

# Ed. Square Design Guidelines

Rev\_December 2021



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# Part 1: Introduction

## 1.0 Introduction

### 1.1 Name of this document

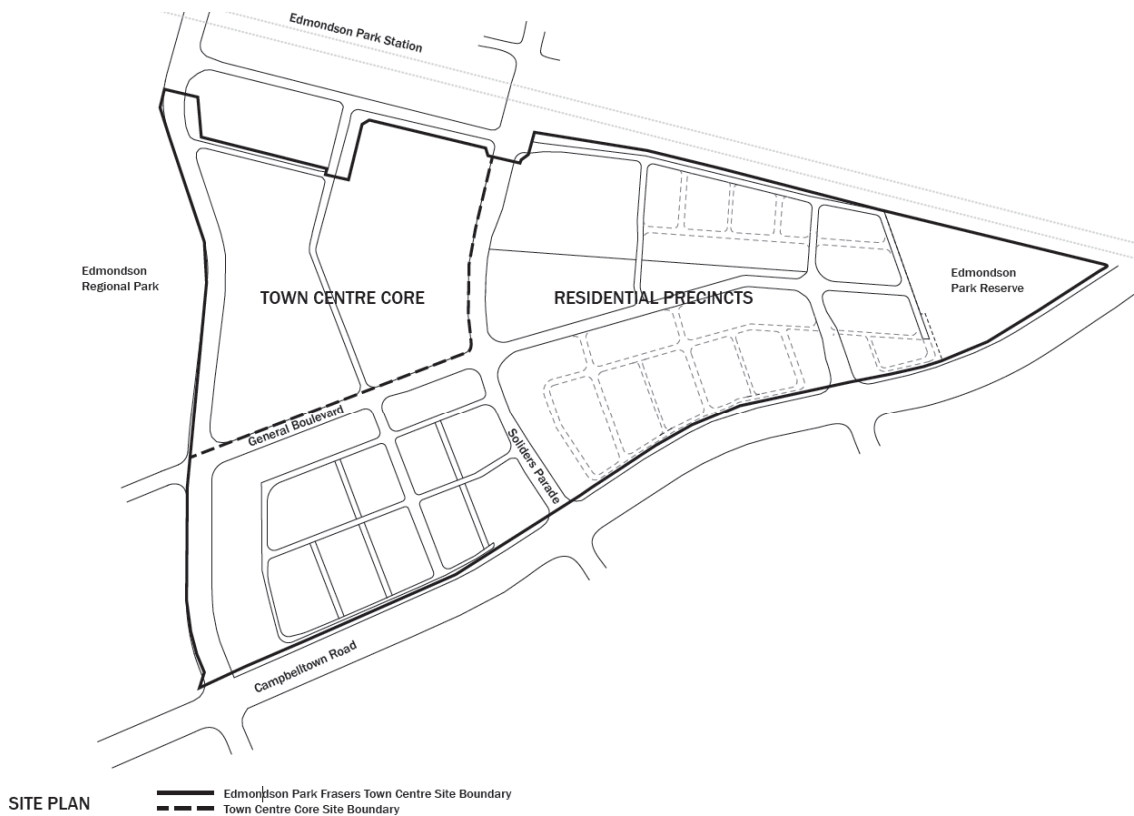
This document is called the Ed. Square Design Guidelines (the Design Guidelines).

### 1.2 Purpose of the Design Guidelines

The purpose of the Design Guidelines is to guide development of land within Ed Square, 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 Ed Square (Previously 'Edmondson Park Frasers Town Centre') at Edmondson Park (the site) as shown at **Figure 1** – Land to which the design guidelines apply.



**Figure 1:** Land to which the design guidelines apply

## 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 Core Built Form Guidelines:** provide performance criteria and design solutions for built form in the Town Centre Core precinct.
- **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 Ed. Square.

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.

All DA's for built form should be accompanied by an Architectural Design Statement that considers the proposal's consistency with the Design Guidelines.

## 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
- SEPP No 65—Design Quality of Residential Apartment Development and the Apartment Design Guide
- 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 Design Excellence

The Liverpool Design Excellence Panel will review (in accordance with its normal procedures) all applications within its remit, in addition to all public domain works with a cost of works above \$10 million.

## 1.8 Figures

All figures in these guidelines are indicative only, are not to scale and are not provided for compliance assessment.

## 1.9 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 in the future with the involvement of the relevant statutory authorities.

The following terms are used throughout these design guidelines.

<b>Activity street</b>	A street or part of a street other than Sergeant Street where ground floor activation with non-residential uses are required, being Henderson Road near the station, the pedestrianised street between Soldiers Parade and Sergeant Street (see Figure 2).
<b>Articulation zone</b>	An area in front of the building line that may contain porticos, balconies, bay windows, decks, patios, pergolas, terraces, verandas, window box treatment, awnings and sun shadowing features to achieve façade expression.
<b>Town Centre</b>	The Ed. Square Town Centre
<b>Sergeant Street</b>	The principal street through the Town Centre Core (see Figure 2), activated by a mix of uses including retail, commercial, food and beverage, residential and break out community spaces including the Town Square as its focal point.
<b>Town Centre Core</b>	Town Centre Core as defined in Figure 1
<b>Vertical or horizontal articulation</b>	Architectural features that reduce the perception of building length, mass and bulk to enhance people’s visual experience of the place.
<b>Landscape Area</b>	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.
<b>Private Open Space</b>	Within the Residential Precinct private open space is outdoor space located at ground level or on a structure that is within private ownership and provided for the use of residents of the associated dwelling
<b>Residential Precinct</b>	Residential Precinct (includes the High and Medium Density Residential Precinct) as defined in Figure 1
<b>High Density Residential Precinct</b>	High Density Residential Precinct as defined in Figure 3
<b>Medium Density Residential Precinct</b>	Medium Density Residential Precinct as defined in Figure 3



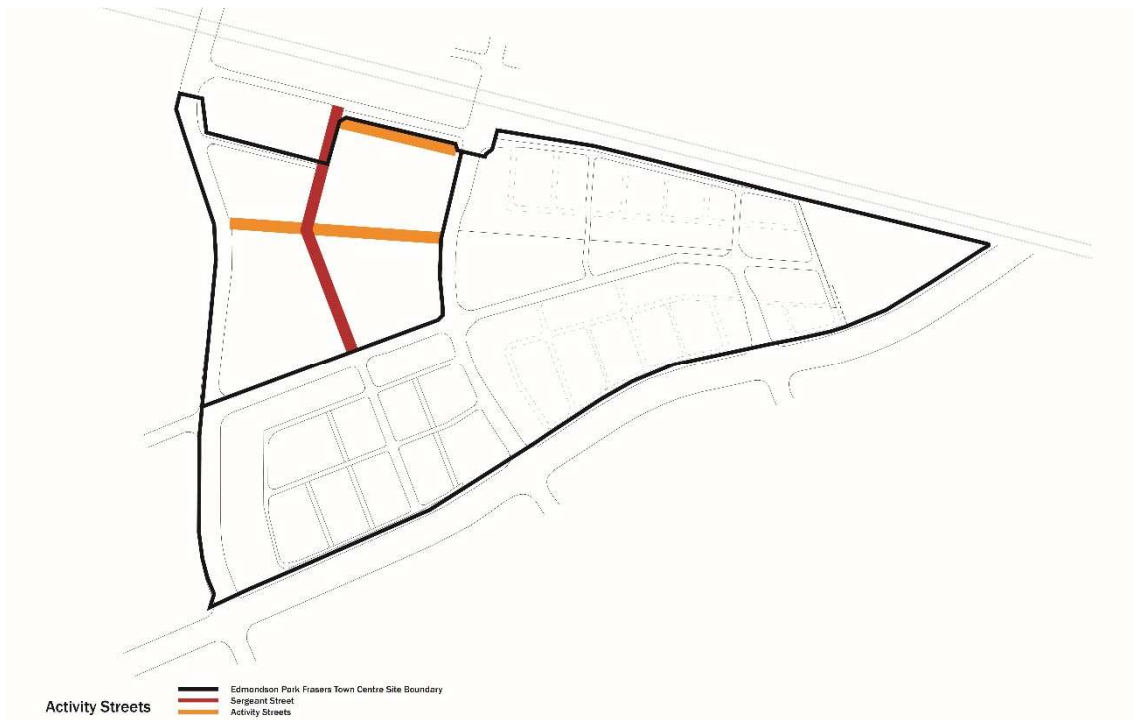


Figure 2: Sergeant Street and Activity Streets

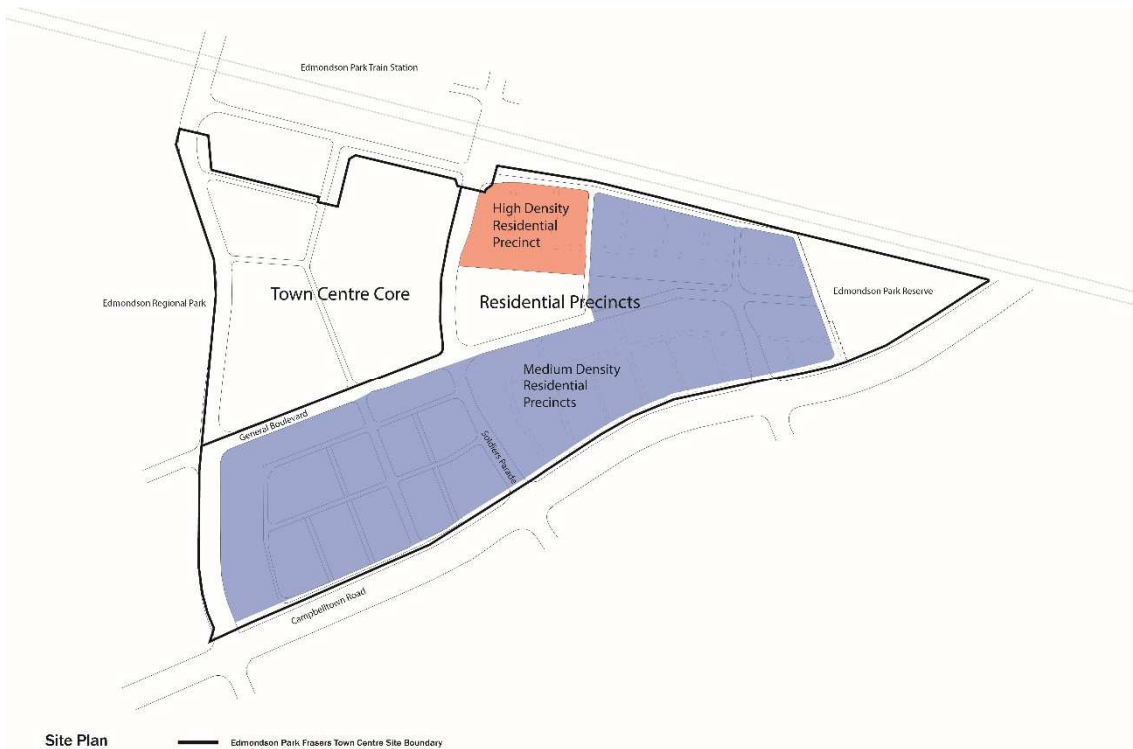


Figure 3: Precincts Diagram

## **Part 2: Vision and Principles**

## 2.0 Vision and Principles

### Vision

Integrating with the adjoining Edmondson Park rail station, the Town Centre is the accessible, vibrant, mixed use and transit oriented heart of the Edmondson Park community. It is the main place for shopping, recreation, entertainment, residential, education, working and community interaction in the local area. It has a distinct sense of place as an urban centre and exhibits a high level of urban design quality, providing for a relatively dense, human scale built form complemented by a high quality public domain.

### Principles

- The Town Centre has a distinct, attractive urban character and sense of place
- The Town Centre has a compact, legible and walkable structure
- The Town Centre comprises a mixed use core that includes a diverse and complementary mix of retail, office, community, education and residential uses and a frame that includes a range of medium to high density residential uses
- The Town Centre Core provides a significant amount of retail floor-space
- Block and lot patterns are of a size and dimensions that are suited to their intended land use and design
- Buildings are predominantly low to medium rise, with towers, including a landmark building, placed to provide urban design benefit
- High quality residential accommodation is provided at a range of medium to high densities
- Buildings and their associated open spaces engage with and activate the street
- 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 town centre
- 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 facilitates convenient, safe, and comfortable movement
- The use of public transport, walking and cycling is promoted
- The open space network is useable, well distributed and accessible to all residents and has a high level of amenity
- The Town Centre has strong visual and physical connections to adjoining open space
- Residential uses are provided in a range of types, densities and levels of affordability, catering for a broad range of people

## **Part 3: Key Elements and Urban Structure**

### 3.0 Key elements and urban structure

The key elements to be provided as part of development of the site are identified in **Table 1 – Key elements**.

The vision and principles for Edmondson Park Frasers Town Centre as identified in Section 2.0 of these Guidelines are spatially expressed in the urban structure for the precinct as shown in **Figure 2 – Urban structure**.

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

**Table 1:** Key elements

Key element	Characteristics
<b>Role and function</b>	<ul style="list-style-type: none"> <li>- The Town Centre is the primary retail centre for the Edmondson Park community.</li> <li>- The Town Centre provides a significant number of dwellings to support the effective use of the Edmondson Park rail station and functioning of the retail core</li> </ul>
<b>Land use</b>	<ul style="list-style-type: none"> <li>- The Town Centre comprises a mix of retail, office, hotel, entertainment, community, educational, and medium-high density residential uses</li> <li>- The Town Centre comprises a Town Centre Core adjacent to the Edmondson Park rail station and Residential Precincts to the south and east</li> <li>- The Town Centre Core comprises predominantly retail uses at ground level on Sergeant Street and activity streets. High density residential uses, in the form of apartments, may be located from the ground floor on all streets.</li> <li>- Retail uses will utilise, and take advantage of, external areas, including level 1 balconies and terraces, to achieve enhanced activation throughout the Town Centre Core</li> <li>- The Residential Precinct comprises predominantly medium density residential uses in a range of typologies, including but not limited to multi-dwelling housing, attached dwellings and studio dwellings. High density residential uses, in the form of apartments are located close to the railway station and Town Centre Core.</li> <li>- Community uses are centrally located to maximise accessibility to all dwellings and to provide a strong civic presence in the Town Centre Core</li> <li>- Open space uses are well distributed throughout the Town Centre</li> </ul>
<b>Built form</b>	<ul style="list-style-type: none"> <li>- The Town Centre Core contains the tallest buildings, and has a range of height within development blocks to create a modulated, visually interesting skyline</li> <li>- A landmark tower is located to provide a strong visual reference to the Town Centre within the broader urban form</li> </ul>

- 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 on the Town Square, Sergeant Street and other activity streets
- Buildings in the Residential Precincts are high-medium scale and provided in a variety of forms such as multi-dwelling housing, attached dwellings and studio dwellings. High density residential uses, in the form of apartments are located close to the railway station and Town Centre Core.
- 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 achieved within a framework of visual compatibility between different buildings

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**Open space**

- Open spaces are well distributed to be easily accessible to all residents by walking or cycling
- A compact, active public plaza (Town Square) is located within the Town Centre Core, adjoining both sides of Sergeant Street
- A centrally located landscaped park is located in the Residential Precinct
- A number of small publicly accessible pocket parks and resident communal facilities are distributed throughout the Residential Precinct
- Linear publicly accessible open space and / or through site links may be provided on the retail podiums and at ground level
- Where appropriate within the Town Centre Core retail uses will assist in activating open space by spilling into these areas
- Communal resident open space is provided on the podiums in the Town Centre Core
- A landscaped buffer is provided along the full length of Campbelltown Road where not required for road purposes
- 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

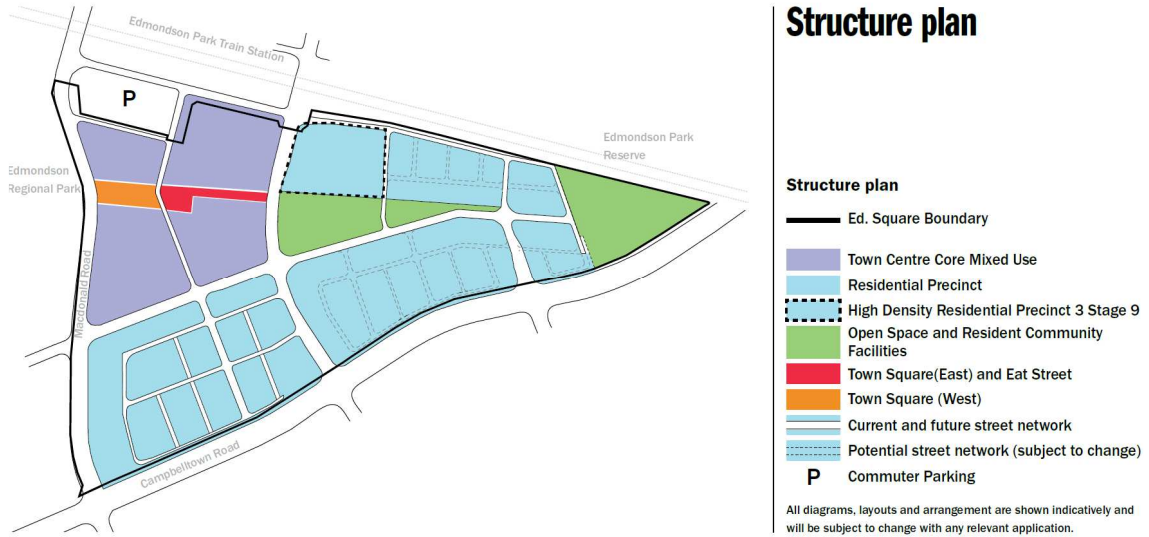
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**Movement**

- The movement network comprises major, minor and fine grain streets
- Other streets and laneways within the Town Centre Core will support Sergeant Street be providing opportunities for complementary ground floor active uses
- An east-west green spine (General Boulevard) connects the regional park in the west to the future reserve in the east
- The street and access network does not compromise the role of Campbelltown Road
- Soldiers Parade and MacDonald Road are the main north-south roads
- The Town Centre Core has principal streets around the perimeter that enhance accessibility and provide a strong delineation with the Residential Precincts
- Sergeant Street is characterised as a pedestrian-friendly street that is open to local traffic.
- The Mews and Community Owned Laneways provide pedestrian friendly and low speed car environments
- The street network integrates with the adjoining street network
- The street network is predominantly a legible modified grid pattern

**Community**

- A school is provided within the Town Centre Core
- A community facility is provided within the Town Centre Core
- A separate child care facility is located within the Town Centre Core



**Figure 3 :** Urban structure

*Note: The Urban structure is indicative only and subject to detailed design resolution as part of any relevant DA*

## **Part 4: Design Guidelines**



## 4.0 Town Centre Core Built Form Guidelines

Performance criteria		Design solution	
<b>4.1 Building siting, scale and mass</b>			
<b>PC1</b>	<p>Development is to comply with the maximum building height and GFA, and has a scale and mass that:</p> <ul style="list-style-type: none"> <li>contributes to the creation of an urban town centre character</li> <li>provides for good residential amenity</li> <li>provides for visual interest creates an active, safe and comfortable public domain</li> </ul>	<b>DS1.1</b>	Ground and first floor levels of buildings are constructed to the street alignment to provide an urban streetscape,
		<b>DS1.2</b>	<p>Development includes a variety of building heights within the maximum height limit.</p> <p>The building heights generally:</p> <ul style="list-style-type: none"> <li>are higher scale near the external quadrant corners, to hold and define the Town Centre Core</li> <li>are lower scale towards the centre, north of the Town Square, to frame the main public open spaces and the landmark building</li> <li>emphasize the more civic elevation which fronts Henderson Road</li> <li>lower scale along eat street and near the community park opposite Soldiers Parade</li> </ul>
		<b>DS1.3</b>	One landmark building may be developed within the Town Centre Core
		<b>DS1.4</b>	The landmark building is sited to demarcate an important or highly visible location such as a key intersection, preferably the town square, and be visible from the Station concourse
		<b>DS1.5</b>	<p>Building length:</p> <ul style="list-style-type: none"> <li>provides for a range of individual building designs facing a street</li> <li>incorporates modulation to reduce the perceived length and massing</li> <li>provides visual interest</li> <li>provides opportunities for physical and visual permeability into blocks</li> </ul>
		<b>DS1.6</b>	Residential building depth creates high amenity internal environments with good solar access and natural ventilation through minimising habitable areas more than 8m from a window
		<b>DS1.7</b>	Residential apartment development provides adequate separation in accordance with the Apartment Design Guide

Performance criteria		Design solution	
		<b>DS1.8</b>	Buildings are designed to minimise overshadowing on areas outside of the Town Centre Core through providing building heights in accordance with the design solutions in DS1.2
		<b>DS1.9</b>	Buildings are designed to provide a human scale at street level. Where appropriate, towers provide a setback above the podium.
		<b>DS1.10</b>	Buildings are designed to allow for street tree planting in accordance with the Public Domain Plan.
<b>4.2 Building Design</b>			
<b>PC2</b>	Development is designed to: <ul style="list-style-type: none"> <li>define streets and other parts of the public domain</li> <li>activate and engage with the street and public domain, including the creation of a vibrant Sergeant Street</li> <li>provide high levels of amenity to residents, workers and the public domain</li> <li>reduce the appearance of building bulk and scale and to provide visual interest</li> <li>feature excellence in contemporary architectural design</li> </ul>	<b>DS2.1</b>	Buildings frame the streets and public domain
		<b>DS2.2</b>	The ground floor of buildings facing Sergeant Street or an activity street enables pedestrians in the adjoining public domain to perceive activity within the building.  Shop fronts are predominantly glazed with a minimum 3m high clear glazed frontages
		<b>DS2.3</b>	The ground floor of buildings not facing Sergeant Street or an activity street will be designed to minimise blank walls visible from the public domain and sleeved with other uses, such as residential apartments, where possible  Where blank walls do occur they are designed to incorporate vertical planting or public art where possible and suitable.  Services, loading and vehicle entries are distributed around the perimeter of the Town Centre Core to minimise their streetscape impact  The Soldiers Parade frontage between Henderson Road and General Boulevard will be predominantly sleeved by residential, commercial or retail uses  Retail or commercial uses are provided with a street address to the corners of: <ul style="list-style-type: none"> <li>Soldiers Parade and the Town Centre Core east-west street; and</li> <li>General Boulevard and Sergeant Street</li> </ul>

Performance criteria	Design solution
	<p><b>DS2.4</b> The ground floor of buildings facing Sergeant Street or an activity street include awnings or covering of sufficient depth to provide protection for pedestrians from direct sunlight and rain</p>
	<p><b>DS2.5</b> Where on Sergeant Street or an activity street, shopfront width allows for a large number of different tenancies fronting the street</p>
	<p><b>DS2.6</b> Supermarkets or other large retail uses:</p> <ul style="list-style-type: none"> <li>• are located in central, accessible locations to generate foot traffic that promotes the activation of the Town Centre Core and key public space and benefits other business premises</li> <li>• have clear, legible access directly to the public domain</li> <li>• are sleeved in smaller shops at the street frontage to encourage activity and minimise blank frontages</li> </ul>
	<p><b>DS2.7</b> High quality, durable materials such as brick, metal cladding, concrete and glass are used as primary façade materials</p>
	<p><b>DS2.8</b> The tower façade incorporates a cohesive pattern of elements that reduce the appearance of building bulk and scale and provide visual interest, such as:</p> <ul style="list-style-type: none"> <li>• vertical and horizontal articulation</li> <li>• recesses and projections</li> <li>• balconies, including variations to balustrade treatment</li> <li>• sun shading devices</li> <li>• differences in architectural expression</li> <li>• differences in material and colour</li> </ul>
	<p><b>DS2.9</b> Buildings provide heightened visual interest through innovative or interesting architectural treatment where they are visible at the termination of a main view corridor</p>
	<p><b>DS2.10</b> Roofs are designed to make a positive contribution to the quality of the skyline</p>
	<p><b>DS2.11</b> Where buildings project over the street reserve they should be designed in conjunction with the public domain to avoid any compromise of street tree</p>

Performance criteria		Design solution	
			planting.
		<b>DS2.12</b>	Fine grained building frontages are created by establishing vertical rhythms of residential and retail. Larger tenancies are sleeved by smaller tenancies.
<b>4.3 Open space</b>			
<b>PC3</b>	Open space: <ul style="list-style-type: none"> <li>• complements public domain within the Town Centre Core</li> <li>• incorporates landscaping to soften the built form in the Town Centre Core</li> <li>• is useable, accessible and has a high level of amenity</li> <li>• is well integrated with dwellings and encourages indoor-outdoor living</li> <li>• provides opportunities for social interaction</li> </ul>	<b>DS3.1</b>	Private and communal open space is provided in accordance with the Apartment Design Guide
		<b>DS3.2</b>	Communal open space is provided on-site and: <ul style="list-style-type: none"> <li>• may be provided at the ground floor, podiums or rooftops</li> <li>• is of sufficient area and dimensions to be useable and cater for forecast demand, considering private open space and nearby public open space provision</li> <li>• is located to be readily accessible to dwellings, noting that it can be shared between buildings</li> <li>• has a high level of amenity, with adequate solar access</li> <li>• where possible is visible from the public domain to contribute to the visual character of landscaped open space in the Town Centre Core</li> <li>• incorporates embellishments such as seating, paving and landscaping</li> </ul>
		<b>DS3.3</b>	Where appropriate, linear publicly accessible open space is provided on the retail podiums to provide additional connectivity and activation through the Town Centre Core (i.e The Greenlink)
		<b>DS3.4</b>	Communal open space provision will be a combination of residents communal open space areas and publicly accessible open space
		<b>DS3.5</b>	The design of landscape areas provides a clear delineation between private, communal and publicly accessible open space.
		<b>DS3.6</b>	Deep soil is not required where site coverage and basement construction prevent deep soil zones.  Deep soil requirements are achieved for the Town Centre Core in the Edmondson Regional Park.

Performance criteria		Design solution	
		<b>DS3.7</b>	Where deep soil is not possible, alternative forms of planting may be provided, such as on structure.
<b>4.4 Vehicle parking, access and manoeuvring</b>			
<b>PC4</b>	<p>Vehicle parking, access and manoeuvring:</p> <ul style="list-style-type: none"> <li>balances on-site car parking to accommodate reasonable provision with encouraging alternative modes of transport to the private motor vehicle</li> <li>is safe, functional and convenient</li> <li>ensures buildings can be adequately serviced by service and delivery vehicles</li> <li>is located and designed to minimise visual impact on the public domain and built form</li> </ul>	<b>DS4.1</b>	Car parking is provided generally in accordance with the car parking rates in <b>Table 2</b> . Any variations to these rates should be supported by a parking assessment report.
		<b>DS4.2</b>	Secure, accessible bicycle parking is provided on site
		<b>DS4.3</b>	On-site vehicle parking, access and manoeuvring areas comply with AS2890.1:2004
		<b>DS4.4</b>	On-site vehicle servicing areas comply with AS2890.2-2018
		<b>DS4.5</b>	Sufficient provision is provided on-street for removal vehicles
		<b>DS4.6</b>	Vehicle loading and unloading areas for a supermarket or other large retail premises that have frequent, high volume or large vehicle access requirements is provided on-site.
		<b>DS4.7</b>	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
		<b>DS4.8</b>	Access to car park entries and the loading dock(s) is from MacDonald Road, General Boulevard and Soldiers Parade only. Service vehicle access is preferred from MacDonald Road and Soldiers Parade.
		<b>DS4.9</b>	<p>Where possible, car parking is located generally below ground</p> <p><b>Note:</b> <i>except where fronting Sergeant Street or an activity street, car parking may protrude above ground level 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</i></p>

Performance criteria	Design solution
	<p><b>DS4.10</b> Where car parking is not provided below ground, it is to be sleeved by other uses or appropriately screened from view from the public domain by high quality building treatments</p> <hr/> <p><b>DS4.12</b> Bicycle parking is provided as follows:</p> <ul style="list-style-type: none"> <li>- Residential flat buildings: 1 space per dwelling which can be provided within a dwelling's individual storage cage or within a shared facility</li> <li>- Non-residential Uses: 1 space per 200m<sup>2</sup> of non-residential GFA (15% of this requirement is accessible for visitors).</li> <li>- Education Use: To be justified by a Traffic Impact Assessment Report</li> </ul> <p>Visitors spaces should be located in easily accessible locations with weather protection.</p> <p>Commercial and retail development is provided with adequate change and shower facilities for cyclists. Facilities are located conveniently close to bike storage areas.</p>
<b>4.5 Residential amenity</b>	
<p><b>PC5</b> 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</p>	<p><b>DS5.1</b> Residential apartment development is designed to meet the requirements of the Apartment Design Guide.</p> <hr/> <p><b>DS5.2</b> Residential accommodation is sited and oriented to maximise outlook and views to desirable features such as public and communal open space</p> <hr/> <p><b>DS5.3</b> 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</p> <hr/> <p><b>DS7.4</b> Dwellings are to be constructed so that in a naturally ventilated situation the repeatable maximum LAeq (1 hour) level does not exceed for closed windows and doors:</p> <ol style="list-style-type: none"> <li>i. in bedrooms between 10pm and 7am, 35dB; and</li> <li>ii. in main living area at any time, 45dB.</li> </ol>

Performance criteria	Design solution
	<p><b>DS5.5</b> Living rooms and private open spaces of at least 70% of apartments across the Town Centre Core as a whole, should receive a minimum of 2 hours sunlight between 9am and 3pm mid-winter.</p> <hr/> <p><b>DS5.6</b> Natural cross ventilation will be provided to at least 60% of the proposed apartments in the first 9 storeys of the buildings across the Town Centre Core as a whole.</p>
<b>4.6 Educational Uses</b>	
<p><b>PCE1</b> Educational uses</p> <ul style="list-style-type: none"> <li>respond positively to the physical, social and environmental context</li> <li>support the delivery of excellent learning environments</li> </ul>	<p><b>DSE.1</b> Have regard for the Education SEPP Design Quality principles including the NSW Government Architect's <i>Better Placed – Design Guide for Schools</i>.</p>
<b>4.7 Signage</b>	
<p><b>PC6</b> The location, size, appearance and quality of building signage is appropriate and is integrated into the overall design of the building</p>	<p><b>DS6.1</b> Relevant development applications or a separate signage strategy are to include details of appropriate primary signage zones for business identification signage</p>
	<p><b>DS6.2</b> Signage is integrated with the overall design of the building</p>
	<p><b>DS6.3</b> Wayfinding and Centre identification signage is provided to assist with the legibility and identification of the TCC</p>
	<p><b>DS6.4</b> Tenant signage is generally limited to one under-awning sign or projecting wall sign, and one hamper or wall sign per premises, per frontage</p> <p>Major tenants with frontages longer than 8m may have multiple ground level signs</p>
	<p><b>DS6.3</b> Signs identifying the Frasers Edmondson Park Town Centre, additional multi-tenant signage panels, and major tenant identification signs may be located on the retail podium above ground level where they are proportional and located appropriately to the architecture of the building</p>
<b>4.8 ESD</b>	
<p><b>PC7</b> Development achieves a high level of sustainability</p>	<p><b>DS7.1</b> Apartments will achieve the following minimum performance against BASIX Version 3.0 Darwinia 317:</p> <ul style="list-style-type: none"> <li>Energy: minimum 34</li> <li>Water: minimum 51</li> </ul>

Performance criteria	Design solution
	<b>DS7.2</b> Retail development achieves a 6 Star Green Star Design & As-built v1.3 rating for the town centre retail.
	<b>DS7.3</b> Residential apartment buildings achieve a 5 Star Green Star Design & As-built v1.3 rating.
	<b>DS7.7</b> Education development to achieves 5 Star Green Star Design and As-built rating or equivalent



**Table 2 – Town Centre Core Car Parking Rates**

<b>Use</b>	<b>Rate</b>
<b>Residential Flat Buildings</b>	
Studio and 1 Bedroom Dwellings	1 Space
2 Bedroom Dwellings	1 Spaces
3 Bedroom Dwellings	2 Spaces
Visitors	1 Spaces per 10 Dwellings
<b>Other Uses</b>	
Major Retail (Supermarket, DDS, etc.)	4.1 spaces per 100m <sup>2</sup> NLA
All other retail, commercial, medical, cinema and entertainment uses	4.1 spaces per 100m <sup>2</sup> NLA
Child Care	1 space per 10 children and 1 space per 2 staff members
Gym	3 spaces per 100m <sup>2</sup> NLA
All other uses not identified above	RMS Guidelines or justified by a Traffic Impact Assessment Report

## 5.0 Residential Precinct Built Form Guidelines

### Medium Density Residential Precinct

Performance criteria		Design solution	
<b>5.1 General - Medium Density Residential Precinct</b>			
<b>PC8</b>	Development: <ul style="list-style-type: none"> <li>is of a human scale appropriate to the character of the adjoining street type</li> <li>maximises density while providing a transition between the Town Centre Core and adjoining high density residential areas and the medium density residential areas to the south</li> <li>defines and engages with the adjoining public domain</li> <li>is provided with adequate private open space</li> <li>has adequate solar access</li> <li>is of a high design quality</li> </ul>	<b>DS8.1</b>	No design solution is provided. Each development application will be assessed and determined on its individual merit having regard to the general and dwelling specific performance criteria.
<b>5.2 Multi-dwelling Housing (Townhomes)</b>			
<b>PC9</b>	Multi-dwelling Housing: <ul style="list-style-type: none"> <li>provide for multiple dwellings across levels</li> <li>provide for a variety of single level and multiple level dwellings</li> <li>provide for 1, 2, 3 and 4 bedroom dwellings</li> <li>have separate front entries for each dwelling from the street</li> <li>car parking screened from the street</li> <li>achieves diversity in character through variation and articulation in dwelling types</li> </ul>	<b>DS9.1</b>	Townhomes are provided generally in accordance with <b>Table 3 – 5.2 Multi-dwelling Housing characteristics</b>
<b>5.3 Attached Dwellings - Type 1 (Stratum Terrace)</b>			
<b>PC10</b>	Attached Dwellings: <ul style="list-style-type: none"> <li>provides for multiple level dwellings</li> <li>provides for 3 and 4 bedroom dwellings</li> <li>can accommodate a home office at ground level</li> <li>can accommodate separately titled studio dwellings at the rear above the garage</li> </ul>	<b>DS10.1</b>	Stratum Terraces are provided generally in accordance with <b>Table 4 – Attached Dwellings characteristics</b>

Performance criteria		Design solution	
<b>5.4 Attached Dwellings – Type 2 (Urban Terrace)</b>			
<b>PC11</b>	Attached Dwellings: <ul style="list-style-type: none"> <li>• provides for multiple level dwellings</li> <li>• provides for 2, 3 and 4 bedroom dwellings</li> <li>• achieves diversity in character through variation and articulation in dwelling types</li> </ul>	<b>DS10.2</b>	Urban Terraces are provided generally in accordance with <b>Table 5 – Attached Dwellings characteristics</b>
<b>5.5 Attached Dwellings – Type 3 (Landscape Terrace)</b>			
<b>PC12</b>	Attached Dwellings: <ul style="list-style-type: none"> <li>• provides for multiple level dwellings</li> <li>• provides for 2, 3 and 4 bedroom dwellings</li> <li>• achieves diversity in character through variation and articulation in dwelling types</li> </ul>	<b>DS10.3</b>	Landscape Terraces are provided generally in accordance with <b>Table 6 – Attached Dwellings characteristics</b>
<b>5.6 Studio Dwellings</b>			
<b>PC13</b>	Studio Dwellings: <ul style="list-style-type: none"> <li>• function as self-contained dwellings above the rear garage of other dwellings</li> <li>• have their own access from a rear street</li> </ul>	<b>DS11.1</b>	Studio dwellings are provided generally in accordance with <b>Table 7 – Studio Dwelling Characteristics</b>
<b>5.7 Signage</b>			
<b>PC14</b>	The location, size, appearance of signage identifying the Town Centre Core within the Residential Precincts is appropriate for a predominantly residential area	<b>DS12.1</b>	Signs identifying Ed. Square including major tenant identification signs may be located at key entry locations to the Town Centre, where they are integrated into the public domain and landscape design

## 5.7 High Density Residential Precinct

Performance criteria		Design solution	
<b>5.8 General – High Density Residential Precinct</b>			
<b>PC15</b>	<p>Development:</p> <ul style="list-style-type: none"> <li>complies with the maximum building height and GFA</li> <li>provides for good residential amenity</li> <li>provides for visual interest</li> <li>maximises density while providing a transition between the Town Centre Core and adjoining medium density residential areas to the south</li> <li>defines and engages with the adjoining public domain</li> <li>consolidates and conceals on-site car parking from view from the public domain</li> <li>is provided with adequate private open space</li> <li>has adequate solar access</li> <li>is of a high design quality</li> </ul>	<b>DS15.1</b>	No design solution is provided. Each development application will be assessed and determined on its individual merit having regard to the general and dwelling specific performance criteria.
<b>5.9 Residential Apartment Development</b>			
<b>PC16</b>	High density 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	<b>DS16.1</b>	Residential apartment development is designed to meet the requirements of SEPP 65 and the Apartment Design Guide
		<b>DS16.2</b>	Provide a 2-3 storey podium / street wall interface with the medium density precinct and/or where adjoining a park.
		<b>DS16.3</b>	Car parking is to be sleeved by other uses or appropriately screened from view from the public domain. <i>Note. Does not apply to the Northern Railway line frontage.</i>
		<b>DS16.4</b>	Car parking is provided generally in accordance with the car parking rates in <b>Table 2</b> . Any variations to these rates should be supported by a parking assessment report.
		<b>DS16.5</b>	<p>Bicycle parking is provided as follows:</p> <ul style="list-style-type: none"> <li>1 space per dwelling which can be provided within a dwelling's individual storage cage or within a shared facility</li> </ul> <p>Visitors spaces should be located in easily accessible locations with weather protection.</p>

Performance criteria	Design solution
	<p><b>DS16.6</b> Apartments will achieve the following minimum performance against BASIX Version 3.0 Darwinia 317:</p> <ul style="list-style-type: none"> <li>• Energy: minimum 34</li> <li>• Water: minimum 51</li> </ul>
	<p><b>DS16.7</b> Residential apartment buildings achieve a 5 Star Green Star Design &amp; As-built v1.3 rating.</p>
	<p><b>DS16.8</b> Residential apartment buildings do not prevent the adjoining Town Park and Local Park (immediately to the south) achieving 50% solar access for 4 hours mid-winter</p>
	<p><b>DS16.9</b> Deep soil is not required where site coverage and basement construction prevent deep soil zones.</p> <p>Deep soil requirements are achieved for the High Density Residential Precinct in the Town Square Park.</p>
	<p><b>DS16.10</b> Where deep soil is not possible, alternative forms of planting may be provided, such as on structure.</p>

**Table 3:** Multi-dwelling Housing characteristics (Townhomes)

Element	Characteristics
Building height	3 storeys
Ceiling height	Predominantly 2.7m with a 2.4m minimum
Front setback	Where at ground level, 3m minimum from the front boundary to front building façade Where above ground level, 2m minimum from the front boundary to front building façade An articulation zone may be established between the front setback to a distance of up to a minimum of 1m from the front boundary
Side setback	Zero lot boundary
Side setback (corners)	Zero lot boundary
Rear setback	Where above ground level, 3.5m minimum from the rear boundary to the wall of the dwelling
Internal Separation	The minimum internal separation between windows facing across courtyards above car parking is 8m
Landscaped area	Single storey ground floor townhomes are to provide a minimum of 25% of the front courtyard space as landscaped area. Upper level townhomes are to provide a minimum landscaped area of 1m <sup>2</sup> within their front entry courtyard and a planter bed (on structure) with a minimum depth of 600mm along their rear courtyard boundary.
Private open space	Where for a 1 bedroom dwelling, 10m <sup>2</sup> minimum area and one length 2.5m minimum dimension Where for a 2 bedroom dwelling, 12m <sup>2</sup> minimum area and one length 2.5m minimum dimension Where for a 3 bedroom dwelling, 15m <sup>2</sup> minimum area and one length 3m minimum dimension for courtyard and one length 2m minimum dimension for balconies The primary private open space is to be accessed directly from living rooms
Garage	Access is provided via a common driveway at the rear of dwellings
Solar access	70% of dwellings (including townhomes and terraces, but excluding studio dwellings) within the Residential Precincts 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.
Car parking	1-2 Bedroom Dwellings      1 Space 3-4 Bedroom Dwellings      2 Spaces Visitors                              Provided on-street within the Mews
Bicycle Parking	No requirement if adequate space is provided in the dwelling, storage or parking area.
BASIX	Minimum performance against BASIX Version 2.3 / Casurina_2_38_3: <ul style="list-style-type: none"> <li>• Energy: minimum 66</li> <li>• Water: minimum 50</li> </ul>
Architectural Diversity and Quality	Within a Precinct, architectural diversity and quality is achieved through articulation, modulation, roofscapes, variation in the types of

Element	Characteristics
	dwelling modules, and use of materials, to create a unique but unified architectural language
Materiality	A variety of quality materials, such as timber, brick, and metal cladding should be used across Precincts to create variety, establish character and respond to the future context
Dwelling Size	<p>Dwellings are required to have the following minimum internal floor areas:</p> <ul style="list-style-type: none"> <li>• 1 bed 50m<sup>2</sup></li> <li>• 2 bed 75m<sup>2</sup></li> <li>• 3 bed 90m<sup>2</sup></li> </ul> <p>For each additional bedroom a further 12m<sup>2</sup> is required. The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m<sup>2</sup> each</p>
Dwelling width	Dwellings have a minimum width of 4m
Bedroom size	One bedroom has a minimum area of 10m <sup>2</sup> and other bedrooms 9m <sup>2</sup> (excluding wardrobe space). Bedrooms have a minimum dimension of 3m (excluding wardrobe space)
Storage	<p>The following storage is provided:</p> <ul style="list-style-type: none"> <li>• 1 bed 6m<sup>3</sup></li> <li>• 2 bed 8m<sup>3</sup></li> <li>• 3+ bed 10m<sup>3</sup></li> </ul>
Floor to ceiling height	<p>A minimum of 2.7m is to be provided in all living rooms and bedrooms</p> <p>A minimum of 2.4m is acceptable in kitchens, bathrooms and upper level bedrooms</p>
Fences	Fences and planting delineate private open space from adjoining public domain areas. Fences should be low to medium height, and palisade with open battens in style
Dwelling Entries	Dwelling entries and pedestrian paths are clearly defined from each other and legible from the street
Passive surveillance	Windows are provided to the local street frontages. Where blank walls are unavoidable, they are designed to face dwelling entries

**Table 4:** Attached dwellings characteristics Type 1 - (Stratum terraces)

Element	Characteristics
Building height	2-3 storeys 3-4 storeys when a home office is provided at ground level
Ceiling height	Predominantly 2.7m with a 2.4m minimum
Front setback	2.5 m minimum from the front boundary to front building façade An articulation zone may be established between the front setback to a distance of up to a minimum of 1m from the front boundary
Side setback	Zero lot boundary
Side setback – corner	Zero lot boundary
Rear setback	0.5m minimum from rear lane boundary to garage door
Internal Separation	The minimum internal separation between windows and the rear wall of a studio dwelling is 4.5m
Garage	Access to be provided from the rear
Landscaped area	15m <sup>2</sup> minimum area
Primary private open space	25m <sup>2</sup> minimum area and one length 3m minimum dimension Provides for flexible use as additional car space Is accessed directly from living rooms
Solar access	70% of dwellings (including townhomes and terraces, but excluding studio dwellings) within the Residential Precincts 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.
Car parking	1-2 Bedroom Dwellings    1 Space 3-4 Bedroom Dwellings    2 Spaces
Bicycle Parking	No requirement if adequate space is provided in the dwelling, storage or parking area.
BASIX	Minimum performance against BASIX Version 2.3 / Casurina_2_38_3: <ul style="list-style-type: none"> <li>• Energy: minimum 62</li> <li>• Water: minimum 48</li> </ul>
Architectural Diversity and Quality	Within a Precinct, architectural diversity and quality is achieved through articulation, modulation, roofscapes, variation in the types of dwelling modules, and use of materials, to create a unique but unified architectural language
Materiality	A variety of quality materials, such as timber, brick, and metal cladding should be used across Precincts to establish character and respond to the future context
Dwelling Size	Dwellings are required to have a minimum internal area of 100m <sup>2</sup>
Bedroom size	One bedroom has a minimum area of 10m <sup>2</sup> and other bedrooms 9m <sup>2</sup> (excluding wardrobe space). Bedrooms have a minimum dimension of 3m (excluding wardrobe space).
Storage	10m <sup>3</sup>
Floor to ceiling height	A minimum of 2.7m is to be provided in all living rooms and bedrooms A minimum of 2.4m is acceptable in kitchens, bathrooms and upper level bedrooms



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<b>Element</b>	<b>Characteristics</b>
Fences	Fences and planting delineate private open space from adjoining public domain areas. Fences should be low to medium height, and palisade with open battens in style.
Dwelling Entries	Dwelling entries and pedestrian paths are clearly defined from each other and legible from the street

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**Table 5:** Attached dwellings characteristics Type 2 - (Urban terraces)

Element	Characteristics
Building height	2-3 storeys
Ceiling height	Predominantly 2.7m with a 2.4m minimum
Front setback	2.5 m minimum from the front boundary to building façade <i>Building articulation is permitted within front setback</i>
Side setback	Zero lot boundary
Splayed Corner setback	Zero lot boundary
Rear setback	No minimum from rear boundary
Block length	Maximum street wall permitted is 80 metres
Garage	Access to be provided from the rear Provides for flexible use as indoor courtyard / car space
Landscaped Area	5m <sup>2</sup> minimum area
Private Open Space	2 bedroom – 12m <sup>2</sup> minimum area and one length 2.5m minimum dimension 3 bedroom - 15m <sup>2</sup> minimum area and one length 3m minimum dimension 4 Bedroom – 20m <sup>2</sup> minimum area and one length 3m minimum dimension
Solar access	70% of dwellings (including townhomes and terraces, but excluding studio dwellings) within the Residential Precincts 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.
Car parking	1-2 Bedroom Dwellings    1 Space 3+ Bedroom Dwellings    2 Spaces <i>Second car space to be flexible space for use as a courtyard / car space</i>
Bicycle Parking	No requirement if adequate space is provided in the dwelling, storage or parking area.
BASIX	Minimum performance against BASIX Version 2.3 / Casurina_2_38_3: <ul style="list-style-type: none"> <li>• Energy: minimum 62</li> <li>• Water: minimum 48</li> </ul>
Architectural Diversity and Quality	Within a Precinct, architectural diversity and quality is achieved through articulation, modulation, roofscapes, variation in the types of dwelling modules, and use of materials, to create a unique but unified architectural language
Corner Treatment	If located on a street corner, provide windows and variation in architectural treatment and expression to provide variation and visual relief.
Materiality	A variety of quality materials, such as timber, brick, panelised and metal cladding may be used across Precincts to establish character and respond to the future context
Dwelling Size	Dwellings are required to have a minimum internal area of: 2 bed - 75m <sup>2</sup>

Element	Characteristics
	<p>3+ bed - 90m<sup>2</sup></p> <p>For each additional bedroom a further 12m<sup>2</sup> is required. The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m<sup>2</sup> each</p>
Dwelling Width	Dwellings have a minimum width of 4m (measured between internal face of party walls)
Bedroom size	One bedroom has a minimum area of 10m <sup>2</sup> and other bedrooms 9m <sup>2</sup> (excluding wardrobe space). Bedrooms have a minimum dimension of 3m (excluding wardrobe space).
Storage	<p>The following storage is provided:</p> <p>2 bed - 8m<sup>3</sup></p> <p>3 bed+ - 10m<sup>3</sup></p>
Floor to ceiling height	<p>A minimum of 2.7m is to be provided in all living rooms and bedrooms</p> <p>A minimum of 2.4m is acceptable in kitchens, bathrooms, study and upper level bedrooms</p> <p><i>Note. Excludes bulkheads where required for servicing</i></p>
Fences	Fences and planting delineate private open space from adjoining public domain areas. Fences should be low to medium height, and solid masonry and/or metal palisade open battens in style.
Dwelling Entries	Dwelling entries and pedestrian paths are clearly defined from each other and legible from the street

**Table 6:** Attached dwellings characteristics Type 3 - (Landscape terraces)

Element	Characteristics
Building height	2-3 storeys
Ceiling height	Predominantly 2.7m with a 2.4m minimum
Front setback	1m minimum from the front boundary to building façade <i>Building articulation is permitted within front setback</i>
Side setback	Zero lot boundary
Splayed Corner setback	Zero lot boundary
Rear setback	The minimum setback from rear boundary to building façade as follows: - Ground level is 3m - Level 1+ is 4.3m <i>Building articulation is permitted within rear setback</i>
Block length	Maximum street wall permitted is 80 metres
Garage/Carport	Access to be provided from the front
Landscaped Area	2-bedroom dwellings with an internal area less than 85m <sup>2</sup> – 2.7 m <sup>2</sup> All other dwellings - 10m <sup>2</sup> minimum area
Private Open Space	2 bedroom – 12m <sup>2</sup> minimum area and one length 2.5m minimum dimension 3 bedroom - 15m <sup>2</sup> minimum area and one length 3m minimum dimension 4 Bedroom – 20m <sup>2</sup> minimum area and one length 3m minimum dimension <i>Second car space to be flexible space for use as a courtyard / car space</i>
Solar access	70% of dwellings (including townhomes and terraces, but excluding studio dwellings) within the Residential Precincts 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.
Car parking	2 Bedroom Dwelling - 1 Space 3+ Bedroom Dwelling - 2 Spaces <i>Second car space to be flexible space for use as a courtyard / car space</i>
Bicycle Parking	No requirement if adequate space is provided in the dwelling, storage or parking area.
BASIX	Minimum performance against BASIX Version 2.3 / Casurina_2_38_3: • Energy: minimum 62 Water: minimum 48
Architectural Diversity and Quality	Within a Precinct, architectural diversity and quality is achieved through articulation, modulation in architectural style, height and setbacks, roofscapes, variation in the types of dwelling modules, and use of materials, to create a unique but unified architectural language
Corner Treatment	If located on a street corner, provide windows and variation in architectural treatment and expression to provide variation and visual

Element	Characteristics
	relief.
Materiality	A variety of quality materials, such as timber, brick, weatherboard (these may be CFC), panelised and metal cladding may be used across Precincts to establish character and respond to the future context
Dwelling Size	<p>Dwellings are required to have a minimum internal area of:</p> <p>2 bed - 75m<sup>2</sup></p> <p>3+ bed - 90m<sup>2</sup></p> <p>For each additional bedroom a further 12m<sup>2</sup> is required. The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m<sup>2</sup> each</p>
Bedroom size	One bedroom has a minimum area of 10m <sup>2</sup> and other bedrooms 9m <sup>2</sup> (excluding wardrobe space). Bedrooms have a minimum dimension of 3m (excluding wardrobe space).
Storage	<p>The following storage is provided:</p> <p>2 bed - 8m<sup>3</sup></p> <p>3+ bed - 10m<sup>3</sup></p>
Floor to ceiling height	<p>A minimum of 2.7m is to be provided in all living rooms and bedrooms</p> <p>A minimum of 2.4m is acceptable in kitchens, bathrooms, study and upper level bedrooms</p> <p><i>Note. Excludes bulkheads where required for servicing</i></p>
Fences	Fences and planting delineate private open space from adjoining public domain areas. Fences should be low to medium height, and solid masonry and/or metal palisade open battens in style.
Dwelling Entries	Dwelling entries and pedestrian paths are clearly defined from each other and legible from the street

**Table 7:** Studio dwelling characteristics

<b>Element</b>	<b>Characteristics</b>
Building height	2 storeys (including garage)
Ceiling height	Predominantly 2.7m with a 2.4m minimum
Lane setback	0.5m minimum at ground level 0m at level 1
Side setback	Zero Lot Boundary
Internal separation	5.0m minimum between studios and attached dwellings
Garage	To be located below studio
Private open space	4m <sup>2</sup> minimum area and 1.5m minimum dimension in the form of a balcony
Solar access	Skylights should be provided for all studio dwellings.
Car parking	1 Space
Bicycle Parking	No requirement if adequate space is provided in the dwelling, storage or parking area.
Materiality	A variety of quality materials, such as timber, brick, and metal cladding should be used across Precincts to establish character and respond to the future context
Dwelling Size	Dwellings are required to have a minimum internal area of 45m <sup>2</sup>
Bedroom size	The bedroom has a minimum area of 9m <sup>2</sup> (excluding wardrobe space). Bedrooms have a minimum dimension of 3m (excluding wardrobe space).
Storage	4m <sup>3</sup>
Floor to ceiling height	A minimum of 2.7m is to be provided, excluding kitchens and bathrooms where 2.4m is acceptable
Dwelling Entries	Dwelling are clearly defined from garages and legible from the street