

Buchan Ave, Edmondson Park NSW 2174
DA1245/2022 - PPSWC-300

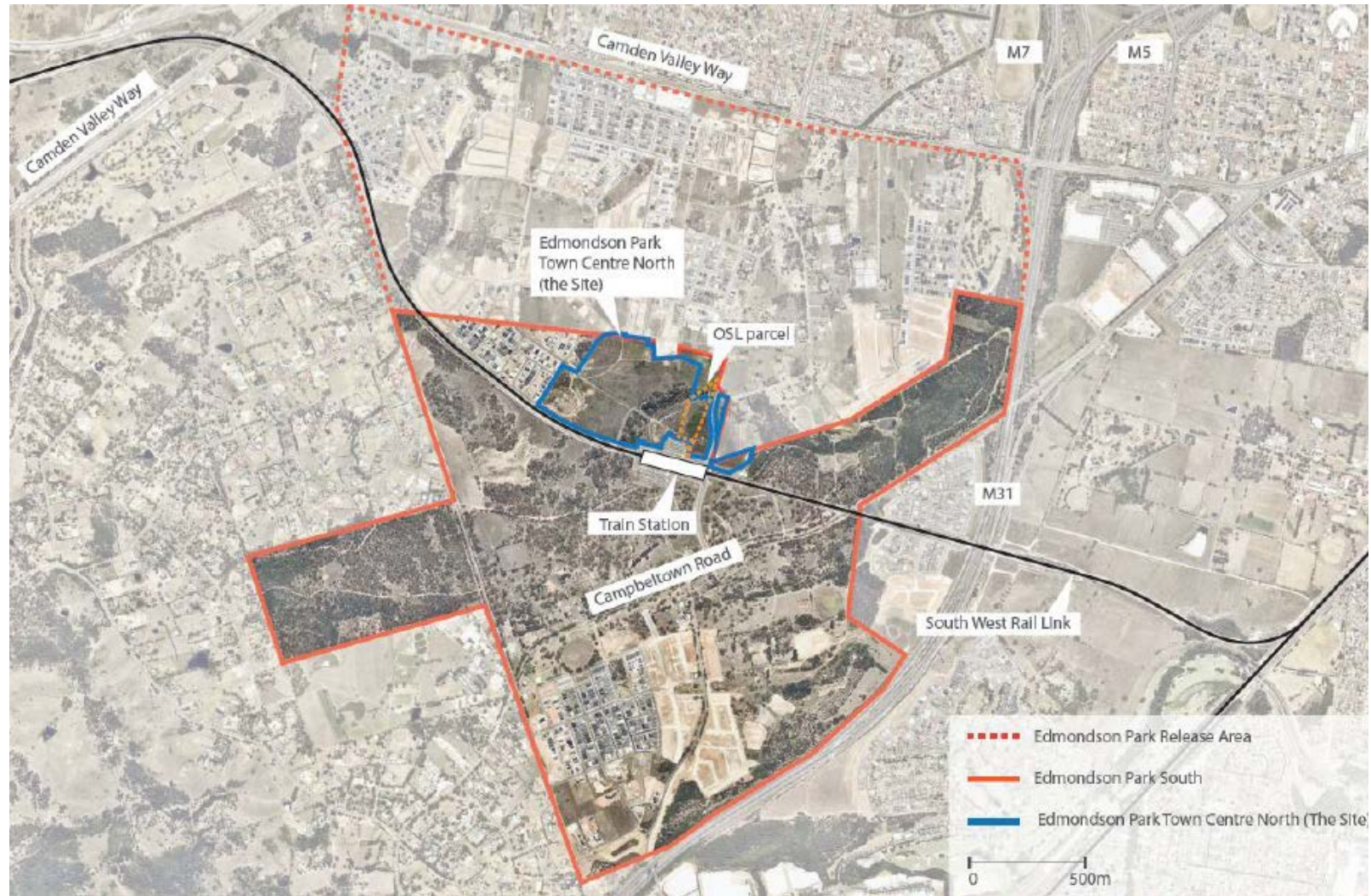


About Urban Property Group (UPG) (Applicant/Developer)

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



Edmondson Park North Plan



Planning Framework

Edmondson Park South Concept Plan

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

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

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

Concept Plan Amendment (Mod 5)

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

Concurrent SEPP Amendments

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

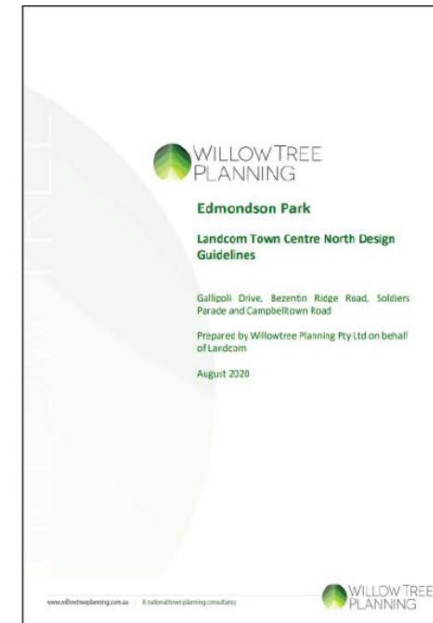
Concept Plan is a Transitional Part 3A Project under Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017

Landcom Town Centre North Design Guidelines

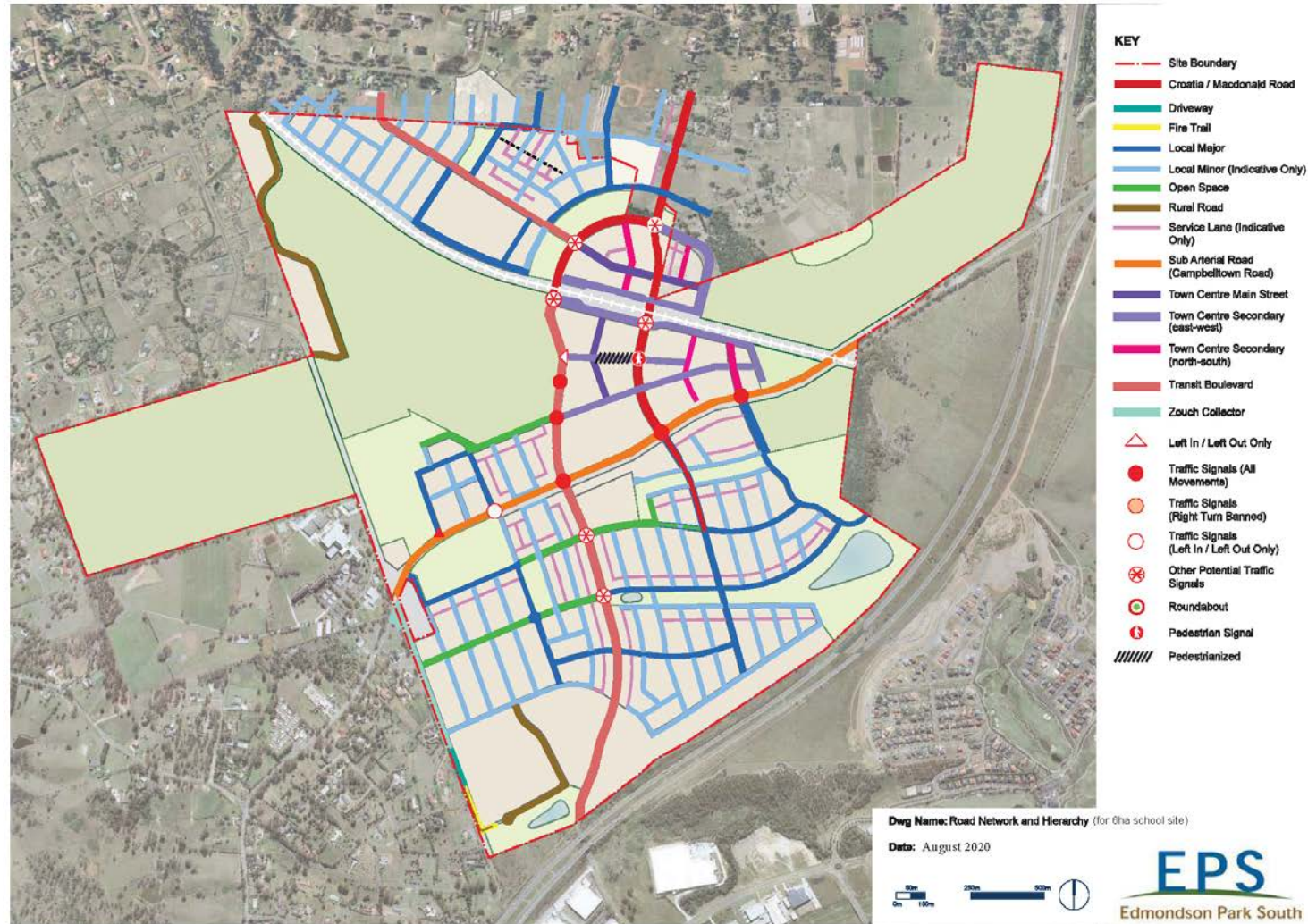
To guide development of land within the town centre and adjoining residential precinct.

Structure

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



Context



Context



Masterplan



Height & Density

- Currently apartments bookend the open spaces and do not allow for a smooth transition in scale from current to future built form.
- Lower scale terraces now transition from the park and the low scale landed dwellings to the higher density apartment buildings in the Maxwells Creek precinct.



Minimising Overshadowing

- Large apartments to the north-west would overshadow the park in the morning and the smaller terraces in the afternoon.
- By positioning over terraces along the park side, the proposed guarantees better solar access for all



Masterplan



Green Open Space

- Currently green space is mainly privatised in private lots
- The proposed introduces more green spines which link streets providing additional tree coverage and green space to the public domain



Approved Masterplan



Proposed Masterplan



Access to garage

- Long garage dominated streets have been replaced by shorter laneways, improving site pedestrian connectivity and ensures all garbage collection is from rear lanes and not off primary streets.



Approved Masterplan



Proposed Masterplan

Masterplan



Residential Amenity

- Residences typically front onto main roads
- By fronting residences onto secondary streets you provide better/quieter street address while also allowing the dwellings to benefit from borrowed green space



Permeability

- Long streets limited connectivity across the site
- By increasing the number of streets, green spines and laneways, permeability and legibility through visual and physical connections is improved.



Context



Development Schedule:

Site 1 = 43 dwellings

Site 2 = 63 dwellings

Site 3 = 72 dwellings

Total = 178 Dwellings

Site Areas:

Site 1 = 8,478m²

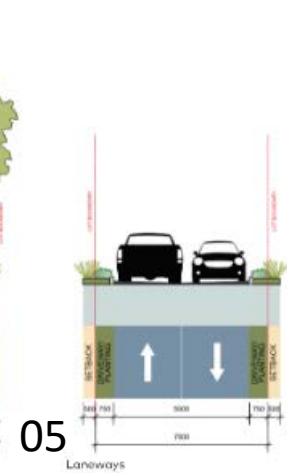
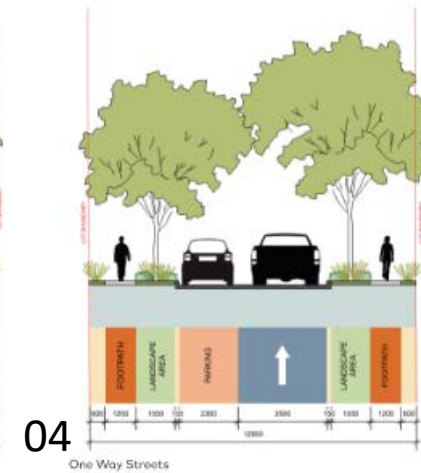
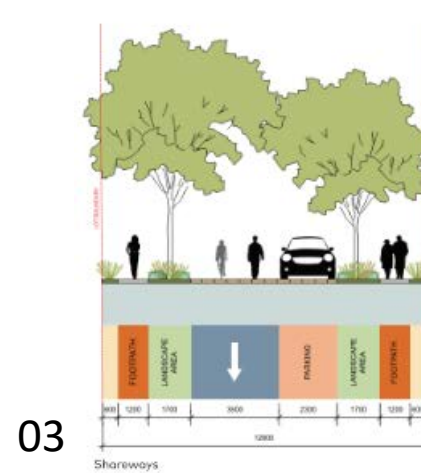
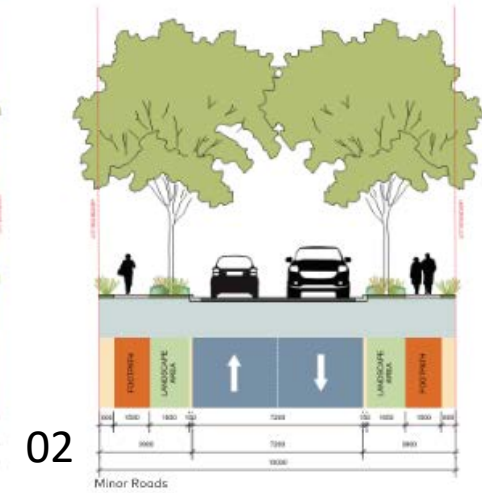
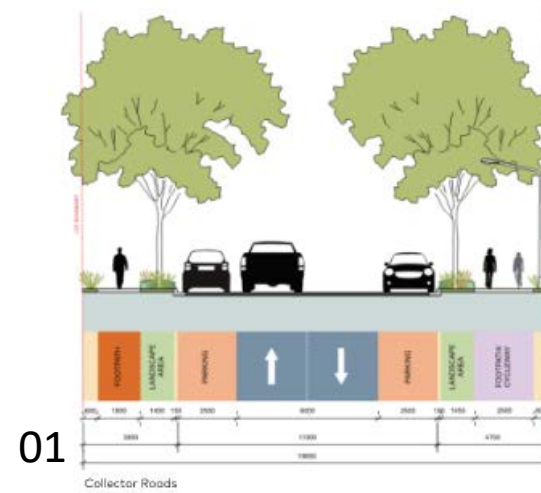
Site 2 = 11,060m²

Site 3 = 11,640m²

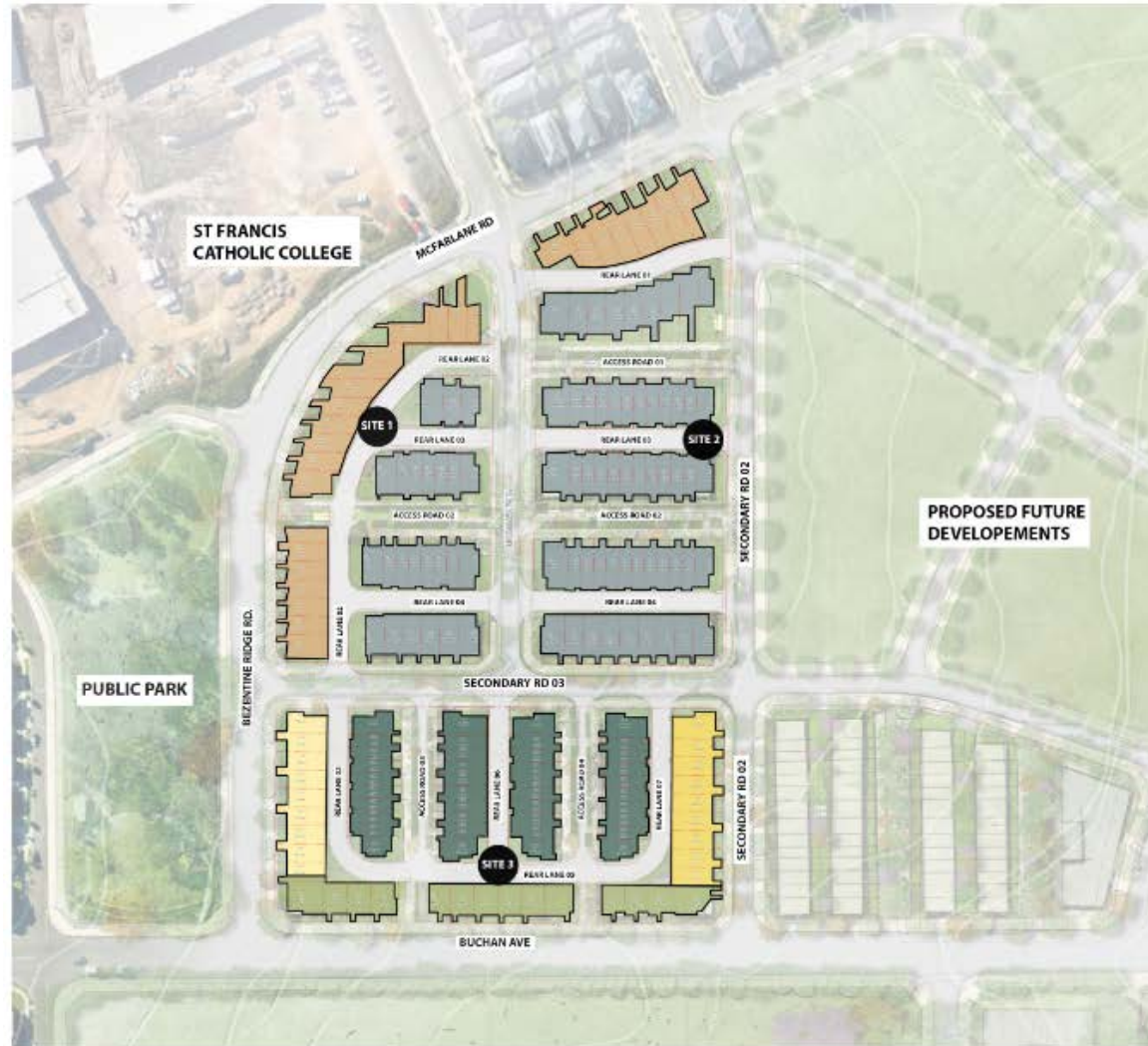
Building Height:

All terraces 2-3 Storeys Tall
with select roof terraces
where the max building
height allows.

Street Landscaping



Architectural Approach



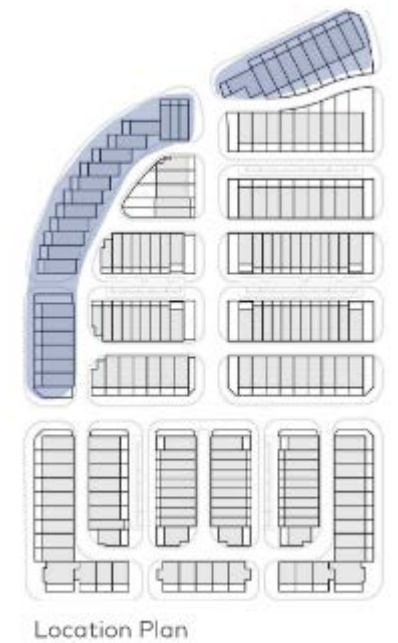
6 Distinct Architectural Approaches

- UPPER PARK-SIDE TERRACES
- NORTHERN INNER NEIGHBOURHOOD
- LOWER PARK-SIDE TERRACES
- SECONDARY ROAD NEIGHBOURHOOD
- SOUTHERN INNER NEIGHBOURHOOD
- BUCHAN AVENUE TERRACES

Upper park side terraces



Artist Impression.

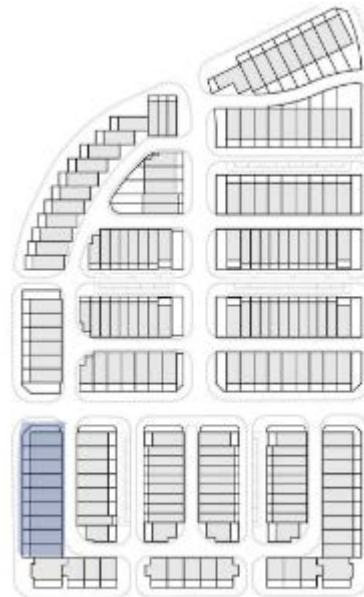




Lower park side terraces



Artist Impression.

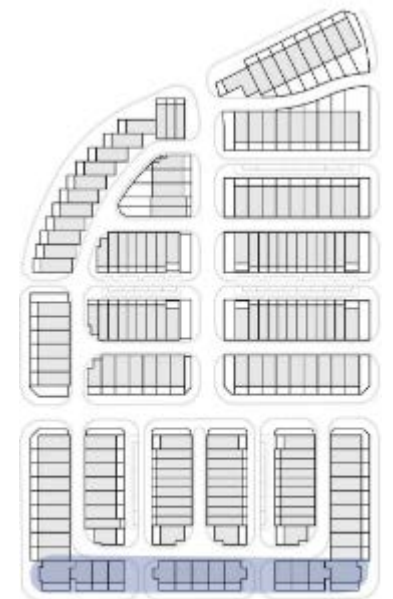


Location Plan

Buchan Avenue Terraces



Artist Impression.



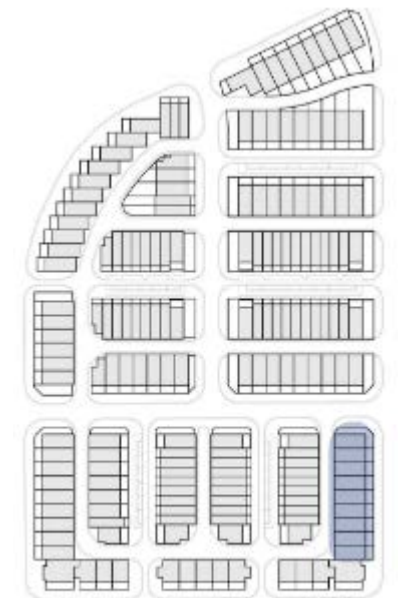
Location Plan.



Secondary Road Neighbourhood



Artist Impression.

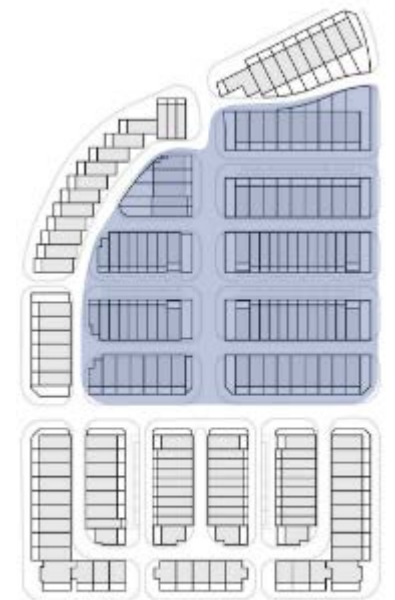


Location Plan

Northern inner neighbourhood



Artist Impression.



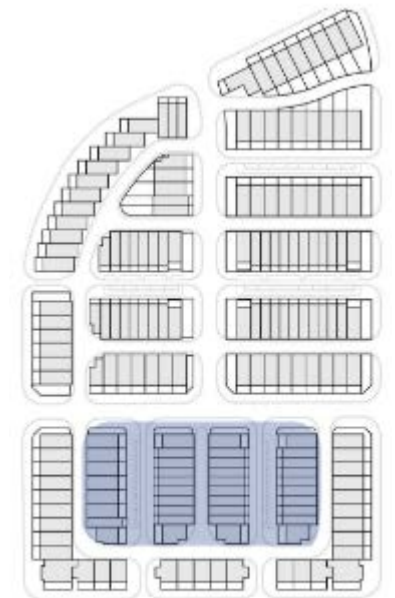
Location Plan



Southern Inner Neighbourhood



Artist Impression.



Location Plan

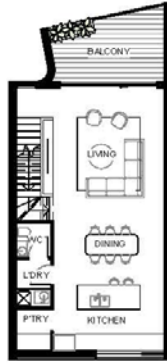
Typical Floor plans



1

GROUND FLOOR PLAN

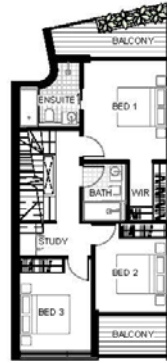
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2

LEVEL 1 FLOOR PLAN

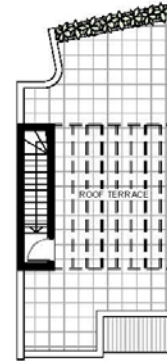
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3

LEVEL 2 FLOOR PLAN

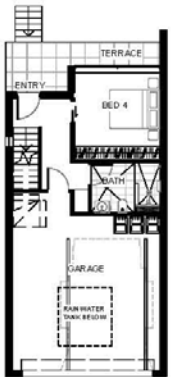
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4

ROOF PLAN

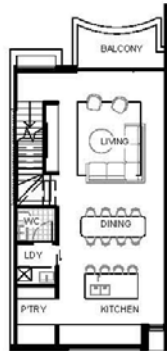
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GROUND FLOOR PLAN

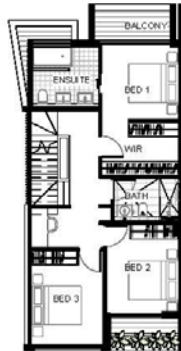
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LEVEL 1 FLOOR PLAN

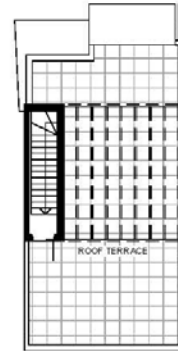
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3

LEVEL 2 FLOOR PLAN

SCALE 1 : 200



4

ROOF PLAN

SCALE 1 : 200

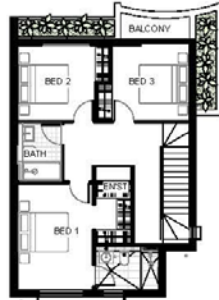
Typical Floor plans



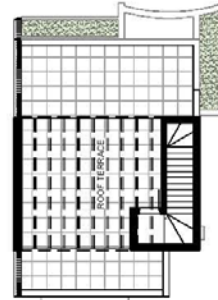
1 GROUND FLOOR PLAN
SCALE 1:200



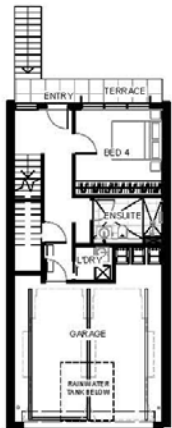
2 LEVEL 1 FLOOR PLAN
SCALE 1:200



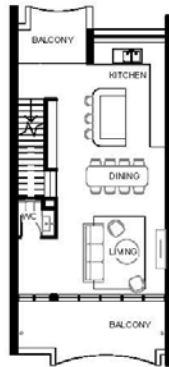
3 LEVEL 2 FLOOR PLAN
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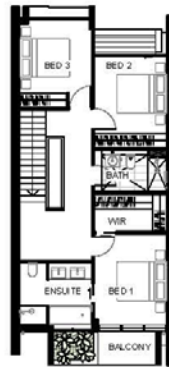
4 ROOF PLAN
SCALE 1:200



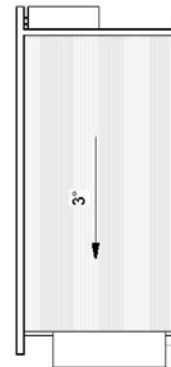
1 GROUND FLOOR PLAN
SCALE 1:200



2 LEVEL 1 FLOOR PLAN
SCALE 1:200



3 LEVEL 2 FLOOR PLAN
SCALE 1:200



4 ROOF PLAN
SCALE 1:200

Building Scale

A 24m height limit across the North East portion of the site anticipated multi storey apartment buildings. The current proposal sits well within this approved height limit.



Height Plane Diagram

Solar Amenity

147 of 178 (82.5%) dwellings achieve a min of 2hrs solar access between 9am and 3pm on the 21st June, to at least one living room or 50% of the private open space.

128 of 178 (72%) dwellings achieve 2hrs solar to at least one living room or 50% of the private open space (where the private open space is located on the ground level or level 1 in the form of a balcony)

19 of 178 (10.6%) dwellings achieve more than 2hrs solar access solely to their roof terrace.



Solar Diagram - South West



Solar Diagram - North East



Solar Diagram - North West



Solar Diagram - South East

Key Considerations

Concept Plan Addresses key issues

Concept Plan and Commitments address key site issues including biodiversity certification

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

Timing of MOD 5 Concept Plan - MP10_0118

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

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

Infrastructure

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

Housing Delivery

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