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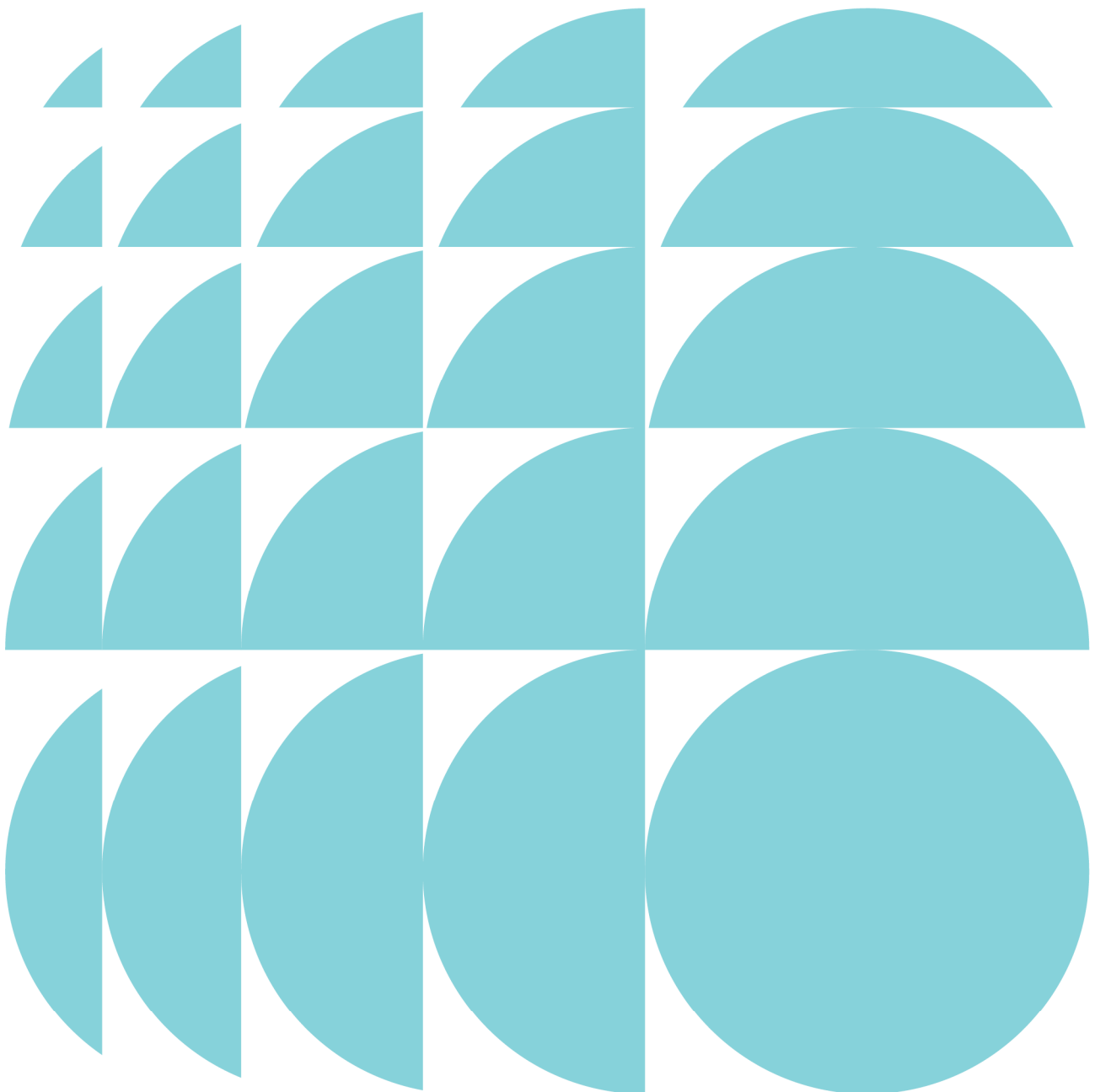
Development Application

Statement of Environmental Effects

Edmondson Park Frasers Town Centre
Residential Precinct 1 (Stage 1 Built Form)

Submitted to Liverpool City Council
On behalf of Frasers Property Australia

20 September 2017 | 15895



CONTACT

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1.0 Introduction

This Statement of Environmental Effects (SEE) is submitted to Liverpool City Council (Council) in support of a Development Application (DA) for the construction of 104 residential dwellings, landscaping, local parks and resident facilities and construction of Mews 3 within Residential Precinct 1, Stage 1 of Edmondson Park Frasers Town Centre as shown on the plans at **Appendix A**.

Specifically, the DA seeks approval for:

- construction of use of 104 residential dwellings including:
- townhome, terrace and studio dwelling typologies comprising:
 - 24 x 1 bedroom dwellings;
 - 12 x 2 bedroom dwellings;
 - 59 x 3 bedroom dwellings; and
 - 9 x 4 bed dwellings.
 - car parking for 172 vehicles (including 20 x 3.2m wide universal design compliant spaces); and
- construction of Mews 3;
- subdivision of land;
- landscaping and public domain improvements; and
- provision of utilities and services.

This SEE has been prepared by Ethos Urban on behalf of Frasers Property Australia (Frasers), and is based on the Architectural Plans provided by Group GSA (**Appendix A**) and other supporting technical information appended to the report (see Table of Contents).

This report describes the site, its environs, the proposed development, and provides an assessment of the environmental impacts and identifies the steps to be taken to protect or lessen the potential impacts on the environment.

2.0 Background

2.1 Concept Approval

In March 2010 Landcom (now UrbanGrowth NSW (UGNSW)) lodged a Concept Plan (MP 10_0118) and concurrent Project Application (MP 10_0119) for the development of Edmondson Park South. The Concept Plan was approved by the Planning Assessment Commission (PAC) on 18 August 2011 and provides for a development on approximately 413 hectares comprising:

- residential development of 3,530 dwellings;
- development of the Edmondson Park town centre including 35,000-45,000 sqm of retail, business and commercial floor space, along with associated uses, including a single 'landmark development' of up to 30 metres in height within 300 metres of the proposed station;
- protection of approximately 150 hectares of conservation lands within regional parklands;
- adaptive relocation of three heritage listed 'Riley Newsum' pre-fabricated cottages, within the open space network, and retention of the Ingleburn Military Precinct and Mont St Quentin Oval;
- upgrade of Campbelltown Road with a maximum road width of 38.8 metres, and construction of three signalised intersections with Campbelltown Road;
- a temporary sales and information office and temporary signage associated with the sale of land;
- site remediation works;
- demolition of a number of existing buildings across the site; and
- associated infrastructure.

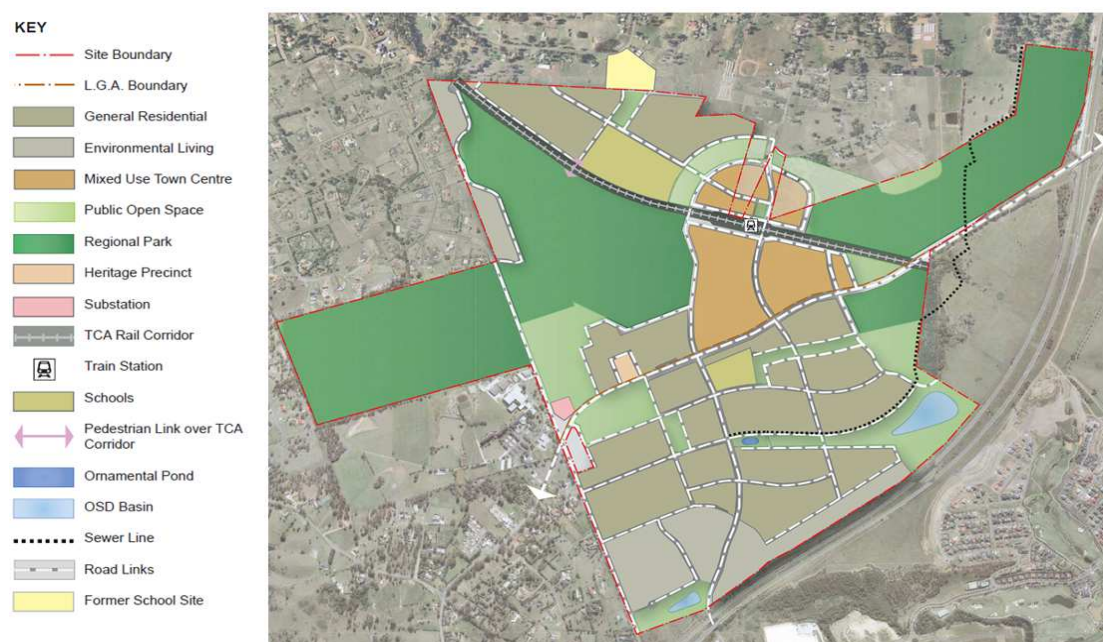


Figure 1 - The Edmondson Park South Approved Concept Plan

In approving the Concept Plan, the PAC also made a series of determinations in relation to the scope of the Concept Plan approval, concurrent Project Approval and future consent arrangements, namely:

- approval to carry out future stages of the Edmondson Park development is subject to the terms (Schedule 1) and modifications set out in Schedule 2 of the Concept Plan Instrument of Approval and the Statement of Commitments as required under Schedule 2 of that same Instrument;
- pursuant to section 75P(1)(a) of the EP&A Act, future development is subject to the further environmental assessment requirements identified in Schedule 2, Part C of the Concept Plan Instrument of Approval;
- pursuant to section 75P(1)(c) of the EP&A Act, no further environmental assessment is required for the following works which are approved under section 75J of the Act (subject to the conditions set out in Schedule 3 of the approval) (herein referred to as the Project Approval);
 - remediation works in accordance with a remediation action plan relating to lots 1, 2, part lot 7 and part 8 DP 1127652;
 - remediation of unexpected contamination in accordance with the protocols set out in the concept plan;
 - demolition of existing buildings and other structures including paved roadways as set out in the concept plan;
 - construction and use of temporary sales office; and
 - temporary signage associated with the sale of the land; and
- pursuant to section 75P(1)(b) of the EP&A Act, approval to carry out future stages of the Edmondson Park development is subject to the provisions of Part 4 of the EP&A Act.

The Project Approval component of the approved Concept Plan has been modified once. The Modification, which was approved on 27 January 2012 related to the timing for preparation of a rehabilitation plan in Condition B1.2.

2.1.1 State Environmental Planning Policy (State Significant Precincts) Schedule 3 Part 12

To facilitate the redevelopment of the Edmondson Park site under the Concept Plan, the site was listed in Part 31 of Schedule 3 of the Major Development SEPP now referred to as “State Significant Precincts SEPP”.

The State Significant Precincts SEPP zones the Edmondson Park site whilst providing maximum building height, FSR and minimum lot size development standards. The listing also includes a range of miscellaneous provisions, including heritage listings and the requirement to prepare a Development Control Plan to guide the future redevelopment of the Edmondson Park site.

2.2 The Frasers Bid and Concept Plan Modification

In August 2014 UGNSW started a two-stage sale process to select a preferred tenderer to purchase and develop the future mixed use town centre site at Edmondson Park.

Stage one of the sale process involved an Expression of Interest (EOI) being issued to the open market. A strong response was received from the industry, and five organisations were identified to progress to stage 2.

In August 2015, UGNSW confirmed that Australand (now Frasers), had been awarded the tender for the purchase and development of the Town Centre (south of the railway line).

In March 2016 Frasers lodged a Section 75W Modification to the Concept Plan (Concept Plan (Mod 4)) to incorporate the winning concepts of the bid process with a number of consequential and related changes to the built form and public domain outcome for the site.

The key modifications to the Concept Plan as it relates to the Frasers Town Centre are:

- introducing a maximum GFA limit for the Town Centre Core;
- increasing the maximum building heights in the Town Centre Core;
- increasing the approximate number of dwellings from 912 to 1884;
- revising the road network and hierarchy;
- introducing maximum car parking rates;
- provision of the Edmondson Park Frasers Town Centre Public Domain Plan to guide the future design of the public domain; and
- provision of the Edmondson Park Frasers Town Centre Design Guidelines to guide the detailed design of the future buildings.

For the entire Edmondson Park site, the modifications to the Town Centre will result in an increase in the approximate total number of dwellings from 3,530 to 4,502.

The changes described above necessitate modifications to the existing Instrument of Approval and Statement of Commitments for the Concept Plan.

This Modification does not propose any amendments to the land outside of the Frasers Town Centre.

The proposed modifications to the Concept Plan depart from the existing framework for the Town Centre established under the Major Development SEPP. A SEPP Amendment is required to reconcile the Major Development SEPP planning provisions with proposed Concept Plan (Mod 4) and, more specifically, to:

- remove the maximum height of building development standard in the Town Centre Core;
- remove the maximum FSR development standard in the Town Centre Core;
- include the definition of a 'Studio Dwelling' in the Interpretation section (definitions) and include it as a nominated permissible use within the B4 Mixed Use zone;
- provide an exception for a DCP to be prepared where there are approved Design Guidelines in place; and

- delete the heritage listing for the Three Riley Newsum Prefabricated Cottages on the Ingleburn Village site which have since been demolished by UGNSW under DA595/2014.

2.2.1 Frasers Development Applications

As a result of the scale of the Town Centre a number of separate DAs will be lodged for the site. This DA represents the seventh Frasers DA for detailed development under the Concept Plan. The status of existing and indicative future development applications is provided at **Table 1** below.

Table 1 - Edmondson Park Frasers Town Centre DA Status

DA	Subject	Lodged	Approved
621/2016	Sales and Marketing Centre	7 July 2016	30 January 2017
628/2016	Bulk Earthworks Town Core and Residential Precinct	8 July 2016	13 March 2017
801/2016	Sales and Marketing Centre Subdivision of Land	26 August 2016	22 December 2016
925/2016	Bulk Earthworks (Town Centre)	30 September 2016	24 May 2017
1260/2016	Roads and Infrastructure	21 December 2016	-
583/2017	Residential Precinct 1 (Roads and Infrastructure)	4 August 2017	-
This application	Residential Precinct (Stage 1)	-	-
-	Town Centre Core (Stage 1)	-	-

2.3 Part 3A Repeal

On 1 October 2011, Part 3A of the EP&A Act was repealed by the NSW Government; however transitional arrangements were introduced to apply to approved Part 3A projects. Under Schedule 6A, Clause 3B (Transitional arrangements—repeal of Part 3A) of the EP&A Act, the approved Concept Plan continues to have substantial weight and force.

Reference is made to the following clauses which collectively have the effect of reinforcing the Concept Plan approval:

3B Provisions applying with respect to approval of concept plans

(1) This clause applies to development (other than an approved project) for which a concept plan has been approved under Part 3A, before or after the repeal of Part 3A, and so applies whether or not the project or any stage of the project is or was a transitional Part 3A project.

(2) After the repeal of Part 3A, the following provisions apply (despite anything to the contrary in section 75P (2)) if approval to carry out any development to which this clause applies is subject to Part 4 or 5 of the Act

(a) ...

(c) any development standard that is within the terms of the approval of the concept plan has effect,

- (d) a consent authority must not grant consent under Part 4 for the development unless it is satisfied that the development is generally consistent with the terms of the approval of the concept plan,*
- (f) the provisions of any environmental planning instrument or any development control plan do not have effect to the extent to which they are inconsistent with the terms of the approval of the concept plan,*
- (g) any order or direction made under section 75P (2) when the concept plan was approved continues to have effect.*

The DA's consistency with the provisions of Schedule 6A, Clause 3B (Transitional arrangements—repeal of Part 3A) is addressed at Section 5.2 of this SEE.

2.4 Concurrent Development Applications

Two development applications (DA628/2016 and DA925/2016) for clearing of vegetation, bulk earthworks, temporary stormwater and drainage works and services removal across the Town Centre were submitted to Council on 8 July and 30 September 2016. DA 628/2016 was approved by the Joint Regional Planning Panel on 13 March 2017 and DA 925/2016 was approved by Council on 24 May 2017.

A DA for the construction of a Sales Suite and Display Homes (DA621/2016) including the construction of roads was approved by Council on 30 January 2017 and is under construction.

A DA for the construction of Bernera Road and Greenway Road; works to Henderson Road, Main Street and Soldiers Parade, drainage works and associated civil infrastructure works was submitted to Council on 21 December 2016 (DA1260/2016) and is currently under assessment.

A DA for the construction of Neighbourhood Street, Local Street 7 and 9 (west of Neighbourhood Street), Local Street 4 and Road 2 (west of Neighbourhood Street) including services and infrastructure within the roads across wider Residential Precinct 1 was lodged with Council on 4 August 2017 (DA583/2017).

The works sought for approval in this DA will integrate with the works that have been sought in the concurrent DA's listed above.

The project description for this application is provided at **Section 4.0**.

2.5 Consultation

Liverpool City Council

Fraser's and its consultant team have been engaged in on-going consultation with Liverpool City Council regarding the redevelopment of the entire Edmondson Park site.

A formal pre-lodgement meeting was held with Council on 27 April 2016 where Council officers were presented an overview of the redevelopment program for the Town Centre. Various issues including traffic, road works, access, flooding, contamination, stormwater and earthworks were discussed with Council technical staff. Council provided comments on 9 May 2016 (LP-42/2016).

A second formal pre-lodgement meeting was held with Council on 2 November 2016 to provide an update on the redevelopment program to technical staff including indicative staging and upcoming DA program and to discuss issues including traffic, road work specifications, agency consultation requirements, and stormwater and geotechnical requirements. Council provided comments on 21 November (reference PL-42/2016).

A number of semi-formal meetings have been held since regarding the application on 10 May 2017 and 12 July 2017. Council's comments during meetings and on-going consultation during the assessment of concurrent DA's have been incorporated in the proposed design where appropriate.

Community Consultation

Fraser's has held ongoing consultation with the community as part of the process to modify to the Concept Plan. The most recent community information day for the new Town Centre was held on 26 August 2017 at the Ingleburn Military Precinct. Fraser's and members of the consultant team were on hand to answer any questions raised by community members.

3.0 Site Analysis

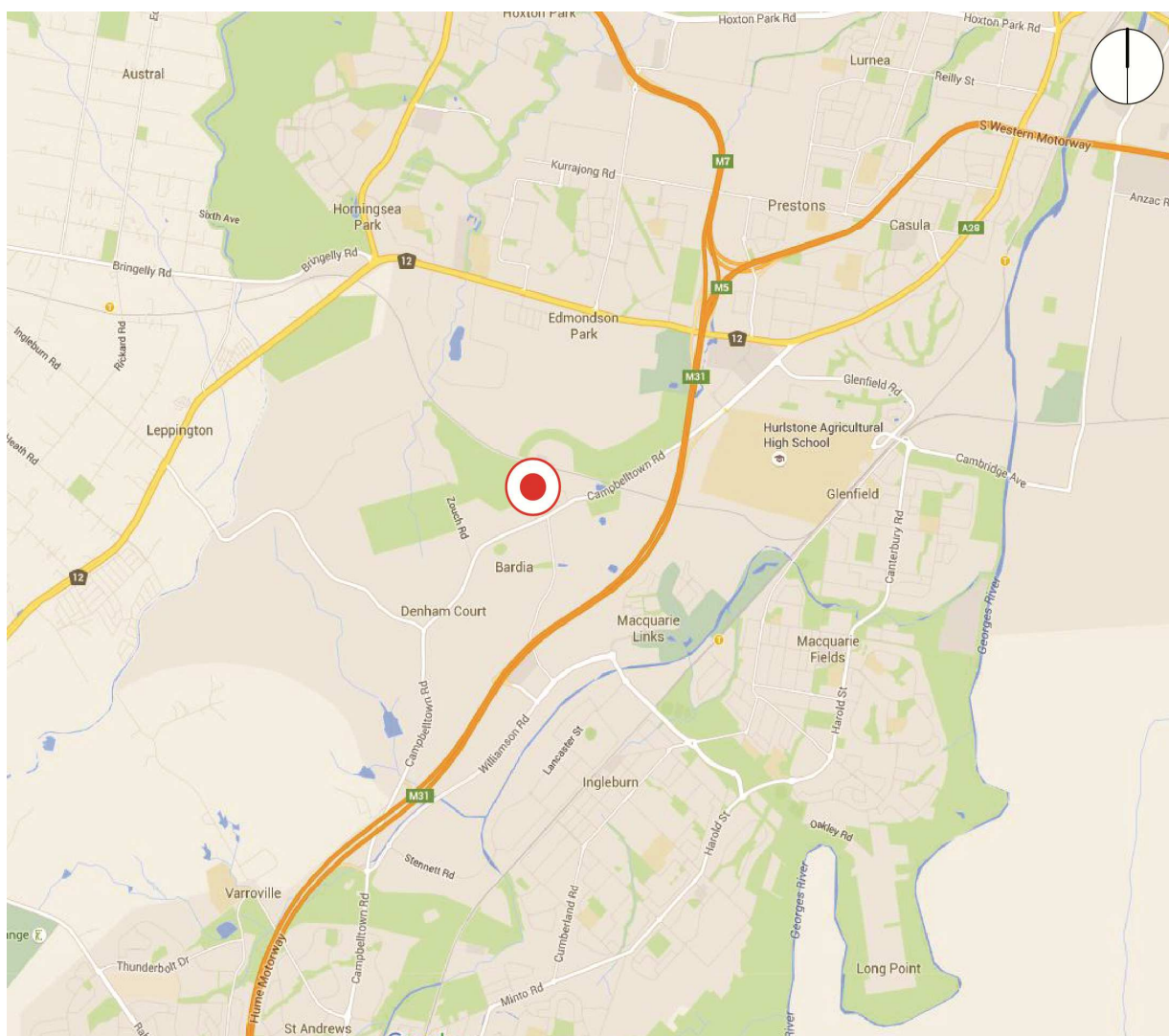
3.1 Site Location and Context

Edmondson Park is located to the north-west of the M5 Motorway and lies approximately 40 km to the south-west of Sydney CBD. The area subject to this application is within the Liverpool LGA. Campbelltown Road marks the boundary of the Liverpool and Campbelltown LGA's.

Edmondson Park is undergoing significant transformation from rural to urban land centred on the Edmondson Park railway station. Development of Edmondson Park will see the introduction of a new town centre featuring a diverse mix of commercial, mixed, retail and residential uses.

The Edmondson Park development site is generally bound by the South West Railway and Edmondson Park rail station, Campbelltown Road and Soldiers Parade.

The locational context of Edmondson Park is shown at **Figure 2**.



 The Site

Figure 2 - Context Plan

Source: Ethos Urban & Nearmaps

3.2 Site Description

The site is legally described as Lot 1 in DP 1220978, which is owned by Frasers Property Australia.

The site is approximately 56,707m² and is irregularly shaped. Survey details are provided at **Appendix A**.

An aerial photo of the site in relation to the overall Edmondson Park Town Centre site is shown at **Figure 3**.

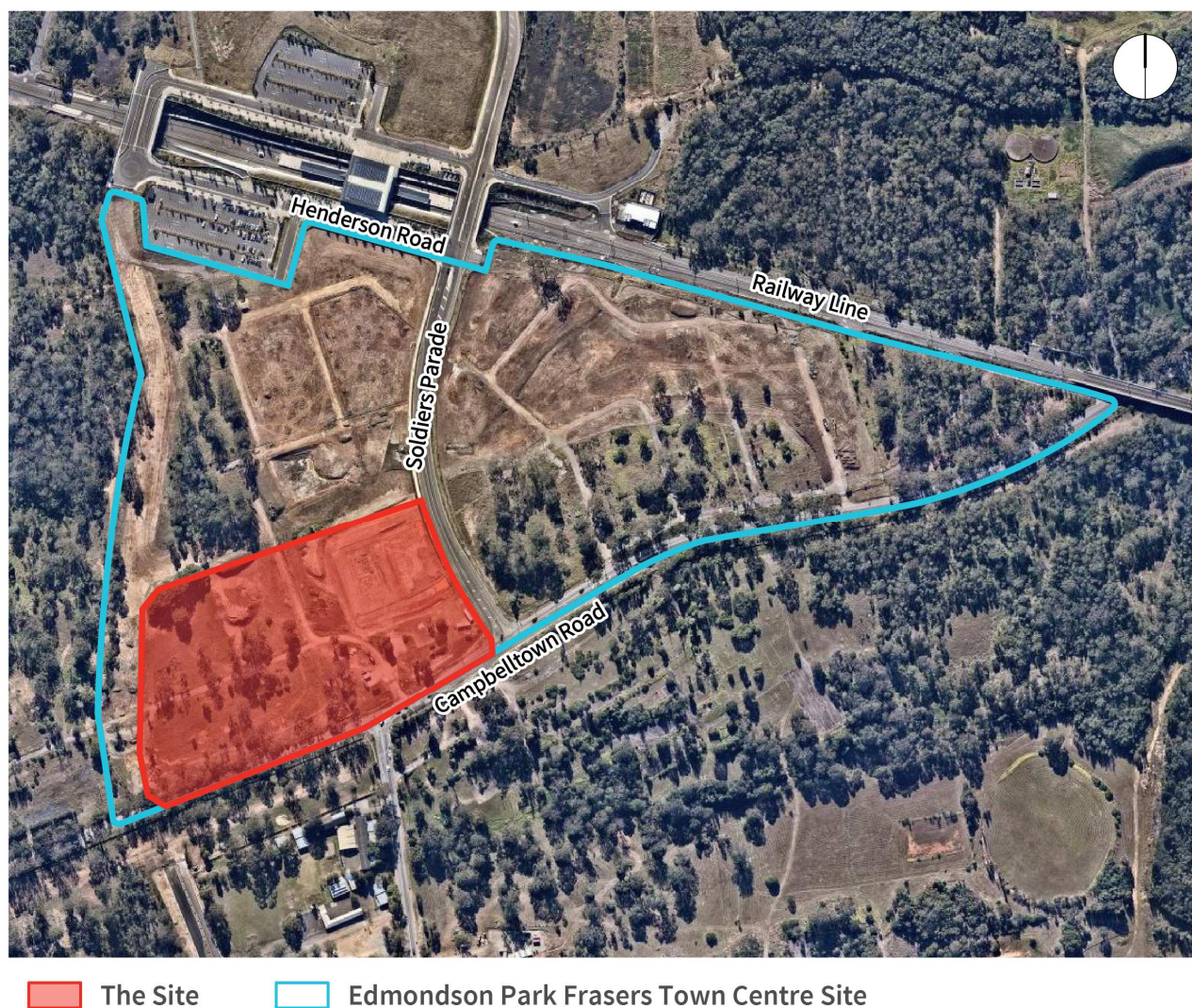


Figure 3 - Aerial photograph

Source: Ethos Urban & Nearmaps

3.3 Existing Development and Vegetation

The site is presently vacant with no structures or vegetation on site. Approval for the clearance and bulk excavation of the site has been received (DA628/2016) and these works have begun as discussed at **Section 2.4**. Photographs of the site are provided at **Figure 4**.



Figure 4 – Photographs of the site (approved earthworks underway)

Source: Ethos Urban

3.4 Site Contamination

A number of contamination studies and environmental site investigations have been undertaken to assess the extent and nature of contaminants within the Edmondson Park South site as a whole, as well as within the Town Centre.

The Geotechnical, Contamination and UXO Site Suitability Assessment prepared by Golder Associates and dated 10 September 2010 for the Concept Plan, concluded that there was some form of localised contamination, potential unexploded ordinances, and small arms ammunition on what was then termed 'the Defence Site' which includes the Edmondson Park Frasers Town Centre.

However, the Assessment noted that A NSW DECCW accredited Site Auditor was engaged by Defence in 2003 to carry out a non-statutory site audit of the Defence Lands. The Auditor concluded that the investigated and remediated areas were *"considered suitable for residential land use with gardens and accessible soils (home grown produce contributing to less than 10% fruit and vegetable intake, no poultry)"*.

The Concept Plan accordingly granted approval for implementation of the Remediation Action Plan and remediation of unexpected contamination finds in accordance with the protocols set out in the Contamination Management Plan as submitted with the original application. The proposals consistency with the Concept Approval is provided at **Section 5.2** and in relation to contamination at **Section 5.12**.

3.5 Heritage

At the time of the original Concept Plan the heritage listed 'Ingleburn Village site – three Riley Newsum Prefabricated cottages were located within the Frasers Town Centre. These buildings were approved to be demolished by Liverpool Council under DA595/2014. The buildings were demolished in accordance with their development consent by UGNSW and there are now no listed heritage items within or in the immediate proximity of the site.

3.6 Surrounding Development

Generally, the surrounding landscape of the site is rural in character with limited development. The development surrounding the site include the following, shown in **Figures 5-8**.

To the north

The Edmondson Park railway station is located approximately 350m to the north of the site. The station is fully developed and operating with regular services along the Southwest Railway line between Leppington and Liverpool. There are two large commuter car parks that service the station, one is south of the railway line and another is located north of the railway.

To the east

East of the site is Soldiers Parade which is currently the principle north-south road connection through Edmondson Park. Further east is the future residential precinct of Edmondson Park. At present this land is cleared of development and features vegetation of varying density. Between the proposal and Soldiers Parade is the Display Village under construction in accordance with DA621/2016.

To the south

The site is bound to the south by Campbelltown Road which provides regional connections to the Hume Highway and Hume Motorway. The Bardia Public School is located directly opposite Campbelltown Road. The Edmondson Park South residential development is located approximately 350m south of Campbelltown Road.

To the west

The Edmondson Regional Park is located to the west of the site opposite Zouch Road. Land that is between the site and the park is well vegetated and is designated to be part of a larger regional park. The Ingleburn Military precinct is located on Campbelltown Road.



Figure 5 - Edmondson Park Train Station

Source: Ethos Urban



Figure 6 - Soldiers Parade

Source: Ethos Urban



Figure 7 - Typical rural landscape surrounding the site

Source: Ethos Urban



Figure 8 - Vegetation part of the future regional park to the west of the site

Source: Ethos Urban

3.7 Future Development

Approved Concept Plan

The approved Concept Plan established a broad vision for the future development of the (Fraser's) town centre. **Figure 9** shows the indicative layout by the approval. As outlined in **Section 2.1** the approved Concept Plan and associated site specific listing in the State Significant Precincts SEPP provided for the future development of the town centre including:

- development of the Edmondson Park town centre including 35,000-45,000sqm of retail, business and commercial floor space, along with associated uses, including a single 'landmark development' of up to 30 metres in height within 300 metres of the proposed station;
- provision of 912 dwellings across the town centre;
- a FSR of 2.5:1 that applies to the entire town centre; and
- maximum building height of 24 metres across the site.

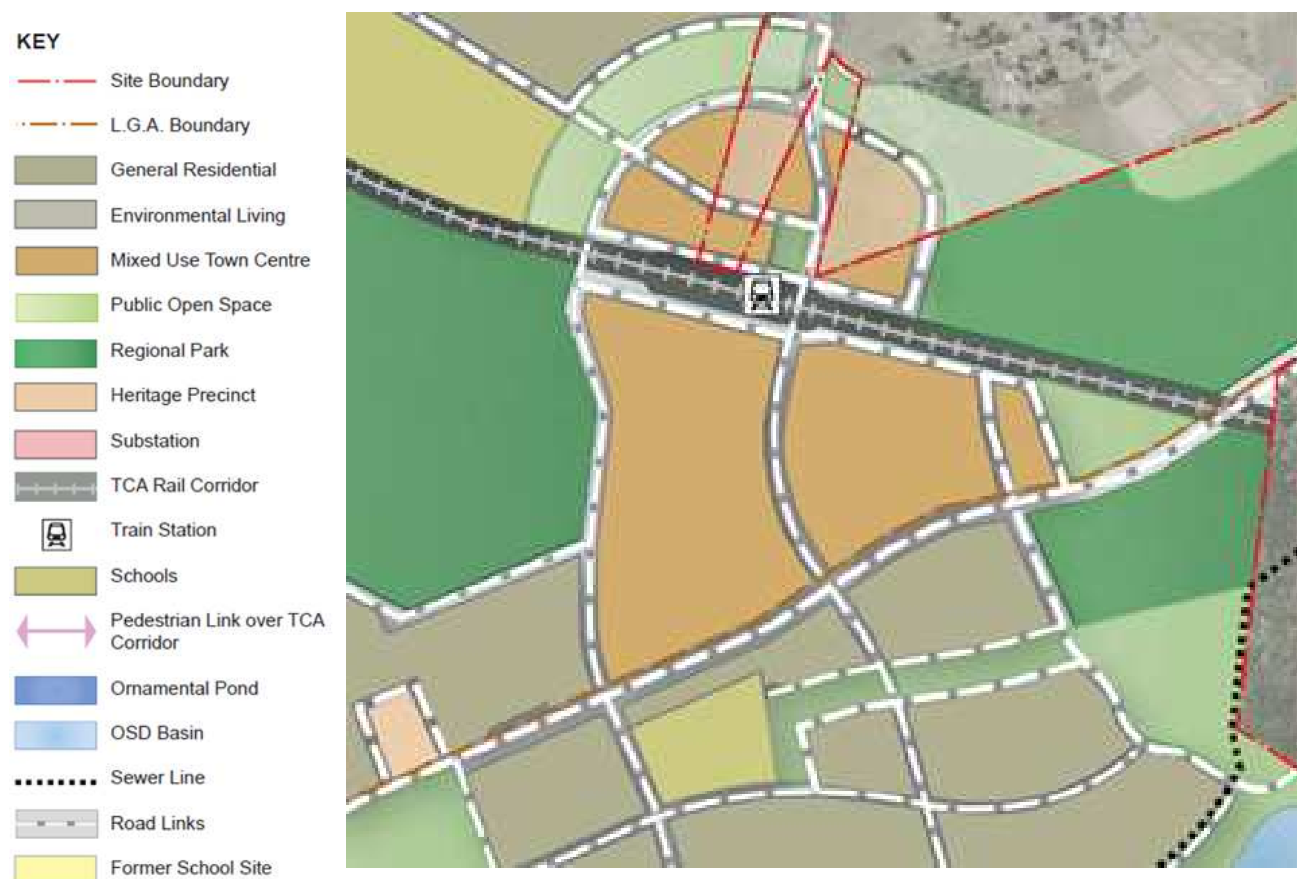


Figure 9 - Approved Edmondson Park South Concept Plan

Modified Concept Plan (Mod 4)

The Concept Plan as proposed to be modified (Mod 4) seeks to incorporate the winning Frasers concepts with several consequential and related changes to the built form and public domain outcome for the site.

The Master Plan for the Frasers Town Centre is structured around the key defining urban design principles to create a compact, mixed-use, safe, and well-connected walkable and cyclable Town Centre directly adjacent to the Edmondson Park rail/bus interchange.

The Frasers design establishes greater detail to the shape and function of the town centre. As shown in **Figure 10** the town centre will feature a mixed-use core in the north-west of the overall town centre, adjacent to the railway station.

The Town Centre Core will be surrounded by residential precincts that provide desirable medium density housing that complements the vibrant retail centre in the core and provides a transition in scale to the lower density residential areas beyond. This DA is the first Stage development of the Residential Precincts being Residential Precinct 1, Stage 1.

The key modifications to the Concept Plan include:

- the introduction of a maximum GFA limit to the Town Centre Core;
- increasing the maximum building heights in the Town Centre Core; and
- increasing the number of dwellings from 912 to 1884.

The overall FSR remains unchanged from that approved under the Original Concept Plan, being 2.5:1 when applied to the overall site. However, the modified Concept Plan will see some quadrants being above the FSR while some will be below.

Modified Concept Plan (Mod 4) Status

The Department of Planning and Environment has completed its assessment of Modification 4 to the Concept Plan which includes the consideration of submissions and correspondence with Liverpool City Council. The Department's recommendation for approval has been finalised and forwarded to the Planning Assessment Commission who will ultimately determine the modification. This application has been prepared in accordance with the Department's recommendations, including the revised Design Guidelines.

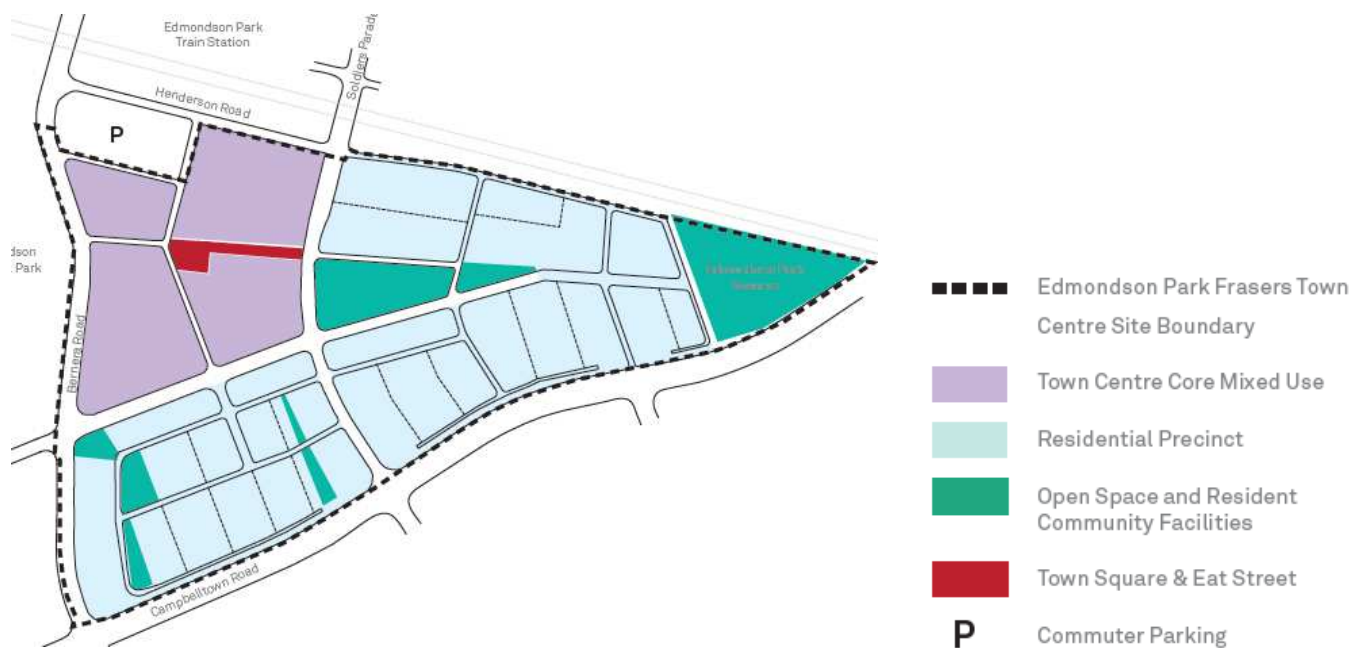


Figure 10 - Frasers Town Centre Plan as proposed to be modified (Mod 4)

Source: Design Guidelines

4.0 Description of Proposed Development

This chapter of the report provides a detailed description of the proposed development. Architectural Drawings are included at **Appendix A**.

This application seeks approval for the construction of 104 residential dwellings, landscaping, local parks and resident facilities and construction of Mews 3 within Residential Precinct 1 Stage 1 of the Edmondson Park Frasers Town Centre as shown on the plans at **Appendix A**. An artist's impression of the proposal is shown at **Figure 11**. Specifically, the DA seeks approval for:

- construction of use of 104 residential dwellings including:
 - townhome, terrace and studio dwelling typologies comprising:
 - 24 x 1 bedroom dwellings;
 - 12 x 2 bedroom dwellings;
 - 59 x 3 bedroom dwellings; and
 - 9 x 4 bed dwellings.
 - car parking for 172 vehicles (including 20 x 3.2m wide universal design compliant spaces); and
- construction of Mews 3;
- subdivision of land;
- landscaping and public domain improvements; and
- provision of utilities and services.



Figure 11 - Artists impression of Block A facing Bernera Road and Campbelltown Road

Source: Group GSA

4.1 Residential Precinct Stage 1 Description

This application constitutes the first stage of residential development within the western residential precinct of Edmondson Park (Residential Precinct 1). Stage 1 will deliver 104 residential dwellings and will form the western component of this precinct, adjacent to Bernera Road.

The residential precinct will deliver a range of housing types including multi-dwelling housing, attached dwellings and studio dwellings. These typologies are referred to throughout the proposal as townhomes, terraces and studio dwellings respectively. The design of the dwellings and typologies is based on the Design Guidelines submitted with the Concept Plan Modification (Mod 4), refer to **Section 5.4** and **Appendix X**.

Stage 1 also includes the construction of the Pocket Park, Gateway Park; Local Park and Mews 3. The area subject to the Stage 1 DA is shown shaded red at **Figure 12** below. As outlined at Section 2.4 a separate DA has been lodged for the construction of roads across the precinct (DA583/2017).

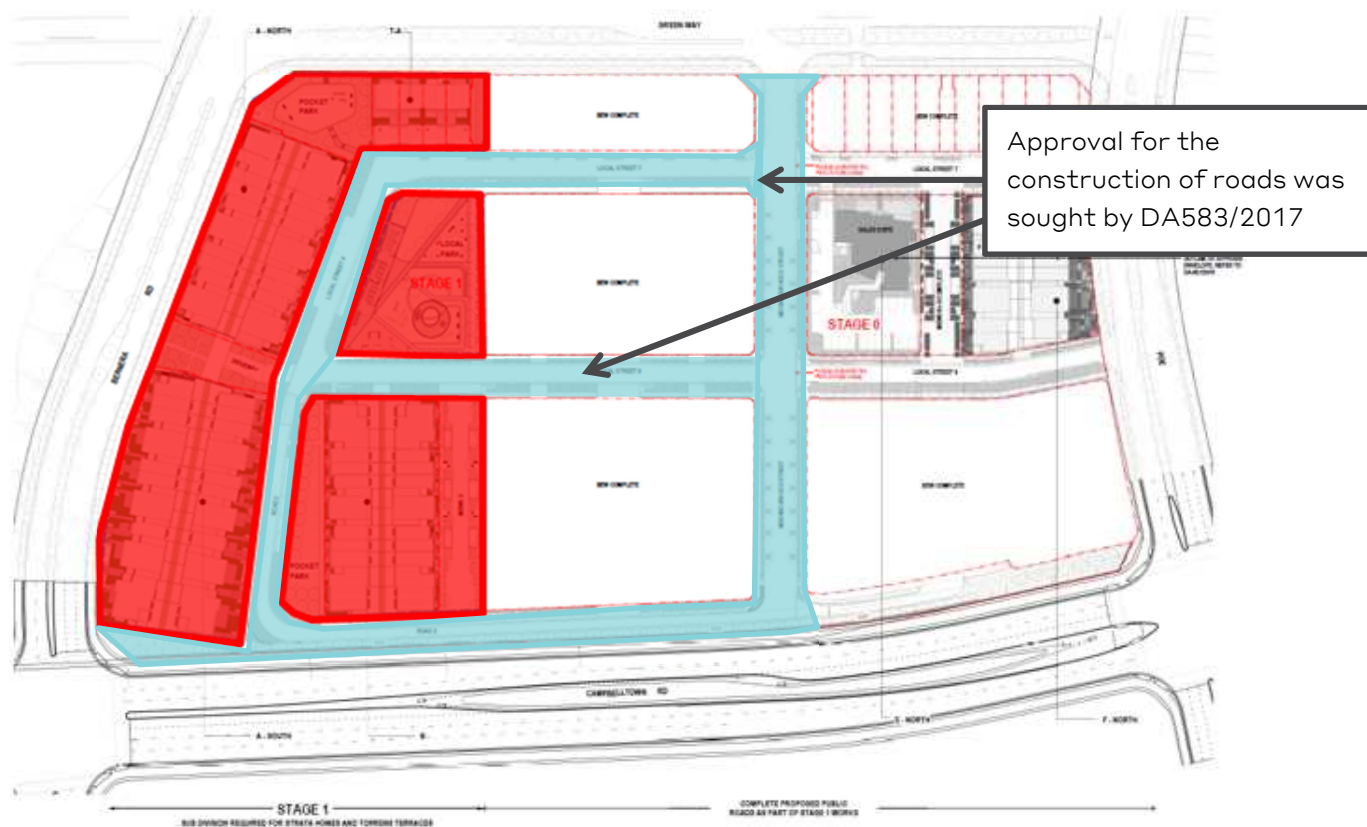


Figure 12 - Stage 1 Development Area (shaded red)

Source: Group GSA and Ethos Urban

4.2 Staging across the Precinct

Stage 0 includes the part of the site for a temporary sales suite and display homes and the construction of part of Local Streets 7 and 9, Mews 6 and connection to Soldiers Parade (**Figure 13**). This application was approved by Council on 30 January 2017.

Stage 2 and 3 will progressively deliver the remainder of the precinct. A future stage will replace the temporary sales suite (refer to staging plans at **Appendix A**, reproduced at **Figure 14-17** below). Approval for these stages will form part of a future DA.

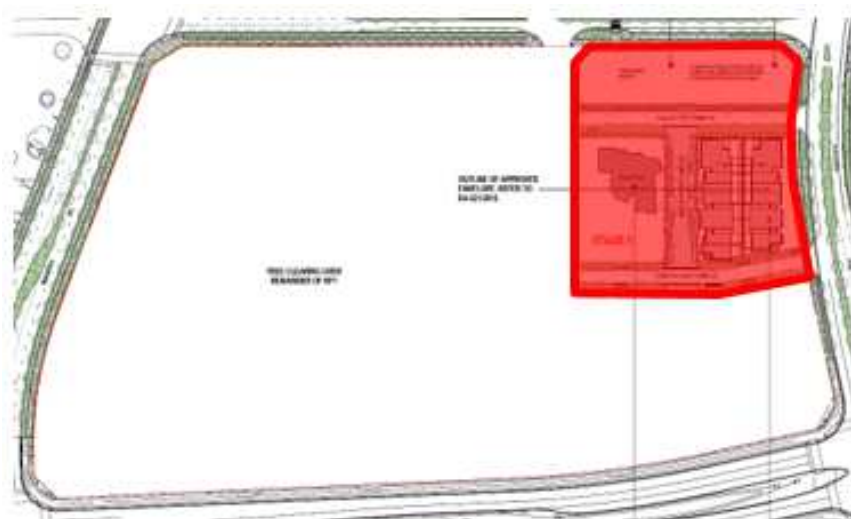


Figure 13 - Stage 0

Source: Group GSA and Ethos Urban

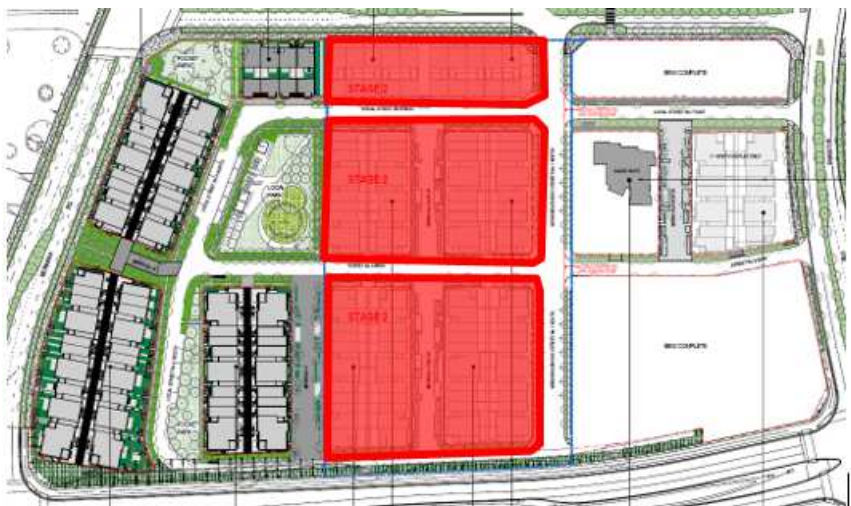


Figure 14 - Stage 2

Source: Group GSA and Ethos Urban

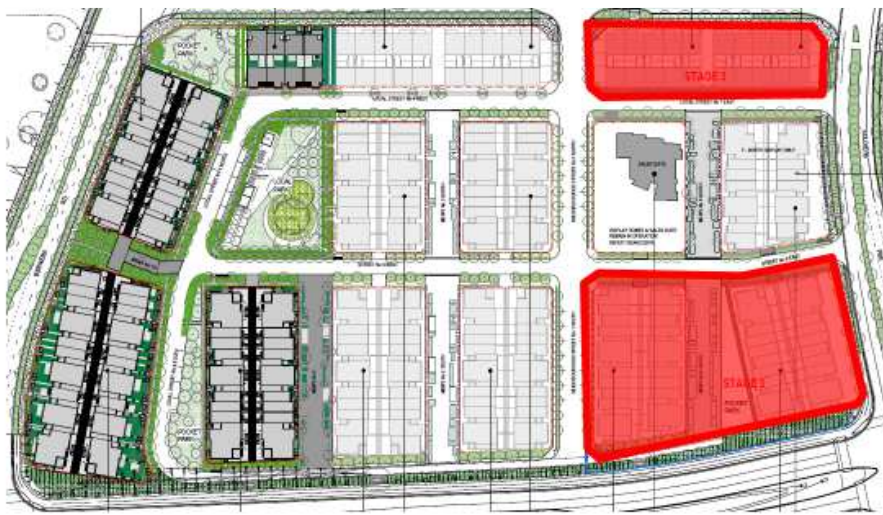


Figure 15 - Stage 3

Source: Group GSA and Ethos Urban

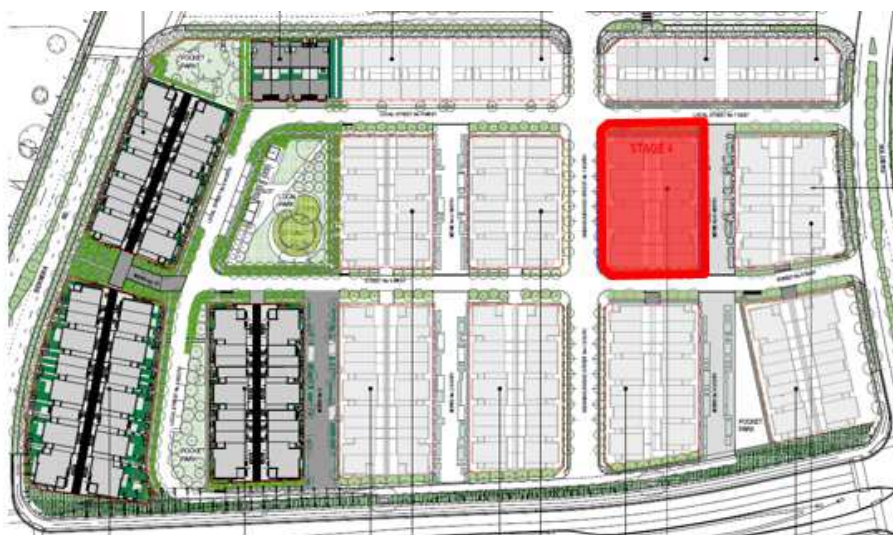


Figure 16 – Future stage

Source: Group GSA and Ethos Urban

4.3 Townhomes

The proposal seeks approval for the construction and occupation of six different town home typologies including:

- 20 x 1 bedroom dwellings
- 12 x 2 bedroom dwellings
- 55 x 3 bedroom dwellings
- 9 x 4 bedroom dwellings

All of the multi-dwelling housing has been designed to have separate access at ground level. The layout of each typology is provided within the Architectural Design Report at **Appendix A**. The location of each typology is shown at **Figure 17**.



Figure 17 – Dwelling typology plan

Source: Group GSA

Built Form

As shown on the architectural plans (and in the Design Guidelines), the townhomes provide a variety of single level and multiple level (3 storey) dwellings. The built form comprises of two separate three storey elements, separated by a covered car parking area and rear courtyard on level 1 (as shown in **Figure 18**). Vehicular access is limited to one point of entry and exit, which faces onto a local street and not to the mews to minimize its impact.

Activating the Mews community road, each dwelling has a separate front entry door. All dwellings also have direct access to their car parking behind. Dwelling with 1-2 bedrooms, have 1 carpark space, and dwellings with 3-4 bedrooms have 2 carpark spaces. Visitors' car parking is provided on-street within the Mews.

The townhomes have a variety of one, two, three and four bedrooms configurations with their primary outdoor private space to the rear over the car park as well as balconies facing the Mews.

Ground floor dwellings are sleeved around an at-grade car park which is screened from the public domain.

The first floors typically have a flow through living, dining, kitchen area that leads to the private open courtyard that maximises these private open areas.

The upper floors are typically where the bedrooms are located. In order to provide privacy and shading to the bedrooms as well as the main private open space, the use of architectural and landscape elements are incorporated into the design.

The form is consistent with the Design Guidelines identifying Mews style neighbourhoods featuring town homes, focused around a shared zone for vehicle and people movement, informal play and generous streetscape landscaping. An artist's impression of Townhome Block B as viewed from the Mews is shown at **Figure 19**.

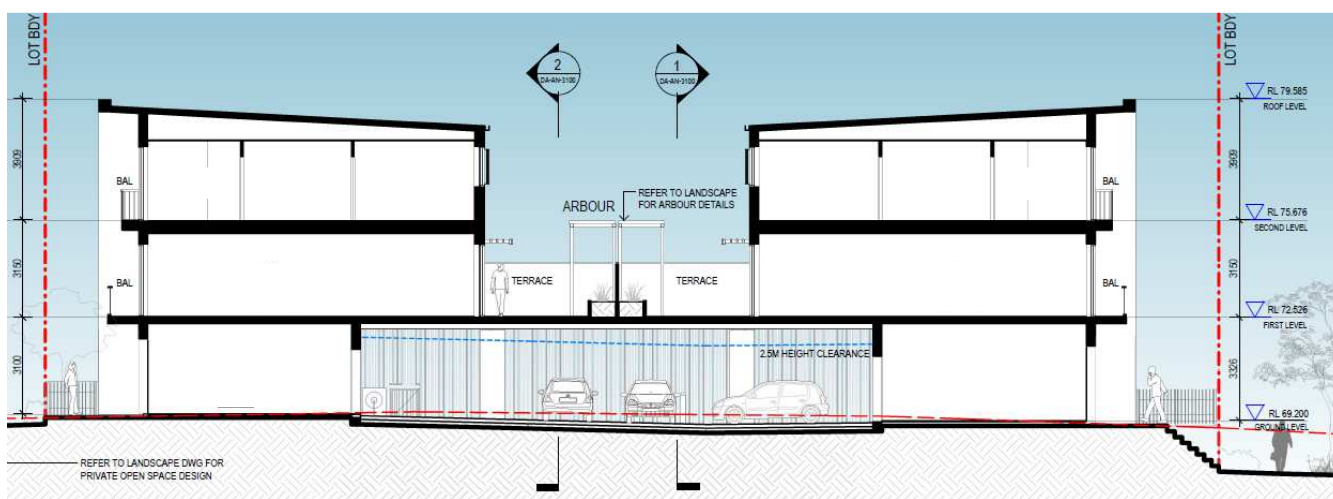


Figure 18 – Townhome typical section

Source: Group GSA



Figure 19 – Artist Impression of Townhome as viewed from Mews

Source: Group GSA

4.3.1 Terrace Housing

The proposal includes 4 x 3 bedroom terrace houses that front Greenway Road. The terraces feature a two storey element containing the living area on ground with bedroom suites located on the first floor. The terrace is separated by a courtyard from a two storey built element at the rear containing a ground floor garage servicing the terrace and separate studio dwelling above as shown at **Figure 20**. The courtyard is a flexible space that can be used for recreation with the potential for car parking if desired. The primary access point for the terrace homes is via Greenway Road; however access is also available via the rear car park entry from the local street.

The layout of the terrace homes is provided within the Architectural Design Report at **Appendix A**.

An artist's impression of the terraces viewed from Greenway Road is shown at **Figure 21**.

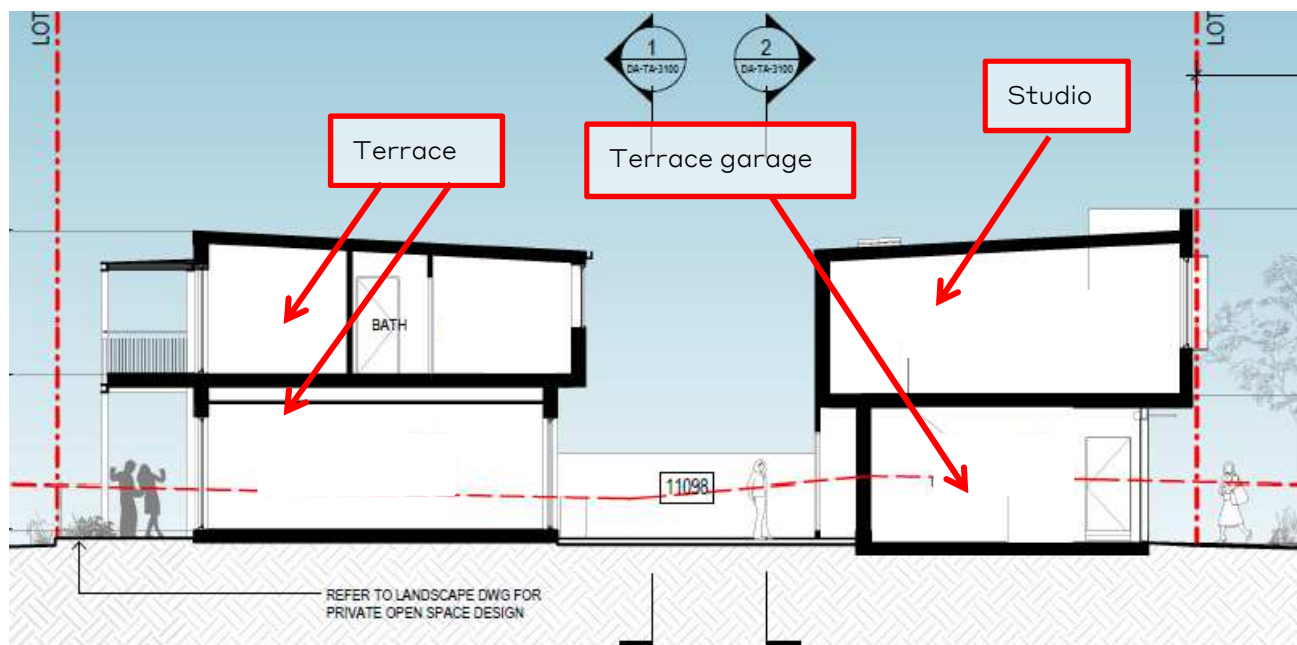


Figure 20 – Terrace and studio typical section

Source: Group GSA



Figure 21 – Artists Impression of Terraces viewed from Greenway Road

Source: Group GSA

4.3.2 Studio Dwellings

The proposal includes four studio dwellings that are located above the rear garage of terrace housing with car parking servicing it below, as shown at **Figure 22**. Each studio dwelling is located on the first floor with access to its own ground floor garage. Entry is provided directly from Local Street 4.

The layout of the terrace homes is provided within the Architectural Design Report at **Appendix A**. A drawing of the studio dwelling typology is shown at **Figure 23**.

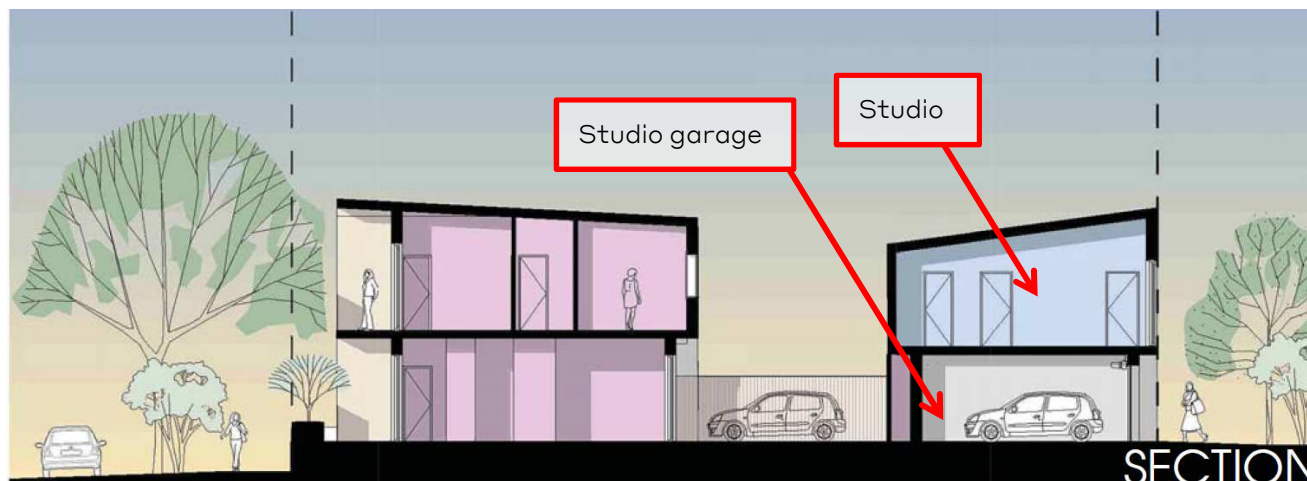


Figure 22 – Terrace and Studio built form section

Source: Group GSA



Figure 23 – Drawing of Studio over garage, viewed from laneway

Source: Group GSA

4.4 Private Open Space

Each of the homes are provided with an area of private open space located off living spaces or bedrooms, either on the ground floor or raised over the covered car park. An area schedule of the private open space is provided as part of the Landscape Drawings at **Appendix B**.

4.5 Parking

It is proposed to provide 172 car parking spaces (including 20 universal parking spaces) at Ground Level within the townhome, terrace and studio dwellings. All resident parking is provided within the development as shown in **Figure 18**, with visitor parking provided at grade within the Mews. Additional on-street parking is proposed within future public roads which can also be used for short stay residential visitor parking, if required.

4.6 Access and Entries

All of the townhomes, terraces and studio dwellings are provided with a separate private entry, accessed from the ground floor. All dwellings are provided with direct access to their respective parking areas, from within the dwelling.

4.7 Materials and Finishes

The design of the residential precinct will feature a series of neighbourhoods defined by their character, typically associated with their surrounding context. As described in the Design Report at **Appendix A**, the proposal includes a palette of colours, finishes and materials developed for the residential precinct to support the key principles of sustainability, lifestyle and engagement with the landscape.

4.8 Mews

The proposal includes construction of Mews 3 and the Driveway mews (off Local Street 4). The mews will be privately owned, publically accessible streets, operating as a shared neighbourhood space, allowing for limited, low speed vehicle movement, parking for residential visitors, trees and landscaped areas.

4.9 Landscaping and Public Domain

Landscape plans have been prepared by HASSELL (**Appendix B**) which details the landscaping proposed to Mews 3 and the Driveway mews (off Local Street 4) the local park and pocket park.

Landscaping to streets form part of DA583/2017 currently under assessment by Council (Refer to **Section 2.4**).

Each of the landscape elements is described below in further detail. An overview of landscaping is provided at **Figure 24** below.

4.9.1 Mews Planting

The mews will be constructed with differentiated paving materials, and include planted areas and mid-size tree species. The design of the public domain for the mews aims to provide an extension of the residences private open space into a community street where children can play safely within the local context of their home environment. These secondary community spaces for local residents will create a place where pedestrians take priority over cars and where the public realm and private dwellings are appropriately integrated.

4.9.2 Local Park

The local park will feature multiple spaces for community recreation including an exercise station, playground, picnic lawn, child cycle path, barbeque and picnic facilities, amenities and water play area. The park will be landscaped with trees and ground cover vegetation as detailed on the Landscape Plans at **Appendix B**. The park is to be gated with security access for residents of RP1 only.

4.9.3 Pocket Park

Two pocket parks are proposed with one at the intersection of Greenway and Bernera Roads and another adjacent to Local Road 2. The northern park will feature existing Eucalypt trees and will be landscaped with low ground cover planting. The park will provide a north- south pedestrian connection link. The southern park will be landscaped with a mixture of turf and trees in a formal planting arrangement.

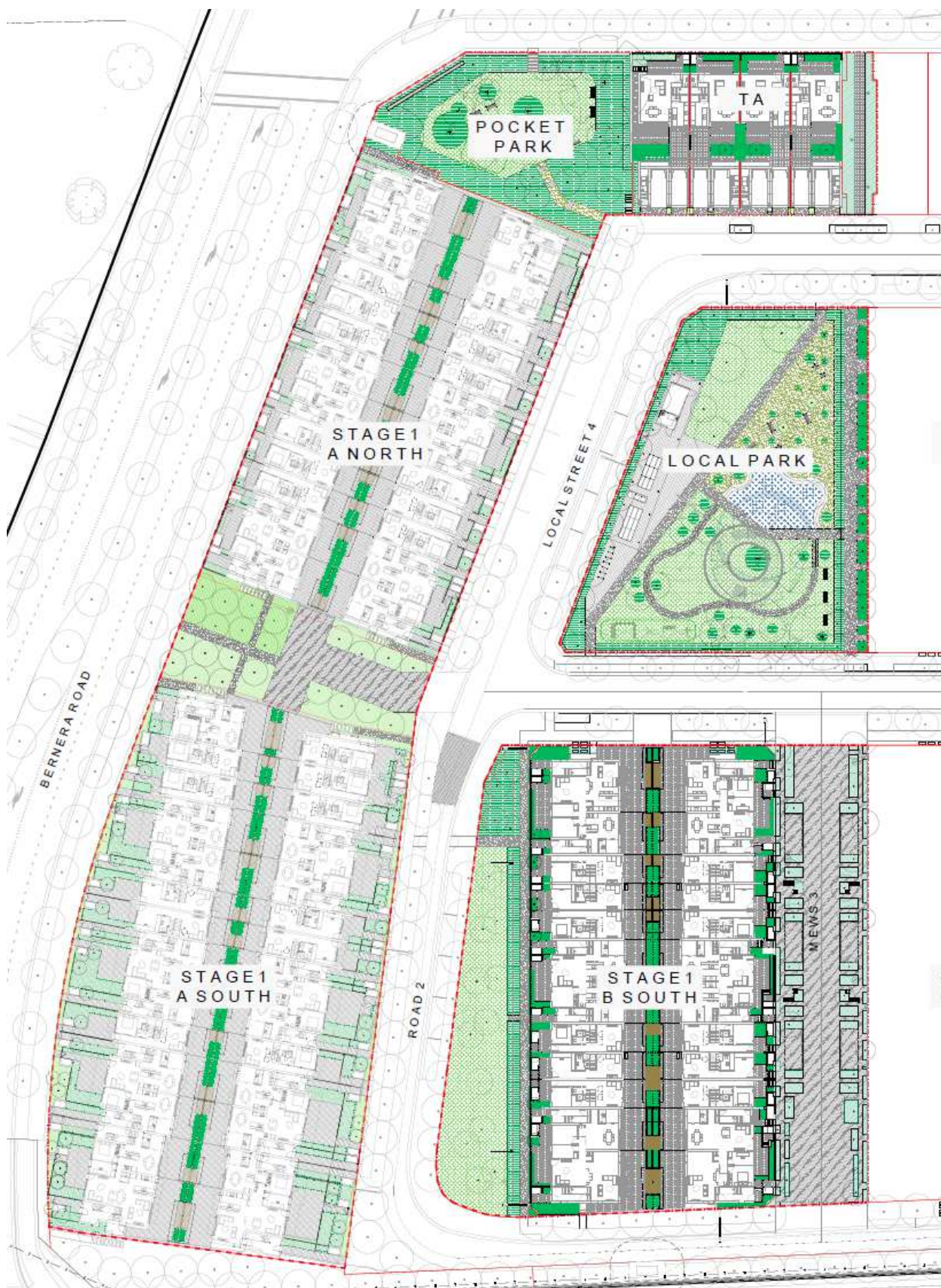


Figure 24 – Landscape Plan

Source: Hassell

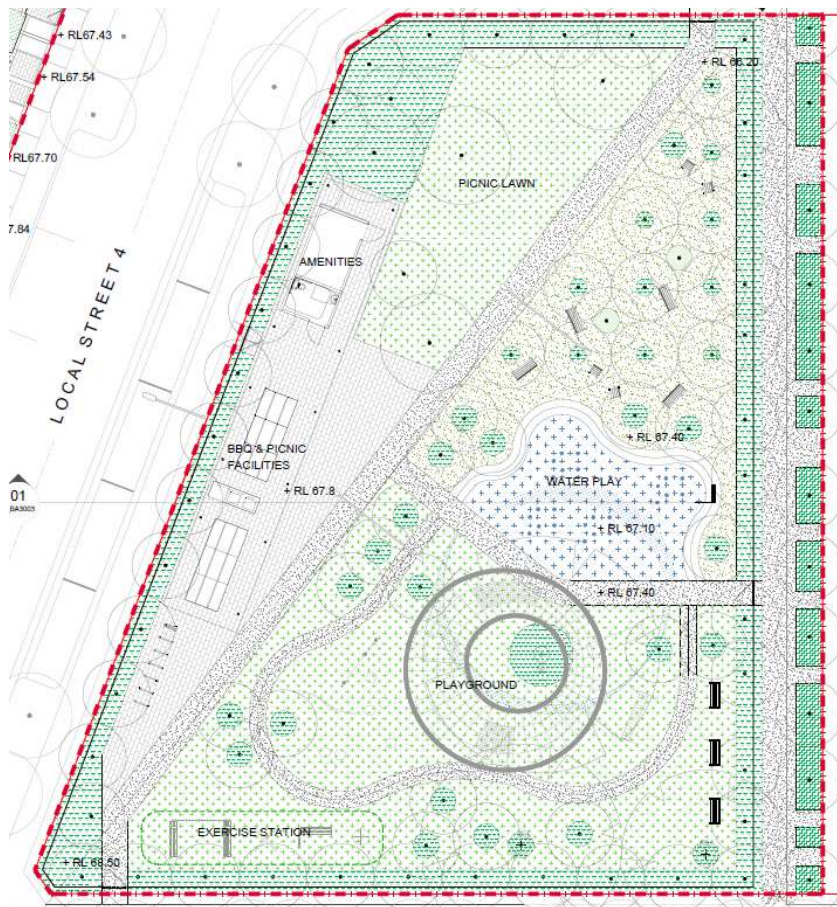


Figure 25 – Local Park Plan

Source: Hassell



Figure 26 – North Pocket Park Plan

Source: Hassell

4.10 Infrastructure and Services

Approval for all services across RP1 was sought by DA583/2017 (currently under assessment by Council). Required amendments to these services for the built form are sought by this DA.

Water and Sewer

A services statement has been prepared by Cardno (**Appendix T**). Sydney Water has confirmed feasibility requirements for the residential precinct. Stage 1 will be connected to Stage 0 water mains proposed as part of DA801/2016.

Power

An Electrical Services Letter has been prepared by Shelmerdine Consulting Engineers (**Appendix U**), confirming the discussions have occurred with Endeavour Energy to provide power to the precinct via new and existing high voltage feeders, new substations and new low voltage distributors. An application has been made to Endeavour Energy in relation to supply to the precinct.

Telecommunications

The existing pit and pipe infrastructure within Soldiers Parade will be extended along Local Roads 7 and 9 as part of DA621/2016. The cabling will further extend to service Stage 1 (this application). Final cabling arrangements will be determined in consultation with a telecommunications provider (**Appendix V**).

Gas

The existing gas main pipework from Campbelltown Road is proposed to be extended along Soldiers Parade and extended from Soldiers Parade into Local Roads 7 and 9 and extended throughout the road network to service Stage 1. Final arrangements will be determined in conjunction with Jemena (**Appendix V**).

4.11 Subdivision

Subdivision of the site in order to create the roads of the Residential precinct and “super lots” for servicing purposes was submitted with DA583/2017 (referred to as Stage 1.1).

This DA seeks approval for Stage 1.2 and the community subdivision of Stage 1.1. That upon registration will create the development lots for the final housing form within the community scheme and also registers the association or shared property which is shown as Lot 1 on the plan (**Appendix W**).

The subdivision shown as Stage 2.1 of **Appendix W** indicates the proposed titling for the dwellings fronting Greenway and the rear internal road fronting dwellings (fonzies). These are proposed to be subdivided as a further community plan. A small area of public walkway will be held as jointly owned land/community property (lot 1) with the remainder held as a typical lot in a subdivision plan, albeit with one part of the lot in stratum over/under another lot (in the case of the rear dwelling and garaging).

The overall concept of the community development is to provide lands that are jointly owned (and maintained) by the whole of the precinct, whilst allowing further subdivision by the strata and community schemes for ownership and control of the immediate surrounds i.e. their house in the case of the fonzies or the building in the case of the strata. Refer to the subdivision plan at **Appendix W**.

4.12 Construction Staging

The Residential Precinct (Precinct 1) will be constructed across multiple stages. A Construction staging plan is provided at with the civil documentation provided with DA583/2017 that identifies the various works that will be undertaken during each stage. This application relates to work shaded purple in the staging plan, reproduced at **Figure 27** below.



Figure 27 – Construction Staging Plan

Source: J. Wyndham Prince

5.0 Assessment of Environmental Impacts

This section considers the planning issues relevant to the proposed development. It contains our assessment of the environmental impacts of the proposal and identifies the steps to be taken to prevent or mitigate the potential impacts on the environment

5.1 Compliance with Relevant Strategic and Statutory Plans and Policies

The DA's consistency and compliance with the relevant statutory plans and policies is in **Table 2** below. Variations to, and non-compliance with, the key standards and guidelines highlighted in the table are discussed in the following sections of this environmental assessment.

Table 2 - Summary of consistency with key strategic and statutory plans and policies

Plan	Comment	
SEPP 55	Assessment undertaken for the Concept Plan identified localised contamination across the wider town centre site associated with the historic use of the site for Defence land. The Remediation Action Plan prepared for the site (Appendix H) confirms the site is suitable for suitable for the future residential uses. See Section 5.12.	
The Greater Metropolitan Regional Environmental Plan (GMREP) No. 2 – Georges River Catchment	The proposal is consistent with the aims and objectives and planning principles established by the deemed SEPP. Appropriate soil and water management protocols will be implemented to ensure the proposed works will not have an adverse impact to Georges River or its tributaries.	
SEPP (State Significant Precincts) 2005	The site is within the Edmondson Park South State Significant Precinct under Schedule 3, Part 31.	
	Clause 10 – Zone	The proposed works and dwellings are permissible with development consent in the B4 zone.
	Clause 18 - Height	The maximum building height of the tallest structure is 11 – 12.5m which is less than the 24m maximum building height permitted by the SEPP. Refer to Section 5.3 .
	Clause 19 – Floor Space Ratio	The site has a maximum floor space ratio of 2.5:1. The proposal has a site area of 14,890.8sqm and a gross floor area of 11,189.71sqm. The overall floor space ratio is 0.75:1.
	Clause 31 – Preservation of Trees	The Concept Plan along with the Biodiversity Certification Order and Edmondson Park Conservation Agreement set up the framework for the future clearance of the existing trees within the developable area of the Town Centre whilst retaining the native vegetation in the Reserve in the east of the site. Approval for clearing of trees has been approved under DA628/2016.
	Clause 33 – Heritage Conservation	There are no indigenous or non-indigenous heritage items within or located in proximity to the site. The Statement of Commitments establishes protocols to be followed in the event of unexpected finds and other procedures as further discussed at Section 5.5.
	Clause 34 – Public Utility	Confirmation has been obtained from relevant utility infrastructure suppliers that the site is capable of being

Plan	Comment	
	Infrastructure	adequately serviced (refer to Section 4.7).
	Clause 36 – Development Control Plan	To guide future design and assist with the development assessment process the modified Concept Plan (mod 4) seeks to introduce a set of site specific Design Guidelines. The Concept Plan in conjunction with the Design Guidelines therefore makes the need for a separate DCP redundant. Once approved, the existing Edmondson Park DCP will no longer apply to the Frasers Town Centre. Accompanying Mod 4 of the Concept Plan is an amendment to this Clause of the SEPP.
	Clause 37 – Relevant Acquisition Authority	The proposal does not include works to Campbelltown Road or Bernera Road which is identified by the Land Acquisitions Map. The proposal is therefore consistent with the requirements under Clause 37.

5.2 Consistency with the Concept Plan

The Edmondson Park Concept Plan was approved for the site by the (former) Minister for Planning on 18 August 2011. The approval provides for mixed use development including commercial, residential and retail uses. Open space, and associated facilities/infrastructure are also provided for.

In March 2016, a modification (Mod 4) to the Concept Plan was submitted to the Department of Planning and Environment. The proposed works to facilitate the future town centre is consistent with the Concept Plan as proposed to be modified.

The Concept Plan modification currently under assessment (Mod 4) seeks to provide for the delivery of the winning Frasers concept for the Town Centre, and accordingly incorporates a framework for the heights, floor space, public domain, car parking, stormwater, bushfire and waste management. Accordingly, the future development applications within the Frasers Town Centre will be focused on the detailed design resolution of the Concept Plan design.

The subject application seeks approval for the construction of 104 residential dwellings, landscaping, local parks and resident facilities and construction of Mews 3 under the Concept Plan modification (Mod 4). The following sections demonstrate the DA's general consistency with the Concept Plan (as modified) and Statement of Commitments (as modified).

5.2.1 Concept Plan (Mod 4)

The transitional arrangements introduced during the NSW Government's repeal of the former EP&A Act's Part 3A provisions states that a consent authority must not grant consent to development unless it is satisfied that the development is generally consistent with the terms of an approved concept plan (Schedule 6A, Clause 3B(2)(d) of the EP&A Act). This application is accordingly required to be generally consistent with the Concept Plan as proposed to be modified (Mod 4).

Table 3 identifies where relevant conditions have been addressed, and demonstrates that the proposal is generally consistent with the key requirements established by Concept Plan (Mod 4).

Table 3 - Assessment of consistency with Concept Plan of Approval

Instrument of Approval		Consistency
Schedule 2, Part A – Administrative Conditions		
1.1	The Proponent shall carry out the Concept Plan generally in accordance with: a) the Concept Plan Application MP10_0118;	✓
1.1 b)	State Significant Site Study and Environmental Assessment – Edmondson Park concept plan and State significant site listing, prepared by JBA Planning and dated September 2010;	✓
1.1 c)	Preferred Project Report - Edmondson Park South state significant site listing and concept plan, prepared by JBA Planning and dated November 2010;	✓
1.1 d)	Request to modify major project MP 10_0118 (MOD 1), prepared by Landcom and dated January 2012	✓
1.1 e)	Section 75W Modification of Concept Plan and Project Approval MP 10_0118 (MOD 2), prepared by APP Corporation Pty Ltd and dated May 2016	✓
1.1 f)	Section 75W Modification Application (Mod 3), prepared by JBA Urban Planning Consultants and dated July 2016	✓
1.1 g)	Environmental Assessment Report – Concept Plan Modification and Major Development SEPP Amendment (Mod 4), prepared by JBA and dated March 2016	✓
1.1 h)	Consolidated Response to Submissions (Mod 4), prepared by JBA and dated March 2017; and	✓
1.1 i)	this approval.	✓
1.2	In the event of an inconsistency between: a) the modifications of this approval and any document listed from condition 1.1a) to 1.1h) inclusive, the conditions of this approval shall prevail to the extent of the inconsistency; and	✓
1.2 b)	any document listed from condition 1.1a) to 1.1h) inclusive, the most recent document shall prevail to the extent of the inconsistency.	✓
1.3	Determination of Future Applications The determination of future applications for development on the Site is to be generally consistent with the terms of this approval.	✓
Schedule 2 Part B – Modifications to the Concept		
1.1	The concept plan is modified to require preparation of a development control plan instead of the proposed development control strategy. The development control plan is to be prepared in consultation with Liverpool and Campbelltown Councils and adopted by the Director-General prior to the lodgement of any application for subdivision of a subsequent stage, or construction of a dwelling. Prior to determination of any application for subdivision or development within the Edmondson Park town centre (outside the Frasers Town Centre), the development control plan is to be amended to include built form and development controls for the remainder Edmondson	N/A

Instrument of Approval		Consistency
	Park town centre (outside the Frasers Town Centre), including controls to achieve active street frontages for buildings within close proximity of the train station.	
1.2	The development control plan is to include appropriate design controls which will ensure that development in the vicinity of identified heritage items does not detract from the heritage significance of these items including associated views.	N/A
1.3	Traffic and transport The final design of Campbelltown Road, including any reduced road width (less than 38.8m) and kerbside parking, is to be determined through the detailed design being carried out by RTA in consultation with the Department and in accordance with the requirements of Part B, condition 1.6. The final design should fully explore opportunities to provide at grade pedestrian access across Campbelltown Road in the vicinity of the Mont St Quentin Oval and the Ingleburn Military Heritage Precinct.	N/A
1.4	Prior to undertaking works on Campbelltown Road the applicant must enter into a Works Authorisation Deed with RTA for the proposed works. All works on Campbelltown Road are to be designed and constructed to RTA requirements. All intersection approaches on Campbelltown Road are to provide a single 100m long right turn storage bay and must operate with double overlap diamond phasing. Campbelltown Road is infrastructure to be funded through the Growth Centres special infrastructure contribution area (SIC) levy. Urban Growth NSW must pay the required SIC levy or alternatively may enter into an agreement for the provision of a material public benefit in lieu of payment of the SIC levy, or any component thereof, for the construction of and dedication of road widening along Campbelltown Road.	N/A
1.5	Regional Park The concept plan is modified such that the environmental living lots proposed in the north west corner of the site are to be located entirely within the E4 Environmental Living zone, and outside the E1 National Parks and Nature Reserves Zone under the Major Development SEPP.	N/A
1.6	Heritage The final design of Campbelltown Road is to respond to the heritage value of the adjoining heritage items. Any proposed relocation of heritage items to accommodate the road would be required to be justified through a heritage impact assessment, have regard to the implications on the approval of the sale of the land by the Commonwealth under the Environmental Protection and Biodiversity Conservation Act 1999, and requires the written endorsement of the Director-General.	N/A
1.7	Decommissioning of Sewerage Treatment Plant The existing sewerage treatment plant is to be decommissioned as soon as practicable following the connection of the Bambi Kindergarten and Ingleburn North Primary School to the proposed Ash Road Carrier Stage 1.	N/A
Schedule 2 Part C – Further Environmental Assessment Requirements		
1.1	Built form and urban design	✓

Instrument of Approval		Consistency																		
	Each subsequent residential subdivision application is to demonstrate how higher density development within that stage is to be located in close proximity to proposed services and public transport infrastructure.	The Town Centre is within 200m of the Edmondson Park Railway Station.																		
1.2	Each subsequent subdivision application outside of the Frasers Town Centre is to demonstrate consistency with the development control plan to be prepared under Part B, condition 1.1.	N/A																		
1.3	Any future development application within the Frasers Town Centre must demonstrate it is consistent with the: a) Frasers Town Centre Maximum Height of Buildings Plan;	✓ Refer to Section 5.1, 5.3, 5.4 and 5.5.																		
1.3 b)	Frasers Town Centre Maximum Gross Floor Area Plan;																			
1.3 c)	Frasers Town Centre Public Domain Plan; and																			
1.3 d)	Frasers Town Centre Design Guidelines (as amended by FEAR 1.3C).																			
1.3A a)	<p>Future development applications within the Frasers Town Centre Core are not to exceed the GFA and building heights specified in the table below:</p> <table> <tr> <th>TCC Quadrant</th><th>Gross floor area (m2)</th><th>Maximum height (RL)</th></tr> <tr> <td>North West</td><td>20,000</td><td>99.5</td></tr> <tr> <td>North East</td><td>45,000</td><td>105.8</td></tr> <tr> <td>South West</td><td>56,500</td><td>132.9</td></tr> <tr> <td>South East</td><td>23,525</td><td>96.4</td></tr> <tr> <td>Total</td><td>145,025</td><td>Total</td></tr> </table>	TCC Quadrant	Gross floor area (m2)	Maximum height (RL)	North West	20,000	99.5	North East	45,000	105.8	South West	56,500	132.9	South East	23,525	96.4	Total	145,025	Total	N/A
TCC Quadrant	Gross floor area (m2)	Maximum height (RL)																		
North West	20,000	99.5																		
North East	45,000	105.8																		
South West	56,500	132.9																		
South East	23,525	96.4																		
Total	145,025	Total																		
1.3A b)	Notwithstanding the GFA figures in a) above, GFA in any quadrant may exceed the maximum by up to 10 per cent, provided that the total GFA is not exceeded; and	N/A																		
1.3A c)	Notwithstanding the maximum height figures in a) above, only one building may be approved to a height of RL 132.9.	N/A																		
1.3B	<p>Any development application for the landmark building (i.e. the building to RL 132.9) or the market hall must demonstrate design excellence through a design excellence strategy. This design excellence must include consideration of the site's character, suitability, layout, setbacks, architectural design, materials and finishes, articulation and detailing, relationship to the public domain, connectivity and street activation.</p> <p>The design excellence strategy must include an independent peer review and be approved by Liverpool City Council prior to the lodgement of the first development application for the landmark building or market hall.</p>	N/A																		
1.3C	Prior to the lodgement of the first development application for above-ground or public domain works, the proponent must revise the Frasers Town Centre Design Guidelines as follows:	The Design Guidelines have been amended and are																		

Instrument of Approval		Consistency
1.3C a)	Amend Section 1.5 to read: <i>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.</i>	provided at Appendix X . Assessment of the Design Guidelines is provided at Section 5.4 and Appendix Z .
1.3C b)	Amend Section 1.8 to include a map depicting Main Street and the activity streets	
1.3C c)	Amend Section 4.2, Design Solution DS 2.3 to require the Soliders Parade frontage between Henderson Road and the Greenway will be predominantly sleeved by residential, commercial or retail uses	
1.3C d)	Amend Section 4.2, Design Solution DS2.3 to require retail or commercial uses with a street address at the corners of Soldiers Parade and the Town Centre Core east-west street and the Greenway and Main Street	
1.3C e)	Include a provision that 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	
1.3C f)	<i>Amend design characteristic in Part 3, Table 1 to read:</i> Diversity of architectural form and expression is achieved within a framework of visual compatibility between different buildings	
1.3C g)	Amend design characteristic in Part 3, Table 1 to read: Community uses are centrally located to maximise accessibility to all dwellings and to provide a strong civic presence in the Town Centre	
1.3C h)	Move the following provision from Section 4.1, DS 3.1 to Performance Criteria PC3: Maximum building height and Gross Floor Area for the Town Centre Core complies with the Concept Plan (as modified).	
1.3C i)	Amend Section 4.1 to provide for setbacks and street alignments. Ground and first floor levels should be constructed to the street alignment, to provide an urban streetscape. Consideration must be given to podium forms for towers. The street wall height and tower must provide for a human scale at street level and allow for street tree planting in accordance with the Public Domain Plan.	
1.3C j)	Amend Section 4.4, DS 4.8 to read: Access to car park entries and the loading dock(s) is from Bernera Road, Greenway and Soldiers Parade only. Service vehicle access is preferred from Bernera Road and Soldiers Parade.	
1.3C k)	Amend Part 4, Table 2 so that parking is provided generally in accordance with the specified Town Centre Core Parking Rate.	
1.3C l)	Amend Section 5.2 to include measures to encourage windows to local street frontages. Where blank walls are unavoidable, ensure they face dwelling entries.	
1.3C m)	Amend the solar access requirement in Section 5, Tables 3 and 4 to require that 70 per cent of terraces and townhomes in each of the three residential	

Instrument of Approval		Consistency
	stages receive at least two hours' solar access to principal living areas or private open space between 9am and 3pm on 21 June.	
1.3C n)	Amend the private open space provision in Section 5, Tables 3 and 4 to require that principal private open space must be accessed directly from living rooms.	
1.3C o)	Amend the dwelling size requirement in Section 5, Table 3 to require an additional 12m ² for a fourth bedroom and a minimum dwelling width of four metres. The revised Design Guidelines must be submitted to and approved by the Secretary prior to lodgement of the first development application for above ground building or public domain works. The revised Design Guidelines must also be provided to Council for information once approved by the Secretary.	
1.4	Traffic and transport Any future application which proposes additional intersections with Campbelltown Road is to be supported by a traffic analysis and is to have the concurrence of the RTA.	N/A
1.5	Any future application is to address the need for the relocation of Macdonald Road, with timing to be supported by a detailed traffic assessment to RTA's satisfaction.	N/A
1.6	Any future application for the Edmondson Park town centre outside the Frasers Town Centre and any future application for road infrastructure within the Frasers Town Centre must be supported by a detailed traffic and transport study, including a micro-simulation model. This should identify appropriate bus priority measures along the proposed Main Street, and ensure integration with the transport interchange, through consultation with Department of Transport.	N/A
1.6A	Any future application for road infrastructure within the Frasers Town Centre must be prepared in consultation with Transport for NSW and RMS. The proponent must consider any comments received during consultation. This requirement operates in addition to any consultation, concurrence or approval requirements under any other environmental planning instruments or legislation.	N/A
1.6B	The proponent must provide land dedication to RMS in accordance with the Plan of RMS Road Acquisition dated 27 June 2017 for the purposes of road widening along Campbelltown Road prior to determination of any development application for building works adjacent to Campbelltown Road. Land dedication for Campbelltown Road is to meet RMS requirements for road widening works.	N/A
1.7A	Car and bicycle parking within the Edmondson Park Town Centre must be provided in accordance with the Frasers Town Centre Design Guidelines (as amended by FEAR 1.3C).	✓ Refer to Section 5.6
1.8A	A Voluntary Planning Agreement in accordance with the public benefit offer dated 8 August 2017 between Frasers Property Australia Pty Ltd (or its nominated entity) and Liverpool City Council shall be prepared, publicly exhibited, executed and registered on the title of the land with the Office of	Frasers are continuing to work with council to enter into the VPA in

Instrument of Approval		Consistency
	<p>Land and Property Information.</p> <p>The Voluntary Planning Agreement, as executed, must be registered on the title of the land prior to the lodgement of the first development application for residential or commercial floor space within the Frasers Town Centre, or as otherwise agreed with Liverpool City Council.</p> <p>A copy of the executed Voluntary Planning Agreement shall be submitted to the Secretary.</p>	accordance with the in-principle offer agreed by Frasers and Council as part of the Section 75W process.
1.9	<p>Bushfire hazard</p> <p>Future subdivision applications must demonstrate compliance with the bushfire management measures outlined in the concept plan, and be in accordance with Planning for Bushfire Protection 2006.</p>	<p>✓</p> <p>(See Section 5.13 below)</p>
1.10	<p>Future subdivision applications are to demonstrate that the APZs are located outside any area of public open space, unless agreed to by the relevant council, and outside the regional park, unless agreed to by Office of Environment and Heritage.</p>	<p>✓</p> <p>(See Section 5.13 below)</p>
1.11	<p>Conservation Agreement</p> <p>Prior to determination of any future application for any aspect of the concept plan which is inconsistent with the Conservation Agreement, the Conservation Agreement is to be amended by way of written agreement between the relevant parties to be consistent with the concept plan.</p>	<p>N/A</p> <p>(see Section 5.7 below)</p>
1.12	<p>Vegetation management</p> <p>Each subsequent stage is to provide details on:</p> <p>strategies to manage interface issues between the construction site and both the regional park and any vegetation identified as an offset under the concept plan; and</p> <p>appropriate procedures for clearing of vegetation and strategies to retain mature trees where possible.</p> <p>Any procedures and strategies are to be carried into a vegetation management plan prior to commencement of works on the site.</p>	<p>✓</p> <p>(See Section 5.7 below)</p>
1.13	<p>Regional Park</p> <p>Any future application for subdivision to create the regional park is to include an easement in favour of Sydney Water over the proposed sewer pipeline.</p>	N/A
1.14	<p>Any future applications seeking approval for construction of buildings are to be accompanied by a Heritage Interpretation Strategy for the former Ingleburn Army Camp, Ingleburn villages and Indigenous cultural heritage, prepared by a suitably qualified heritage conservation practitioner in accordance with the NSW Heritage Office guidelines Interpreting Heritage Places and Items (2005) and Heritage Interpretation Policy (2005). The Heritage Interpretation Strategy is to be prepared in consultation with the Office of Environment and Heritage, the relevant council(s) and should include a detailed history of the Site.</p>	N/A
1.15	<p>Any future applications outside the Frasers Town Centre are to be accompanied by a Statement of Heritage Impact prepared by a suitably qualified heritage conservation practitioner in accordance with the NSW Heritage Office guideline Statements of Heritage Impact (2002) which</p>	N/A

Instrument of Approval		Consistency
	assesses potential impacts of proposed works on heritage items and their settings.	
1.16	Any future application to demolish, remove or relocate the Lecture Hall (Nissen Hut), the kitchen/dining complex (Mess Hall), and historic plantings, or the Riley-Newsum prefabricated cottages, is to be accompanied by a photographic archival recording of all items proposed to be relocated or demolished. The archival recording is to be prepared by a suitably qualified heritage conservation practitioner in accordance with the NSW Heritage Office guideline Photographic Recording of Heritage Items Using Film or Digital Capture (2006). Typical examples of elements and structures should be included as well as views and spatial relationships between elements. Copies of the archival recording are to be provided to the Department, Campbelltown City Council and Liverpool City Council.	N/A
1.17	Any future applications involving the relocation of prefabricated cottages is to demonstrate that work will be undertaken in association with specialist engineers and conservation practitioners.	N/A
1.18	Future applications are to identify how the detailed design has responded to opportunities to further mitigate impacts on Aboriginal archaeological heritage.	N/A
1.19	Any future applications are to provide details of the nature and extent of any cut and fill that is required to be undertaken. Compliance with the relevant council's requirements (as relevant to cut and fill) should also be demonstrated.	N/A
1.20	Any future applications outside the Frasers Town Centre are to demonstrate compliance with the flood management measures outlined in the Part 3A Concept Plan, Water Cycle Management Plan prepared by J. Wyndham Prince, September 2010. Compliance with Campbelltown and Liverpool City Council requirements (as relevant to flooding) should also be demonstrated.	N/A
1.21	Any future applications are to provide details on the proposed water sensitive urban design infrastructure, to the satisfaction of the consent authority. Future applications within the Frasers Town Centre must provide water sensitive urban design in accordance with the Water Cycle Management Plan Addendum Report prepared by J. Wyndham Prince, March 2016. Any increased water flow through the rail corridor may require the approval of Transport for NSW.	✓ Refer to Section 5.9 and Appendix D and E.
1.22	Any future applications for residential lots adjacent to Cabramatta Creek are to demonstrate that the lot layout and dwelling locations can accommodate an adequate riparian corridor and associated buffer.	N/A
1.23	The channel restoration along corridor B (as identified in the concept plan) is to be designed to accommodate a 1:2 to 1:5 year flow and comprise a soft engineering solution	N/A
1.24	Any future applications for construction of buildings and associated structures (that are not defined as exempt or complying development) within the Site shall:	✓ Refer to Section 5.21.

Instrument of Approval		Consistency
	a) include an assessment of construction impacts, including noise, traffic, soil and erosion (including acid sulphate soils where relevant), waste, and dust, and identify the mitigation and management measures that would be implemented to address these impacts;	
1.24 b)	demonstrate compliance with the Water Sensitive Urban Design principles established in the concept plan;	✓ Refer to Section 5.9.
1.24 c)	where applicable, demonstrate compliance with the commitments and management procedures detailed in the Vegetation Management Plan, including the strategy for retention of trees on site;	✓ Refer to Section 5.7.
1.24 d)	demonstrate that habitable floor levels are located above the 100 year ARI flood level plus 500mm freeboard, and that appropriate flood evacuation can be provided for dwellings located below the probable maximum flood level;	✓ Refer to Section 5.9.
1.24 e)	demonstrate compliance with the Planning for Bushfire Protection 2006;	✓ Refer to Section 5.13.
1.24 f)	demonstrate that ESD measures have been incorporated into the design of the buildings to reduce water and energy consumption in accordance with State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; and	✓ Refer to Section 5.14.
1.24 g)	demonstrate existing or planned utilities are sufficient to service the proposed development.	✓ Refer to Section 4.9.
1.25	Noise assessments are required for dwellings located in the areas affected by traffic and rail noise. Future applications are to include detailed assessments of the design of the dwellings that confirm compliance with the noise goals outlined in the South Edmondson Park Concept Application, Noise and Vibration Impact Assessment, August 2010 prepared by Wilkinson Murray.	✓ (See Section 5.10 below)

5.2.2 Statement of Commitments

The DA will satisfy all relevant Statement of Commitments made in relation to the development as part of the Concept Plan. An assessment of the proposal's consistency with the approved Concept Plan Statement of Commitments is located at **Appendix Y**.

5.3 Height

Clause 18 in Part 31 of the State Significant Precincts SEPP establishes a maximum building height of 24m at the site. The proposal includes buildings between two and three storeys. The maximum height of any structure proposed is between 11 – 12.5m, which is less than the maximum permitted by the SEPP. The height of buildings is consistent with the built form guidelines established by the Frasers Town Centre Design Guidelines (see **Section 5.4** below).

5.4 Frasers Town Centre Design Guidelines

The Frasers Town Centre Design Guidelines apply to the site following the approval of the Concept Plan (Mod 4) (refer to **Section 2.2**). The purpose of the Design Guidelines is to guide development of land within the town centre. The town centre is designed to locate densities in proximity to services and transport infrastructure. The proposal is consistent with the Design Guidelines in that it is consistent with the vision, key elements, urban structure and residential precinct built form guidelines established by Part 2.0, 3.0 and 5.0 respectively.

The Urban Structure of the Frasers Town Centre is established by the Design Guidelines which includes the layout of key roads including neighbourhood and local streets. The proposal is consistent with this structure.

The residential precinct built form guidelines at Section 5.0 provide performance criteria and design solutions for multi-dwelling housing, attached dwellings and studio dwellings as provided by this application. The proposal is consistent with the built form guidelines, including consistency with:

- Building height, setbacks and separation;
- Provision of open space;
- Provision of landscaping and private open space;
- Dwelling sizes;
- Storage;
- Solar access targets;
- Environmental sustainability targets;
- Provision of car and bicycle parking.

A more detailed assessment of the Residential Precinct design guidelines is provided at **Appendix Z**.

5.5 Frasers Town Centre Public Domain Plan

The Frasers Town Centre Public Domain Plan applies to the site following the approval of the Concept Plan (Mod 4) (refer to **Section 2.2**). The Public Domain Plan provides guidance for the coordination, design and construction of improvements to the public domain including for the Local Park and Pocket Parks.

The proposal is generally in accordance with the Public Domain Plan, which is the basis for the Frasers design. The Local Park includes a diverse collection of spaces including an exercise station, playground, picnic lawn, child cycle path, barbeque and picnic facilities, amenities and a water play area. The Pocket Parks provide a passive space for residents to enjoy the outdoors.

Overall, the proposal is in accordance with the Public Domain Plan and the Local Park and Pocket Parks will provide suitable landscaping and infrastructure to achieve the desired character.

5.6 Traffic

A Traffic Impact Assessment has been prepared by Ason Group and is included at **Appendix C**. The report includes a complete assessment of the development of RP1 including consideration of the future development of the residential precinct, parking provision, access and internal design, traffic impacts and construction traffic management throughout the development of RP1. An assessment of those aspects relevant to this DA is provided below.

5.6.1 Parking

The proposal makes provision of a total of 172 off-street parking spaces, including 20 accessible parking bays. The required parking rates are drawn from the Design Guidelines. A summary of the Design Guidelines parking requirements and the proposal is provided at **Table 4** below.

Table 4 - Car Park Assessment

Use	Proposal	Guidelines	Requirement	Proposed
Townhome 1-2 bedroom	32	1 space per unit	32	32
Townhome 3-4 bedroom	64	2 spaces per unit	128	128
Terrace 1-2 bedroom	0	1 space per unit	0	0
Terrace 3-4 bedroom	4	2 spaces per unit	8	8
Studio dwelling	4	1 space per unit	4	4
Total			172	172

In accordance with the Design Guidelines visitor parking is provided on-street, within the Mews.

5.6.2 Construction Traffic Management

A separate DA has been submitted to Council for the construction of Greenway Road which is expected to be completed prior to the commencement of the construction of RP1. Construction access routes for Stage 1 – 3 are detailed within the Traffic Report at Figures 10-12.

A detailed Vehicle Movement Plan is not considered necessary at this stage, and will be provided as required, prior to the commencement of any work on site. A detailed Construction Traffic Management Plan will also be prepared prior to the commencement of work on the site as required by Condition 1.24(a) of the Concept Plan.

5.7 Flora and Fauna

The Concept Plan along with the Biodiversity Certification Order and Edmondson Park Conservation Agreement set up the framework for the clearance of existing trees within the developable area of the Town Centre whilst retaining the native vegetation in the Reserve in the east of the site. Approval for clearing the site of vegetation was approved under DA628/2016.

5.7.1 Tree Removal

Whilst approval has been received for the removal of all vegetation, it is proposed to retain five existing trees within the pocket park as shown at Drawing L1101 at **Appendix B**.

The retention of these trees would necessitate further assessment, however where possible it is preferred to retain existing vegetation within the site. Accordingly, the retention of these trees would be subject to assessment by a qualified Arborist.

5.8 Heritage

5.8.1 Non-Indigenous Heritage

At the time of the original Concept Plan the heritage listed 'Ingleburn Village site – three Riley Newsum Prefabricated cottages were located within the Frasers Town Centre. These buildings were approved to be demolished by Liverpool Council under DA595/2014. The buildings were demolished in accordance with their development consent by UGNSW and there are now no listed heritage items within or in the immediate proximity of the site.

The Statement of Commitments establish protocols to be followed should any non-indigenous historical archaeological be discovered during site excavation.

5.8.2 Indigenous Heritage

The Aboriginal Cultural Heritage Assessment submitted with the original Concept Plan confirms there are no Aboriginal Heritage sites within Frasers Town Centre.

Frasers are committed to managing potential impacts to non-indigenous heritage throughout the ongoing development of Frasers Town Centre.

The Statement of Commitments establish key protocols for the management and conservation of indigenous heritage in relation to salvage activities, construction activities, incident reporting and requirements for consultation with the Aboriginal community where necessary. These protocols will be incorporated into induction and site management plans to be adopted by the contractor prior to the commencement of any site works.

5.9 Water Cycle Management

An assessment of Water Cycle Management has been provided by J. Wyndham Prince (**Appendix D**) that confirms the proposal is consistent with the Concept Plan (Mod 4) approval and Statement of Commitments.

An Interim Stormwater Management Strategy Report has been prepared by J Wyndham Prince **Appendix E**. The interim strategy will provide temporary stormwater devices to service the proposed development until such time that the regional devices, including detention basin proposed to the south of Campbelltown Road as part of the concept plan and bio-retention raingardens 13 and 14 are constructed.

The site is located in a catchment that does not drain into the creek systems on which regional basins are to be located; in addition, due to the size of the subject site, a broader regional detention basin is not required. Accordingly, the need for a regional basin under the Original Concept Approval is not triggered by the proposal. Further details of the Interim Stormwater Management Strategy are provided at **Appendix E**.

5.9.1 Flooding

Site excavation approved under (DA682/2016) will generally grade the site with a fall from the south western corner to the north eastern corner. The project designers have made every effort to ensure housing is located above the 100 year ARI plus 500mm freeboard however this has not been possible for every dwelling due to site fall.

The assessment (**Appendix D**) confirms the proposed levels are acceptable as site cross fall will ensure that there is minimal risk to property in the event of the 100 year ARI. It is noted that the site is outside the mapped 100 year ARI flood path local stormwater. The assessment the risk to be minimal as:

- *Bernera Road adjacent to Blocks A North and South and the roads within RP1 are all designed to be on grade, with no trapped low points or sag points to facilitate build-up or ponding of stormwater along the western side of the development Blocks;*
- *the road drainage design in Bernera Road and throughout Residential Precinct 1 will ensure the 100yr ARI surface flow level will not overtop the kerb;*
- *in all cases, the verge has a cross fall toward the top of kerb to provide additional flow capacity; and*
- *the Stage 1 pocket park adjacent to the western side of Block B South grades to the north with no trapped low points or sags, and is lower than the finished floor levels at the entry points of the adjacent housing product.*

5.10 Noise Impacts

An acoustic assessment has been undertaken by Wilkinson Murray (**Appendix F**) consistent with that undertaken for the Concept Plan. The noise assessment identifies environmental noise sources which may impact residential receivers and recommends acoustic treatments to reduce these impacts to acceptable levels.

Appropriate noise levels for the proposal have been drawn from Edmondson Park South Development Control Plan 2012 and NSW Department of Planning's 'Development Near Rail Corridors and Busy Roads (Interim Guideline)' given proximity to Campbelltown Road. Based on these standards internal noise objectives for the residential use of 35dB(A) for bedrooms and 40dB(A) for other residential parts of the building were established.

Wilkinson Murray generated a noise model based on projected traffic flows. The modelling provides predicted noise levels for residential dwellings and indicates where noise levels at facades exceed noise objectives for day and night time periods.

The assessment includes consideration of future traffic noise levels including from Campbelltown Road, on residential dwellings within the site. The assessment indicates that portions of two

buildings at the southern boundary of the site, adjacent to Campbelltown road will exceed day and night time objectives. The affected residences are shown at **Figure 28**.

The assessment provides detail of recommended deemed to comply façade and glazing materials and acoustic seals at Table 2-5 of **Appendix F**. Adoption of these mitigation measures will negate the need for individual acoustic assessment of traffic noise at each lot.

To comply with internal noise levels it is necessary for some dwellings to close external windows to comply with internal noise levels. These apartments are identified at Figure 2-3 of **Appendix F**. A number of options are available to provide adequate ventilation to habitable rooms when windows are closed due to traffic noise that indicatively may include:

- ducted fresh air supply;
- propriety acoustic wall ventilators; or
- ceiling or bulk mounted in-line ducted fans

Wilkinson Murray confirm that with the adoption of recommendations contained within the assessment the proposal is will comply with relevant acoustic requirements.



Figure 28 – Noise affected dwellings

Source: Wilkinson Murray

5.11 Geotechnical

A Geotechnical and Salinity Investigation has been undertaken by GeoEnviro Consultancy (**Appendix G**). A number of test pits were excavated across the site through topsoil/fill, fill, natural soil and bedrock. The investigation found the subsurface generally consisted of:

- clayey silt of low liquid limit;
- fill consisting of gravelly clayey silt and gravelly silty clay;
- natural soil of high plasticity silty clay;
- ironstone gravel and shale gravel in natural clay; and
- shale and siltstone bedrock at depths ranging from 0.8m to 2.8m below the existing ground level.

The report presents design recommendations for building footings and foundations as well as pavement design recommendation for roads.

5.12 Contamination

A number of contamination studies and environmental site investigations have been undertaken to assess the extent and nature of contaminants within the Edmondson Park South site as a whole, as well as within the Town Centre.

The Geotechnical, Contamination and UXO Site Suitability Assessment prepared by Golder Associates and dated 10 September 2010 for the Concept Plan, concluded that there was some form of localised contamination, potential unexploded ordnances, and small arms ammunition on what was then termed 'the Defence Site' which includes the Edmondson Park Frasers Town Centre.

However, the Assessment noted that A NSW DECCW accredited Site Auditor was engaged by Defence in 2003 to carry out a non-statutory site audit of the Defence Lands. The Auditor concluded that the investigated and remediated areas were "*considered suitable for residential land use with gardens and accessible soils (home grown produce contributing to less than 10% fruit and vegetable intake, no poultry)*".

In support of this application DLA Environmental Services has prepared a Remediation Action Plan (RAP) (**Appendix H**). The RAP sets remediation goals, management procedures and environmental safeguards to be implemented to ensure the Site will be rendered suitable for the future residential land use.

To ensure the potential existence of isolated occurrences of contamination are appropriately managed an Unexpected Finds Protocol (UFP) has been developed by DLA (available at **Appendix H**).

5.13 Bushfire

Ecological Australia has reviewed the proposal in relation to Bushfire (**Appendix I**). The addendum assessment provides supplementary information in addition to the Bushfire Planning Assessment submitted with Mod 4, dated March 2016 and included at **Appendix J** and considers the proposal against Planning for Bushfire Protection 2006 (PBP).

As shown on the asset protection zone diagram included in the report (**Figure 29**), the site and some buildings fall within a Bushfire Attack Level (BAL) – 12.5. These buildings are to be constructed in

accordance with *Australian Standard 3959 Construction of buildings in bushfire-prone areas 2009*. The requirements of PBP will be included as part of conditions of approval.

Ecological confirm the proposal complies with *Planning for Bushfire Protection 2006* in accordance with Condition 1.24(e) of the Concept Plan subject to the relevant recommendations of the Bushfire Planning Assessment (dated March 2016) and addendum assessment (dated 9 January 2017) being applied.



Figure 29 – Bushfire Attack Level Diagram

Source: Ecological

5.14 Environmentally Sustainable Design

The proposed development seeks to target a high standard of environmentally sustainable development (ESD). An ESD statement has been prepared by WSP in support of the proposal and is available at **Appendix K**.

Under the Concept Plan, the following BASIX sustainability targets apply to the Frasers Town Centre Residential Precinct:

Residential Precincts Townhomes

- Energy: minimum 66
- Water: minimum 50

Residential Precincts Terraces

- Energy: minimum 62
- Water: minimum 48

Frasers will develop a sustainability management system that will monitor sustainability commitments ongoing. Design initiatives that will support achieving the above targets include:

- Geothermal heat rejection for efficient air conditioning in larger residential precinct dwellings
- High efficiency air conditioning split systems for smaller residences
- On-site renewable energy sourced from photovoltaic (PV) arrays installed on the roofs of the residential blocks supplying the dwellings
- Connection of the Hoxton Park recycled water supply to dwellings for toilet flushing and laundry water.
- Water and energy efficient fixtures, fittings and appliances

5.14.1 BASIX

A BASIX Assessment and Preliminary Sustainability Development Report has been prepared by WSP Australia (refer **Appendix L**) that demonstrates that the proposed development will satisfy the relevant requirements for water, thermal and energy efficiency. Details of the proposals thermal performance is provided at **Appendix L**.

5.15 Building Code Compliance

The Building Code of Australia (BCA) Assessment of residential buildings and community buildings associated with the local park has been prepared by McKenzie Group (**Appendix M**). The assessment demonstrates that the proposal is capable of achieving compliance with the requirements of the Building Code of Australia (BCA) and other relevant codes and standards.

Where non-compliances have been identified, Deemed to Satisfy and performance based solutions have been recommended. These solutions are capable of being provided prior to the issue of a Construction Certificate.

5.16 Access and Universal Housing

An Access Report has been prepared by Morris Gooding Accessibility Consulting (**Appendix N**). The report considers the proposals compliance with ingress and egress, paths of travel, common facilities, common use open areas and circulation.

The assessment confirms the proposal is capable of achieving the accessibility objectives and all mandatory accessibility requirements. Where appropriate, the assessment makes recommendations to be incorporated at the detail design stage (Construction Certificate).

Frasers Statement of Commitment 71A, states:

“Frasers Property Australia will provide 20% of all dwellings across the Frasers Town Centre site as incorporating Liveable Housing Guideline’s silver level universal design features to provide housing that is appropriate for but not limited to seniors. Note: 20% will be achieved across the entire Town Centre and not specifically in each individual DA.”

The proposal includes 20 units (19.2 percent) that incorporate Universal Design features to provide housing that is appropriate for, but not limited to seniors. Consistent with the Statement of Commitments, 20 percent Universal Housing will be achieved across the whole town centre and not specific to each development application.

5.17 Fire Engineering

A Fire Engineering Report has been prepared by Olsen Fire and Risk Consulting Engineers (**Appendix O**). The report confirms that the proposal is capable of achieving compliance with the Building Code of Australia (BCA) through the implementation of performance base solutions as listed in the report. Preparation of the performance based solution and corresponding fire safety measures will not result in any material changes to the building design as per the architectural plans attached to this SEE.

5.18 Waste Management

5.18.1 Construction Waste

A Construction Waste Management Plan (WMP) - Council Proforma - has been prepared and is provided at **Appendix P**.

5.18.2 Operational Waste

A WMP has been prepared by GHD and is available at **Appendix Q**. The estimated volume of waste generated by Stage 1 is expected to be:

- 14,460L of garbage; and
- 24,960L of recycling.

To service the estimated waste, each residence will be supplied with 1 x 140L waste bin and 1 x 240L recycling bin to be stored on their property. Residents will be responsible for placing their bins kerbside, outside their dwelling for collection by Council's contractor. Those dwellings that face Greenway Road will place their bins at the rear laneway for collection. Where dwellings face a park, these residents have a nominated bin collection point at the closest road as identified in the WMP.

5.19 Crime and Public Safety

A Crime Prevention Through Environmental Design (CPTED) report has been prepared in accordance with the CPTED requirements set out under Section 79(C) of the EP&A Act 1979; the report is attached at **Appendix R**.

The report identifies a number of recommendations to be incorporated into the detailed design of the proposed building which may serve to reduce the risk of criminal activity and encourage the safety of all users of the development.

The Crime Risk Assessment of the proposed development found the proposal to be rated in the 'low' category. Notwithstanding this, recommendations to further improve the safety and security of the development are provided below.

- In the absence of technical supervision, ensure natural surveillance is maximised in areas of shared amenity, such as the toilets and barbeques of the private open spaces.
- Ensure lighting in public areas and undercover car parks is adequate and meets Australian Lighting Standard AS/NZ 1158 for public streets, car parks and pedestrian areas.
- Ensure natural surveillance in the undercover car park is maintained through lighting that is adequate to permit facial recognition and facilitates visibility into a vehicle.
- A Lux of 30 with a uniformity of 0.5 Uo should be consistently maintained in the undercover car parks.
- Consider the use of technical supervision, such as CCTV, if effective natural surveillance is not feasible.
- Ensure territorial enforcement is maintained and clearly shows definition of ownership. As fencing is not generally incorporated within the proposed development (other than in the Local Park), consider the uses of signage and wayfinding through private spaces of the proposed development.
- Ensure clarity of ownership is maintained to minimise conflict of the public and residents.
- Ensure management of space is implemented where conflict between public and private use is likely to occur i.e. share paths and speed limits.
- Ensure a prompt response to environmental maintenance is specified in the management procedures of the Owners Association.
- Ensure environmental maintenance is consistent and thorough, and the management authority of private spaces (likely the Owners Association) is clearly understood by users.
- Encourage resident's participation in notifying the Owners Association of environmental issues.
- Ensure environmental maintenance considers the prevention of crime through the minimisation concealment opportunities and the effectiveness lighting.

- Ensure the Owners Association has effective mechanisms in place for controlling activity in shared private spaces, and frequently review these mechanisms.
- Ensure pedestrian and vehicle access to the undercover carpark is restricted from the public.
- Promote the use of defensive vegetation and clarity of ownership by way of signage and wayfinding within shared private spaces.
- Ensure access to the undercover car parks is consistently controlled. The physical access control created by the car park security gates should be further assisted by technical access control, by way of electronic key/pass.
- Suggest the Owners Association engage in an annual review of safety and crime reduction techniques, following the construction and occupation of the surrounding Edmondson Park Town Centre.

5.20 Public Art Strategy

The Edmondson Park Frasers Town Centre Public Art Strategy has been prepared by Queen and Crawford on behalf of Frasers (**Appendix S**). The Strategy provides a framework for the consideration of public art across the Town Centre, including the residential public spaces related to this DA.

5.21 Construction Management

A preliminary Construction Management Plan (CMP) has been prepared by Frasers and is available at **Appendix AA**. The CMP provides a preliminary assessment of the proposed construction processes and methodology to be undertaken including in relation to:

- workplace health and safety management;
- traffic and pedestrian management;
- stakeholder engagement and community consultation;
- noise and vibration;
- site establishment;
- construction methodology;
- traffic management;
- pedestrian management;
- waste management; and
- on-site parking.

A final CMP will be prepared by the future contractor for the Town Centre once selected.

6.0 Conclusion

This DA seeks approval for the construction of 104 residential dwellings, landscaping (including parks), connections to civil infrastructure, resident facilities, construction of Mews 3 and subdivision at Residential Precinct 1 of the Edmondson Park Frasers Town Centre.

The Concept Plan approval established the suitability of the site and assessed the general building form and environmental impacts, as well as the social and economic impacts of the proposed development.

The proposed works will facilitate the future delivery of a next generation town centre that draws on the key principles of successful historical town centres whilst integrating contemporary planning and urban design to achieve high quality density, amenity and place making.

The proposed development is consistent with the Terms of the Concept Plan (as proposed to be modified) and the Statement of Commitments. The assessment of the DA has demonstrated that it will have no adverse or additional environmental effects beyond those already approved as being acceptable under the Concept Plan.

Given the planning merits described in this SEE, and in light of no adverse environment, social or economic impacts, it is requested that the subject DA be approved.