

ED. SQUARE

TOWN CENTRE WEST AND RP3
SCHOOL MODIFICATION (MOD 12)

SECTION 75W SUBMISSION
ILLUSTRATIVE DESIGN SCHEME AND DESIGN REPORT
PREPARED FOR FRASERS PROPERTY AUSTRALIA

22 / 11 / 2021



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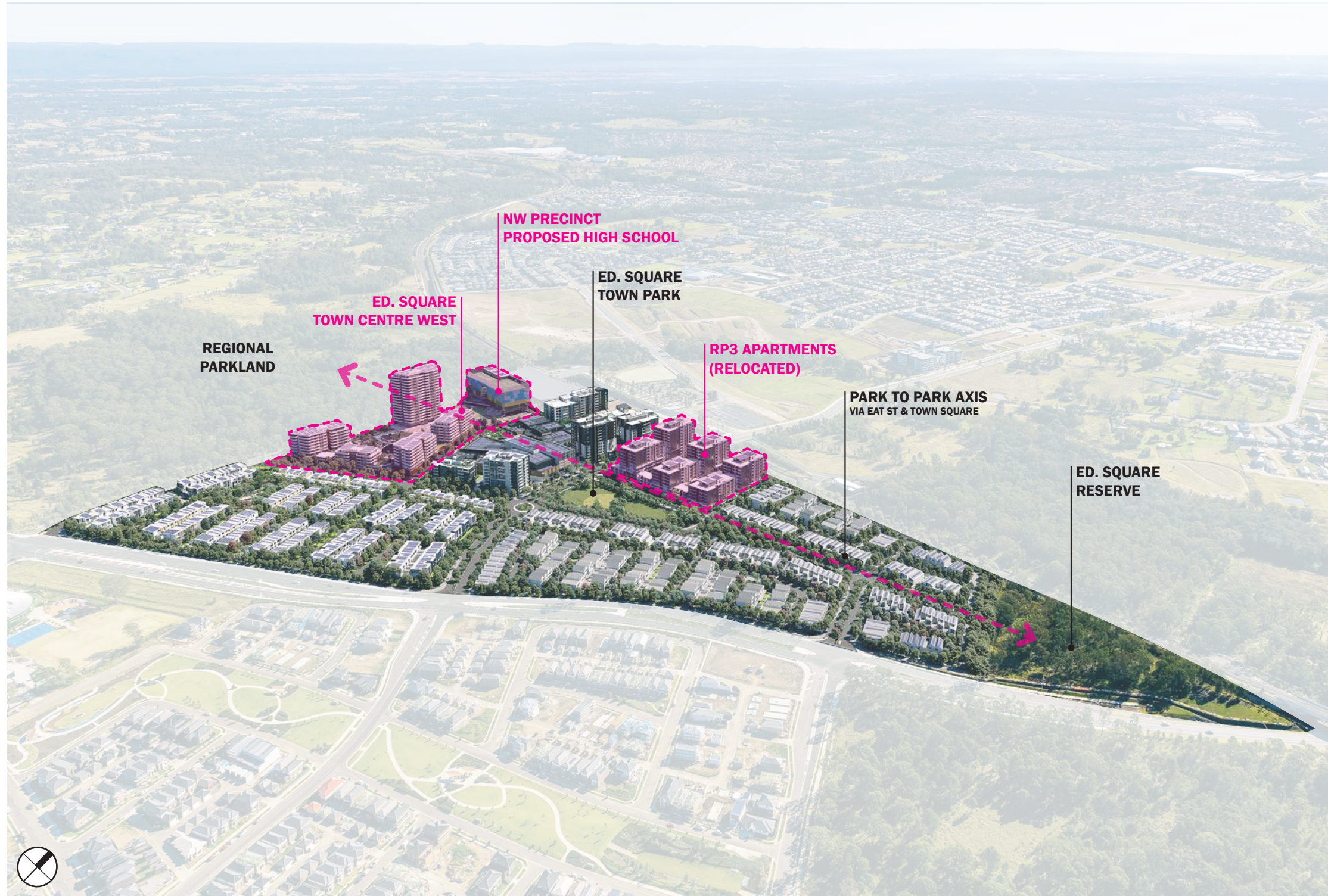
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INTRODUCTION DESIGN STATEMENT



DESIGN STATEMENT

This illustrative design scheme and report has been prepared to further develop the design principles as introduced in the S75W modification prepared by HDR Rice and Daubney (March 2016) for the Frasers Ed. Square Town Centre Core & Residential Precinct.

The new proposal provides a revitalised residential precinct at Town Centre West connected to a vibrant and extended Town Square. The amended proposal introduces a brand new vertical school into the North West precinct, along with a public library and community centre. The extension of the existing Town Square actively ties the two halves of the town centre together and also provides a physical and visual connection to the Edmondson Regional Parklands.

The North West precinct originally proposed residential units as part Modification 04. However, in this updated proposal the apartments have been relocated to Residential Precinct 3 to accommodate the new programme element - the school.

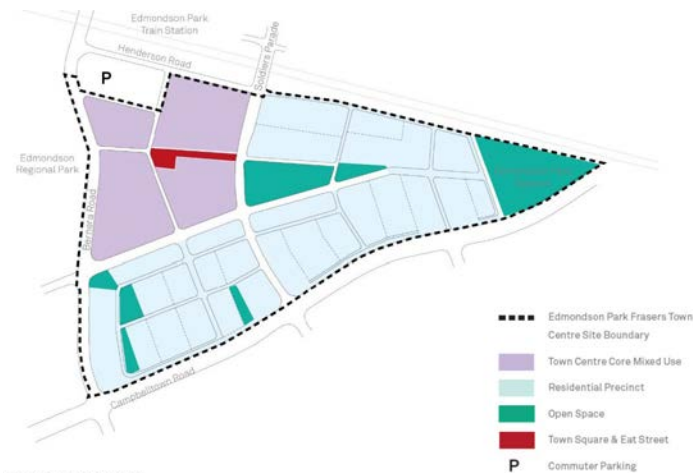
The architecture of Town Centre West is derived by the response to natural amenities, solar access and orientation as well as a connection to the new extension of the Town Square. The unified yet diverse language of the architectural expression across all buildings will tie strongly to the unique podium and will enhance the overall character and identity of the precinct.

The new design proposal aims to create a lively precinct with strong community engagement, via a new community centre and school as well as retail podium with internal arcade. This precinct will create an extended public domain connection to already established landscaped boulevards, shopping streets, walkways and parks.

The proposal is consistent with the design guidelines set out by Ethos Urban, and provides a unique opportunity to further shape a vibrant and emerging residential precinct for Ed Square.



INTRODUCTION
THE STORY SO FAR...



CONCEPT MODIFICATION (MOD 4)

- Detailed masterplan, GFA limit, height limit, design guidelines, public domain plan
 - 1884 Dwellings
- Future development to be consistent with CP modification
 - DPE recommend S75W approval to PAC August 2017
 - **Approved 12 October 2017**



RP1 CONSTRUCTION

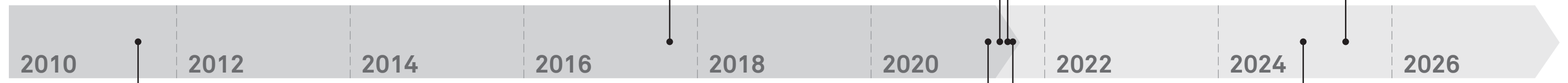
- Construction of 348 dwellings across the precinct
- Mix of 300 townhomes, 26 terraces, and 22 studios
- **Completion of Stages 1 and 2a (229 dwellings) October 2021**

MODIFICATION 11

- Medium sized dwellings (RP2 & RP3)
- **MOD 11 lodged with DPIE June 2021**

**TOWN CENTRE WEST OPENING
(SUBJECT TO GOVERNMENT AND AUTHORITY APPROVAL)**

- Additional 10,000sqm of retail
- **Opening June 2025**



CONCEPT PLAN

- Edmondson Park South Concept Plan (Landcom/Urban Growth)
- Broad uses, GFA, height
- Edmondson Park listed on State Significant Precincts SEPP
- **Approved August 2011**



TOWN CENTRE EAST OPENED

- Construction of mixed use TCE precinct
 - 429 apartments
 - 25,000sqm of retail/commercial space
- Community facilities including childcare, gym, and town square
- **Retail opened 29 April 2021**



HIGH SCHOOL

- New vertical school in Town Centre
- **Completed Q4 2024**
(subject to Government and Authority approvals)

MODIFICATION 12

- Incorporation of new school within Town Centre Core
- Minor adjustments to residential within SW lot
- Residential dwellings displaced to RP3
- **MOD 12 lodgement proposed for November 2021**

Ed. Square Town Centre East has been opened...

...with a diverse offering of community infrastructure, public amenity and retail including fresh food, food and beverage, as well as entertainment, to supplement and service the residential precinct together with the broader community.

Frasers Property is now looking to build on this successful outcome by completing the Town Centre to the west. We are seeking to extend the community amenity by addressing the opportunity to include a High School within the Town Centre.

Integrating a new High School will...

- help grow and strengthen this new community
- bring added opportunities to provide high quality infrastructure and facilities
- be a community asset with broad benefit to the local residents and wider region
- establish strong ties with current and future families in Ed. Square
- encourage sustained long-term investment in the local economy as well as providing employment opportunities

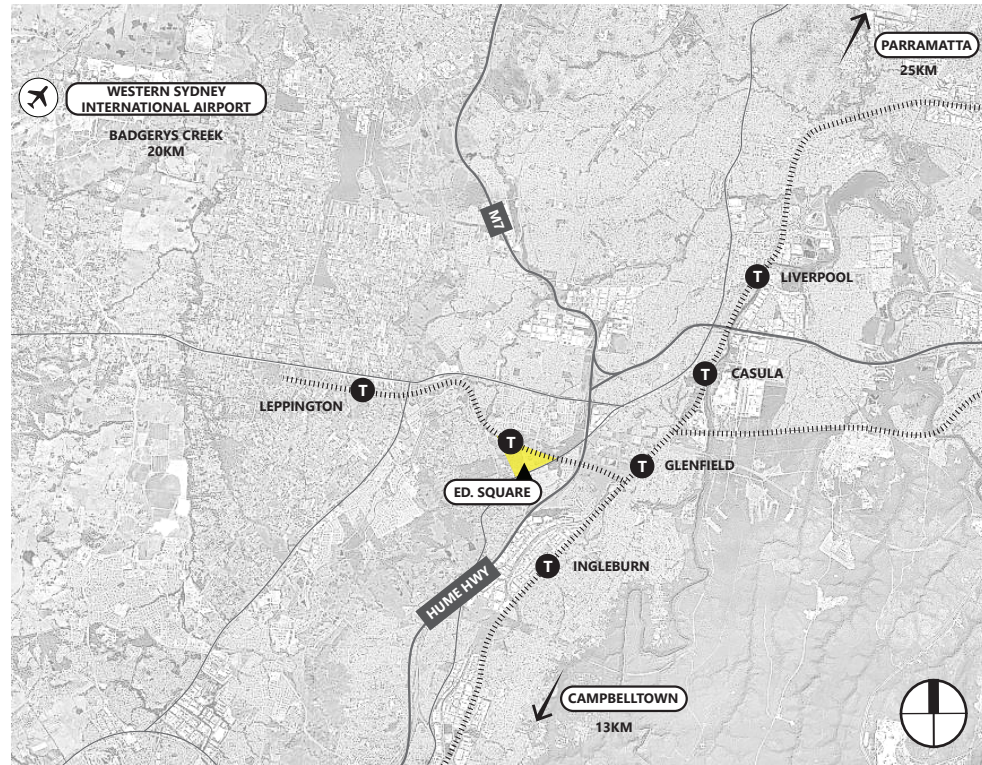


INTRODUCTION

WHERE IS ED. SQUARE?



CITY CONTEXT



REGIONAL CONTEXT



Legend

- | | |
|---------------------------|----------------------------------------------------|
| Existing | Proposed |
| Conservation areas | Ornamental ponds |
| Canopy vegetation | Amenities building |
| Creek lines | Playgrounds |
| Public open space | Car parks |
| Large / small street tree | Shared user paths / footpaths |
| Open space trees | Boardwalks |
| Riparian vegetation | Footpaths / trails / bridges in conservation areas |
| | Primary cycleway connections |

Ed. Square is a 25 hectare town centre and residential precinct being developed by Frasers Property Australia, located just south of the newly established Edmondson Park train station. Already, the precinct is becoming a new urban village of homes, shops, open space and community facilities, with access to future transport connections to growing centres in Liverpool, Campbelltown and the new Western Sydney Airport. Ed. Square offers a diversity of opportunities to cater to a variety of households and lifestyles within close proximity of its centre.



01

ED. SQUARE REVISITING THE MASTERPLAN

*Image: indicative illustration of Ed. Square
as proposed for Modification 4*

REVISITING THE MASTERPLAN
MODIFICATION 4: EXISTING APPROVAL



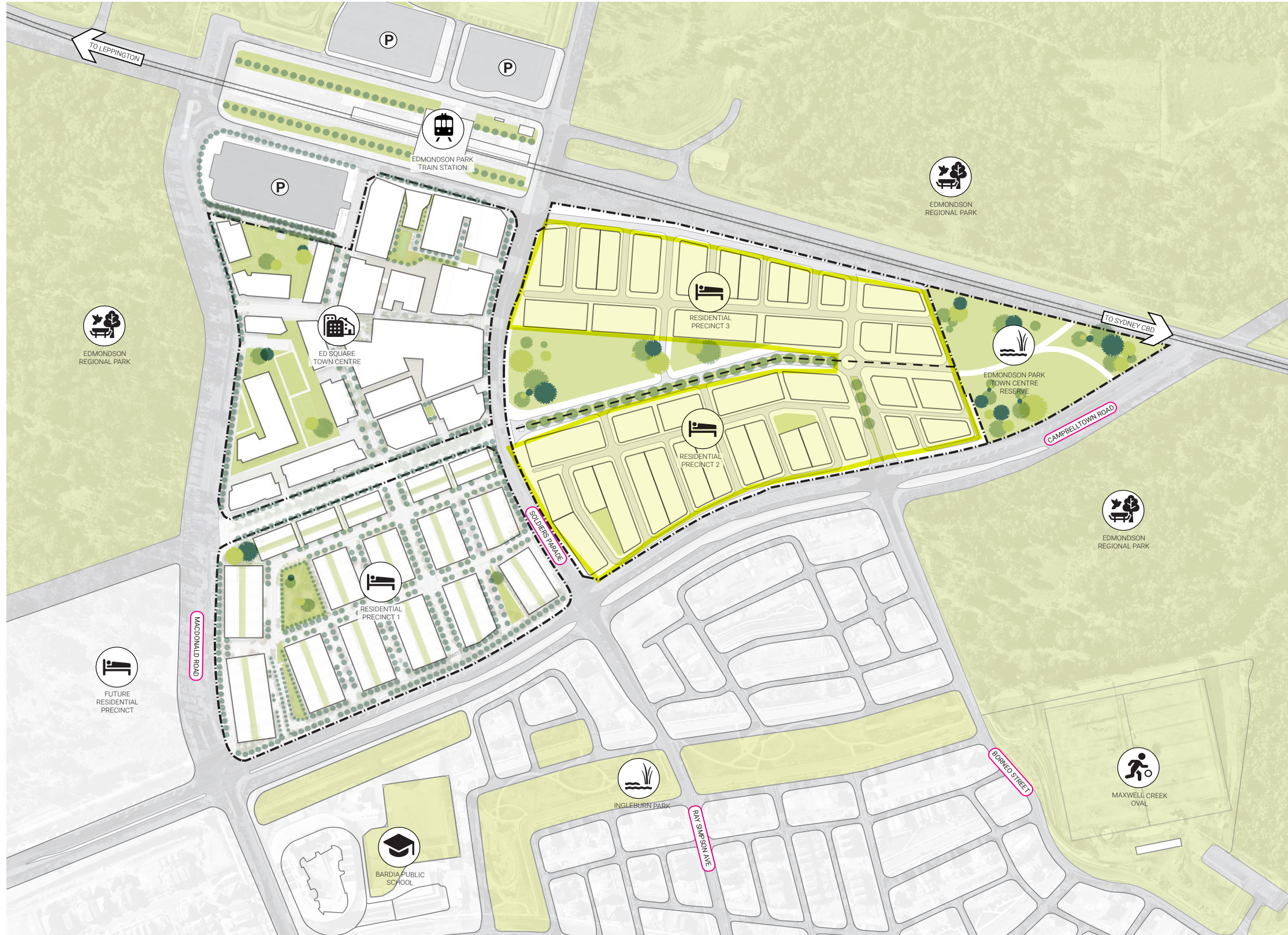
The new suburb of Edmondson Park is 45km from the Sydney CBD and is easily accessible via train and is well connected to the road network. The site is defined by the train line to the north, Western Parklands and Bernera (now McDonald) Rd to the west and Campbelltown Rd to the south. The Town Centre Core retains the closest proximity to the train station to the north-west of the triangular site.

Modification 4 sought to provide a Transit Orientated Development which redistributed density in the Town Centre closest to the train station and established a public domain framework that created a walkable pedestrian friendly neighbourhood. Modification 4 set both the height limit and GFA for the Town Centre Core as follows:

MODIFICATION 04

TCC Quad	GFA Cap (sqm)	Height Cap	Commercial/ Retail Cap (sqm)
NW	20,000	99.5 RL	35,000 -
NE	45,000	105.8 RL	45,000 sqm
SE	23,525	96.4 RL	across Ed.Square
SW	56,500	95.7 RL	Town Centre
SW Landmark tower		132.9 RL	

REVISITING THE MASTERPLAN
 MODIFICATION 11: RESIDENTIAL PRECINCT 2 & 3
 (SUBJECT TO APPROVAL)



MOD 11 has been prepared to further develop the design principles and neighbourhood character introduced in the S75W modification (MOD 4) prepared by Group GSA. MOD 11 was lodged with DPIE in June 2021, and remains subject to Government and Authority Approvals.

MODIFICATION 11

 RESIDENTIAL PRECINCT 2 & 3

PROPOSED MODIFICATION 12: OPPORTUNITY TO ACCOMMODATE A SCHOOL (SUBJECT TO APPROVAL)



The introduction of a new vertical school into the Town Centre naturally displaced proposed uses (predominantly apartments). We explored many locations for this school against a clear set of criteria, including overshadowing and solar access to public domain, access and traffic as well as circulation in particular, as our intention is to extend the network and grain of Town Centre East through to Town Centre West. In the end, the NW quadrant allowed a strong architectural response to the commuter carpark immediately to the north of the site, while the massing minimised the impact on solar amenity and improved the outlook for the public domain and the adjacent residential precincts.

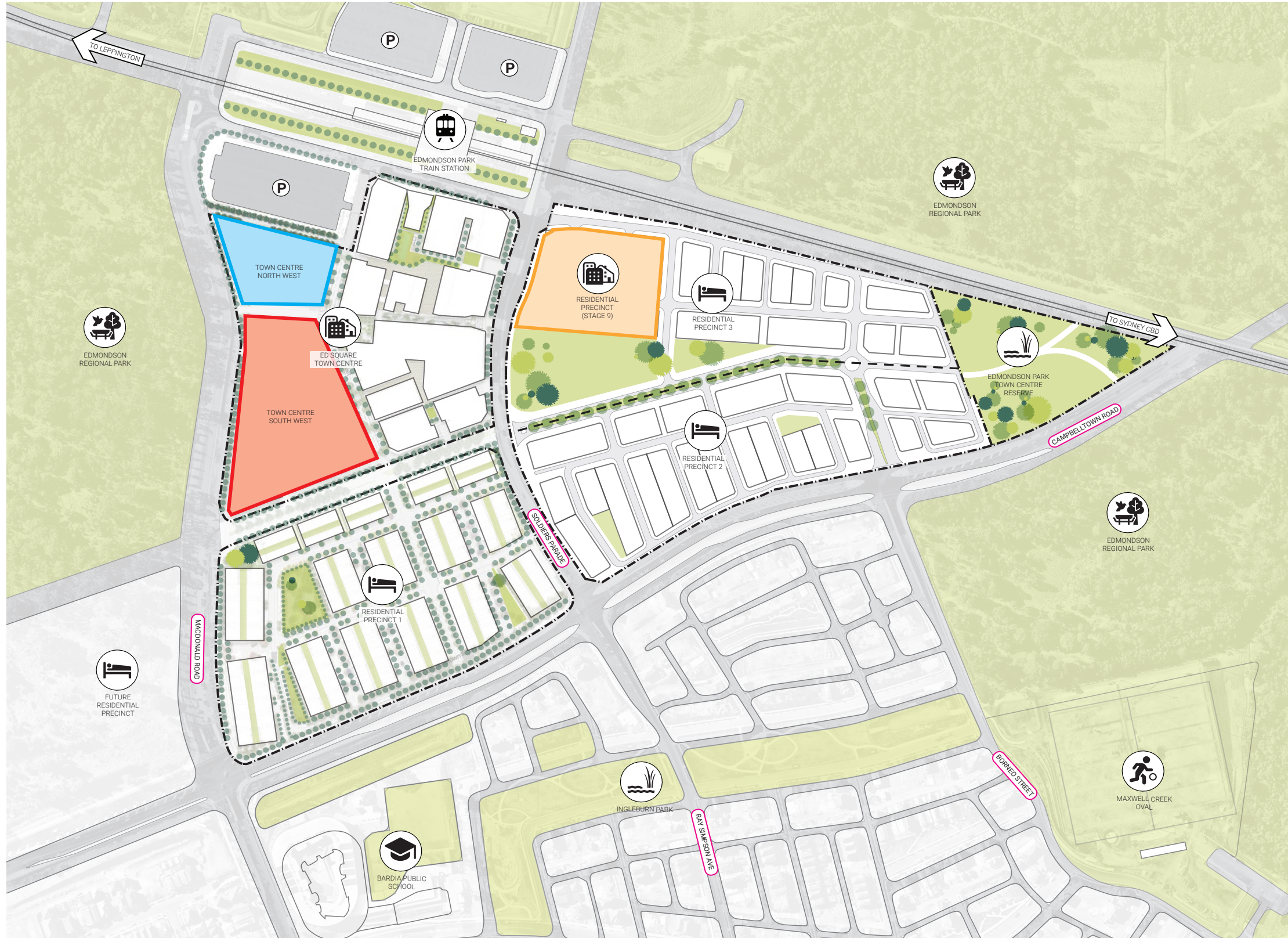
The school also requires its own lot and the proposed siting allows it to be both integrated into the Town Centre but also stand alone. The laneway between the site and the commuter carpark facilitates drop-off and servicing access. The creation of place, including anchoring the extension of the public domain with a civic landmark, makes the NW quadrant the most logical location for the school.

The redistribution of 189 apartments from the NW quadrant required a similar exploration. The commercial and parking requirements in the SW quadrant prevented any additional yield there. The opportunity to revisit density and yield in the context of MOD11 provided an opportunity to explore massing in RP3.

MODIFICATION 12

- TOWN CENTRE NORTH WEST PRECINCT**
EDUCATION + COMMUNITY + RETAIL
- RESIDENTIAL PRECINCT 3 (STAGE 09)**
RESIDENTIAL

PROPOSED MODIFICATION 12: OPPORTUNITY TO ACCOMMODATE A SCHOOL (SUBJECT TO APPROVAL)



The Public Domain Plan will be amended to reflect the modifications and evolution of the Town Centre, which include increased public spaces and solar access within the Town Centre Core.

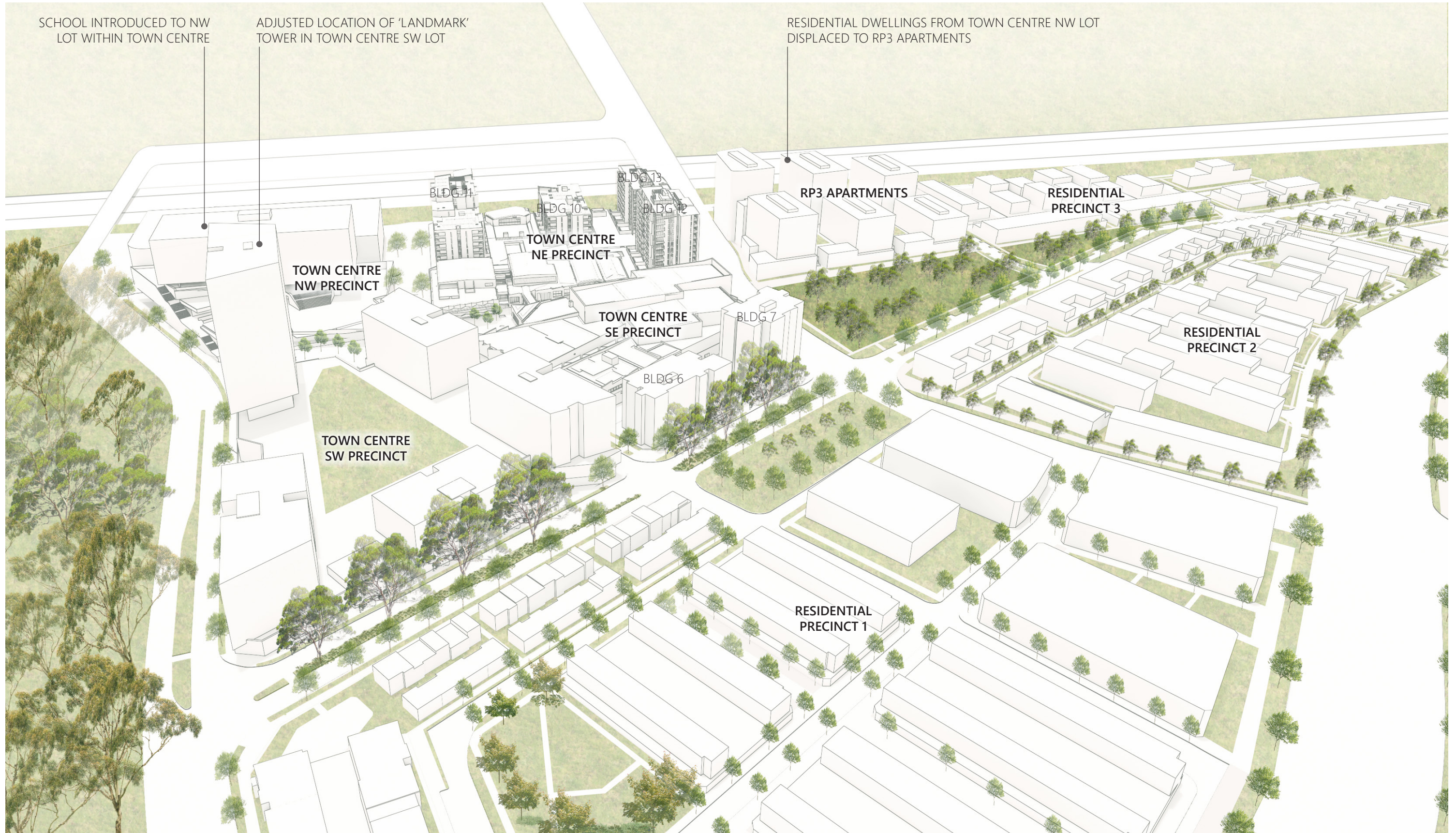
The changes to be discussed in the proposed Modification 12 include:

- Associated changes to the Design Guidelines as needed.
- No changes are proposed to the approved maximum number of dwellings in the estate overall. However, the relocation of dwellings from the North-West quadrant necessitates an increase in density in part of RP3 (limited to Stage 9).
- Change to GFA distribution as required
- Change to maximum quadrant height controls as required

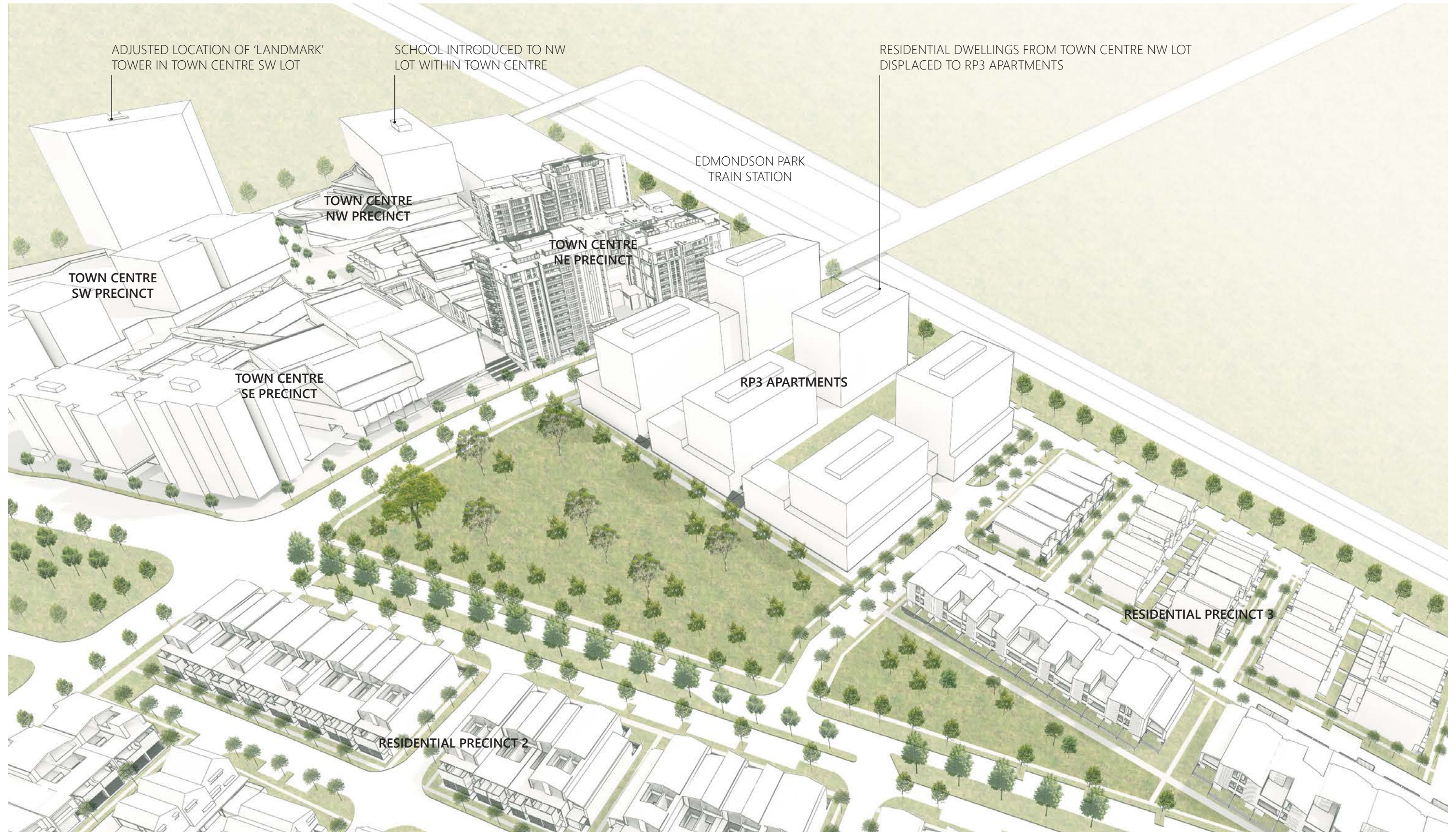
MODIFICATION 12

- TOWN CENTRE SOUTH WEST PRECINCT**
RESIDENTIAL + RETAIL
- TOWN CENTRE NORTH WEST PRECINCT**
EDUCATION + COMMUNITY + RETAIL
- RESIDENTIAL PRECINCT 3 (STAGE 09)**
RESIDENTIAL

REVISITING THE MASTERPLAN
OVERVIEW OF PROPOSED MODIFICATION 12



REVISITING THE MASTERPLAN
OVERVIEW OF PROPOSED MODIFICATION 12





02

**DESIGN DRIVERS
& PLANNING DIAGRAMS**

DESIGN DRIVERS & PLANNING DIAGRAMS
ALIGNMENT WITH ESTABLISHED VISION

ED. SQUARE IS...

Sydney's healthiest and
happiest community



An exemplar of
green living



The stage for all aspects
of everyday life



EAT STREET
KIDS CORNER
JUMBO BASKETBALL
GREAT WALL OF CHINA
TAJ MAHAL (AGRA, INDIA)
MINI PUTT-PUTT GOLF



A super - connected
local centre

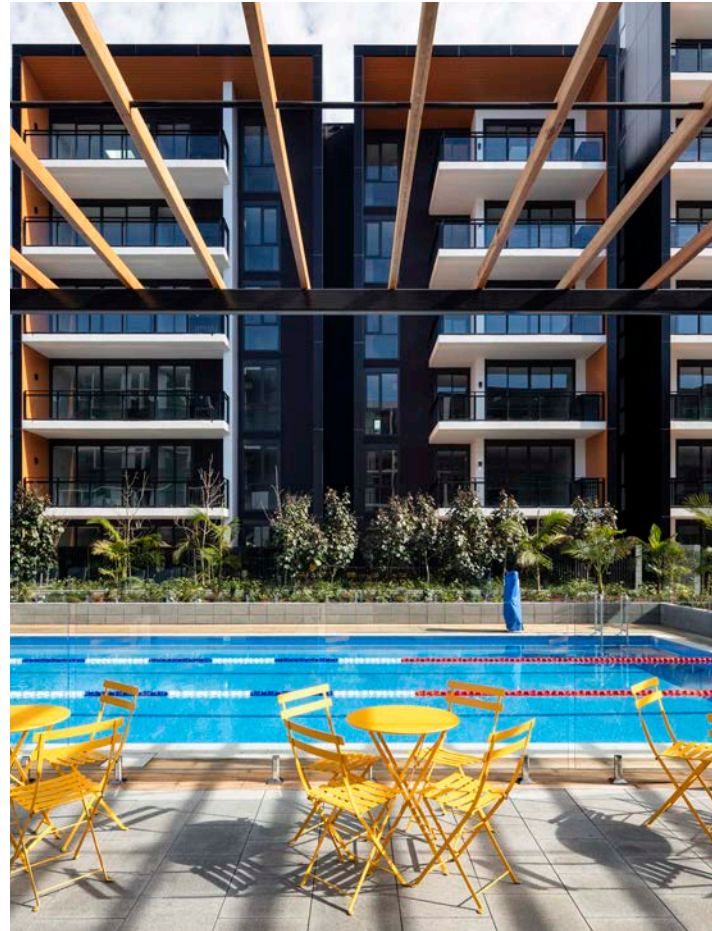


"MAXIMISE AMENITY & FOSTER COMMUNITY..."



VIBRANT & INTEGRATED MIXED-USE CENTRE

Enable the delivery of a vibrant and activated new urban destination, which blends a variety of uses into an integrated urban centre that promotes interaction, connection and engagement with the broader community.



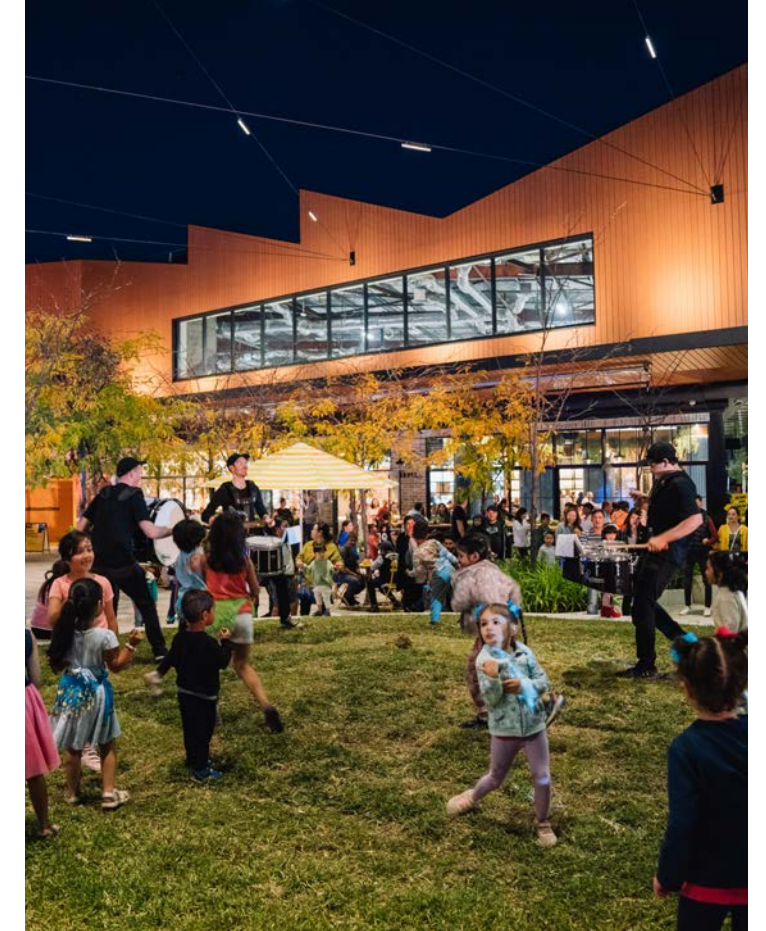
RESPONSIVE & QUALITY BUILT FORM

Positioning built form to maximise solar access and allow for natural light and cross-ventilation, orienting to capture views and balancing internal environment quality with high public domain amenity.



DIVERSITY OF OUTDOOR SPACES

Delivering a variety of private and communal outdoor spaces, that cater to the diverse needs of the precinct's users. Providing spaces to play, gather, discover and engage, and help promote an active and healthy community.



SHARED USE & COMMUNITY FOCUSED

Maximise opportunities for public access and engagement across all uses within the Town Centre. Enable community use of school facilities during and outside of school hours to foster community ties and strengthen the sense of welcome and belonging.



SOLAR AMENITY

Target good solar amenity to all key public domain zones, and residential private/communal spaces in alignment with the ADG



NATURAL VENTILATION

Provide healthy, breathable buildings, targetting natural and cross ventilation in alignment with the ADG & ESD principles



PRIVACY

Consider the impacts of built form with regards to visual and acoustic privacy of both current and future residents, and align with the ADG



OPEN SPACE

Enable opportunities to maximise the provision of public and communal open space that caters to a variety of activities and users



TREE CANOPY

Establish an aggregate 40% canopy coverage across the Frasers Ed Square development precinct, and target canopy coverage within the TCW Plaza



DEEP SOIL

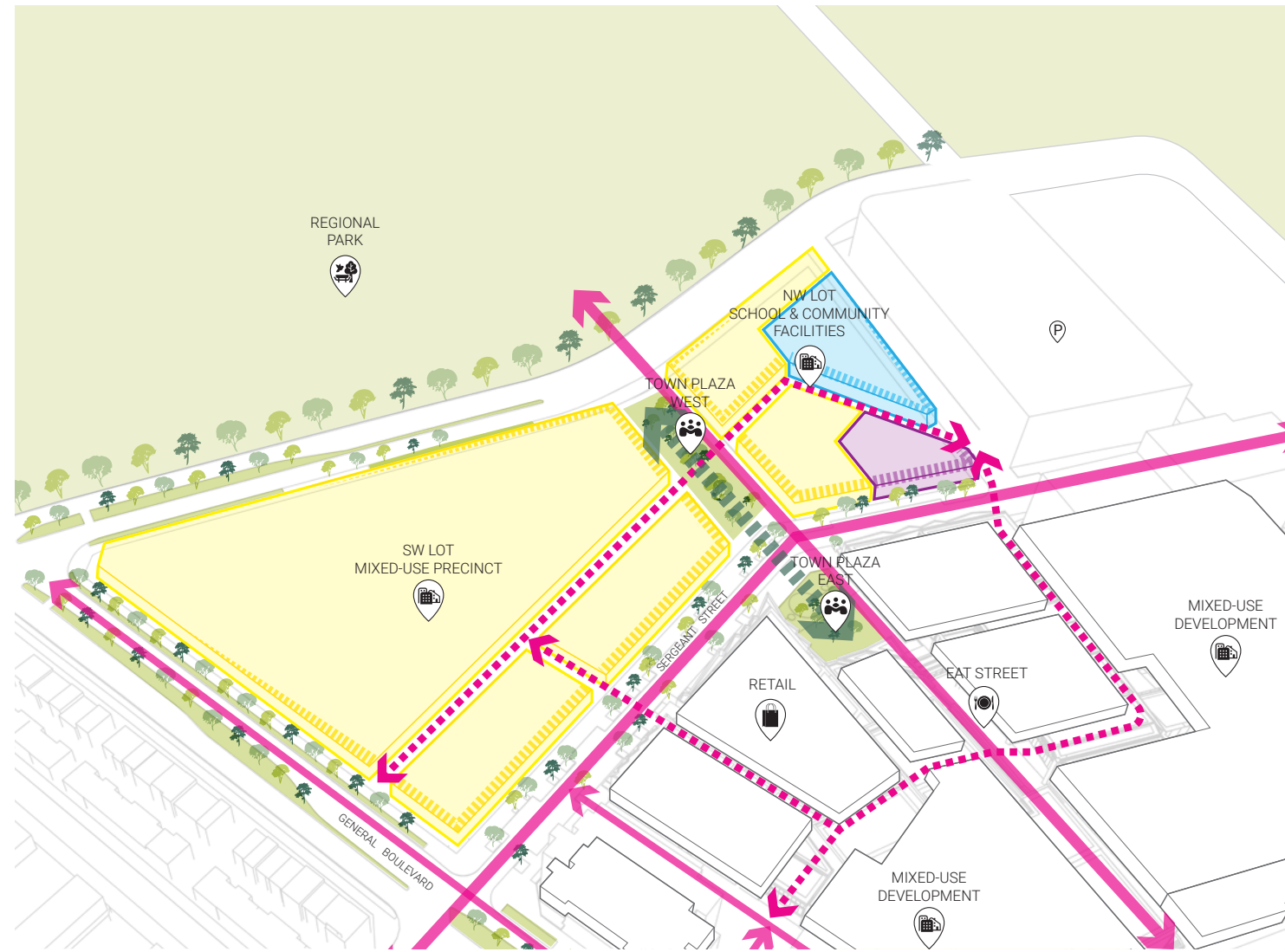
Enable opportunities for deep soil planting within Town Centre West, including soil on structure to podiums and within the new TCW Plaza



ESD STRATEGY

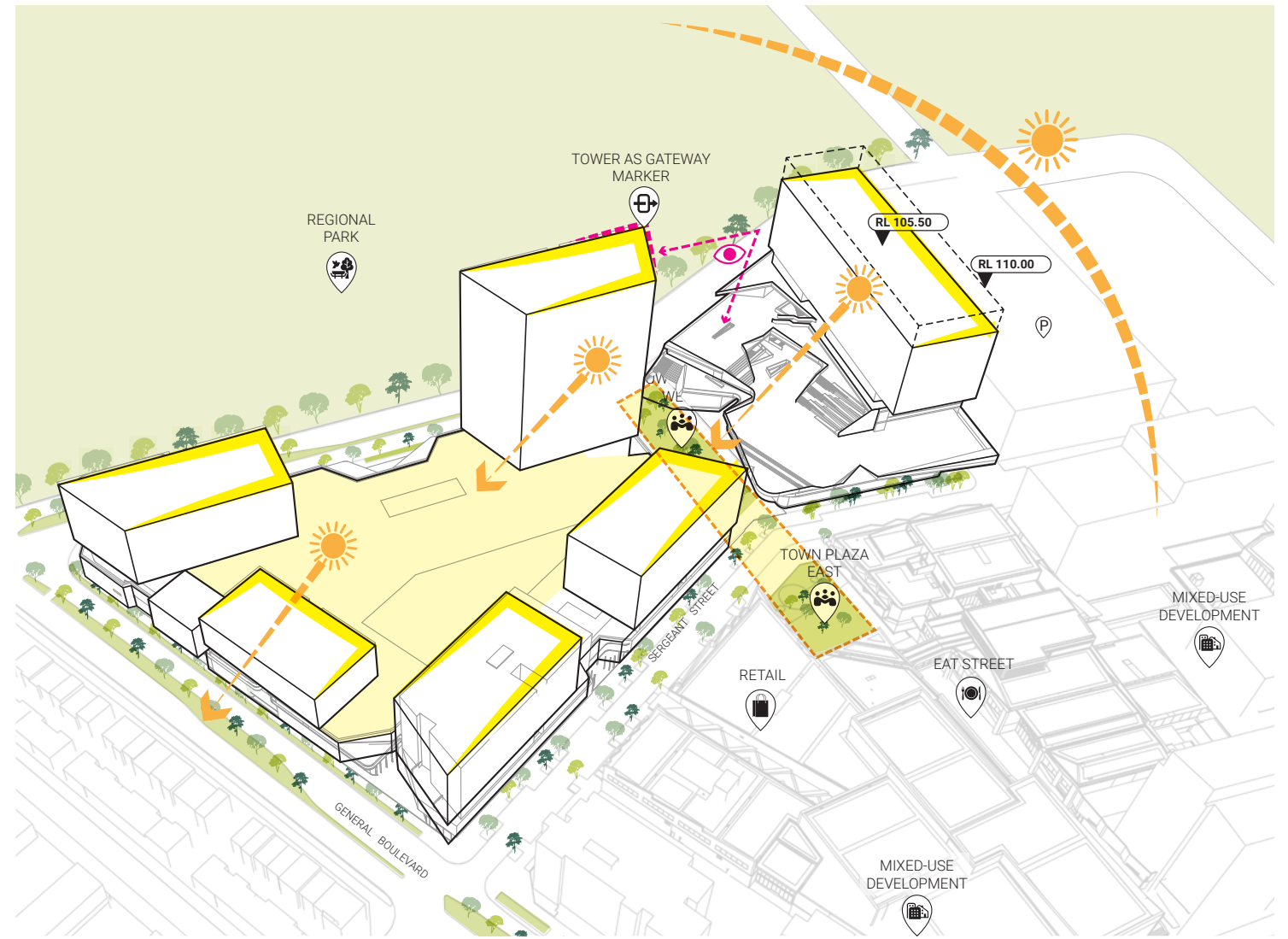
Target the integration of sustainability initiatives within TCW, including rainwater harvesting, solar collection, prioritised walking /cycling, and low impact materials

TOWN CENTRE WEST - MASSING & SOLAR AMENITY



01: PODIUM AND BUILT FORM ALIGNMENT

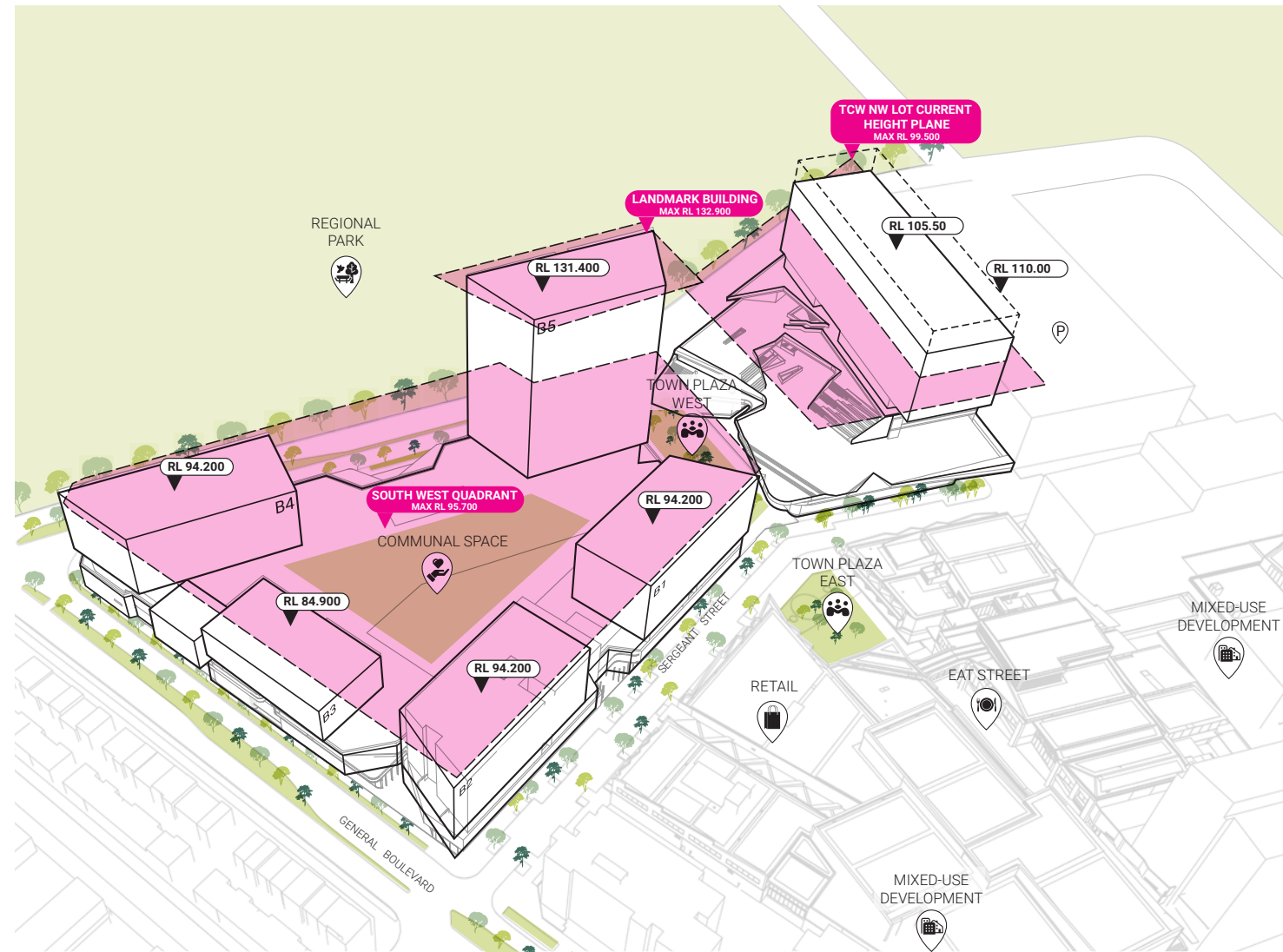
The proposal is an extension of the urban principles which have been put in place by the recently completed development in Town Centre East. The retail component has a direct link from the adjacent retail to the east, and the arcade running from south to north will create a further connection to the NW retail and community precinct. The extension of Town Square East towards MacDonald Road creates a vibrant and engaging space between SW and NW precincts, as well as a connection back towards Residential Precincts 2 & 3.



02: PROPOSED MASSING AND SOLAR ACCESS

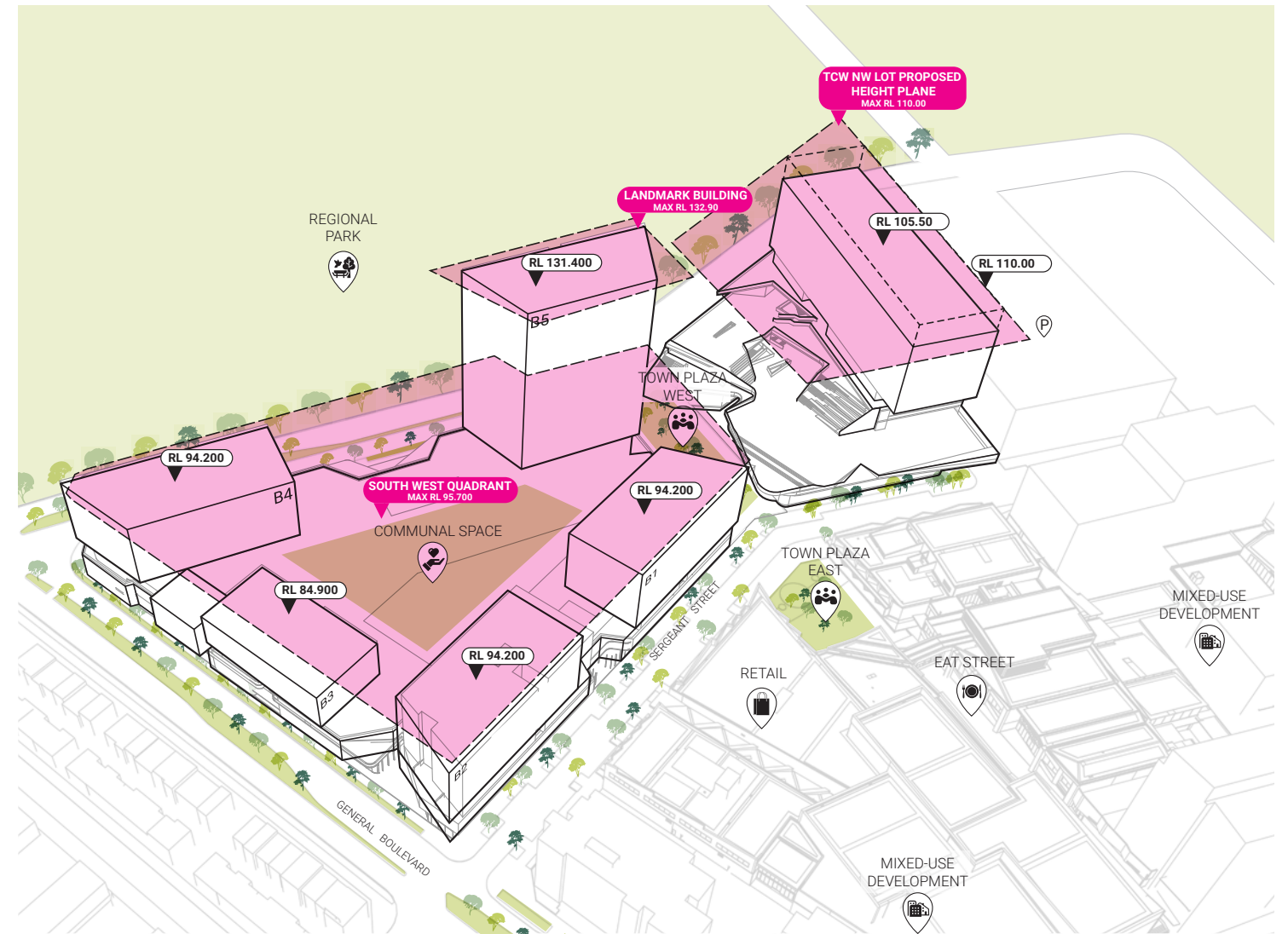
The proposed massing and orientation of the school tower improves and maximizes the solar aspect to the extension of the Town Square as well as increasing amenity to the communal open space for residents within the SW quadrant. The orientation of the residential buildings and their position has been considered in order to achieve the best possible solar aspect to the majority of apartments.

TOWN CENTRE WEST - BUILDING HEIGHTS



03: BUILDING HEIGHTS

The buildings proposed within the SW quadrant do not breach the height limits set by the previous Modification approvals. The landmark building sits within the maximum RL 132.90, with the other four residential apartment buildings sitting within the approved height limit of RL 95.70. In the NW quadrant the increase in GFA associated with the introduction of the school to the Town Centre has required a breaching of the previously approved height limit of RL 99.50.

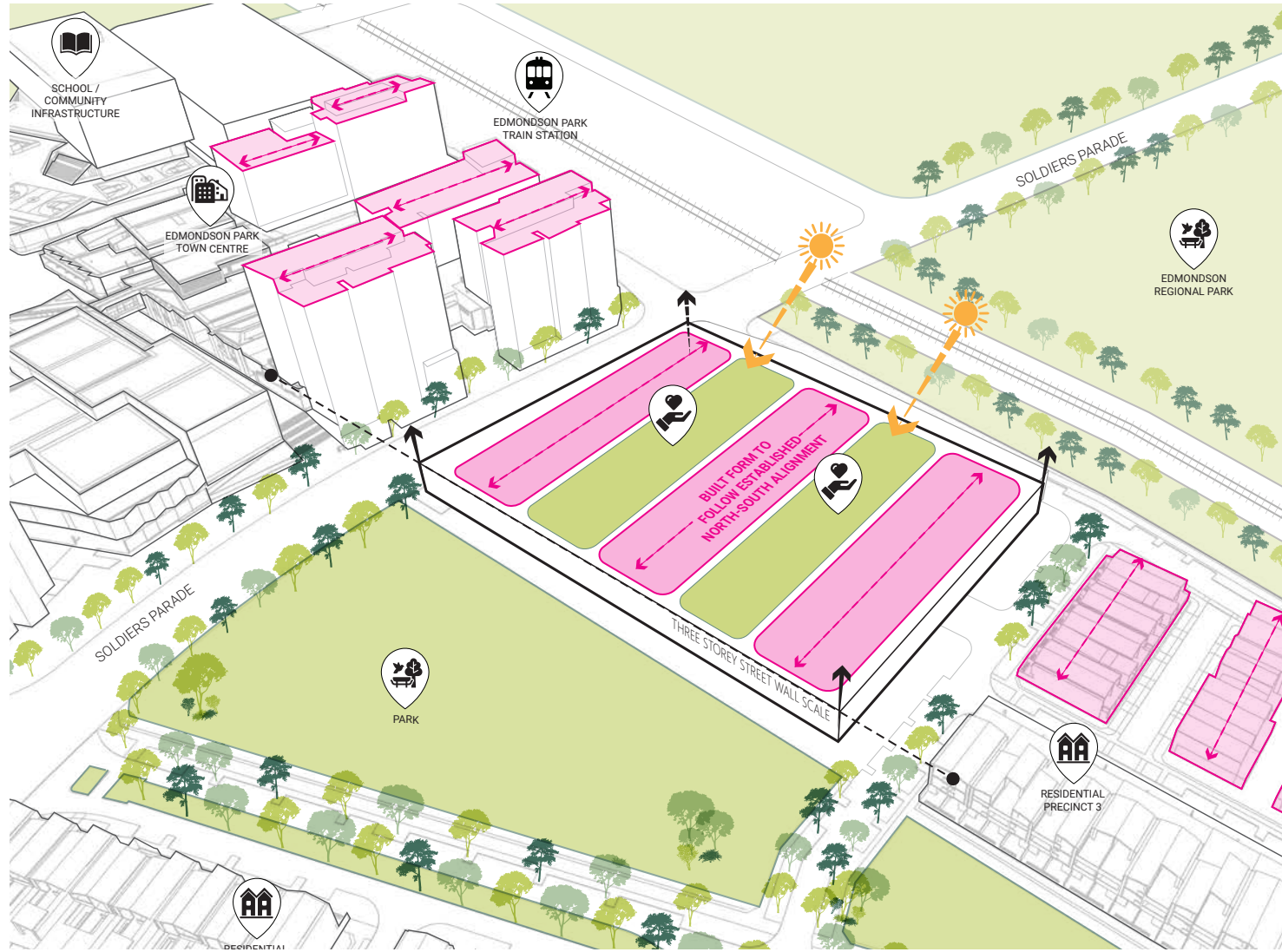


04: PROPOSED HEIGHT PLANE ADJUSTMENT

The proposed building massing for the NW quadrant seeks to amend the approved height plan to a maximum of RL 110.00, so as to accommodate the school. However, the change of use from residential apartments to education facility, has enabled this increase to occur while also delivering a net increase in solar access and public amenity to the Town Square and adjacent residential apartments.

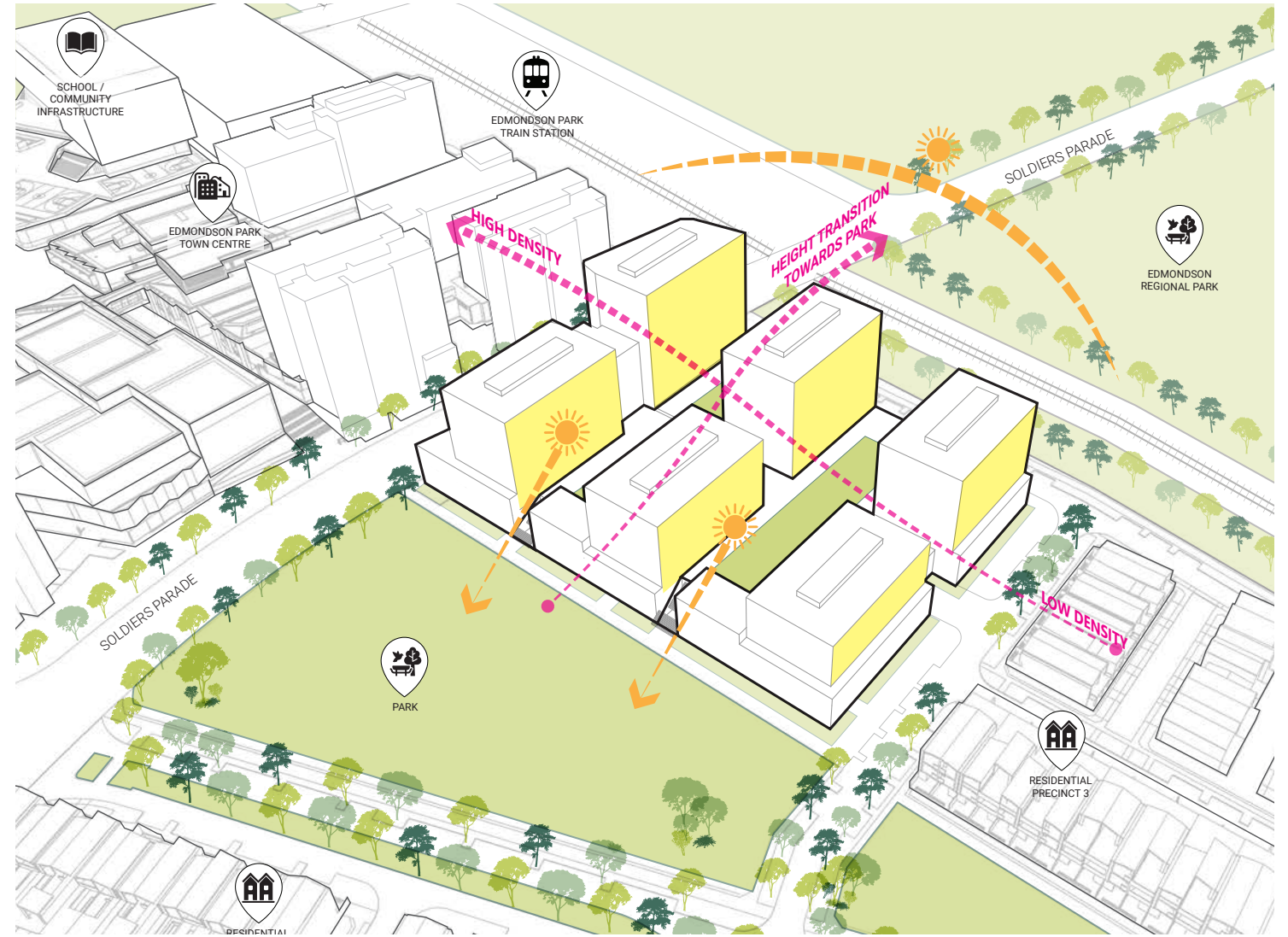
DESIGN DRIVERS & PLANNING DIAGRAMS

RESIDENTIAL PRECINCT 3 - MASSING & SOLAR AMENITY



01: PODIUM AND BUILT FORM ALIGNMENT

A three storey podium is established, tying into the Town Centre East and the three storey town houses. Above, three apartment blocks are defined in a N-S orientation, picking up the built form rhythm of the surrounding precinct. This also allows definition of residential communal space that receives solar access from the north.

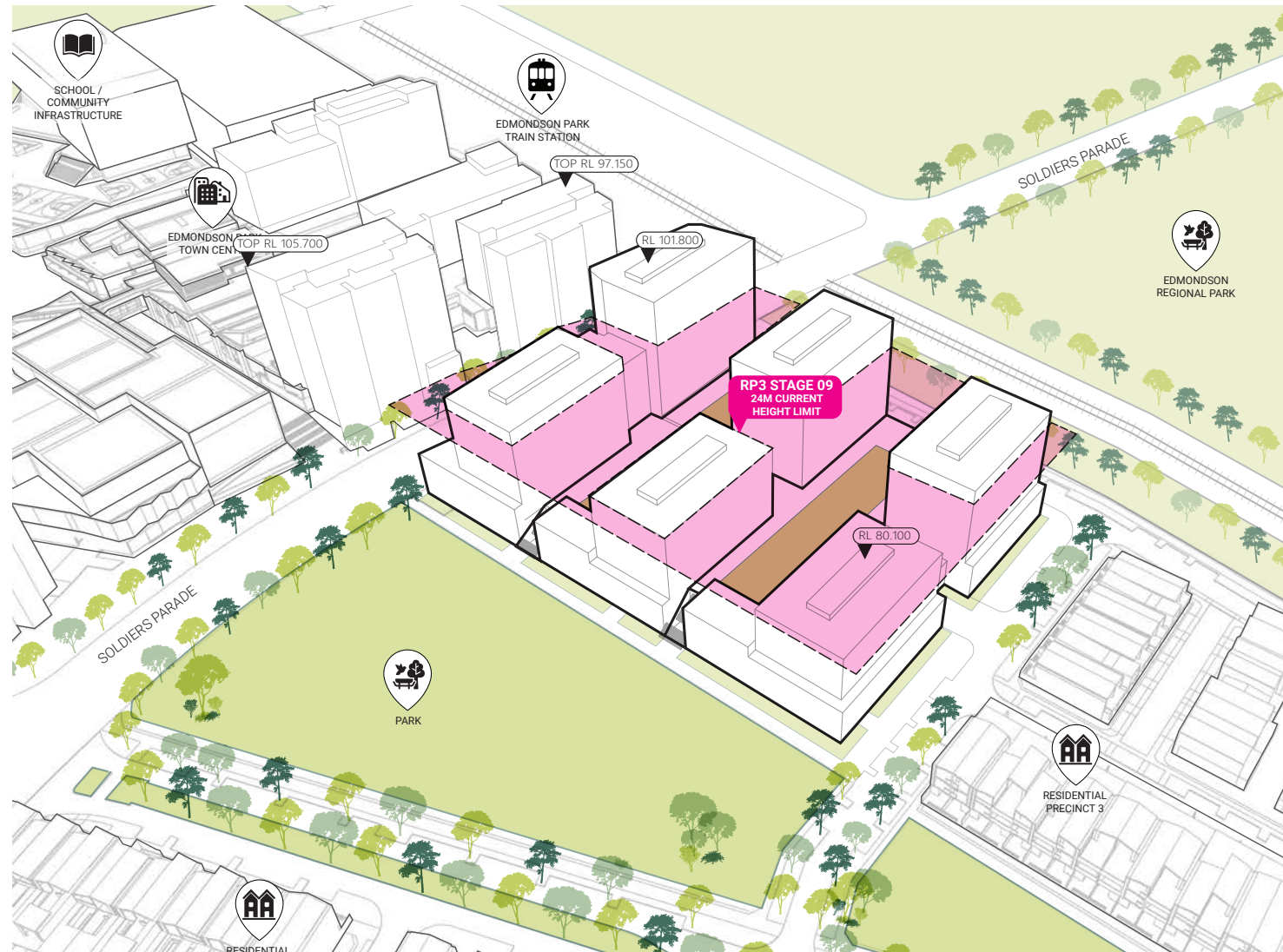


02: PROPOSED MASSING AND SOLAR ACCESS

Building forms above are placed in an N-S orientation. They are stepped in height to mediate between the established apartment blocks to the west, and the proposed 3 storey finer grain town houses to the east. This modulation in height also considers solar amenity to the park at the southern interface.

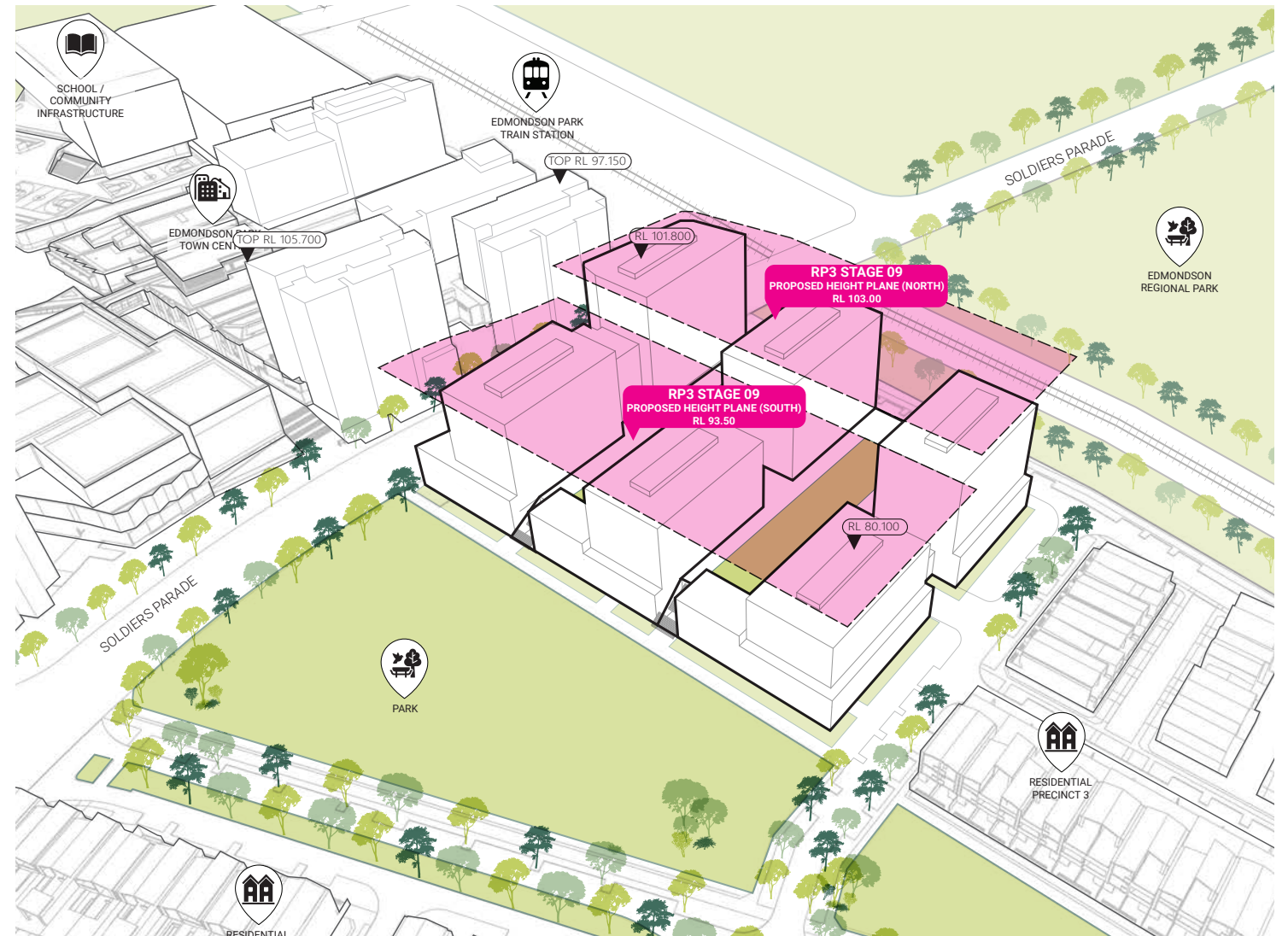
DESIGN DRIVERS & PLANNING DIAGRAMS

RESIDENTIAL PRECINCT 3 - BUILDING HEIGHTS



03: BUILDING HEIGHTS

The proposed scheme has a top RL of 101.800 at the north west corner, before dropping in height towards the south east, at RL 80.100. The top RL is informed by Town Centre East buildings 12 and 13, which have top RLs of 105.700 and RL 97.150. The current height limit on the site is 24m.



04: PROPOSED HEIGHT PLANE ADJUSTMENT

With the proposed built form changes, MOD 12 seeks an amended height plane, with a height addressing the north and the south:

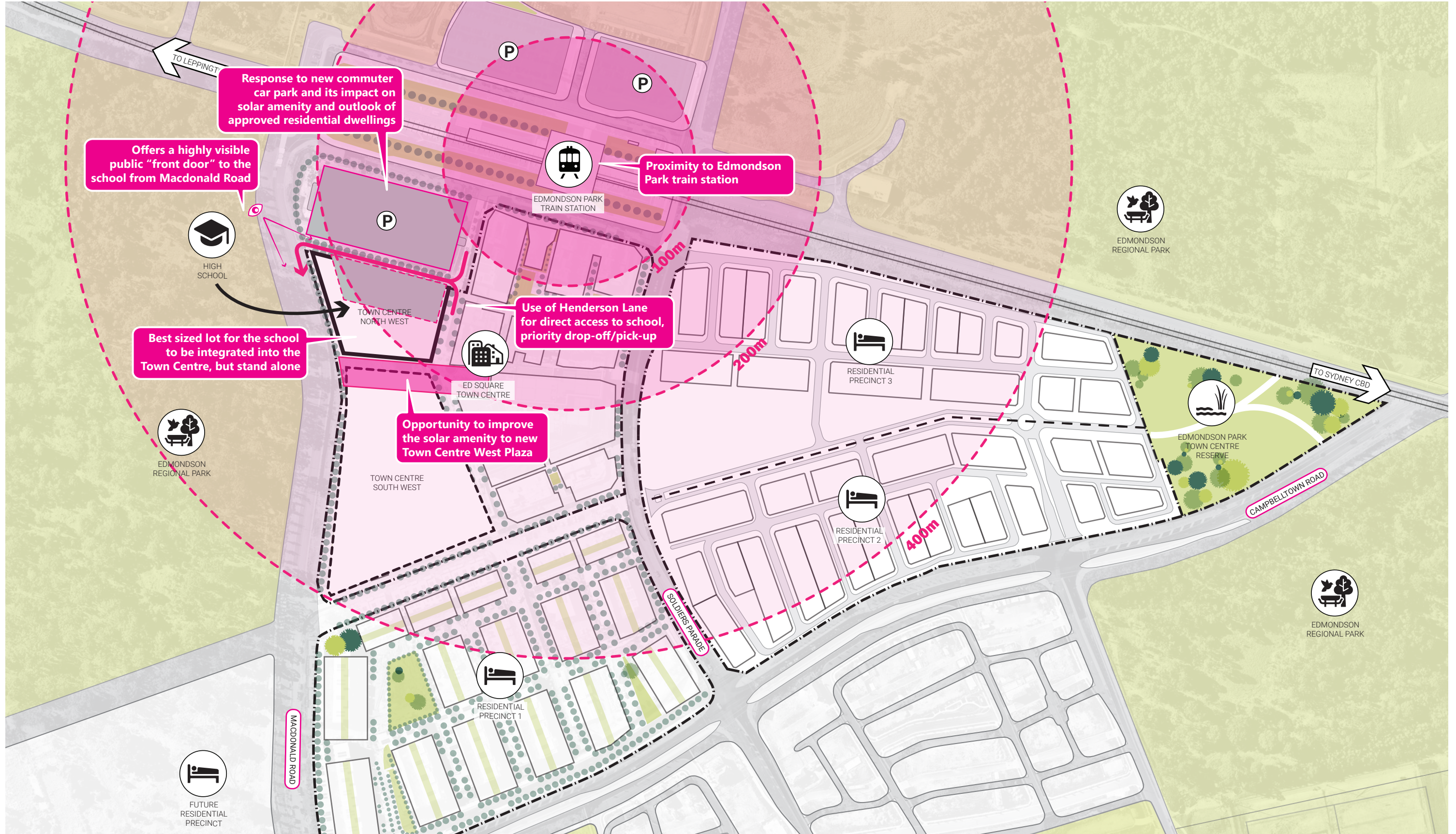
- Proposed height plane (north): RL 103.00
- Proposed height plane (south): RL 93.500



03

REFERENCE DESIGN
TCW - NW LOT

TCW - NW LOT
 LOCATING THE SCHOOL








TCW - NW LOT
CONNECTIVITY

WALKING / CYCLING / PUBLIC TRANSPORT



LEGEND

-  TRAIN STATION ENTRANCE
-  BUS STOPS
-  PEDESTRIAN CROSSING POINTS
-  BICYCLE/SCOOTER PARKING (SCHOOL)
-  INDICATIVE MOVEMENT PATHWAYS

SCALE: 1 : 1,500 @ A3

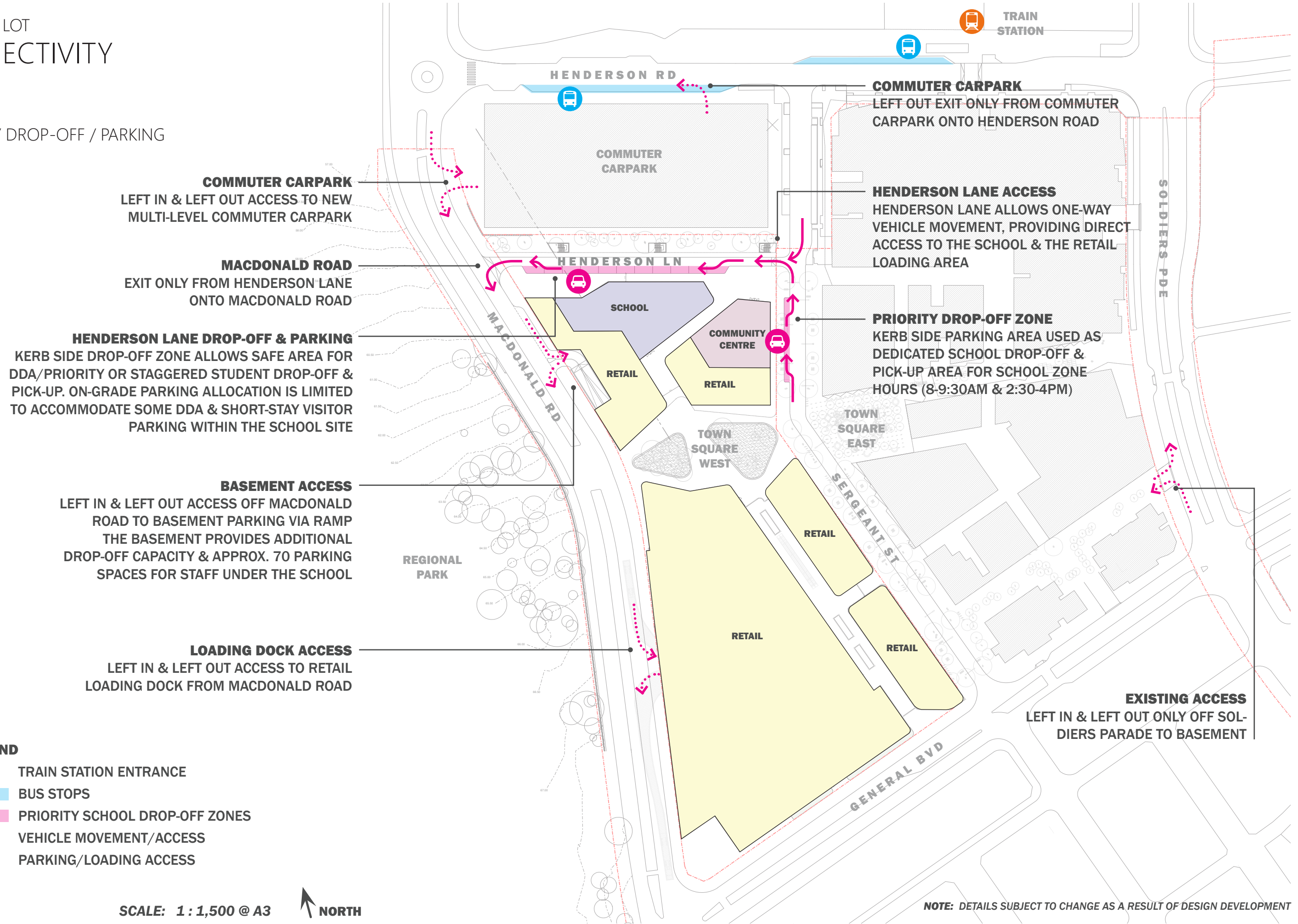


NOTE: DETAILS SUBJECT TO CHANGE AS A RESULT OF DESIGN DEVELOPMENT



TCW - NW LOT
CONNECTIVITY

LOADING / DROP-OFF / PARKING



SCALE: 1 : 1,500 @ A3

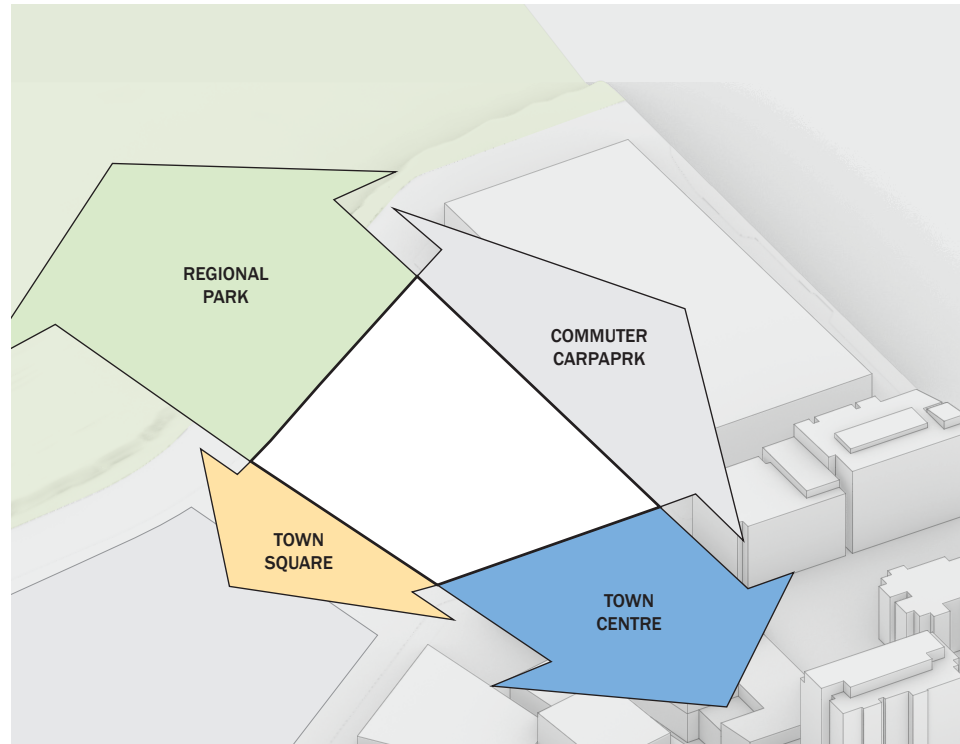


NOTE: DETAILS SUBJECT TO CHANGE AS A RESULT OF DESIGN DEVELOPMENT



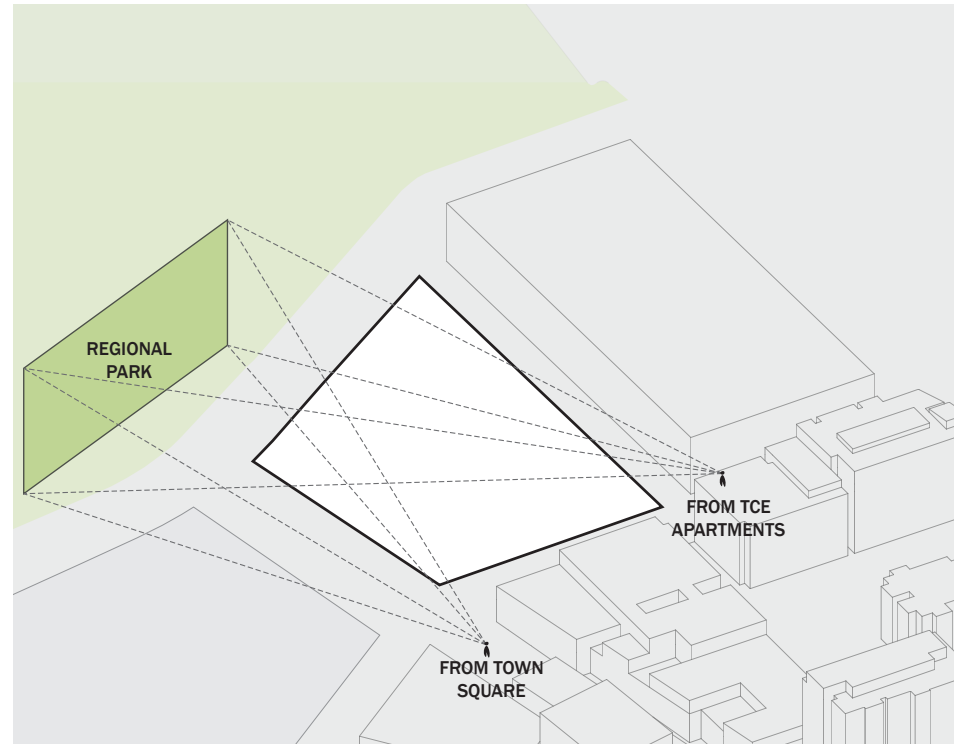
TCW - NW LOT
ENVELOPE & MASSING

CONTEXT INFLUENCES



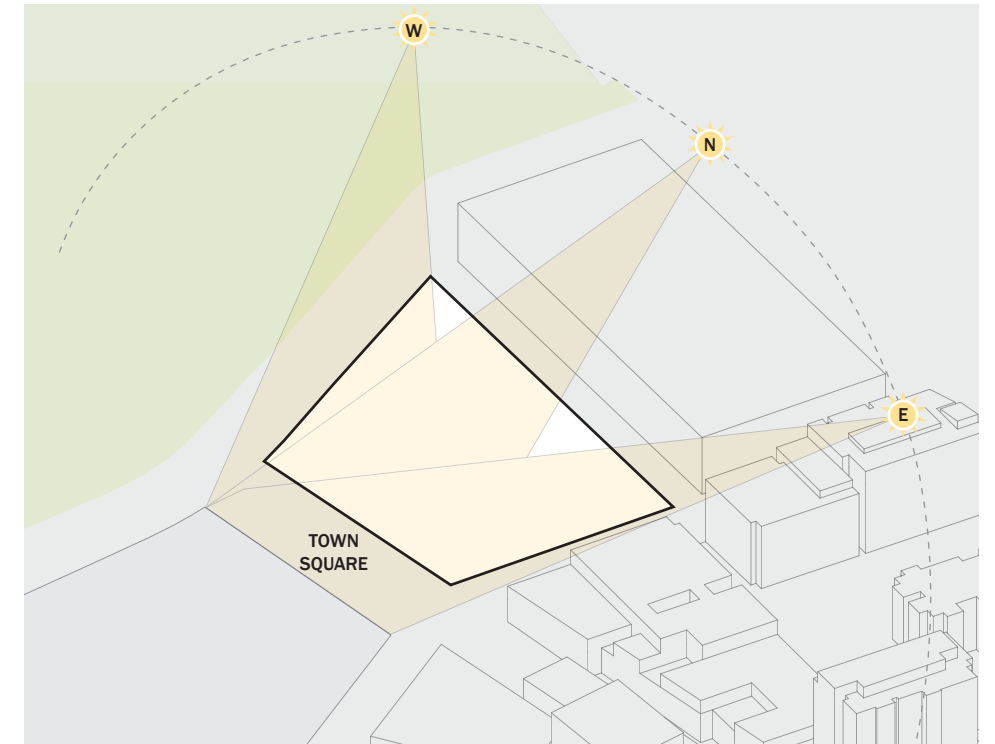
ADJACENCIES

TOWN CENTRE vs REGIONAL PARK
 TOWN SQUARE vs COMMUTER CARPARK



VIEWSHEDS

ACKNOWLEDGE EXISTING PARK VIEWS
 FROM TCE APARTMENTS

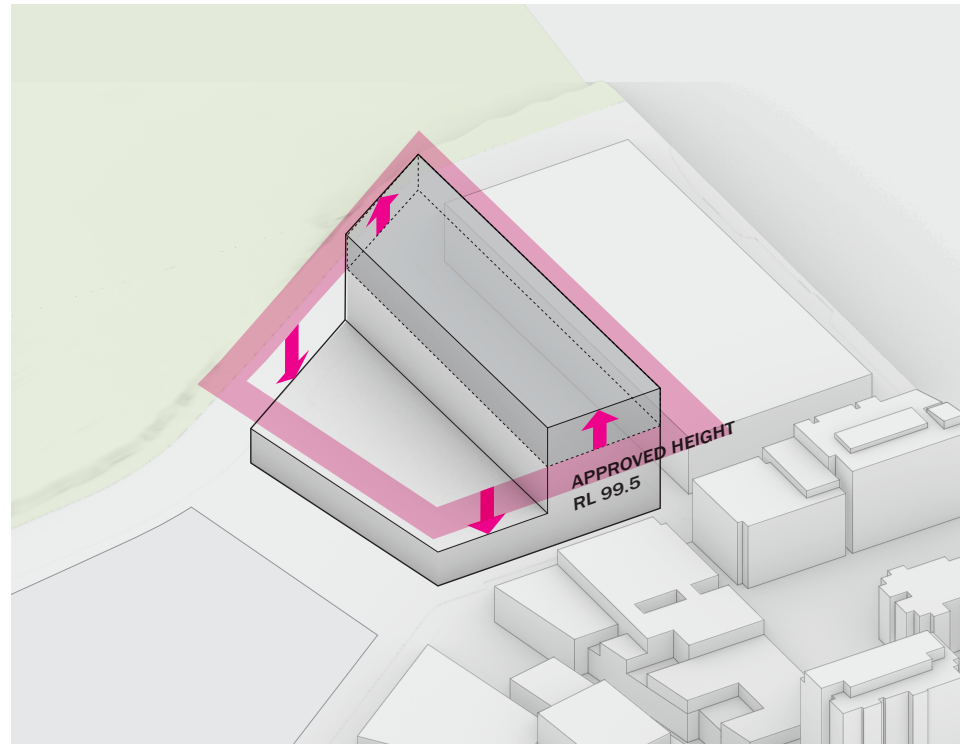


ORIENTATION

MAXIMISE SOLAR AMENITY OPPORTUNITIES
 & LIMIT OVERSHADOWING OF PUBLIC DOMAIN

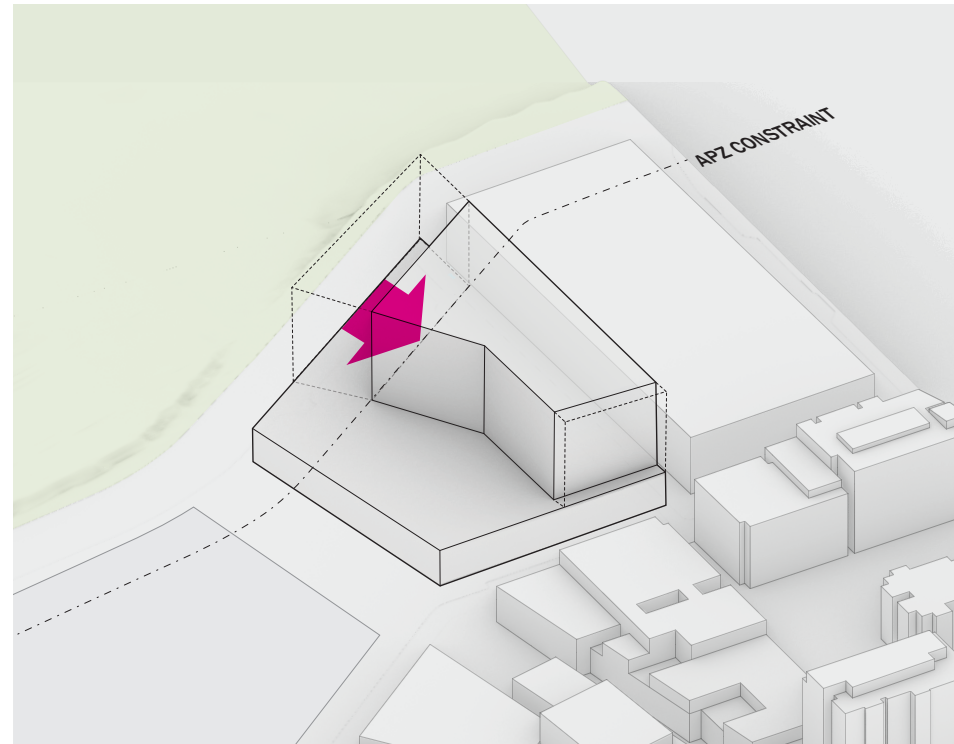
TCW - NW LOT
ENVELOPE & MASSING

MASSING CONSIDERATIONS



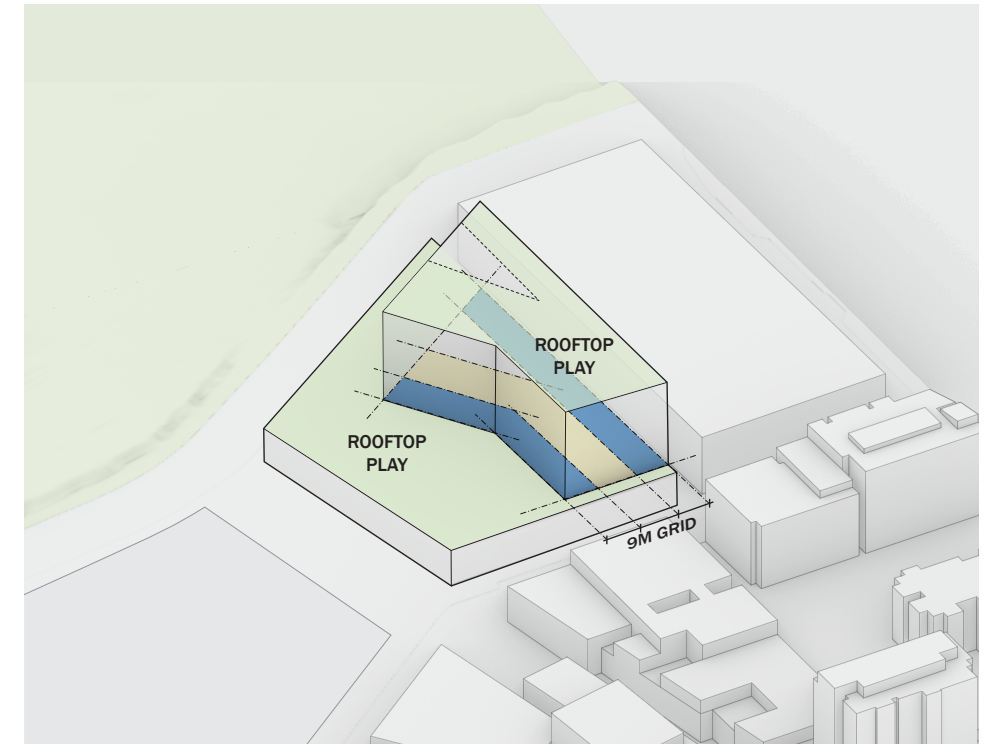
HEIGHT

COMPLEMENTARY OF ADJACENT BUILT FORM
& PUBLIC DOMAIN EXPERIENCE



SETBACK ADJUSTMENTS

RESPONSIVE TO REGIONAL PARK APZ CONSTRAINT
& PRIVACY/NOISE IMPACTS TO APARTMENTS



FLOORPLATE & OPEN SPACE

ALIGN TO THE SCHOOLS STANDARDISED
PLANNING GRID & MAXIMISE OPEN SPACE

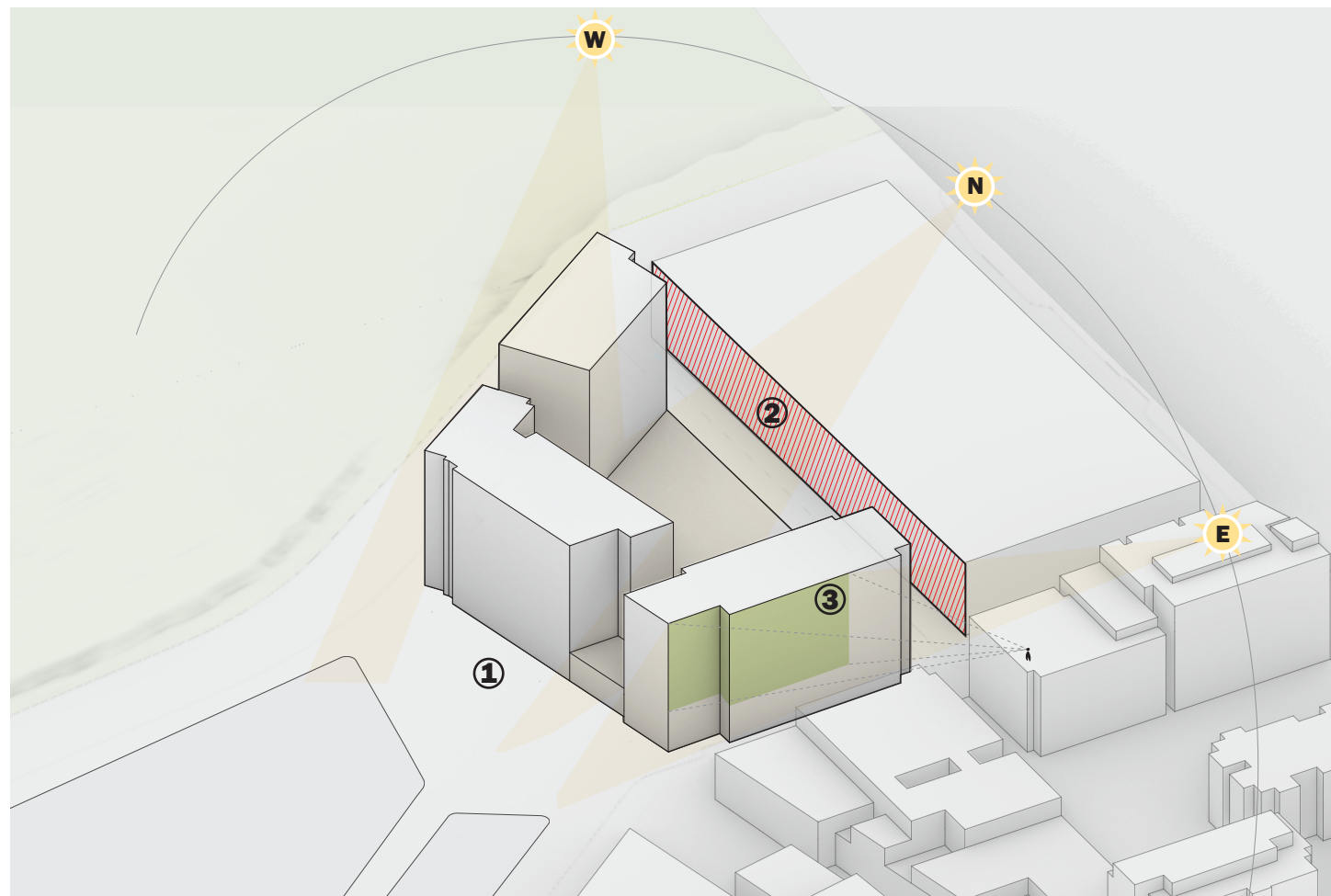
TCW - NW LOT
PLANNING PARAMETERS

OVERVIEW

The key planning parameters that require modification to enable to integration of a new school within the NW lot of the Ed. Square Town Centre are:

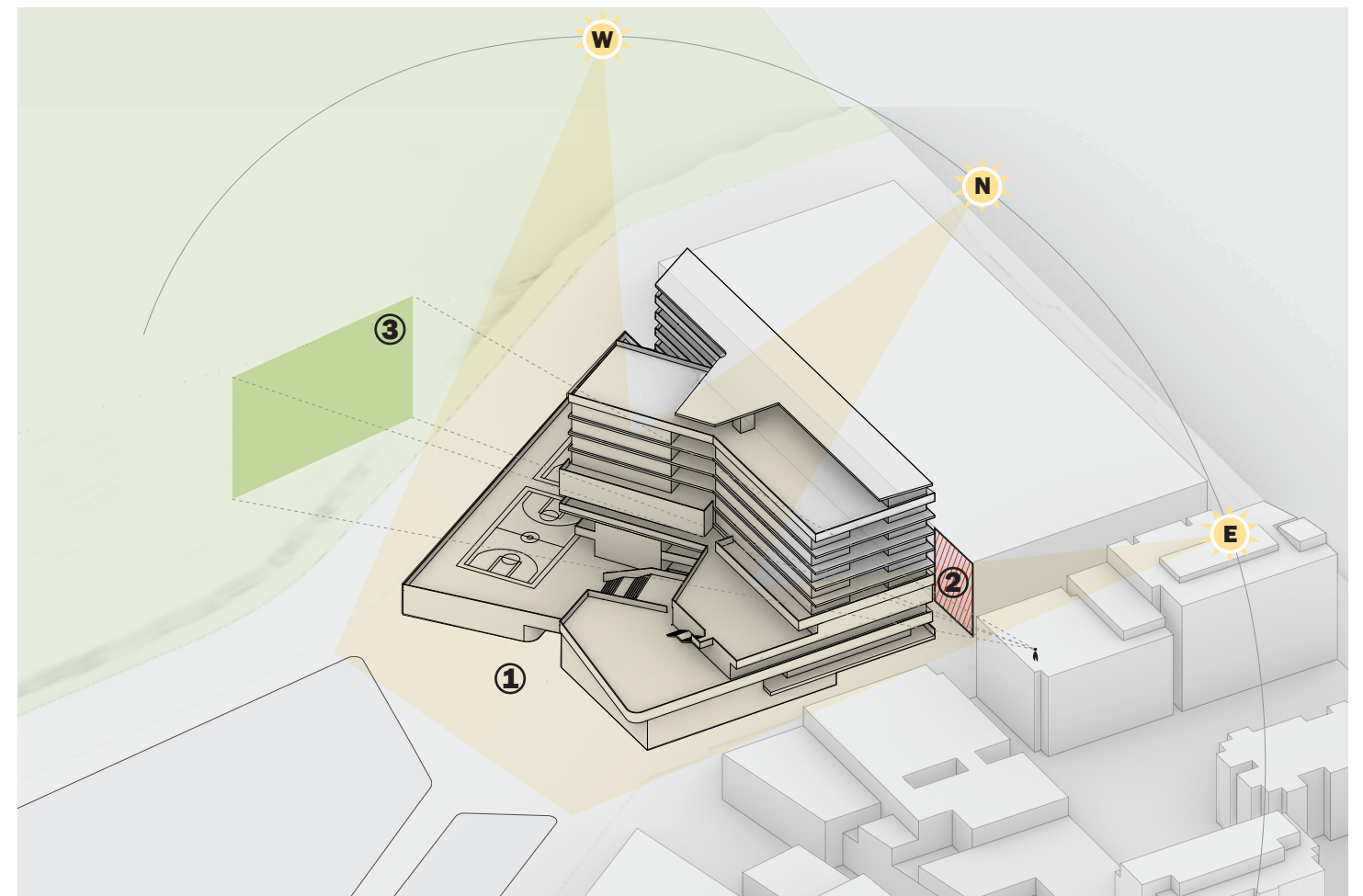
- approved maximum RL of 99.5 increased to **RL 110.00**
- approved maximum GFA of 20,000 sqm increased to **26,000 sqm**

As is highlighted in the following pages, the change in use from residential apartments to a school within the NW lot allows for increased height and building mass (GFA) to be delivered, while providing a net benefit to the amenity of the Town Centre.



APPROVED MOD 4

- ① SIGNIFICANT OVERSHADOWING OF NEW TOWN SQUARE EXTENSION
- ② HIGH VISIBILITY OF COMMUTER CARPARK FROM RESIDENTIAL APARTMENTS
- ③ NO VIEW FROM TCE APARTMENTS TOWARDS REGIONAL PARK



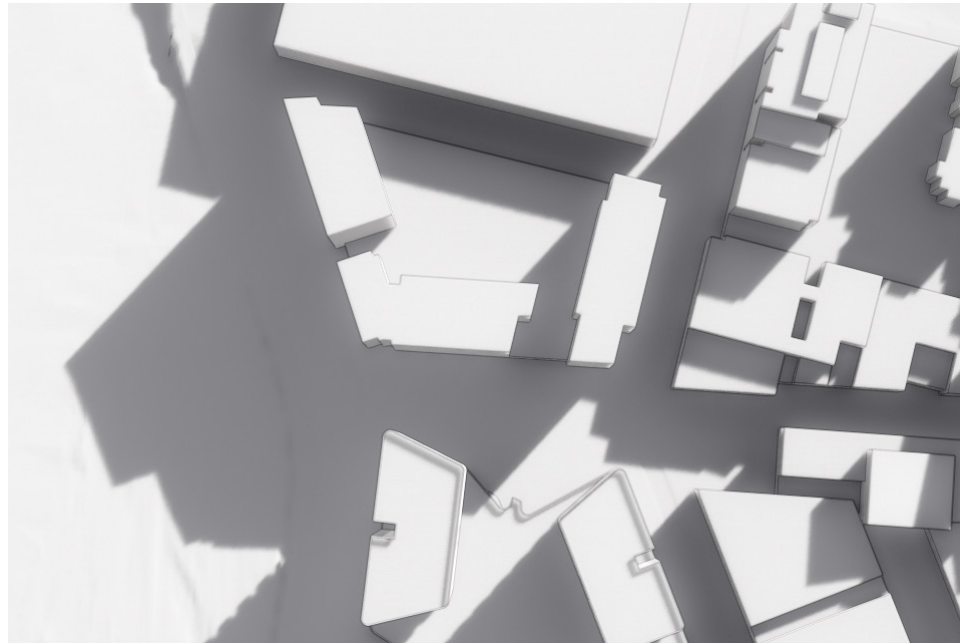
REFERENCE SCHEME

- ① INCREASED SOLAR AMENITY OF NEW TOWN SQUARE EXTENSION
- ② SCREENING OF COMMUTER CARPARK BUILDING FROM TOWN CENTRE PUBLIC DOMAIN
- ③ UNLOCKS VIEWS FROM TCE APARTMENTS TOWARDS REGIONAL PARK

TCW - NW LOT
SOLAR STUDIES

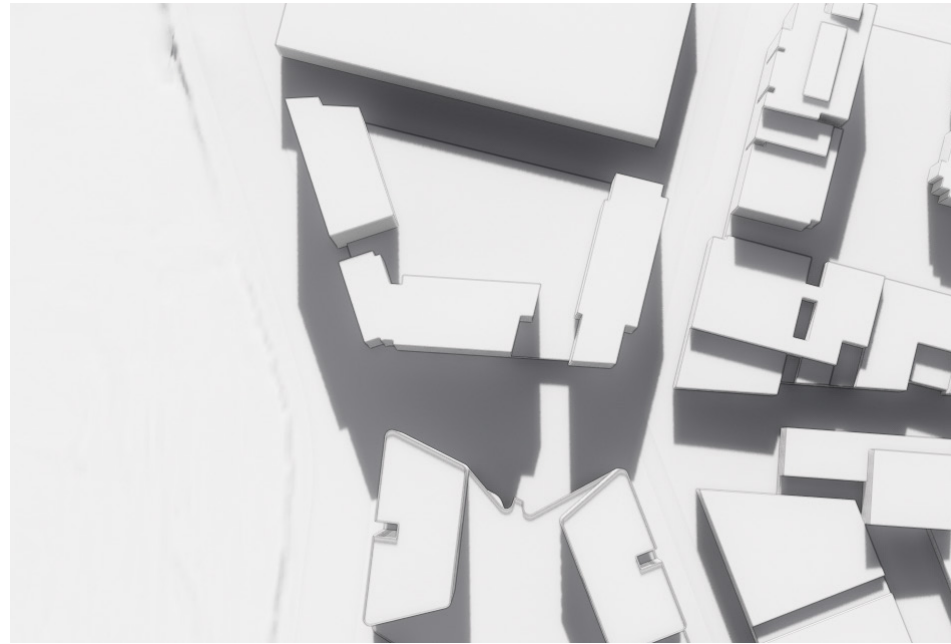
COMPARISON WITH CURRENT APPROVAL - WINTER SOLSTICE

9AM - JUNE 21



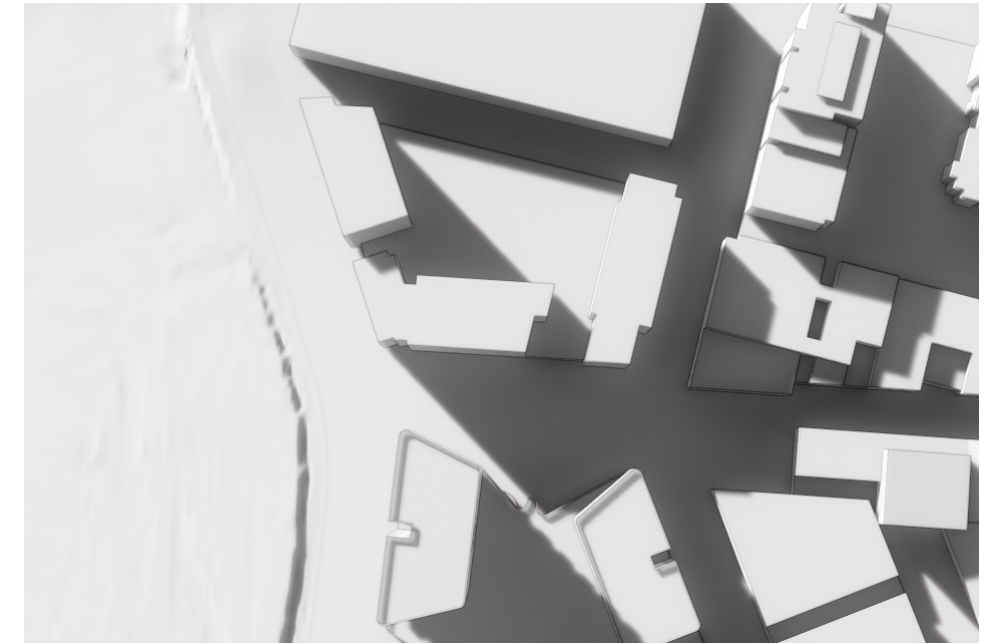
APPROVED MOD 4

12PM - JUNE 21

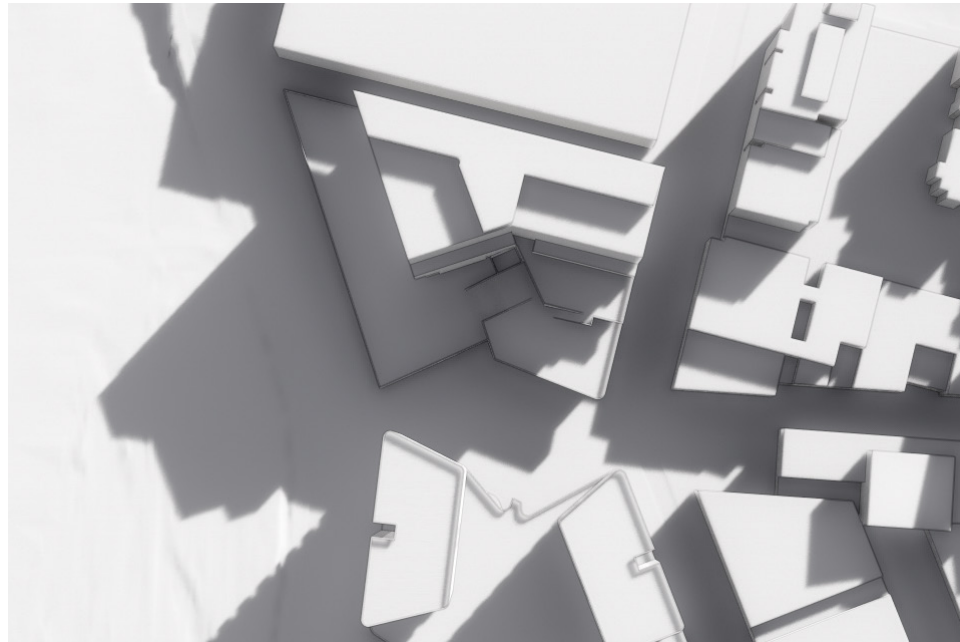


APPROVED MOD 4

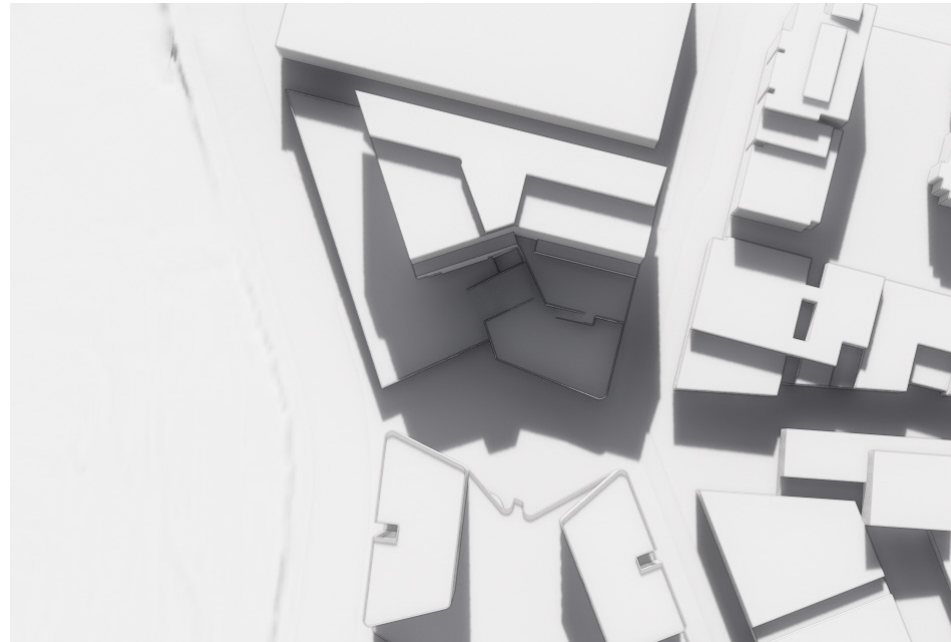
3PM - JUNE 21



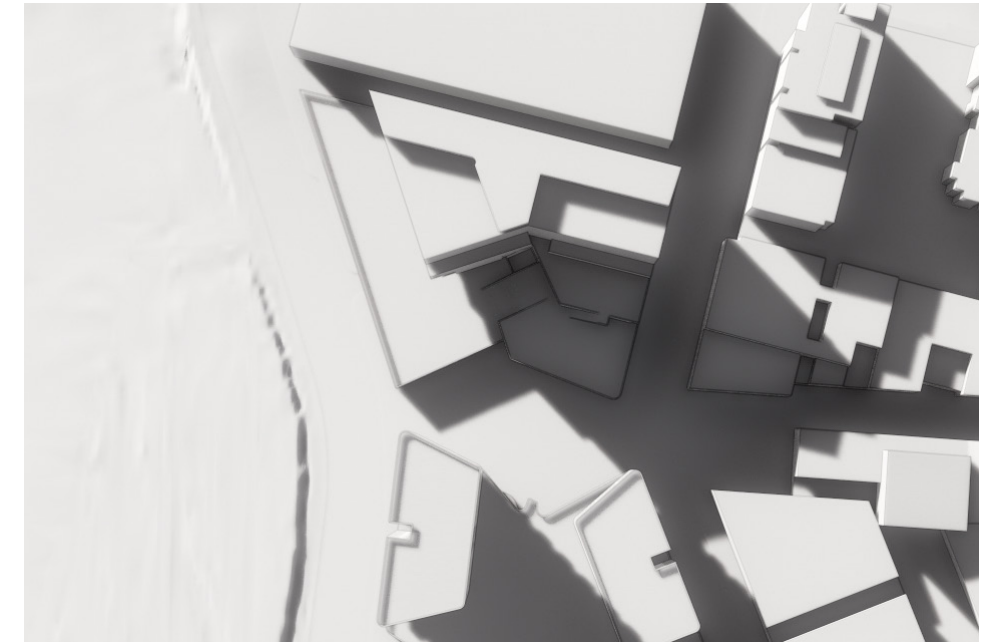
APPROVED MOD 4



REFERENCE SCHEME



REFERENCE SCHEME

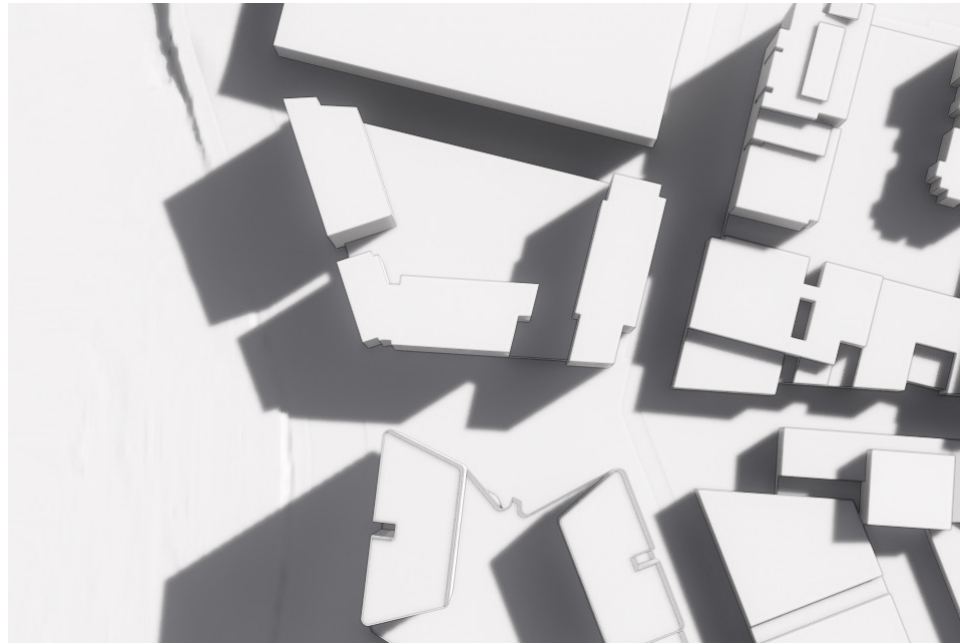


REFERENCE SCHEME

TCW - NW LOT
SOLAR STUDIES

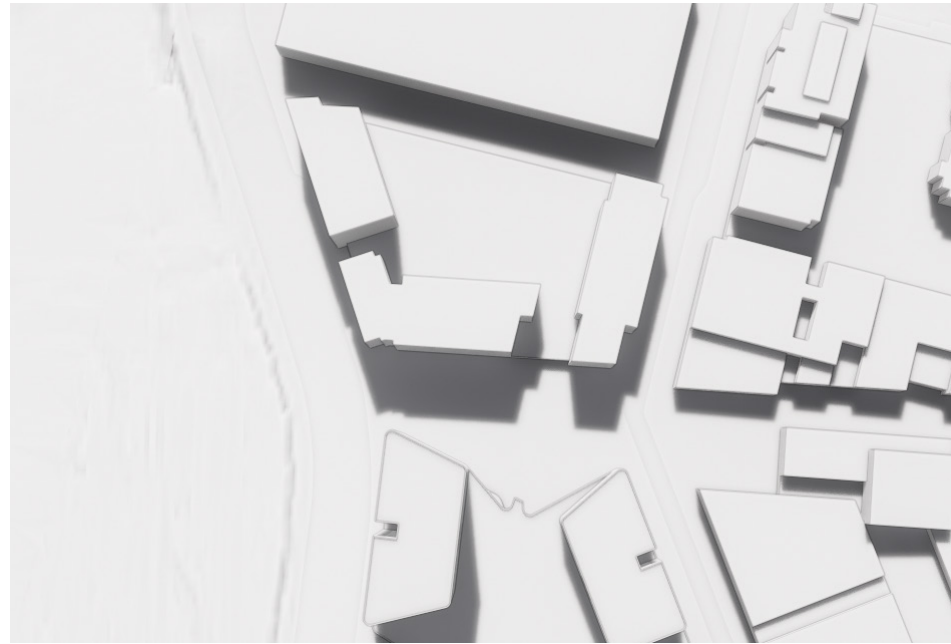
COMPARISON WITH CURRENT APPROVAL - SPRING EQUINOX

9AM - SEPTEMBER 23



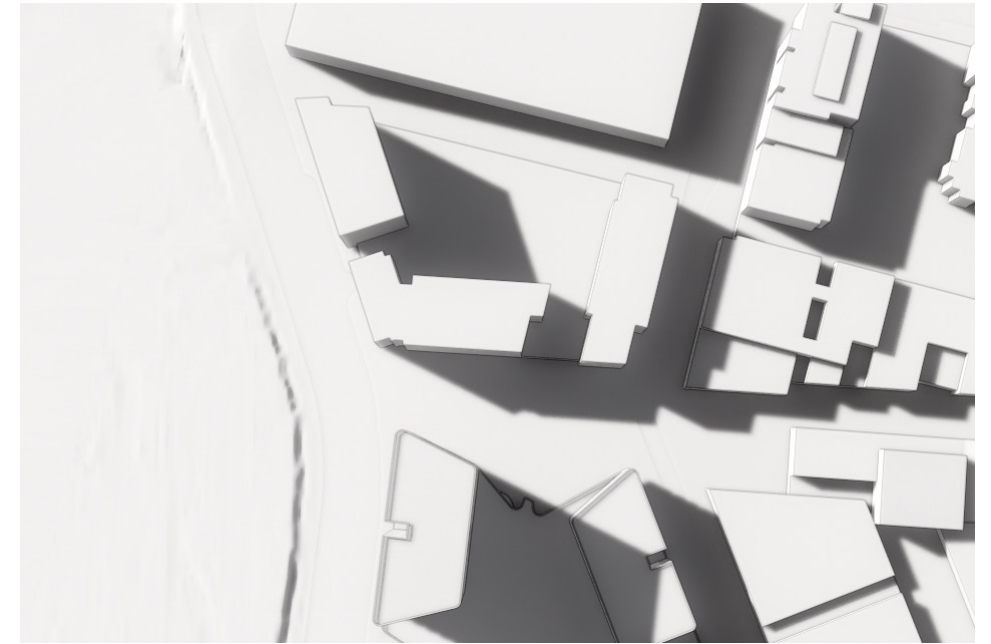
APPROVED MOD 4

12PM - SEPTEMBER 23

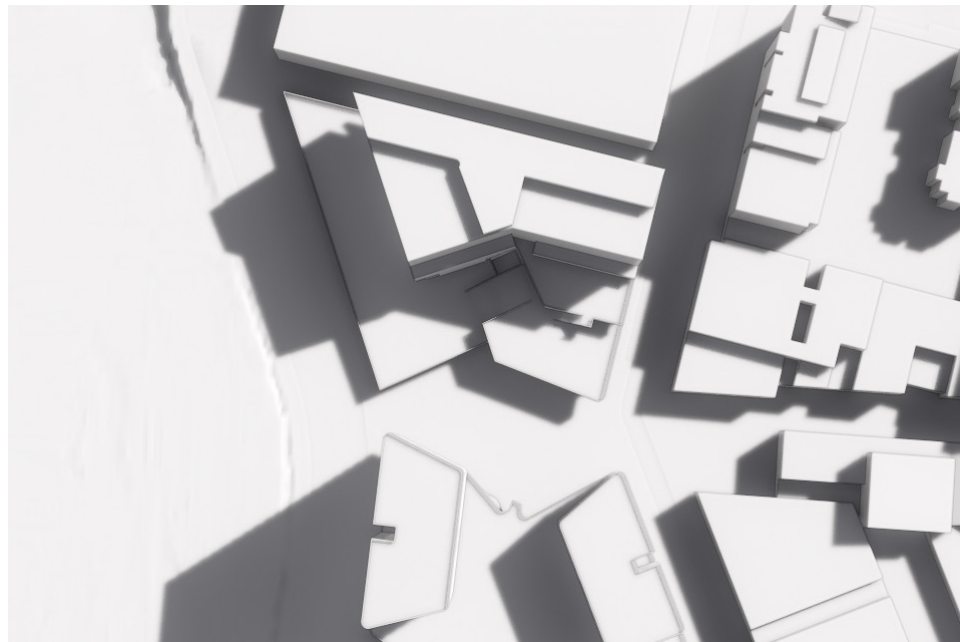


APPROVED MOD 4

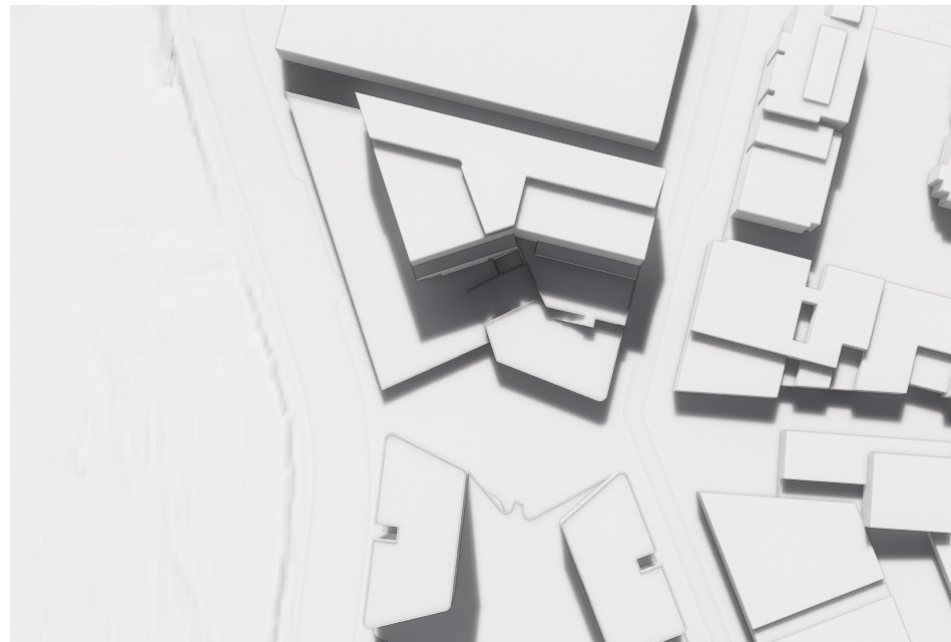
3PM - SEPTEMBER 23



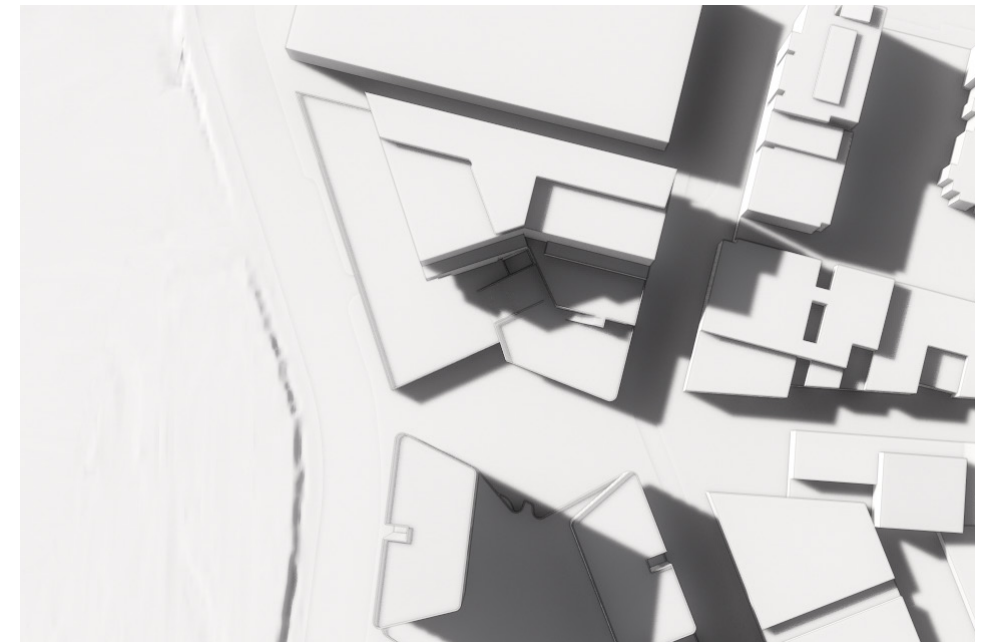
APPROVED MOD 4



REFERENCE SCHEME



REFERENCE SCHEME

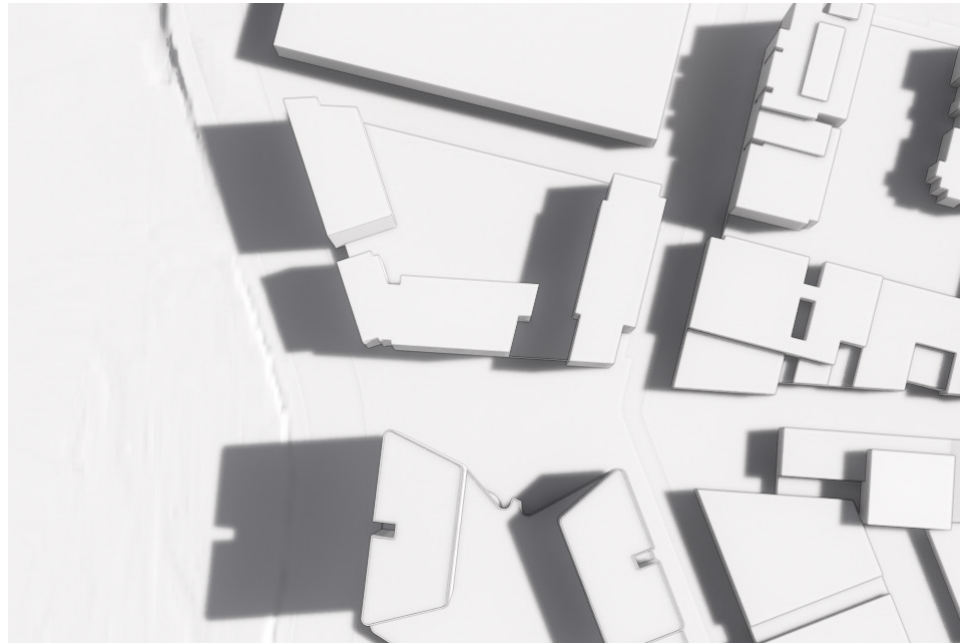


REFERENCE SCHEME

TCW - NW LOT
SOLAR STUDIES

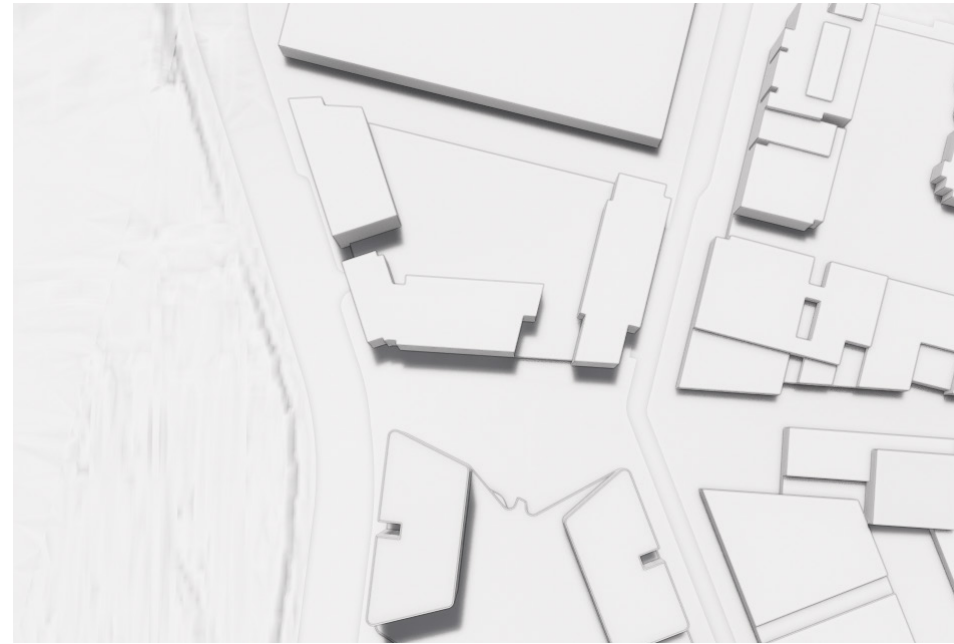
COMPARISON WITH CURRENT APPROVAL - SUMMER SOLSTICE

9AM - DECEMBER 22



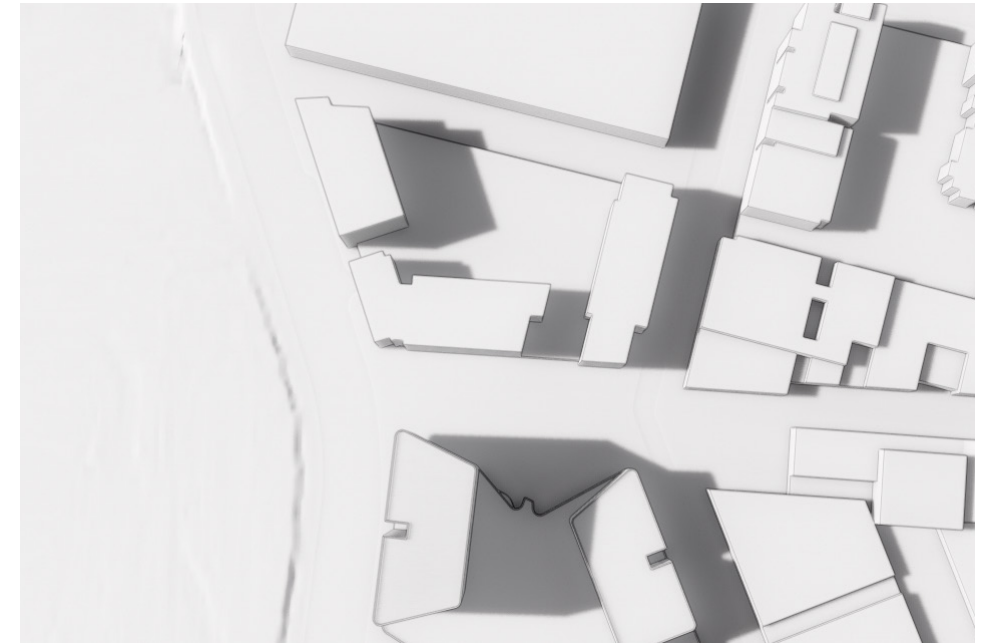
APPROVED MOD 4

12PM - DECEMBER 22

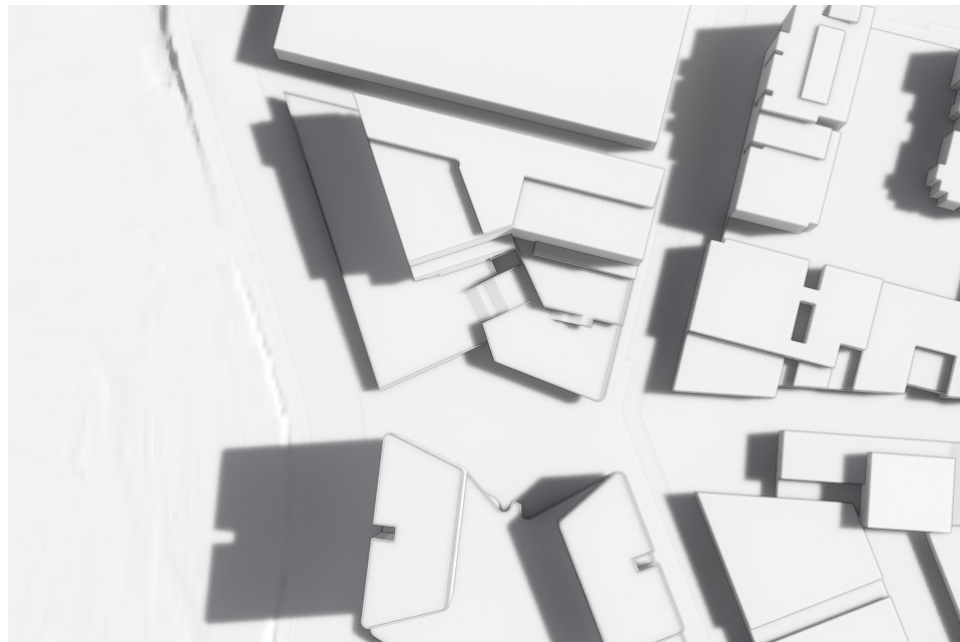


APPROVED MOD 4

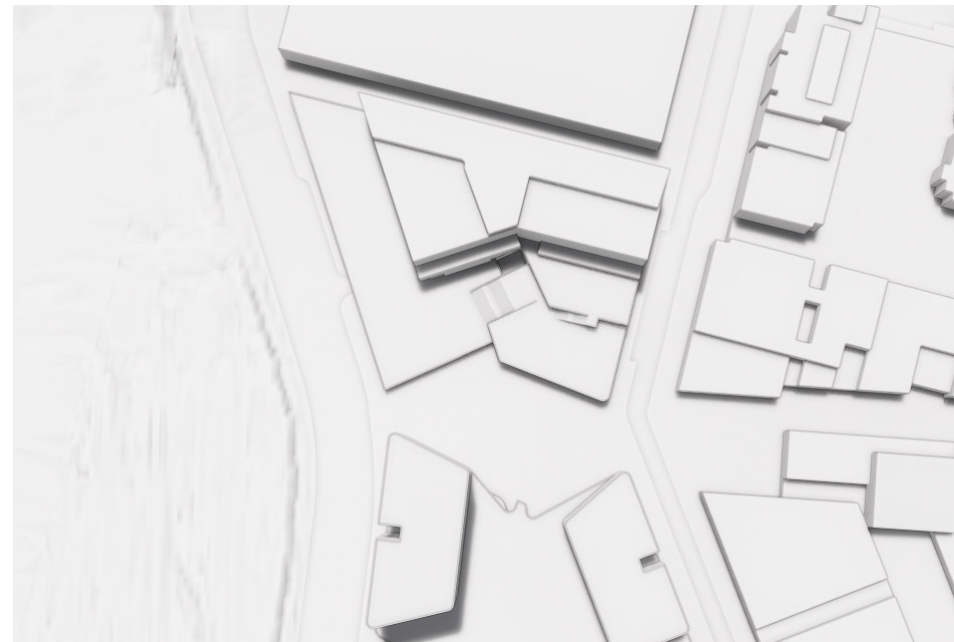
3PM - DECEMBER 22



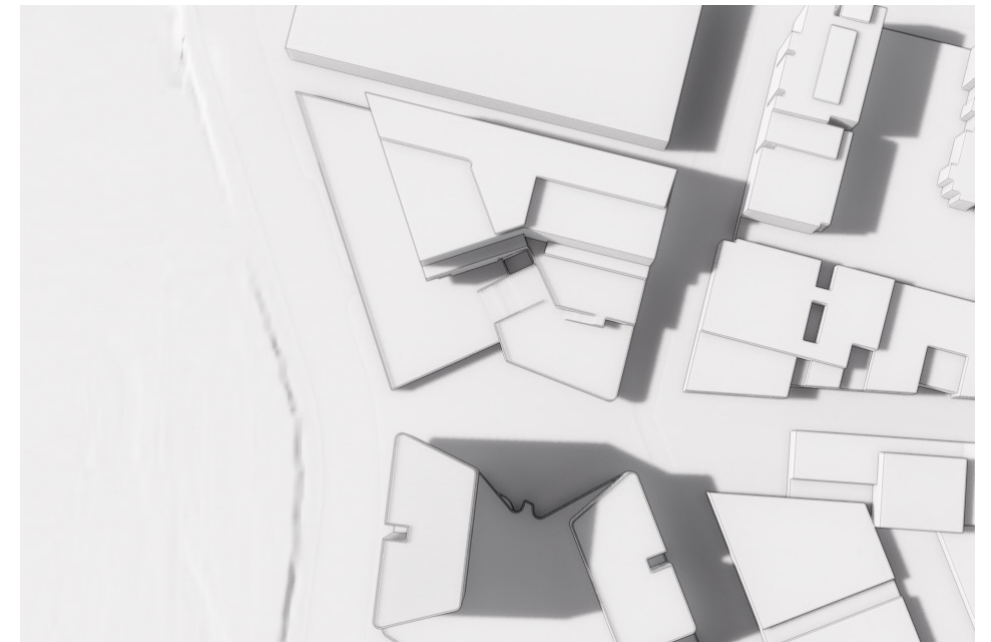
APPROVED MOD 4



REFERENCE SCHEME



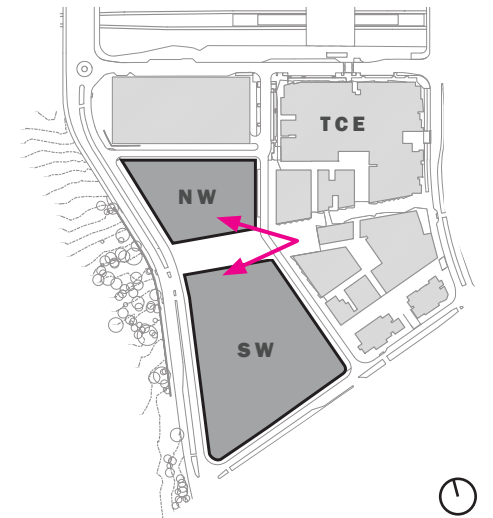
REFERENCE SCHEME



REFERENCE SCHEME

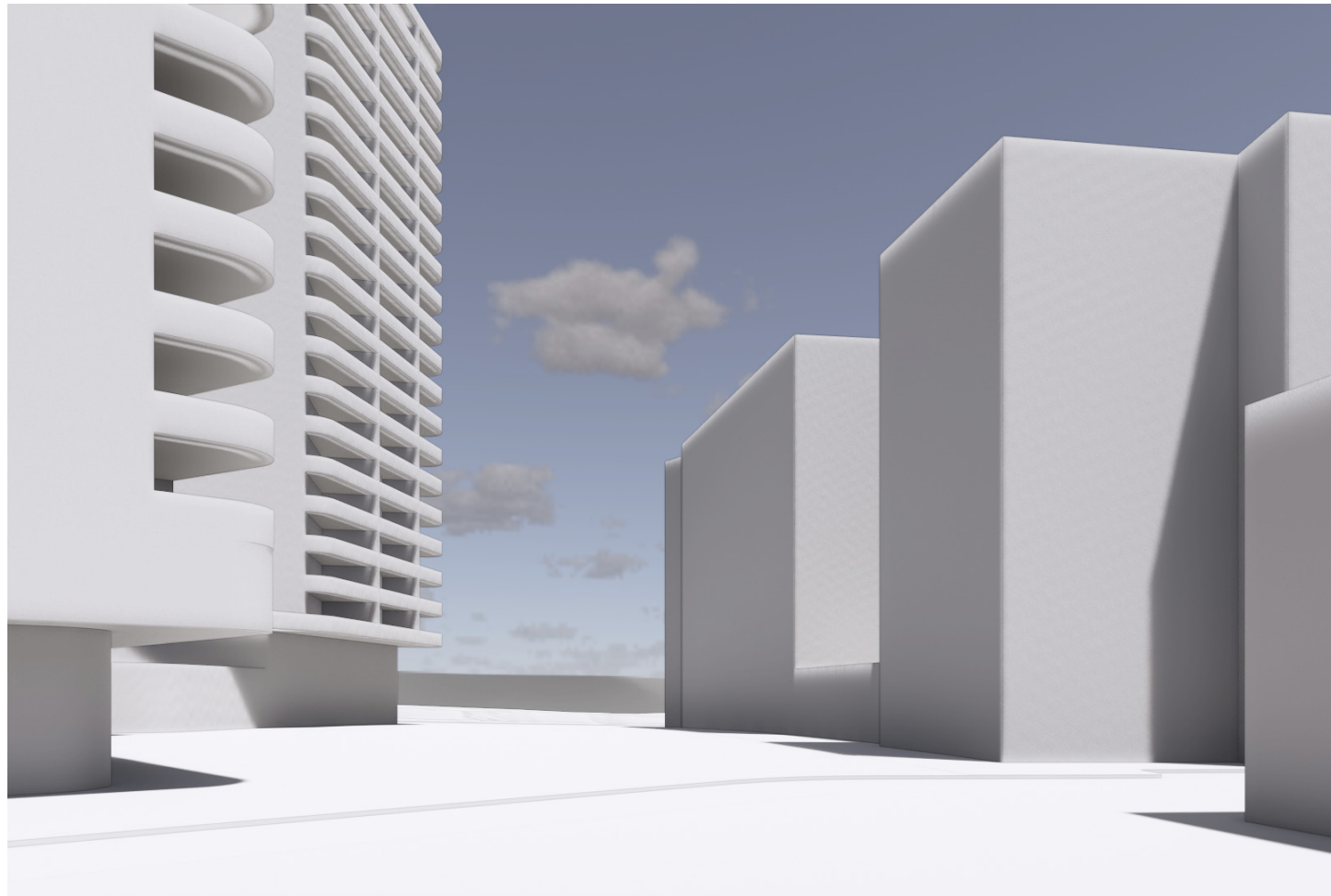
TCW - NW LOT
VIEW ANALYSIS

COMPARISON WITH CURRENT APPROVAL

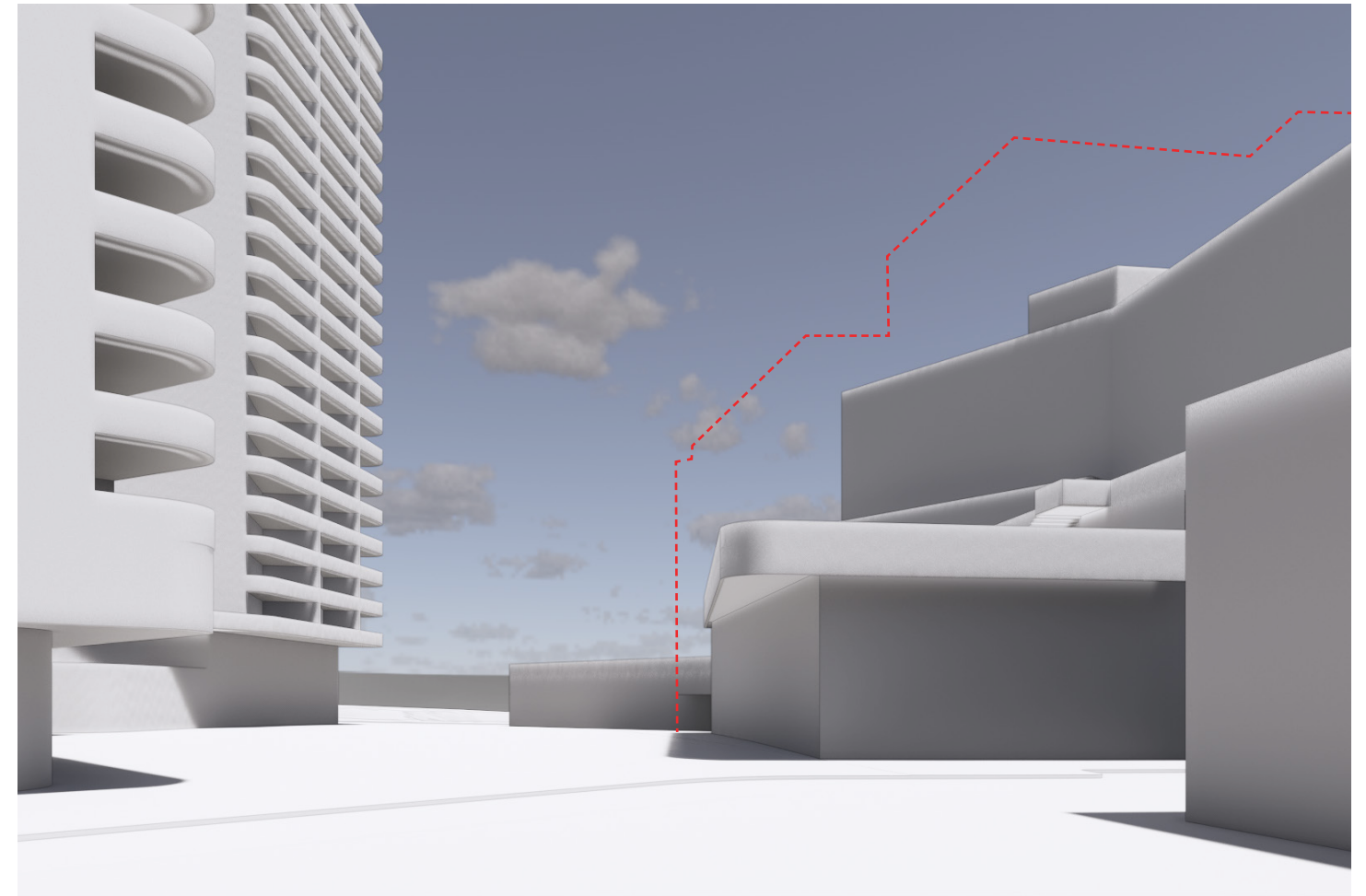


LOCATION PLAN

VIEW 1: GROUND LEVEL VIEW FROM TOWN SQUARE EAST TOWARDS NW LOT & REGIONAL PARK



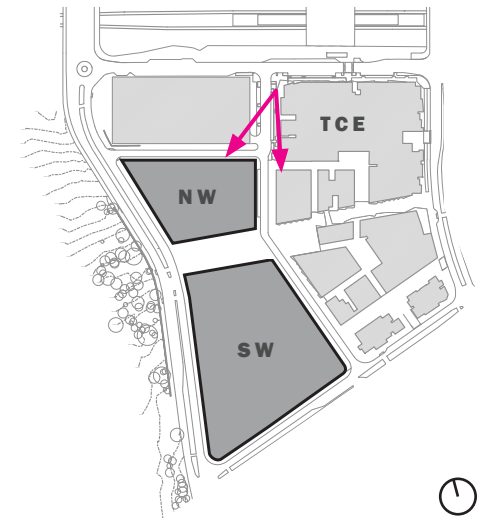
APPROVED MOD 4



REFERENCE SCHEME

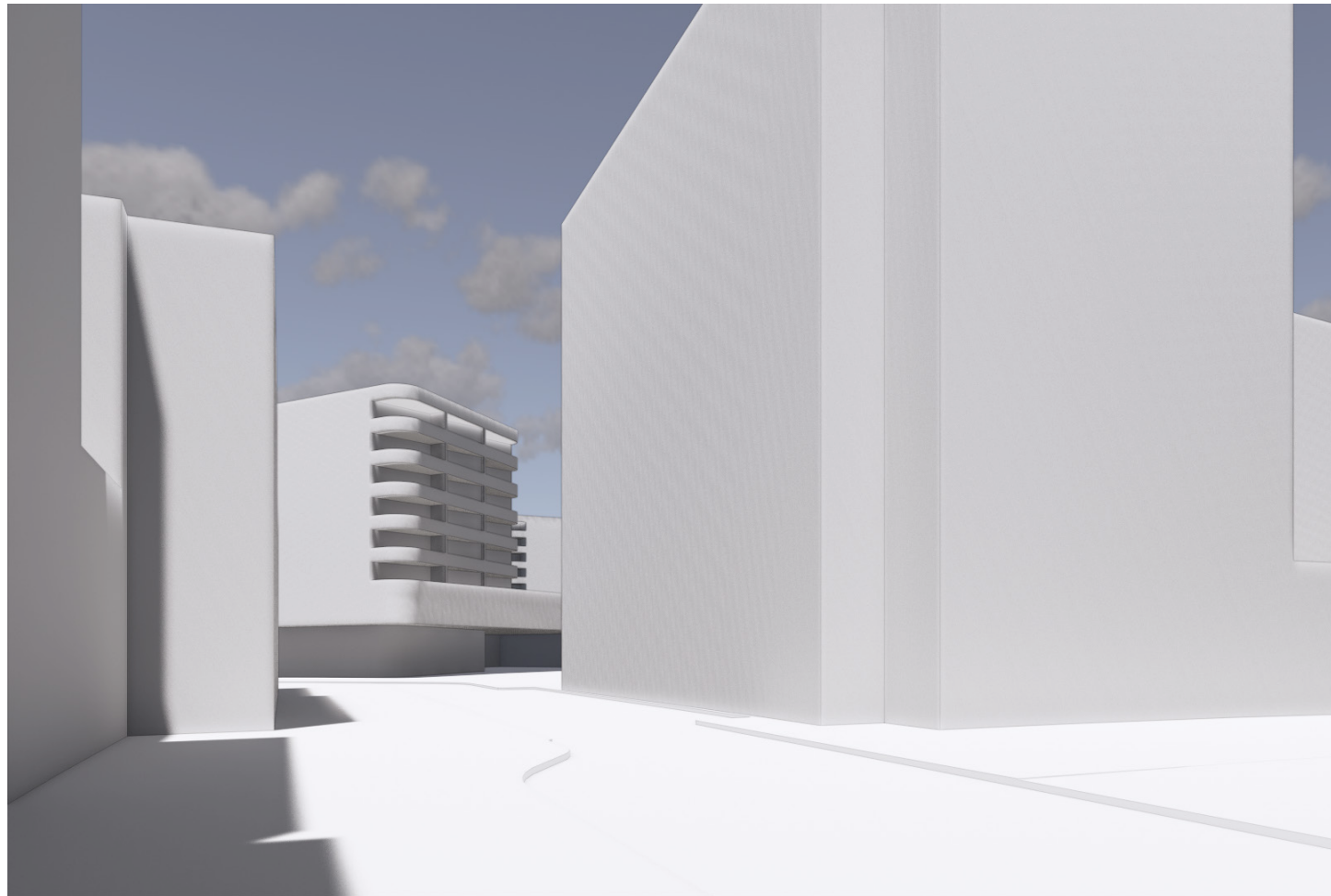
TCW - NW LOT
VIEW ANALYSIS

COMPARISON WITH CURRENT APPROVAL

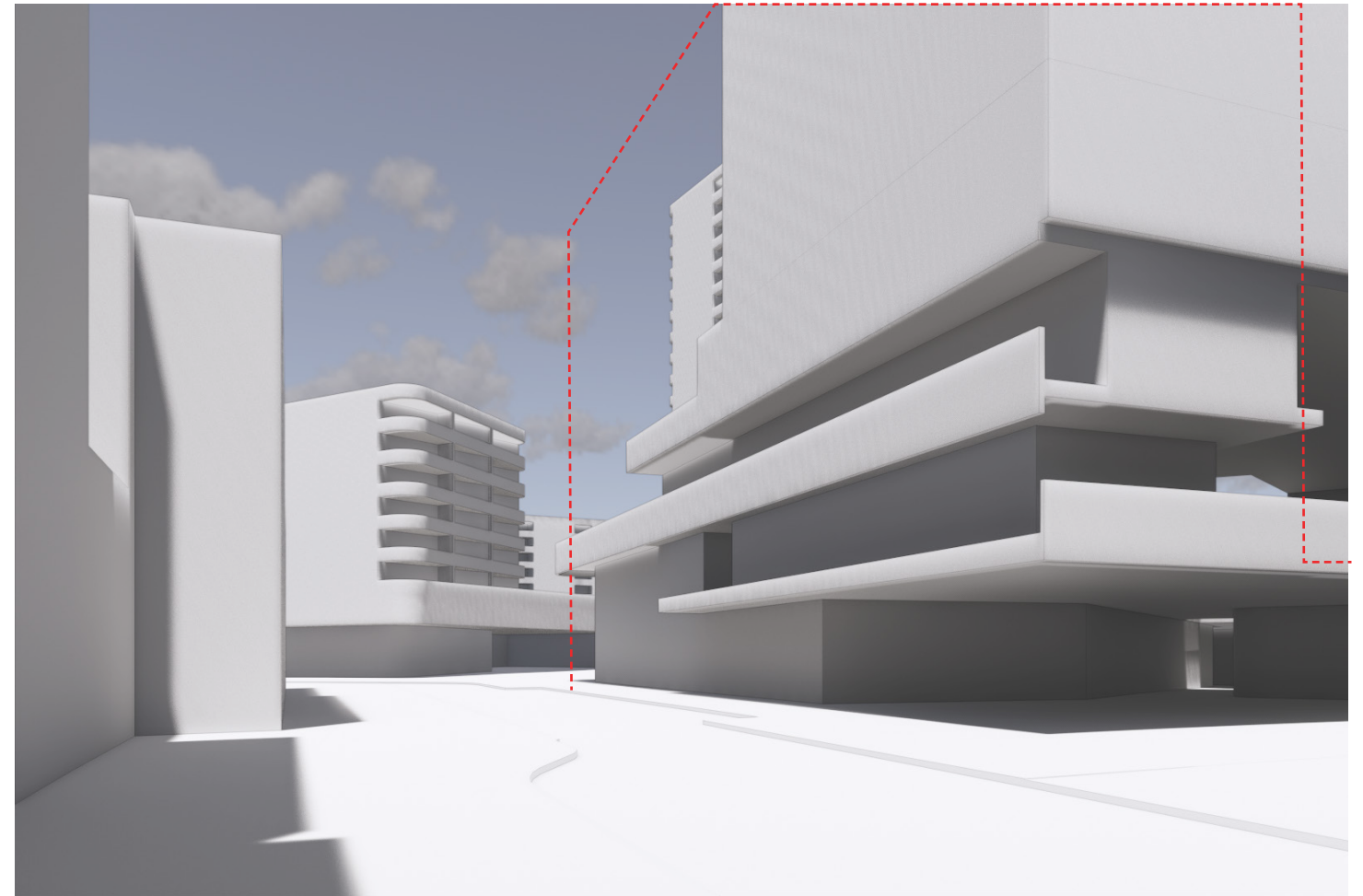


LOCATION PLAN

VIEW 2: GROUND LEVEL VIEW FROM SERGEANT STREET APPROACHING TOWN SQUARE FROM THE NORTH



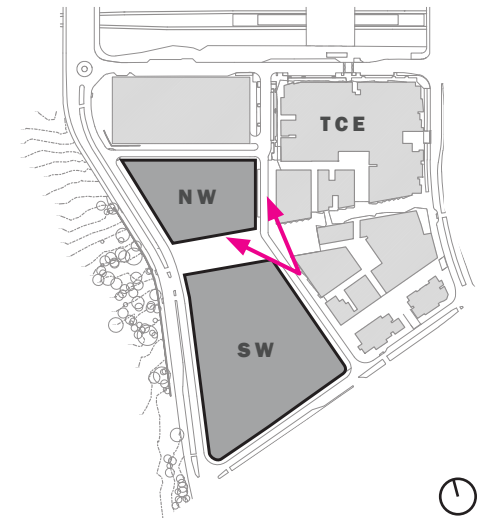
APPROVED MOD 4



REFERENCE SCHEME

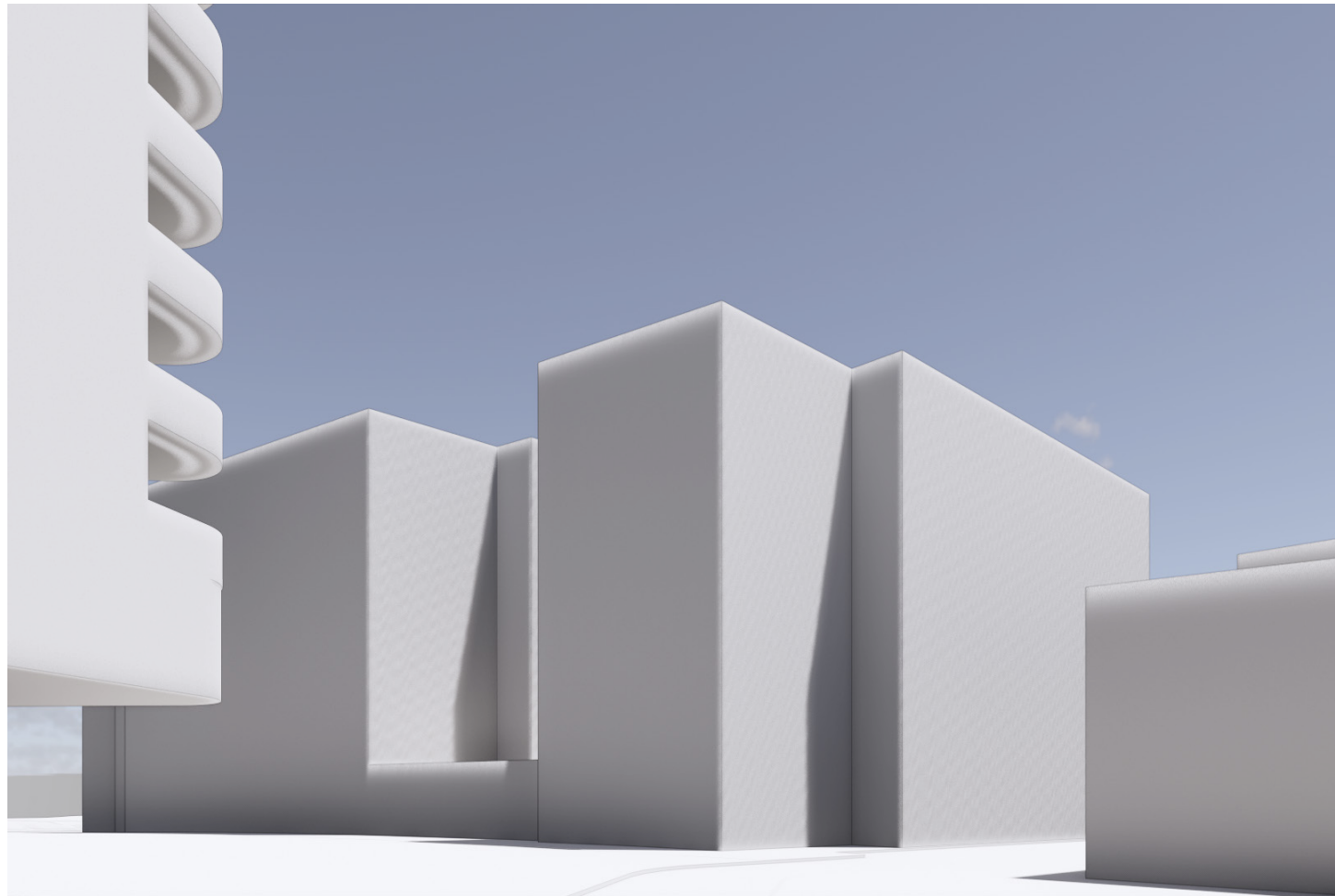
TCW - NW LOT
VIEW ANALYSIS

COMPARISON WITH CURRENT APPROVAL

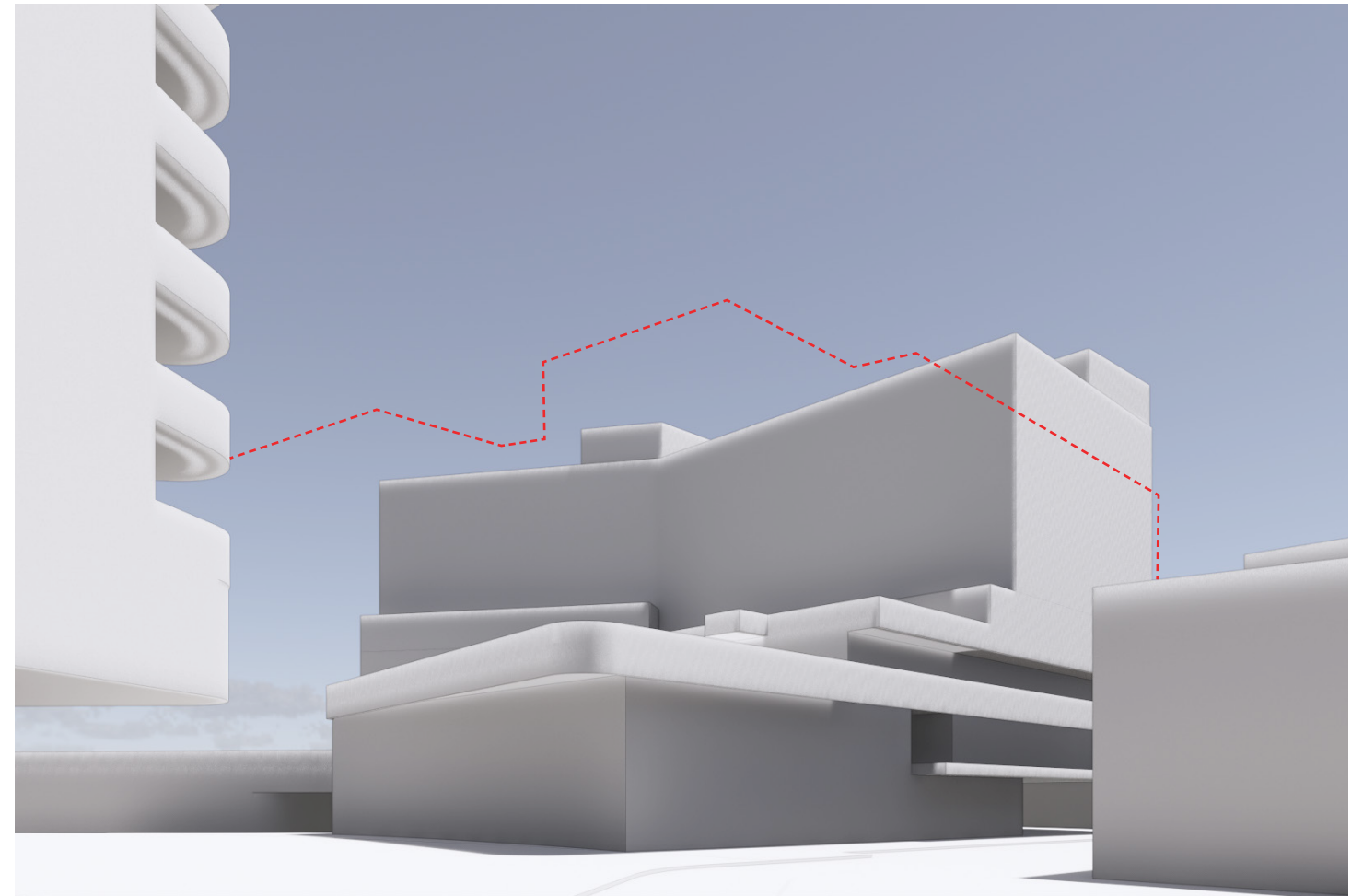


LOCATION PLAN

VIEW 3: GROUND LEVEL VIEW FROM SERGEANT STREET APPROACHING TOWN SQUARE FROM THE SOUTH



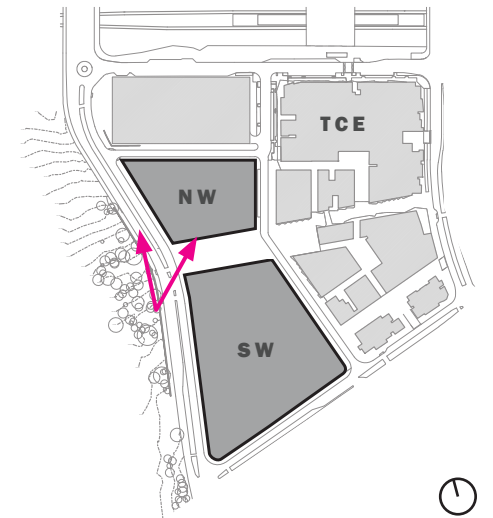
APPROVED MOD 4



REFERENCE SCHEME

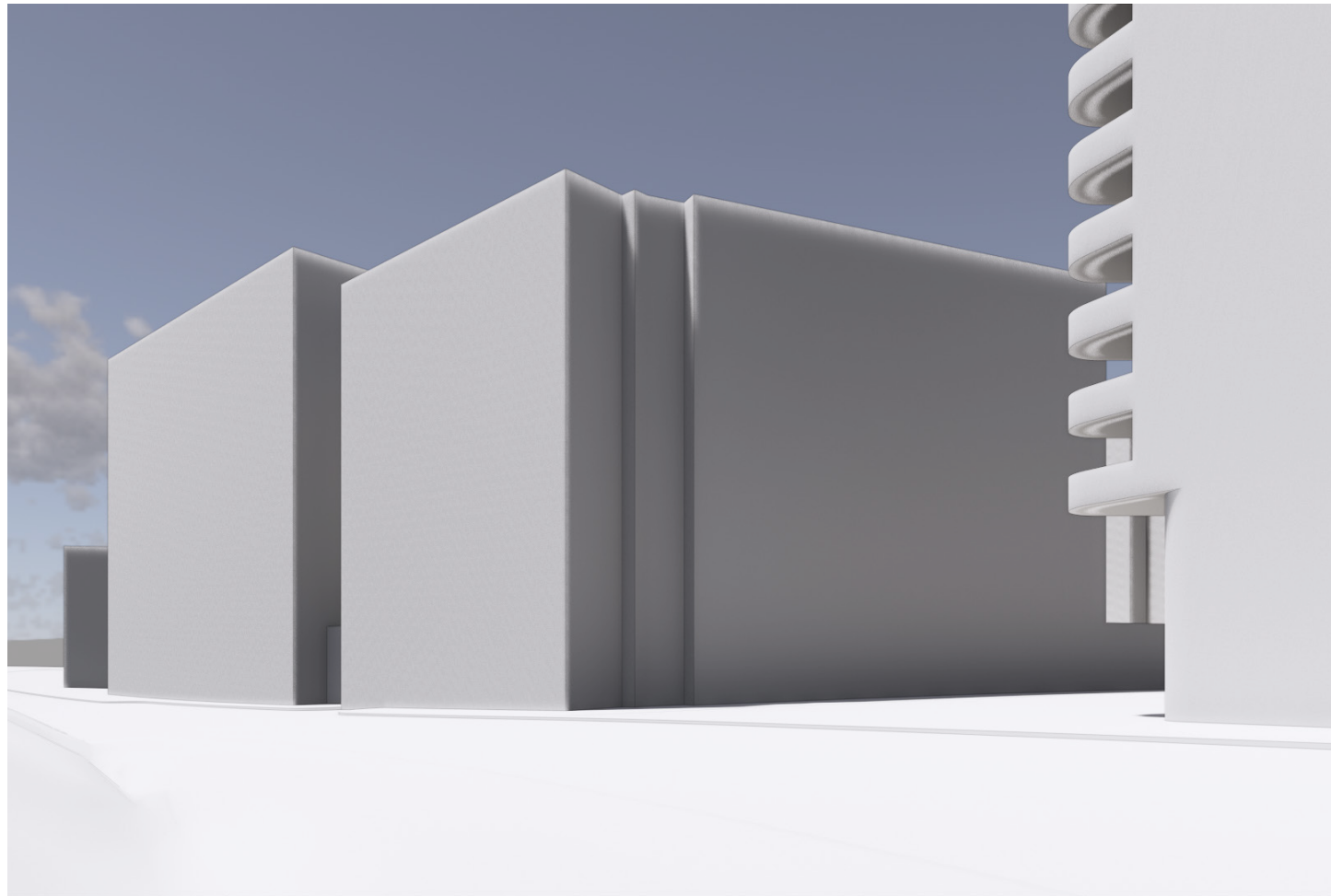
TCW - NW LOT
VIEW ANALYSIS

COMPARISON WITH CURRENT APPROVAL

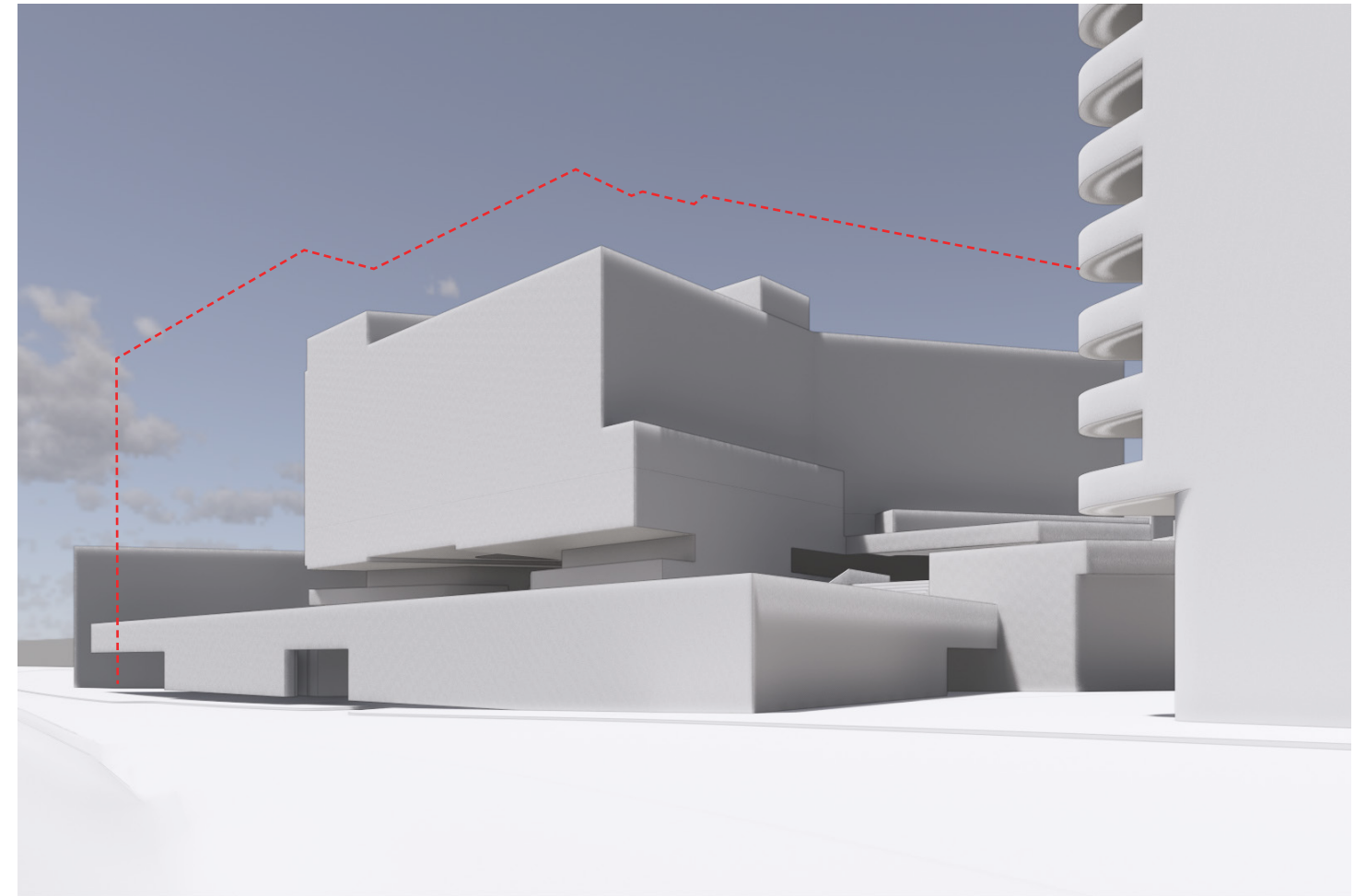


LOCATION PLAN

VIEW 4: VIEW FROM REGIONAL PARK LOOKING NORTH ALONG MACDONALD ROAD



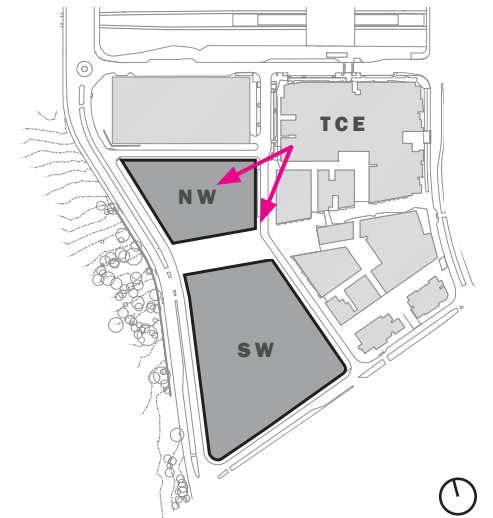
APPROVED MOD 4



REFERENCE SCHEME

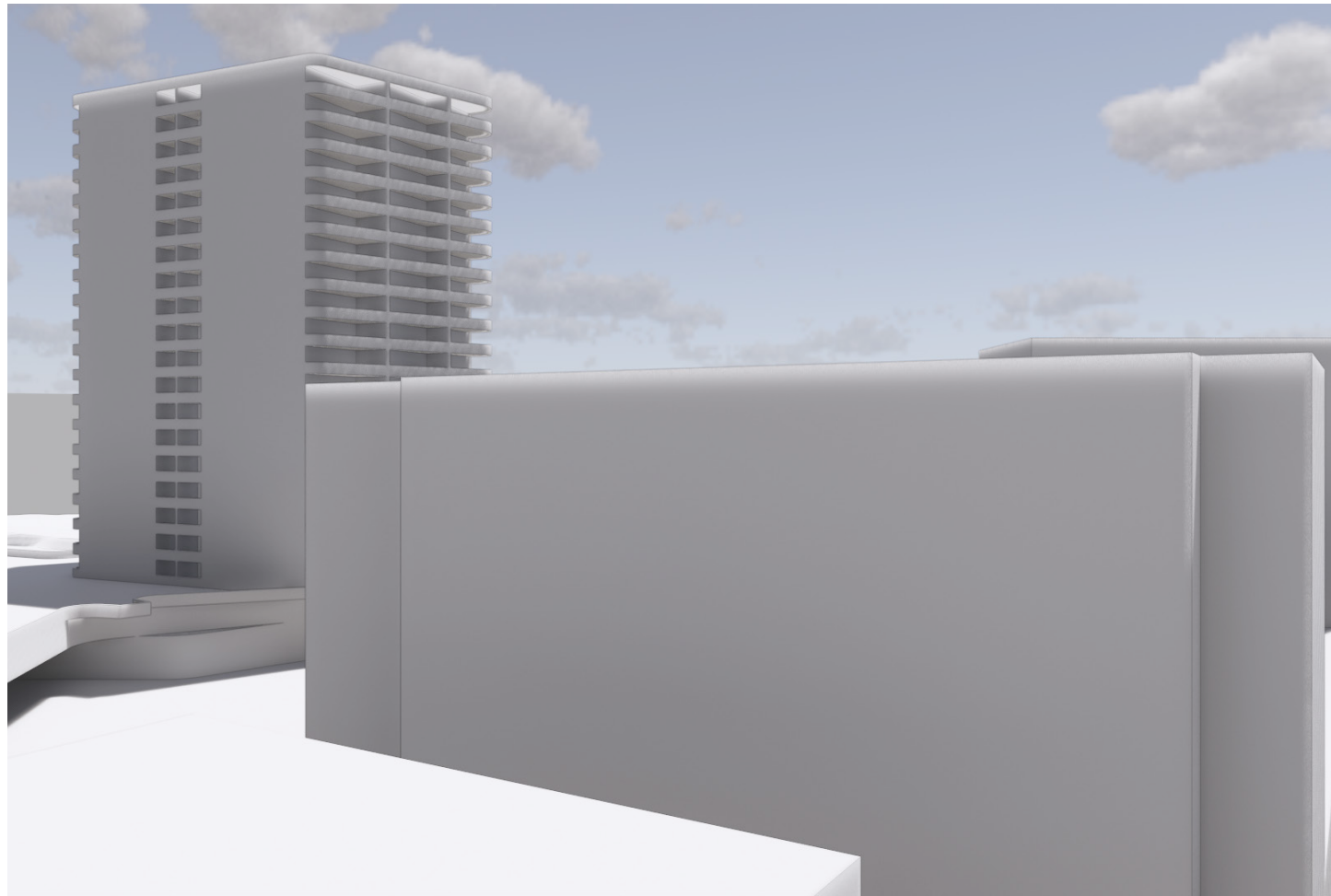
TCW - NW LOT
VIEW ANALYSIS

COMPARISON WITH CURRENT APPROVAL

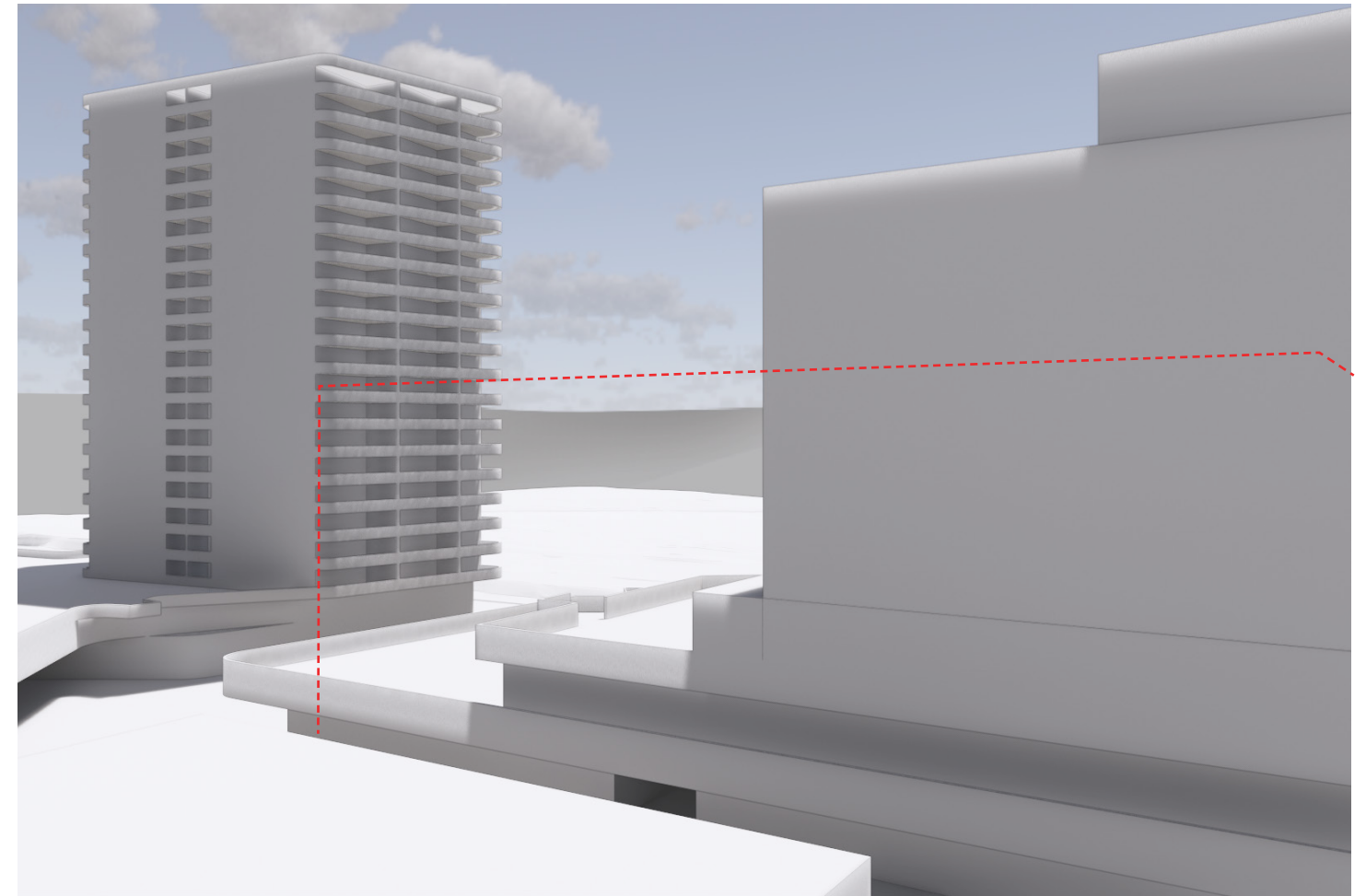


LOCATION PLAN

VIEW 5: VIEW FROM EXISTING RESIDENTIAL APARTMENTS (LEVEL 8) LOOKING TOWARDS THE REGIONAL PARK



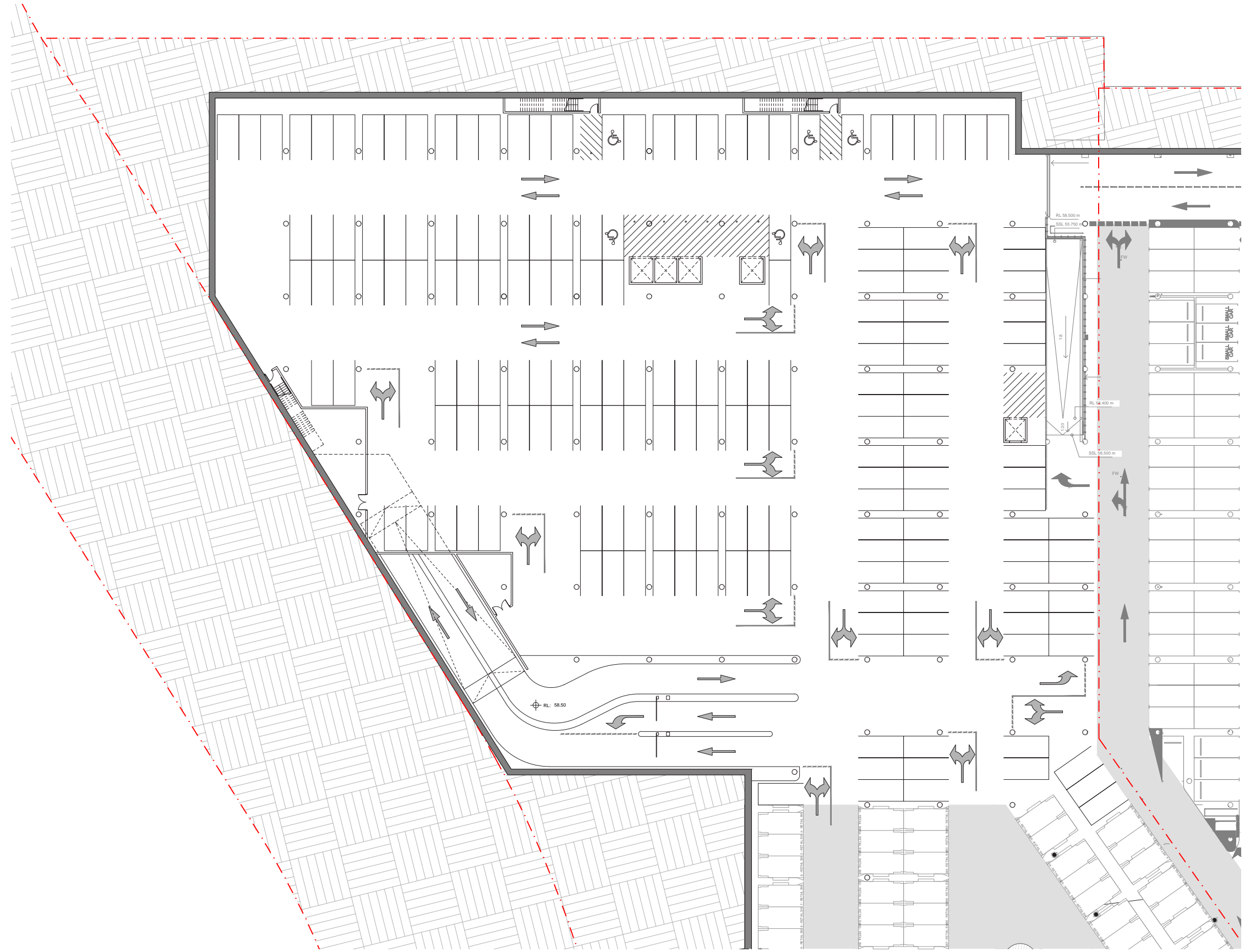
APPROVED MOD 4



REFERENCE SCHEME

TCW - NW LOT
INDICATIVE PLANS

BASEMENT LEVEL 1 PLAN



LEGEND

--- BOUNDARY LINE



SCALE: 1 : 500 @ A3



TCW - NW LOT
INDICATIVE PLANS

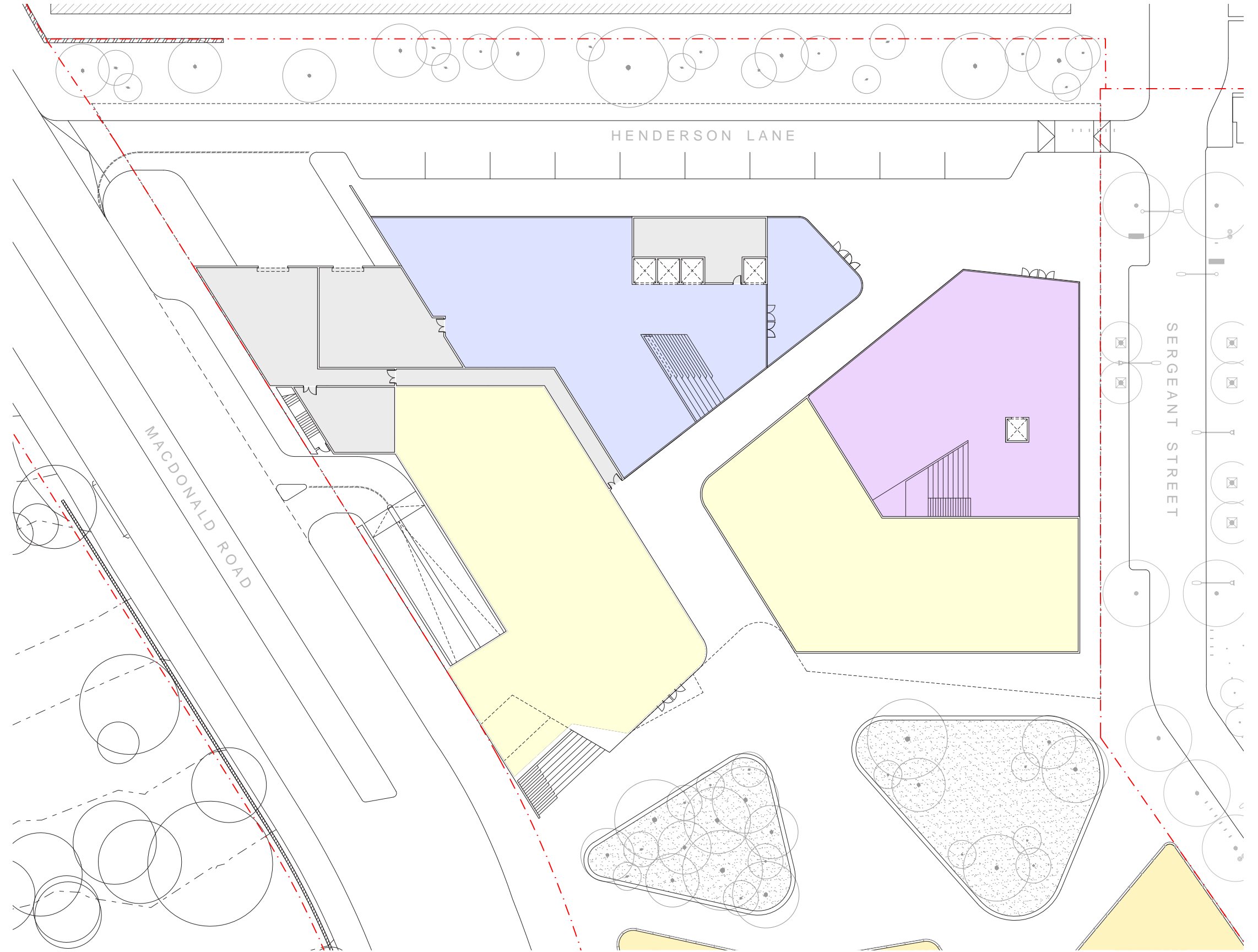
GROUND FLOOR PLAN

LEGEND

- BOUNDARY LINE
- SCHOOL
- COMMUNITY CENTRE
- RETAIL
- LOADING/SERVICES

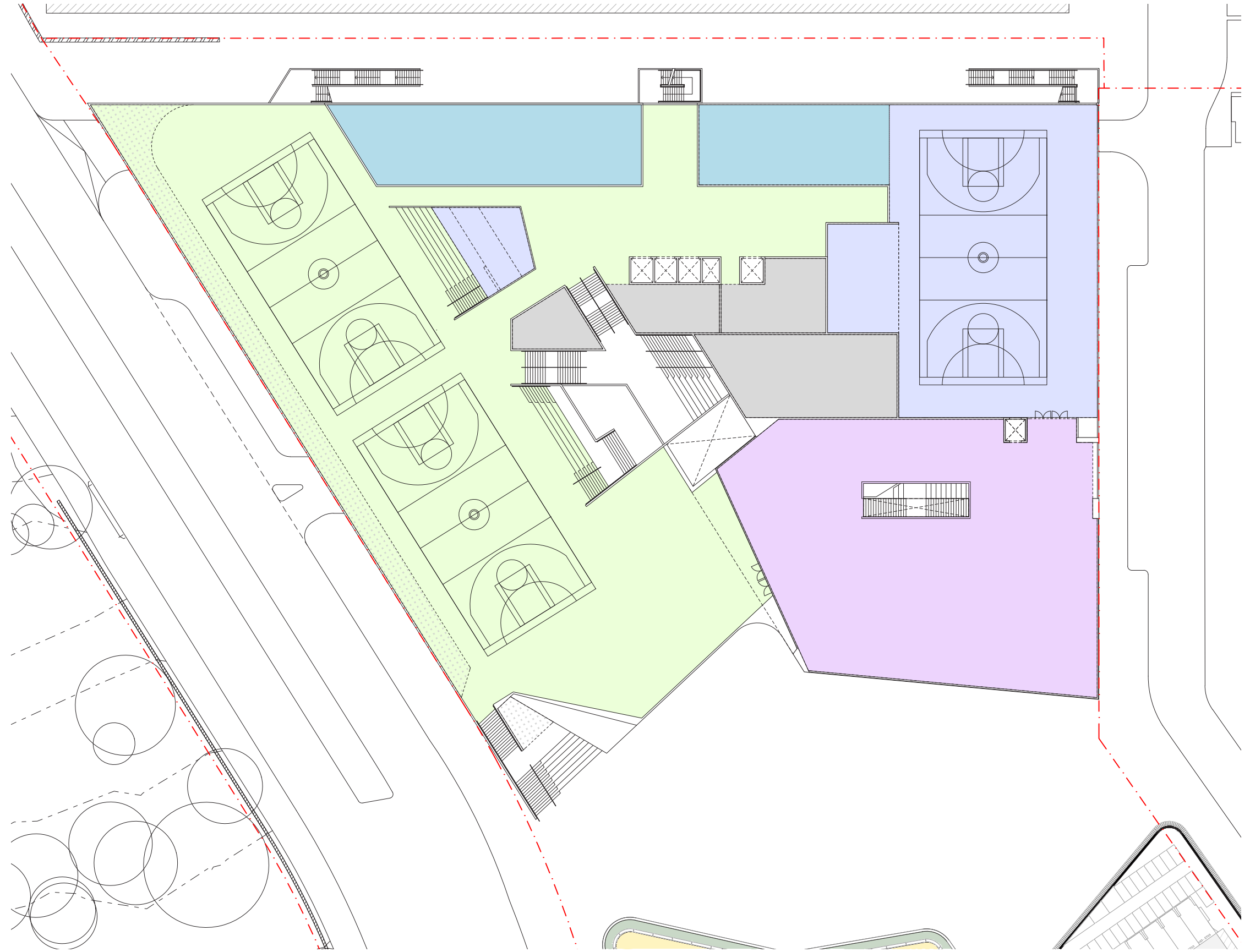


SCALE: 1 : 500 @ A3



TCW - NW LOT
INDICATIVE PLANS

LEVEL 1 PLAN



LEGEND

- BOUNDARY LINE
- EDUCATION FLOOR AREA
- GYM/MULTI-PURPOSE HALL
- COMMUNITY CENTRE
- COVERED/OUTDOOR AREA



SCALE: 1 : 500 @ A3



TCW - NW LOT
INDICATIVE PLANS

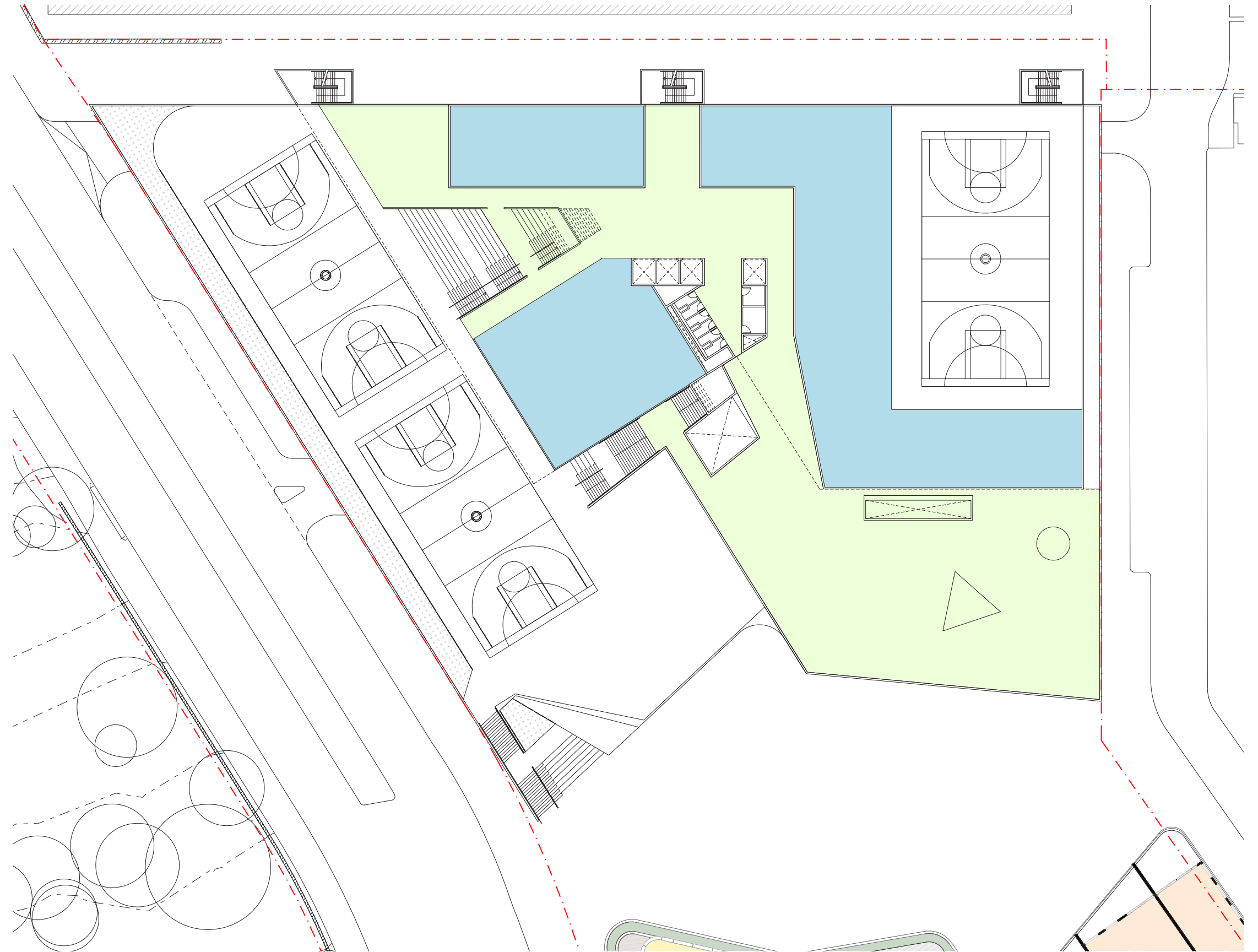
LEVEL 2 PLAN

LEGEND

- BOUNDARY LINE
- EDUCATION FLOOR AREA
- COVERED/OUTDOOR AREA

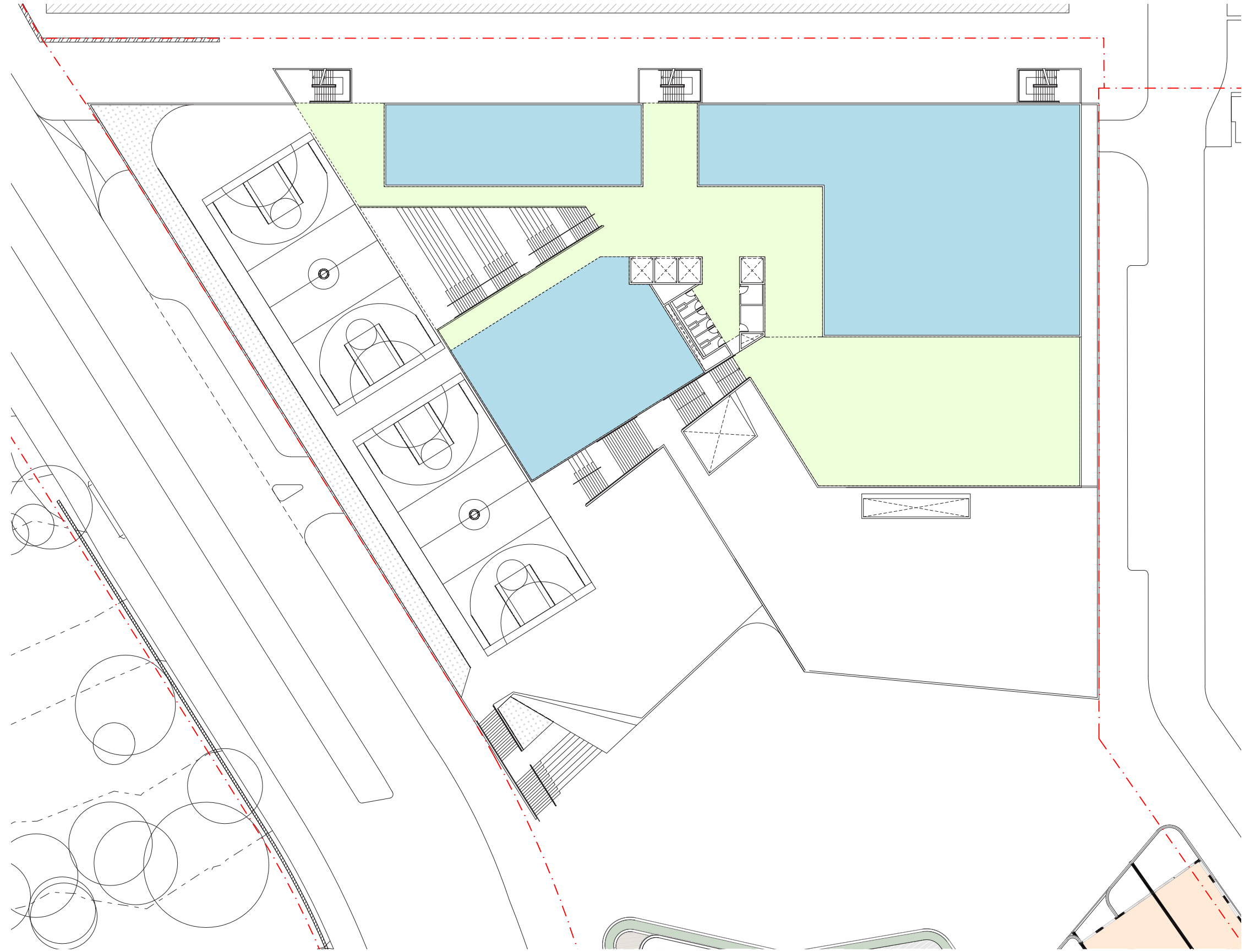


SCALE: 1 : 500 @ A3



TCW - NW LOT
INDICATIVE PLANS

LEVEL 3 PLAN



LEGEND

- BOUNDARY LINE
- EDUCATION FLOOR AREA
- COVERED/OUTDOOR AREA

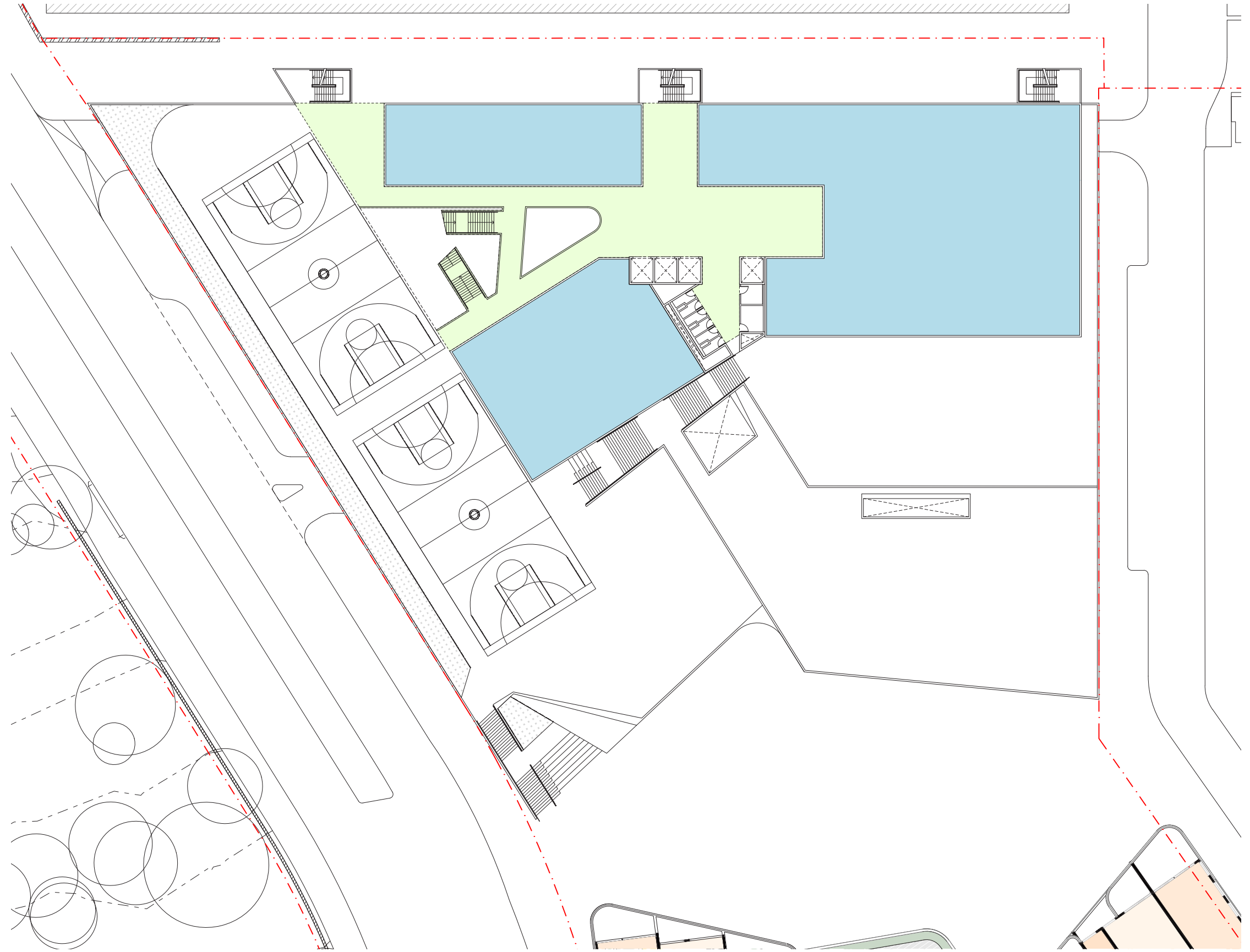


SCALE: 1 : 500 @ A3



TCW - NW LOT
INDICATIVE PLANS

LEVEL 4-8 (TYPICAL) PLAN



LEGEND

- BOUNDARY LINE
- EDUCATION FLOOR AREA
- COVERED/OUTDOOR AREA

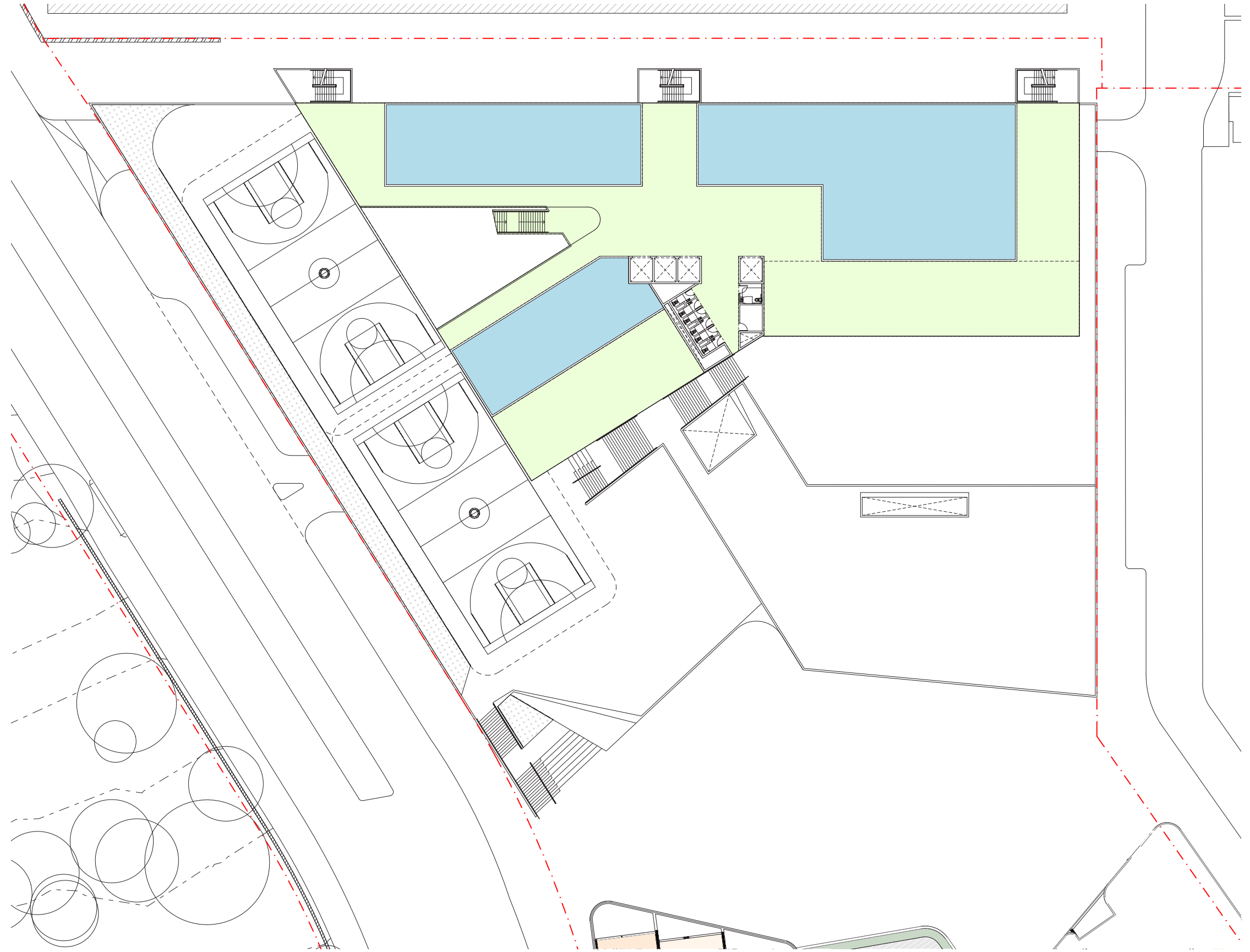


SCALE: 1 : 500 @ A3



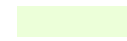


TCW - NW LOT
INDICATIVE PLANS

LEVEL 9 PLAN



LEGEND

-  BOUNDARY LINE
-  EDUCATION FLOOR AREA
-  COVERED/OUTDOOR AREA

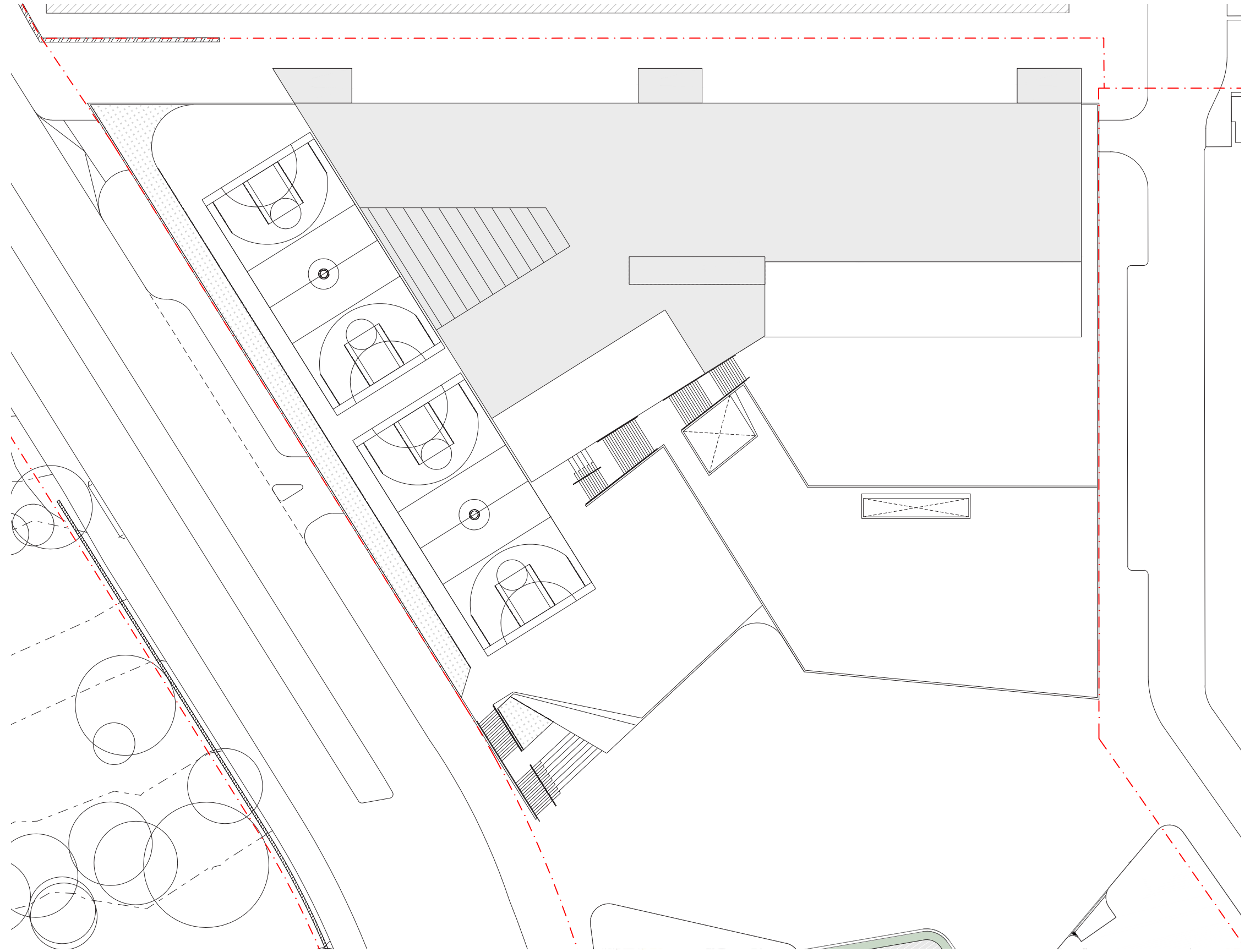


SCALE: 1 : 500 @ A3



TCW - NW LOT
INDICATIVE PLANS

ROOF PLAN



LEGEND

- BOUNDARY LINE
- PLANT/SERVICES

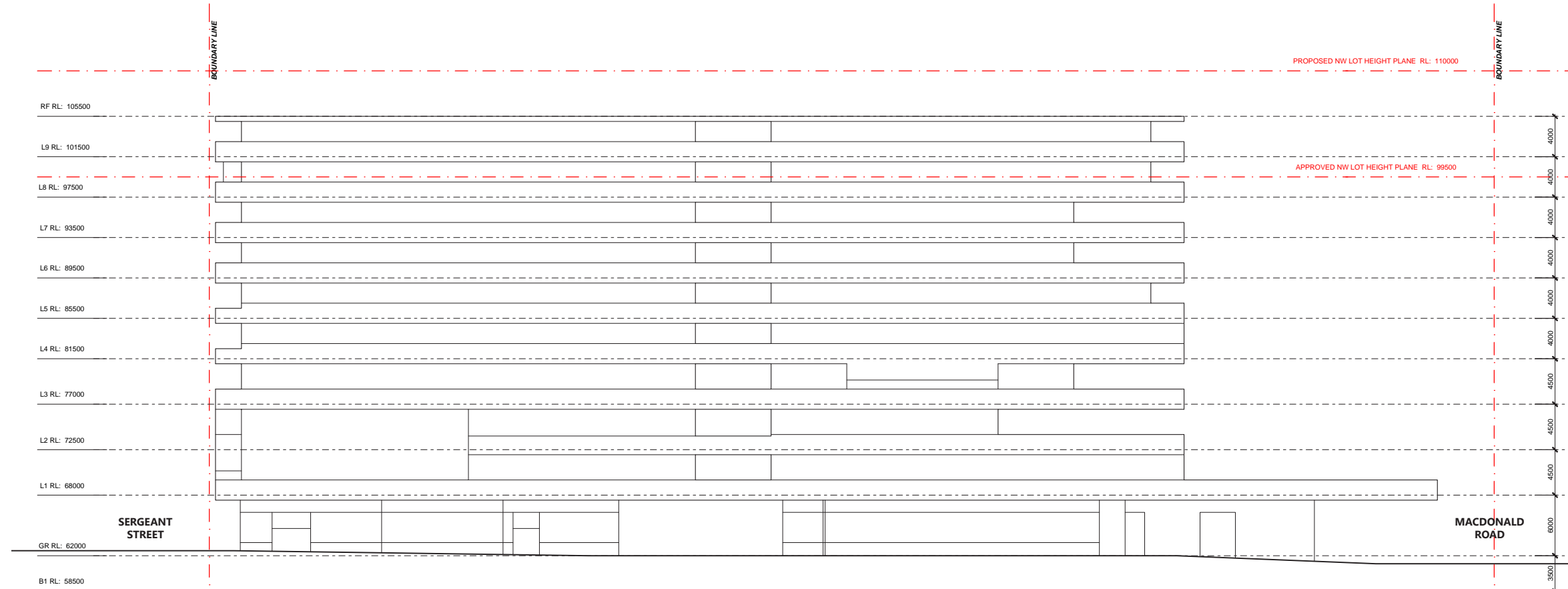


NORTH

SCALE: 1 : 500 @ A3

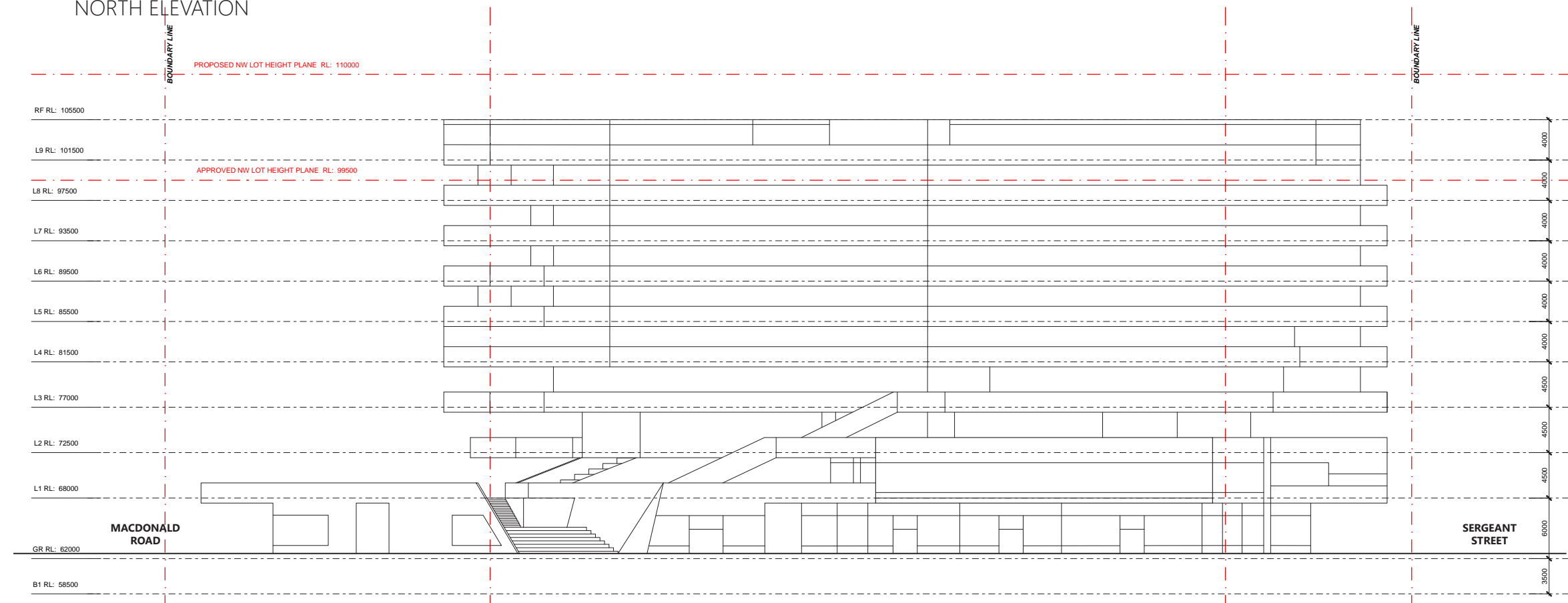


TCW - NW LOT ELEVATIONS



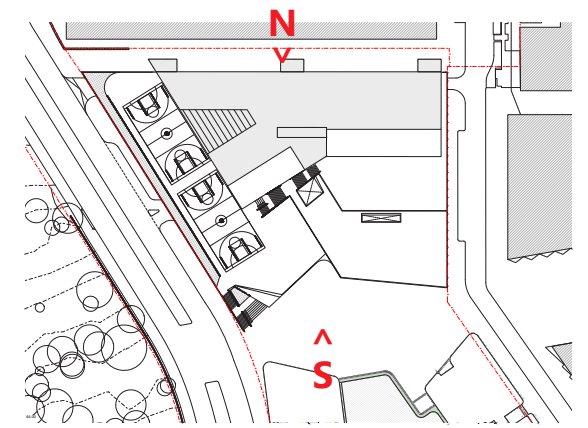
NORTH ELEVATION

1:500

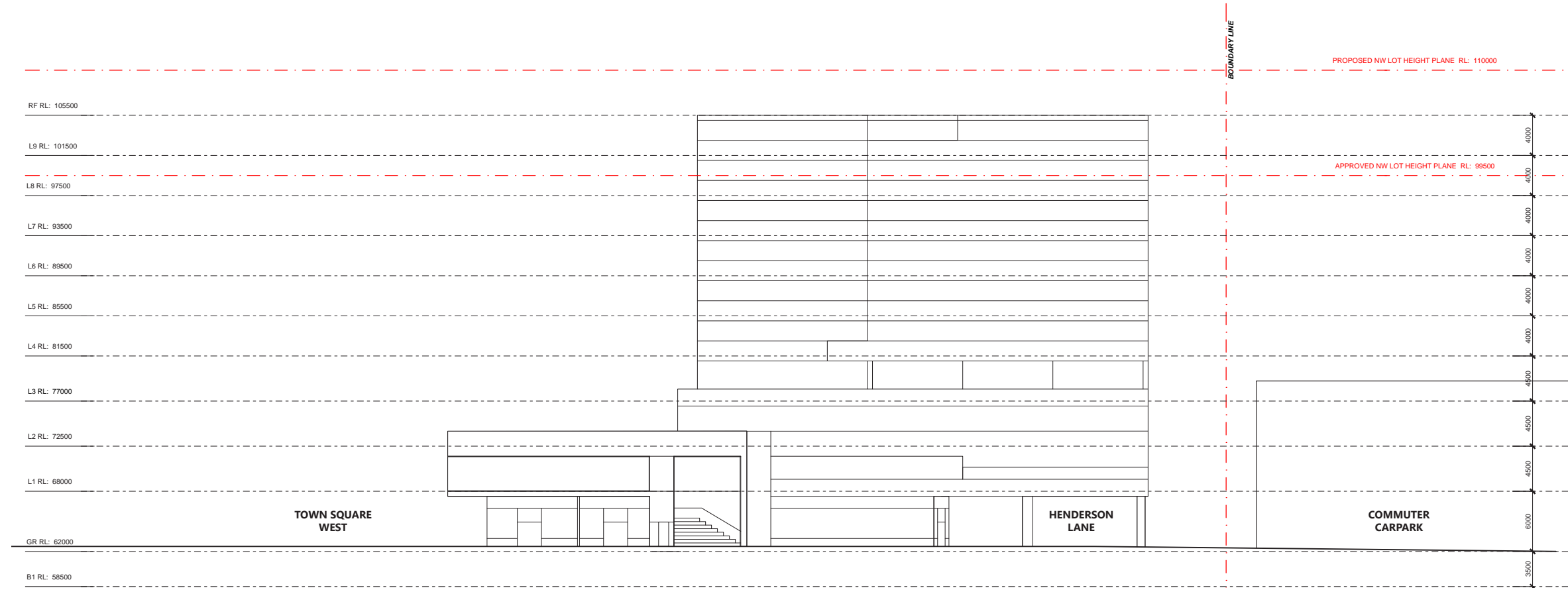


SOUTH ELEVATION

1:500

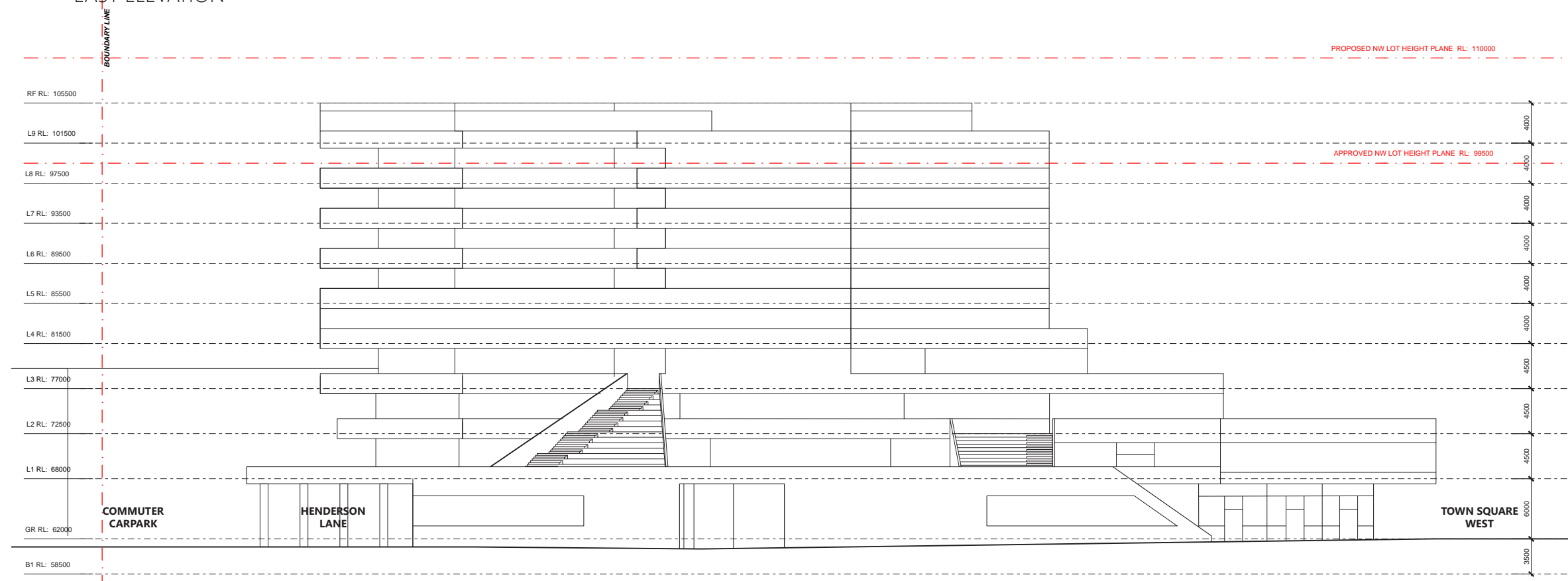


TCW - NW LOT ELEVATIONS



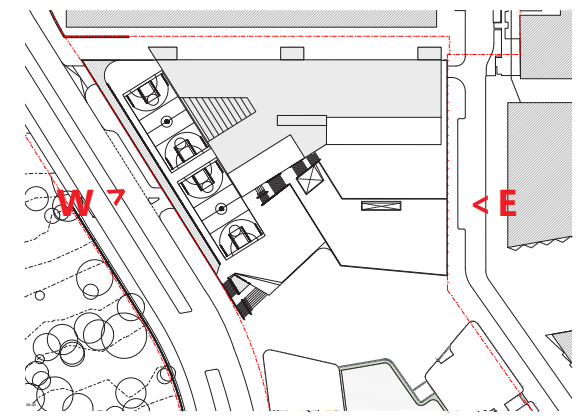
EAST ELEVATION

1:500



WEST ELEVATION

1:500



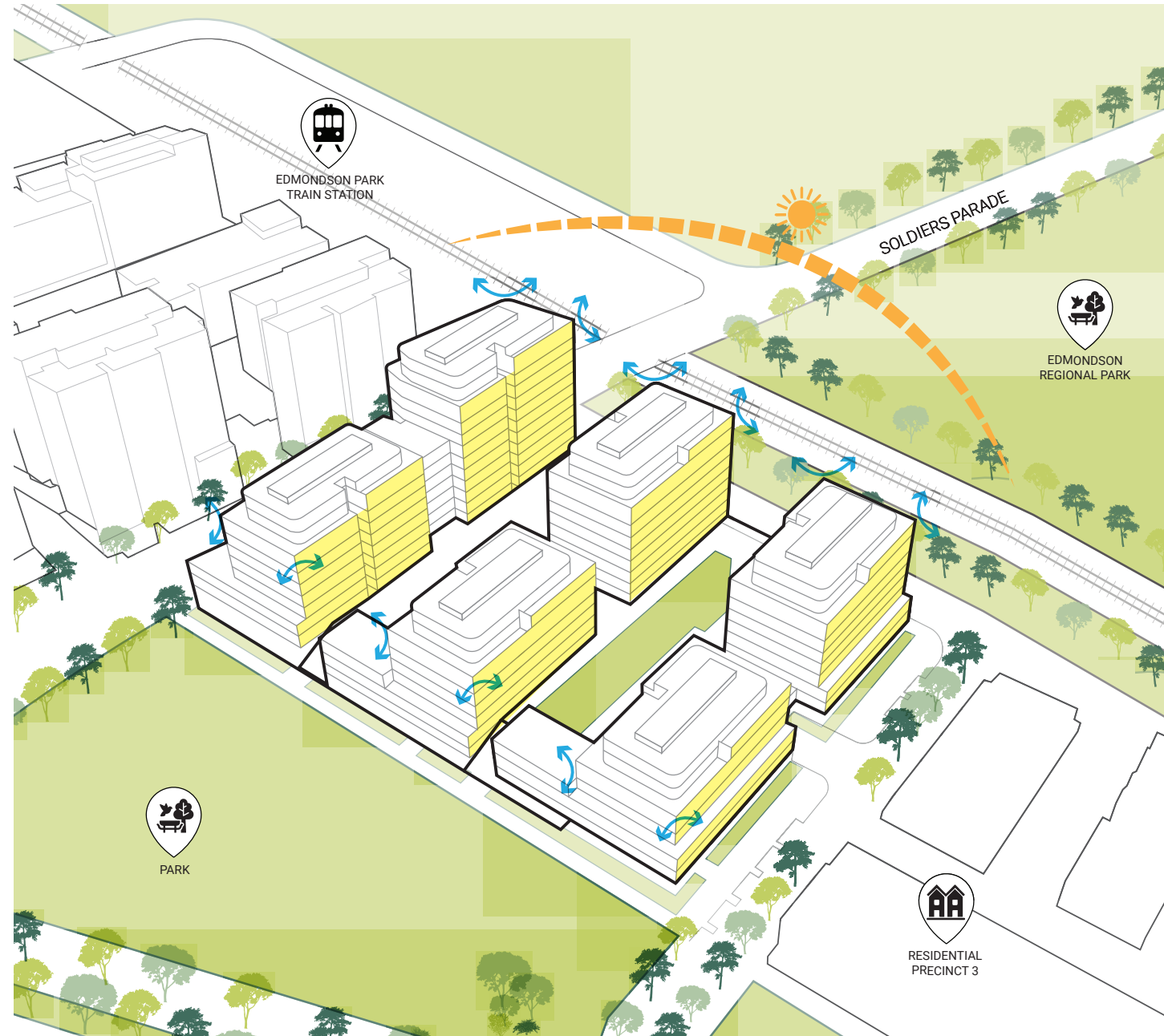


04

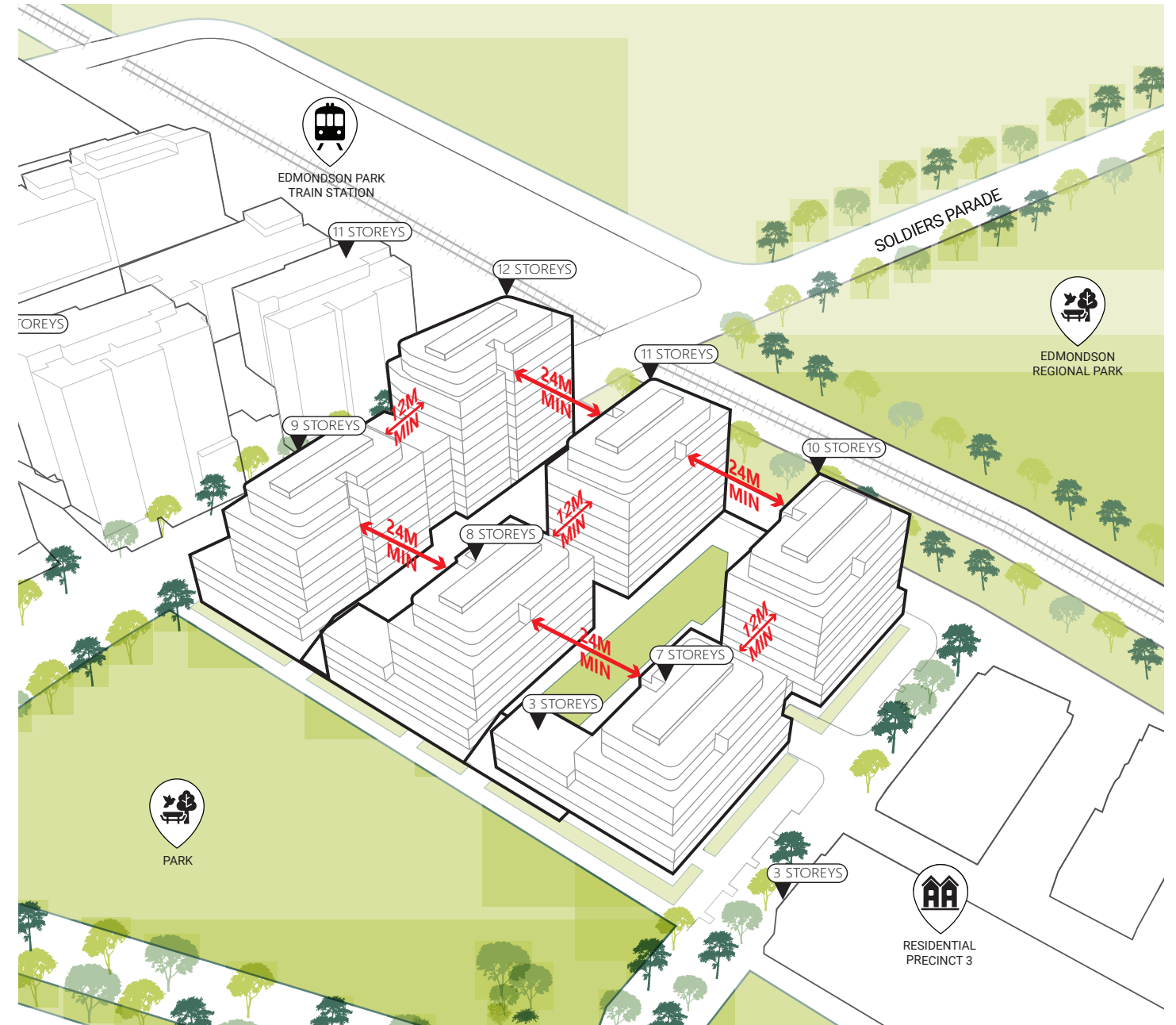
**REFERENCE DESIGN
RP3 APARTMENTS**

RP3 APARTMENTS MASSING CONSIDERATION DIAGRAMS

SOLAR & CROSS-VENTILATION



BUILDING SEPARATION



Total number of apartments approx. 420

Cross-ventilation: achieved for over 60%

Solar Access: achieved for over 70% (for 2 hours mid winter between 9-3pm)

RP3 APARTMENTS
NORTH-WEST VIEW



COMMUNAL AMENITIES



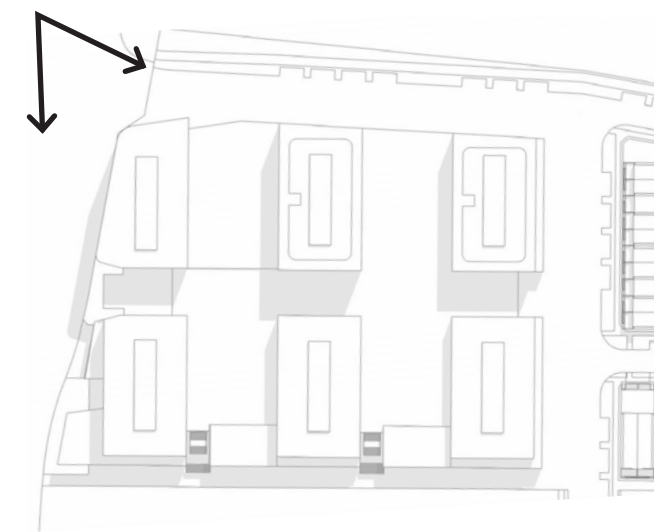
TREES



LANDSCAPED PARK



PODIUM GARDEN



RP3 APARTMENTS
SOUTH-WEST VIEW



COMMUNAL AMENITIES



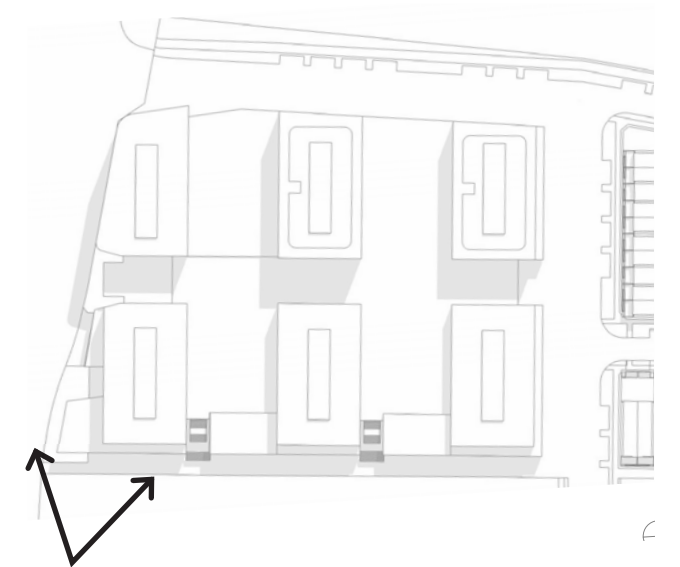
TREES



LANDSCAPED PARK



PODIUM GARDEN



RP3 APARTMENTS
SOUTH VIEW



COMMUNAL AMENITIES



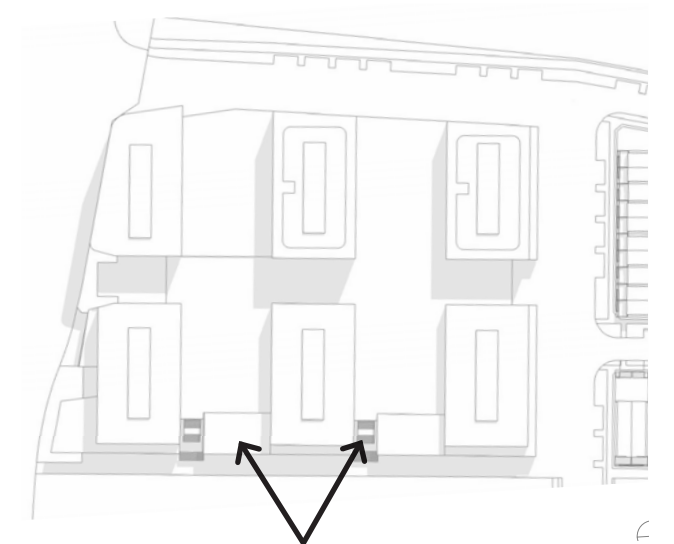
TREES



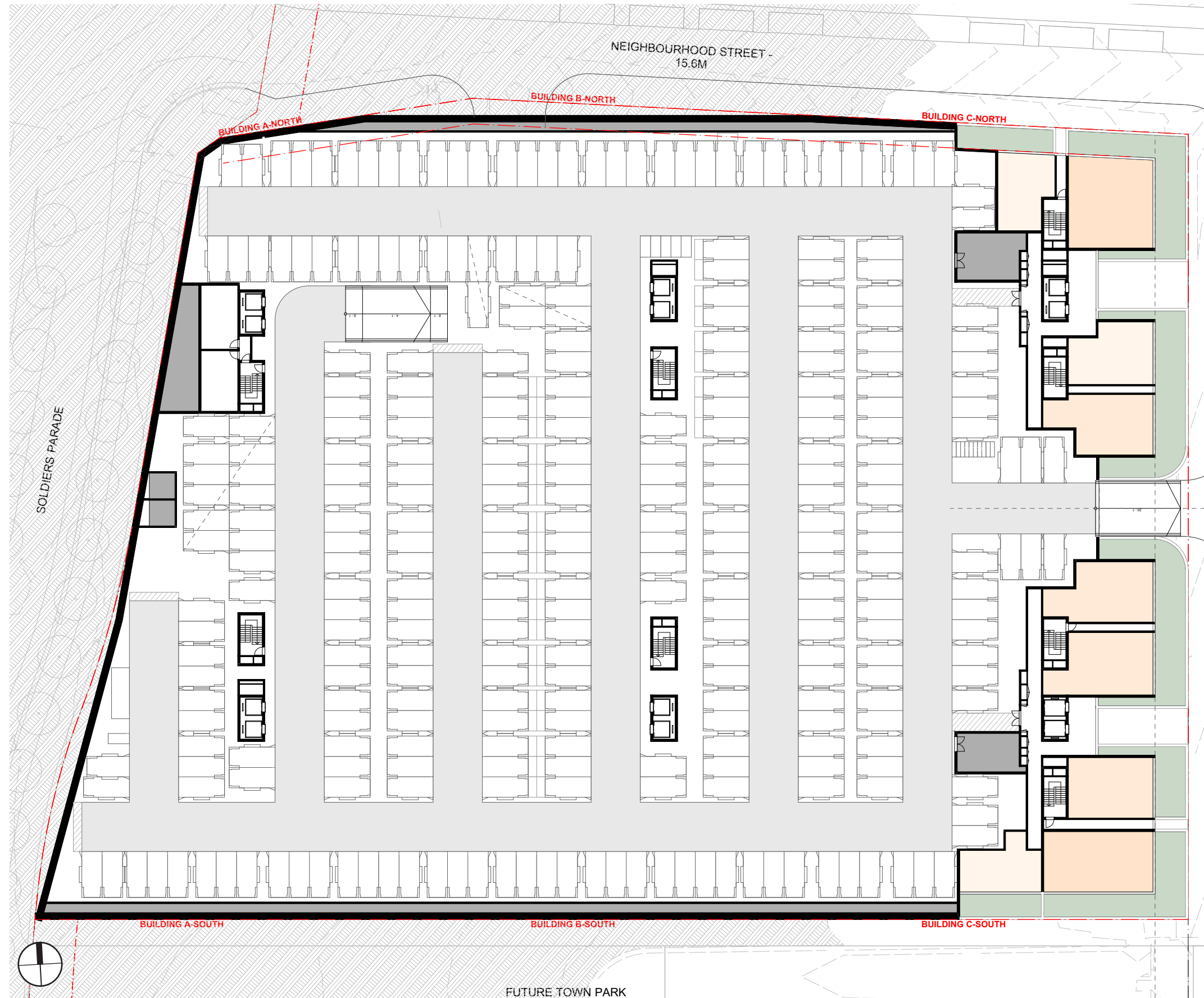
LANDSCAPED PARK



PODIUM GARDEN



RP3 APARTMENTS
LEVEL B01 PLAN

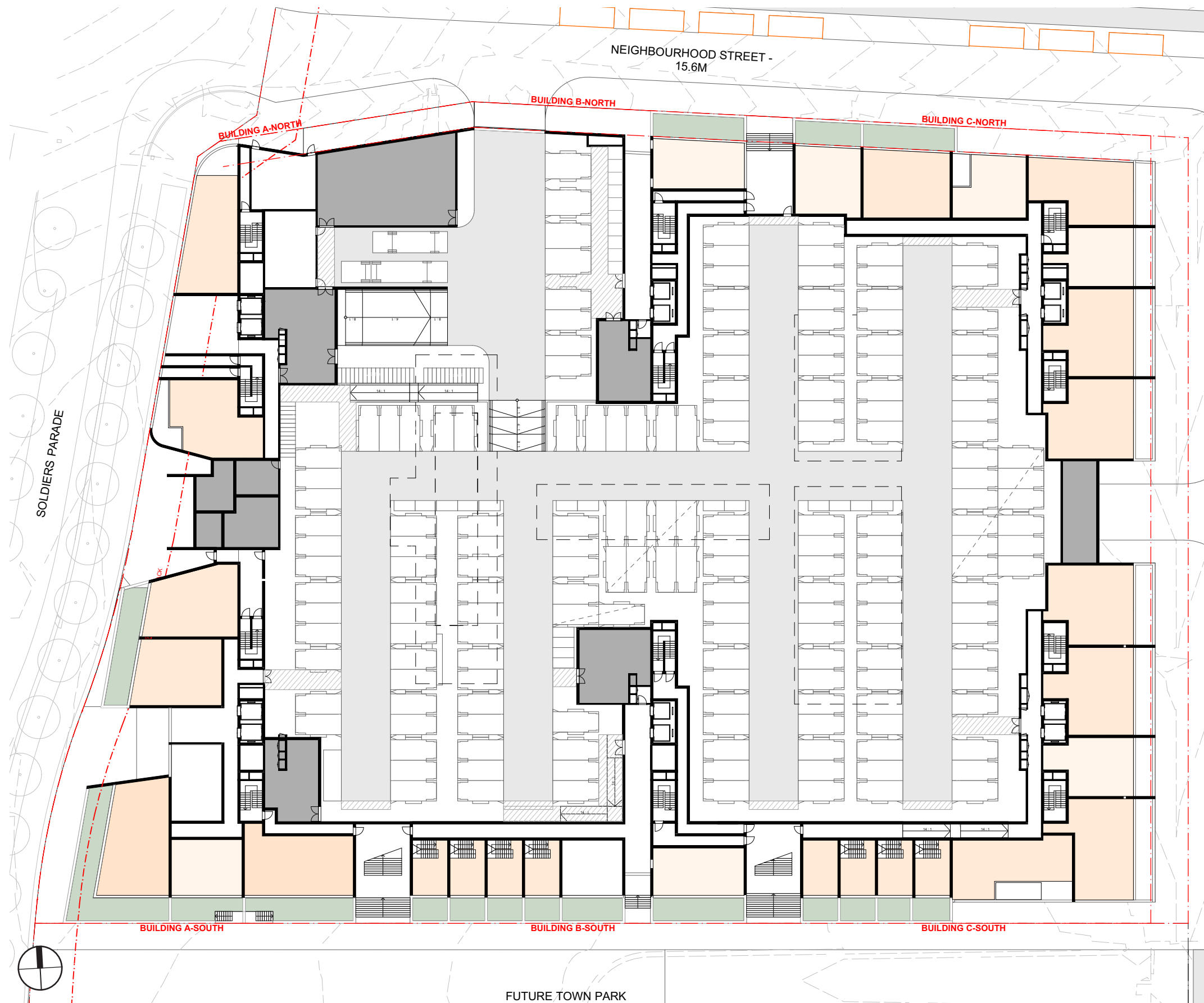


Basement B01 is largely composed of residential and visitor cars and residential storage, with apartments and private gardens along the Eastern interface due to the site level changes. The carparking is accessed from a street entrance from the eastern interface, or a ramp from above.

1:500



RP3 APARTMENTS
LEVEL 00 PLAN

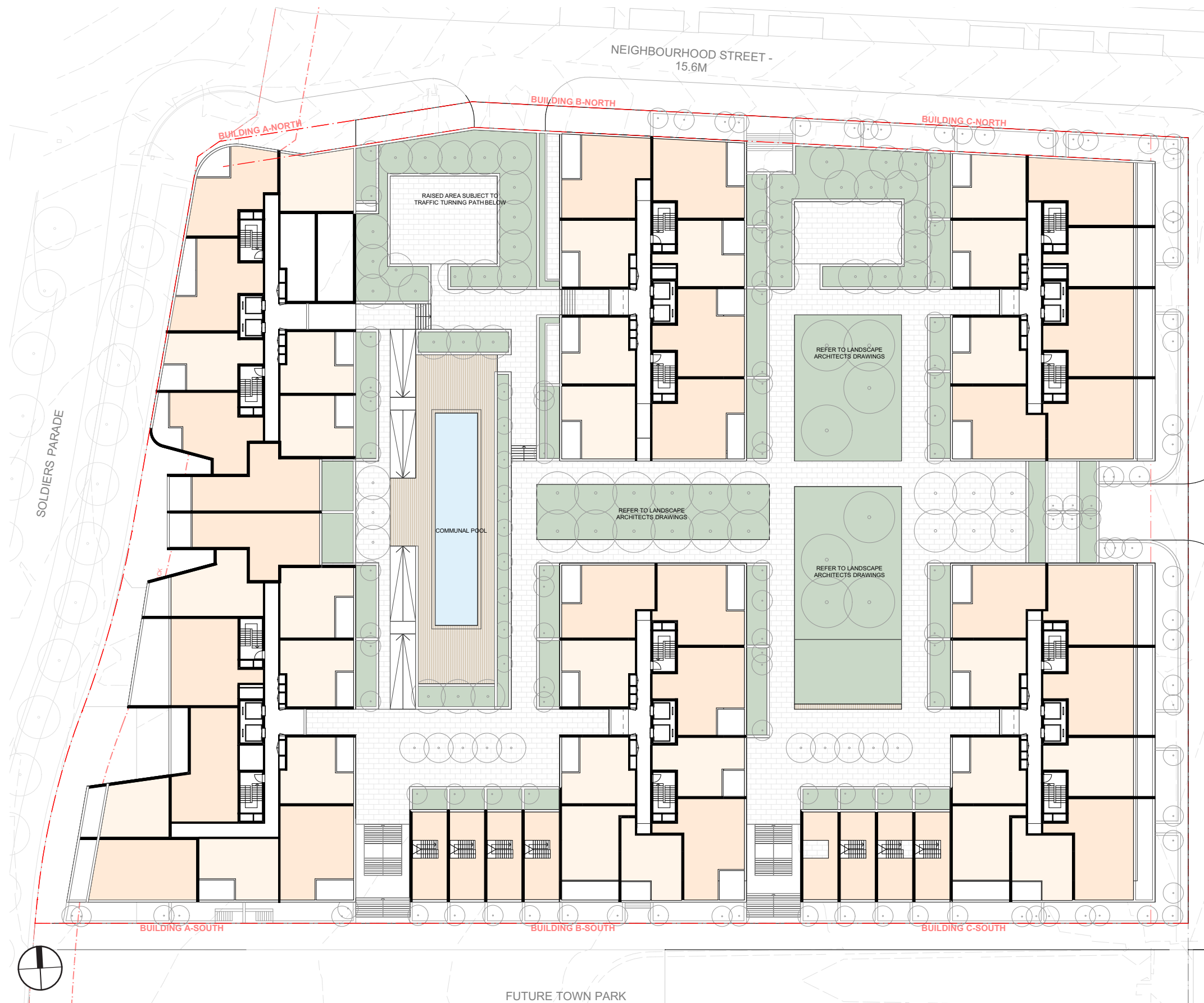


The site is framed by Soldiers Parade to the west, the proposed RP3 townhouses to the east, the Town Park to the South, and the train line to the North. Carparking on this level is accessed from the north, and contains residential and visitor parking, and residential storage. Surrounding the carpark are the residential lobbies and apartments. From the South are two residential use stair access points that connect the Town Park to the level above.

1:500



RP3 APARTMENTS
LEVEL 01 PLAN

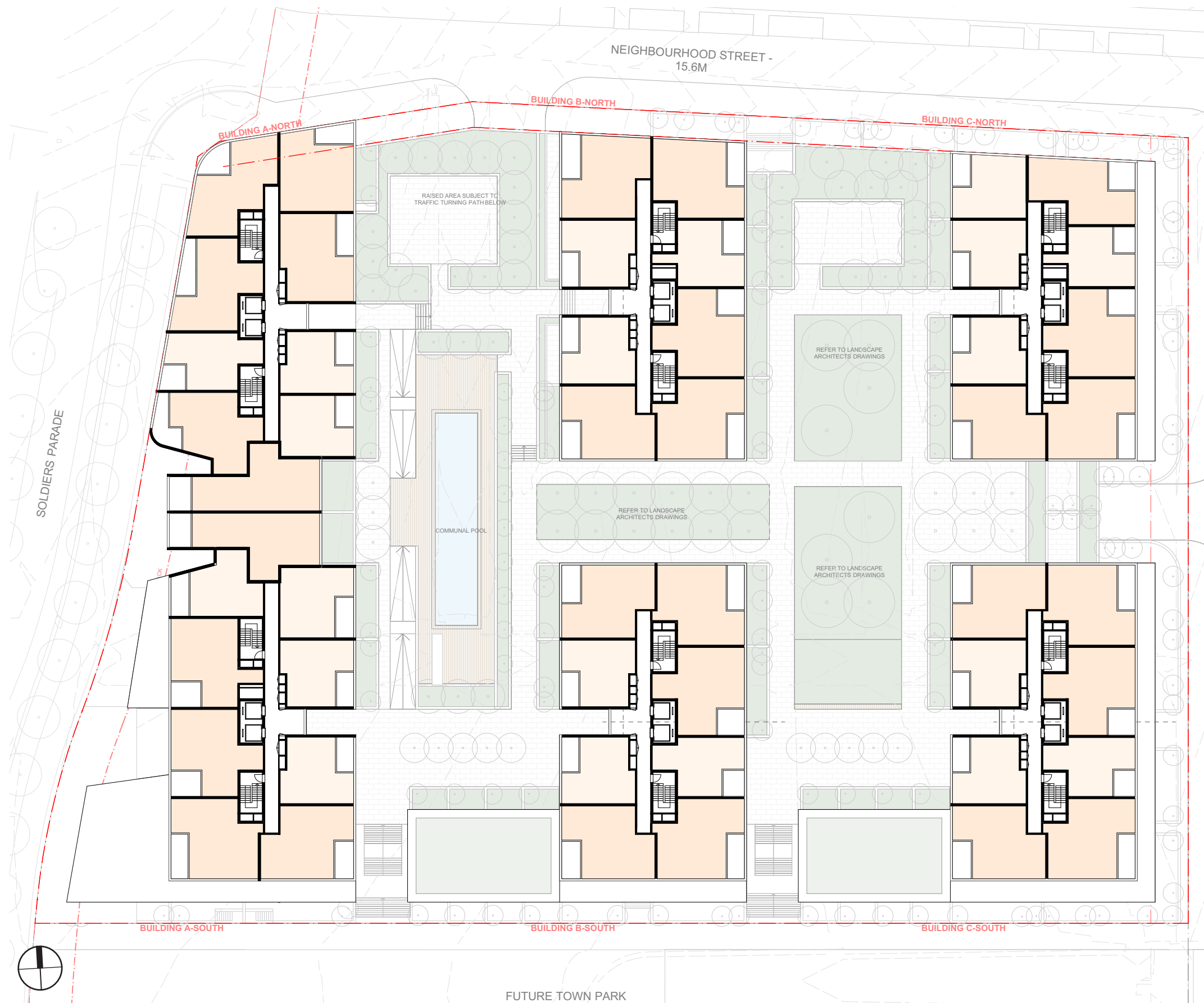


All six residential buildings have direct access from their lobbies to a landscaped open Communal area on the Podium level. The communal area can also be accessed from the level below by residents only stairs from the south. A wide range of amenities will be designed and landscaped to provide for both passive and active uses. Solar aspect to the communal area is afforded to the north. To the south are 'terrace' apartments that face the Town Park, and create the finer grain built form scale.

1:500



RP3 APARTMENTS
LEVEL 03 PLAN



The six residential buildings are oriented in a North-South arrangement to receive best solar aspect, and to minimise overshadowing to the podium communal space. Views to the north (Edmondson Regional Park) and the south (Town Park) are also maximised.

1:500



RP3 APARTMENTS
LEVEL 06 PLAN

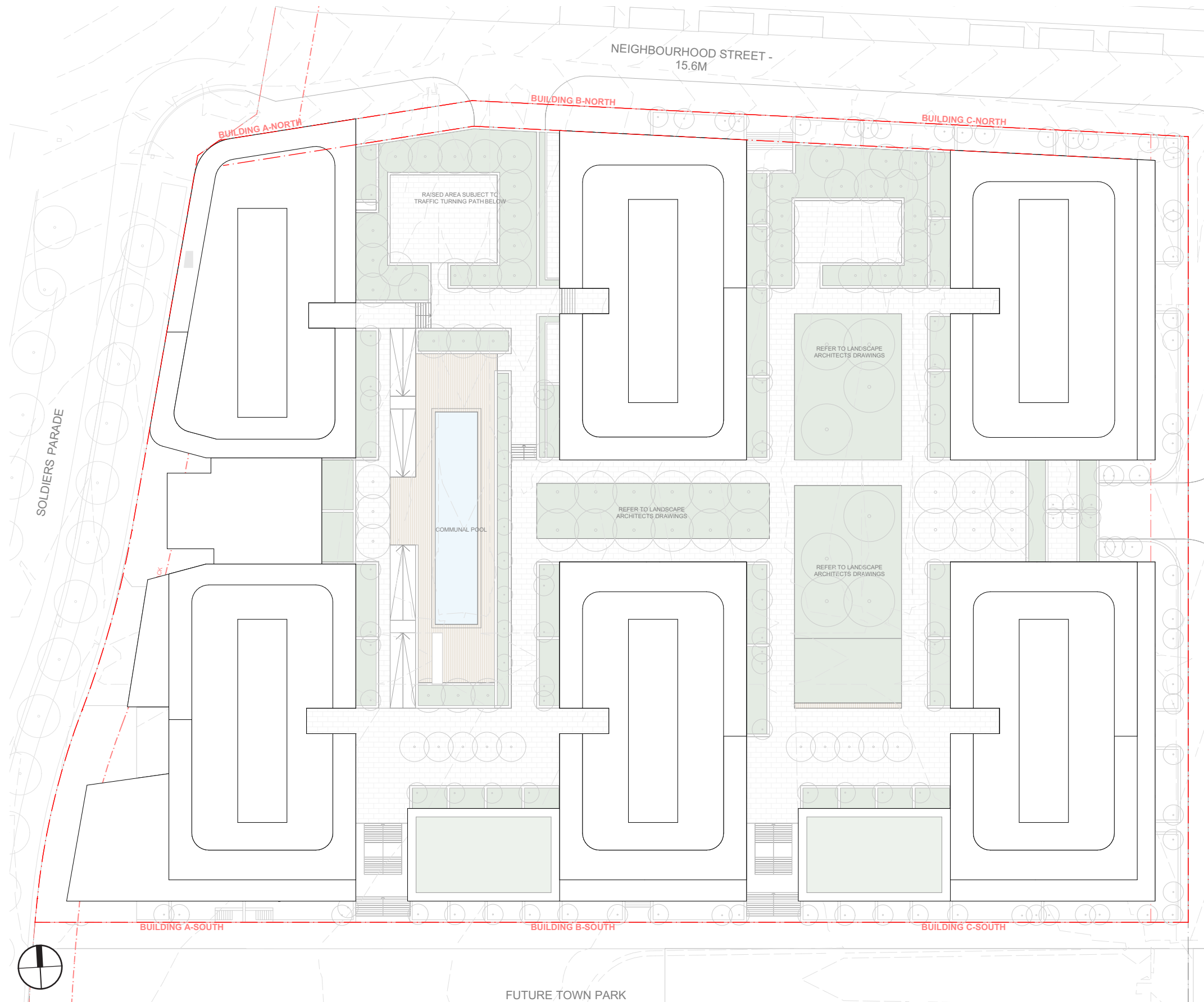


The overall built form of RP3 Apartments begins to step down towards the south to provide solar access to the Town Park. The built form also steps lower from east to west, mediating between the taller built form of the Town Centre and the finer grain town houses to the west. The overall modulation in height creates a dynamic built form to the precinct.

1:500



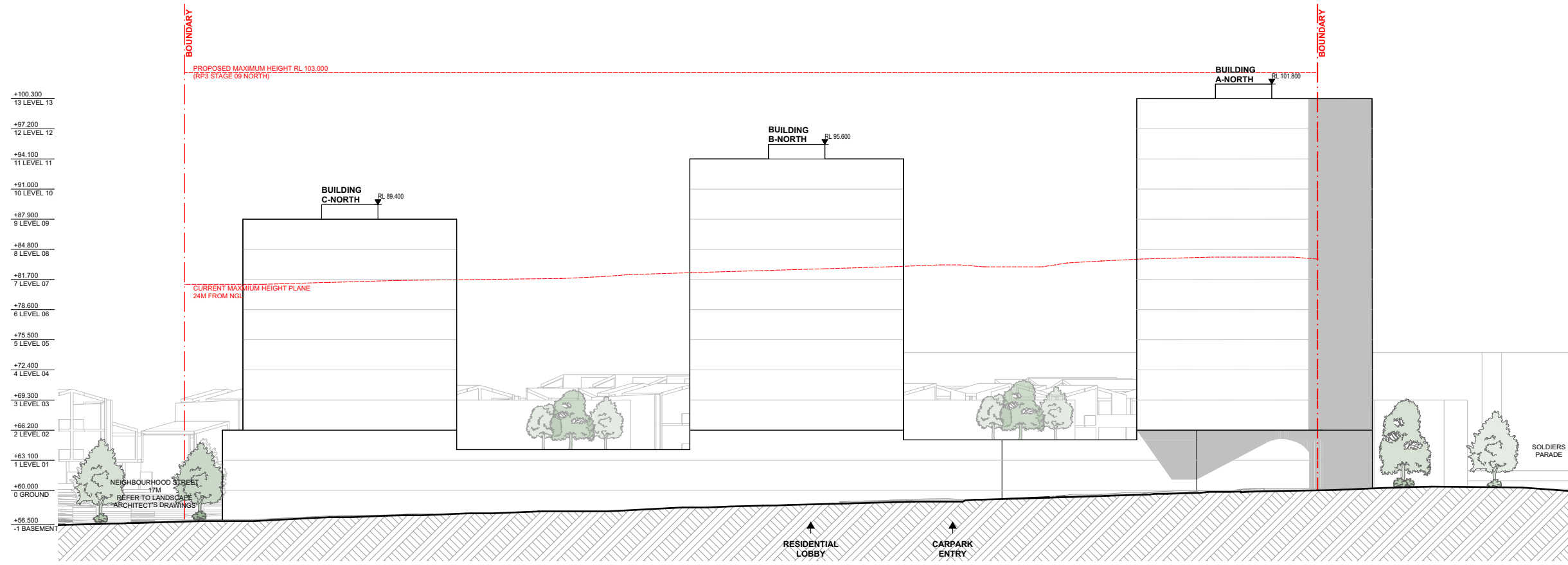
RP3 APARTMENTS
ROOF LEVEL PLAN



1:500

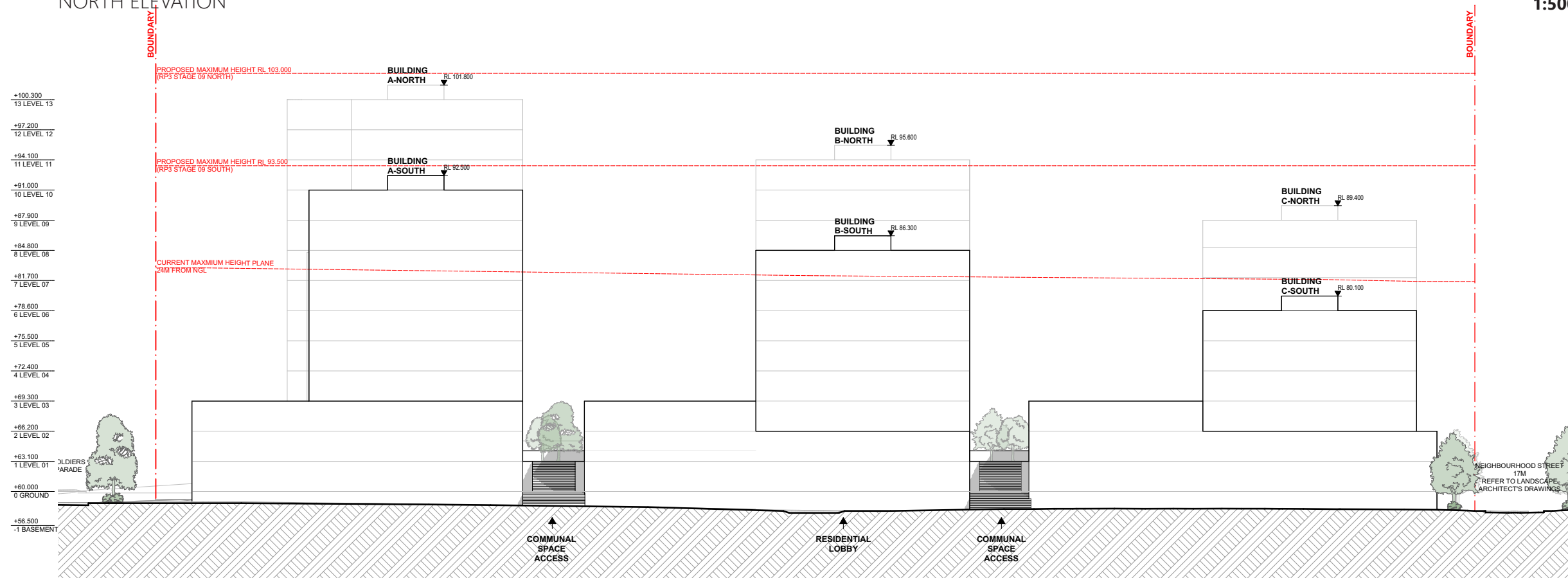


RP3 APARTMENTS ELEVATIONS



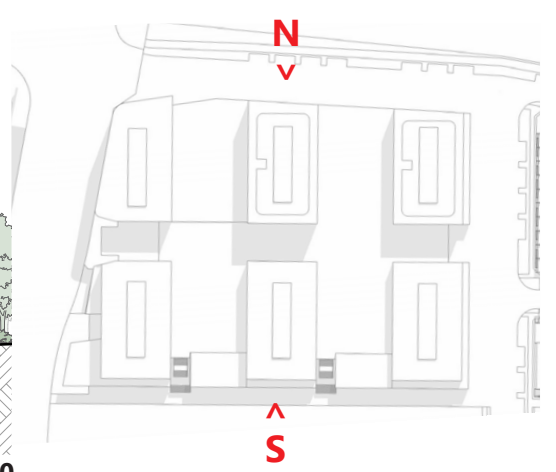
NORTH ELEVATION

1:500

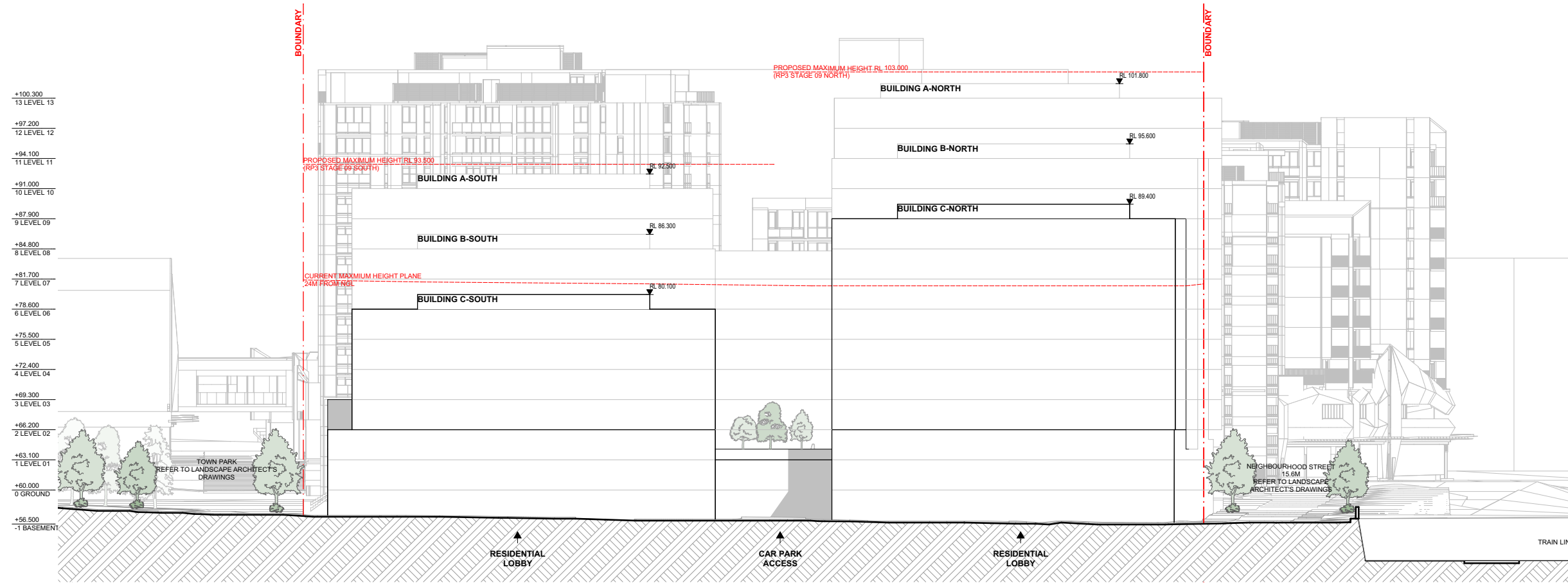


SOUTH ELEVATION

1:500

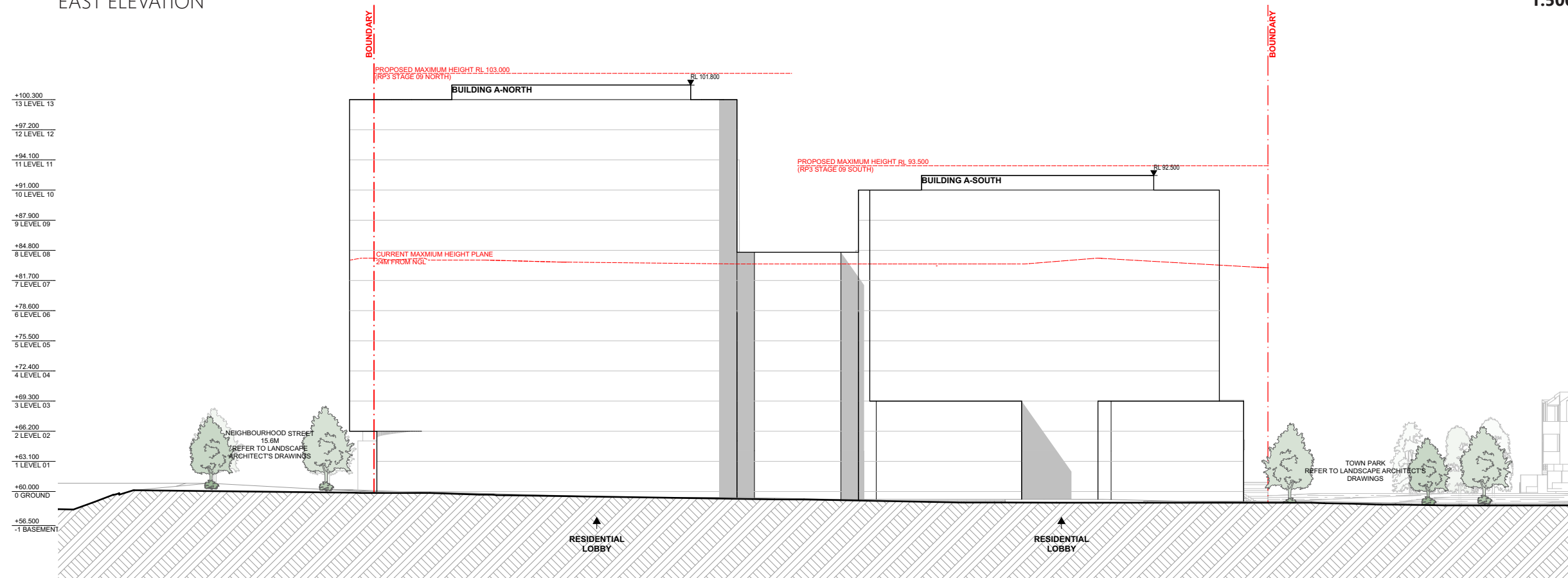


RP3 APARTMENTS ELEVATIONS



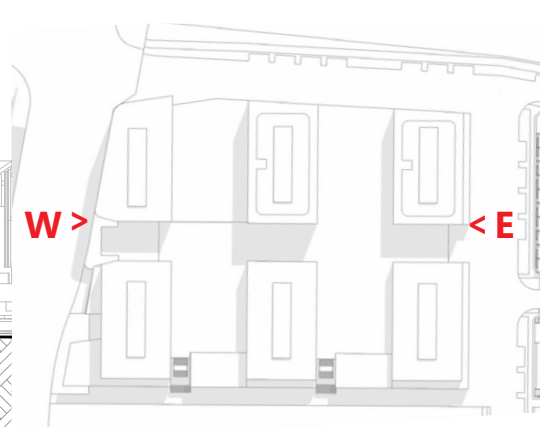
EAST ELEVATION

1:500

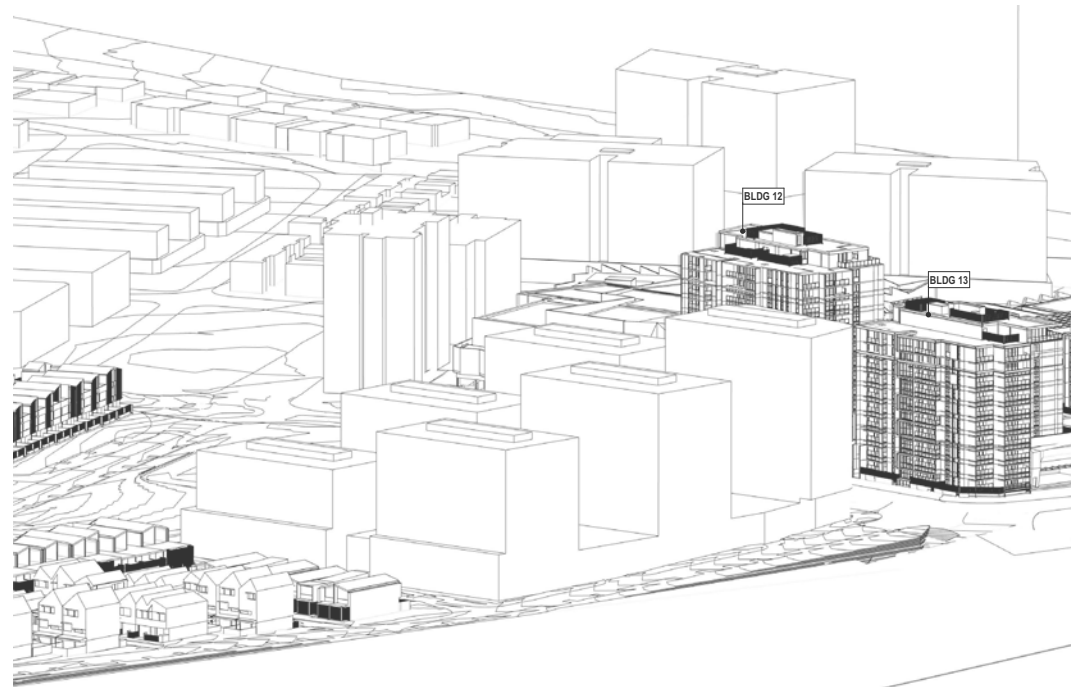


WEST ELEVATION

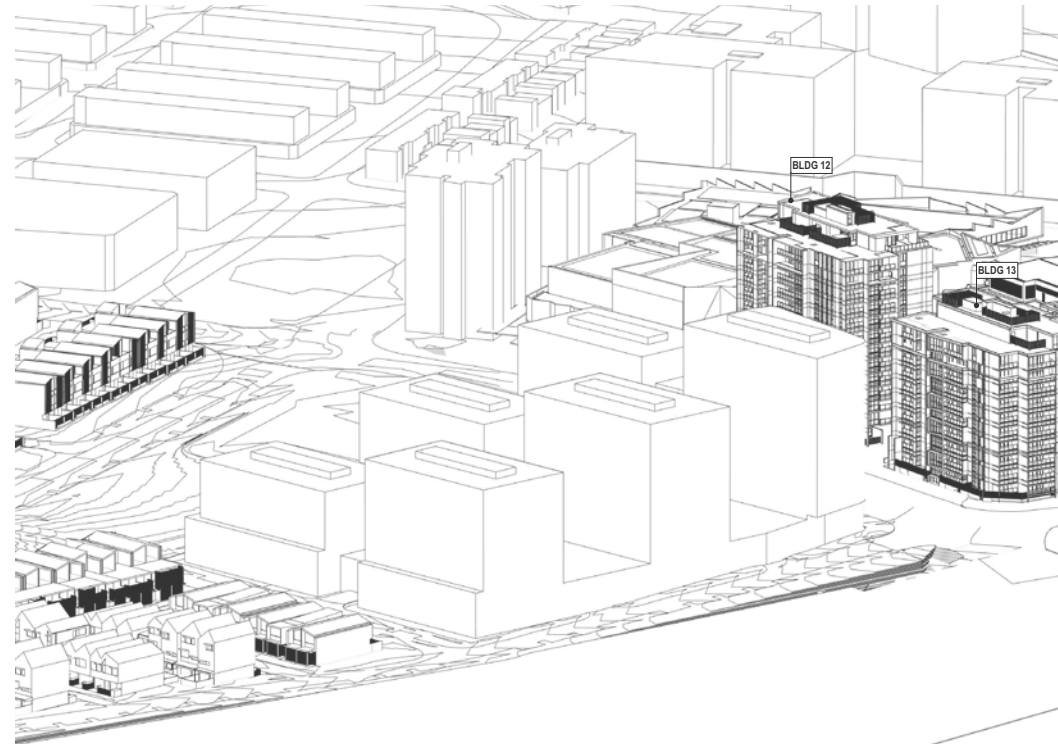
1:500



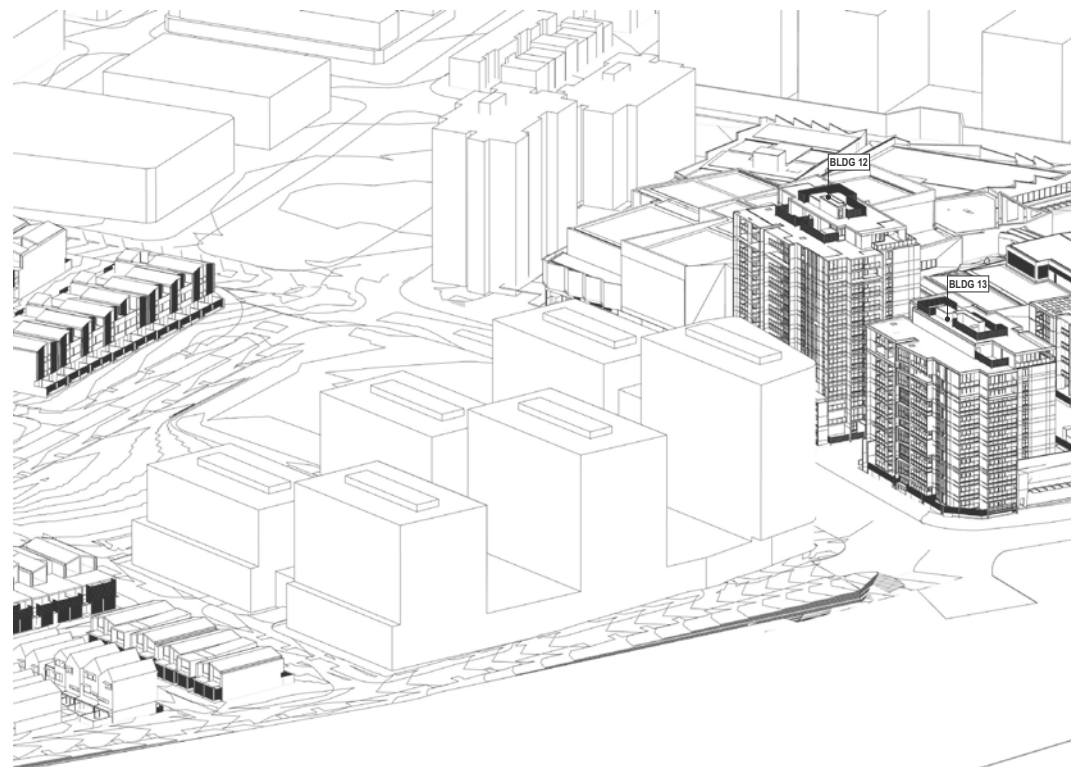
SUN EYE VIEWS WINTER 8AM -9:30AM



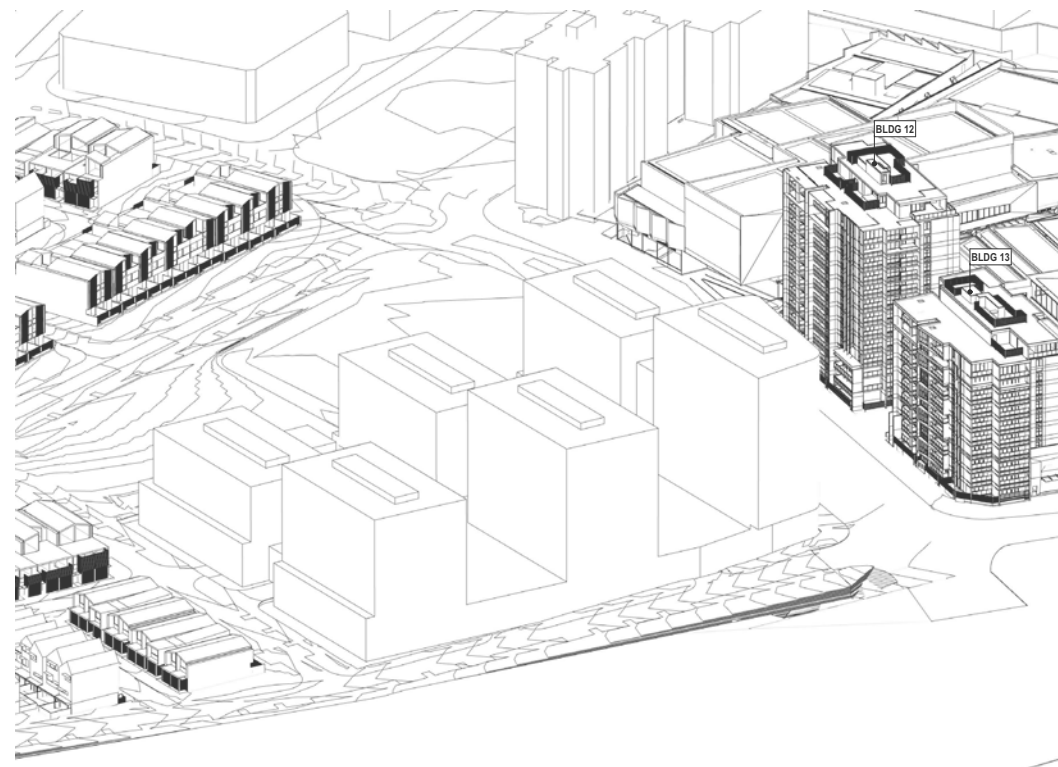
21ST JUNE 8AM
SCALE: N.T.S.



21ST JUNE 8.30AM
SCALE: N.T.S.



21ST JUNE 9AM
SCALE: N.T.S.



21ST JUNE 9.30AM
SCALE: N.T.S.

RP3 APARTMENTS (OVERALL)

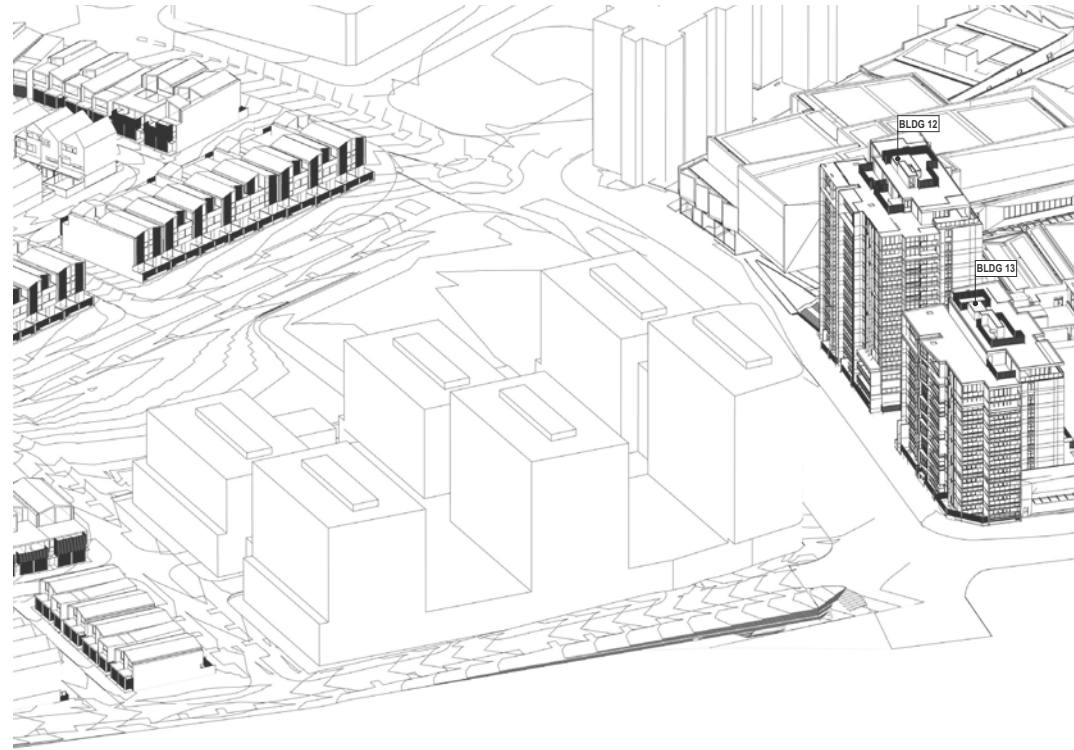
75 %

APARTMENTS RECEIVE MINIMUM 2 HOURS SOLAR ACCESS FROM 9AM-3PM ON THE 21ST JUNE

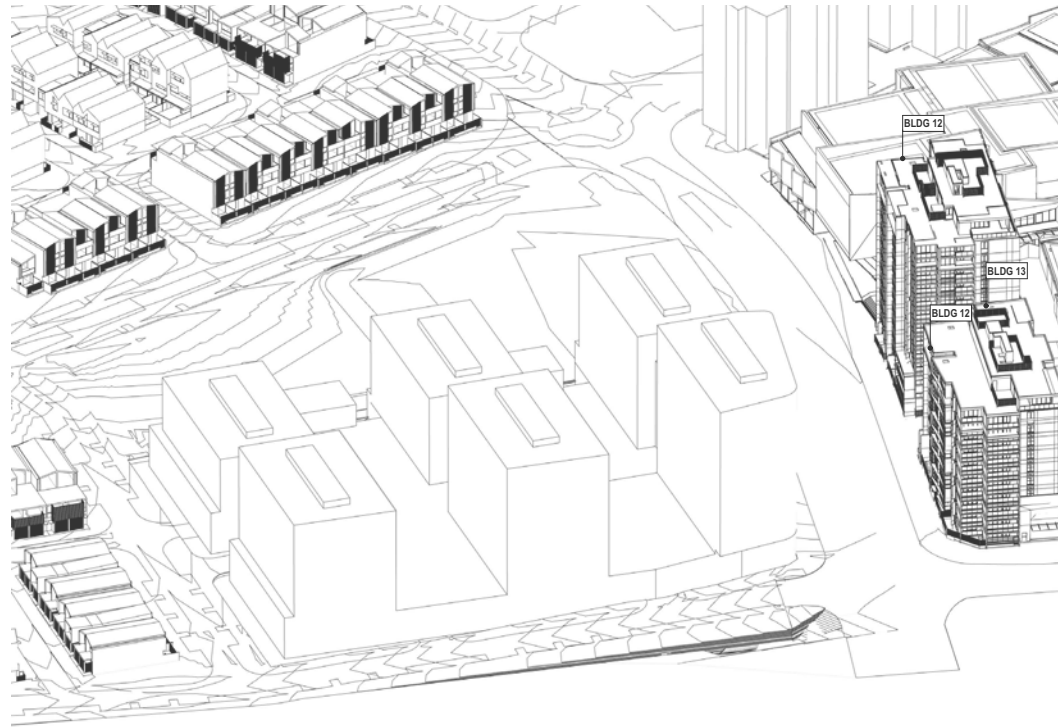
PER STAGE:

- STAGE A
75.0 %
SOLAR COMPLIANCE ACHIEVED
- STAGE B
68.5 %
SOLAR COMPLIANCE ACHIEVED
- STAGE C
83.3 %
SOLAR COMPLIANCE ACHIEVED

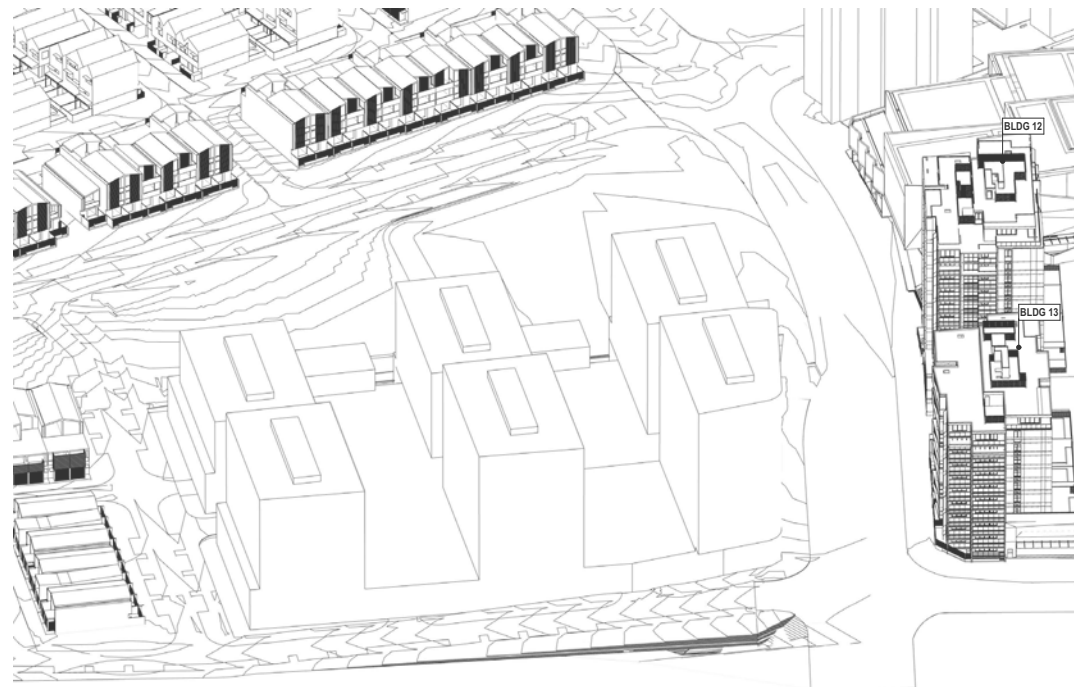
SUN EYE VIEWS WINTER 10AM -12PM



21ST JUNE 10AM
SCALE: N.T.S.



21ST JUNE 10:30AM
SCALE: N.T.S.

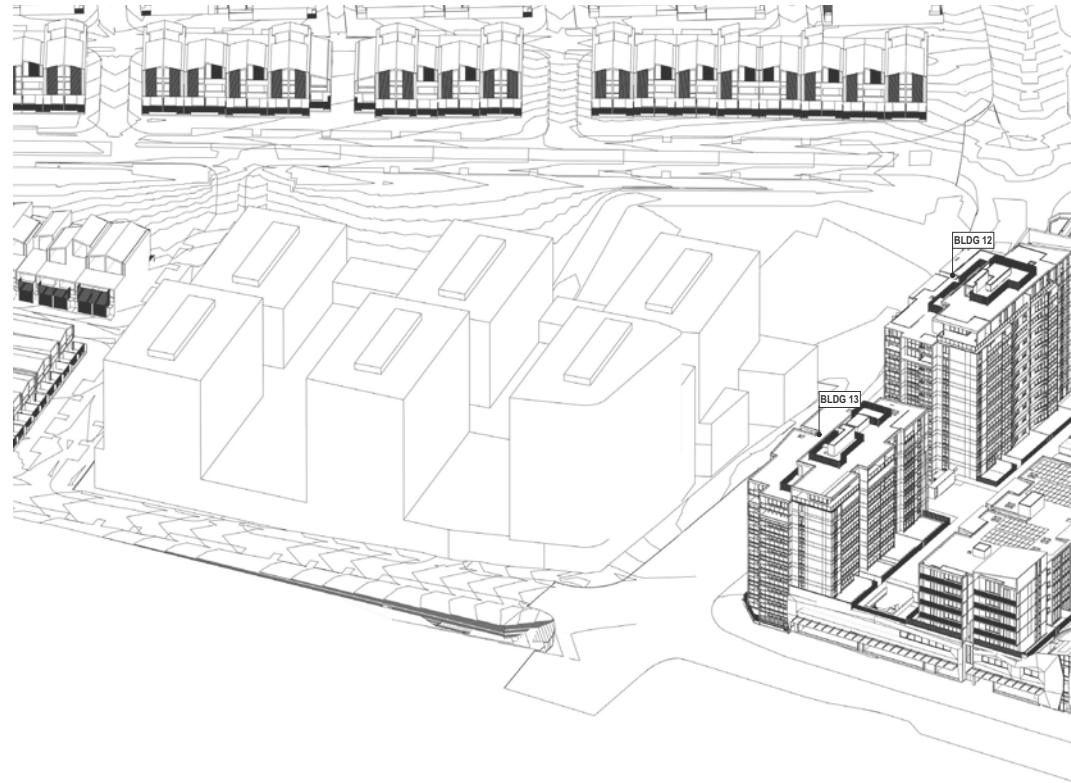


21ST JUNE 11AM
SCALE: N.T.S.

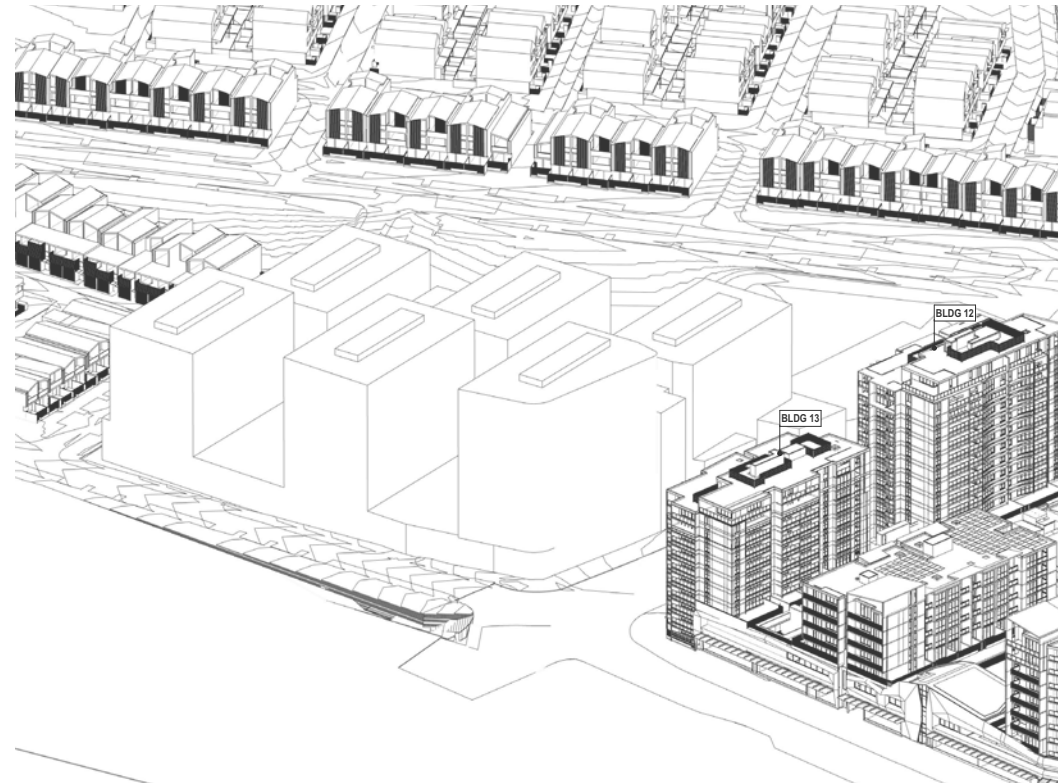


21ST JUNE 12PM
SCALE: N.T.S.

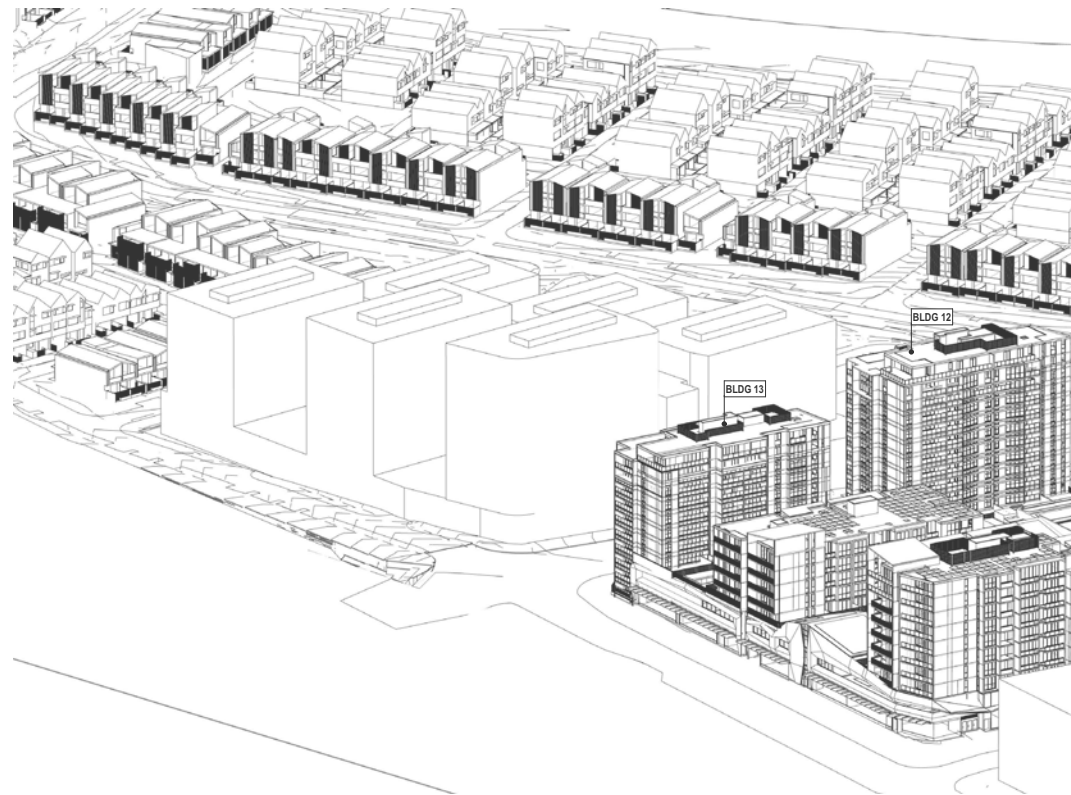
SUN EYE VIEWS WINTER 1PM -3PM



21ST JUNE 1PM
SCALE: N.T.S.



21ST JUNE 2PM
SCALE: N.T.S.

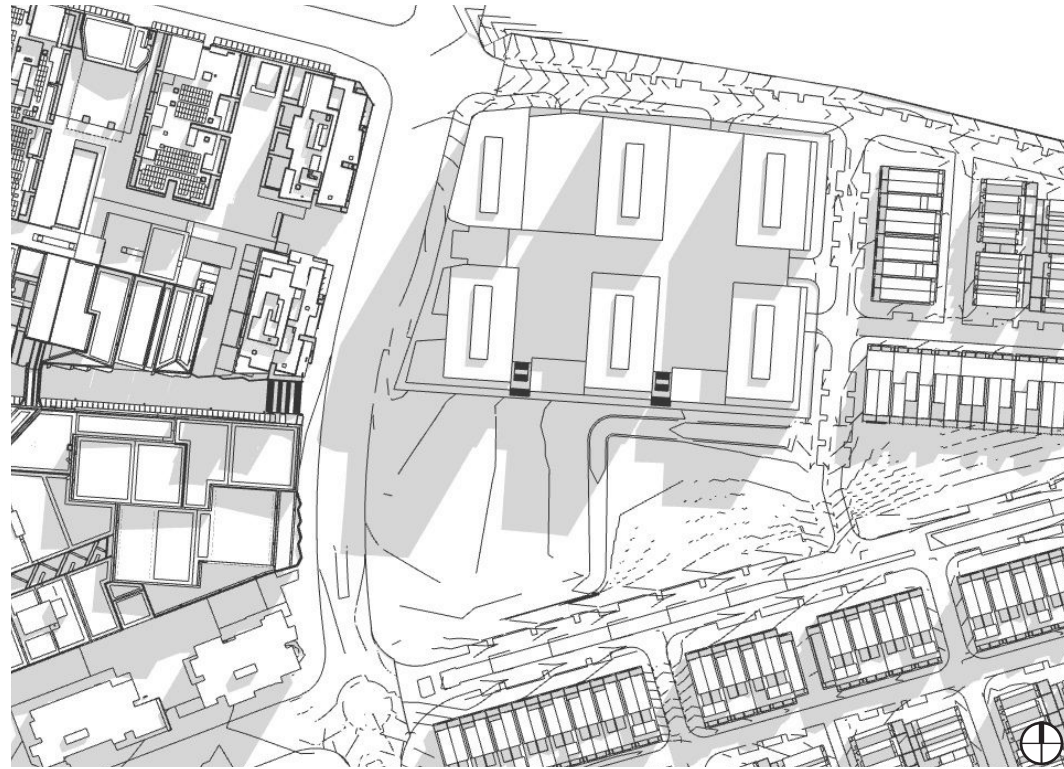


21ST JUNE 3PM
SCALE: N.T.S.

RP3 APARTMENTS
SHADOW DIAGRAMS WINTER 9AM -12PM



21ST JUNE 9AM
SCALE: N.T.S.



21ST JUNE 10AM
SCALE: N.T.S.

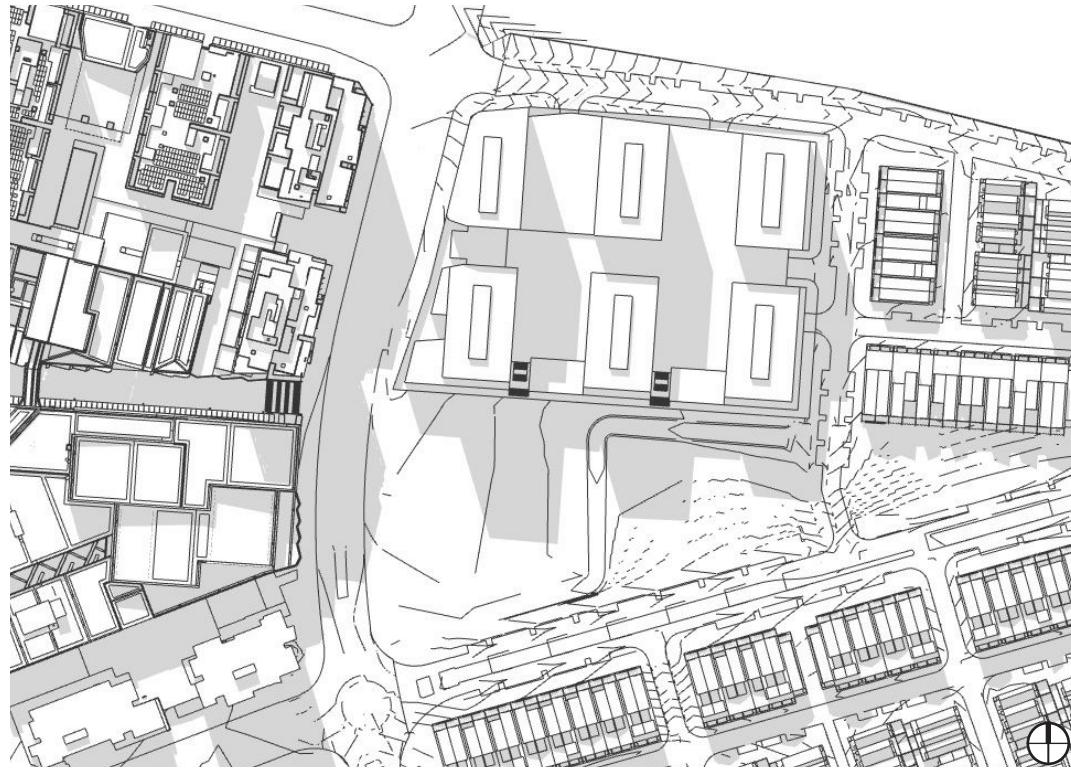


21ST JUNE 11AM
SCALE: N.T.S.

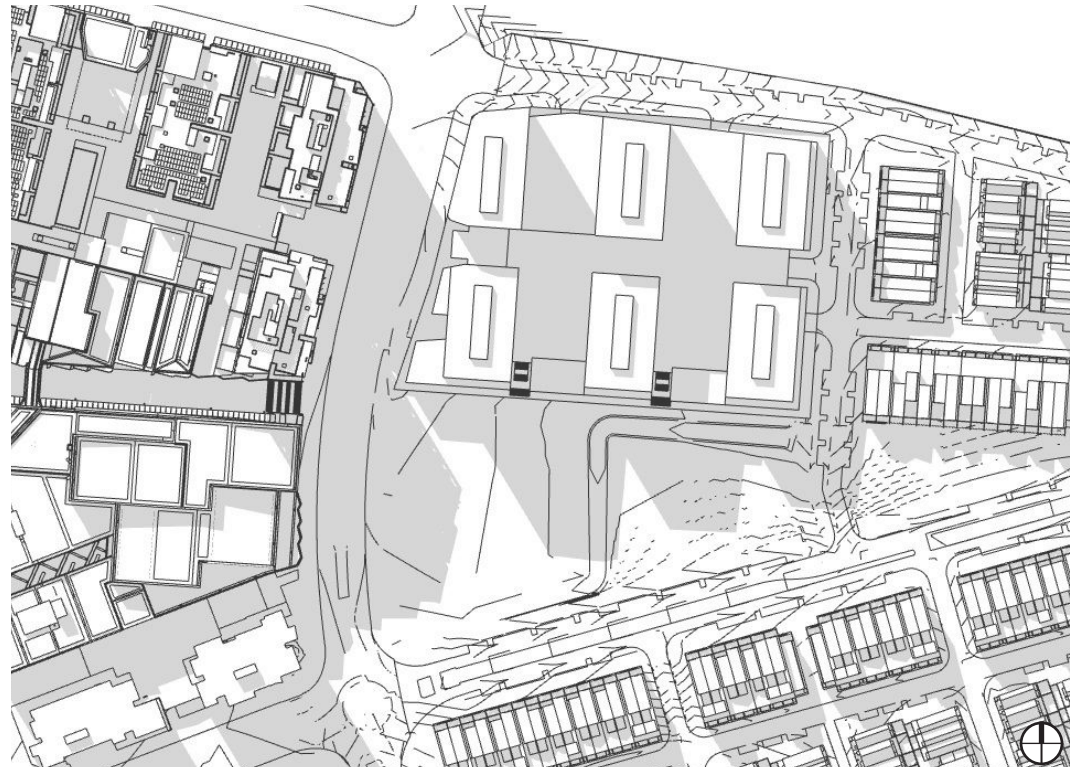


21ST JUNE 12PM
SCALE: N.T.S.

SHADOW DIAGRAMS WINTER 1PM -3PM



21ST JUNE 1PM
SCALE: N.T.S.



21ST JUNE 2PM
SCALE: N.T.S.

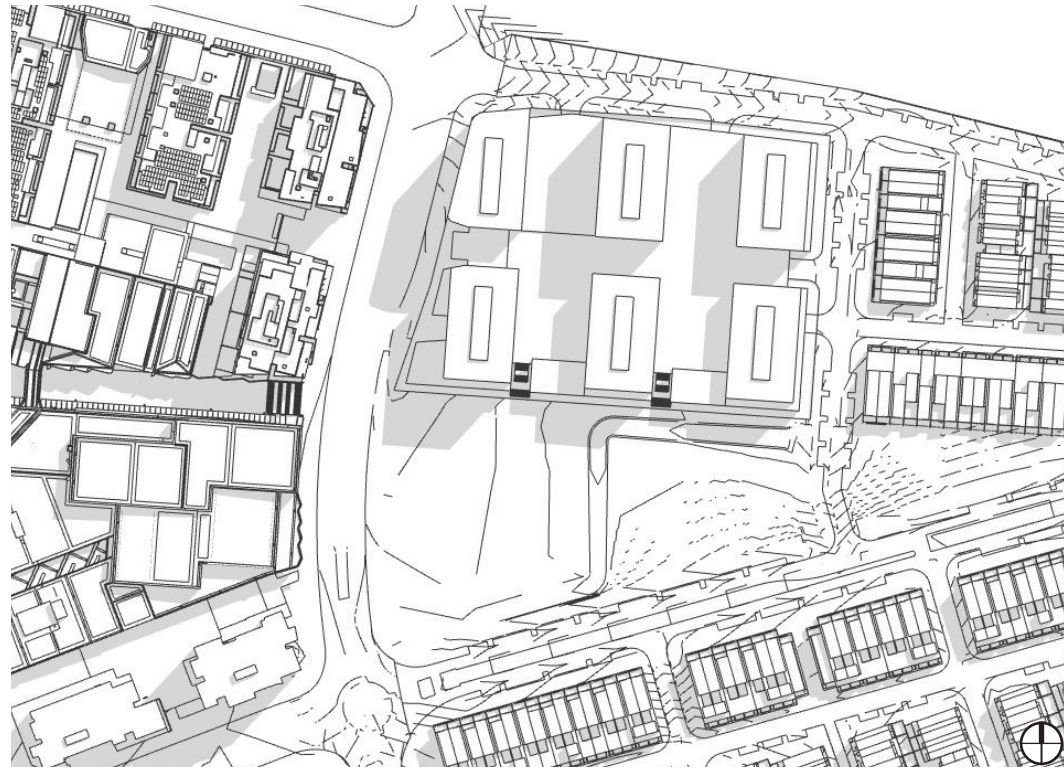


21ST JUNE 3PM
SCALE: N.T.S.

SHADOW DIAGRAMS SPRING 9AM -12PM



23RD SEP 9AM
SCALE: N.T.S.



23RD SEP 10AM
SCALE: N.T.S.



23RD SEP 11AM
SCALE: N.T.S.



23RD SEP 12PM
SCALE: N.T.S.

RP3 APARTMENTS
SHADOW DIAGRAMS SPRING 1PM -3PM



23RD SEP 1PM
SCALE: N.T.S.



23RD SEP 2PM
SCALE: N.T.S.

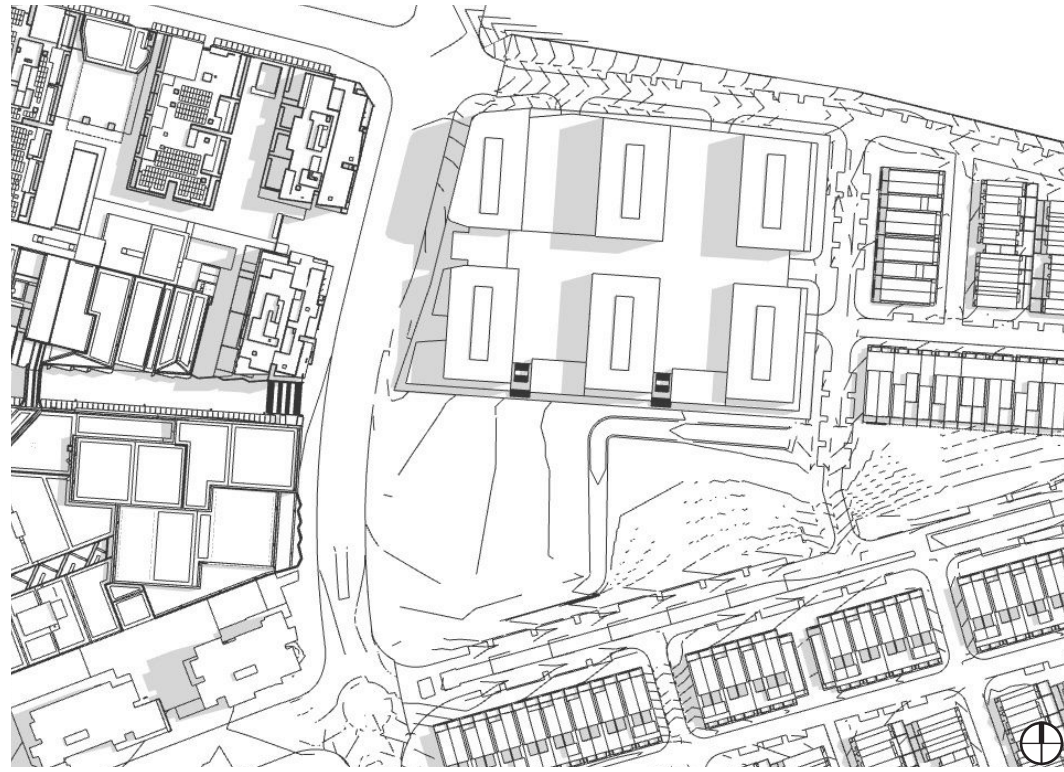


23RD SEP 3PM
SCALE: N.T.S.

RP3 APARTMENTS
SHADOW DIAGRAMS SUMMER 9AM -12PM



21ST DEC 9AM
SCALE: N.T.S.



21ST DEC 10AM
SCALE: N.T.S.

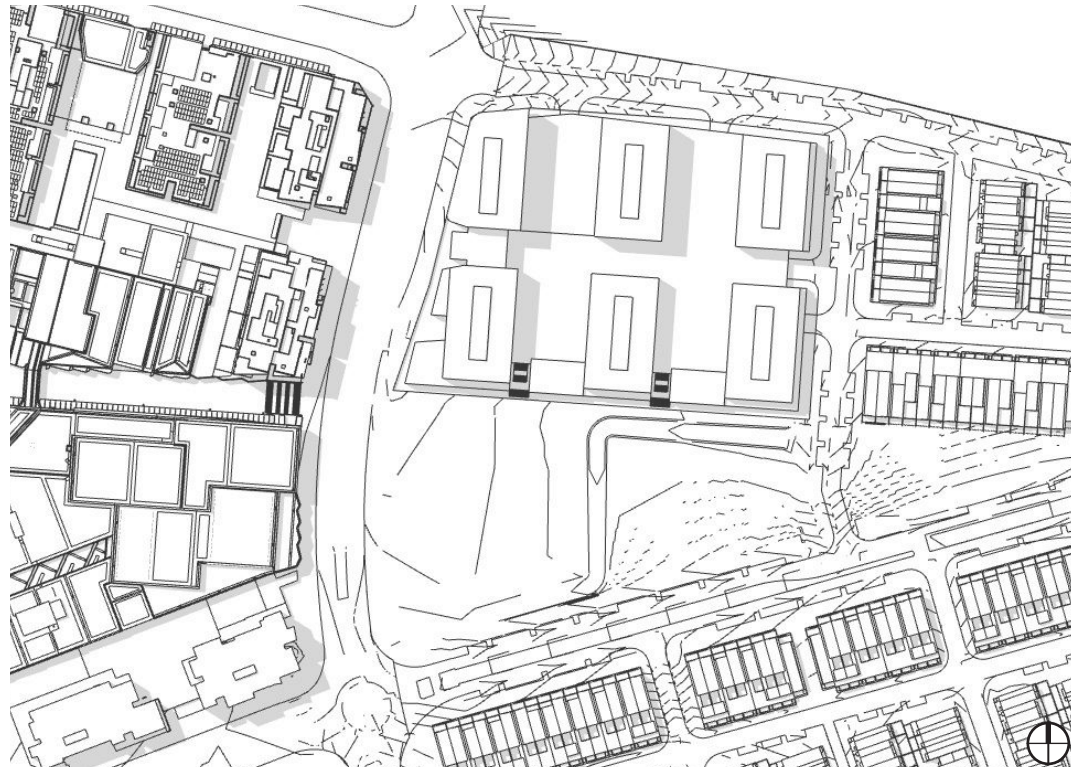


21ST DEC 11AM
SCALE: N.T.S.



21ST DEC 12PM
SCALE: N.T.S.

SHADOW DIAGRAMS SUMMER 1PM -3PM



21ST DEC 1PM
SCALE: N.T.S.

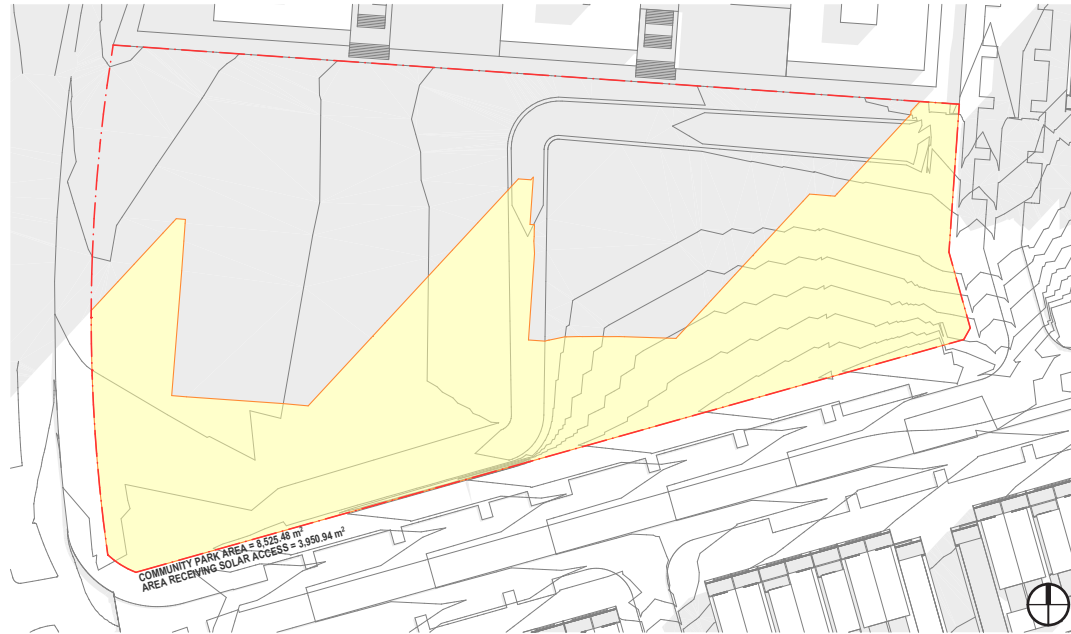


21ST DEC 2PM
SCALE: N.T.S.

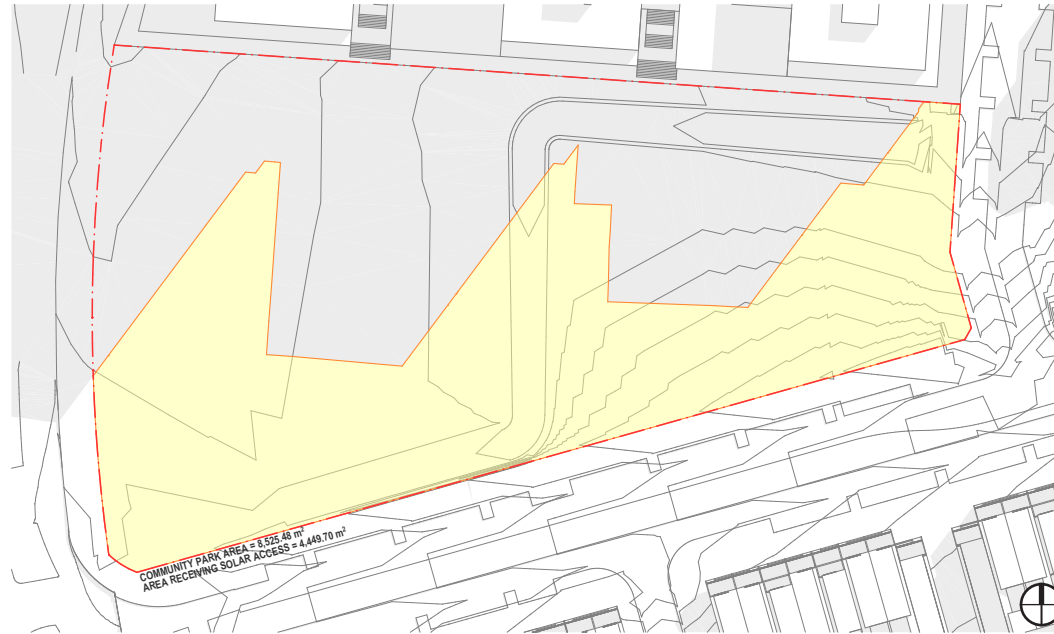


21ST DEC 3PM
SCALE: N.T.S.

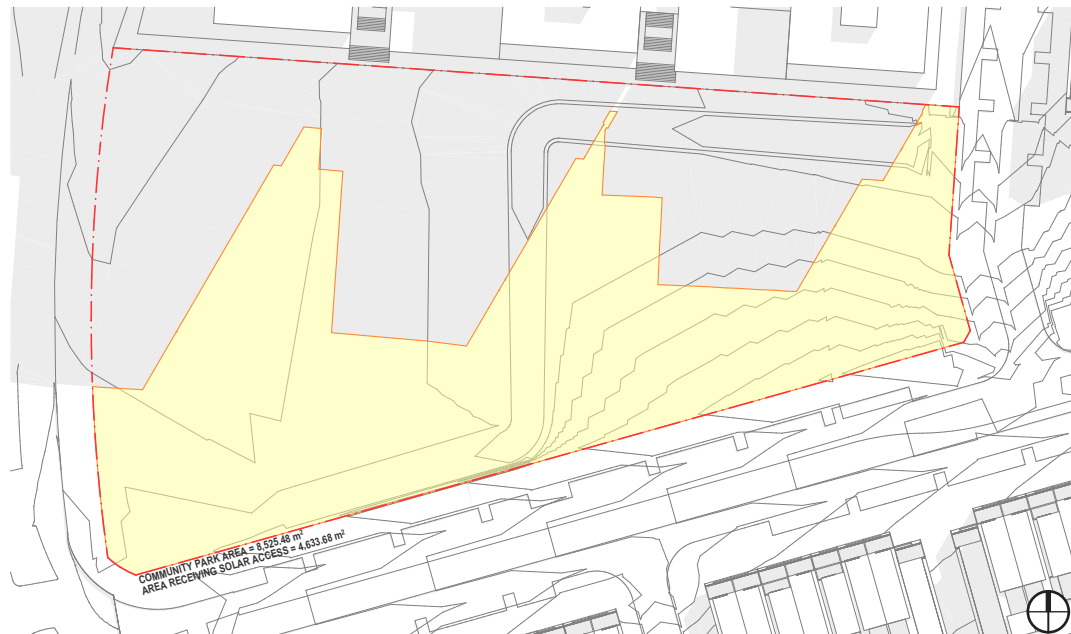
PARK SOLAR ACCESS WINTER 9AM -10:30AM



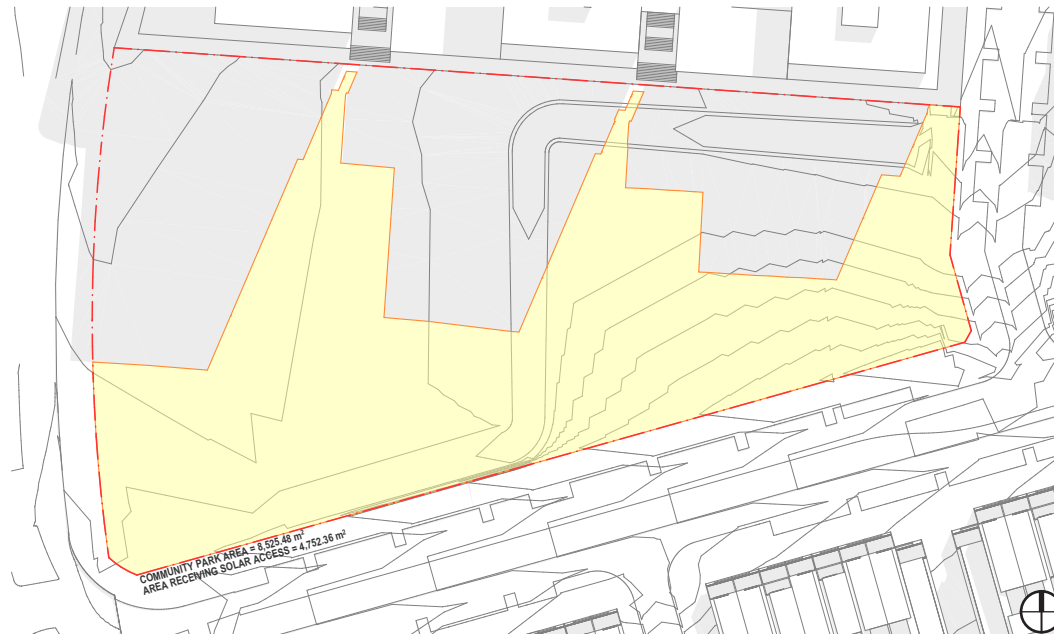
21ST JUNE - 9AM (SOLAR ACCESS TO PARK) - MOD 12 BLOCK FORM
SCALE: N.T.S.



21ST JUNE - 9:30AM (SOLAR ACCESS TO PARK) - MOD 12 BLOCK FORM
SCALE: N.T.S.



21ST JUNE - 10AM (SOLAR ACCESS TO PARK) - MOD 12 BLOCK FORM
SCALE: N.T.S.

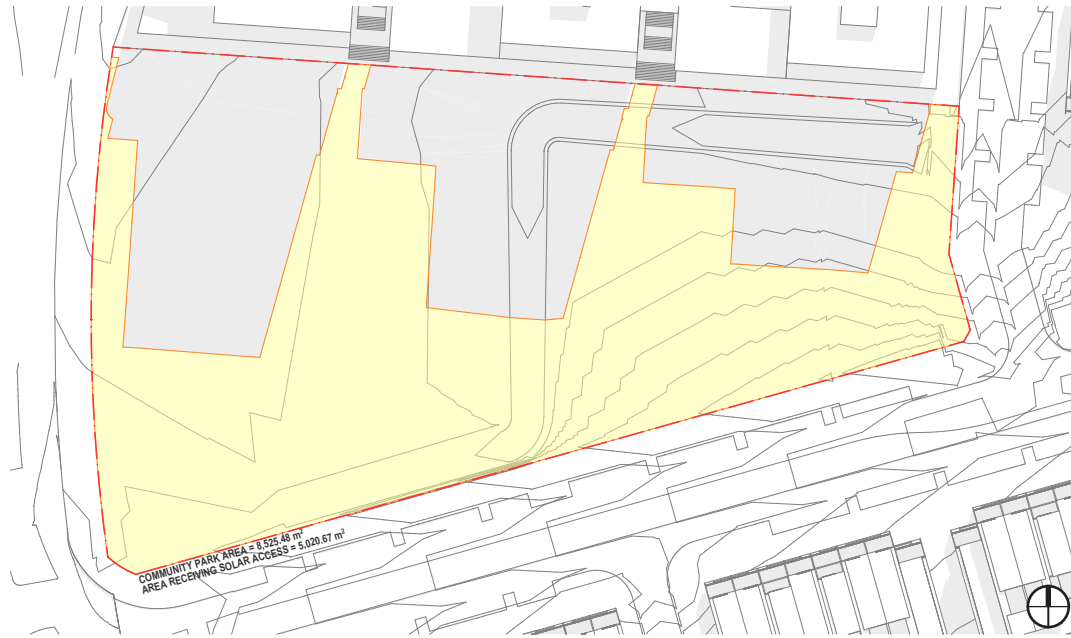


21ST JUNE - 10:30AM (SOLAR ACCESS TO PARK) - MOD 12 BLOCK FORM
SCALE: N.T.S.

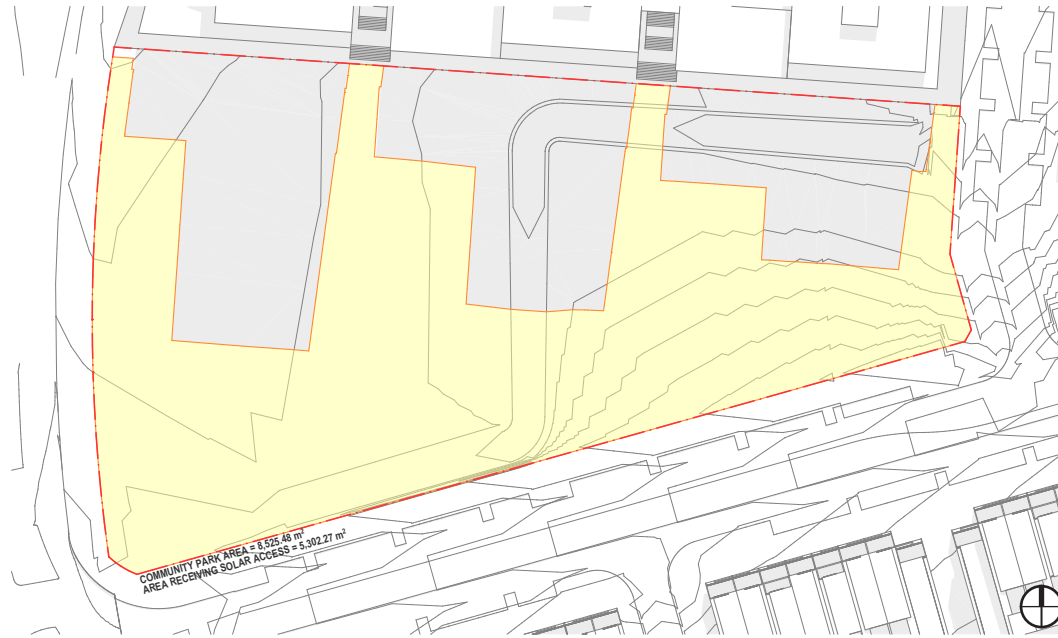
	AREA RECEIVING SOLAR ACCESS	% SOLAR ACCESS ACHIEVED	HOURS ACHIEVING SOLAR ACCESS
9AM	3950.94	46.34%	9-9:30AM N
9:30AM	4449.70	52.19%	9:30-10:30AM Y
10AM	4633.68	54.35%	
10:30AM	4752.36	55.74%	10:30-11:30AM Y
11AM	5020.67	58.89%	11:30AM Y
11:30AM	5302.27	62.19%	11:30-12:30PM Y
12PM	5259.22	61.69%	12:30-1:30PM Y
12:30PM	5056.68	59.31%	
1PM	4962.25	58.20%	
1:30PM	4324.76	50.73%	1:30-2PM N
2PM	3196.23	37.49%	2-3PM N
3PM	282.94	3.32%	3PM N

BEST PRACTICE GUIDELINE: 50% OF THE PARK TO RECEIVE SOLAR ACCESS FOR 4 HOURS DURING MID WINTER

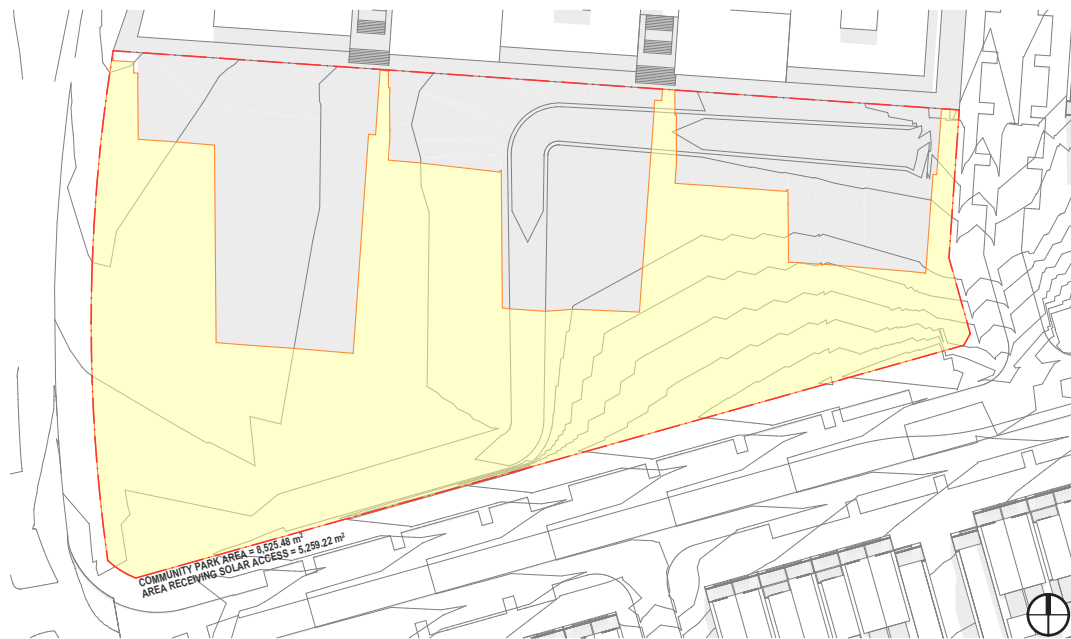
PARK SOLAR ACCESS WINTER 11AM - 12:30PM



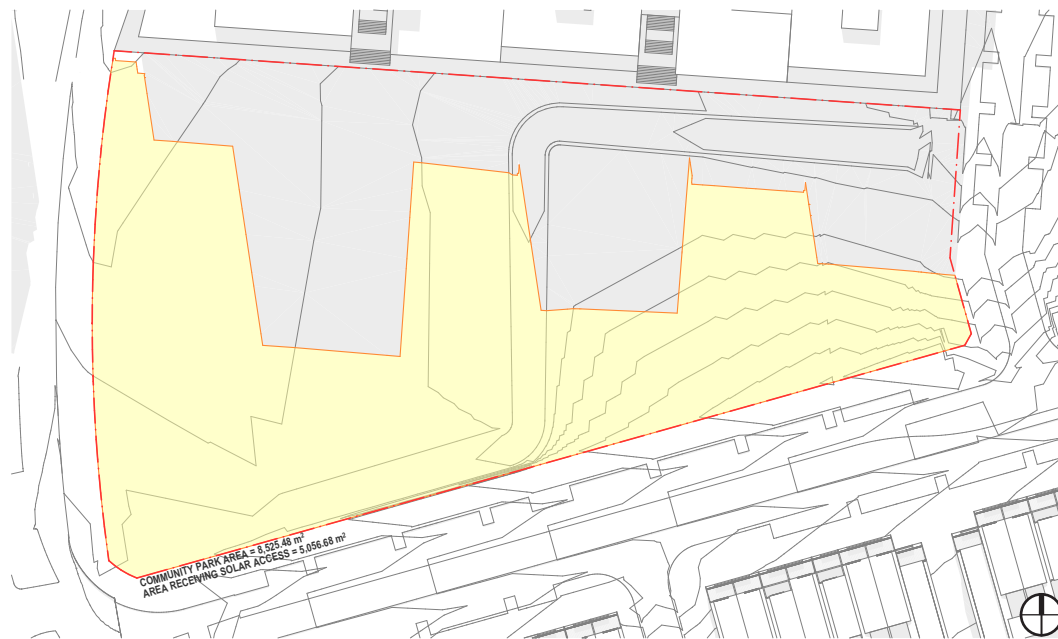
21ST JUNE - 11AM (SOLAR ACCESS TO PARK) - MOD 12 BLOCK FORM
SCALE: N.T.S.



21ST JUNE - 11:30AM (SOLAR ACCESS TO PARK) - MOD 12 BLOCK FORM
SCALE: N.T.S.

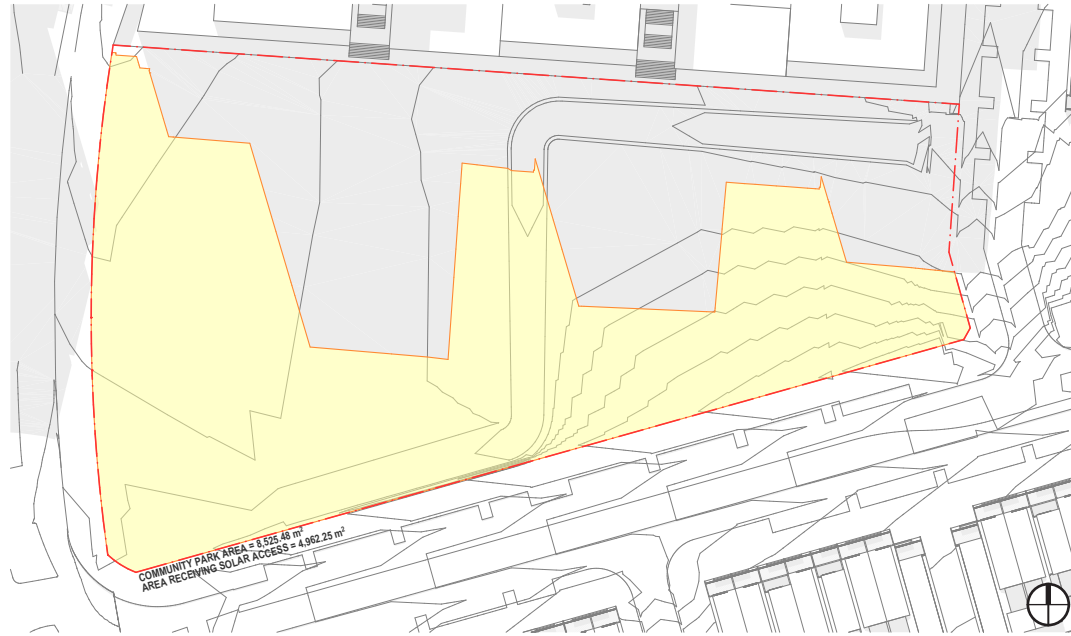


21ST JUNE - 12PM (SOLAR ACCESS TO PARK) - MOD 12 BLOCK FORM
SCALE: N.T.S.

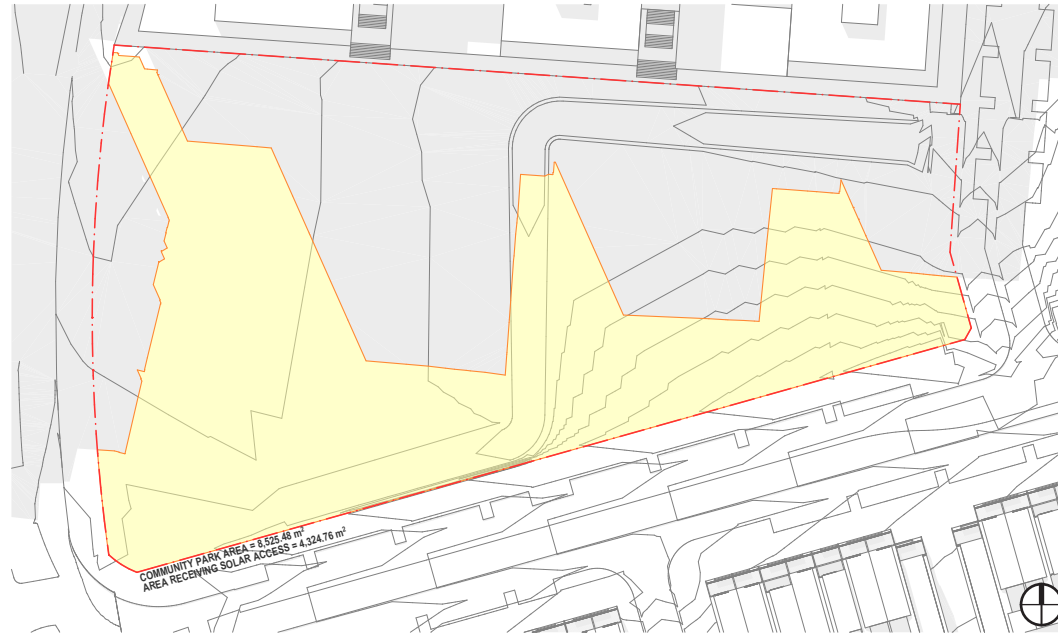


21ST JUNE - 12:30PM (SOLAR ACCESS TO PARK) - MOD 12 BLOCK FORM
SCALE: N.T.S.

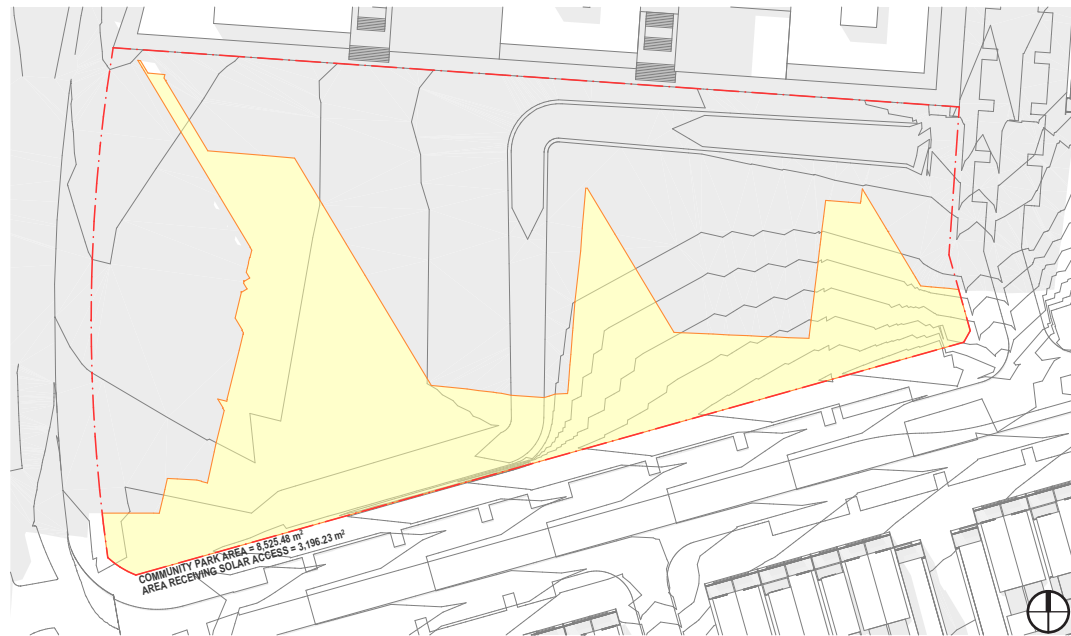
PARK SOLAR ACCESS WINTER 1PM - 3PM



21ST JUNE - 1PM (SOLAR ACCESS TO PARK) - MOD 12 BLOCK FORM
SCALE: N.T.S.



21ST JUNE - 1:30PM (SOLAR ACCESS TO PARK) - MOD 12 BLOCK FORM
SCALE: N.T.S.



21ST JUNE - 2PM (SOLAR ACCESS TO PARK) - MOD 12 BLOCK FORM
SCALE: N.T.S.



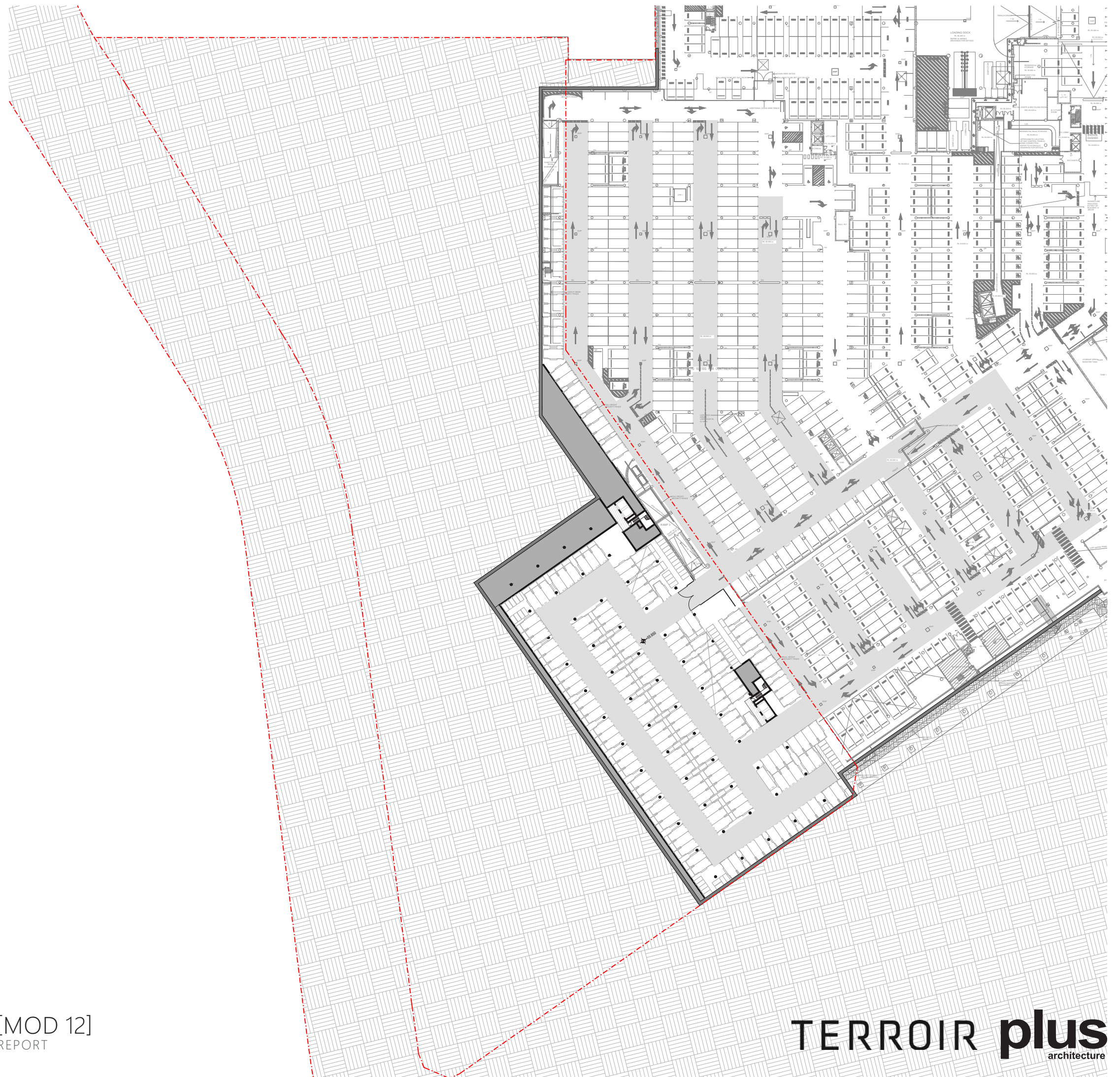
21ST JUNE - 3PM (SOLAR ACCESS TO PARK) - MOD 12 BLOCK FORM
SCALE: N.T.S.



A

**APPENDIX 1
TOWN CENTRE DETAILED CONTEXT**

TOWN CENTRE DETAILED CONTEXT BASEMENT LEVEL 2 PLAN



LEGEND

--- BOUNDARY LINE

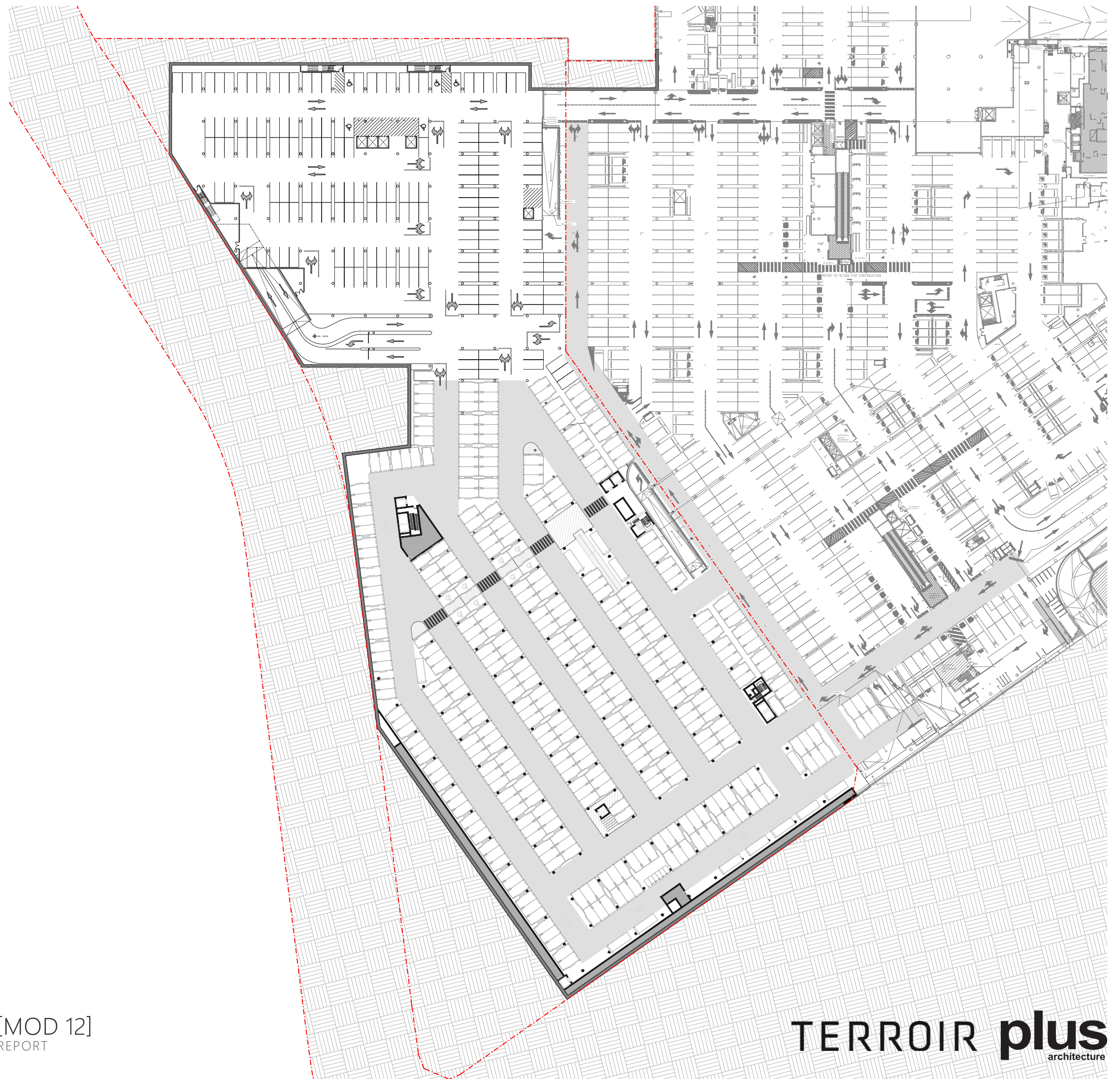


NORTH

SCALE: 1 : 1000 @ A3



TOWN CENTRE DETAILED CONTEXT
BASEMENT LEVEL 1 PLAN



LEGEND

--- BOUNDARY LINE

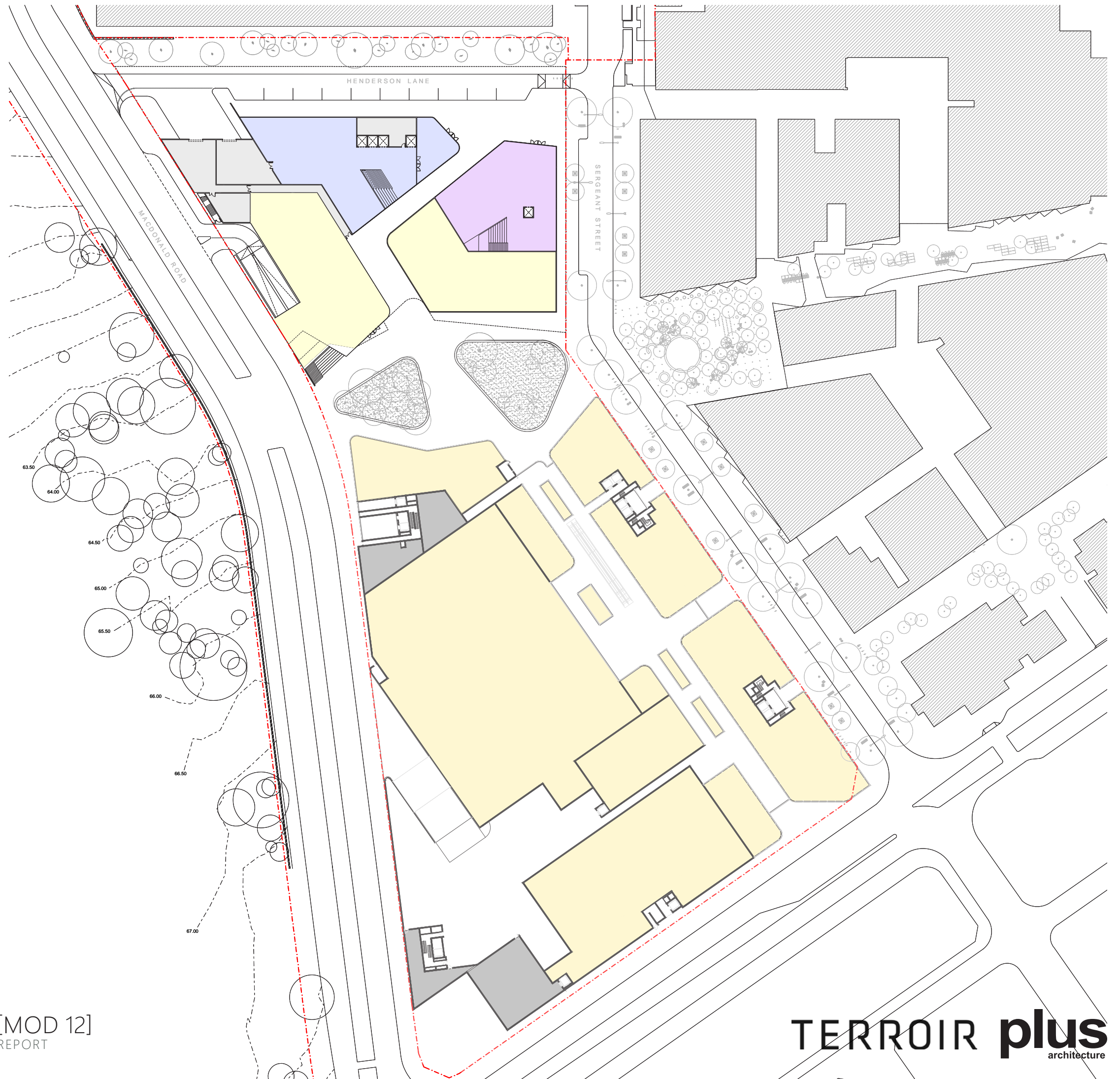


NORTH

SCALE: 1 : 1000 @ A3



TOWN CENTRE DETAILED CONTEXT GROUND FLOOR PLAN



LEGEND

- BOUNDARY LINE
- SCHOOL
- RETAIL/COMMERCIAL
- COMMUNITY CENTRE
- LOADING/SERVICES

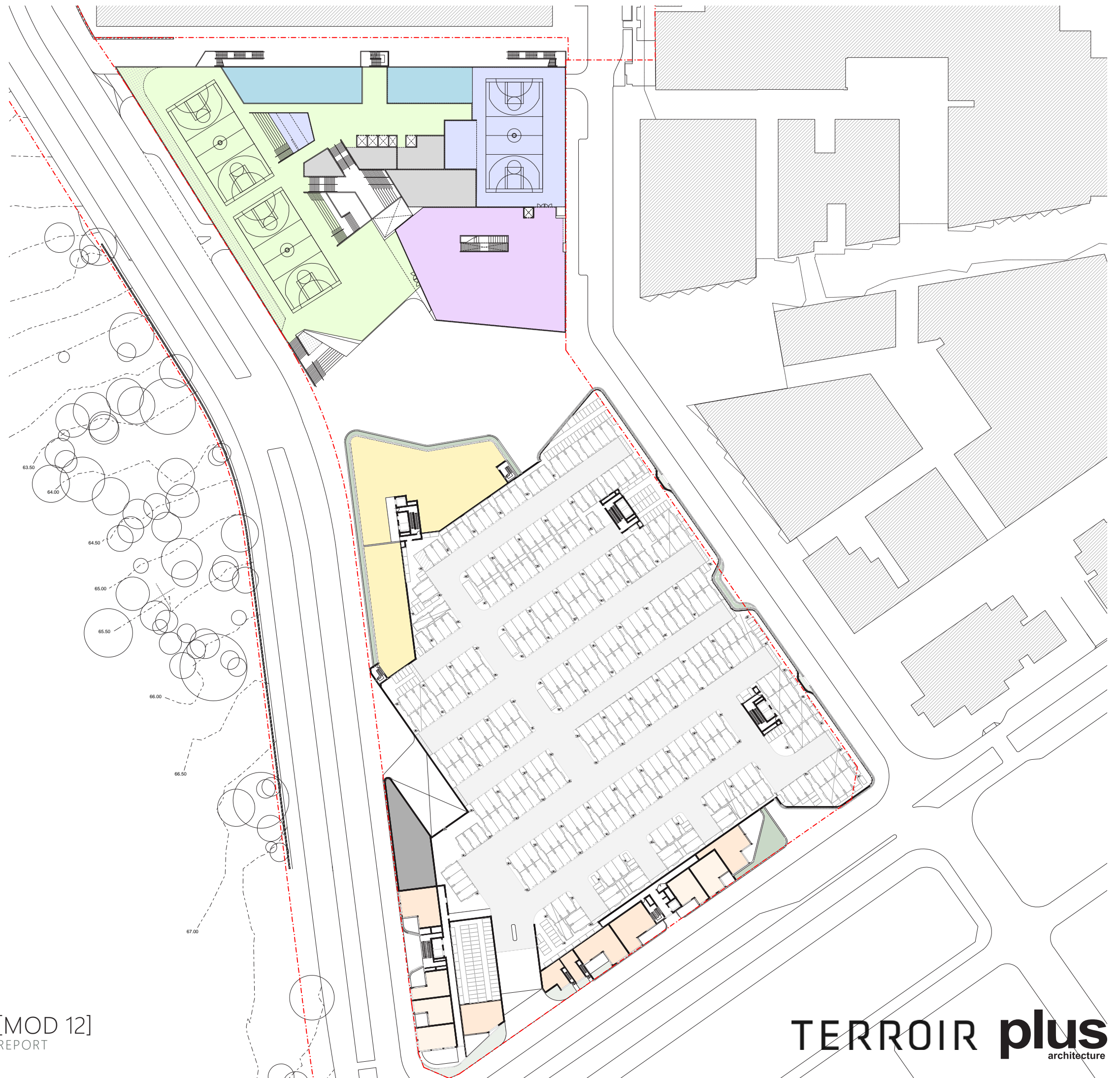


NORTH

SCALE: 1 : 1000 @ A3



TOWN CENTRE DETAILED CONTEXT
LEVEL 1 PLAN



LEGEND

- BOUNDARY LINE
- EDUCATION FLOOR AREA
- COVERED/OUTDOOR AREA
- RESIDENTIAL
- RETAIL/COMMERCIAL
- COMMUNITY CENTRE



NORTH

SCALE: 1 : 1000 @ A3



TOWN CENTRE DETAILED CONTEXT
LEVEL 2 PLAN



LEGEND

- BOUNDARY LINE
- EDUCATION FLOOR AREA
- COVERED/OUTDOOR AREA
- RESIDENTIAL
- RETAIL/COMMERCIAL



NORTH

SCALE: 1 : 1000 @ A3



TOWN CENTRE DETAILED CONTEXT
LEVEL 3 PLAN



LEGEND

- BOUNDARY LINE
- EDUCATION FLOOR AREA
- COVERED/OUTDOOR AREA
- RESIDENTIAL

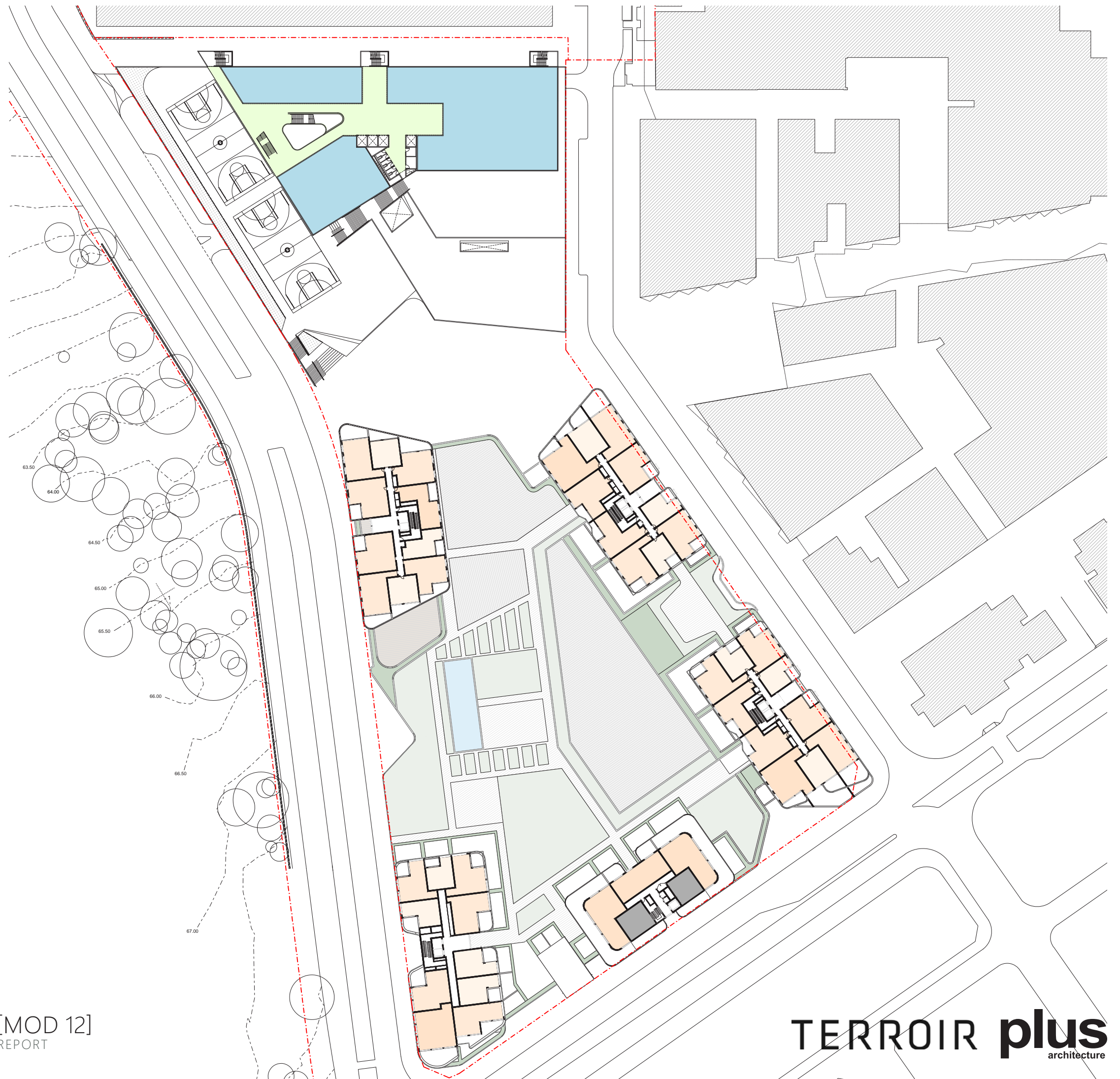


NORTH

SCALE: 1 : 1000 @ A3



TOWN CENTRE DETAILED CONTEXT
LEVEL 4-5 (TYPICAL)



LEGEND

- BOUNDARY LINE
- EDUCATION FLOOR AREA
- COVERED/OUTDOOR AREA
- RESIDENTIAL

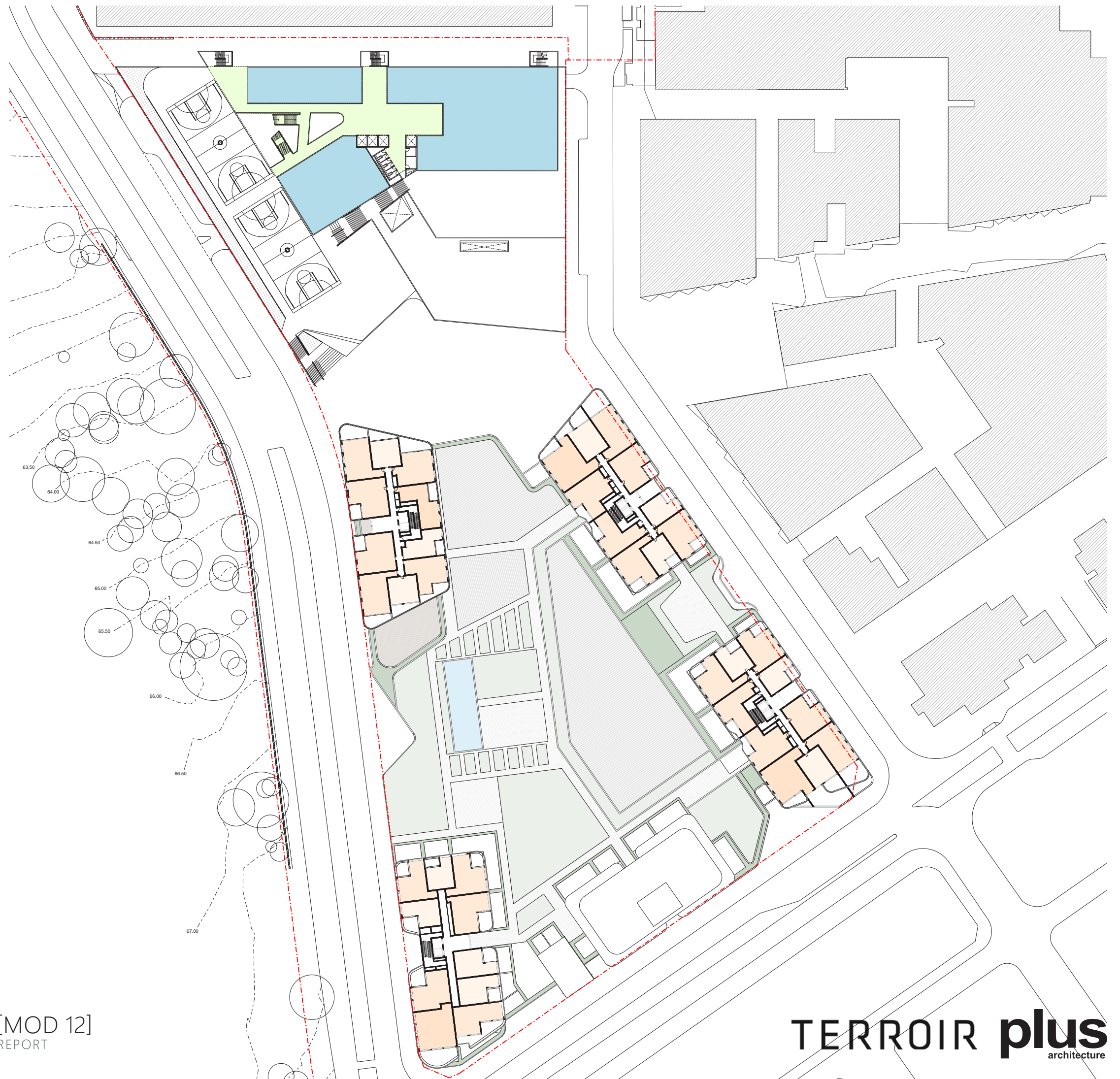


NORTH

SCALE: 1 : 1000 @ A3



TOWN CENTRE DETAILED CONTEXT
LEVEL 6-8 (TYPICAL)



LEGEND

- BOUNDARY LINE
- EDUCATION FLOOR AREA
- COVERED/OUTDOOR AREA
- RESIDENTIAL

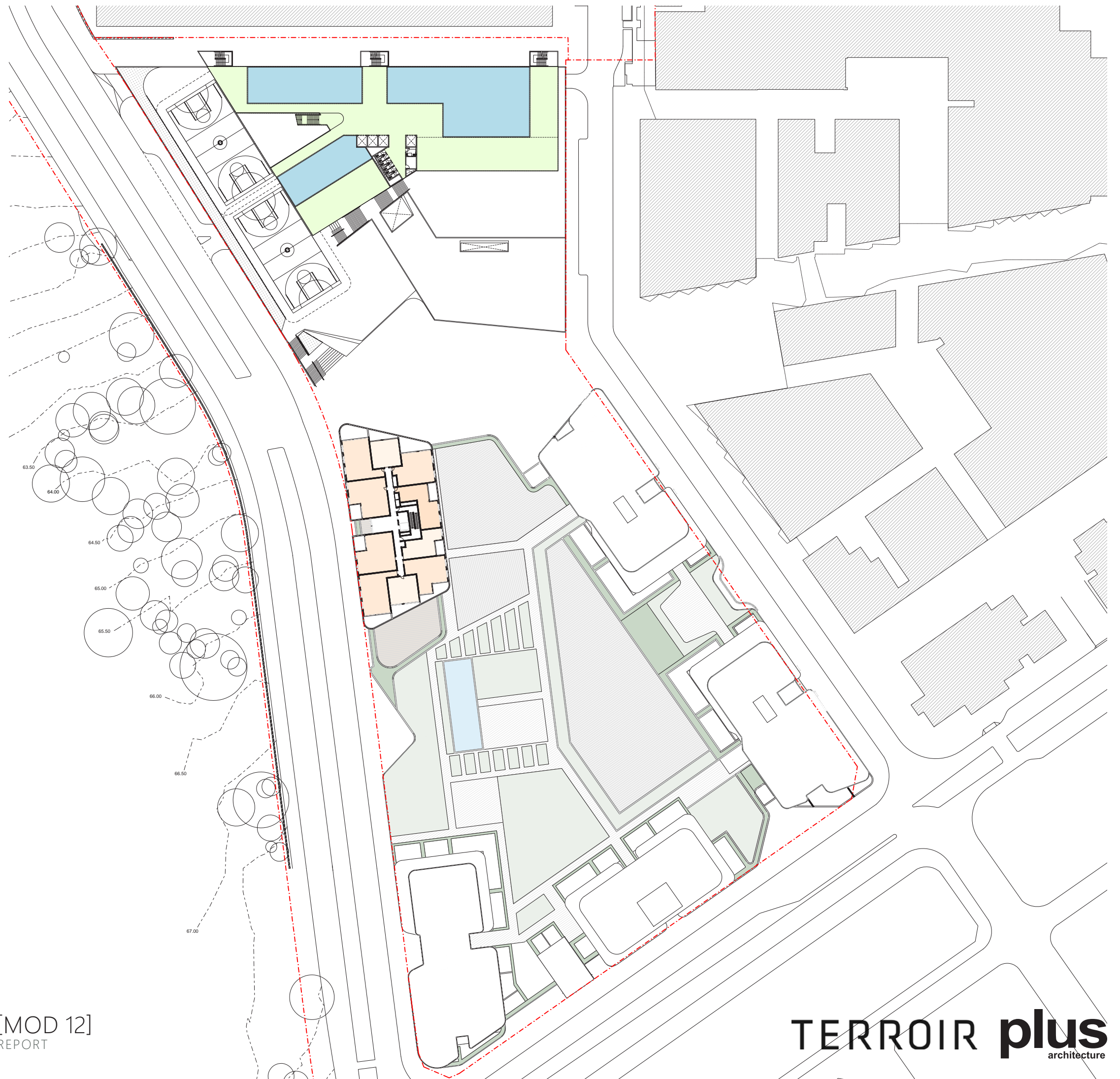


NORTH

SCALE: 1 : 1000 @ A3



TOWN CENTRE DETAILED CONTEXT
LEVEL 9 PLAN



LEGEND

- BOUNDARY LINE
- EDUCATION FLOOR AREA
- COVERED/OUTDOOR AREA
- RESIDENTIAL

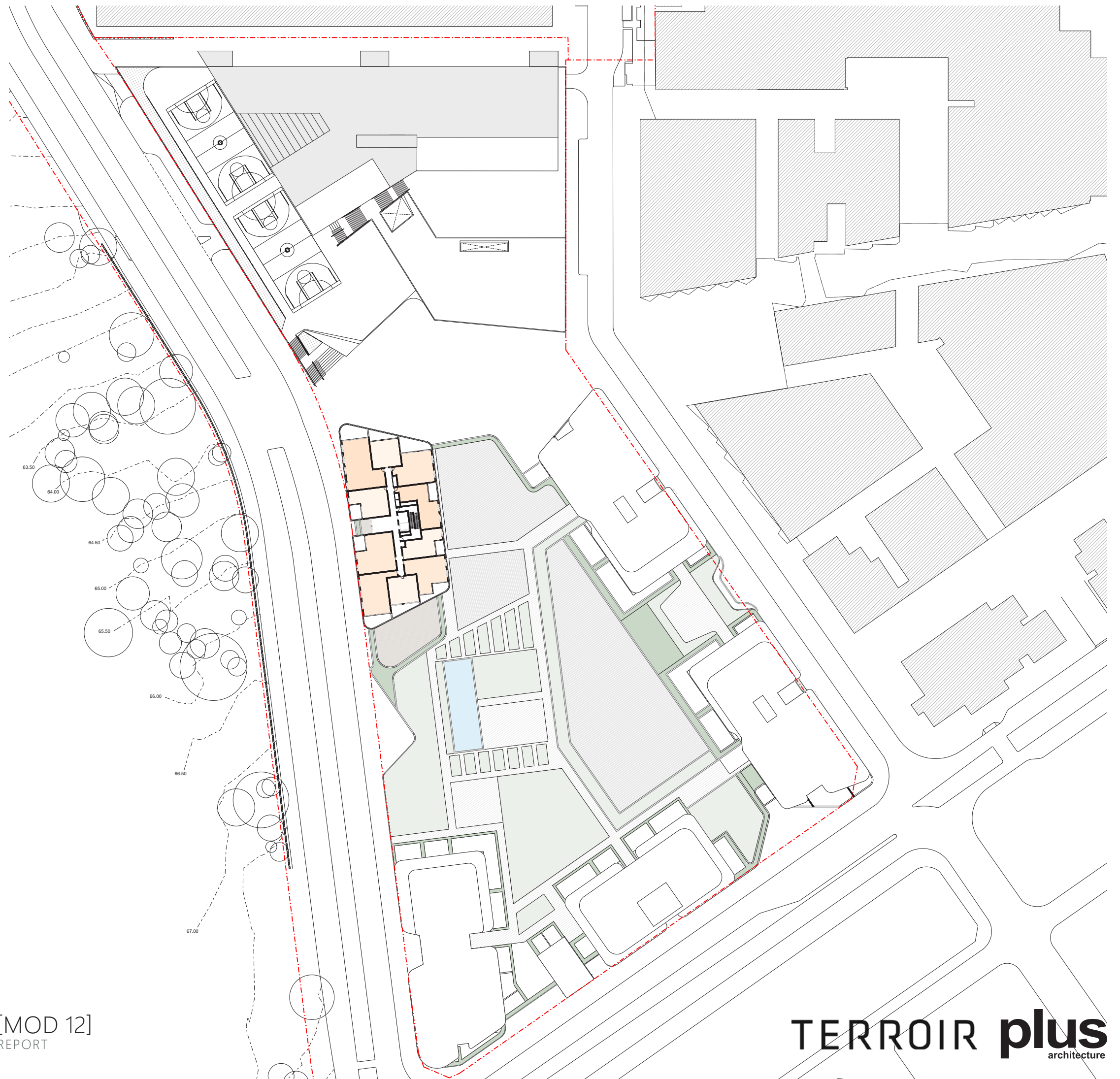


NORTH

SCALE: 1 : 1000 @ A3



TOWN CENTRE DETAILED CONTEXT
LEVEL 10-19 (TYPICAL)



LEGEND

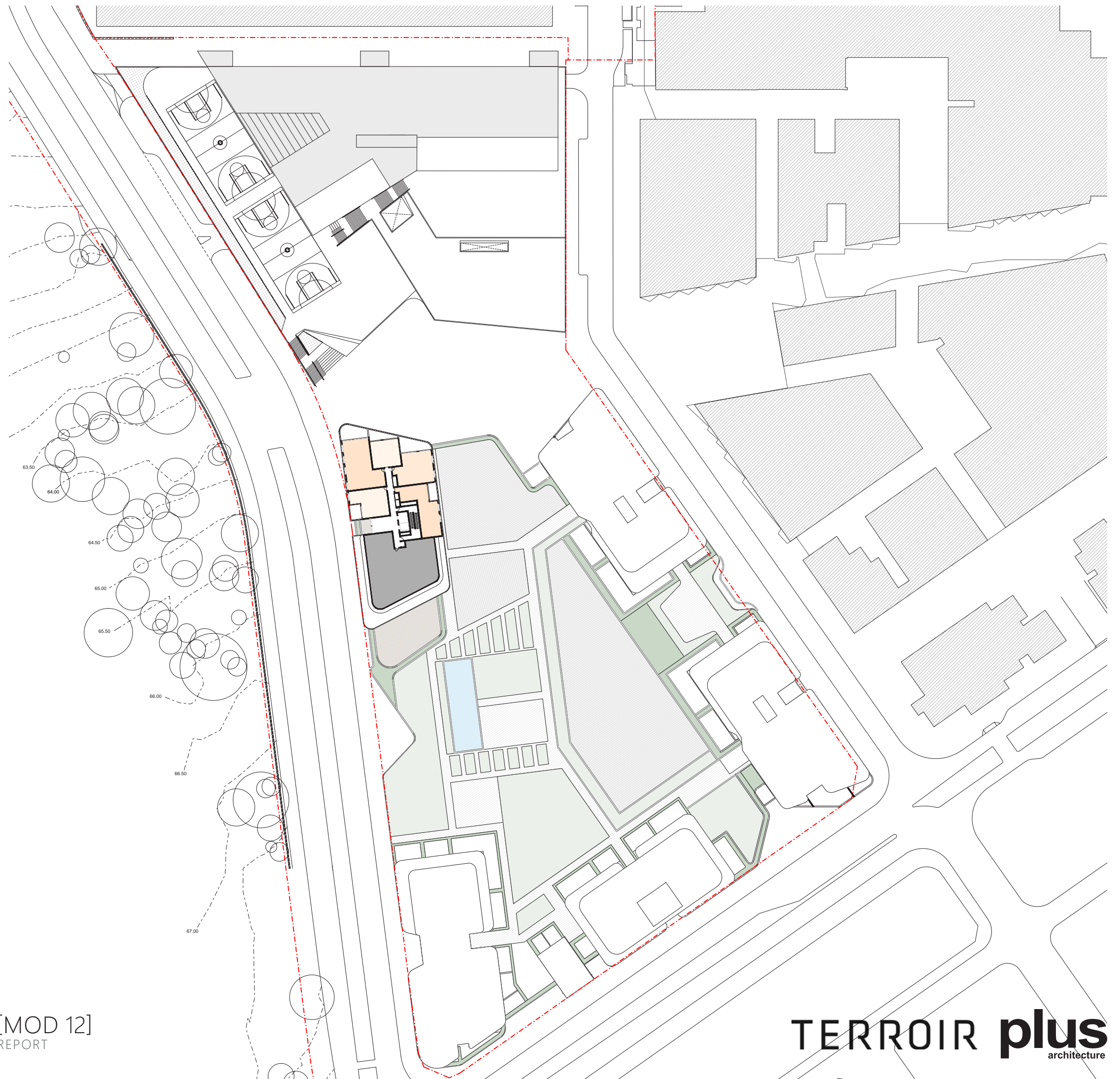
- BOUNDARY LINE
- RESIDENTIAL



SCALE: 1 : 1000 @ A3



TOWN CENTRE DETAILED CONTEXT
LEVEL 20 PLAN



LEGEND

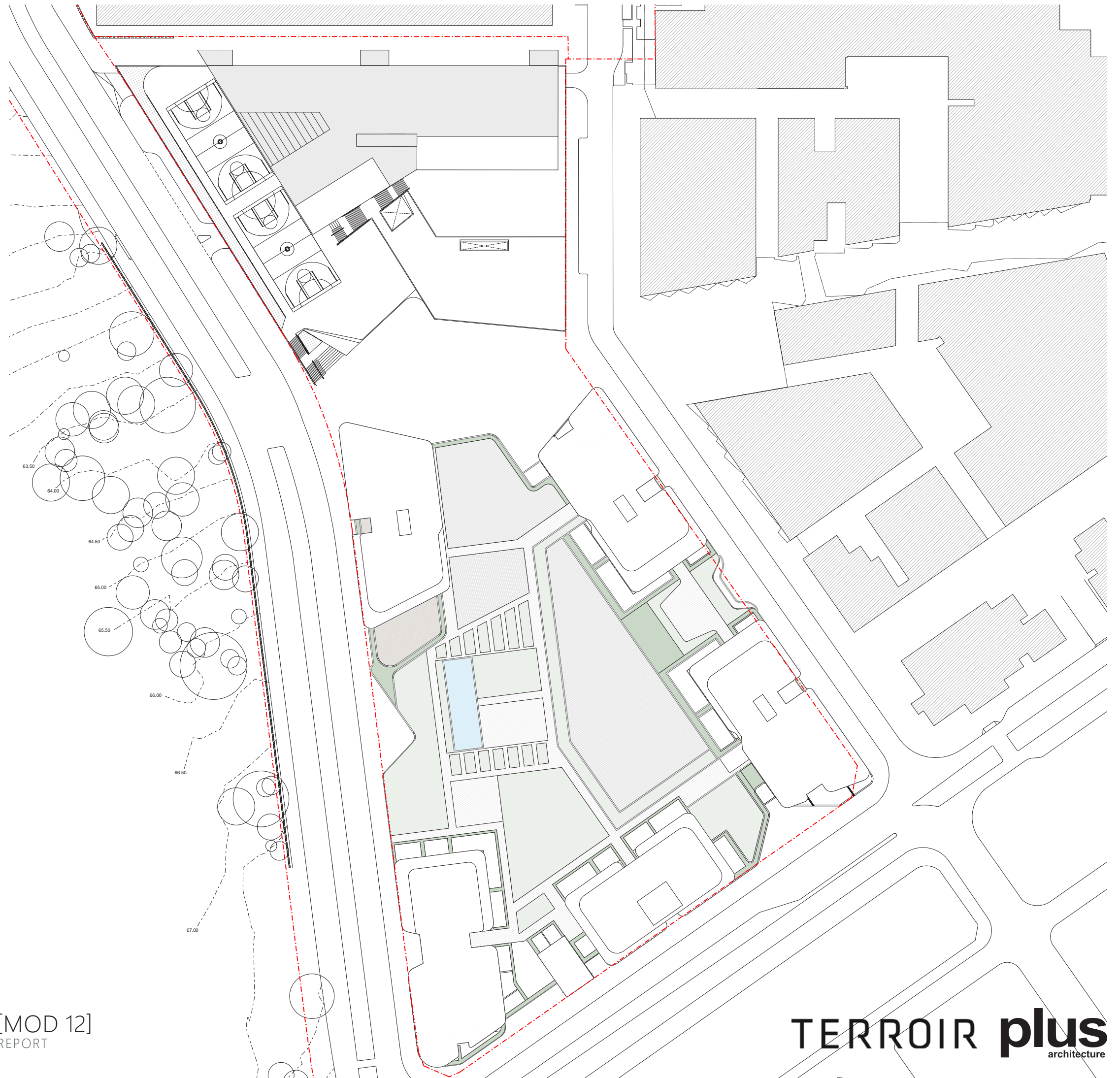
- BOUNDARY LINE
- RESIDENTIAL
- SERVICES/PLANT



SCALE: 1 : 1000 @ A3



TOWN CENTRE DETAILED CONTEXT
ROOF PLAN



LEGEND

--- BOUNDARY LINE

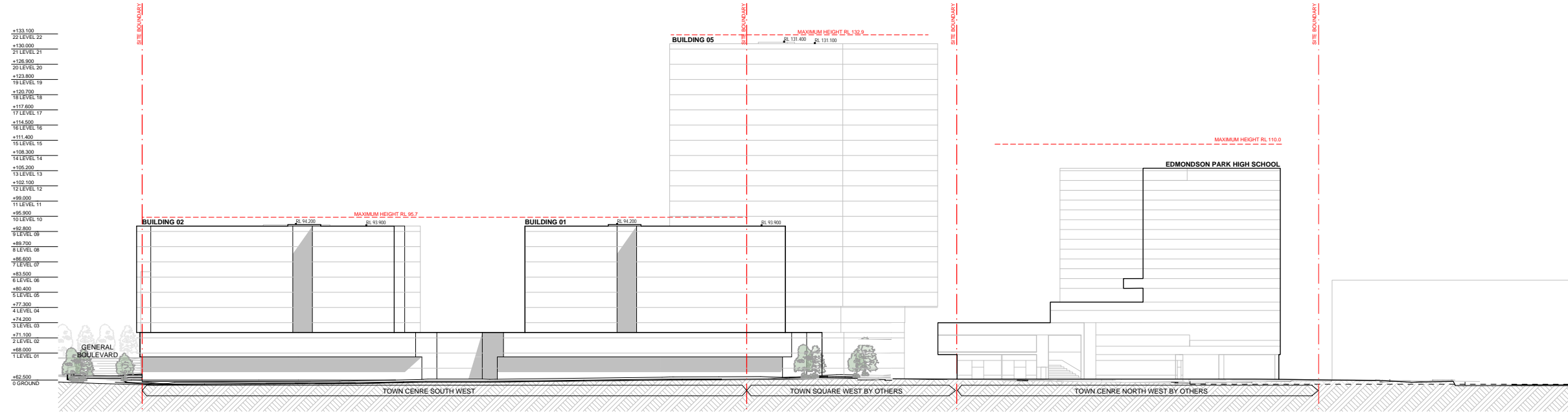


NORTH

SCALE: 1 : 1000 @ A3

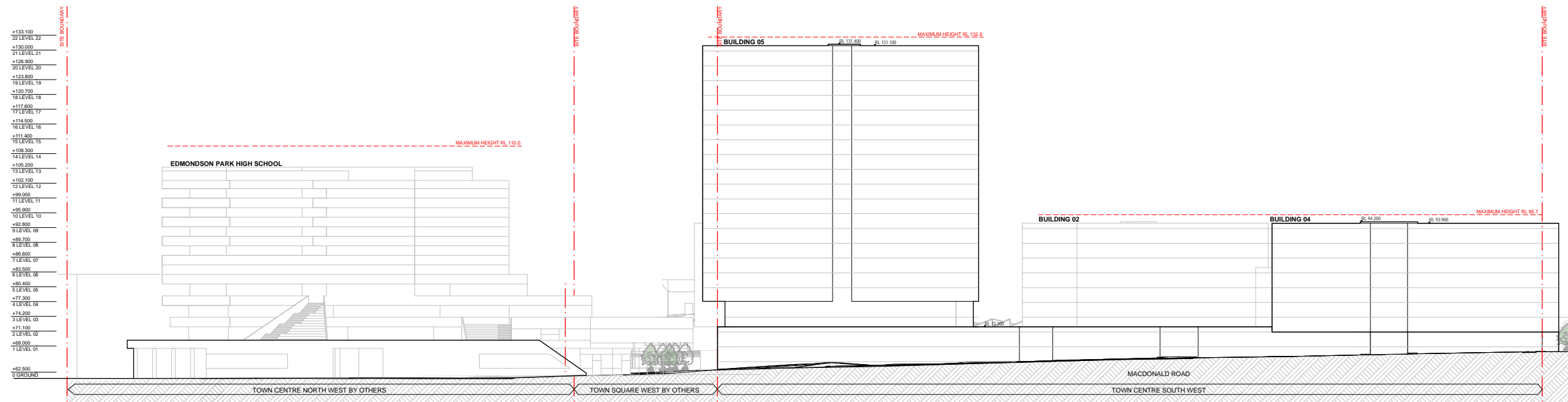


TOWN CENTRE DETAILED CONTEXT EAST WEST ELEVATIONS



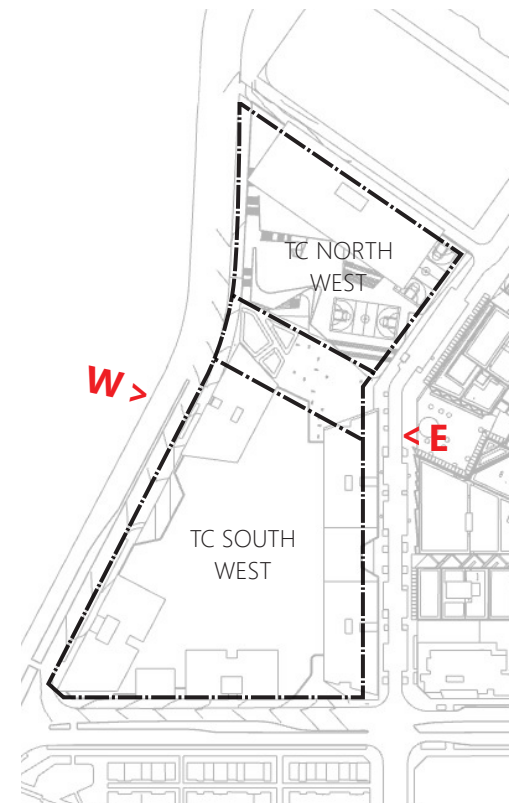
EAST ELEVATION

1:1000

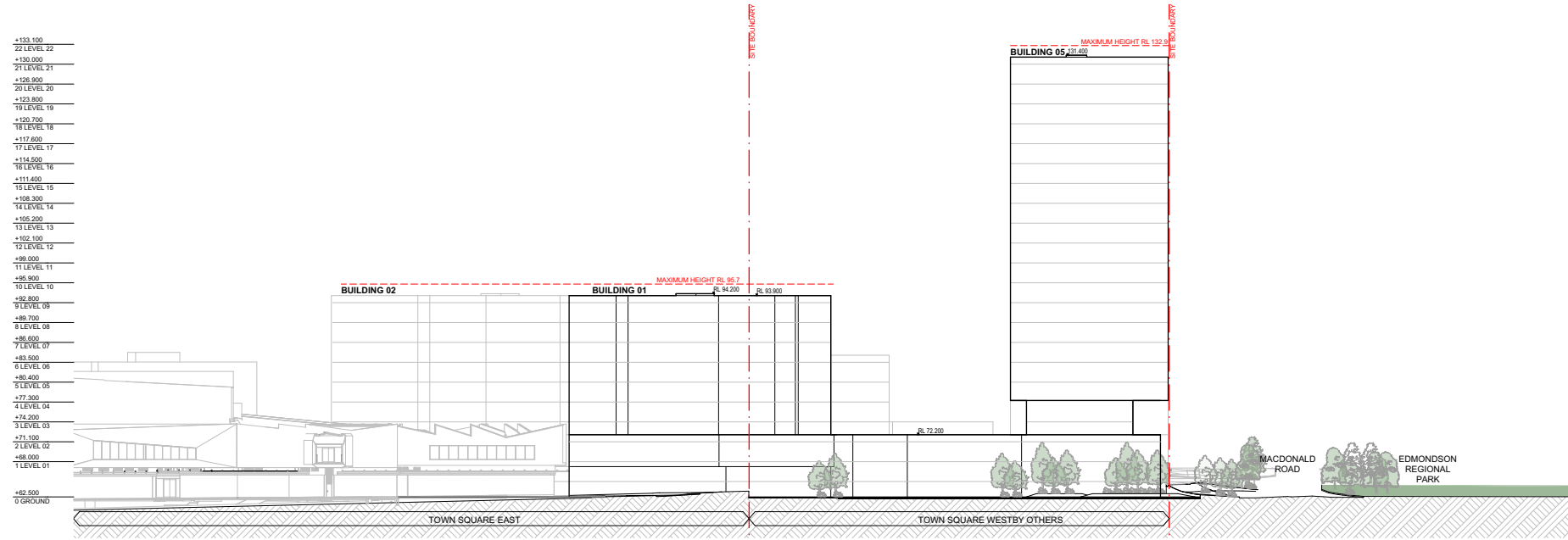


WEST ELEVATION

1:1000

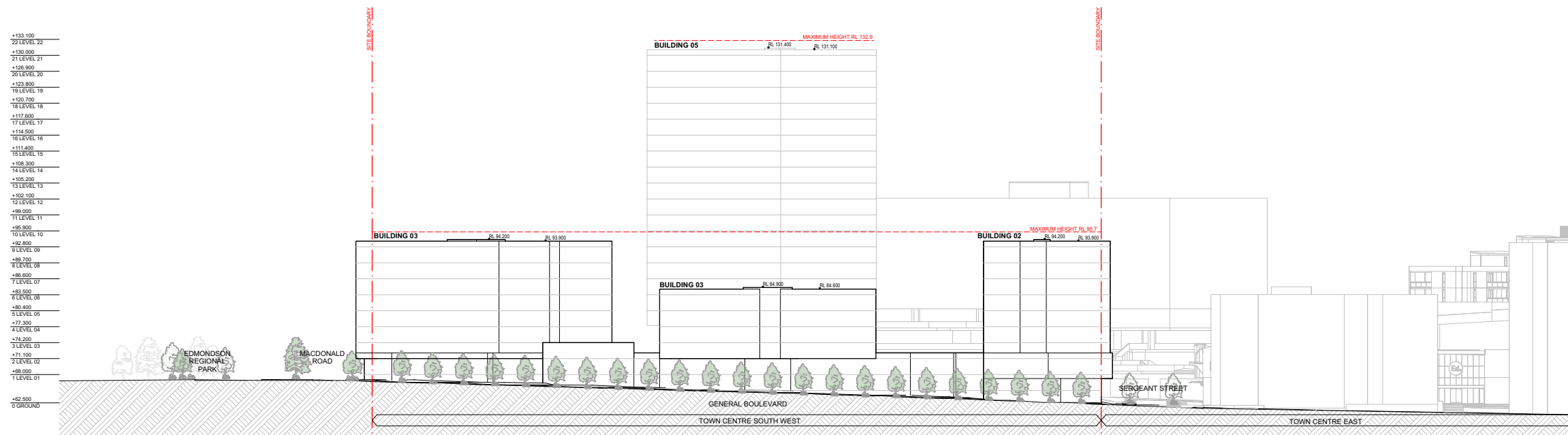


TOWN CENTRE DETAILED CONTEXT NORTH SOUTH ELEVATIONS



NORTH ELEVATION

1:1000



SOUTH ELEVATION

1:1000

