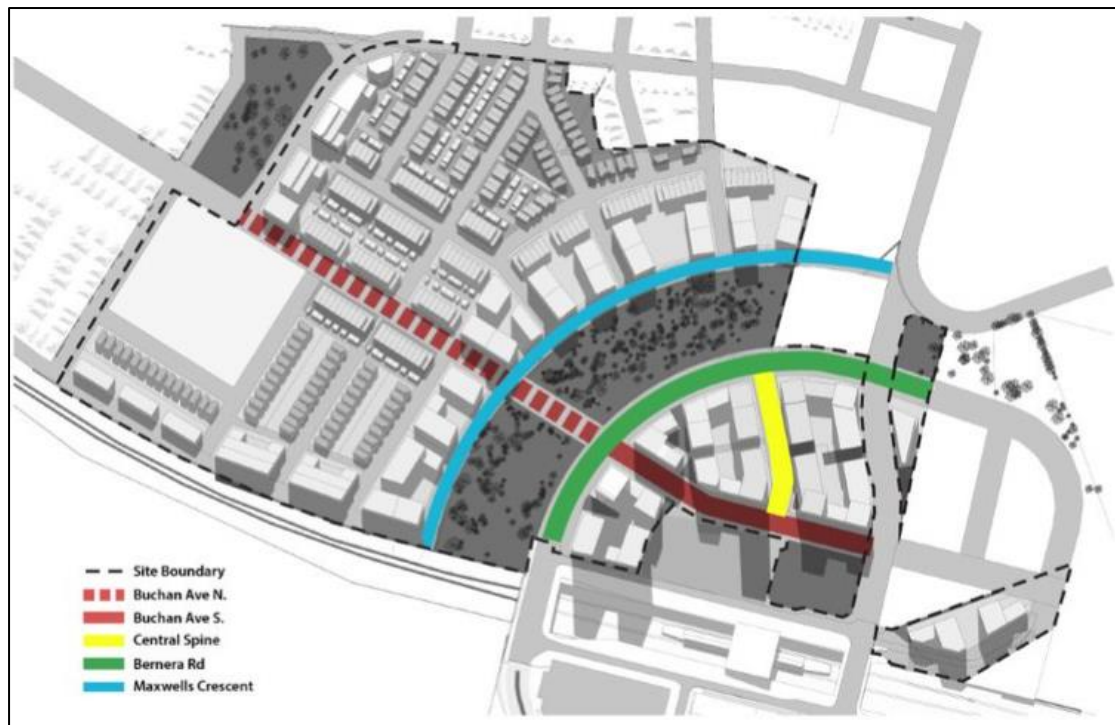








Figure 9: Street Hierarchy

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

Table 5 Setbacks and Fencing

Figure Key	Setback	Encroachment/ Articulation zone	Permissible Articulation Elements	Interface
	0-3m	3m	Awnings, shopfronts, colonnades.	Awnings, colonnades, permitted to extend beyond lot boundary into verge.
	0-3m	3m	Verandah, front step, upper balcony.	1.2m courtyard wall (local stone).
	3m (5.5m for front garages)	1.5m	Verandah, front step, upper balcony.	1.2m fence wall.
	4m (5.5m for front garages)	1.5m	Verandah, front step, upper balcony.	1.2m fence/wall or open yard, service lane, garage.
	3.6m	3m*	Verandah, front step, upper balcony.	1.2m white masonry courtyard wall and hedge.
	1m	-	-	1.8m maximum fence/wall of the same primary material as the front fence. 50% transparent.

* Including 0.6m groundcover zone adjoining boundary.

Notes:

- Metal sheet fencing or panels (colorbond) not permitted on any fence
- The front fence must continue along the sides of the lot for a minimum of 6.5m from the front boundary
- Front gate/post box integrated into the wall/fence.



Figure 10: Setbacks

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

4.6 Residential Amenity

Performance Criteria	Design Solution
PC7 Residential accommodation is provided with a high level of amenity, including functional, private and communal areas with access to adequate sunlight and daylight, natural ventilation, outlook and views, visual privacy, acoustic privacy and protection from other environmental nuisance such as odour, dust and vibration	DS7.1 Residential apartment development is designed to meet the requirements of the ADG.
	DS7.2 Residential accommodation is sited and oriented to maximise outlook and views to desirable features such as public and communal open space.
	DS7.3 Residential accommodation is sited and designed to minimise significant adverse amenity impacts such as noise from non-residential uses, in particular vehicle loading and unloading areas and garbage storage and collection areas.
	DS7.4 Living rooms and private open spaces of at least 70% of apartments across the Landcom Town Centre North as a whole receive a minimum of 2 hours sunlight between 9am and 3pm mid-winter.
	DS7.5 Natural cross ventilation is provided to at least 60% of the proposed apartments in the first nine storeys of the buildings across the Landcom Town Centre North as a whole.

4.7 Signage

Performance Criteria	Design Solution
PC8 The location, size, appearance and quality of building signage is appropriate and is integrated into the overall design of the building.	DS8.1 Signage is integrated with the overall design of the building.
	DS8.2 The size and location of signage is proportional and located appropriately to the architecture of the building.

PART 5 RESIDENTIAL PRECINCT BUILT FORM GUIDELINES

5.1 General

Performance Criteria	Design Solution
<p>PC9 Development:</p> <ul style="list-style-type: none"> ▪ Is of a human scale appropriate to the character of the adjoining street type ▪ Maximises density while providing a transition between the existing residential accommodation within the surrounding suburb of Edmondson Park (which has been primarily provided as detached dwellings) ▪ Defines and engages with the adjoining public domain ▪ Consolidates and conceals on-site car parking from view from the public domain ▪ Is provided with adequate private open space ▪ Has adequate solar access. 	<p>DS9.1 No design solution is provided. Each development application is assessed and determined on its individual merit having regard to the general and dwelling specific performance criteria.</p>

5.2 Walk-Up Apartment Typology

In accordance with the *Standard Instrument (Local Environmental Plans) Order 2006*, walk-up apartment typology is a type of residential flat building which means:

"a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing."

Performance Criteria	Design Solution
<p>PC10 Walk-Up Apartment:</p> <ul style="list-style-type: none"> ▪ Provide for multiple dwellings across levels ▪ Provide for a variety of single level and multiple level dwellings with and without lifts ▪ Consist of dwellings which are clustered around a common stairwell or lift access at each end of the building ▪ Provide for one, two and three bedroom dwellings ▪ Have separate front entries for each dwelling from the street 	<p>DS10.1 Walk-Up Apartment: are provided generally in accordance with Table 6 – Walk-Up Apartment Characteristics.</p>

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

<ul style="list-style-type: none"> ▪ Have building lobbies with direct access to street frontage and to vehicle parking behind ▪ Are serviced for vehicle access and loading via the secondary street wherever possible, preferably on the southern side of the building where practicable to do so ▪ Car parking provided at grade to the rear of the property. Around half of the parking spaces are sheltered by the building undercroft. 	
---	--

Table 6 Walk-Up Apartment Characteristics

Element	Characteristics
Building height	3 storeys
Materiality	A variety of quality materials including brick, concrete, timber and cladding should be used to encourage variety and contribute to the character of the Precincts. It is recommended that the colour and texture of the materials reflect parkland character through selection of natural materials and an earthy colour palette. Materials should be robust and fire-retardant. Roofs should be non-reflective to not detract from the visual landscape amenity of the area.
Dwelling size	<p>Dwellings are required to have the following minimum internal floor areas:</p> <ul style="list-style-type: none"> ▪ 1 bed 50m² ▪ 2 bed 70m² ▪ 3 bed 90m² <p>For each additional bathroom a further 5m² and for each additional bedroom a further 12m² is required. Adequate amount of universal access units to be provided in accordance with the Apartment Design Guide.</p>
Dwelling width	Dwellings are required to have a minimum width of 4m internally to avoid deep narrow layouts
Bedroom size	<p>Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space). Bedrooms have a minimum dimension of 3m (excluding wardrobe space).</p>
Fences	Generally, fences should use permeable materials and treatments. Where possible, the front fencing should be the same as the dominant external façade material of the dwellings. Colorbond front fencing is not permitted. Fences should be low to medium height. Refer to Table 5 for character-based frontage/ fence/ interface types.
Dwelling entries	Dwelling entries should be clearly identified and legible from the street.
Passive surveillance	<p>Building entries, balconies and windows address the street to provide passive surveillance. Where blank walls are unavoidable, they are designed to face dwelling entries. Refer to DS3.6, DS3.7 and DS3.8</p>

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

	for detailed specifications regarding façade hierarchy relating to activation and surveillance.
Ceiling height	As per the ADG.
Front setback	As per Table 5 and Figure 10 .
Side setback	To be compliant with building separation requirements as per the ADG.
Side setback (corners)	To be compliant with building separation requirements as per the ADG.
Rear setback	To be compliant with building separation requirements as per the ADG.
Landscaped area	Provided in the form of communal open space, as per the ADG.
Private open space	<p>Ground level apartments each have their own private open space that either access directly to the street or to the communal courtyard space. This is provided as follows:</p> <ul style="list-style-type: none"> Where for a one bedroom dwelling, 10m² minimum area and 2.5m minimum dimension Where for a two bedroom dwelling, 12m² minimum area and 2.5m minimum dimension Where for a three bedroom dwelling, 15m² minimum area and 3m minimum dimension for courtyard and 2m minimum dimension for balconies.
Communal Open Space	<p>Minimum of 25% communal open space provided. This 25% may be provided above ground (for example on the rooftop) and/or at grade.</p> <p>Communal outdoor space is located at ground level and at the second storey of the building affording a diverse range of deep-soil gardens, lawns, paved areas, shaded and sun-filled spaces.</p>
Solar access	70% of dwellings receive at least 2 hours of sunlight between 9am and 3pm on 21 June to at least one living room or 50% of the primary private open space.
Maximum car parking	<p>As per Table 2.</p> <p>Car parking provided at grade to the rear of the property. Around half of the parking spaces are sheltered by the building undercroft.</p>
Bicycle parking	<p>As per Table 3.</p> <p>However, there is no requirement for a space to be provided if adequate space is provided in the dwelling, storage or parking area.</p>

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012



Figure 11: Typical Walk-Up Apartment Typology

5.3 Attached Terrace Typology

In accordance with the *Standard Instrument (Local Environmental Plans) Order 2006*, attached terraces and terraces are a type of attached dwelling which means:

"a building containing 3 or more dwellings, where—

- (a) each dwelling is attached to another dwelling by a common wall, and*
- (b) each of the dwellings is on its own lot of land, and*
- (c) none of the dwellings is located above any part of another dwelling."*

Performance Criteria	Design Solution
PC11 Attached Terraces: <ul style="list-style-type: none"> Provide for multiple level dwellings Provide for up to four bedroom dwellings May accommodate a home office Have primary pedestrian access from the street Have vehicle access and secondary pedestrian access from the rear lane Primary outdoor space is uncovered and located in the rear yard between the home and parking structure Terraces can accommodate a Studio Dwelling at the rear above the garage. These may be separately titled and governed by a stratum. 	DS11.1 Attached Terraces are provided generally in accordance with Table 7 – Attached Terrace Characteristics (6.7 x 30m) and Figure 12– Typical 6.7 x 30m Terrace Typology , or Table 8– Attached Terrace Characteristics (6 x 34m) and Figure 13 – Typical 6 x 34m Attached Terrace Typology .

Table 7 Attached Terrace Characteristics (6.7 x 30m)	
Element	Characteristics
Building height	Two storeys.
Materiality	A variety of quality materials including brick, concrete, timber and cladding should be used to encourage variety and contribute to the character of the Precincts. It is recommended that the colour and texture of the materials reflect parkland character through selection of natural materials and an earthy colour palette. Materials should be robust and fire-retardant. Roofs should be non-reflective to not detract from the visual landscape amenity of the area.
Bedroom size	Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space). Bedrooms have a minimum dimension of 3m (excluding wardrobe space).
Dwelling entries	Dwelling entries should be clearly identified and legible from the street.
Ceiling height	As per the BCA.
Front setback	As per Table 5 and Figure 10 .
Side setback	Shared party walls on both boundaries.
Side setback (corners)	As per Table 5 and Figure 10 .

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

Rear setback	0.5m at ground level, and zero at upper levels.
Dwelling size	Dwellings are required to have a minimum internal area of 140m ²
Landscaped area	15m ² minimum area.
Fences	Generally, fences should use permeable materials and treatments. Where possible, the front fencing should be the same as the dominant external façade material of the dwellings. Colorbond front fencing is not permitted. Fences should be low to medium height. Refer to Table 4 for character-based frontage/ fence/ interface types. Refer to Table 5 for character-based frontage/ fence/ interface types.
Primary private open space	25m ² minimum area and 3m minimum dimension.
Solar access	70% of dwellings minimum receive at least 2 hours of sunlight between 9am and 3pm on 21 June to at least one living room or 50% of the private open space.
Maximum car parking	As per Table 2. Double lock-up garage with zero setback to the rear lane and side boundary provides parking for two vehicles.
Bicycle parking	As per Table 3 . However, there is no requirement for a space to be provided if adequate space is provided in the dwelling, storage or parking area.



Figure 12: Typical 6.7 x 30m Attached Terrace Typology

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

Table 8 Attached Terrace Characteristics (6 x 34m)	
Element	Characteristics
Building height	Three storeys.
Materiality	A variety of quality materials including brick, concrete, timber and cladding should be used to encourage variety and contribute to the character of the Precincts. It is recommended that the colour and texture of the materials reflect parkland character through selection of natural materials and an earthy colour palette. Materials should be robust and fire-retardant. Roofs should be non-reflective to not detract from the visual landscape amenity of the area.
Dwelling size	Dwellings are required to have a minimum internal area of 200m ² .
Bedroom size	Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space). Bedrooms have a minimum dimension of 3m (excluding wardrobe space).
Ceiling height	As per the BCA.
Front setback	As per Table 5 and Figure 10 .
Side setback	Shared party walls on both boundaries.
Side setback (corners)	As per Table 5 and Figure 10 .
Rear setback	0.5m at ground level, and zero at upper levels.
Landscaped area	15m ² minimum area.
Fences	Generally, fences should use permeable materials and treatments. Where possible, the front fencing should be the same as the dominant external façade material of the dwellings. Colorbond front fencing is not permitted. Fences should be low to medium height. Refer to Table 4 for character-based frontage/ fence/ interface types. Refer to Table 5 for character-based frontage/ fence/ interface types.
Dwelling entries	Dwelling entries should be clearly identified and legible from the street
Primary private open space	25m ² minimum area and 3m minimum dimension. Provides for flexible use as additional car space.
Solar access	70% of dwellings minimum receive at least 2 hours of sunlight between 9am and 3pm on 21 June to at least one living room or 50% of the private open space.
Maximum car parking	As per Table 2 . A carport structure shelters one car with 0.5m setback (zero setback if upper levels developed) to the rear lane and side boundary, providing parking for one vehicle. A hardstand sits beside the carport providing a flexible space for vehicle or recreational uses and provides pedestrian access to the rear lane.
Bicycle parking	As per Table 3 . However, there is no requirement for a space to be provided if adequate space is provided in the dwelling, storage or parking area.



Figure 13: Attached Typical 6 x 34m Terrace Typology

5.4 Zero Lot Terrace Typology

In accordance with the *Standard Instrument (Local Environmental Plans) Order 2006*, zero lot terraces are a type of semi-detached dwelling which means:

“a dwelling that is on its own lot of land and is attached to only one other dwelling.”

Performance Criteria	Design Solution
PC12 Zero Lot Terraces: <ul style="list-style-type: none"> Provide for multiple level dwellings Provide for up to four bedroom dwellings One boundary wall is fire rated with zero setback Have primary pedestrian access from the street Have vehicle and secondary pedestrian access from the rear lane 	DS12.1 Zero Lot Terraces are provided generally in accordance with Table 9– Zero Lot Terraces Characteristics (7.5 x 30m) and Figure 14– Typical 7.5 x 30m Zero Lot Terrace Typology .

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

<ul style="list-style-type: none"> Primary outdoor space is covered and located in the rear yard between the home and parking structure Terraces can accommodate a Studio Dwelling at the rear above the garage. These may be separately titled and governed by a stratum. 	
--	--

Table 9 Zero Lot Terrace Characteristics (7.5 x 30m)

Element	Characteristics
Building height	Two-three storeys.
Materiality	A variety of quality materials including brick, concrete, timber and cladding should be used to encourage variety and contribute to the character of the Precincts. It is recommended that the colour and texture of the materials reflect parkland character through selection of natural materials and an earthy colour palette. Materials should be robust and fire-retardant. Roofs should be non-reflective to not detract from the visual landscape amenity of the area.
Dwelling size	Dwellings are required to have a minimum internal area of 135m ²
Bedroom size	Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space). Bedrooms have a minimum dimension of 3m (excluding wardrobe space).
Dwelling Entries	Dwelling entries should be clearly identified and legible from the street.
Ceiling height	As per the BCA.
Front setback	As per Table 5 and Figure 10
Side setback	One boundary wall is fire rated with zero setback.
Side setback (corners)	As per Table 5 and Figure 10
Rear setback	0.5m at ground level, and zero at upper levels.
Landscaped area	15m ² minimum area.
Fences	Generally, fences should use permeable materials and treatments. Where possible, the front fencing should be the same as the dominant external façade material of the dwellings. Colorbond front fencing is not permitted. Fences should be low to medium height. Refer to Table 4 for character-based frontage/ fence/ interface types. Refer to Table 5 for character-based frontage/ fence/ interface types.
Primary private open space	25m ² minimum area and 3m minimum dimension. A carport provides flexible space for vehicle or recreational uses.
Solar access	70% of dwellings minimum receive at least 2 hours of sunlight between 9am and 3pm on 21 June to at least one living room or 50% of the private open space.
Maximum car parking	As per Table 2 . Single lock-up garage with 0.5m setback (zero at upper levels if developed) to the rear lane and side boundary provides parking for one vehicle. A carport structure also with 0.5m setback (zero at upper levels if developed) to the rear lane is located beside the garage and provides

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

	parking for one vehicle. The carport provides a flexible space for vehicle parking or recreational uses and has a garden setback to the side boundary.
Bicycle parking	As per Table 3 . However, there is no requirement for a space to be provided if adequate space is provided in the dwelling, storage or parking area.



Figure 14: Typical 7.5 x 30m Zero Lot Terrace Typology

5.5 Cottage Typology

In accordance with the *Standard Instrument (Local Environmental Plans) Order 2006*, cottages could vary between the following:

- Semi-detached dwelling which means *a dwelling that is on its own lot of land and is attached to only one other dwelling; Or a*
- Dwelling house which means *a building containing only one dwelling.*

Performance Criteria	Design Solution
PC13 Cottages: <ul style="list-style-type: none"> ▪ Provide for multiple level dwellings with front-loaded vehicle access ▪ Provide for up to four bedroom dwellings 	DS13.1 Cottages are provided generally in accordance with Table 10 – Cottage Characteristics (10 x 30m) and Figure 15– Typical 10 x 30m Cottage Typology .

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

<ul style="list-style-type: none"> ▪ Can accommodate a home office at ground level ▪ One boundary wall is fire rated with zero setback for Semi-detached dwellings ▪ Have primary pedestrian and vehicle access from the street with no rear lane ▪ Primary outdoor space is covered and located in the rear yard ▪ Are not designed to accommodate attached Studio Dwellings above the garage. 	
--	--

Table 10 Cottage Characteristics (10 x 30m)	
Element	Characteristics
Building height	Up to three storeys.
Materiality	A variety of quality materials including brick, concrete, timber and cladding should be used to encourage variety and contribute to the character of the Precincts. It is recommended that the colour and texture of the materials reflect parkland character through selection of natural materials and an earthy colour palette. Materials should be robust and fire-retardant. Roofs should be non-reflective to not detract from the visual landscape amenity of the area.
Dwelling size	Dwellings are required to have a minimum internal area of 220m ²
Bedroom size	Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space). Bedrooms have a minimum dimension of 3m (excluding wardrobe space).
Dwelling entries	Dwelling entries should be clearly identified and legible from the street
Ceiling height	As per the BCA.
Front setback	As per Table 5 and Figure 10
Side setback (Semi-Detached Dwellings)	One boundary wall is fire rated with zero setback.
Side setback (detached dwelling)	900mm
Side setback (corners)	As per Table 5 and Figure 10
Rear setback	3m (minimum)
Landscaped area	15m ² minimum area.
Fences	Generally, fences should use permeable materials and treatments. Fences should be low to medium height. Refer to Table 4 for character-based frontage/ fence/ interface types.
Primary private open space	25m ² minimum area and 10m minimum dimension.
Solar access	70% of dwellings minimum receive at least 2 hours of sunlight between 9am and 3pm on 21 June to at least one living room or 50% of the private open space.
Maximum car parking	As per Table 2 .

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

	Single lock-up garage incorporated into the house providing one parking space. Hardstand area between garage and front boundary can provide parking for a second vehicle.
Bicycle parking	As per Table 3 . However, there is no requirement for a space to be provided if adequate space is provided in the dwelling, storage or parking area.



Figure 15: Typical 10 x 30m Cottage Typology

5.6 Residential Flat Building Typology

In accordance with the *Standard Instrument (Local Environmental Plans) Order 2006*, residential flat building means:

"a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing."

Performance Criteria	Design Solution
PC14 Residential Flat Buildings: <ul style="list-style-type: none"> Provide for multiple dwellings across levels Provide for one, two and three bedroom dwellings 	DS14.1 Residential Flat Buildings are provided generally in accordance with Table 11 – <i>Residential Flat Building Characteristics</i> and

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

<ul style="list-style-type: none"> Provides strategically located tower elements to optimise solar access, views and streetscape experience Have shared basement for car parking and waste collection system through a common strata structure Have vehicle access and loading located off a secondary street, preferably to the southern side of the building. 	<p>Figure 16– Typical Residential Flat Building Typology.</p>
	<p>DS14.2 Residential ground floor in the Station Precinct is to adopt the design criteria specified in DS3.11 to create an attractive residential ground floor and a human scale environment.</p>

Table 11 Residential Flat Building Characteristics	
Element	Characteristics
Building height	Up to 15 storeys.
Materiality	A variety of quality materials including brick, concrete, timber and cladding should be used to encourage variety and contribute to the character of the Precincts. It is recommended that the colour and texture of the materials reflect parkland character through selection of natural materials and an earthy colour palette. Materials should be robust and fire-retardant. Roofs should be non-reflective to not detract from the visual landscape amenity of the area.
Dwelling size	<p>Dwellings are required to have the following minimum internal floor areas:</p> <ul style="list-style-type: none"> 1 bed 50m² 2 bed 70m² 3 bed 90m² <p>For each additional bathroom a further 5m² and for each additional bedroom a further 12m² is required</p> <p>Adequate amount of universal access units to be provided (in accordance with the Apartment Design Guide)</p>
Dwelling width	Dwellings are required to have a minimum width of 4m internally to avoid deep narrow layouts
Bedroom size	<p>Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)</p> <p>Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</p>
Dwelling entries	Dwelling entries should be clearly identified and legible from the street
Ceiling height	To be compliant with building separation requirements as per the ADG.
Front setback	As per Table 5 and Figure 10 .
Side setback	To be compliant with building separation requirements as per the ADG.
Side setback (corners)	As per Table 5 and Figure 10 .
Rear setback	To be compliant with building separation requirements as per the ADG.
Passive surveillance	<p>Building entries, balconies and windows address the street to provide passive surveillance.</p> <p>Where blank walls are unavoidable, they are designed to face dwelling entries.</p>

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

	Refer to DS3.6 , DS3.7 and DS3.8 for detailed specifications regarding façade hierarchy relating to activation and surveillance.
Landscaped area	Deep soil planting provisions are made in the common courtyard and generally located to the southern side of the space.
Fences	Generally, fences should use permeable materials and treatments. Where possible, the front fencing should be the same as the dominant external façade material of the dwellings. Colorbond front fencing is not permitted. Fences should be low to medium height. Refer to Table 4 for character-based frontage/ fence/ interface types. Refer to Table 5 for character-based frontage/ fence/ interface types.
Primary private open space	Individual balconies are provided. Ground level apartments each have their own private open space that either access directly to the street or to the communal courtyard space.
Solar access	70% of dwellings receive at least 2 hours of sunlight between 9am and 3pm on 21 June to at least one living room or 50% of the primary private open space.
Maximum car parking	As per Table 2 . Car parking is provided as basement car parking.
Bicycle parking	As per Table 2 . However, there is no requirement for a space to be provided if adequate space is provided in the storage or parking area.

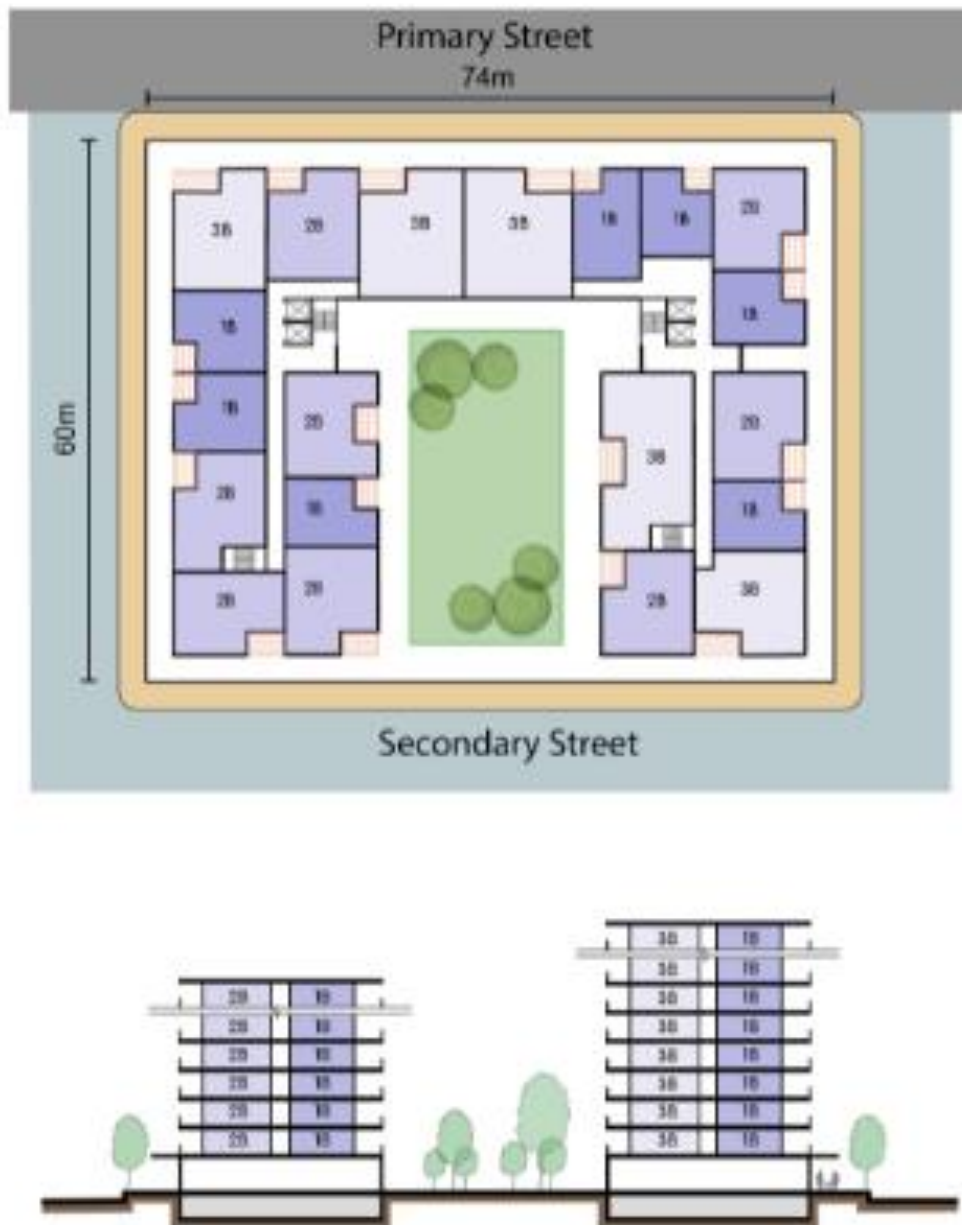


Figure 16: Typical Residential Flat Building Typology

5.7 Integrated Residential Flat Building and Strata Terrace Typology

In accordance with the *Standard Instrument (Local Environmental Plans) Order 2006*, a integrated residential flat building and strata terrace means:

- Residential Flat Building means *a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.*
- Strata terraces are a type of multi dwelling housing which means *3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.*

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

Performance Criteria	Design Solution
<p>PC15 Integrated Residential Flat Building and Strata Terraces:</p> <ul style="list-style-type: none"> ▪ Provide for multiple dwellings across levels ▪ Provide for up to four bedroom dwellings ▪ Provide freestanding Terraces within communal, strata titled arrangements ▪ Provides generous shared open space and built form transition from high to medium density ▪ Have shared basement for waste collection system through a common strata structure ▪ Have shared basement for apartment car parking, which also provides car parking for Terraces ▪ Provide garages in the basement for each Terrace with car parking for two vehicles in a tandem, stacked or side-by-side parking format. Each Terrace has internal stairs connecting to the secure garage below in the basement ▪ Have vehicle access and loading located off a secondary street, preferably to the southern side of the building ▪ Have main pedestrian access for Terraces from the primary street with apartments fronting secondary streets. 	<p>DS15.1 Integrated Residential Flat Building and Strata Terraces are provided generally in accordance with Table 12 Integrated Residential Flat Building and Strata Terrace Characteristics – <i>Integrated Residential Flat Building and Strata Terrace Characteristics</i> and Figure 17 – <i>Integrated Residential Flat Building and Strata Terrace Typology</i>.</p>

Table 12 Integrated Residential Flat Building and Strata Terrace Characteristics	
Element	Characteristics
Building height	Residential Flat Buildings comprise up to 15 storeys. Strata Terraces are up to four storeys.
Dwelling size (RFB)	<p>Dwellings are required to have the following minimum internal floor areas:</p> <ul style="list-style-type: none"> ▪ 1 bed 50m² ▪ 2 bed 70m² ▪ 3 bed 90m² <p>For each additional bathroom a further 5m² and for each additional bedroom a further 12m² is required. Adequate amount of universal access units to be provided in accordance with the Apartment Design Guide.</p>
Dwelling width	Dwellings are required to have a minimum width of 4m internally to avoid deep narrow layouts.
Bedroom size	Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space). Bedrooms have a minimum dimension of 3m (excluding wardrobe space).

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

Dwelling entries	<p>Dwelling entries should be clearly identified and legible from the street.</p> <p>Apartment entries should be separate from strata terraces.</p> <p>Strata terrace entries must front public street/path/open space.</p> <p>Every strata terrace should be accessible by</p> <ul style="list-style-type: none"> ▪ direct parking garage and ▪ separate front door
Ceiling height	To be compliant with building separation requirements as per the ADG.
Side setback	Residential Flat Buildings are as per the ADG. Strata Terraces have shared party walls on both flanking walls.
Side setback (corners)	As per Table 5 and Figure 10 .
Rear setback	To be compliant with building separation requirements as per the ADG.
Passive surveillance	<p>Building entries, balconies and windows address the street to provide passive surveillance.</p> <p>Where blank walls are unavoidable, they are designed to face dwelling entries.</p> <p>Refer to DS3.6, DS3.7 and DS3.8 for detailed specifications regarding façade hierarchy relating to activation and surveillance.</p>
Landscaped area	<p>Deep soil planting provisions are made in the common courtyard and generally located to the southern side of the space.</p> <p>Terraces have a landscaped set-back to the street.</p>
Fences	<p>Generally, fences should use permeable materials and treatments. Where possible, the front fencing should be the same as the dominant external façade material of the dwellings. Colorbond front fencing is not permitted.</p> <p>Fences should be low to medium height. Refer to Table 4 for character-based frontage/ fence/ interface types.</p> <p>Refer to Table 5 for character-based frontage/ fence/ interface types.</p>
Primary private open space	<p>Individual balconies are provided for apartments on the first floor and higher.</p> <p>Ground level dwellings each have their own private open space that either directly accesses the street or the communal courtyard space.</p>
Solar access	70% of dwellings receive at least 2 hours of sunlight between 9am and 3pm on 21 June to at least one living room or 50% of the primary private open space.
Maximum car parking	<p>As per Table 2.</p> <p>Apartment car parking is primarily provided as basement car parking. Terrace car parking is provided in garages in the basement and may comprise a stacked, tandem or side-by-side parking format. Each terrace has internal stairs connecting the terrace to the secure garage in the basement below.</p>
Bicycle parking	As per Table 3 . However, there is no requirement for a space to be provided if adequate space is provided in the storage or parking area.

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

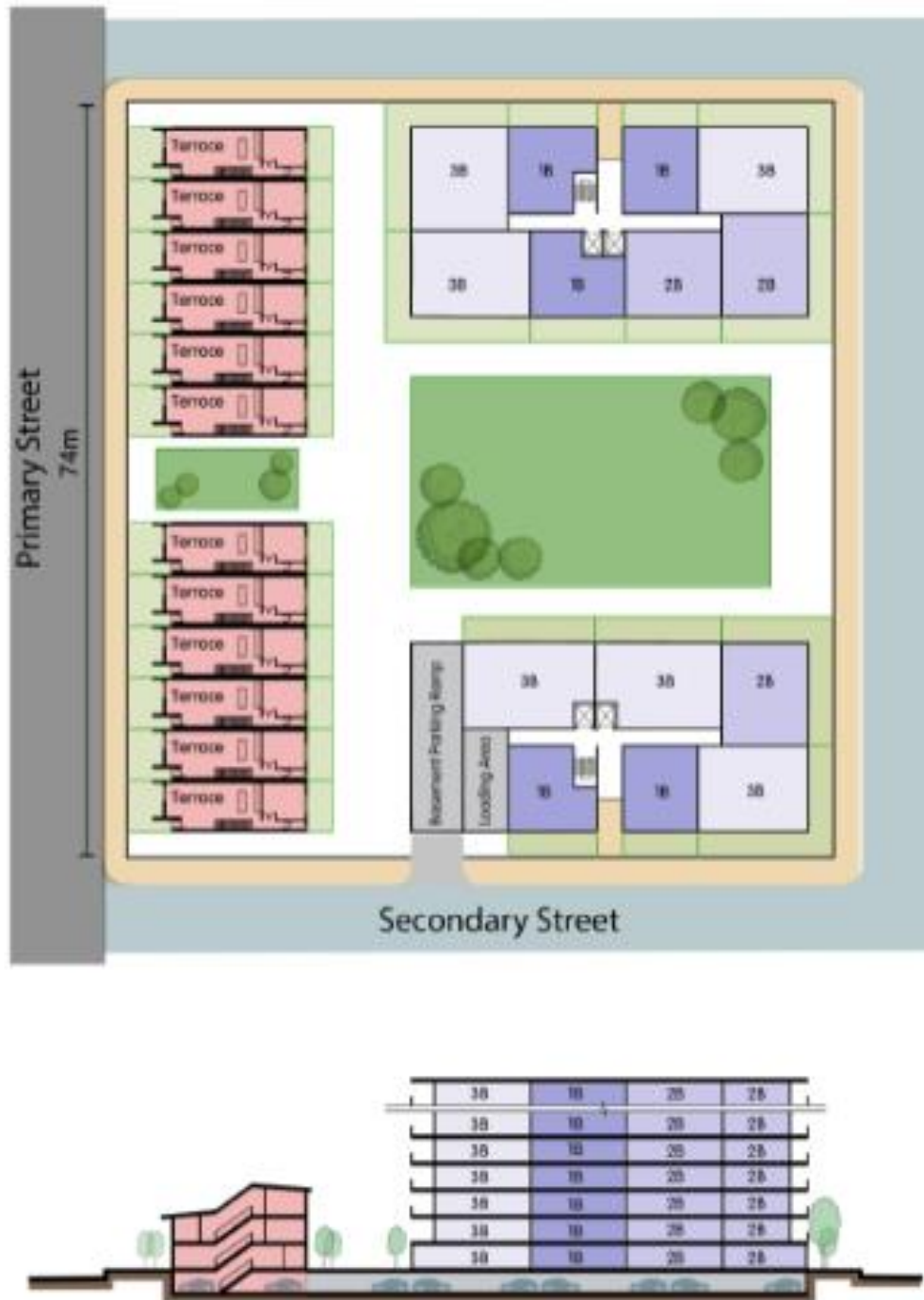


Figure 17: Typical Integrated Residential Flat Building and Strata Terrace Typology

5.8 Mixed Use Apartment Building Typology

In accordance with the *Standard Instrument (Local Environmental Plans) Order 2006*, mixed use apartments are a type of shop top housing which means:

“one or more dwellings located above ground floor retail premises or business premises.”

Performance Criteria	Design Solution
PC16 Mixed Use Apartment Buildings: <ul style="list-style-type: none"> Comprise mixed use, multi-unit apartment buildings Are located above ground floor retail, commercial and/or community uses Are strategically located to address and activate the Central Spine, Station Plaza and key nodes along Maxwells Creek with a northerly aspect Provide for multiple dwellings across levels Provide ground floor retail oriented towards the primary street and secondary street Provide ground floor retail units with a maximum of 20m frontage to retain a fine-grain occupation pattern. Retail frontages are generally separated from residential lobby entrances Retail frontages have continuous street awnings providing shelter to the adjacent footpaths and assisting in acoustic separation to the apartments above. Provide for up to three bedroom dwellings Have shared basement for car parking and waste collection system through a common strata structure Have vehicle access and loading located off a secondary street, preferably to the southern side of the building Parking for residential, retail, commercial and other land uses would be separately demarcated. 	DS16.1 Mixed Use Apartment Buildings are provided generally in accordance with Table 13 – Mixed Use Apartment Building Characteristics and Figure 18– Mixed Use Apartment Building Typology .
	DS16.2 Apartment balconies are to comply with the relevant ADG and SEPP 65 requirements, and any further ministerial notice, amendment or direction accordingly.
	DS16.3 Where non-residential land uses are provided at ground level, articulation is provided in accordance with the Active Facades in DS3.6 and Figure 5 – Facades (refer to Section 4.2 above).
	DS16.4 Distribution of non-residential floor space is provided in accordance with DS3.9 and as per Figure 6 – Distribution of Non-Residential Floor Space . In general, non-
	DS16.5 Non-residential land uses at ground level is to be provided in accordance with design criteria in DS3.10 for a positive contribution of the non-residential ground floor to the street level experience and human scale environment.
	DS16.4 Access minimises conflicts between car parking entries and pedestrian entries. Likewise, servicing is via secondary streets wherever possible.

Table 13 Mixed Use Apartment Building Characteristics

Element	Characteristics
Building height	Up to 20 storeys.

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

Materiality	A variety of quality materials including brick, concrete, timber and cladding should be used to encourage variety and contribute to the character of the Precincts. It is recommended that the colour and texture of the materials reflect parkland character through selection of natural materials and an earthy colour palette. Materials should be robust and fire-retardant. Roofs should be non-reflective to not detract from the visual landscape amenity of the area.
Dwelling size	<p>Dwellings are required to have the following minimum internal floor areas:</p> <ul style="list-style-type: none"> ▪ 1 bed 50m² ▪ 2 bed 70m² ▪ 3 bed 90m² <p>For each additional bathroom a further 5m² and for each additional bedroom a further 12m² is required Adequate amount of universal access units to be provided in accordance with the Apartment Design Guide.</p>
Dwelling width	Dwellings are required to have a minimum width of 4m internally to avoid deep narrow layouts.
Bedroom size	<p>Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space). Bedrooms have a minimum dimension of 3m (excluding wardrobe space).</p>
Dwelling entries	<p>Dwelling entries should be clearly identified and legible from the street. Apartment entries should be separated from non-residential.</p>
Ceiling height	As per the ADG.
Side setback	To be compliant with building separation requirements as per the ADG.
Side setback (corners)	As per Table 5 and 10 .
Rear setback	To be compliant with building separation requirements as per the ADG.
Passive surveillance	<p>Building entries, balconies and windows address the street to provide passive surveillance. Where blank walls are unavoidable, they are designed to face dwelling entries All typology occurs on 'active' facades, therefore, detailed controls regarding activation and surveillance are required.</p>
Landscaped area	Deep soil planting provisions are made in the common courtyard and generally located to the southern side of the space.
Fences	No fences/walls along mixed use interface. Low walls used as public seating and/or outdoor dining are encouraged.
Primary private open space	Individual balconies are provided for apartments on the first floor and higher. Balconies are semi-recessed to balance building articulation, shelter and prospect. Access to balconies is made from the living room and main bedroom. Ground level dwellings each have their own private open space that either directly accesses the street or the communal courtyard space.
Solar access	70% of dwellings receive at least 2 hours of sunlight between 9am and 3pm on 21 June to at least one living room or 50% of the primary private open space.
Maximum car parking	As per Table 2 .

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

Bicycle parking	As per Table 3 . However, there is no requirement for a space to be provided if adequate space is provided in the storage or parking area.
-----------------	---

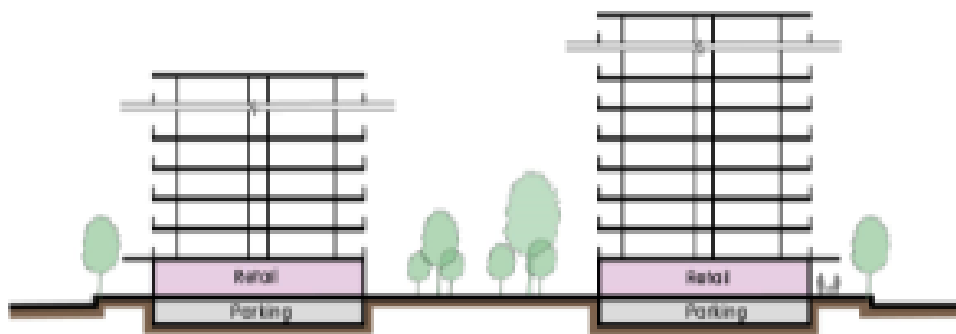
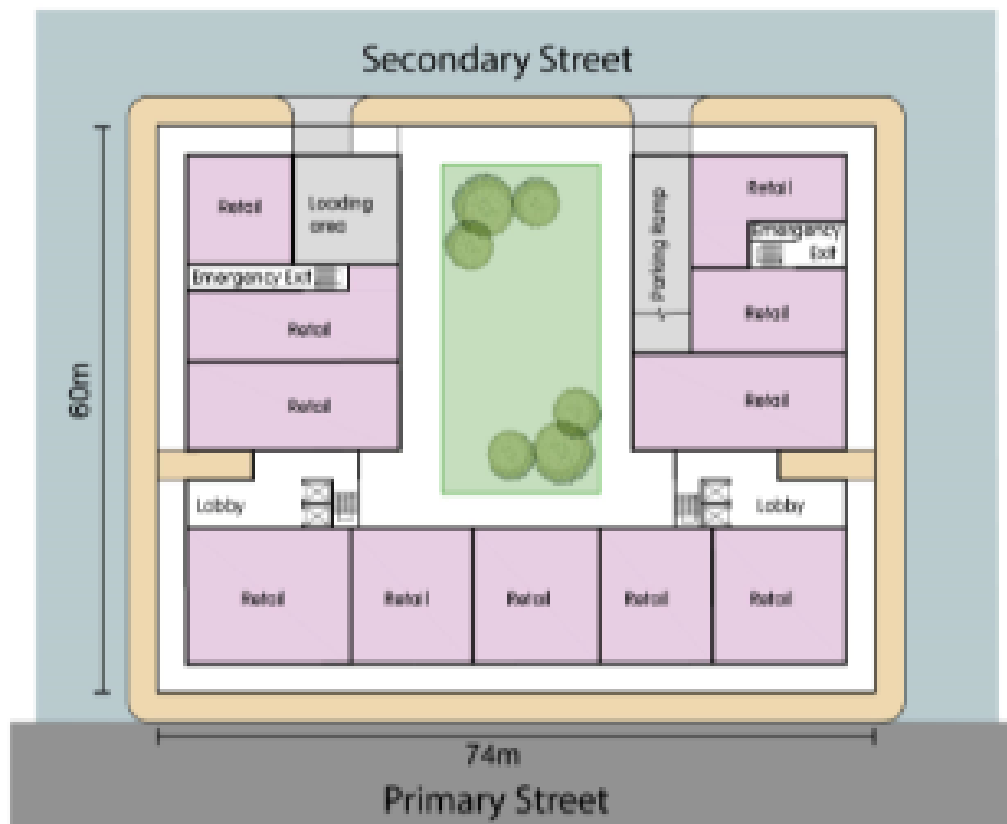


Figure 18: Mixed Use Apartment Building Typology

5.9 Studio Dwelling Typology

In accordance with Appendix 16 of the *State Environmental Planning Policy (State Significant Precincts) 2005*, as modified, studio dwelling is defined below.

Studio dwelling means a dwelling that:

- (a) *is established in conjunction with another dwelling (the principal dwelling), and*
- (b) *is on its own lot of land, and*
- (c) *is erected above a garage that is on the same lot of land as the principal dwelling, whether the garage is attached to, or is separate from, the principal*

Landcom Town Centre North Design Guidelines

Gallipoli Drive, Bezentin Ridge Road, Soldiers Parade and Campbelltown Road WTJ18-012

dwelling,

but does not include a semi-detached dwelling.

Note. Studio dwellings are a type of residential accommodation.

Performance Criteria	Design Solution
PC17 Studio Dwellings: <ul style="list-style-type: none"> Function as self-contained dwellings above the rear garage of other dwellings Have their own access from a rear lane May be separately titled and governed by a stratum. 	DS17.1 Studio dwellings are provided generally in accordance with Table 14– Studio Dwelling Characteristics and either Figure 19– Typical Studio Dwelling Typology with One Parking for Terrace and One Parking for Studio or Figure 20 – Typical Studio Dwelling Typology with Two Parking for Terrace Only .

Table 14 Studio Dwelling Characteristics

Element	Characteristics
Building height	Two storeys (including garage).
Materiality	A variety of quality materials including brick, concrete, timber and cladding should be used to encourage variety and contribute to the character of the Precincts. It is recommended that the colour and texture of the materials reflect parkland character through selection of natural materials and an earthy colour palette. Materials should be robust and fire-retardant. Roofs should be non-reflective to not detract from the visual landscape amenity of the area.
Dwelling size	Dwellings are required to have a minimum internal area of 35m ² .
Living room width	Living rooms or combined living/dining rooms should have a minimum width of 3.6m.
Ceiling height	Predominantly 2.7m with a 2.4m minimum.
Dwelling entries	Dwelling entries are separated from the primary dwelling and garage. Dwelling entries are accessed from a public street/lane/open space.
Lane Setback	0.5m minimum at ground level. 0m at level one.
Side setback	Zero Lot Boundary.
Internal separation	4m minimum between studios and attached dwellings.
Passive surveillance	Must have at least one window overlooking public street/lane/open space to encourage safety and surveillance
Garage	Located below Studio Dwelling.
Private open space	4m ² minimum area and 1.5m minimum dimension in the form of a balcony.
Solar access	Skylights are provided for all studio dwellings.
Maximum car parking	As per Table 2 .
Bicycle parking	As per Table 3 . However, there is no requirement for a space to be provided if adequate space is provided in the dwelling, storage or parking area.

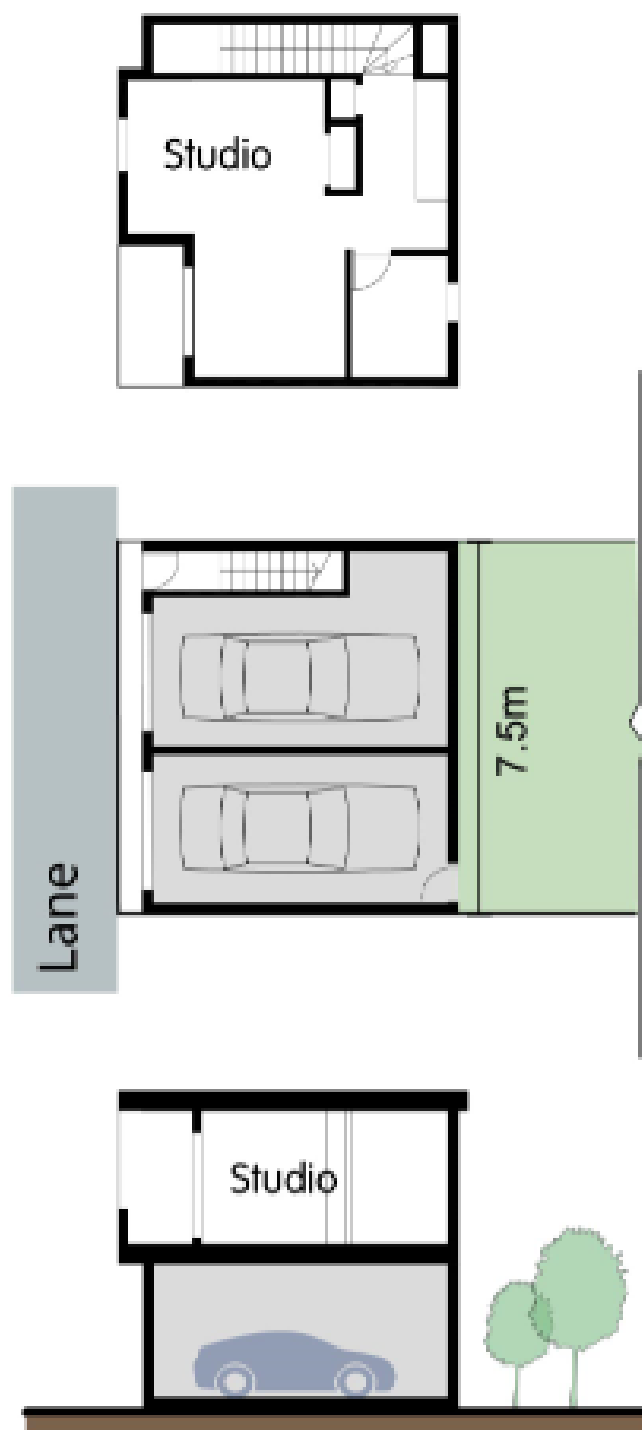


Figure 19: Typical Studio Dwelling Typology with One Parking for Terrace and One Parking for Studio

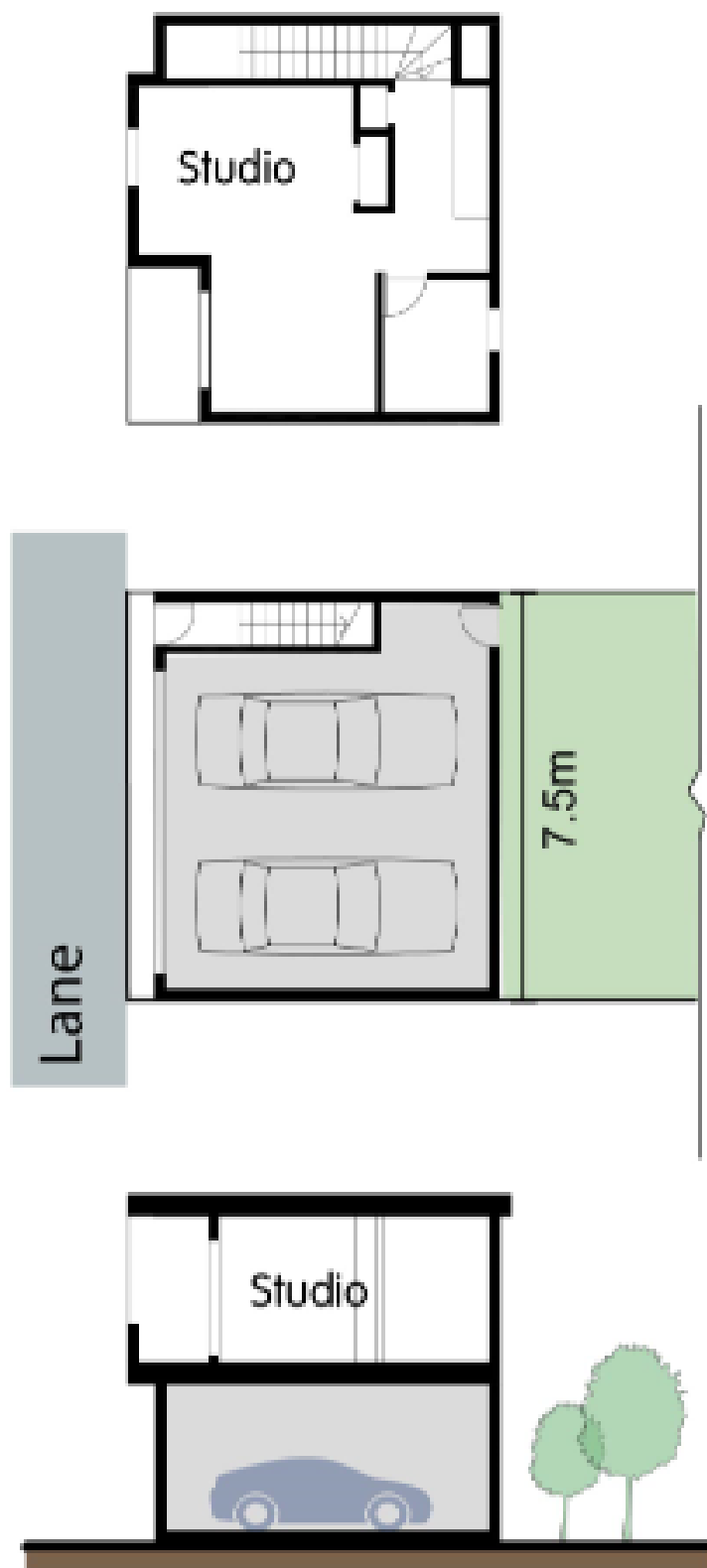


Figure 20: Typical Studio Dwelling Typology with Two Parking for Terrace Only