

Statement of Environmental Effects

Site 5 in Precinct 9, Edmondson Park

Lot 3, Faulkner Way, Edmondson Park NSW 2174

Submitted to Liverpool City Council

On behalf of UPG Edmondson Parkland Pty Ltd



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.

By using the green and blue colours to represent NSW, this painting unites the contrasting landscapes. The use of green recognizes tranquillity and health. The colour cyan, a greenish-blue, sparks feelings of calmness and reminds us of the importance of nature, while various shades of blue hues denote emotions of new beginnings and growth. The use of emerald green in this image speaks of place as a fluid moving topography of rhythmical connection, echoed by densely layered patterning and symbolic shapes which project the hypnotic vibrations of the earth, waterways and skies.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognizes their continuing connection to land, waters and culture.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.

| | | |
|---------|--------------------|-----------------------|
| Contact | Stephen Gouge | sgouge@ethosurban.com |
| | Associate Director | (02) 9956 6962 |

This document has been prepared by:

Oscar Davie

Julia Moiso

This document has been reviewed by:

Stephen Gouge

Revision 3 Final

Reproduction of this document or any part thereof is not permitted without written permission of Ethos Urban Pty Ltd. Ethos Urban operates under a Quality Management System. This report has been prepared and reviewed in accordance with that system. If the report is not signed, it is a preliminary draft.

Contents

| | | |
|------------|--|-----------|
| 1.0 | Introduction..... | 6 |
| 1.1 | Background..... | 7 |
| 1.2 | Consultation..... | 13 |
| 2.0 | Site Analysis..... | 16 |
| 2.1 | Local Context: Edmondson Park | 16 |
| 2.2 | Site Description..... | 16 |
| 2.3 | Existing Site Condition | 17 |
| 2.4 | Flooding..... | 18 |
| 2.5 | Geology and Hydrogeology | 18 |
| 2.6 | Site Contamination..... | 19 |
| 2.7 | Heritage..... | 19 |
| 2.8 | Surrounding Development | 19 |
| 2.9 | Public Transport | 20 |
| 2.10 | Bicycle Network..... | 20 |
| 3.0 | Description of Proposed Development | 22 |
| 3.1 | Summary Overview..... | 22 |
| 3.2 | Site 5 – Description and Staging..... | 23 |
| 3.3 | Numerical Breakdown | 23 |
| 3.4 | Site Preparation and Excavation | 23 |
| 3.5 | Built Form Design | 24 |
| 3.6 | Dwelling Mix..... | 26 |
| 3.7 | Landscape and Public Domain | 27 |
| 3.8 | Site Access..... | 29 |
| 3.9 | Parking Provision and Loading Facilities..... | 30 |
| 3.10 | Utilities and Services..... | 30 |
| 3.11 | Materials and Façade Design..... | 30 |
| 3.12 | Stormwater Infrastructure..... | 31 |
| 3.13 | Subdivision..... | 31 |
| 4.0 | Planning Assessment..... | 32 |
| 4.1 | Assessment against NSW Legislation and Policies..... | 32 |
| 4.2 | Building Height..... | 36 |
| 4.3 | Dwelling Density | 36 |
| 4.4 | Design Excellence Strategy - Landcom Town Centre North - | 38 |
| 4.5 | Landcom Town Centre North Design Guidelines | 39 |
| 4.6 | Built Form..... | 41 |
| 4.7 | Residential Amenity and the NSW Apartment Design Guide | 41 |
| 4.8 | Overshadowing and Solar Access..... | 41 |
| 4.9 | Contamination..... | 42 |
| 4.10 | Heritage Impacts | 43 |

| | | |
|------------|---|-----------|
| 4.11 | Transport and Accessibility..... | 44 |
| 4.12 | Wind Impacts..... | 45 |
| 4.13 | Acoustic and Vibration Impacts..... | 45 |
| 4.14 | Ecology, Flora and Fauna | 46 |
| 4.15 | Water Cycle Management..... | 46 |
| 4.16 | Flooding..... | 47 |
| 4.17 | Bushfire | 47 |
| 4.18 | BASIX..... | 48 |
| 4.19 | Building Code Compliance - BCA..... | 48 |
| 4.20 | Access..... | 48 |
| 4.21 | Affordable Dwellings | 49 |
| 4.22 | Fire Engineering | 49 |
| 4.23 | Waste Management | 49 |
| 4.24 | Crime and Public Safety (Crime Prevention Through Environmental Design) | 49 |
| 4.25 | Construction Management..... | 50 |
| 4.26 | Social and Economic Impacts | 50 |
| 4.27 | Site Suitability..... | 51 |
| 4.28 | Public Interest..... | 51 |
| 5.0 | Conclusion | 52 |

Appendices

- A** Architectural Plans
Cox Architecture
- B** SEPP 65 Design Report
Cox Architecture
- C** Survey Plan
Beveridge Williams
- D** Landscape Design Report
Arcadia
- E** Landscape Plans
Arcadia
- F** Stormwater Concept Plan + MUSIC Model
Integrated Group Services
- G** Quantity Surveyor Report
Construction Consultants (QS)
- H** Transport Assessment
Ason Group
- I** Site Contamination Report
JBS&G
- J** Access Report
Access Link Consulting
- K** Bushfire Report
Travers Bushfire and Ecology
- L** Noise and Vibration Impact Assessment
E-LAB Consulting
- M** Basix Assessment and Certificate
- N** Building Code Compliance Statement
Integrated Group Services
- O** Operational Waste Management Plan
Elephants Foot
- P** Flood Planning Certificate
Integrated Group Services
- Q** Fire Engineering Letter
E-Lab
- R** Wind Impact Assessment
RWDI
- S** Mechanical Services Description
Integrated Group Services
- T** Pre-DA Minutes – 1 June 2022
Liverpool City Council
- U** Design Excellence Panel Minutes – 1 June 2022
Liverpool City Council
- V** Concept Plan Statement of Commitments Table
Ethos Urban
- W** Landcom Town Centre North – Design Guidelines
Landcom

1.0 Introduction

This Statement of Environmental Effects (SEE) is submitted to Liverpool City Council in support of a Development Application (DA) for a residential development at Site 5 in Precinct 9, Edmondson Park (the site).

The DA seeks approval for the following:

- Construction of 2 residential flat buildings, each containing a podium and 2 towers, comprising 266 dwellings in total including:
 - 37 x 1 bedroom dwellings;
 - 154 x 2 bedroom dwellings;
 - 65 x 3 bedroom dwellings; and
 - 9 x 4 bed dwellings.
 - 1 x 5 bedroom
- Car parking for 398 vehicles, including 27 accessible spaces and 1 loading dock with turntable across 1 x basement level per podium and sleeve parking within each podium itself.
- 20 motorcycle spaces and 266 bicycle parking spaces.
- Landscaping and public domain improvements to the site, podiums, and interface with Maxwells Creek Riparian Corridor.
- Provision of utilities and services.

This SEE has been prepared by Ethos Urban on behalf of UPG Edmondson Parkland Pty Ltd and is based on the architectural drawings provided by Cox Architecture (see **Appendix A**), in addition to other supporting technical information that is appended to this report (see Table of Contents).

This report describes the site, its environs and 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.



Figure 0 Proposed Development

Source: Cox

1.1 Background

1.1.1 Edmondson Park South Concept Approval: MP10_0118

On 18 August 2011, the Planning Assessment Commission approved Concept Plan (MP 10_0118) and a concurrent Project Application (MP 10_0119) for the development of Edmondson Park South which provided for a development on approximately 413ha comprising:

- Residential development of 3,530 dwellings.
- Development of the Edmondson Park town centre including 35,000-45,000m² of retail, business and commercial floor space, along with associated uses, including a single 'landmark' development' of up to 30m in height within 300m of the proposed station.
- Protection of approximately 150ha 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 38.8m, 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.
- Associated infrastructure.

The location of Site 5 is shown in the context of the approved concept plan at **Figure 1**.



Figure 1 Edmondson Park South Concept Plan (Modification 5: Pending)

Source: MP10_0118 (Mod 5)

To facilitate the orderly development of the Edmondson Park South precinct as envisaged under the Concept Plan, the precinct was listed under Appendix 16 of *State Environmental Planning Policy (State Significant Precincts) 2005*.

In 2021 the State Significant Precincts SEPP was repealed and replaced by *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* ("**SEPP**"). The SEPP, particularly Appendix 1 and accompanying Maps, zones the Edmondson Park precinct whilst providing maximum building height, FSR and minimum lot size development standards, as well as miscellaneous provisions.

1.1.2 Edmondson Park South Concept Plan (MP10_0118): Modification History

Since the approval of the original Concept Plan, amendments thereto have been proposed with some approved as outlined in **Table 1** below.

Table 1 Modifications to MP10_0118

| MOD | Overview | Status |
|---------------|---|---------------------------------------|
| MOD 1 | Amend the timing for approval of a vegetation rehabilitation plan associated with remediation works. | Approved. |
| MOD 2 | Modification in relation to the sales and information centre within Edmondson Park. | Approved. |
| MOD 3 | Modification in relation to Sewerage Treatment Plan, Decommissioning and Remediation. | Approved. |
| MOD 4 | Modifications in relation to maximum Gross Floor Area (GFA), maximum building height, number of dwellings, maximum parking rates etc. | Approved. |
| MOD 5 | Revision to the Concept Plan boundary to include land owned by Landcom and the Office of Strategic Lands (OSL) and other modifications relating to school zone, road layout, dwelling yield and mix, building height and bushfire asset protection zones. | Pending: Awaiting Determination |
| MOD 6 | Redistribute GFA within the Town Centre Core to reflect the further design development that has occurred since the original indicative scheme was developed. | Approved. |
| MOD 7 | Modification to include a high school in the Edmondson Park Town Centre | Withdrawn. |
| MOD 8 | Amendment to the Edmondson Park Frasers Town Centre Guidelines to reduce the car park rate for 2-bedroom dwellings in the Town Centre Core | Approved. |
| MOD 9 | Modification to amend the Edmondson Park Frasers Town Centre Guidelines to reduce the car parking rate for two-bedroom dwellings within residential flat buildings in the Town Centre Core from 1.2 spaces per dwelling to 1 space per dwelling. | Withdrawn. |
| MOD 10 | Modification to the Concept Plan, as it relates to Precinct 3 to increase dwelling numbers by 350 to a maximum of 600 (a total of 4,852 dwellings across the Concept Plan) and alter the road network hierarchy. | SEARs Issued. |
| MOD 11 | Modification to the approved Design Guidelines to allow additional attached dwelling typologies with Residential Precincts 2 and 3. | Approved. |
| MOD 12 | Modification to allow school lot within the town centre and relocate residential flat buildings from the town centre into Residential Precinct 3. | Pending: Awaiting Determination |

1.1.3 Modified Concept Plan (MP10_0118: MOD 5)

Modification 5 to the Concept Plan ("**Mod 5**") applies to the Landcom Town Centre North area of Edmondson Park which encompasses the site. The modification, lodged in September 2018, includes a variety of amendments to both the Concept Plan and the SEPP primarily relating to increasing residential yields and heights in the Town Centre North, modification to the road network and hierarchy, reduction in bushfire APZ's in select locations and introduction of Design Guidelines, among other modifications.

At the time of preparing this DA, Mod 5 has not yet been determined, but is anticipated for imminent approval by the NSW Department of Planning and Environment. The amendments proposed in Mod 5 are summarised below:

- The introduction of a maximum Gross Floor Area (GFA) control under the Concept Plan (to some parts).
- Increased minimum residential yields within the Landcom Town Centre North under the Concept Plan from 440 to 3,030-3,286;
- Increase to maximum permitted building heights, which now range between 21m and 50m (and up to 67m for one landmark building).
- Amended residential mix, which now primarily comprises of Residential Flat Buildings, Mixed-use Apartment Buildings, Mansion Apartments, Terrace Houses, Terrace Cottages, Detached Cottages and Studio Dwellings.
- Addition of the definition for 'Studio Dwelling' into Precincts SEPP, and allowing these Secondary Dwellings to be subdivided on to separate titles.
- New areas where Studio Dwellings are now permitted in the R1 General Residential Zone, and new areas where Residential Flat Buildings are now prohibited.
- Amended road layout, and public domain plan
- Exemption from the requirement for a Development Control Plan to be prepared, but only where the development is complimented by suitable Design Guidelines.

The following amendments were sought to the State Significant Precincts SEPP as part of Mod 5 (since repealed and replaced with the Precincts – Western Parkland City SEPP 2021):

- Amend the Floor Space Ratio Map to remove the FSR control applying to the Station Precinct, which is to be replaced with the equivalent GFA control allocated by quadrant;
- Amend the Height of Buildings Map as follows:
 - Within the Station Precinct, allow heights up to 50m, including heights up to 67m for one landmark building;
 - Within the Maxwells Creek Precinct, allow heights up to 28m;
 - Within the Parkland Precinct, allow heights up to 12m in Area 1 and up to 21m in a specified location; and
 - On the School Site, allow heights up to 21m.
- Amend the Land Zoning Map to specify areas in the R1 General Residential Zone where Studio Dwellings are permitted with consent, and areas where Residential Flat Buildings are prohibited;
- Insert the definition of Studio Dwellings into Clause 2 of Appendix 16 to the State Significant Precincts SEPP, allowing these Secondary Dwellings to be subdivided on to separate titles as follows: studio dwelling means a dwelling that:
 - is established in conjunction with another dwelling (the principal dwelling), and
 - is on its own lot of land, and
 - is erected above a garage that is on the same lot of land as the principal dwelling, whether the garage
- Insert additional wording to both Clauses 27 and 28 of Appendix 16 of State Significant Precincts SEPP to prevent a variation to the 12m height control standard in specified parts of the Parkland Precinct of the Town Centre North to ensure housing diversity is achieved and Residential Flat Buildings are not built in those locations;
- Insert additional wording to Clause 36 of Appendix 16 of the State Significant Precincts SEPP to create an exemption to the requirement for a Development Control Plan to be prepared where suitable Design Guidelines are prepared – i.e that the current Edmondson Park DCP does not apply to the site and development, instead it is governed by the Design Guidelines; and
- Insert additional Clause 39 to Appendix 16 of the State Significant Precincts SEPP to specify additional permitted uses for particular land including where studio dwellings are permitted and where residential flat buildings are prohibited to ensure housing diversity is achieved.

1.1.4 Repeal of Part 3A of the Environmental Planning and Assessment Act 1979

On 1 October 2011, Part 3A of the EP&A Act was repealed, however transitional arrangements were introduced to apply to approved Part 3A projects (i.e the Edmondson Park South Concept Plan).

Under Schedule 2, Clause 2 (Transitional Part 3A projects) of the Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017, the approved Concept Plan continues to have weight and force.

Reference is made to the following clauses which collectively have the effect of reinforcing the Concept Plan approval and placing rules on the determination of development application that relate to the Concept Plan **[our emphasis added]**:

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 to any such development (whether or not a determination was made under section 75P (1) (b) when the concept plan was approved):*
 - (a) *if Part 4 applies to the carrying out of the development, the development is taken to be development that may be carried out with development consent under Part 4 (despite anything to the contrary in an environmental planning instrument),*
 - (b) *if Part 5 applies to the carrying out of the development, the development is taken to be development that may be carried out without development consent under Part 4 (despite anything to the contrary in an environmental planning instrument),*
 - (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,**
 - (e) **a consent authority may grant consent under Part 4 for the development without complying with any requirement under any environmental planning instrument relating to a master 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) *this clause applies instead of section 75P (2), but any direction, order or determination made under section 75P (2) in connection with the concept plan continues to have effect.*

Schedule 2, Clause 2 (Transitional Part 3A projects) is considered in respect to the proposal at **Section 4.1.1**.

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

The site forms part of the Edmondson Park South state significant precinct as defined in Appendix 1 of the SEPP.

Edmondson Park also forms part of the Southwest Growth Area, which includes new communities at Oran Park, Turner Road, Leppington, East Leppington, Catherine Field, Glenfield, and South Creek West.

Clause 3.11(b) of the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Precincts SEPP) stipulates the following in respect to Edmondson Park and the South West Growth Area:

- (a) *The provisions of Campbelltown (Urban Area) Local Environmental Plan 2002, Liverpool Local Environmental Plan 2008 and Schedule 3 to State Environmental Planning Policy (Major Development) 2005 are specified for the land within **Edmondson Park Precinct** within the South West Growth Centre to which those instruments, or parts of instruments, apply.*

However, clause 5 of Appendix 1 provides that:

- (1) *The only environmental planning instruments that apply, according to their terms, to land within the Edmondson Park South site are—*
 - (a) *Chapter 2, and*
 - (b) *all other State environmental planning policies.*

Accordingly, despite clause 3.11(b), the Liverpool LEP does not apply to the site.

The primary controls are the Concept Plan (as explained in Part 1.1.4 above) together with Appendix 1 of the SEPP to the extent that the provisions of Appendix 1 are not inconsistent with the Concept Plan.

The relevant provisions of the SEPP are considered in respect to the proposed development at **Section 4.1**.

1.1.6 Precincts:

The site forms one of five sites within the northern component to the town centre that was sold to entities within Urban Property Group. This part of the town centre is known as 'Edmondson Park Landcom Town Centre North'

Edmondson Park Landcom Town Centre North comprises of three sub-precincts, which are known as the 'Station Precinct', 'Maxwells Creek Precinct' and the 'Parkland Precinct' (herein referred to as the 'Residential Precincts'). The site of the proposed development (Site 5) is shown in relation to the above-listed sub-precincts at **Figure 2** and sits within the Maxwells Creek Precinct.

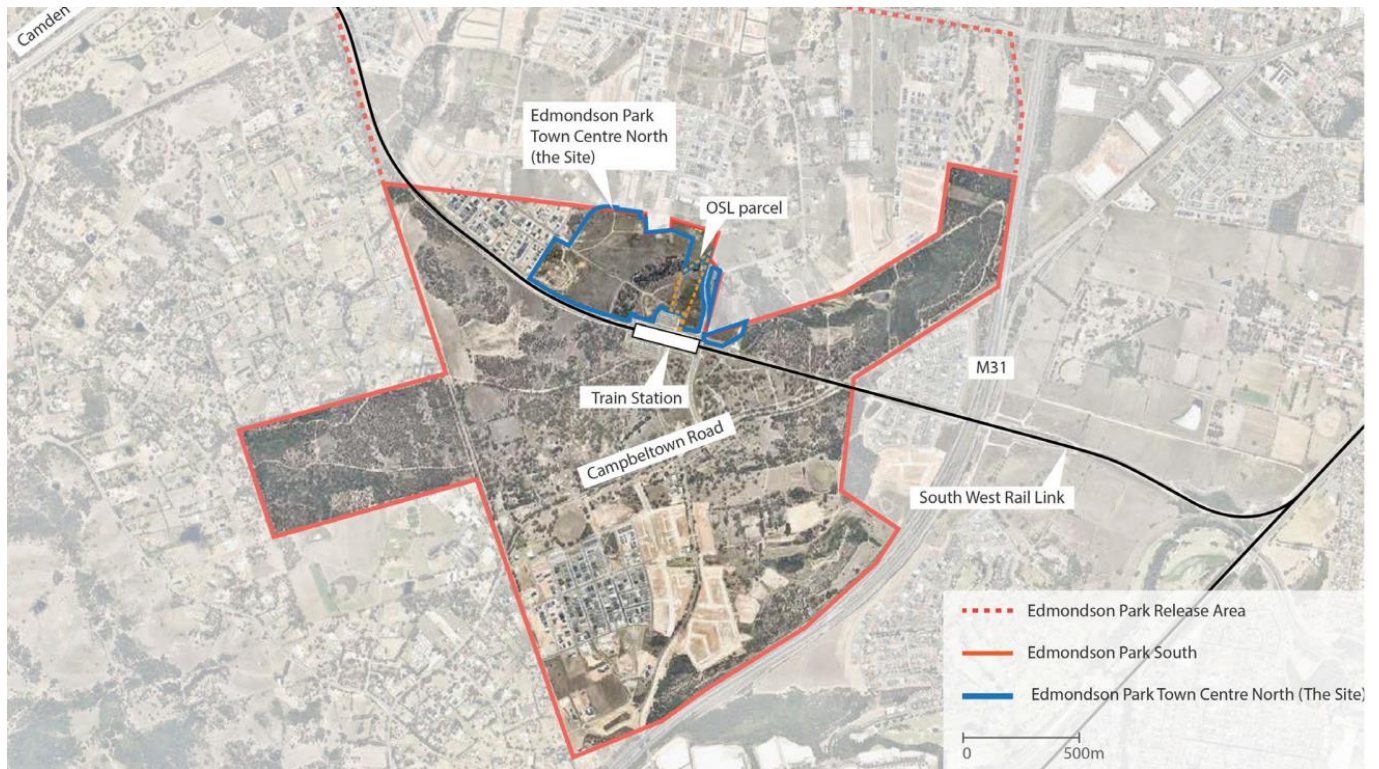


Figure 2 Edmondson Park Town Centre North

Source: Landcom (Modification 5 to the Concept Plan)

1.1.7 Current Development Applications – by Landcom

DA-386/2021 – Super Lot Subdivision and Extension of Services

This DA seeks approval to subdivide Lot 2 DP1264963 and Lot 3 DP1257105 to create eight super lots and two resultant residue lots and the extension of minor servicing works on the southern side of Bezentin Ridge/McFarlane Road. The site comprises proposed Lot 6 proposed subdivision and minor servicing works are consistent with Mod 5. No built form is proposed over the eight super lots or residue lots as part of this application and development of these lots will be subject to future planning applications and assessment by the relevant consent authority.

The proposed subdivision and extension of services is being carried out to facilitate the logical and orderly development of the proposed lots. The minor servicing works are procedural in nature and will enable servicing to all proposed super lots as part of this subdivision application. This application was lodged on 28 April 2021 and has not yet been determined.

DA-504/2021 – Bulk Earthworks

This DA is seeking approval for the bulk earthworks at the Edmondson Park Town Centre North Site. The proposed works generally comprise cut and fill of the site and grading to achieve necessary levels and benching requirements to facilitate future development. The proposed works are being carried out to facilitate the orderly development of the super lots. This application was lodged on 27 May 2021 and has not yet been determined.

DA-1070/2021– New Access Roads and Civil Works to Service the Super Lots

This DA seeks approval for the construction of secondary access roads and associated servicing for Blocks 1 to 8. The access roads are categorised and being treated as 'Local Minor' roads and is consistent with Mod 5. This DA also proposes minor servicing works that extend services to all road frontages and are extensions from lead-in services work as part of DA-386/2021. This application was lodged on 23 September 2021 and has not yet been determined.

DA-1073/2021– New Roads and Civil Works – Access for School Site

This DA seeks approval for the construction of two access roads adjoining the future school site. The future school site will be located over Lots 1 and 2 DP1257105 to the south-west of the Site. The future school site's ultimate design shall be determined as part of future planning applications by SINSW.

These roads will also service proposed super lot 8, created as part of DA-386/2021. This application was lodged on 23 September 2021 and has not yet been determined.

An extract of the proposed excavation profile is provided at **Figure 3**. The proposed roads are shown at **Figure 4**.

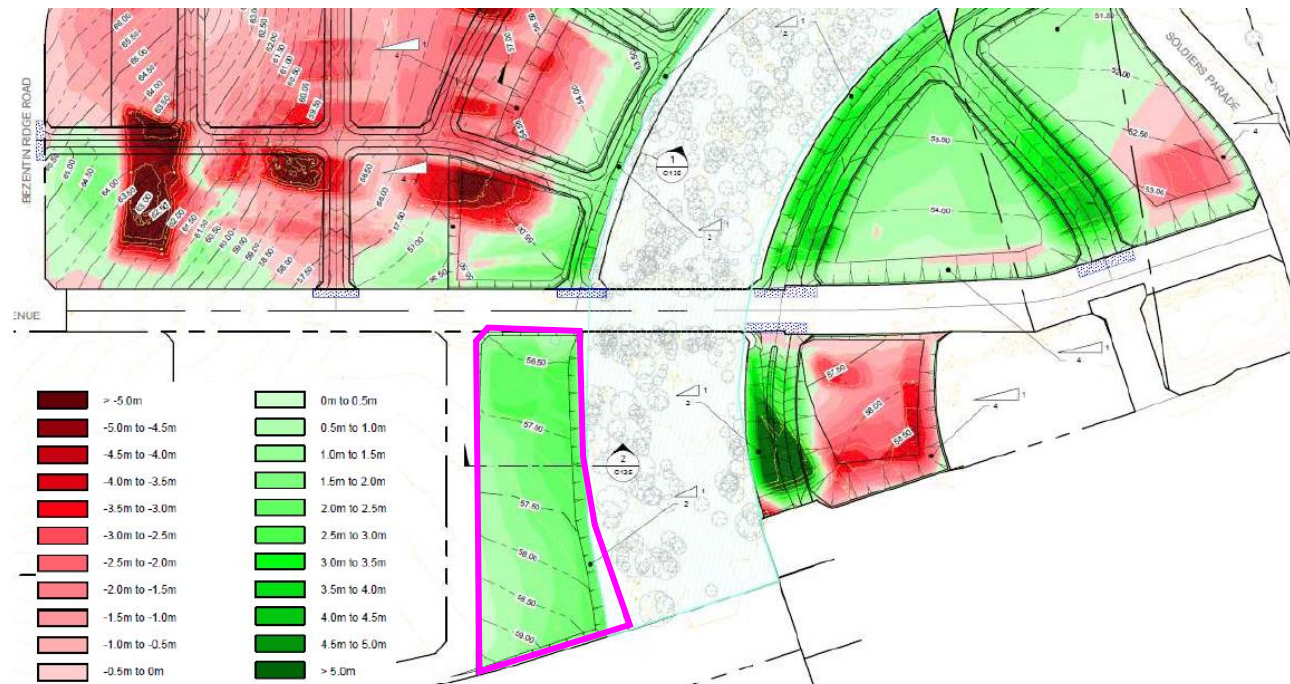


Figure 3 DA-1073/2021: Bulk Excavation Profile Across Site

Source: Landcom (Modification 5 to the Concept Plan)

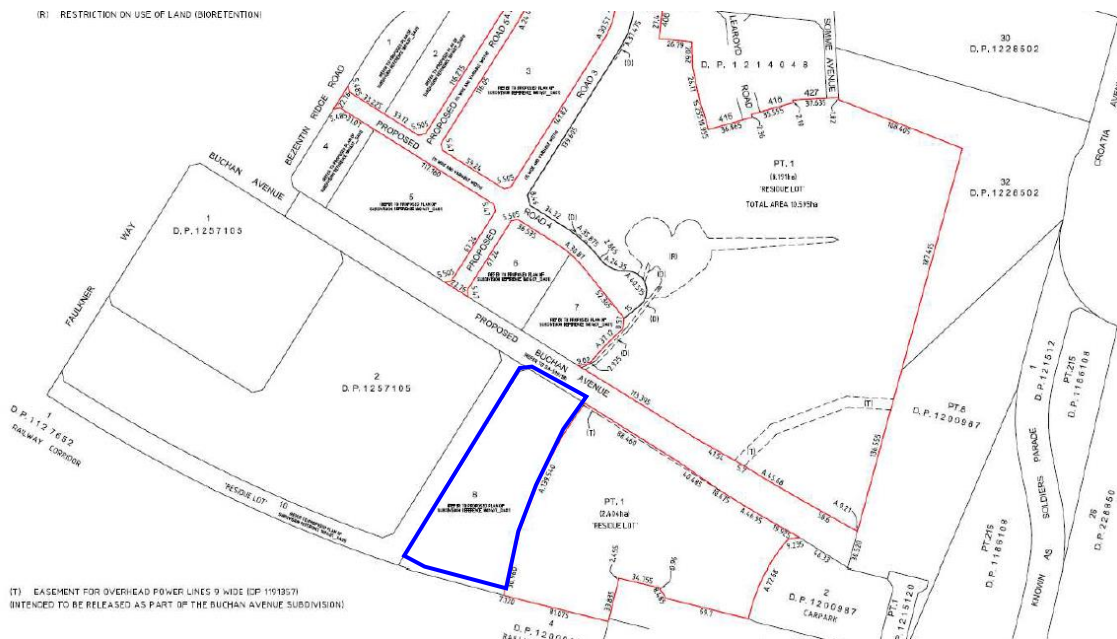


Figure 4 DA-1073/2021: New Roads Around Site

Source: Landcom (Modification 5 to the Concept Plan)

1.2 Consultation

1.2.1 Liverpool City Council – Pre-Lodgement Meeting and Ongoing Discussions

On-going consultation with Liverpool City Council has occurred regarding the Site and also of Sites 1-4 in the Landcom Town Centre North through semi-formal meetings in an ongoing manner since late 2021. Council's comments during meetings and on-going consultation during the assessment of DA's have been incorporated in the proposed design where appropriate.

A formal pre-DA meeting was held with Council (online) on 23 February 2022 to discuss the intended design and layout of Sites 1-5 (refer to **Figure 3** and **Figure 4**). A follow up meeting with the waste team was held on 13 April. A copy of the minutes was provided by Council on 1 June 2022. A copy of these minutes is attached (**Appendix T**) with the relevant information addressed throughout this DA. It is noted that given the initial pre-lodgement meeting was held in February 2022, a number of components of the design have progressed prior to and after receiving the Council's written feedback, including in responded the Design Excellence Panel.

Table 2 Pre-DA Comments

| Pre-DA Comments Summary (Site 5 Only) | Response |
|---|---|
| Strategic Planning | |
| Since the development proposal is prepared based on the content of the proposed Mod 5 and the associated Design Guidelines for Edmondson Park Town Centre North, it is recommended that the development application be progressed after the approval of the proposed Modification 5 of the Concept Plan. The applicant may need to seek further modification to the Concept Plan to permit certain aspects of the development application. | Noted. As demonstrated in this SEE and supporting documents, the proposed DA is consistent with the Concept Plan, and aligns with the Design Guideline accompanying Mod 5 which will replace the Edmondson park DCP via the corresponding amendments to the SEPP. |
| City Design and Public Domain (CDPD) | |
| It is recommended that the applicant submit both proposals to the upcoming DEP meeting. An extended meeting time to individually address both proposals, can be requested through Council's Panel Support Officer. | Noted. DEP Meeting was held on 12 May 2022 |
| Council expects a high standard and complete set of documentation to be submitted as part of every development application. Open and/or outdoor areas are a critical part of every development and therefore must be given equal weight to that of the architecture, throughout the development application process. | Noted. The proponent has engaged a highly experienced team of Cox and Arcadia to deal with both Architecture and Landscape/public domain. |
| Utilities and services (e.g., electrical substation, fire hydrants, etc.) must be integrated within the building and/or landscaping as to not impact the visual amenity of the development. | Note: These have been incorporated through the development, whilst also being located appropriated for servicing, access and replacement. |
| The future development application should include a summary of all sustainability principles being incorporated as part of the Development application (i.e., as part of proposal or within the selected materials palette) and incorporate the use of photovoltaic technology as part of the proposal. Incorporate best practice sustainability measures, including consideration to photovoltaic technology for lighting and electricity on site. | The proposal is accompanied by a BASIX Certificate (Appendix M). The proposal has been designed to maximise amenity, minimise consumption and improve efficiency. |
| The applicant should provide detailed 3D renders / visualisations for the proposed built form including its surrounding context, and an accurate depiction of all proposed materials & finishes, and the proposed landscape treatments within the development. | Refer to Architectural Plans (Appendix A) and SEPP 65 Design Statement (Appendix B). |
| The Applicant has indicated that, the intended DA for this site assumes that Modification 5 of the concept plan will be approved. And the intention is that the DA for site 5 will not be submitted until Modification 5 is approved. This is acknowledged by CDPD. | Given the timeframe and the status of Mod 5 this application is submitted prior to the final determination of Mod 5 being issued - in the same way as the various DAs submitted by Landcom for road works. It is understood that this DA is not |

| Pre-DA Comments Summary (Site 5 Only) | Response |
|--|---|
| | capable of being approved until such time as Mod 5 is approved. |
| CDPD appreciate the well thought out architectural character/language developed by COX for Site 5 and is generally supportive of this direction. Variations in both colours and materials choices should also be incorporated within the 'Rondo Structure' indicated for the terrace house design. | Noted |
| Although the proposed building arrangement/layout meets ADG requirements for solar access. CDPD encourage the exploration of the potential to locate the proposed GF vehicle entry/exit along the south facing edge of the development. This will optimise the space for dwellings with solar access and minimise the number of dwellings with no solar access, creating a better overall outcome for the development. | For a number of reasons, including the ability to improve compliance overall (not only to private space but to communal spaces and maximise outlook to the east), as well as requirements of the Concept Plan access arrangements and TMAP, the vehicle entry has been maintained to the northern side of the site to the Local Road. |
| CDPD is supportive of the applicants early attempts to carry over the design language developed by COX for the podium levels, across to the tower levels. However, CDPD recommend that further development continue to occur to ensure both components of the development demonstrate a unique interpretation of the architectural language, that is cohesive yet responds to the relevant building mass. | Noted. The design has been revised and progressed since the meeting with Council in February 2022, and has been considered in response to the Design Excellence Panel (Table 3 below). |
| The arrangement of waste collection/storage/access needs further development and consultation with council's waste team. | Noted – as referred in the minutes, a subsequent meeting was held with Council's waste team on 13 April 2022 to discuss the particulars and specifications. The commentary and feedback from these discussions has been incorporated in the DA. The Design is accompanied by an Operational Waste Management Plan (Appendix O). |
| Concerns raised over solar access and cross flow ventilation | As demonstrated in the SEPP 65 Design Statement, the proposal meets and exceeds the solar access and cross flow ventilation requirements of the ADG. The terrace system apartments are designed to maximise natural and cross flow ventilation, and take advantage of the other amenity opportunities that the location provides (such as outlook to the east). |
| Bicycle amenities (i.e., parking, racks, storage and end of trip facilities), should be integrated within the parking level floor plans. | Notes. These have been shown on the plans as being capable to be stored within lockers (or in apartments). |
| The submitted drawings indicate substantial planting/landscaping on the upper levels of the development including COS. | The Landscaping to the podium and above ground has been designed to meet the requirements identified by Council. |
| CDPD have concerns for the lack of solar amenity provided on the podium level COS. | Solar Amenity received to the podium is set out in the SEPP 65 Design Statement (Appendix B), |
| CDPD recommend that the podium level COS incorporate a direct link to the proposed GF COS. This will enable stronger access and connection between the two COS's (i.e., from the podium level COS directly from the GF COS). | Noted. This has been included in the development and is shown on the Architectural Plans (Appendix A) and annotated in Figure 12 . |
| CDPD is supportive of the indicated 18% of site as deep soil zone, which is above ADG requirement. Deep soils zones are to accommodate canopy tree plantings (i.e., with a mature height of 8m or above). Canopy open space/street tree plantings should be minimum 200L pot size at the time of install. | Noted. Through further design development and allowance for service roads, infrastructure and services the proposed deep soil percentage reduced to 11% but still exceeds the recommended amounts set out in the ADG. However, it is important to note that this % does not account for any of the podium, or level 1 planting to the building that will support larger vegetation and trees. |
| <i>The other technical items in the Pre-DA comments are addressed in the attached specialists reports</i> | |

1.2.2 Liverpool Council Design Excellence Panel Meeting

The proposal was presented to the Liverpool Design Excellence Panel on 12 May 2022. The Panel's comments were issued on 1 June 2022. The nine design principles were considered by the panel in discussion of the Development Application. These are 1] Context, 2] Built Form + Scale, 3] Density, 4] Sustainability, 5] Landscape, 6] Amenity, 7] Safety, 8] Housing Diversity + Social Interaction, 9] Aesthetics. A copy of the minutes is attached at **Appendix U**.

Table 3 Summary of DEP Comments

| DEP Comment – 12 May 2022 (Site 5 only) | Response |
|---|--|
| The Panel appreciates the overall design scheme and the amendments made to the approved master plan. The Panel supports the idea of increased permeability and the reorientation of some of the blocks. The Panel encourages the applicant to detail out the scheme further and strive for design excellence throughout the development process. | Noted. The applicant and design team feel strongly that the design solution responds to the context of the site. |
| The Panel appreciates the built form relationship between the tower and podium for Site 5. The Panel supports the proposed scale and proportion of the podium and tower (i.e., a two-storey podium with a six-storey tower arrangement). | Noted. |
| The Panel raises concerns regarding the proximity of units within the internal re-entrant corners of the towers. The Panel requires the applicant to have a closer look at the relationships between the windows and balconies in this geometry of the towers. The Panel recommends the applicant ensure that the location of windows and balconies ensure privacy for all the units. | Noted. As part of the evolution of the design, the layout and geometry of the apartments at the re-entrant corners has been reviewed to ensure privacy to all units is provided. |
| The Panel raises concerns regarding the re-entrant corners within the tower forms and requires the applicant to consider alternatives to resolve privacy issues. | Noted – see above. |
| The Panel requires the applicant to consider adequate sustainability initiatives as part of the design (including Photovoltaic cells, rainwater harvesting systems, etc.). Provide details of all sustainability initiatives being considered as part of the development. | The sustainability initiatives incarnated into the project are shown on the Architectural Plans, Landscape Plan and demonstrated through BASIX compliance. |
| The Panel notes that the current design proposes considerable landscaping on the podium for Site 5. The Panel requires the applicant to ensure adequate soil depth and soil volume for the landscaping being proposed on slab. The Panel requires the applicant to provide cross sections through the podium landscape to demonstrate the provision of adequate soil volume / depth for the vegetation. The applicant should also provide soil volume calculations to demonstrate that appropriate soils volumes are appropriate for the proposed tree species. | The proposed soil depth and arrangement of planting above podium is articulated in the Landscape Plan and Architectural Drawings (Appendix D and Appendix A). These show a range of depths from 300mm to 1000mm – capable of supporting canopy trees, in addition to the 11% deep soil planting proposed elsewhere in the development. |
| The Panel raises concerns regarding the privacy within the units on Site 5 which cannot be supported. In its current form. The Panel requires the applicant to review the privacy requirements within the towers. The Panel requires the applicant to ensure general safety and security for the residents. Incorporate CPTED principles as part of the overall design. | Noted. As part of the evolution of the design, the layout and geometry of the apartments at the re-entrant corners has been reviewed to ensure privacy to all units is provided. |
| OUTCOME The panel have determined the outcome of the DEP review and have provided final direction to the applicant as follows: The project is supported. Respond to recommendations made by the panel, then the plans are to be reviewed/approved by Council. | Noted. The recommendation and final direction have been considered and responded to in the proposal. |

2.0 Site Analysis

2.1 Local Context: Edmondson Park

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 location of Edmondson Park Town Centre (north) is shown at **Figure 5**.



Figure 5 Site Location: Edmondson Town Centre North

Source: Concept Plan (Modification 5) + Ethos Urban

2.2 Site Description

The Site is located within Precinct 9, within the Landcom Town Centre North of the Edmondson Park South Concept Plan. The overall Precinct 9 lot is legally defined as Lot 3 DP1257105 and referred to as Lot 3, Faulkner Way, Edmondson Park NSW 2174. The total area of the site the subject of this DA is 12,450sqm

The Site extends between the south-adjacent railway line and Buchan Avenue, and a narrow portion of land that straddles the railway line towards Faulkner Way.

The Site has one primary street frontage with Buchan Avenue (north) that is approximately 80m in length. There is a secondary street frontage that is located 302m away from the main portion of the Site to the west. This street frontage is approximately 24m in length.

This DA relates to works that are proposed within the main portion of the Site, as shown at **Figure 6**.



Figure 6 Site Identification Plan

Source: Ethos Urban + Nearmap

2.3 Existing Site Condition

The site is vacant and does not accommodate any existing development. The Site has been cleared of vegetation, as approved by DA-472/2018. In addition, the Site is subject to the awaiting approval of DA-504/2021 for earthworks. This DA is for cut and fill across the broader area of the Landcom Town Centre North (north-west of Maxwells Creek Riparian Corridor) to achieve necessary levels and benching requirements to facilitate future development. Images of the Site are provided at **Figure 7**.



Figure 7 Site Aerial Images

Source: Cox

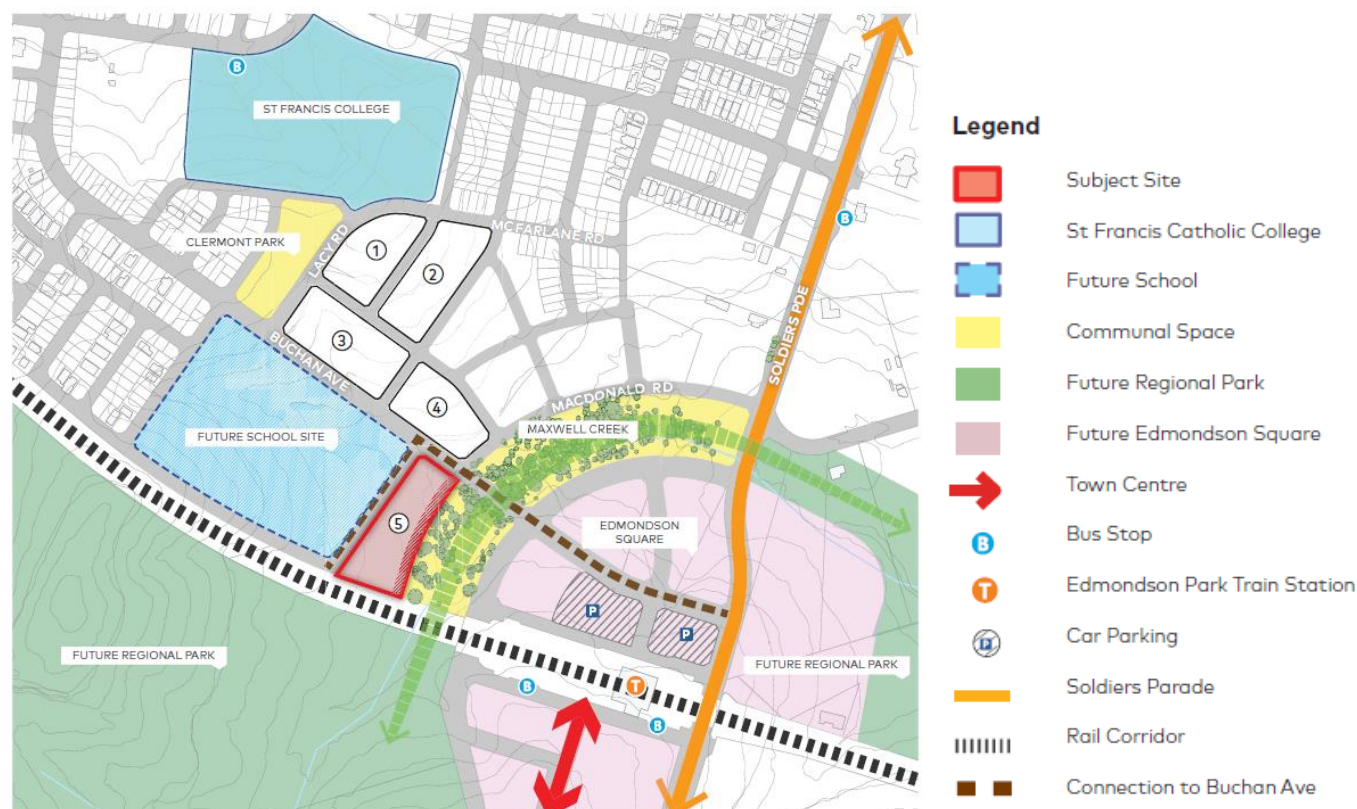


Figure 8 Site Location: Edmondson Park North Concept Plan

Source: Nearmap / Ethos Urban

2.4 Flooding

The Site is not affected by mainstream flooding, however it may be affected by localised flooding due to the fall of the land and contours. As outlined by the Flood Planning Certificate (**Appendix P**), the Site is not located within any medium-risk or high-risk flood zone. Therefore, there is no significant flood-related impediment to the development of the site.

The Flood Planning Certificate notes that localised flood mitigation measures may be necessary to maintain the existing overland flow path along the eastern Site boundary. This matter is further considered at **Section 4.16**.

2.5 Geology and Hydrogeology

The existing geology and hydrogeological features of Edmondson Park South were considered within the Preliminary Geotechnical Investigation and Contamination/UXO Assessment Prepared by Golder and Associates in 2010 to support the Concept Plan.

In that assessment the Landcom Town Centre North is identified as being underlain by Bringelly Shale of the Wianamatta Group. The Bringelly Shale is comprised of shale, carbonaceous claystone, claystone, laminate, fine to medium grained lithic sandstone, rare coal and tuff. It is underlain by Ashfield Shale within the Wianamatta Group and subsequently Hawkesbury Sandstone. Soil landscapes at Edmondson Park South are identified as gently undulating, underlain by Wianamatta Group Shales, and being shallow to moderately deep. The topography of Edmondson Park South consists of undulating landforms comprising rolling hills formed by a series of ridges and drainage channels – prior to the earthworks being undertaken by Landcom and development occurring to the South and Ed Square and residential precincts.

2.6 Site Contamination

Many contamination studies and environmental site investigations have been undertaken to assess the extent and nature of contaminants within the Edmondson Park South site, as well as within the Town Centre and residential precincts – North and South

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 (to the southern side of the rail corridor).

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 proposal’s consistency with the Concept Approval is provided at **Section 4.1.1**.

A Separate Environmental Site Assessment has been prepared to accompany this application (**Appendix I**) and discussed further in **Section 4.9**.

2.7 Heritage

2.7.1 Original Heritage

No Aboriginal heritage items, Aboriginal objects, or areas of archaeological potential are considered likely to be present within the Landcom Town Centre North. Previously identified sites within the Edmondson Park South site have already been removed as part of previous consents issued for the site. This has been confirmed during subsequent site visits.

2.7.2 Non-Aboriginal Heritage

The Landcom Town Centre North (including Maxwells Creek Precinct) does not contain any mapped items of non-Aboriginal heritage.

2.8 Surrounding Development

Over the last decade, the immediate surrounding context of the site has experienced significant transformation due to the introduction of the south-west railway line and, rapid housing growth in release areas that has seen transformation of greenfield sites to new urban communities.

As mentioned, Landcom completed the Concept Plan which contributed to the vision for the Precinct. The Concept Plan has guided development throughout the surrounding area, which is summarised as follows:

- **North:**

The site adjoins Buchan Avenue to the immediate north. Buchan Avenue provides vehicle and pedestrian access from the Site to Edmondson Park Station and Soldiers Parade.

Clermont Park is located on the other side (north) of Buchan Avenue. We understand that Clermont Park contains some of the last existing Cumberland Plain Woodland on the northern side of the railway line.

- **South:**

The southern Site boundary adjoins the existing rail corridor. This rail corridor is serviced by the T2 Inner West / Leppington Line and the T5 Cumberland Line.

The Edmondson Park Town Centre is located on the other (south) side of the railway corridor. The town centre includes a shopping centre and various residential apartment buildings ranging from six to 10 storeys.

- **East:**

The Maxwells Creek Riparian Corridor is located to the immediate east of the Site. As discussed, the approximate extent of flooding associated with this creek corridor extends into the Site at its eastern periphery.

Further to the south-east is Edmondson Park Station, which is located some 380m from the site.

- **West:**

The western Site boundary adjoins Lot 2, which will accommodate part of an approved primary school.

The remaining portion of Lot 2 is vacant and has not been the subject of any significant residential (or other) development approval.

Further west, low rise residential dwellings are the prevailing form of development.

2.9 Public Transport

Public transport infrastructure within the vicinity of the Site includes:

- **Train Services:**

The Edmondson Park Train Station is located approximately 380m to the south-east of the Site, providing access to the broader metropolitan area.

The station is within the comfortable walking catchment for the Site based on the Integrated Public Transport Service Planning Guidelines (IPT Guidelines).

- **Bus Services:**

The closest bus stops are located 400 metres walking distance from the Site. These bus stops are serviced by the following routes during peak commuting periods:

- 859 Carnes Hill to Edmondson Park Station. This route has 11 services during the AM Peak and 12 services during the PM Peak.
- 869 Ingleburn to Liverpool via Edmondson Park and Prestons. This route has 5 services during AM Peak and 12 services during the PM Peak.
- 868 Edmondson Park Station. This route has 4 services during AM Peak and 3 services during the PM Peak.

2.10 Bicycle Network

The closest bicycle route to the Site is along Buchan Avenue which provides dedicated lanes on either side of the road. The bicycle route is connected to Camden Valley Way via Rynan Avenue and Bernera Road.

Bicycle routes that surround the Site are shown at **Figure 9**.

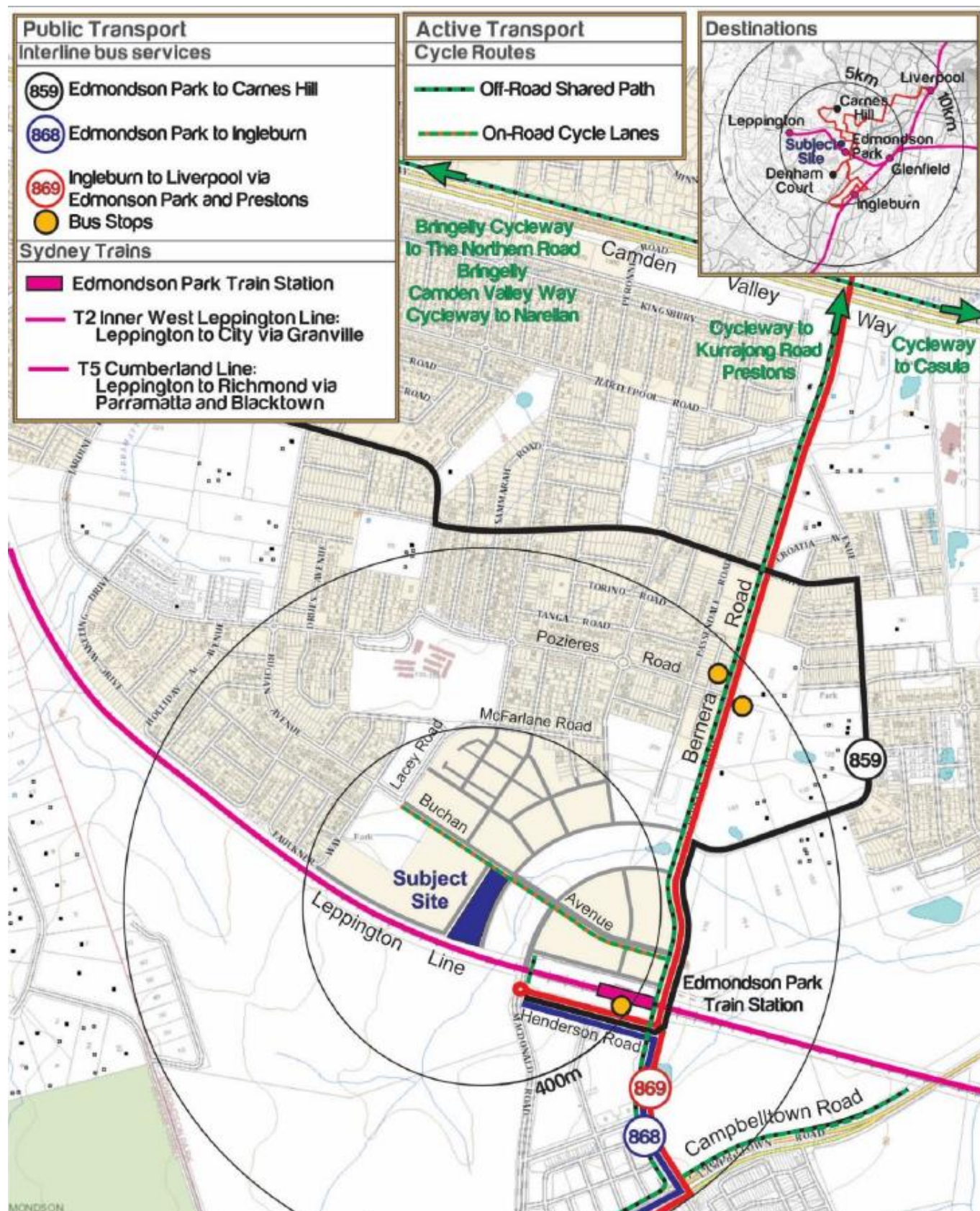


Figure 9 Surrounding Active Transport Network

Source: Ason Group

3.0 Description of Proposed Development

3.1 Summary Overview

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 following:

- Construction of 2 residential flat buildings, each containing a podium and 2 towers, comprising 40 terrace houses within the podiums and 226 apartment style units within the towers configured as follows
 - 37 x 1 bedroom dwellings;
 - 154 x 2 bedroom dwellings;
 - 65 x 3 bedroom dwellings; and
 - 9 x 4 bed dwellings.
 - 1 x 5 bedroom
- Car parking for 398 vehicles, including 27 accessible spaces and 1 loading dock with turntable across 1 x basement level per podium and sleeve parking within each podium itself.
- 20 motorcycle spaces and 266 bicycle parking spaces.
- Landscaping and public domain improvements to the Site, podiums, and interface with Maxwells Creek Riparian Corridor.
- Provision of utilities and services.



Figure 10 *Photomontage of the proposed building in its context (looking south east)*
Source: Cox

3.2 Site 5 – Description and Staging

This application constitutes the first stage of the residential development within the Maxwells Creek Precinct of Edmondson Park Town Centre North (Landcom) in accordance with Mod 5. As discussed at **Section 1.1.3**, whilst Mod 5 has not yet been determined, it is considered sufficiently progressed to warrant commencing the assessment of the DA.

The residential precincts will deliver a range of housing types including multi-dwelling housing, terraces and apartments, which has been earmarked for development through the concept Plan for more than a decade. The design of the dwellings and typologies is based on the Design Guidelines as proposed to be modified by Mod 5.

3.3 Numerical Breakdown

Table 4 Key Development Information

| Component | Proposed Development |
|--|--|
| Site area (for this DA) | 12,450sqm |
| Maximum building height | 26.5m (27.2m to lift overrun setback from parapet) |
| Number of storeys (total) | 8 Storeys |
| Number of storeys (street wall height) | 2 Storeys |
| Number of dwellings | 266 |
| Dwelling mix | 40 Terraces 226 Apartments |
| Car parking | 398 spaces including 27 accessible spaces |
| Motorcycle parking | 20 (provided within the basement and podium parking) |
| Bicycle storage | 266 bicycles (provided in lockers or apartment) |
| Deep soil zone | 1,370sqm or 11% (not including any other areas of up to 1m deep planning zones) |
| Communal space | 4,450sqm (36%) |

3.4 Site Preparation and Excavation

As discussed above, Landcom obtained approval for the early works and earthworks on the site. The DA was submitted by Landcom on 20 May 2021 and is awaiting final assessment and determination. The DA seeks approval for the bulk earthworks at the Edmondson Park Town Centre North, including the Town Centre and the residential precincts. This works comprise cut and fill of the site and grading to achieve necessary levels and benching requirements to facilitate future development. The proposed works are being carried out to facilitate the orderly development of the future lots and roads.

The proposal was identified as Nominated Integrated Development requiring approval from Natural Resources Access Regulator (formerly NSW Department of Primary Industries Water) pursuant to the *Water Management Act 2000*.

Excavation for the proposed basement levels is sought as part of this application and will occur at the outset of the project.

3.5 Built Form Design

As shown in **Figure 11** and **Appendix A**, the proposal consists of two podiums with four towers (two towers to each podium) containing a total of 266 residential units. This includes 226 apartment style units, and 40 terrace houses to the podium of the site.

In its layout and form, the proposal aims to respond to the context and to establish a sensible connection to the human experience by providing a two storey podium occupied by terraces accessible from street level. Above these, four towers above two podiums are set to be simple and secondary. This is achieved by introducing a 2 metres setback at level 2 and by selecting materials that are restrained and do not draw attention away from the crafted podium as shown in **Figure 12**.



Figure 11 Proposed Site Plan (looking south-west)

Source: Cox Architects

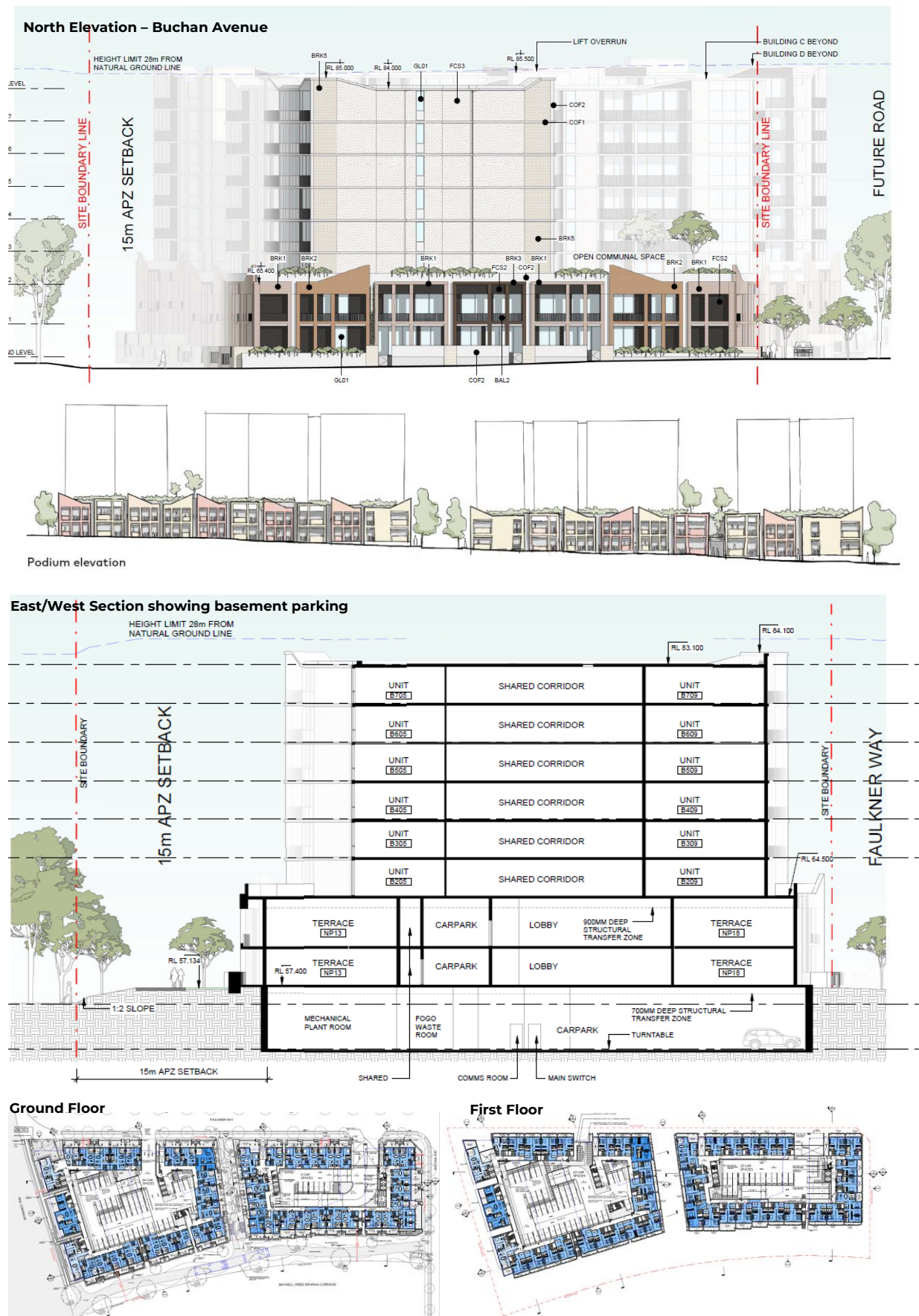


Figure 12 Elevations, Section and Floor Plan extracts

Source: Cox

3.5.1 Tower Building Forms

Set back above the podium are 4 x separate tower elements, which are articulated and orientated to provide amenity to occupants, whilst creating spaces on the site for solar access to penetrate to communal open spaces on the podium and adjacent Maxwells Creek Riparian Corridor. The typical floorplates of the towers, which range in size and geometry, are provided below in **Figure 13**.



Figure 13 Tower Building Forms
Source: Cox

3.6 Dwelling Mix

The proposed development comprises only residential dwellings in residential flat building above common podiums in accordance with the zoning of the land and the Concept Plan, as proposed to be modified by Mod 5. The proposed dwelling numbers and mix are provided below in **Table 5**.

Table 5 Dwelling Typologies and Mix

| Apartment Type | Proposed | Mix |
|--------------------------|----------------------|--------------------|
| One Bedroom Apartments | 37 | 14% |
| Two Bedroom Apartments | 154 | 58% |
| Three Bedroom Apartments | 65 | 24% |
| Four Bedroom Apartments | 9 | 3% |
| Five Bedroom Apartment | 1 | 0.5% |
| TOTAL | 266 | 100% |
| <i>Adaptable</i> | <i>27 Apartments</i> | <i>10% of apts</i> |

As set out in Commitment 71 of the Concept Plan, Edmondson Park Town Centre North will deliver 20% of all dwellings across the Landcom Town Centre North as Liveable Housing Guideline's silver level universal design features, providing housing which allows versatile designs to meet the changing needs of occupants over time and allow the opportunity to age-in place. The typologies and unit mix provided in the proposal allow for the changing needs of occupants to be catered for.

3.7 Landscape and Public Domain

A set of Landscape Plans has been prepared by Arcadia (**Appendix E**) which is accompanied by a Landscape Report (**Appendix D**). These two set out the vision, and concept for landscaping of the site, being inherently linked to the building architecture and language and connection to the place.

At ground level, the landscape responds to the remnant Cumberland Plain woodland to the south and east of the development. Clear canopy trees and proposed understorey planting brings the bushland setting into the site and creates landscaped areas for residents to sit and capitalise on the natural surrounds. Garden terraces connect directly into this bushland forecourt, which forms a dual purpose; as an asset protection zone to the adjacent woodland corridor and safe vehicular passage for bushfire threat, and communal space for residents to connect back to nature.

At Level 2, communal open spaces form a place of sanctuary and retreat for residents. A series of large gathering spaces offer places for residents to meet with family and friends, positioned on the eastern and western edges of the podium to make the most of extended views over Edmondson Park. Flexible spillout zones and movement corridors are kept clear, allowing these spaces to evolve and change over time. These spaces are mixed with more intimate garden nooks and built-in seating, suitable for more passive activities and smaller gatherings.

Communal spaces are provided at ground level and to the podium, in various locations on the Site to cater for the needs and desires of residents and their visitors throughout the day and across the year. These spaces are connected via stars that allow residents and visitors to be physically connected between the space without having to move within the building and lift cores alone to access these.

The proposed layout and imagery of the Landscape concept for the site is shown in **Figure 14** to **Figure 17**.



Figure 14 Proposed Landscape Masterplan

Source: Arcadia

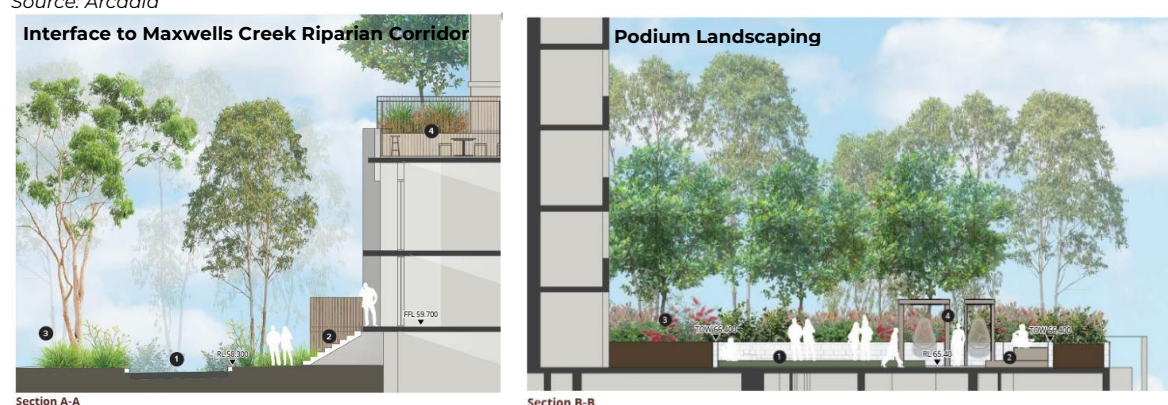


Figure 15 Illustrative landscape Sections

Source: Arcadia



Figure 16 Proposed Landscape Zones

Source: Arcadia

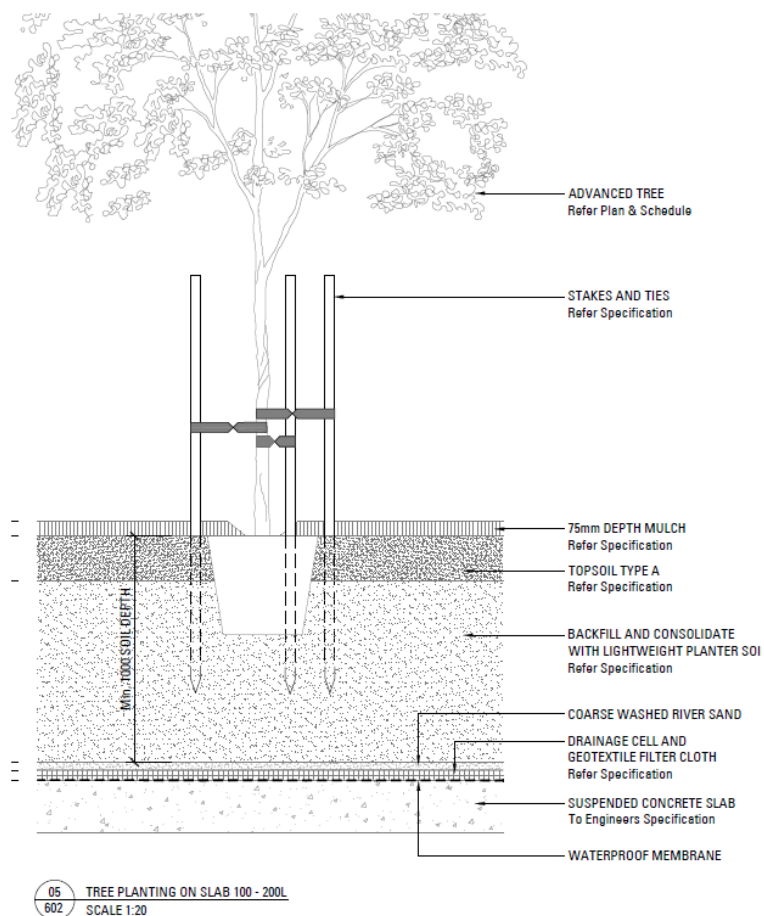


Figure 17 Section – Planting on Slab (1000mm soil depth)

Source: Arcadia

3.8 Site Access

Access to the Site is available from almost all of the elevations, excluding the south which adjoins the rail corridor. A diagram of the various access points for vehicle and pedestrians through the Site, as well as residential entries is shown in **Figure 18**.

As shown on the landscape masterplan and as reflected in the refinements, and improvement to the Concept Plan Mod 5 Road design, the eastern access road is proposed to be modified to increase landscaping, deep soil and overall residential and visual amenity, whilst still providing for necessary vehicle access, as needed.

3.8.1 Street Interface and Pedestrian Access

As discussed in **Section 3.5** and **Section 3.6**, the design of the proposal seeks to provide a unique and high amenity housing product in the form of a two-storey terrace that wraps around the building. This allows all of these residents' direct access into the Site either from ground level on street, through the site link between the north and south podium or from the eastern communal open space area/service road adjacent to Maxwells Creek Riparian Corridor. Some of these dwellings will also have access at ground and first floor directly from the car parking at the centre of the site.

All other pedestrian access to the building will be via the northern road, adjacent but separate from the vehicle entries as shown in **Figure 18**.

3.8.2 Vehicle Access

The location of the vehicle access has been proposed to accord with the Concept Plan, TMAP and modelling, prepared by AECOM (including traffic modelling) and the Public Domain Plan to accompany Mod 5. These documents specify that vehicle entry and egress to the Site is to be at the front of the northern elevation. To cater for the proposed uses, access has been split to 2 x entry points, providing one entry/exit (located in the same location) to each of the podiums (north and south) to service each building.

3.8.3 Service Vehicle Access

Service Vehicle Access is provided via the same entry to the site as residential car parking. Given the nature of the building being solely residential, only services vehicle associated with deliveries, waste, repairs, or maintenance accommodated. Restricted service vehicle access will be made available through the eastern boundary of the Site, shown as a service road adjoining the Maxwells Creek Riparian corridor off Buchan Avenue. This will be restricted only to any necessary emergency vehicles (such as the fire brigade or ambulance), and limited maintenance vehicles.

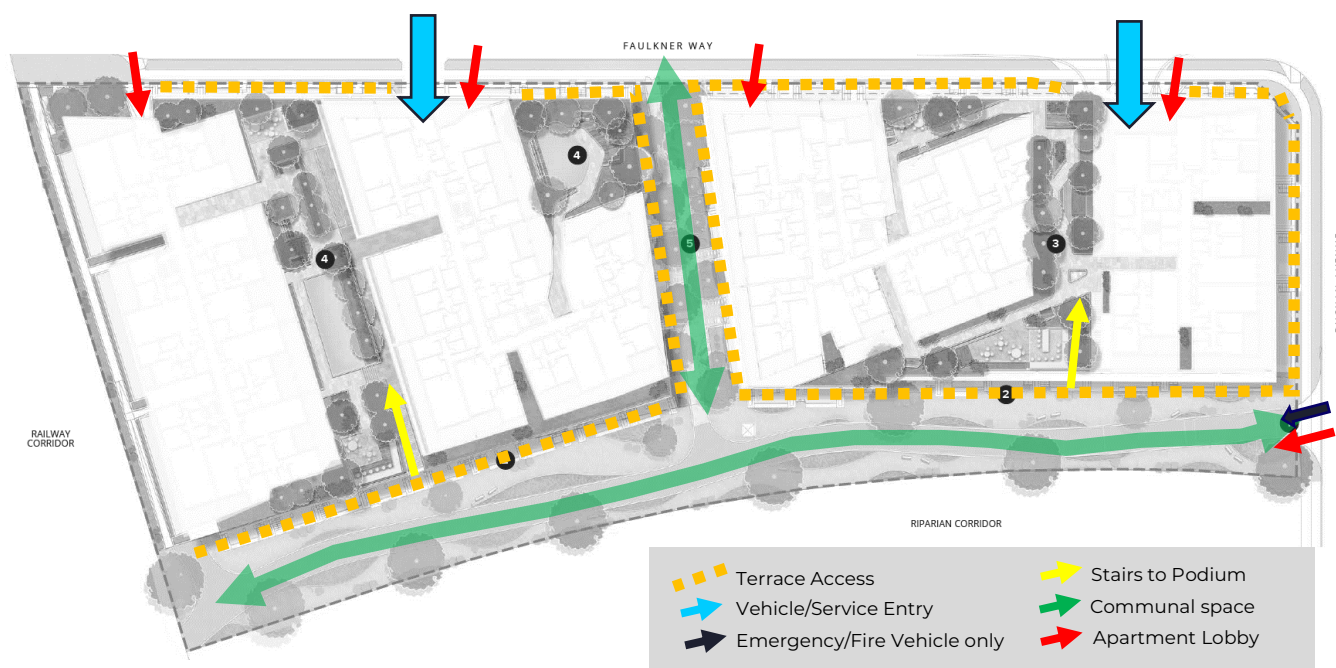


Figure 18 Proposed Site Access Plan

Source: Arcadia, Cox and Ethos Urban

3.9 Parking Provision and Loading Facilities

3.9.1 Car Parking

The proposal provides a **total of 398 car parking spaces**, including 27 visitor spaces and 27 accessible spaces. The car parking is allocated as follows:

- 182 car spaces for the North Podium/basement inclusive of 12 accessible spaces
- 216 car spaces for the South Podium inclusive/basement of 15 accessible spaces

3.9.2 Motorcycle Park

Provision for 20 motorcycle spaces will be provided on site.

3.9.3 Bicycle Parking and Storage

A total of 266 bicycle parking space will be provided (to be stored in storage cages and/or dwellings).

3.9.4 Loading and Servicing Facilities

The proposal provides for 1 large service bay with turntable, accessed via the north podium basement

3.10 Utilities and Services

The following services and infrastructure have been accommodated for future connection to the site via the previous development applications undertaken by Landcom as part of the early and infrastructure works packages. Provision has been made within the road corridors and connection/augmentation will be required as part of this Development Application.

- | | |
|----------------------|--------------|
| ▪ Water (Potable) | ▪ Gas |
| ▪ Sewer | ▪ Electrical |
| ▪ Telecommunications | |

As part of the proposal, the plans (architectural/landscape) have indicate the location and orientation of the electrical substation and/or a fire hydrant boosters, as well as the ;location of service pits and risers. As shown on the plans, these have been orientated towards the frontage of the site, close to vehicle access paths and integrated with landscaping. The details of this treatment are show on the Architectural Plans at **Appendix A** and the Landscape Plans at **Appendix E**.

3.11 Materials and Façade Design

The design by Cox ensure both components of the development, at the podium and the tower, demonstrate a unique interpretation of the architectural language whilst remaining cohesive and responding to the relative scale and mass of the buildings. A perspective of the proposed built form is provided at **Figure 19** over page.

Podium Terraces

The podium terraces have been detailed with brickwork, the colour of the brickwork changes as per the rondo colour pattern which give the terraces a unique identity and avoids the built form looking repetitive. The terraces have been further articulated with off-form concrete elements to balance the extensive brickwork. Dark metal palisade balustrades are also used to add another layer of texture to the facade.

Apartment Buildings

The apartment buildings are setback from the podium terraces by 2 metres. This allows the apartment forms to be subservient to the dominant podium form. The materials chosen for the apartment buildings include off-form concrete for the expressed slabs, textured fibre cement cladding and concrete breezeblocks to various balconies. The pop-up roof elements are also proposed to be off-form concrete.

It is noted that Council's City Design and Public Domain Team appreciated the well thought out architectural character/language developed and was supportive of the direction, particularly to the podium. In line with the commentary in the pre-DA, variations in both colours and materials choices, as well as landscaping have been incorporated within the 'Rondo Structure' indicated for the terrace house design at the podium level.



Figure 19 Proposed perspective of the built form

Source: COX

3.12 Stormwater Infrastructure

Stormwater drawings and MUSIC Model have been prepared by Integrated Group Services (IGS) Engineering (**Appendix F**), with all on-site stormwater being conveyed into the trunk infrastructure on Buchan Avenue. An annotated extract of the stormwater concept plan (ground level) is provided below in **Figure 20**.

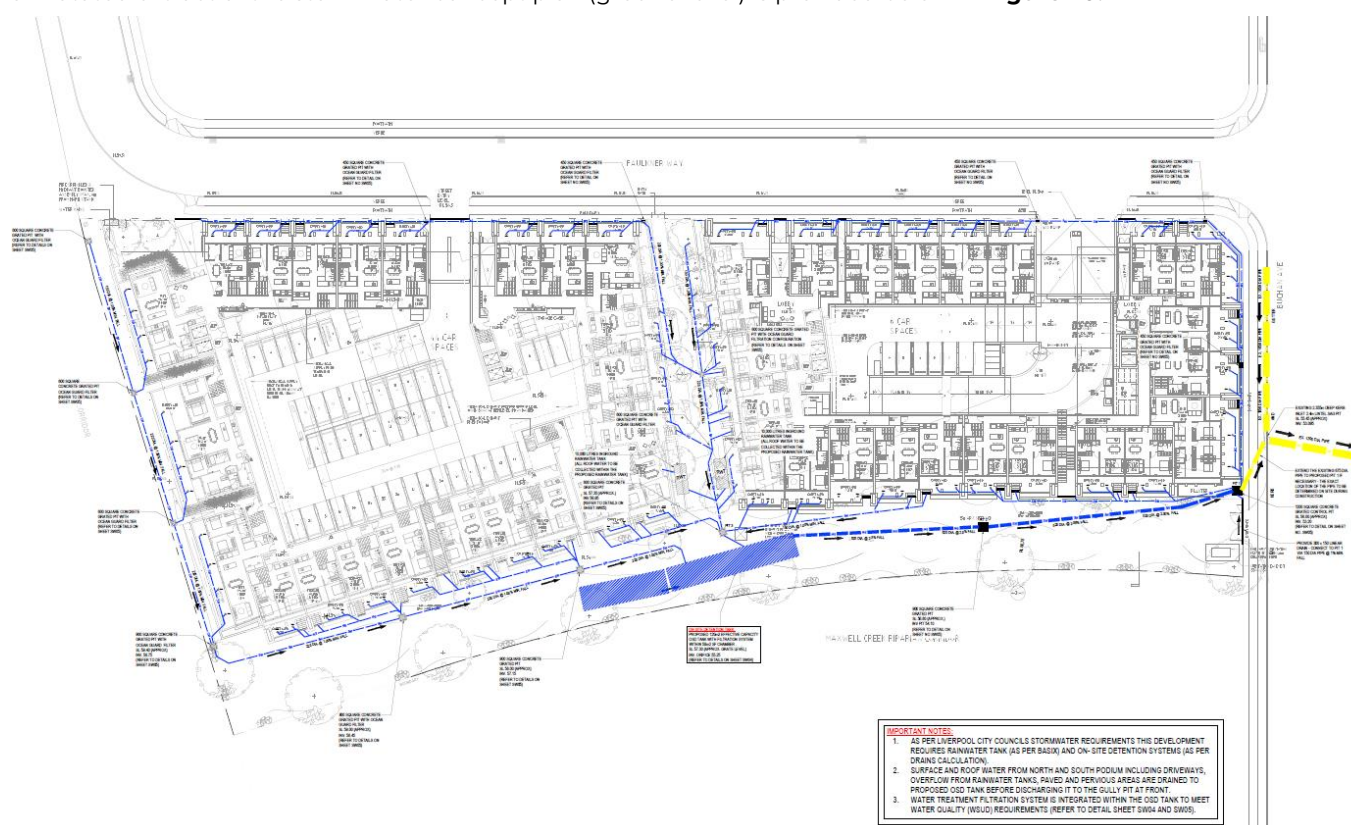


Figure 20 Stormwater Civil Design Concept (Extract)

Source: IGS Engineering

3.13 Subdivision

The proposed development does not include subdivision of land, or strata subdivision. The works that comprise part of what will be connections to and interface with public road will be subdivided at a later stage.

4.0 Planning Assessment

4.1 Assessment against NSW Legislation and Policies

Table 6 Summary of consistency with NSW State Legislation and Policies

| Plan/Section | Comments | Compliance |
|---|---|--|
| Commonwealth Legislation | | |
| Environment Protection & Biodiversity Conservation Act 1999 (EPBC Act) | | |
| | The Site is Biodiversity Certified and is vacant. Proposed works on Site 5 are limited to Biodiversity Certified land only | Yes |
| State Legislation | | |
| Environmental Planning and Assessment Act 1979 | | |
| Section 4.13 | This sets out consultation and concurrence requirements for development under Part 4. Before granting consent to a DA, the consent authority is required to consult with, or obtain the concurrence from the Minister or public authority, in accordance with the relevant Acts, environmental planning instruments and/or the regulations. | Yes - A list of relevant agencies for referral and concurrence are provided below |
| Division 4.8 | This Division contains requirements for Integrated Development. | The application is to be submitted as integrated development |
| Section 4.15 | This section sets out those matters that a consent authority is to take into consideration in determining a development application. | Yes – Addressed in this SEE |
| Water Management Act 2000 | | |
| | <p>Given the proximity of the site and works to Maxwells Creek, the DA may be integrated development under Section 91(2) of the Water Management Act 2000. However, the Site has undergone the precinct planning process, including Mod 5, and has defined which areas of riparian land are to be protected. The Site has already been identified as suitable for development in this zone. As such, the recommended Vegetation Riparian Zone outlined within the Guidelines for Controlled Activities on Waterfront Land (2018) and a Controlled Activity Approval should not be required.</p> <p>It is recommended that Council seek confirmation from the Natural Resources Access Regulator under the Water Management Act 2000 that integrated approvals is not require in these circumstances</p> | The application is to be submitted as integrated development. |
| NSW Rural Fires Act 1997 | | |
| | The proposed development is located on land that is identified as being bushfire prone land. Whilst the impacts and requirement for consideration and design for bushfire and the relevant Planning for Bushfire Protection 2019 has been considered, the application does not seek approval for the subdivision of bush fire prone land that could lawfully be used for residential or rural residential purposes, or for development of bush fire prone land for a special fire protection purpose. | Yes – The proposal is not considered to be Integrated under the Rural Fires Act 1997. |
| Biodiversity Conservation Act 2021 | | |

| Plan/Section | Comments | Compliance |
|--|---|------------------------------------|
| Edmondson Park is part of the Southwest Growth Centre (SWGC) and is Biodiversity Certified. Biodiversity certification offers a streamlined biodiversity assessment process for areas of land that are proposed for development. | | No further assessment is required. |
| State Environmental Planning Policies | | |
| SEPP (Transport and Infrastructure) 2021 | Clause 2.99 and 2.100 of the SEPP Set out considerations for development adjacent to rail corridors which have been considered in the DA where relevant. Under the terms of the SEPP, it is expected that the DA will be referred for comment | Yes |
| SEPP 65 – Design Quality of Residential Apartment Buildings | A Statement of Compliance against the design principles and the relevant consideration of the ADG have been provided to accompany the DA at Appendix B . | Yes |
| SEPP (BASIX) 2002 | A BASIX Certificate has been prepared and accompanies the DA (See Appendix M) | Yes |
| State Environmental Planning Policy (Precincts – Western Parklands City 2021) | See Table 7 below. | Yes |
| SEPP (Biodiversity and Conservation) 2021 | Edmondson Park is part of the Southwest Growth Centre (SWGC) and is Biodiversity Certified. Biodiversity certification offers a streamlined biodiversity assessment process for areas of land that are proposed for development. No clearing if proposed on the Site. | Yes |
| SEPP Resilience and Hazards | The application is accompanied by a Contamination Assessment (Appendix I) that demonstrates the Site is/can be made suitable for the proposed development | Yes |

Table 7 Summary of consistency with SEPP (Precincts – Western Parkland City) 2021

| Plan | Comment | |
|--|---|---|
| State Environmental Planning Policy (Precincts – Western Parkland City) 2021 | The site is within the Edmondson Park South State Significant site under Appendix 1 | |
| | Clause 10 – Zone | The Site is zoned R1 in which zone the proposed development (being a residential flat buildings)), is permissible with development consent. |
| | Clause 18 - Height | The maximum building height of the tallest structure is 26.5 (27.2 to lift overrun setback from parapet) which is less than the 28m maximum building height permitted by the SEPP. Refer to Appendix A . |
| | Clause 19 – Floor Space Ratio | The site does not have an FSR control |
| | Clause 26 – Flood Planning | The site is located on land adjacent o land identified as being within the Flood Planning Area. Refer to Section 4.16 of the SEE and Appendix P . |
| | Clause 31 – Preservation of Trees | The proposal does not seek approval for the removal of any trees. |

| Plan | Comment | |
|------|--|---|
| | 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. |
| | Clause 34 – Public Utility Infrastructure | Confirmation has been obtained from relevant utility infrastructure suppliers that the site is capable of being adequately serviced |
| | Clause 36 – Development Control Plan | To guide future design and assist with the development assessment process Mod 5 proposes 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 (as specified in the proposed amendments to the SEPP). |
| | Clause 37 – Relevant Acquisition Authority | The proposal does not include works to areas that are identified on the Land Reservation Acquisition Map |

4.1.1 Consistency with the Concept Plan

The Concept Plan was approved 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.

The following sections demonstrate the DA's general consistency with the Concept Plan (as proposed to be modified) and Statement of Commitments (as proposed to be modified).

Concept Plan (MOD 5)

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 modified (MOD 5).

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 V**.

Proposal Layout of Roads and Public Domain

As demonstrated in the images provide below at **Figure 21** and **Figure 22**, Mod 5 and its associated transport documentation identified that a road may be appropriate to occupy the southern and western boundaries of the Site.

Additionally, the proposed development is seeking to provide a significantly improved public domain and landscaping outcome for the Site by increasing the extent of landscaping and accessible space to the intended access road (Maxwells Crescent), which still provides access for limited vehicles, as required in the event of a fire or emergency and to access to pad substation and service the site.

As set out in the Public Domain Plan, the vision for the streetscape of Maxwells Crescent is to build on the native character of Maxwells Creek. By using a combination of native trees along each of these roads the environmental qualities of the site start to filter in through to the built form edges. WSUD principles are to be incorporated into the development of these streetscapes which only strengthens this natural character. The proposed design, as illustrated in the Landscape Plans (**Appendix E**), enhances this intent.

Given the above, the proposed road configuration and arrangement is generally consistent with the Concept Plan. The Concept Plan area spans more than 400 hectares and includes hundreds of roads, laneways and connections. With Maxwells Crescent being maintained for essential access and fires safety, and enhancing the communal area, landscaping and outlook over the Riparian Corridor, the outcome is considered to be far superior to the layout recommended in the Concept Plan.

Similarly, the small return of local road that was considered on the southern elevation of the site is proposed to be removed. This road serviced the function to provide vehicle access to and circulate through to the road Maxwells Crescent on the eastern side of the site. Removing this road also allow for the opportunity to broad up the ground plant and provide a visual and pedestrian connection through the centre of the site.

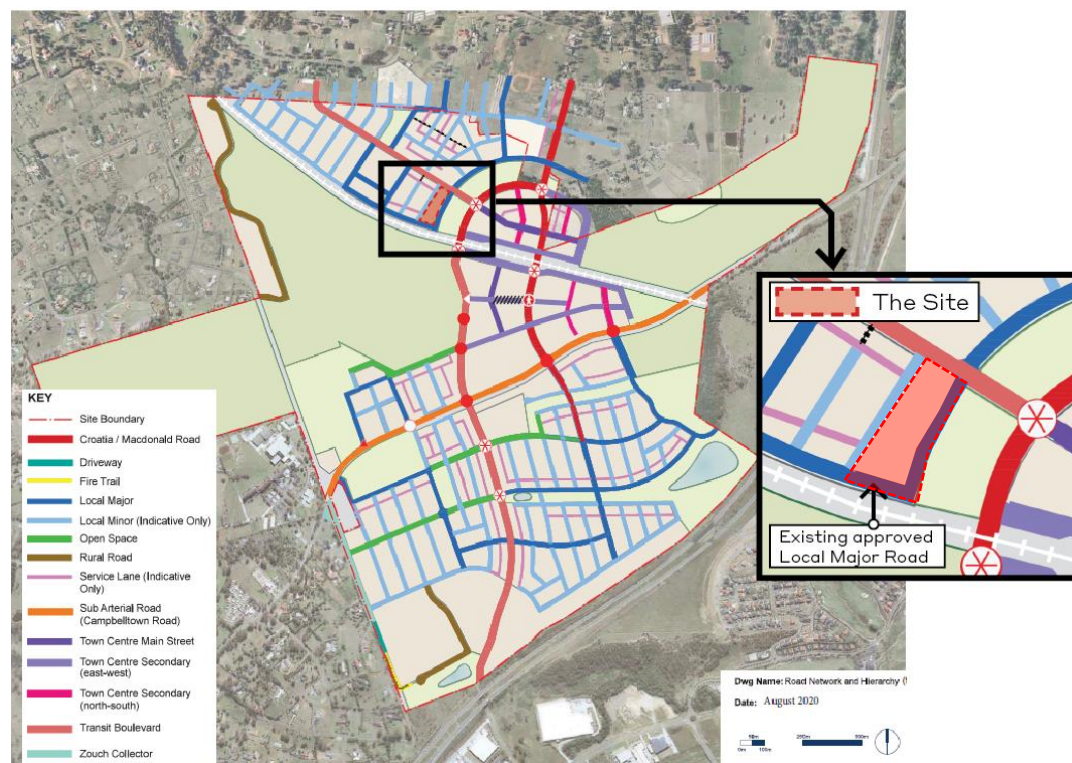
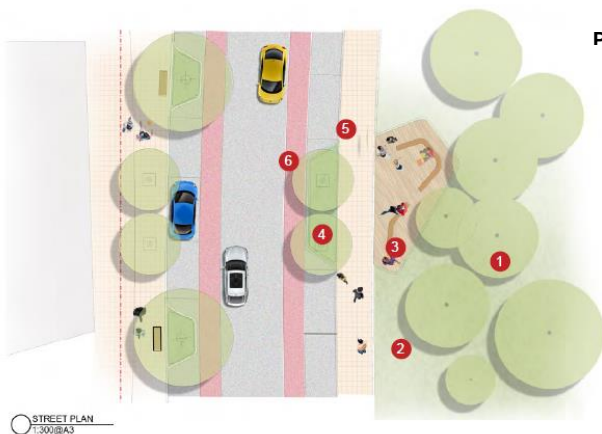


Figure 21 MP10_0118: Approved Road Hierarchy and Layout -
Source: MP10_0118(Mod 5) + Ethos Urban



Section across Maxwells Crescent



Plan view of Maxwells Crescent

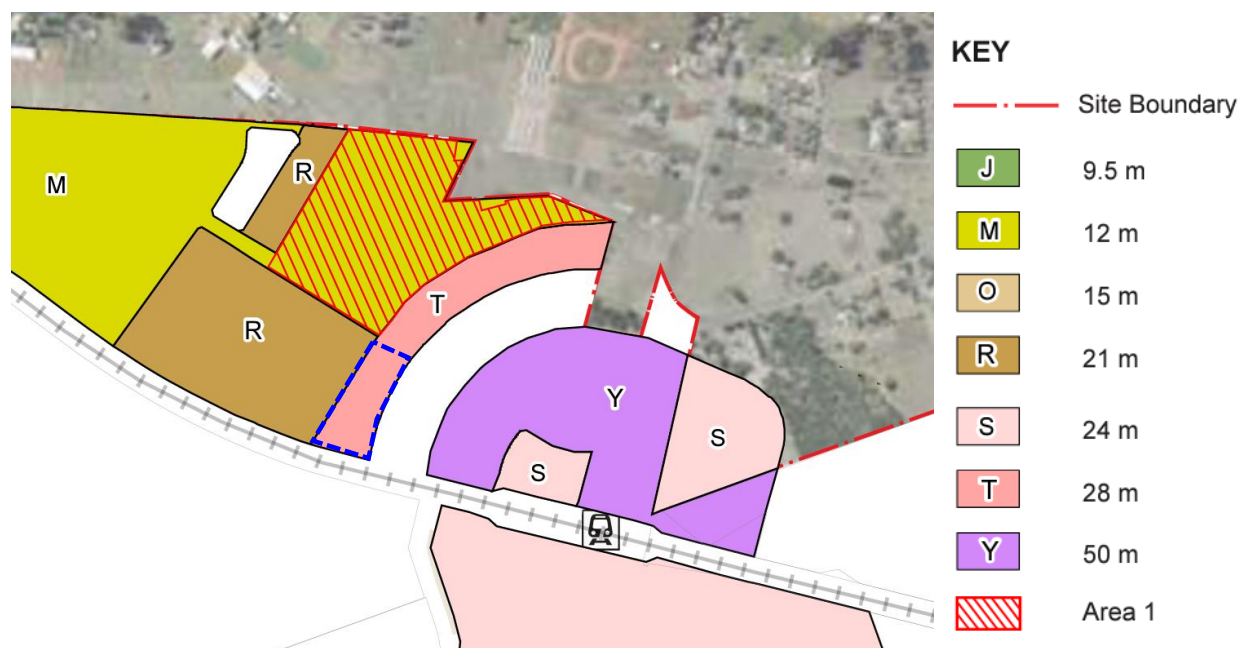


Figure 22 Public Domain Plan accompanying Concept Plan Mod 5- Extract of Maxwells Crescent

Source: Concept Plan Amendment (Mod 5)

4.2 Building Height

The SEPP establishes a maximum building height of 28m on the Site. The proposal is a total of 8 storeys which is less than the maximum permitted by the SEPP (at a maximum height of approximately 26.5m). The height of buildings is also consistent with the built form guidelines established by the Design Guidelines (see **Section 4.5** below).

**Figure 23 SEPP Amendments Height of Building's Map (November 2020)**

Source: Concept Plan (Mod 5)

4.3 Dwelling Density

The relevant planning controls (Precincts SEPP) for the site does not prescribe a floor space ratio (FSR). The density of development within the Landcom Town Centre North site, and other area of the Edmondson Park South Concept Plan have been identified within the Concept Plan (Mod 5) to reflect the revised spatial layout proposed. As shown below in **Figure 24**, the site sits within area 2B which has a total yield of 1367 dwellings. As the Site comprises only part of the 2B area, the assessment of density and compliance is applied proportionally, with regard given to the building envelopes and typologies identified in the SEPP Height Map and accompanying Urban Design Report and Design Guidelines. Within the context of the precinct and the scale of the site (including height controls), the proposal complies with the dwelling density anticipated.

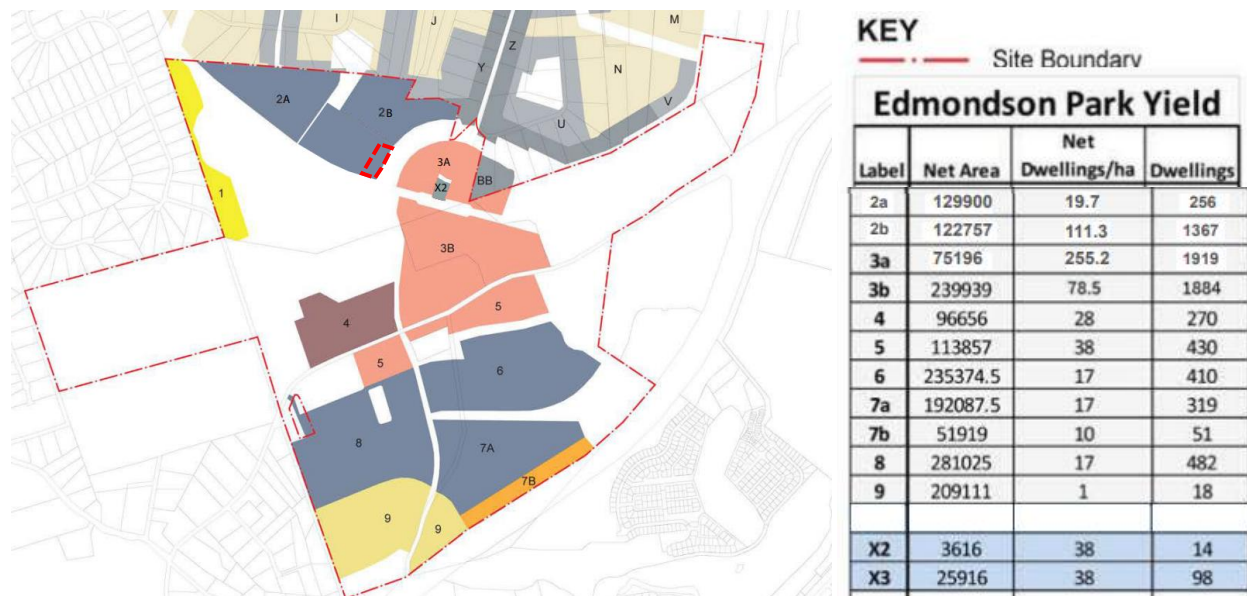


Figure 24 Proposed Yield Map, March 2016 (as amended)
Source: Concept Plan(Mod 5)

4.4 Design Excellence Strategy - Landcom Town Centre North -

Design excellence is an integral consideration during the day-to-day management of a project and is built into Landcom's objectives and their standard processes and procedures. Overlaying this approach with a formalised review process has been identified for implementation into Edmondson Park Town Centre North to ensure design excellence practices will be successfully implemented. As part of Mod 5, Landcom prepared a Design Excellence Process, within the Design Excellence Strategy, to capture the reviews that are required to occur at key stages of the Town Centre North project – depending on the proponent (either Landcom or a developer). An extract of this is provided below (**Figure 25**) for the detailed design/ Development Application Preparation of the project and a copy is provided at **Appendix U**.

The Applicant and the project team have undertaken ongoing dialogue with the Landcom team in preparing the proposal, and have stepped through the identified approach with Council, as required, in preparing this DA.

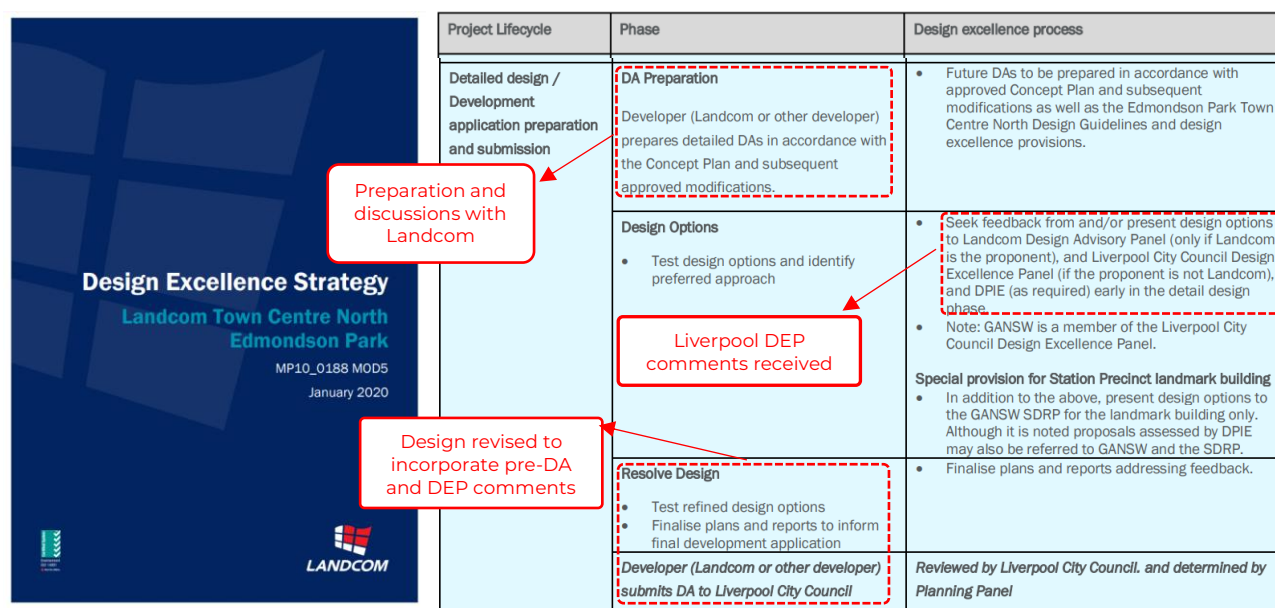


Figure 25 Design Excellence Strategy – Landcom Town Centre North, Edmondson Park

Source: Landcom – Concept Plan (Mod 5) – Ethos Urban Annotations provided in red.

4.5 Landcom Town Centre North Design Guidelines

The Landcom Town Centre north Design Guidelines apply to the Site following the approval of Mod 5. The purpose of the Design Guidelines is to guide development of land within the town centre and adjoining residential precinct.

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 Landcom Town Centre North is established by the Design Guidelines which includes the layout of key roads including neighbourhood and local streets.

The residential precinct built form guidelines at Section 5.0 of the Guide provide performance criteria and design solutions for multi-dwelling housing, attached dwellings and studio dwellings as provided by this application. The design solutions are the preferred way of demonstrating the performance criteria. Should a design solution seek an alternative solution, an alternative solution can be proposed which is to be assessed against the performance criteria.

The proposal is consistent with the built form design solutions, 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 below in **Table 8**.

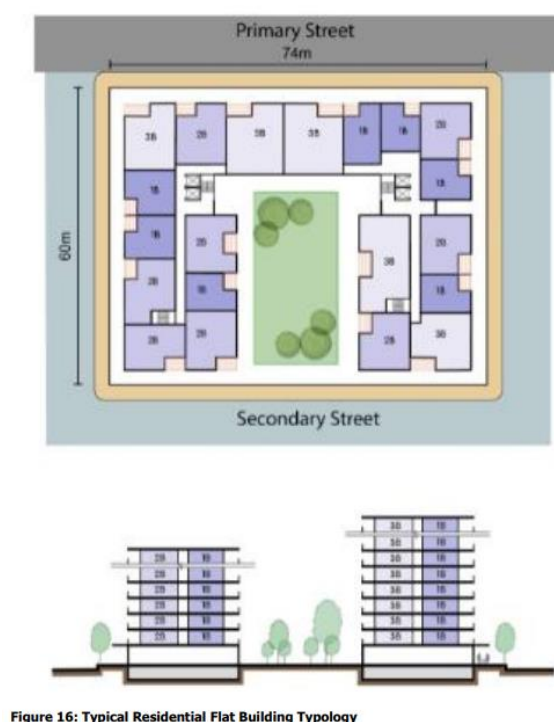


Figure 16: Typical Residential Flat Building Typology

Figure 26 Landcom Town Centre North Design Guidelines + Example Typology for Residential Flat

Source: Landcom – Concept Plan (Mod 5)

Table 8 Assessment against Landcom Town Centre North Design Guidelines – Residential Flat Building

| Residential Flat Building Design Guidelines | | |
|---|---|-------------|
| Element | Characteristics | Consistency |
| Building height | Up to 15 storeys. | ✓ |
| Materiality | A variety of quality materials including brick, concrete, timber and cladding should be used to encourage variety and contribute to the character of the Precincts. It is recommended that the colour and texture of the materials reflect parkland character through selection of natural materials and an earthy colour palette. Materials should be robust and fire-retardant. Roofs should be non- reflective to not detract from the visual landscape amenity of the area. | ✓ |
| Dwelling size | Dwellings are required to have the following minimum internal floor areas: <ul style="list-style-type: none"> • bed 50 m² • 2 bed 70 m² • 3 bed 90m² For each additional bathroom a further 5 m ² and for each additional bedroom a further 12 m ² is required Adequate amount of universal access units to be provided (in accordance with the Apartment Design Guidelines) | ✓ |
| Dwelling width | Dwellings are required to have a minimum width of 4m internally to avoid deep narrow layouts | ✓ |
| Bedroom size | Master bedrooms have a minimum area of m ² and other bedrooms m ² (excluding wardrobe space) Bedrooms have a minimum dimension of 3m (excluding wardrobe space) | ✓ |
| Dwelling entries | Dwelling entries should be clearly identified and legible from the street | ✓ |
| Ceiling height | To be compliant with building separation requirements as per the ADG. | ✓ |
| Front setback | As per Table 5 and Figure 10. | ✓ |
| Side setback | To be compliant with building separation requirements as per the ADG. | ✓ |
| Side setback (corners) | As per Table 5 and Figure 10 of the Guide | ✓ |
| Rear setback | To be compliant with building separation requirements as per the ADG. | ✓ |
| Passive surveillance | Building entries, balconies and windows address the street to provide passive surveillance. Where blank walls are unavoidable, they are designed to face dwelling entries. Refer to DS3.6, DS3.7 and DS3.8 for detailed specifications regarding façade hierarchy relating to activation and surveillance. | ✓ |
| Landscaped area | Deep soil planting provisions are made in the common courtyard and generally located to the southern side of the space. | ✓ |
| Fences | Generally, fences should use permeable materials and treatments. Where possible, the front fencing should be the same as the dominant external façade material of the dwellings. Colorbond front fencing is not permitted. Fences should be low to medium height. Refer to Table 4 for character-based frontage/ fence/ interface types. | N/A |
| Primary private open space | Individual balconies are provided. | ✓ |

| Residential Flat Building Design Guidelines | | |
|---|--|-------------|
| Element | Characteristics | Consistency |
| | Ground level apartments each have their own private open space that either access directly to the street or to the communal courtyard space. | |
| Solar access | 70% of dwellings receive at least 2 hours of sunlight between 9am and 3pm on 21 June to at least one living room or 50% of the primary private open space. | ✓ |
| Maximum car parking | As per Table 2 of the Guide (See SEE) Car parking is provided as basement car parking. | ✓ |
| Bicycle parking | As per Table 2. However, there is no requirement for a space to be provided if adequate space is provided in the storage or parking area. | ✓ |
| Landscaped area | Deep soil planting provisions are made in the common courtyard and generally located to the southern side of the space. | ✓ |
| Fences | Generally, fences should use permeable materials and treatments. Where possible, the front fencing should be the same as the dominant external façade material of the dwellings. Colorbond front fencing is not permitted. Fences should be low to medium height. Refer to Table 4 for character-based frontage/ fence/ interface types. Refer to Table 5 for character-based frontage/ fence/ interface types. | ✓ |
| Primary private open space | Individual balconies are provided. Ground level apartments each have their own private open space that either access directly to the street or to the communal courtyard space. | ✓ |
| Solar access | 70% of dwellings receive at least 2 hours of sunlight between 9am and 3pm on 21 June to at least one living room or 50% of the primary private open space. | ✓ |
| Maximum car parking | As per Table 2 . Car parking is provided as basement car parking. | ✓ |

4.6 Built Form

The proposed built form is compliant with the relevant development standards and is consistent with the intended built form design as contemplated in the Urban Design Report that accompanied Mod 5, and associated building typologies within the Landcom Town Centre North Design Guide.

4.7 Residential Amenity and the NSW Apartment Design Guide

The proposed development has been designed to adhere to and comply with SEPP 65 and the Apartment Design Guide (ADG). A detailed assessment of the relevant Design Principles of SEPP 65 and key metrics of the ADG are included at **Appendix B**. These have informed the building form design, building envelope and internal amenity, with particular consideration to the opportunities to optimise outlook and daylight, as well as managing constraints or potential impacts from surrounding roads and rail corridor.

4.8 Overshadowing and Solar Access

4.8.1 Overshadowing

Given the proposal's compliance with the building height controls, anticipated dwelling design of the concept plan (as amended in Mod 5), ADG (building depths, and separation) and the Landcom Town Centre North Design Guidelines, the proposed extent of overshadowing is considered acceptable. As shown in the diagrams, the proposal generally falls over the rail corridor predominantly, with impacts to Maxwells Creek Riparian Corridor only occurring after midday in mid-winter.

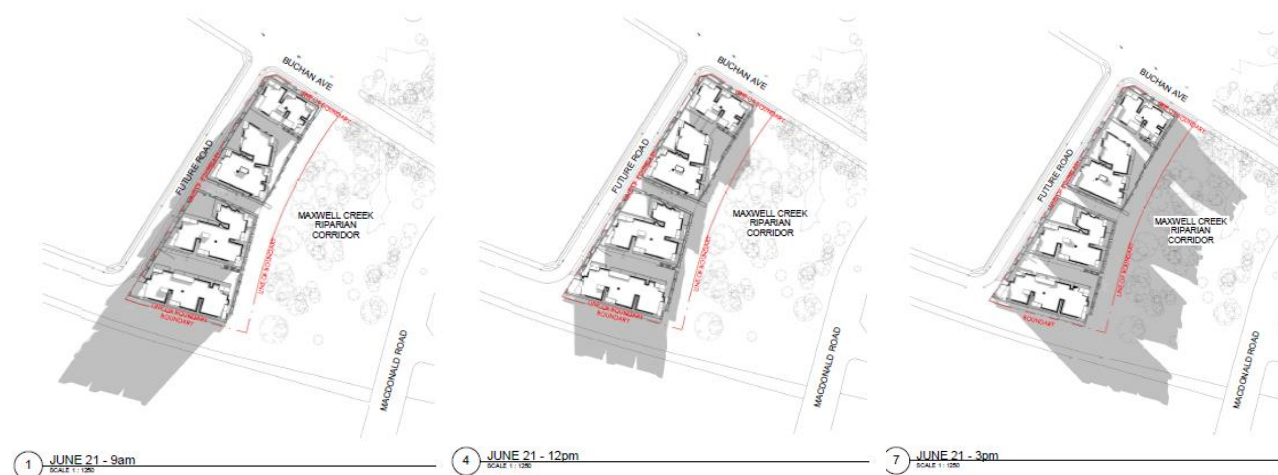


Figure 27 Overshadowing Diagrams (9am, 12pm, 3pm in mid winter)

Source: COX

4.8.2 Solar Access – Apartments

As set out in the SEPP 65 Design Statement, 81% of apartments achieve more than 2 hours of solar access in mid winter, and only 9% achieve no sun. These exceed the requirements of the ADG and Design Guideline for the site.

| | 2Hours (min 70%) | | No Sun (Max 15%) | |
|-----------|------------------|-----|------------------|----|
| Site Wide | 216/ 266 | 81% | 25/ 266 | 9% |

Sun access summary table

4.9 Contamination

Notwithstanding the previous commentary of the site contamination assessments that have been undertaken through the Concept Plan (as amended) and the various Development Applications to Council by Landcom, an Environmental Site Assessment (ESA) has been prepared by JBS&G and is included at **Appendix I**.

JBS&G have reviewed current site conditions and provide confirmation of the current suitability of the Site for the proposed land use, and provide conclusions and any necessary next steps or recommendations.

This ESA has been prepared with consideration to guidance produced or endorsed by the NSW Environment Protection Authority including EPA (1995), NEPC (2013), EPA (2020), EPA (2017) and State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP), which has replaced SEPP 55.

The following conclusions were made in the ESA, which confirm that the Site is suitable for the proposed use.

- Each of the environmental data sets (as sourced from Environ (2013) and JBS&G (2021)) were found to be reliable for the purposes of making decisions as part of this assessment. It is noted that data summarised in Environ (2013) was generated several years ago. However, from a review of the site history since 2013, the site use has remained relatively unchanged and therefore the data is considered to be sufficiently representative of current conditions for the purposes of developing the CSM.
- Stockpiled material currently placed at the site has generally been sourced from within the broader Landcom development precinct, however it is acknowledged that there remains the potential that some material may have been added from other locations. Specific assessment of these stockpiles in JBS&G (2021) has identified the material to meet the adopted human health and ecological criteria under the development scenario.
- Based on the results and CSM presented herein, there were no potential unacceptable health risks identified with respect to the proposed development. The material stockpiles as present at the site are considered suitable for beneficial reuse within the development lots.

4.10 Heritage Impacts

4.10.1 Non-Indigenous Heritage

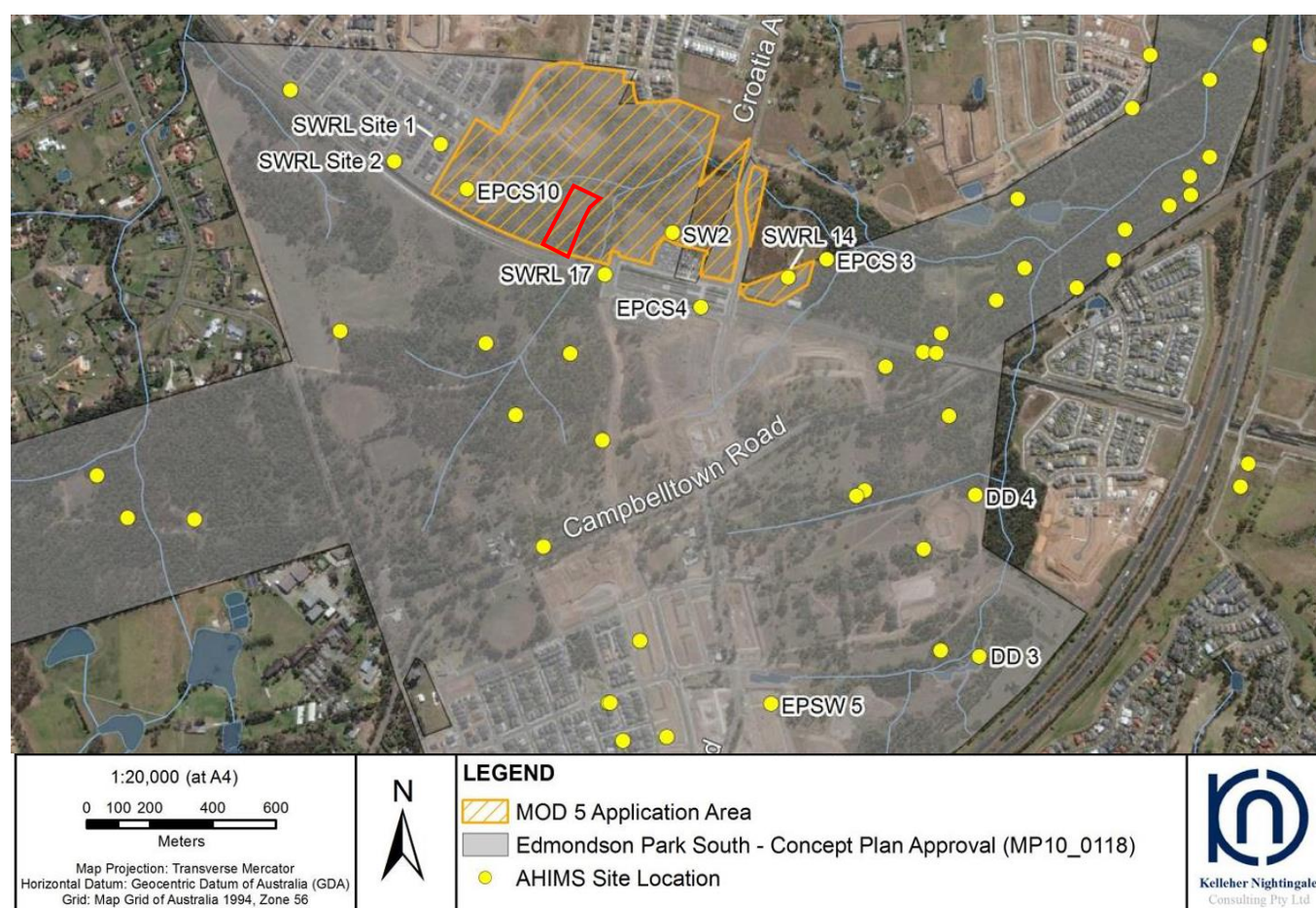
There are no heritage items identified on the Site or in the immediate proximity. The Statement of Commitments establish protocols to be followed should any non-indigenous historical archaeological be discovered during site excavation.

4.10.2 Aboriginal Heritage

The Aboriginal Cultural Heritage Assessment submitted with the original Concept Plan confirms there are no Aboriginal Heritage sites within proximity of the Site. In any event, the landowners and Landcom are committed to managing potential impacts to non-indigenous heritage throughout the ongoing development of the Landcom Town Centre North, including the residential precinct.

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.

As shown below in **Figure 28** (from the Mod 5 report) no Aboriginal heritage items or items of Aboriginal heritage significance (Aboriginal Heritage Information Management System (AHIMS)) were listed on these databases within or in the vicinity of the site. As part of the report by Kelleher Nightingale Consulting in 2018 a visual inspection of the three previously recorded site locations within Landcom Town Centre North (EPCS10, SW2 and SWRL 14) confirmed that these sites are no longer extant. No Aboriginal objects remain at these locations.



4.11 Transport and Accessibility

A Traffic Impact Assessment has been prepared by Ason Group and is included at **Appendix H**. The report includes a complete assessment of the development of the site, 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. An assessment of those aspects relevant to this DA is provided below.

4.11.1 Parking

The proposal makes provision of a total of 398 off-street parking spaces, including 26 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 9**.

Table 9 Car Park Assessment

| Unit Mix/Use | Proposal | Guidelines | Requirement | Proposed |
|--------------------|-----------------------------|--------------------|-------------|----------------------------------|
| Studio + 1 Bedroom | 37 | 1 space per unit | 37 | 37 |
| 2 Bedroom | 154 | 1.2 space per unit | 185 | 185 |
| 3 Bedroom | 75 | 2 spaces per unit | 120 | 120 |
| Visitor | | 1/10 dwellings | 27 | 26 |
| Total | 266 Total Apartments | | 399 | 398 (incl. 26 accessible) |

In response, the **development provides a total of 398 car parking spaces**. Noting that the above requirement is a maximum, the proposal is therefore consistent with the relevant requirements, with the slight reduction (of only 1 space) deemed acceptable and satisfying the objectives of the Edmondson Park Landcom Town Centre North Design Guidelines (EP Design Guidelines) which seek to balance demands against restraining car usage.

Provision for 20 motorcycle parking space will be made in the basement, ground floor and first floor parking areas of the site.

4.11.2 Bicycle Park

Table 10 Bicycle Parking Assessment

| Use | Proposal | Guidelines | Requirement | Proposed |
|---------------|----------|------------------|-------------|--|
| Per Dwellings | 266 | 1 space/dwelling | 266 | 266 (to be provided in residential storage or apartments) |

4.11.3 Service Vehicle Parking

The basement servicing the proposed development is shared between the north and south podiums, with a consolidated service area. Therefore, the development is considered as one building for the purposes of the above rate with a resultant requirement for up to 4 spaces.

A single service bay for trucks is provided within the north podium basement. This includes provision of a turning bay to ensure that large trucks can enter and exit the site in a forward direction. There are also a number of visitor parking bays in close proximity to the service area which can be used by smaller vehicles such as couriers. A car wash bay is also provided in each podium basement level.

4.11.4 Traffic Assessment and Impacts

Precinct-wide modelling undertaken by AECOM (included as part of the MOD 5 submission) adopted a traffic generation for the broader precinct and included the development within Site 5 (based on the proposed built form, density, and dwelling typology included in this DA). The proposal remains consistent within this context, and consequently the traffic generated by the development has been accounted for in the previous traffic modelling undertaken to determine the road infrastructure requirements of the wider Edmondson Park Area.

4.11.5 Construction Traffic Management

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 Construction Management Plan (CMP) will be provided prior to CC which will include Construction Traffic and will set out the methodology for the preparation of a Traffic Management Plan by the principal contractor in response to the infrastructure that has been delivered by Landcom to coincide with the construction of Site 5.

4.12 Wind Impacts

A Wind Report has been prepared by RWDI Australia Pty Ltd (RWDI) and is provided at **Appendix R**. The report includes a pedestrian wind impact, using an adopted pedestrian wind comfort criteria.

The qualitative assessment is based on the review of local wind climate and the current design of the proposed development. The impact of the surrounding buildings (including future buildings) and the local land topography has also been considered.

As discussed in the Wind Report, the proposed development includes several positive design features including building articulation, the strategic use of landscaping, and the use of setbacks and podia to mitigate ground level winds. These elements are expected to allow the majority of the areas in and around the Site to be suitable and safe for intended pedestrian use.

The report identifies that north-western corner balconies of Building D are expected to experience times of uncomfortable wind conditions as the prevailing winds accelerate around the exposed corners. Given there is no immediate shielding from adjacent buildings to the west, these potential wind conditions are expected to occur to most of the height of the building. It is recommended to implement full height screens along one of the aspects of the northwest corner balconies, similar to the other balconies around the development, to create a single aspect design.

However, high wind activity is anticipated at localised hotspots, particularly at exposed corners on the upper-level terraces and balconies, due to the interaction of the prevailing winds with the proposed building form. Wind control measures have, therefore, the inclusion of the control measures identified in the report will improved wind conditions within these areas.

4.13 Acoustic and Vibration Impacts

A Noise and Vibration Impact Assessment has been prepared by E-Lab consulting and is provided at **Appendix L**. The assessment acknowledges the proximity of the Site and future residential to the rail corridor and considers the following:

- Noise and vibration generated from the adjacent rail corridor to the south;
- Noise impacts of traffic on surrounding local roads generated by the proposed development; and
- Noise emissions from mechanical plant associated with the project building to surrounding noise-sensitive receivers.
- Mechanical Plant and equipment

In preparing the assessment, the acoustic, noise and vibration legislation, standards and guidelines applicable include:

- Edmondson Park South Development Control Plan (DCP) 2012; - as guidance in addition to the Landcom Town Centre Design Guidelines
- Development Near Rail Corridors and Busy Roads – Interim Guideline;
- NSW Road Noise Policy (RNP), 2011;
- NSW Noise Policy for Industry (NPI) 2017; and
- Assessing vibration: A Technical Guideline 2006.
- State Environment Planning Policy (Infrastructure) 2021. Specifically, the assessment considered Section 2.100 (which was previously considered under clause 87 of the now repealed Infrastructure SEPP 2007)

The Noise and Vibration Report conclusions confirm that the proposed development is compliant with the relevant noise and vibration criteria controls for this type of development, where the recommendations of the report are incorporated, such as window glazing. The proposal will not result in any adverse impact on surrounding receivers.

In preparing this report and undertaking the assessment, the requirement of commitment 83 of the Concept Plan (as proposed to be amended in Mod 5) is considered to be addressed.

4.14 Ecology, Flora and Fauna

The Concept Plan (as amended) 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 (including the residential precincts) whilst retaining the native vegetation Reserves, including Maxwells Creek Riparian Corridor.

As part of the Concept Plan (Mod 5), it was confirmed in the report prepared by AECOM that no additional vegetation or habitat will be impacted by the modifications, and therefore, the amendment (Mod 5) would not exceed any of the identified thresholds in the relevant legislation. Therefore, the proposed development as part of this DA will not trigger the biodiversity offsets scheme (BOS) or Biodiversity assessment method (BAM) under the *Biodiversity Conservation Act 2016* (BC Act 2016). For clarity, the proposed development will not impact on existing vegetation of the site or surrounds and does not seek approval to remove any vegetation.

As set out in Council's pre-DA minutes, Council's GeoCortex Mapping indicates that the site is entirely biocertified. Within biocertified land, the need for site-by-site assessment of biodiversity impacts under State legislation is switched off for development applications (s8.4 of the BC Act 2016).

4.15 Water Cycle Management

The Proposal is not considered to have any adverse or material impact on the existing hydrologic analyses that were undertaken using the rainfall - runoff flood routing model XP-RAFTS (Runoff and Flow Training Simulation with XP Graphical Interface) for pre and post development flows to accompany the Environmental Assessment Report for Mod 5 of the Concept Plan. The hydrological modelling for the Mod 5 study, by J Wyndham Prince who have been involved in the Edmondson Park Concept Plan for over a decade, built on the previous strategies that have been prepared in the Edmondson Park Precinct.

Furthermore, the proposed development, given its scale, density and impact and the proposed configuration, reducing the road surface on the sites southern boundary (adjoining the rail corridor) and increasing the permeable surfaces on the eastern side of the site (adjoining Maxwell Creek) the proposal will improve flows in the drainage system.

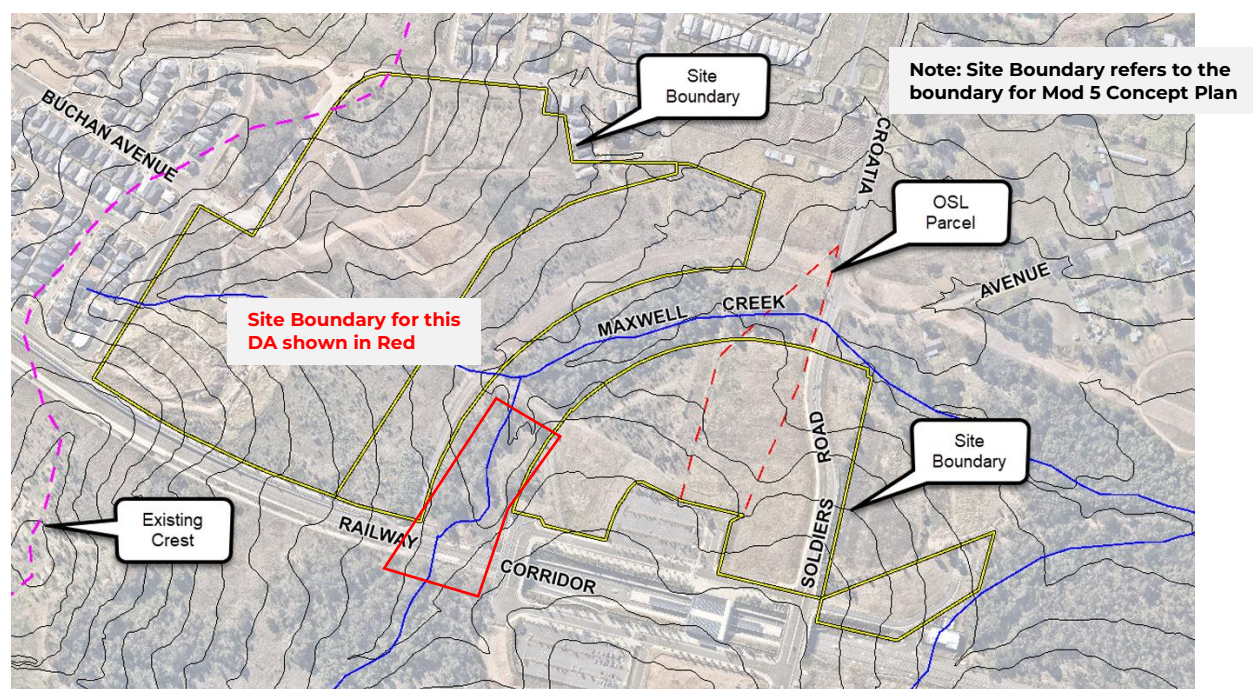


Figure 29 Overshadowing Diagrams Concept Plan (Mod 5) Report – Water Cycle Management Strategy Report, January 2020 (Revision F)

Source: J Wyndham Prince – site for this DA shown in red by Ethos Urban

As set out in the Concept Plan and the pre-DA minutes with Council, a Stormwater Concept Plan has been prepared and is provided with the DA (**Appendix T**). The Stormwater Plans and details are also accompanied by a MUSIC model. The combined plans and model include details and calculations for stormwater detention, including On Site Detention (OSD) in the common property, water quality treatment and Water quantity management.

4.16 Flooding

The proposed development site is located within the Maxwells Creek catchment and has the potential to be impacted by overland flows.

The DA is accompanied by a Flood planning Certificate prepared by IGS (**Appendix P**), which was provided to determine the safe flood planning levels following relevant guidelines relevant policies. It is noted that flooding and the impacts associated from/to the site have also been considered in the bulk earthworks DA submitted by Landcom (See **Section 1.1.6**) and currently under assessment by Council. These plans and the proposed topography and flood risk post the earthworks have been itemised and considered in the assessment by IGS (**Appendix P**).

As shown on the diagrams within the Flood Certificate (**Appendix P**) the site is located outside of the Flood extent map during 1% AEP storm events and the PMF. the planning certificate under section 10.7, dated 26 May 2022 also does not identify the site as being in a medium/high flood risk zones. As required, the Architects have provided for the requisite levels and freeboards to residential floors within the building as well as to the basement entries.

4.17 Bushfire

Travers Bushfire & Ecology have reviewed the proposal in relation to Bushfire and provided a Bushfire Protection Assessment (**Appendix K**).

The proposed development is identified as bushfire prone on the Liverpool City Council bushfire prone land map which triggers a formal assessment by Council in respect of the NSW Rural Fire Service (RFS) policy against the provisions of Planning for Bush Fire Protection (PBP) and the *Rural Fires Act 1997*.

The proposal is categorised by the NSW RFS as a multi-storey residential development and as outlined in section 8.2.2, must be assessed in accordance with Planning for Bush Fire Protection (PBP 2019), Residential and rural residential subdivisions (Chapter 5). The detailed assessment has been undertaken in the attached Bushfire Assessment (**Appendix K**).

Where relevant the commitments of the Concept Plan (commitments 65– 69) have been implemented, noting that the Planning for Bushfire Protection guidelines have been revised from previously PBP 2006 to 2019. This includes the most recent bushfire assessment to accompany the Concept Plan Mod 5, also prepared by Travers Bushfire & Ecology dated 2018, and other prior reports (being less relevant to the subject site as they consider other areas of the Edmondson Park South Concept Plan area).

The following combination of bushfire measures have been proposed by Travers Bushfire & Ecology and have been incorporated into the development. It is expected that these will also be considered in the requisite referral to the NSW RFS during the assessment of the DA, and the subsequent condition of Consent

- Defendable space in accordance with the performance requirements of PBP 2019
- APZ and bushfire attack level (BAL) setbacks in accordance with the acceptable solutions outlined in PBP 2019 for the eastern and southern aspects.
- Provision of access in accordance with the acceptable solutions outlined in PBP 2019;
- Water, electricity and gas supply in compliance with the acceptable solutions outlined in PBP 2019;
- Construction of the residential building in accordance with Australian Standard AS3959 Construction of buildings in bushfire-prone areas 2018 (AS3959), and PBP 2019 – BAL 29.

With the recommended measures set out in **Appendix K**, the proposal will comply with PBP 2019 and be in accordance with Condition 1.24(e) of the Concept Plan.

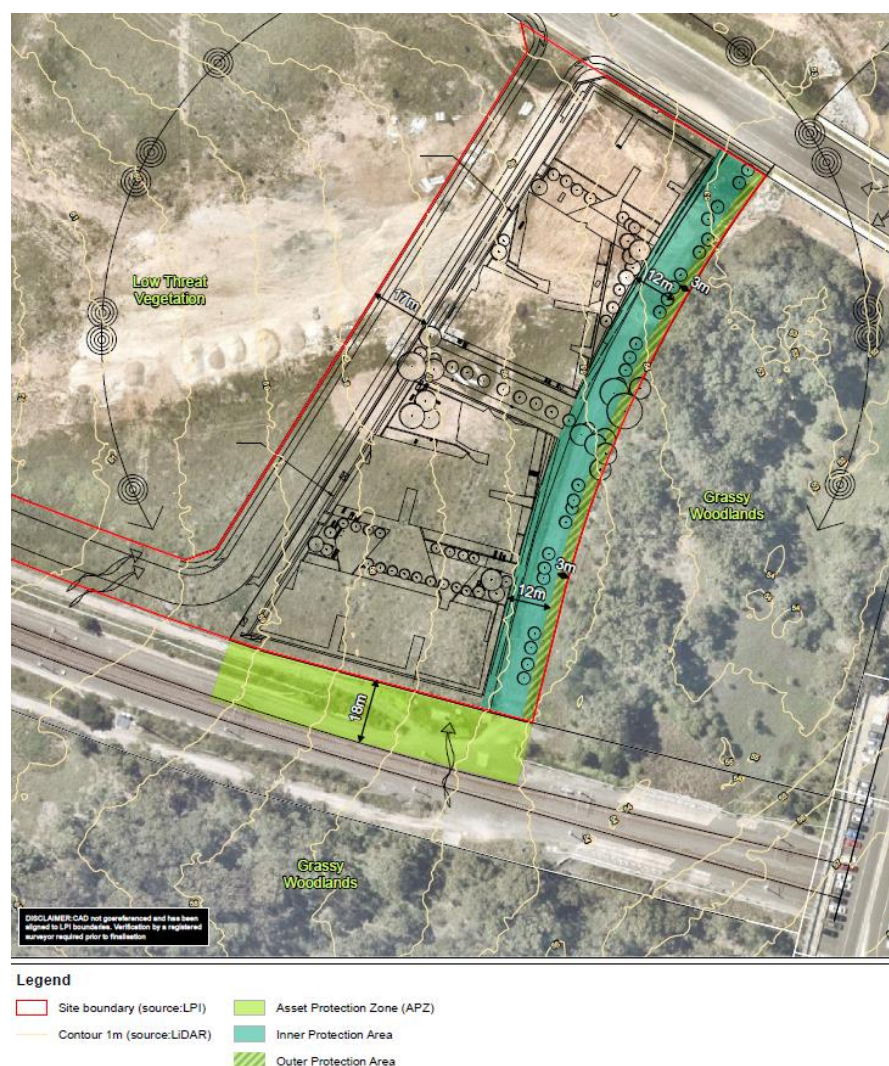


Figure 30 Bushfire Projection Measures – Site 5

Source: Travers Bushfire and Ecology

4.18 BASIX

A BASIX certificate has been provided by the project as is included at **Appendix M**. The certificate demonstrates that the proposed development will satisfy the relevant requirements for water, thermal and energy efficiency.

4.19 Building Code Compliance - BCA

A building code of Australia Compliance Assessment Report has been prepared by AE&D and is provided at **Appendix N**. The report identifies how the proposed development performs against the current Deemed-to-Satisfy (DTS) provisions of the BCA and provides recommendations to overcome any DTS non-compliances.

4.20 Access

An Accessibility Compliance Report has been prepared by Access Link Consulting (**Appendix J**). The report considers the proposal's compliance with ingress and egress, paths of travel, common facilities, common use open areas and circulation.

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

The Report (**Appendix J**) outlines that the proposal achieves the spatial requirement to provide access for people with a disability under the relevant standard and codes and when considered against the relevant section of the BCA and NCC, the development is capable of compliance

4.21 Affordable Dwellings

In accordance with commitment 70 of the Concept Plan, affordable dwellings will be available in the Landcome Town Centre North and Residential Precincts. Landcom is expected to meet this commitment through its delivery of the Landcom Town Centre North core, particularly in the more accessible and higher density residential developments. Landcom did not require the landowners to make provision for affordable housing on the Site.

4.22 Fire Engineering

A Fire Engineering Statement has been prepared by E-LAN Consulting (**Appendix Q**). The statement confirms that the proposed development is able to comply with the Performance Requirements of the BCA without significant redesign to the current plans. 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 supporting the application.

4.23 Waste Management

An Operational Waste Management Plan has been prepared by Elephants Foot and is provided at **Appendix O**. The Report considers the operational phase of the proposed development.

Based on a generation rate of 110L/unit/week the proposed development of 266 units will generate a total of:

- 21,230 of garbage; and
- 21,230L of recycling.

To service the estimated waste generation, within the basement cores of the building a total of 29 1,100L general waste and 29 1,100L recycling bins will be located across the waste rooms as shown on the architectural plans. Bins will be located across the cores, beneath the garbage chutes of the basement and will be collected by Council. Details of the operation of the chutes and bin collection and management is set out in the Operational Waste Management Plan

In addition to General Waste and Recycling, a further 29 x 240L bins will be placed within the basement of the combined building, to provide for a Food Organics and Garden Organics (FOGO) waste collection service – which is set to be introduced by Liverpool Council. 8 x 1100L bins will be provided as services bins.

In preparing this application, the architectural team at Cox discussed the specific design requirement of the basement, clearance, circulation, bin location and collection routine with Councils specialist waste team.

4.23.1 Summary of Proposed Bins

An overview of the proposed bin storage is provided below.

- **General Waste:** 29 x 1100L MGBs collected 1 x weekly
- **Recycling:** 29 x 1100L MGBs collected 1 x weekly
- **FOGO:** 29 x 240L MGBs collected 1 x weekly
- **Service Bins:** 8 x 1100L MGBs (collected as needed)

4.24 Crime and Public Safety (Crime Prevention Through Environmental Design)

A Crime Prevention Through Environmental Design (CPTED) assessment in accordance with the CPTED requirements set out under Section 4.15 of the EP&A Act has been undertaken against the scheme.

The recommendations included below are 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.

- 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 in specific areas, 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.

4.25 Construction Management

A preliminary Construction Management Plan (CMP) will be prepared as part of the Construction Certificate phase of the Development. The CMP, in accordance with any subsequent conditions of development consent, will set out the methodology to be undertaken including in relation to the following.

- 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.

Given the potential for variations in the delivery and availability of road infrastructure and progression of construction of this infrastructure by Landcom, it is considered appropriate that the requirement for the Construction Transport Plan included in Commitment 26 of the Concept Plan be required as a condition of consent to be submitted to and approved by Council prior to the relevant Construction Certificate being issued.

4.26 Social and Economic Impacts

The proposed development will have an overall positive social and economic impact on the surrounding area and local community. Specifically, it will involve the following:

- A significant capital investment value over \$30,000,000 thereby contributing to the economy and delivering a considerable number of direct and indirect jobs, particularly during the construction phase;
- providing a mix of apartment types to suit a range of people close to high frequency public transport infrastructure, an employment corridor and educational establishments;
- Provide the use of a site that has been earmarked as suitable for residential development but vacant for a significant period;
- Promotes local and state government initiatives in relation to urban growth and densification by increasing the density of residential housing in close proximity to services, employment and educational facilities;
- Achieve high environmental performance (water and energy) targets; and
- Offer an improved urban design and architectural outcome for the Site.

Overall, the proposal will have a positive social and economic impact on the local area and the wider local government area.

4.27 Site Suitability

Having regard to the characteristics of the site and its location, the proposed development is considered to be appropriate in that:

- the site is zoned to accommodate this type and form of residential development, specified in the various legislation and Concept Plan amendments, along with the Design Guideline.
- the site provides suitable housing in close proximity to several educational establishments (including future school), key transport corridor, and services around Landcom Town Centre North and South.
- the scale, height and form of the proposed development is generally compliant with the development controls and is consistent with the built form planning framework
- the size and dimensions of the land are suitable for the scale of the proposed development;
- key residential amenity criteria are met and addresses the ADG and SEPP 65;
- the site will have access to all utility services to accommodate the demand generated by the proposed development;
- the proposed development will not result in any unacceptable or material environmental impacts in relation to adjoining and surrounding properties, particularly in terms of overshadowing, views, privacy and solar access – much of which has already been considered in the Concept Plan and Subsequent amendments.

4.28 Public Interest

The development is a generally compliant scheme and will increase the supply and choice of housing in a highly accessible location, identified as being appropriate for development. The proposal will offer a significant opportunity to revitalise the site in a way that is generally consistent with Concept Plan, built form controls, and provisions of Landcom Town Centre North Design Guidelines and the ADG. For these reasons, the development is considered consistent with the public interest.

5.0 Conclusion

This DA seeks approval for the construction of 266 residential dwellings, landscaping and construction of public domain and landscaping within the Landcom Town Centre North

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 mark the roll out of housing in an area that has been identified as being suitable for development for more than 10 years, 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 modified and awaiting approval) 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.