

Site 4 Edmondson Park SEPP 65 Verification Statement

Edmondson Park, NSW



SEPP 65 Design Verification Statement

PROJECT INFORMATION

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

DOCUMENT REGISTER

ISSUE	AMENDMENT	DATE	CHECKED
A	For Development application	15/09/2022	CR
B	For Development application	16/09/2022	CR

1.0 Introduction

This report has been prepared in support of a Development Application (DA) made to Liverpool Council for the development of Lot 3 of plan number 1257105 located at Buchan Avenue, Edmondson Park 2174 at the northern side of the intersection of Buchan Avenue and Macdonald Road.

It describes the proposed design and architectural response for the site known as Edmondson park Site 4. This proposal has been developed with careful consideration to the objectives and controls defined in SEPP (State Significant Precinct) 2005 Edmondson Park South and Edmondson Park South DCP 2012.

The DA seeks consent for the development of Site 4 into a residential complex, the development proposes:

- 131 units distributed across 2 towers of 8 stories. These towers sit on a 2 level podium. The towers are generally setback by 2 metres from the Podium providing a continuous and harmonic facade. The podium is dedicated to sleeved terrace units with street access.
- 30 townhouses are proposed in addition to the towers and podium units. These townhouses are located to the western side of Site 4 and separated from the podium through the principal open communal space. The townhouses are arranged in two rows of 15 facing the east and west.
- The western row of townhouses have direct access to the street while the Eastern row interfaces with the

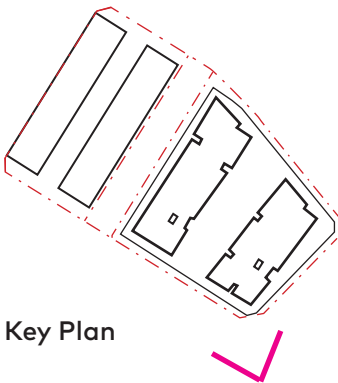
proposed landscaped green link.

- The principal open communal space provides access to the townhouses, the sleeve terraces and the lobby for Tower A. The access to Tower B is located along Buchan Avenue. This landscaped area acknowledges the site's natural surroundings by bringing endemic species into the development. The proposed design creates a bushland retreat for residents, areas of natural play and provides amenity through outdoor seating and shade structures.
- Secondary open communal space is allocated on level 2 at podium level. These areas provide amenity and are carefully complemented with landscaped and seating areas.
- Access to the car park for all 161 units is located along future road through the driveway on the podium northern facade. Waste management collection is centralised for all towers and sleeved terraces units located in the middle of the ground level parking adjacent to the turntable. Waste collection for the western townhouses is off the street while the eastern row of townhouses have designated bin holding areas.

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



Artist impression of Site 4 Edmondson Park from Fawlkner Way



1.1 SEPP 65 Verification Statement

Design Principle 1: Context and Neighbourhood Character

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

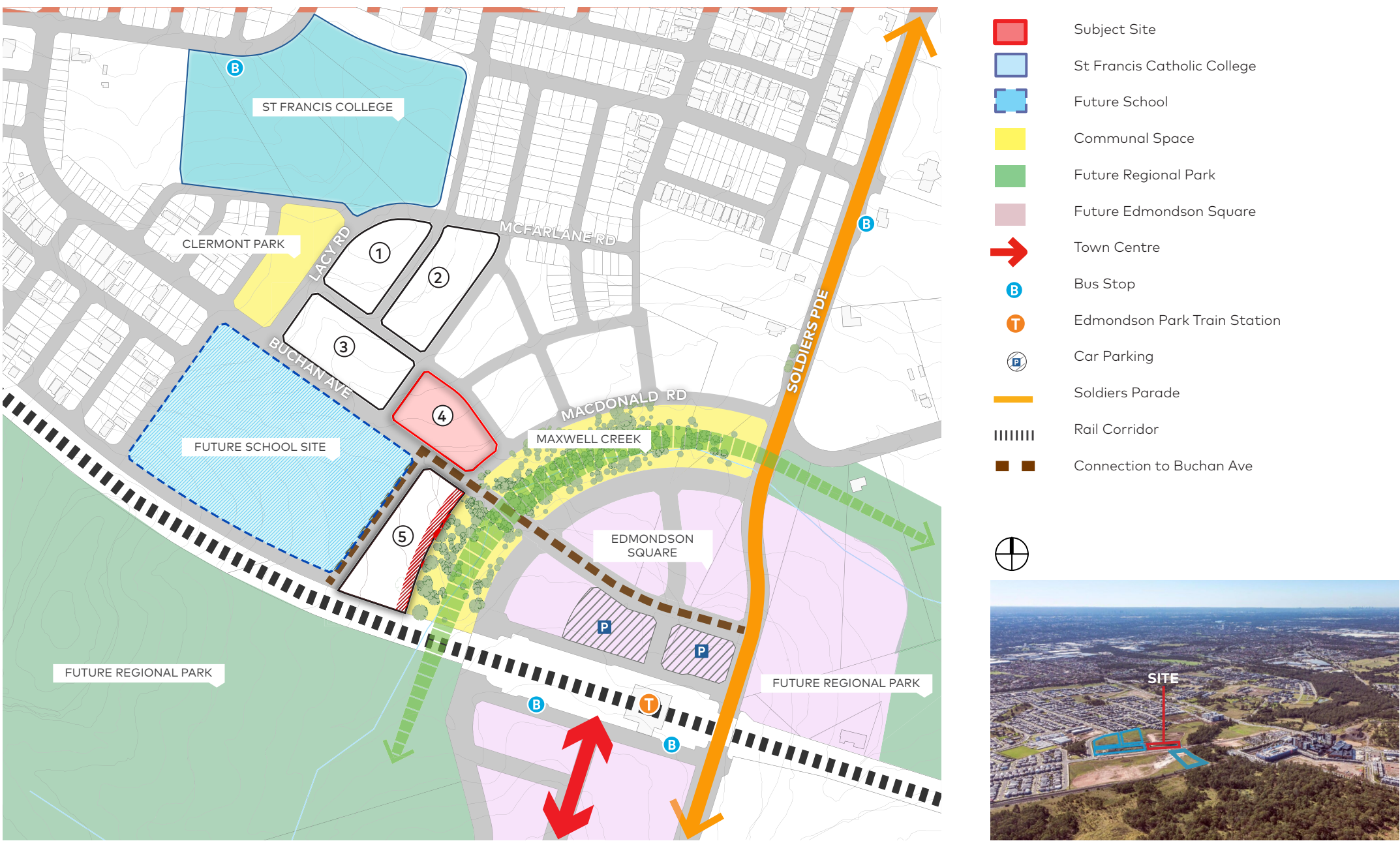
Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for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

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

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

The streets surrounding Site 4 Edmondson Park have a mixture of new multi-residential development, schools and commercial uses.

The contextual principle for this development is to enhance the urban and natural relationship with Maxwell Creek Riparian Corridor, and respect the natural environment. Site 4 articulates the transition from the medium density 8 storey towers to a low density townhouses typology proposed to the west of the site. Furthermore, the new development will benefit and utilise the existing connections and services offered by the Edmondson Park town centre.



Edmondson Park Site 4 Road context and Neighbourhood

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Design Principle 2: Built Form and Scale

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

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

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

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

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

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

The transition to the townhouses is articulated by extending the brick expression on the podium western facade to 3 storeys height.



Podium elevation
Eastern Podium Elevation



Podium transition from Buchan Avenue

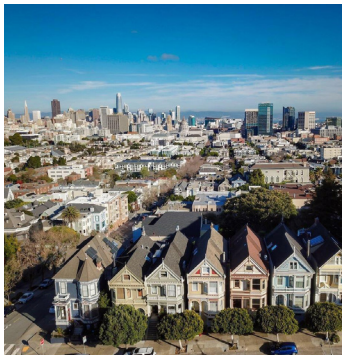
Individuality in Regularity



Repeating system



Establishing gaps between



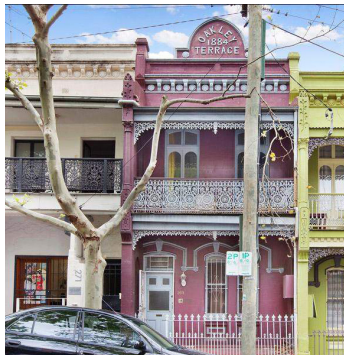
Form and Colour



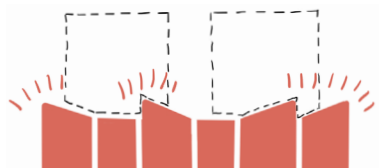
Playing with form



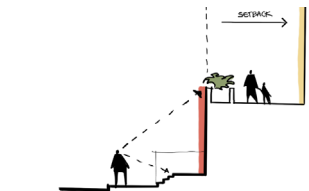
Playing with colour



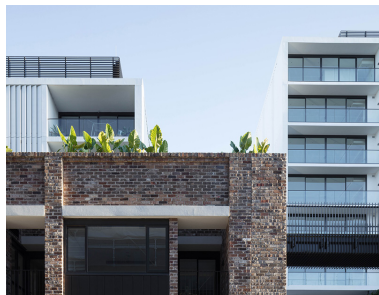
Simple and Secondary



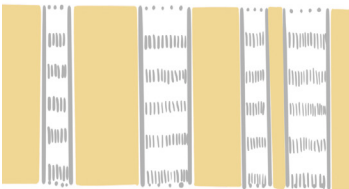
Podium as the hero



Introducing setbacks



Solidity and Porosity



Rhythm of Solidity & Porosity



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Design Principle 3: Density

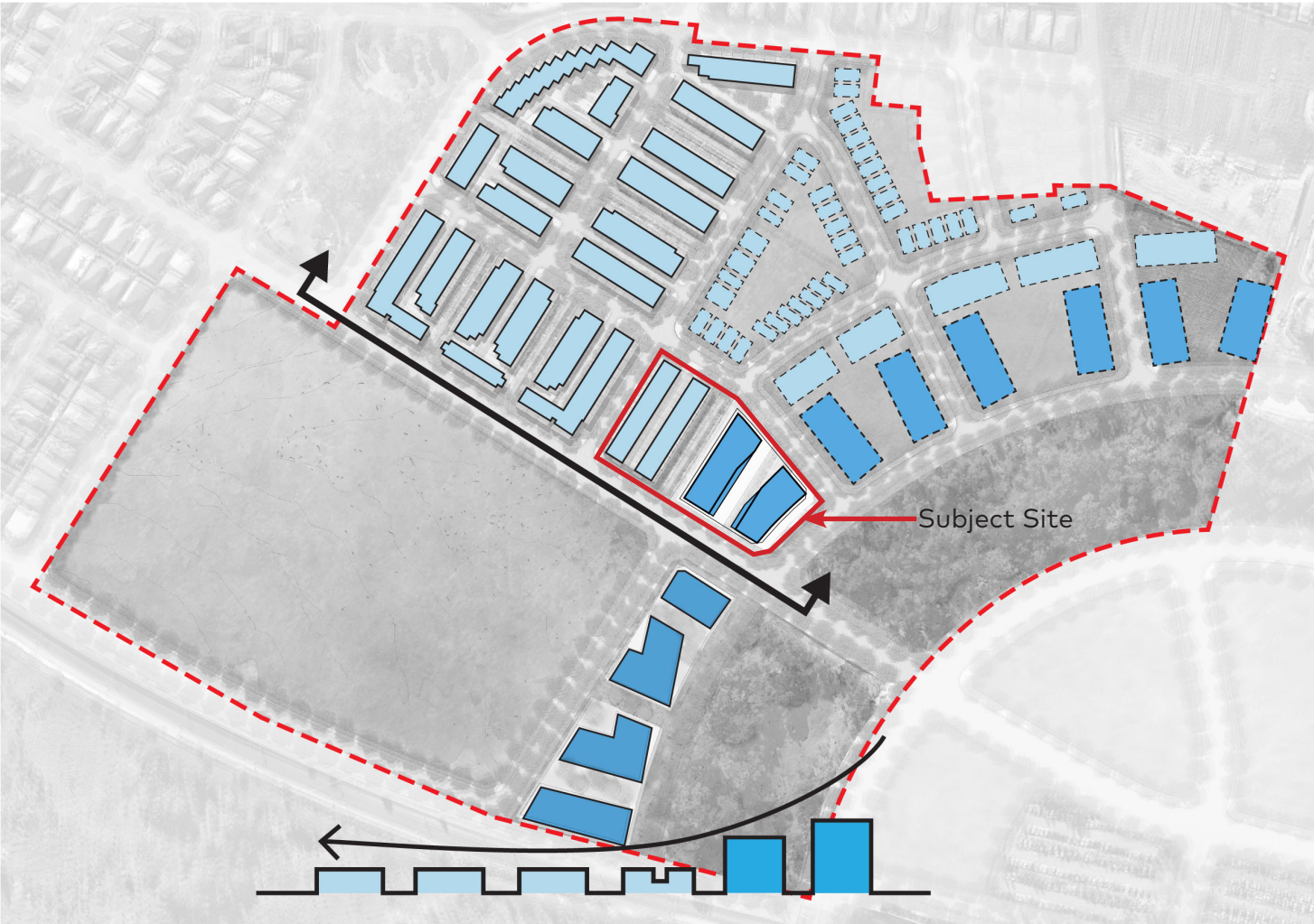
"Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context."

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

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

We have proposed for the density and height to be distributed from a lower height and density to the north and higher density to the south. This ensures that the lots with the higher density sit closer to the Maxwell Creek Riparian Corridor and Edmondson Park Rail Station.

The proposed apartment plates range from 700sqm to 907sqm in GFA which result in floor plates that have a range between 9-10 units per plate. These are well below the 12 unit maximum allowed in the ADG.



Density - Height Diagram



Proposed Typical Floor Plates

Proposed GFA	
Building A (Typ.L3-L4)	907m ²
Building B (Typ.L3-L4)	700m ²
Building A (Typ.L5-L7)	851m ²
Building B (Typ.L5-L7)	860m ²

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Design Principle 4: Sustainability

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

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

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

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

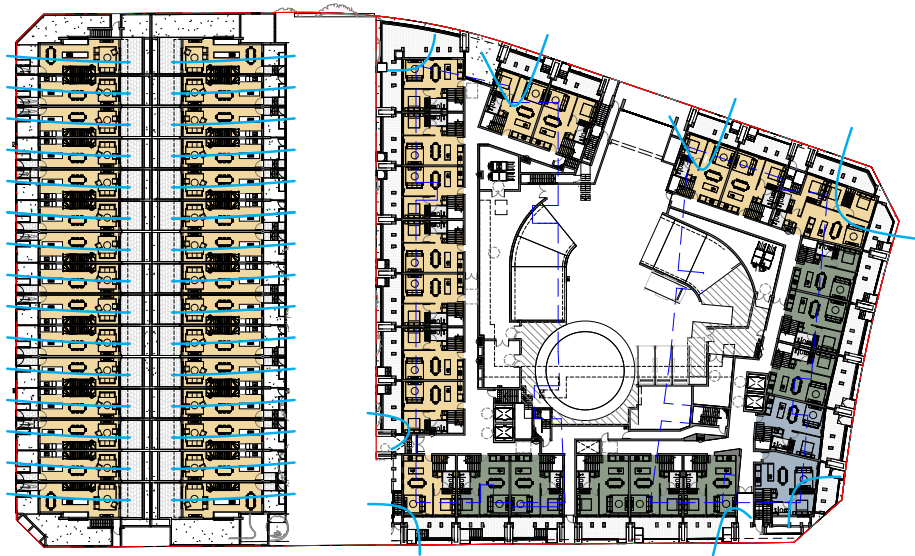
The proposal also exceeds the minimum requirement of cross ventilated units across the site as per the table below.

	2Hours (min 70%)		No Sun (Max 15%)	
Site Wide	96/ 131	73%	8/ 131	6%

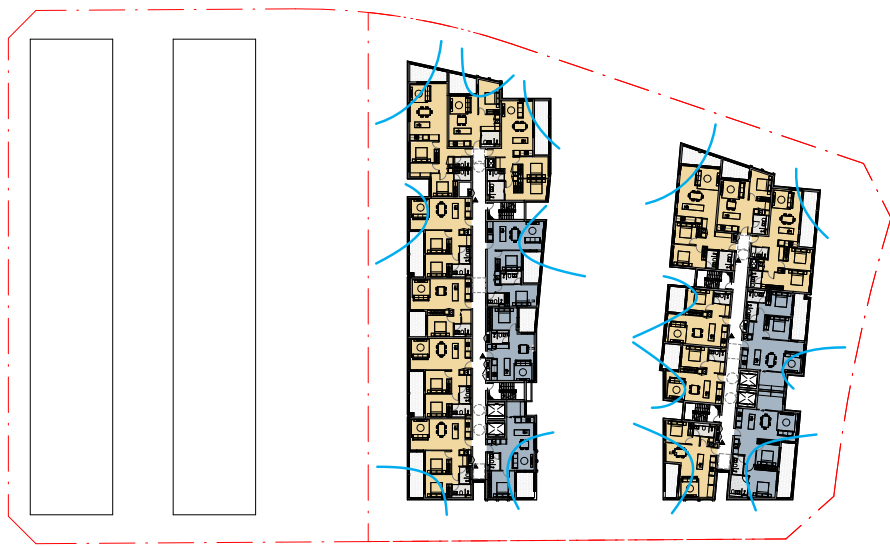
Sun access summary table

	Cross-ventilation (Min 60%)	
Site Wide	88/ 131	67%

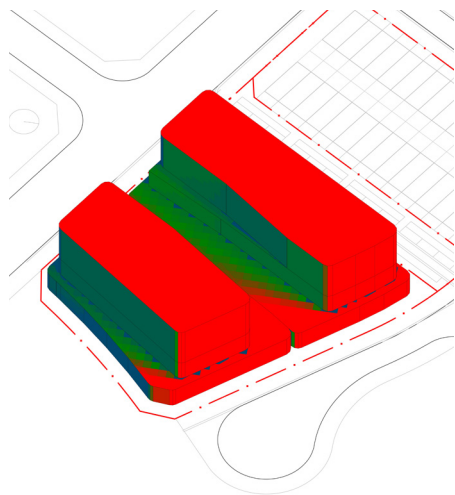
Cross ventilation summary table



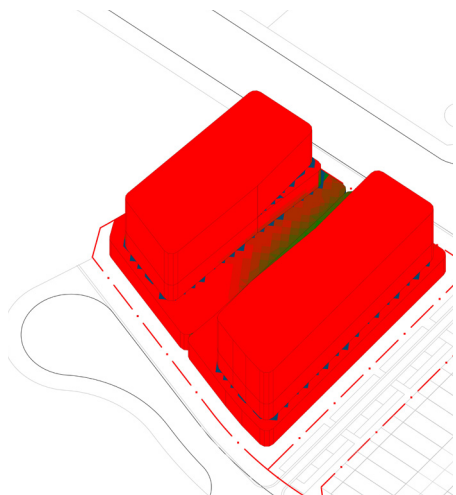
Ground Floor Plan



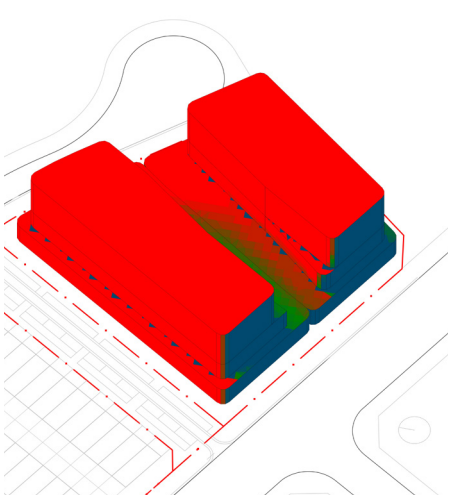
Level 6 Floor Plan



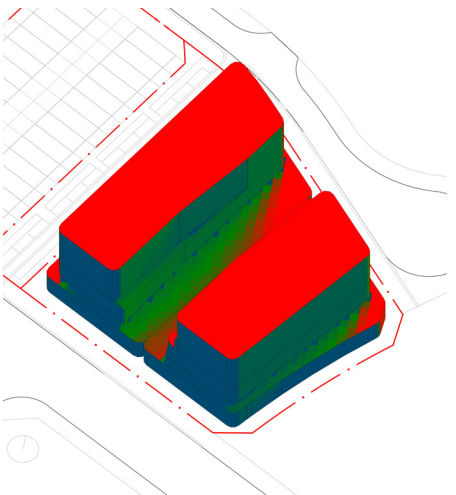
North East



North West

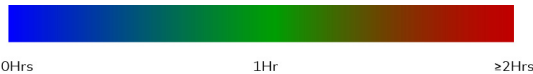


South East



South West

Legend



Min 2 hours of solar acces



Between 0 and 2 hours of solar access



No direct light

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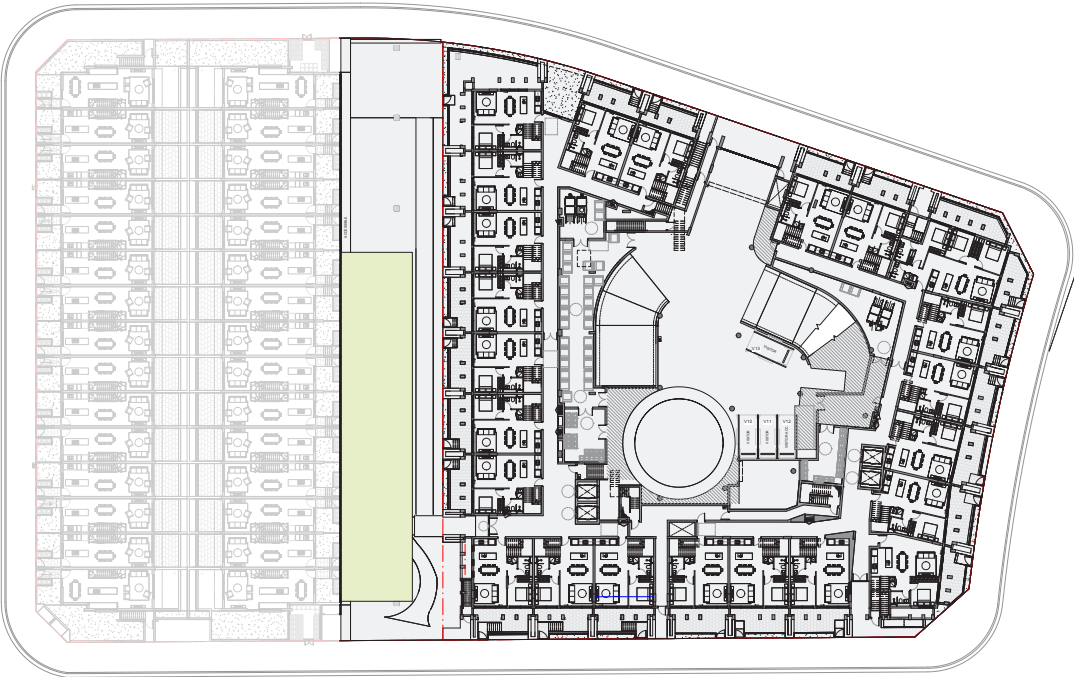
Design Principle 5: Landscape

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

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

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

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



Landscape Deep soil plan.
Total site area 5390 sqm.
Deep Soil provided 386 sqm. 7.2% of site.

Cumberland Plain Woodland:
Shale Plains Woodland

Sydney Coastal River-Flat Eucalypt
Forest: Alluvial Woodland



Existing endangered ecology systems near site. (Arcadia)

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Design Principle 5: Landscape

The key green spaces include:

Bush Garden

The principal communal open space is located at ground level between the proposed Townhouses and the Podium. This area is 12.7 m wide and provides a generous sunlit communal space for all residents. This bushland retreat for residents provides amenity through outdoor seating and shade structures. Provides access to lower ground residences and a pedestrian link between Buchan avenue and Future road.

Podium Communal Landscape

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

Podium level planting

Lightweight arbor with climbers over private townhouses backyards to provide privacy and shade amenity.

For more information please refer to the Landscape Report prepared by Arcadia.



Ground Level plan. (Arcadia)

Legend

- 1. Podium Level Planting
- 2. Communal Landscape
- 3. Bush Garden

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Design Principle 6: Amenity

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

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

The project consists of 131 apartments. There are 39 1-Bedroom apartments (30%), 68 2-Bedroom apartments (52%) and 24 3-Bedroom Apartments (18%). 27 of the apartments are adaptable and comply with the requirements under AS 4299.

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



Typical level 4 tower A and tower B

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Design Principle 6: Amenity



Typical level 7 tower A and tower B

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Design Principle 7: Safety

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

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

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

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

Legend

●

 Open communal space

→

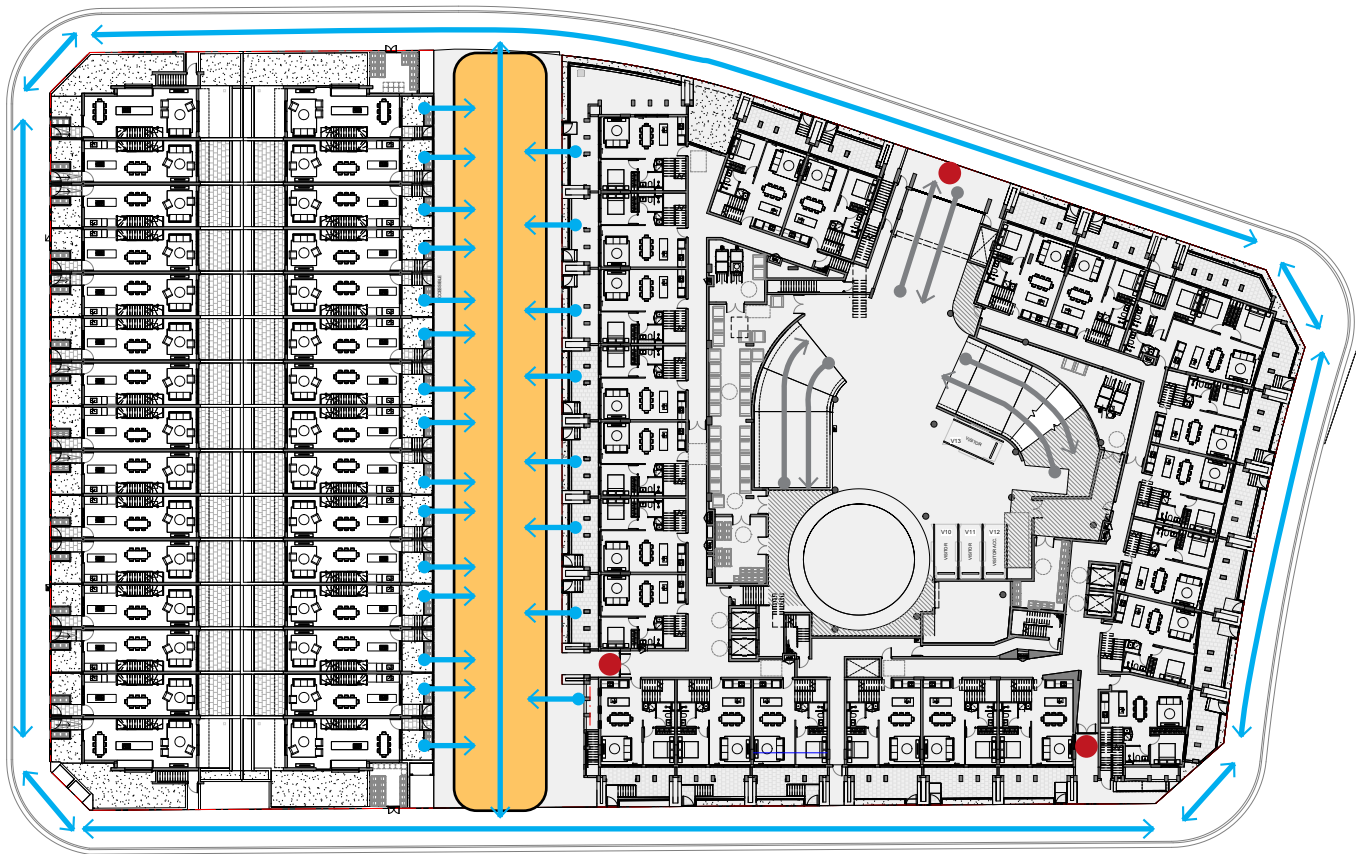
 Visual connection

→

 Vehicular Access

●

 Gate / lobby secure access



Ground Floor Plan



Podium Floor Plan

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Design Principle 8: Housing Diversity and Social Interaction

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

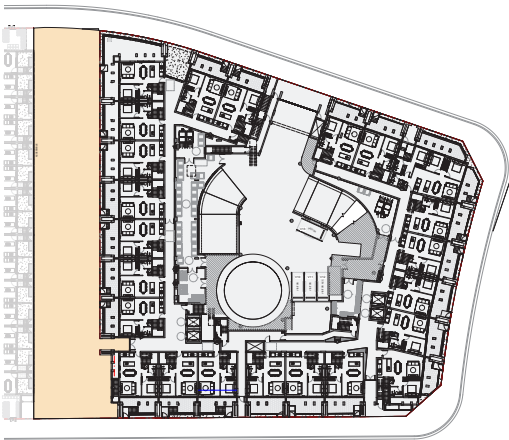
Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.

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

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

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

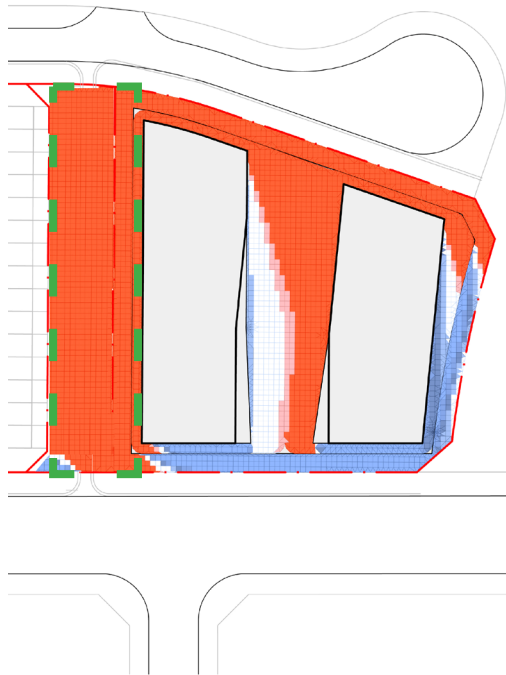
	Communal Open Space
Site Area	5,390 m ²
Communal Area	1,802 m ²
Percentage	33% (25% min req)



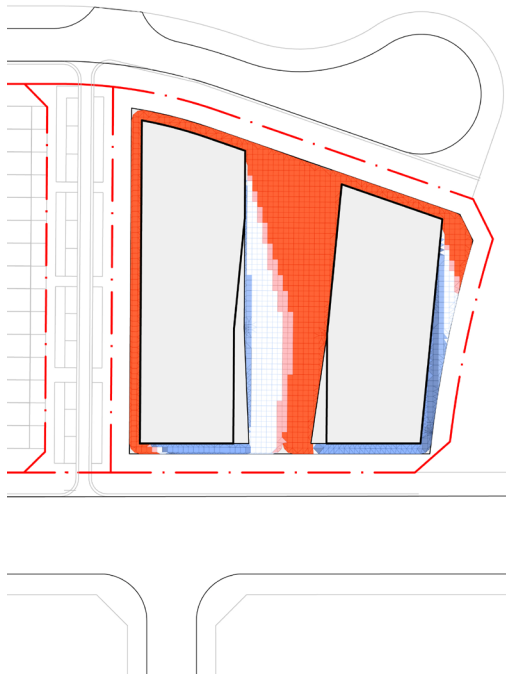
● Communal Space on Ground level 905m2



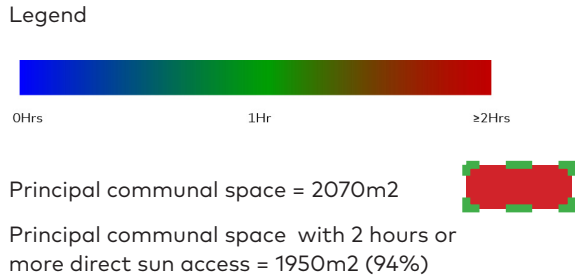
● Communal Space on Podium level 897m2



Solar access plan at ground level (Principal communal space)



Solar access plan at podium level 2



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Design Principle 9: Aesthetics

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

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

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

Podium terraces

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

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

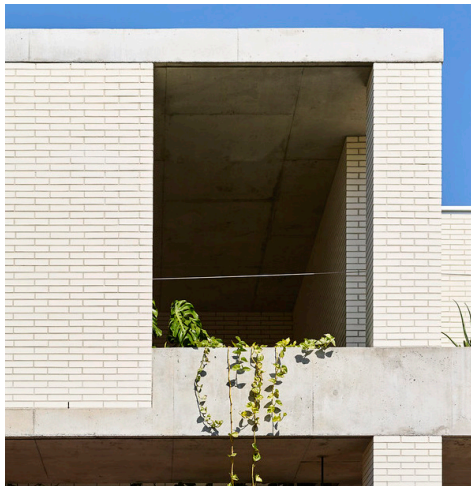
Apartment Buildings

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

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



Horizontal splay



Concrete and white brick



Full height strip windows



Sculpted brick forms



Expressed concrete slabs



Metal palisades



White brick and expressed slabs



Textured fibre cement



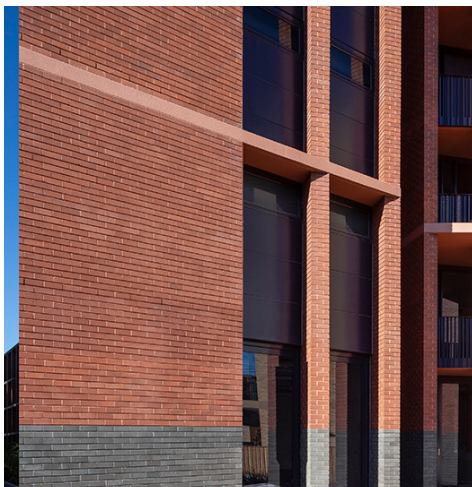
Concrete columns



Splayed brick parapet



Concrete and inset brickwork



Brick datum line

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Design Principle 9: Aesthetics



View of the proposal from the south towards the future road

