

Statement of Environmental Effects

Site 4 in Precinct 9, Edmondson Park

Proposed Lot 6 and Lot 7 (1801407_DA01), 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 tranquility 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.

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Working Draft V2

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Contents

1.0	Introduction.....	6
1.1	Background.....	7
1.2	Consultation.....	16
2.0	Site Analysis.....	21
2.1	Site Description.....	21
2.2	Flooding.....	22
2.3	Geology and Hydrogeology	22
2.4	Site Contamination.....	23
2.5	Heritage.....	23
2.6	Surrounding Development	24
2.7	Public and Active Transport.....	27
3.0	Description of Proposed Development	30
3.1	Summary Overview.....	30
3.2	Site 4 – Description and Staging	31
3.3	Numerical Breakdown	31
3.4	Site Preparation and Excavation	32
3.5	Built Form and Design	33
3.6	Dwelling Mix.....	36
3.7	Landscape and Public Domain	38
3.8	Site Access.....	42
3.9	Parking Provision and Loading Facilities.....	43
3.10	Building Services.....	43
3.11	Vertical Transport.....	43
3.12	Utilities and Services.....	44
3.13	Materials and Façade Design.....	44
3.14	Stormwater Management.....	45
3.15	Subdivision.....	46
4.0	Planning Assessment.....	47
4.1	Assessment against NSW Legislation and Policies.....	47
4.2	Building Height.....	51
4.3	Dwelling Density	53
4.4	Design Excellence Strategy – Landcom Town Centre North	54
4.5	Landcom Town Centre North Design Guidelines	55
4.6	Built Form	57
4.7	Residential Amenity and the NSW Apartment Design Guide	57
4.8	Overshadowing and Solar Access.....	59
4.9	Contamination: Environmental Site Assessment.....	60
4.10	Groundwater.....	61
4.11	Heritage Impacts	61

4.12	Transport and Accessibility	62
4.13	Wind Impacts.....	64
4.14	Acoustic and Vibration Impacts.....	65
4.15	Ecology, Flora and Fauna	66
4.16	Water Cycle Management.....	67
4.17	Flooding	67
4.18	Bushfire	68
4.19	Operational Waste Management	69
4.20	BASIX.....	70
4.21	Building Code Compliance - BCA.....	70
4.22	Access.....	70
4.23	Affordable Dwellings	70
4.24	Crime Prevention through Environmental Design (CEPTED)	70
4.25	Social and Economic Impacts	71
4.26	Site Suitability.....	72
4.27	Public Interest.....	72

5.0 Conclusion..... 72

Table 1	Modifications to MP10_0118	9
Table 2	Pre-DA Comments	16
Table 3	Key Development Information	31
Table 4	Proposed Dwelling Mix.....	36
Table 5	Summary of consistency with NSW State Legislation and Policies.....	47
Table 6	Summary of consistency with SEPP (Precincts – Western Parkland City) 2021	48
Table 7	Assessment Against Design Guidelines	56
Table 8	Car Park Assessment	62
Table 9	Waste Rooms and Bin Provision.....	69

Appendices

- A** Architectural Plans
Cox Architecture
- B** SEPP 65 Design Report and ADG Compliance Assessment
Cox Architecture
- C** Survey Plan
Beveridge Williams
- D** Landscape Design Report
Arcadia
- E** Landscape Plans
Arcadia
- F** Stormwater Management Plan
Enscape
- G** Transport Assessment
Ason Group
- H** Site Contamination Report
JBS&G
- I** Bushfire Report
Travers Bushfire and Ecology
- J** Noise and Vibration Impact Assessment
E-LAB Consulting
- K** Basix Certificate and NatHERS Certificate
Greenworld Architectural Drafting
- L** Operational Waste Management Plan
Elephants Foot
- M** Wind Impact and Microclimate Assessment
RWDI Australia
- N** Pre-DA Minutes – 1 June 2022
Liverpool City Council
- O** Design Excellence Panel Minutes – 1 June 2022
Liverpool City Council
- P** Concept Plan Statement of Commitments Table
Ethos Urban
- Q** Landcom Town Centre North – Design Guidelines
Landcom
- R** Capital Investment Value Report
Construction Consultants
- S** Accessibility Compliance Report
Access Link Consulting

1.0 Introduction

This Statement of Environmental Effects (SEE) is submitted to Liverpool City Council on behalf of UPG Edmondson Parkland Pty Ltd in support of a Development Application (DA) for a residential development at Site 4 in Precinct 9, Edmondson Park (the site).

The DA seeks approval for the construction and use of a new residential development with 161 dwellings, including:

- **Residential Flat Building (RFB) Component:**

Residential flat building component with 131 apartment units, consisting of x2 towers above a 2-storey podium:

- Podium: 2-storey podium, which will accommodate larger walk-up apartments and a communal open space, as summarised below
 - 22x 2-storey apartments, each with 3 bedrooms.
 - 2x 1-storey apartments, each with 3 bedrooms.
 - Communal open space at the podium roof level (Level 2).
- 'Tower A' (west): Comprising 6 levels above the podium, which will accommodate:
 - 18x 1-bedroom apartments.
 - 41x 2-bedroom apartments.
 - 2x elevators and 2x stairwells for vertical circulation.
 - Roof services.
- 'Tower B' (east): Comprising 6 levels above the podium, which will accommodate:
 - 21x 1-bedroom apartments.
 - 27x 2-bedroom apartments.
 - 2x elevators and 2x stairwells for vertical circulation.
 - Roof services.

- **Townhouses:**

30x townhouse dwellings, each adopting the same general layout across 3 levels (excl. roof level).

- Ground Level: Living area / kitchen space.
- Levels 1-2: 4x bedrooms and 2x bathrooms.
- Roof Level: Private open space.
- Basement Level: Private car garage accessed from the basement car park.

- **Basement Level:**

Joined basement level below the residential flat building and townhouses, which will accommodate the majority of the car parking proposed for the site, in addition to building services.

- **Car Parking:**

Car parking for 243 vehicles (incl. 18x accessible spaces) and 1x loading dock with a turntable.

- **Landscaping:**

Landscaping and public domain improvements to the site, podiums, and street interfaces.

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).

Ethos
Urban

COX



1.1 Background

1.1.1 Edmondson Park

Edmondson Park was the first precinct to be planned and constructed as part of the South West Priority Growth Area that was established to plan for urban expansion at the city fringe. 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 Local Government Area (LGA).

Edmondson Park is undergoing significant transformation from rural to urban land. The focal point for this evolution is the Edmondson Park Train Station. Edmondson Park will see the introduction of a new town centre featuring a diverse mix of commercial, mixed, retail and residential uses.

The planning context for Edmondson Park is further discussed below.

1.1.2 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 2**.

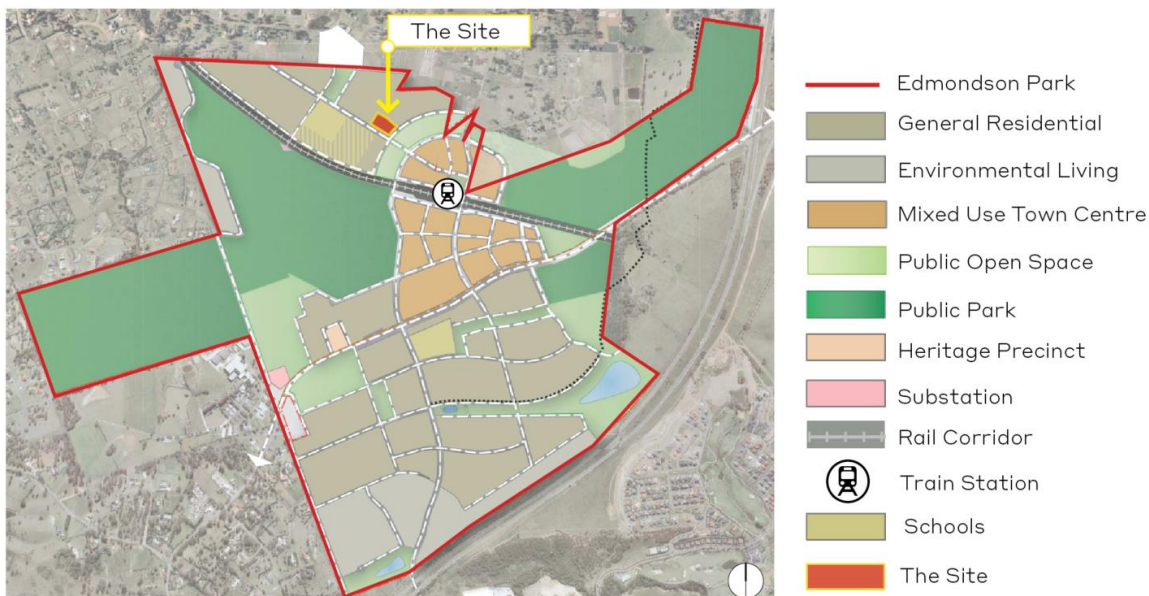


Figure 2 Edmondson Park Concept Plan (Modification 5: Pending)

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.

1.1.3 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

1.1.4 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.

1.1.5 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**.

1.1.6 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**.

1.1.7 Edmondson Park Landcom Town Centre: Precincts

The site is located within the northern component of Edmondson Park Landcom Town Centre, which was sold to entities within Urban Property Group. This part of the town centre is known as 'Edmondson Park Town Centre North' or 'Precinct 9', and is shown at **Figure 3**.

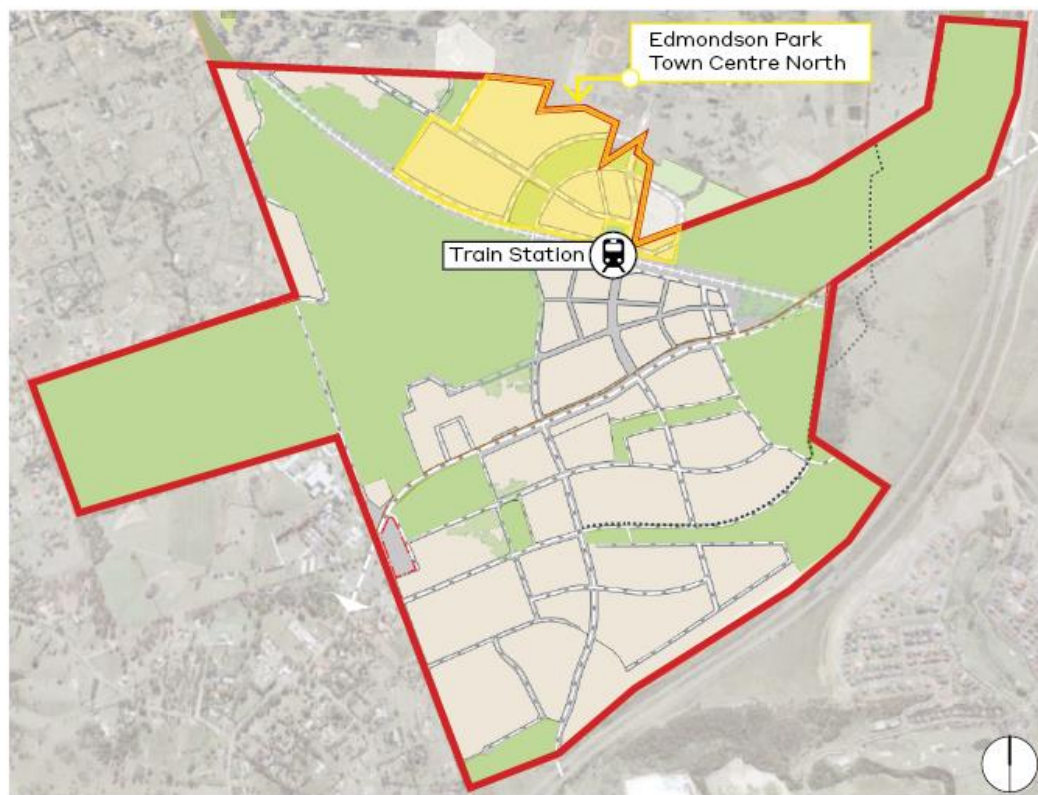


Figure 3 Edmondson Park Town Centre North

Source: Landcom (Modification 5 to the Concept Plan)

Edmondson Park 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'). As shown at **Figure 4**, the site is located within the Maxwells Creek Precinct and the Parkland Precinct.

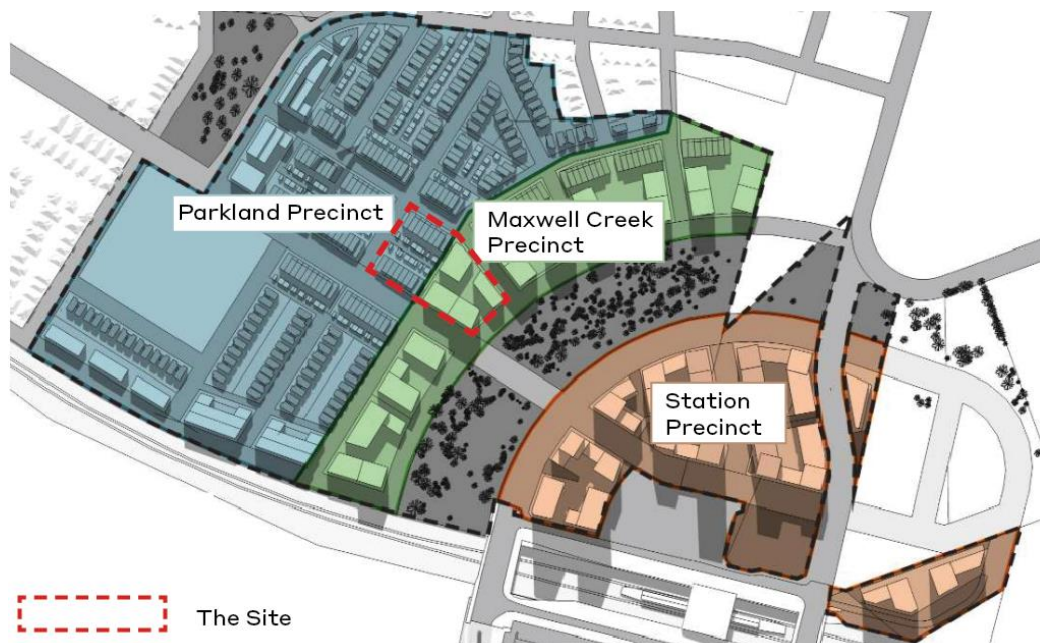


Figure 4 Edmondson Park Town Centre North: Sub Precincts

Source: Landcom (Modification 5 to the Concept Plan)

UPG's Land Holding Interest at Edmondson Park Town Centre North

Urban Property Group (UPG) have acquired five sites within Edmondson Park Town Centre North, which are known as 'Sites 1-5'. As mentioned, this DA relates to the proposed development of Site 4. The location of Site 4 in relation to other sites that are owned by UPG across Edmondson Park Town Centre North are shown at **Figure 5**.



Figure 5 Edmondson Park Town Centre North: UPG Land Holdings

Source: Nearmap / Ethos Urban

1.1.8 Current Development Applications – by Landcom

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

DA-386/2021 was lodged on 28 April 2021, and approved on 15 September 2022. Approval was granted under this DA for the subdivision of Lot 2 DP 1264963 and Lot 3 DP 1257105 into 8 new super lots and 2 residue lots, in addition to associated servicing works.

The subdivision that is approved under DA-386/2021 is consistent with Modification (MOD 5) to the original Edmondson Park Concept Plan Approval (MP10_0118).

The site includes lot 6 and lot 7, as shown by the subdivision plan extract at **Figure 6**.



Figure 6 DA-386/2021: Subdivision Plan

Source: Beveridge Williams (DA-386/2021)

DA-504/2021 – Bulk Earthworks

DA-504/2021 was lodged on 27 May 2021 and is currently under assessment. Approval is sought under this DA for bulk earthworks across the Edmondson Park Town Centre North site.

The proposed works generally comprise cut and fill and grading to achieve necessary levels and benching requirements to facilitate the development of the super lots.

The site is shown in relation to the proposed Cut and Fill Plan at **Figure 7**.

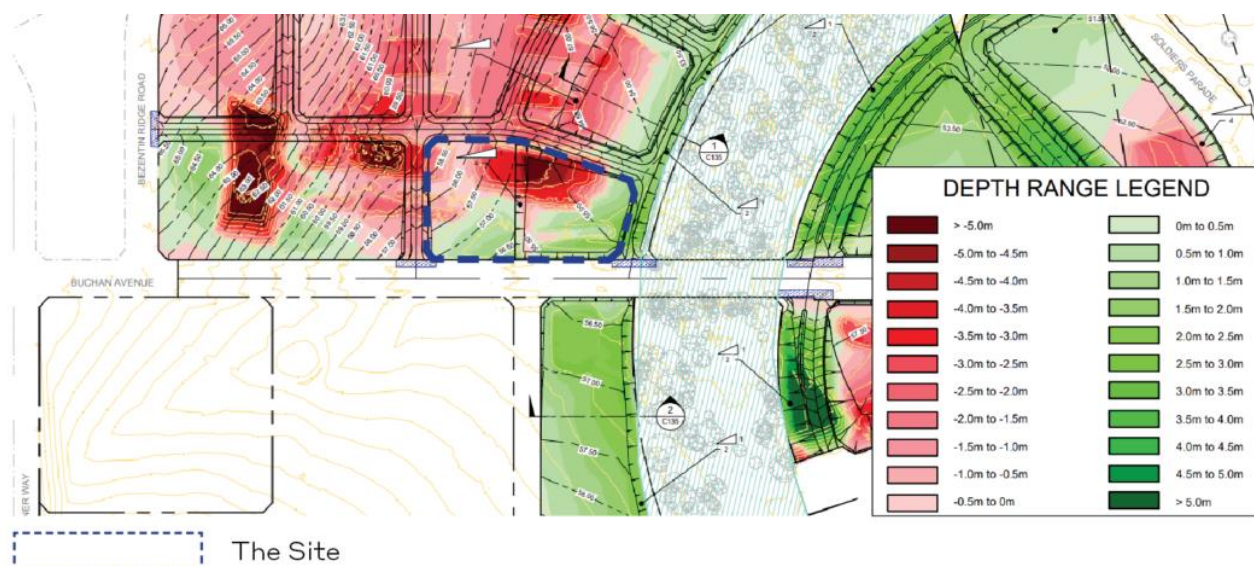


Figure 7 DA-504/2021: Proposed Bulk Excavation Profile Across Site

Source: DA-504/2021

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

DA-1070/2021 was lodged on 23 September 2021, and is currently under assessment. Approval is sought under this DA for the construction of several secondary or 'Local Minor' roads that will provide access to the site from McFarlane Road (north), Bezzant Road (east), and Buchan Avenue (south).

The proposed roads will be two-way roads with one lane in each direction. They have been designed in accordance with the MP10_0118, as amended by MOD 5. This DA also proposes minor servicing works that extend existing approved services to the frontages of these roads.

The layout and location of the roads that are proposed by this DA is shown at **Figure 8**.

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

DA-1073/2021 was approved on 25 August 2022 for the construction of two roads along the south and east boundaries of the future school that is located south-west of the site across Buchan Avenue. The roads will be classified as ‘Local Major Roads’. Earthworks are to be undertaken in order to support the delivery of these roads.

The layout and location of the roads that are proposed by this DA is also shown at **Figure 8**.

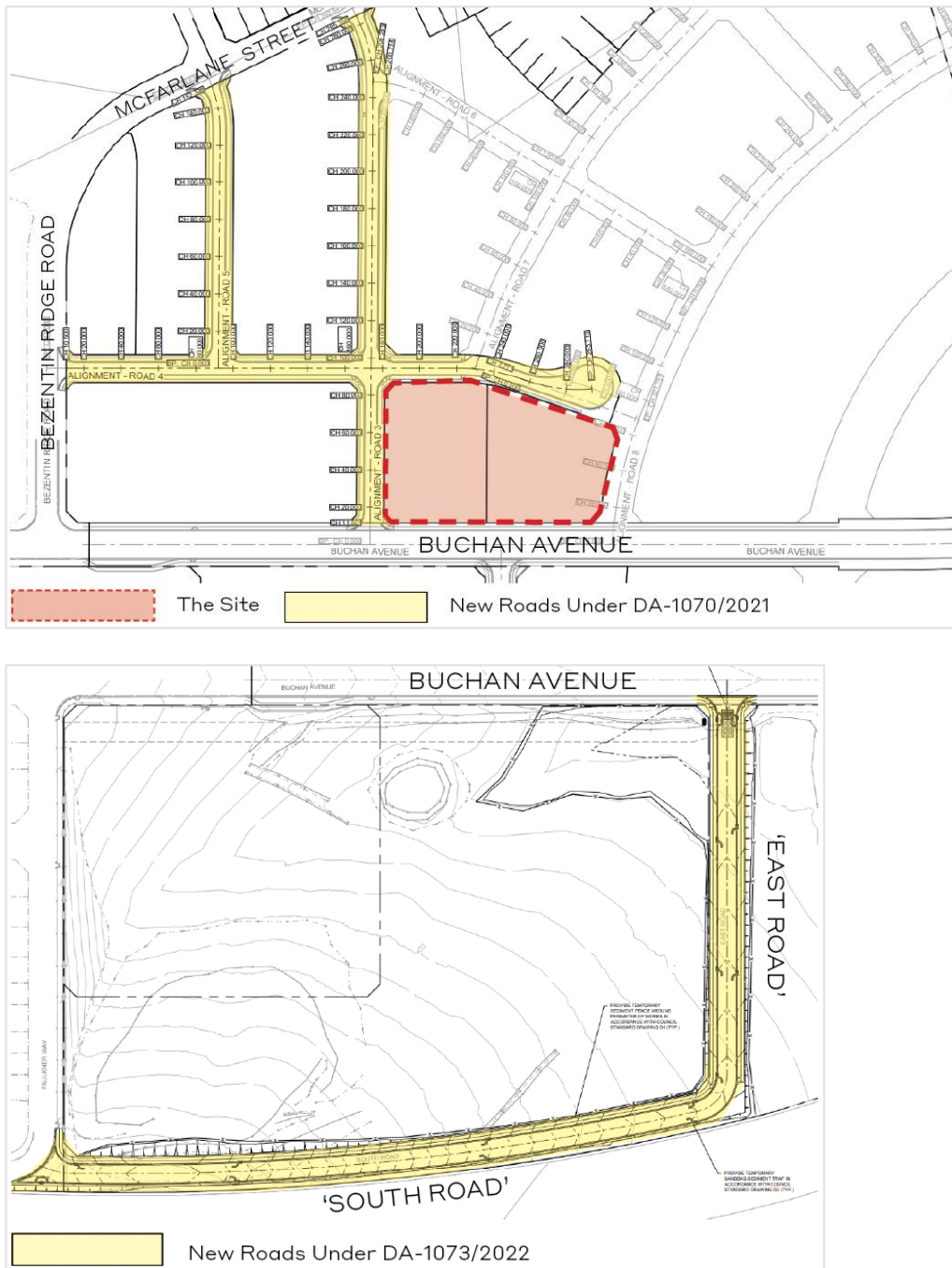


Figure 8 DA-1070/2021 – Local Minor Roads (above), DA-1073/2022 – Local Major Roads (below)

Source: IDC (DA-1070/2021)

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 1-3, and Site 5 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. A follow up meeting with the waste team was held on 13 April. A copy of the Pre-DA meeting minutes was provided by Council on 1 June 2022.

A copy of the Pre-DA minutes is provided at **Appendix N**. Relevant matters raised by Council in the Pre-DA minutes are addressed at **Table 2**, and are considered where relevant throughout **Section 4.0** of this report.

Table 2 Pre-DA Comments

Pre-DA Comments Summary (Site 4 Only)	Response
Strategic Planning	
<p>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.</p> <p>The applicant may need to seek further modification to the Concept Plan to permit certain aspects of the development application.</p>	<p>As demonstrated in the SEE and supporting documents, the proposed DA is consistency with the Concept Plan, and aligns with the Design Guideline accompanying the Concept Plan Mod 5 application which will replace the Edmondson Park DCP via the corresponding amendments the Precincts – Western Sydney parklands SEPP.</p>
City Design and Public Domain (CDPD)	
<p>It is recommended that the applicant submit both proposals to the upcoming DEP meeting. An extended meeting time to individually addressed both proposals, can be requested through Council's Panel Support Officer.</p>	<p>The proponent has engaged with the DEP previously, and most recently on 12 May 2022 for the redevelopment of Site 5.</p> <p>This DA addresses all matters that are relevant to the DEP in the context of the site and the proposed development. We are open to further engagement with the DEP as necessary.</p>
<p>Council expects a high standard and complete set of documentation to be submitted as part of every development application.</p> <p>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.</p>	<p>Noted. The proponent engaged a highly experienced design team ahead of preparing this DA to prepare the architectural and landscape design packages that are appended to this SEE.</p>
<p>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.</p>	<p>Note: These have been incorporated through the development, whilst also being located appropriated for servicing, access and replacement.</p>
<p>The future development application should include a summary of all sustainability principles being incorporated as part of the DA (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.</p>	<p>The proposal is accompanied by a BASIX Certificate (Appendix K). The proposal has been designed to maximise amenity, minimise consumption and improve efficiency</p>
<p>The applicant should provide detailed 3D renders / visualisations for the proposed built form including its surrounding context, and</p>	<p>Refer to Architectural (Appendix A) and SEPP 65 Design Statement (Appendix B).</p>

Pre-DA Comments Summary (Site 4 Only)	Response
an accurate depiction of all proposed materials & finishes, and the proposed landscape treatments within the development.	
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.	<p>Given the timeframe and the status of the Modification 5, it is proposed for the application to be submitted to Council at this time, prior to the final determination being issued – in the same way as the various DAs submitted by Landcom for road works.</p> <p>We acknowledge that this DA could not be determined until such time as Modification 5 is approved.</p>
Reference to Development at Site 5	
CDPD are supportive of the Architectural character/language developed by COX for Site 5. It is strongly encouraged that this be carried over to the RFB being proposed at Site 4.	Noted. The proposal achieves a strong design response that will make a positive contribution to the overall character of the locale. Refer to the Design Report that is provided at Appendix B .
Community Planning – Housing Diversity and Affordability	
<p>The proposed development should ensure appropriate housing mix accessible by all. Demographic analysis and stakeholder consultation indicates that the future Edmondson Park population will be predominately young families that are culturally diverse, which is consistent with the profile of other new release communities. It is expected that once fully developed Edmondson Park will generate about 9,000 dwellings resulting in a total population of approximately 33,000 residents.</p>	<p>The proposal will provide a range of 1-3 bedroom apartments, in addition to 4-bedroom townhouses. The proposal also includes walk-up apartments at the podium level. The variety of dwellings proposed for Site 4 under this DA compliments the need for an 'appropriate housing mix', as cited by this feedback item.</p> <p>We further note that is proposed under MOD 5 to 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.</p> <p>The townhouse component of the proposed development is sited within the Parkland Precinct. The RFB component that is proposed is sited entirely within Maxwells Creek Precinct. All buildings on site comply with the applicable height limits.</p> <p>On this basis, the proposal supports the Concept Plan, which seeks to provide for different dwelling typologies in each precinct to promote housing diversity. This is reinforced by MOD 5, which will amend Clauses 27 and 28 to prevent variations to the 12m height limit, which was done to foster housing diversity.</p> <p>Further to the above, reference should be made to Section 4.23 in regard to affordable housing.</p>
There is a significant demand for Social and Affordable Housing (SAH) in this region. Research from Community Housing Industry Association forecasts that, net demand for social and affordable housing (SAH) in Liverpool LGA will increase up to 115% by 2036.	Noted. Landcom Town Centre North will be developed to meet affordable housing obligations (refer below).
Addressing the cumulative impacts arising from the development of wider Edmondson Park area which could take 10- 20 years to reach its potential, the ordinary 10-year affordable housing managed by a CHP (Community Housing Provider) may not be sufficient. In this case we recommend an increased proportion of units (15-20%) to be provided as affordable housing and a 30-year commitment to be able to make sure the emerging suburb can cater for a diverse range of households for an extended period of time. The selected affordable housing units will have to be equally distributed through the housing mix and precincts.	<p>In accordance with commitment 70 of the Concept Plan, affordable dwellings will be available in the Landcom Town Centre North and Residential Precincts.</p> <p>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.</p>

Pre-DA Comments Summary (Site 4 Only)	Response
	Landcom did not require the landowners to make provision for affordable housing on the Site.
Opportunities for community facilities along with neighbourhood shop, mixed use should be explored further. The assessment should be done considering the entire precinct's projected population, not only for Site 4.	<p>As shown in the Architectural Plans (Appendix A), the proposal incorporates a landscaped area between the residential flat building and the townhouses. Access to this space is provided from Buchan Avenue and the future road to the north.</p> <p>The proposal is also sited within close proximity to two new schools, in addition to Claremont Park at the corner of Buchan Avenue and Bezentin Ridge Road.</p> <p>Further to the above, the site will be across the road from Maxwells Creek Corridor. The Landscape Concept Plan (MP10_0118, MOD 5) presents a mixture of public/recreation and conservation uses for this land.</p> <p>The proposal is considered to present an acceptable outcome in regard to the availability of community facilities and spaces at Edmondson Park.</p>
Stormwater Management	
Stormwater drainage for the site must be in accordance with Council's Development Control Plan.	<p>An acceptable outcome in regard to stormwater management is demonstrated by the Concept Stormwater Plans (incl. MUSIC Model and Erosion and Sediment Control Plan) that accompany this DA at Appendix F.</p> <p>The proposal has been assessed in the context of all relevant planning standards and requirements, including in relation to stormwater management.</p>
A stormwater concept plan shall be submitted with the DA.	Refer to Appendix F .
The stormwater concept plan shall be accompanied by a supporting report and calculations.	Refer to Appendix F .
On-site detention is required to be provided for the site.	An on-site detention OSD tank has been provided. This is shown in the Architectural Plans (Appendix A) and the Stormwater Concept Plans (Appendix F).
The on-site detention system must be within common property and accessible from the street without going through dwellings or private courtyards.	Regional detention has been provided as part of the Edmondson Park Urban Release Area. As outlined by the Stormwater Management Plan (Appendix F), it is not necessary to provide an on-site stormwater detention facility. Pump-out pits at the basement level will prevent flooding.
A water quality treatment device shall be provided in accordance with Council's Development Control Plan. A MUSIC model shall be submitted with the development application.	<p>An acceptable outcome in regard to stormwater management is demonstrated by the Concept Stormwater Plans (Appendix F).</p> <p>As mentioned, a MUSIC model forms part of the stormwater / civil design package for this DA.</p>
Earthworks / Ground Disturbance	
No retaining walls or filling is permitted for this development which will impede, divert or concentrate stormwater runoff passing through the site.	Noted. An acceptable outcome in regard to stormwater management is demonstrated by the Concept Stormwater Plans (incl. MUSIC Model and Erosion and Sediment Control Plan) that accompany this DA at Appendix F .

Pre-DA Comments Summary (Site 4 Only)		Response
The application is to be supported by a geotechnical report prepared by a suitably qualified person to address (salinity / acid sulphate) soils.		Refer to Appendix H .
Floodplain Management		
<p>The proposed development site is located within the Maxwells Creek catchment. To facilitate the developments in Edmondson Park precinct, Council has prepared the concept design of Maxwells Creek modification works.</p> <p>Therefore, Maxwells Creek modification works adjoining the proposed development site shall be undertaken as part of the proposed development works. The creek modification works shall be undertaken as indicated in Council's design report and concept plans (Design for the Modification of Creeks in Edmondson Park, Flood and Storm Consulting, June 2014).</p>		<p>The site is separated from the Maxwells Creek Corridor by an internal road that is proposed under the Concept Plan (refer to Section 2.6.1).</p> <p>The area of land that is the subject of this DA does not require any activity associated with the Maxwells Creek modification works to be included as part of the proposal.</p>
Information to Accompany DA – Plans and Design Documentation		
Survey Plan (confirming no building encroachments to easements, if any).		Refer to Appendix C .
Site analysis.		Refer to Section 2.0 .
Demolition plan and statement, clearly identifying all structures to be demolished.		The proposed development is sited on vacant land, as outlined by the Architectural Plans (Appendix A).
Architectural plans (site plan, floor plans, elevations and sections), ensuring that all survey details including boundaries and other site constraints are shown on the architectural plans).		Refer to Appendix A .
Sections depicting the relationship between proposed surface levels, floor levels, openings, type of opening, setbacks etc in comparison to the same elements on adjoining sites.		Refer to Appendix A .
Coloured perspectives.		Refer to Appendix A .
Colour schedule of external building materials, colours and finishes.		Refer to Appendix A .
Landscaping plan prepared by a qualified Landscape Architect.		Refer to Appendix D .
Stormwater Drainage Plan.		Refer to Appendix F .
Subdivision plan and supporting material if subdivision is included on the proposal and any works are proposed for dedication to Council or another authority.		The proposed dwellings will be strata titled. No subdivision is proposed under this DA.
Erosion and sediment control plan.		Refer to Appendix F .
Information to Accompany DA – Technical Reports		
A Quantity surveyors report which identifies the Capital Investment Value (CIV) and estimated cost of works.		Refer to Appendix R .
SEPP 65 Design Verification Statement.		Refer to Appendix B .
Social Impact Assessment (SIA).		There is no requirement to prepare an SIA in support of this DA under the planning instruments and standards that apply to this DA.

Pre-DA Comments Summary (Site 4 Only)	Response
	<p>The proposal will have a positive social and economic impact on the local area and the wider local government area.</p> <p>This DA presents 161 new residential dwellings, and an appropriate mix of apartment typologies that addresses the needs of the local community. Refer to Section 4.24.</p> <p>It is established throughout this report that there is no significant adverse social, economic or environmental impact associated with the proposal. On this basis, an SIA is not an appropriate submission requirement for this DA.</p>
Traffic and Parking Assessment.	Refer to Appendix G .
Site contamination investigation report.	Refer to Appendix H .
Bushfire Hazard Assessment.	Refer to Appendix I .
Acoustic Report where required.	Refer to Appendix J .
BASIX Certificates.	Refer to Appendix K .
Waste Management Plan(s) (for construction and on-going waste management).	<p>Construction waste management will be undertaken in accordance with a Construction Management Plan, which will be submitted to Council prior to the issue of a Construction Certificate (CC).</p> <p>An Operational Waste Management Plan is provided at Appendix L.</p>

2.0 Site Analysis

2.1 Site Description

The site is located within Precinct 9, within the Landcom Town Centre North of the Edmondson Park South Concept Plan. As mentioned, the site is located across 2 sub-precincts that are identified within the Concept Plan, being the Maxwells Creek Precinct and the Parkland Precinct.

As outlined at **Section 1.1.8**, approval is sought under DA-386/2021 for the subdivision of Lot 2 DP 1264963 and Lot 3 DP 1257105 into 8 new super lots and 2 residue lots. The site comprises two of the proposed lots (lot 6 and lot 7). The area of the site is 4439m².

The site has a primary frontage to Buchan Avenue (south) that is 111m in length. The site has secondary street frontages to the Local Minor Roads that are proposed under DA-1070/2021 of 67.24m (west) and 127.5m (north).

An aerial of the site is provided at **Figure 9**.



Figure 9 Site Aerial

Source: Ethos Urban + Nearmap

2.1.1 Existing Site Condition and Grading

The site has been cleared of all established vegetation and does not accommodate any existing development. As mentioned, the site is included within the scope of the bulk earthworks that are proposed under DA-204/2021 across the broader area of the Landcom Town Centre North (north-west of Maxwells Creek Riparian Corridor).

The proposed earthworks will achieve necessary levels and benching requirements to enable the development that is proposed under this DA.

Images of the site, as of 12 August 2022, are shown at **Figure 10**.



Figure 10 Site Images (12 August 2022)

Source: Ethos Urban

2.2 Flooding

The Stormwater Management Plan (**Appendix F**) includes a Flood Impact Assessment at Section 4.0 of the report. This assessment confirms from the outset that Liverpool Council's Flood Planning Map does not indicate that the site is impacted by flooding.

An extract of the Liverpool City Council Flood Planning Map is provided at **Figure 11** for reference.

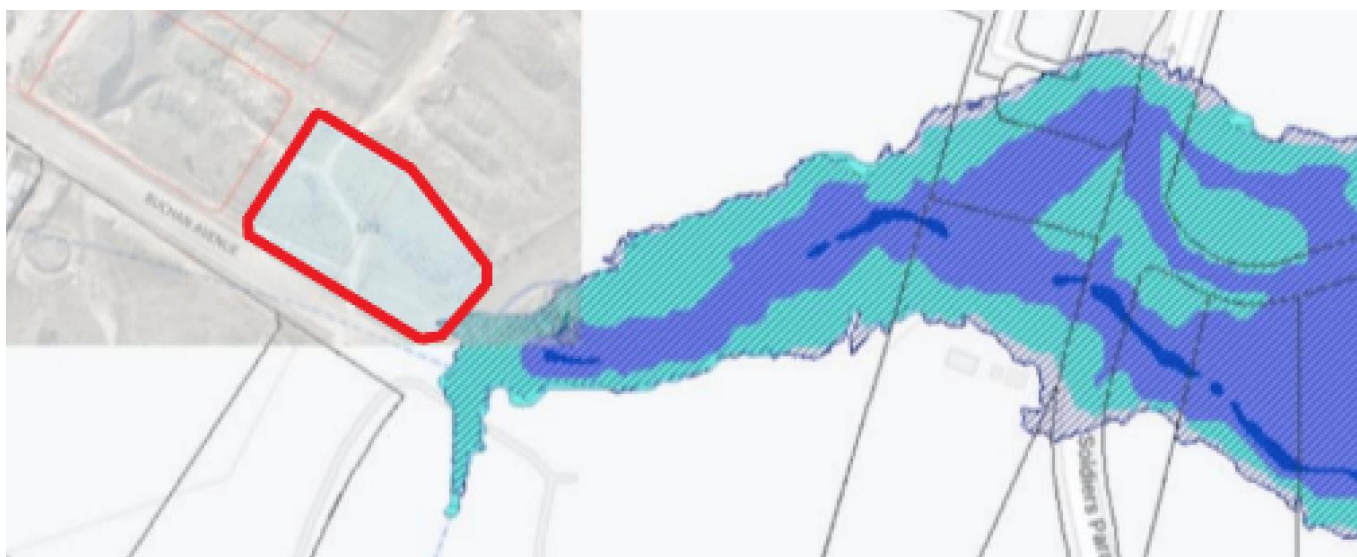


Figure 11 Liverpool City Council Flood Planning Map

Source: Liverpool City Council (2022)

2.3 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.

The land comprising Edmondson Park Landcom Town Centre North was discussed to feature an underlay of Bringelly Shale (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.

2.4 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 approved Contamination Management Plan. Consistency with the Concept Approval is demonstrated at **Section 4.1.1**.

A separate Environmental Site Assessment (ESA) has been prepared in support of this DA (**Appendix H**). The ESA is further discussed at **Section 4.9**.

2.5 Heritage

The site does not include any identified heritage item. Further, there is no identified heritage item within the immediate vicinity of the site.

As outlined below, the site presents a suitable location for development in regard to original and Non-Aboriginal heritage interests.

- **Aboriginal Heritage:**

No Aboriginal heritage items, Aboriginal objects, or areas of archaeological potential are considered likely to be present within Edmondson Park Landcom Town Centre North. This has been confirmed during subsequent site visits.

Sites that were formerly identified within the Edmondson Park South site have already been removed under previous DA approvals.

- **Non-Aboriginal Heritage:**

Edmondson Park Landcom Town Centre North (incl. Maxwells Creek Corridor) does not contain any mapped items of non-Aboriginal heritage.

2.6 Surrounding Development

To date, the immediate local area is undergoing a significant transformation due to the introduction of the south-west railway line and rapid housing growth across various release areas. As a result, the locale has evolved from a predominantly rural area to accommodate new urban communities.

As mentioned, Landcom completed the Concept Plan which contributed to the vision for the Precinct. The Concept Plan has guided development across the surrounding area, as outlined below:

- **North:**

Land to the immediate north of the site will accommodate an internal road, as proposed by DA-1070/2021 (refer **Figure 8**). The land across this road is earmarked for future residential development under the Concept Plan and zoning of the immediate area (R1 General Residential Zone).

Further north is McFarlane Street, which separates 8 undeveloped super lots (incl. the site) from surrounding residential development and St Francis Catholic College.

- **South:**

The site adjoins Buchan Avenue to the immediate south. The Concept Plan identifies Buchan Avenue as a major thoroughfare that is envisaged to accommodate long-term bus services between surrounding residential areas and the Edmondson Park Train Station. It is understood that Buchan Avenue recently opened to public traffic.

Further south across Buchan Avenue is Lot 3, Faulkner Avenue (also known as Site 5), which is the subject of a DA for 2 residential flat buildings with a total of 266 dwellings. This application (DA-855/2022) was lodged by Council on 8 August 2022, and is currently under assessment.

Site 5 adjoins the rail corridor to the south. This rail corridor is serviced by the T2 Inner West / Leppington Line and the T5 Cumberland Line.

- **East:**

Land to the immediate east of the site will accommodate a new road in accordance with the Concept Plan. Across this road is the Maxwells Creek Riparian Corridor, which is further described at **Section 2.6.1**.

- **West:**

Land to the immediate east of the site will accommodate a new road, as proposed by DA-1070/2021. The land across this road is earmarked for future residential development under the Concept Plan and zoning of the immediate area (R1 General Residential Zone).

Further west is the construction site for a new primary school, which is further described at **Section 2.6.2**.

Images that show the development surrounding the site are provided at **Figure 12**.



Figure 12 Surrounding Development Images (12 August 2022)

Source: Ethos Urban

2.6.1 Maxwells Creek Riparian Corridor: Public Open Space / Conservation Corridor

The east-adjacent Maxwells Creek North Riparian Corridor has an approximate total area of 4.41ha. The Edmondson Park South Concept Plan (MP10_0118, MOD 5) identifies the corridor as 'public open space for conservation'. The Landscape Concept Plan presents a mixture of public/recreation and conservation uses for this land, which include:

- Tree planting and landscaping.
- Bollard lighting.
- 3m-wide recreational path through the corridor.
- Perimeter fencing.
- Playground and skate park.

The Concept Plan makes provision for a road that will separate the site from the west boundary of the Maxwells Creek Corridor. This road is classed as 'Local Major' in the Road Network Hierarchy Map that is presented by MOD 5.

The location of the site in relation to the Maxwells Creek North Riparian Corridor is shown at **Figure 13**.

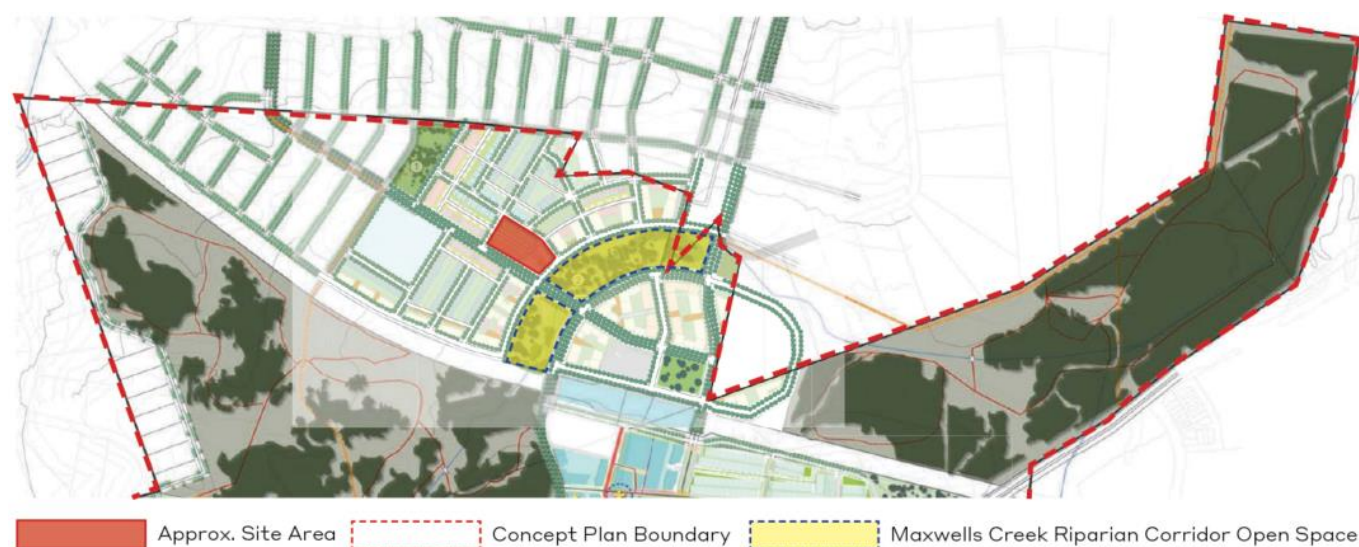


Figure 13 Maxwells Creek Riparian Corridor Open Space

Source: MP10_0118 (MOD 5)



Figure 14 Maxwells Creek Riparian Corridor: Facing East at Interface with Buchan Avenue (12 August 2022)

Source: Ethos Urban

2.6.2 Education Uses

There is one primary school (under construction) and one college within walking distance of the site, as outlined below.

- **Edmondson Park Primary School (under construction):**

There is a new primary school under construction at the corner of Buchan Avenue and Faulkner Way. The school site is a ~250m walking distance from the proposed development. The school was approved under SSD-10224 on 15 December 2021, and is expected to accommodate ~1000 students. We understand that a 2ha development scenario is being pursued.

- **St Francis Catholic College:**

St Francis Catholic College is an independent primary through secondary school that is located at 130-150 Jardine Drive. The college is a ~480m walking distance from the site via Buchan Avenue and Bezentin Ridge Road (to shorten upon completion of internal roads).

St Francis College was approved under SSD-8832, and was opened in 2017. Additional learning spaces are under construction to date in line with a staged delivery program that includes 9 construction phases. The college will have capacity for ~1700 students once fully complete.



Edmondson Park Primary School



St Francis Catholic College



Figure 15 Edmondson Park Primary School and St Francis Catholic College (12 August 2022)

Source: Ethos Urban

2.7 Public and Active Transport

2.7.1 Existing Public and Active Transport Infrastructure

A range of high-frequency public transport services can be readily accessed from the site. Train and bus services within walking distance of the site are outlined below.

- **Train Services:**

The Edmondson Park Train Station is 300m to the south-east of the site. The station is serviced by the T2 (Leppington/CBD) and T5 (Leppington/Richmond) lines. This provides direct access to the metropolitan centres of Parramatta and Sydney CBD.

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

- **Bus Services:**

Edmondson Park Train Station is serviced by the following high-frequency bus routes:

- 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.

Further to the above, the site is serviced by an extensive shared path / cycle network that will be the subject of further expansion in accordance with the Concept Plan. The existing shared path / cycle network includes:

- **Buchan Avenue Shared Path (under construction):**

Buchan Avenue has opened to public vehicles, however it will also accommodate a Shared path that is currently under construction. This route will provide a connection from the site to surrounding neighbourhoods, and terminates at Soldiers Parade (east).

- **Soldiers Parade / Camden Valley Way Shared Paths:**

Soldiers Parade provides a shared path that extends further north to Camden Valley Way. This provides a connection to the shared path from Macarthur Station via Narellan to the M7 Cycleway.

Existing public and active transport connections that service the site and surrounds are shown at **Figure 16**.

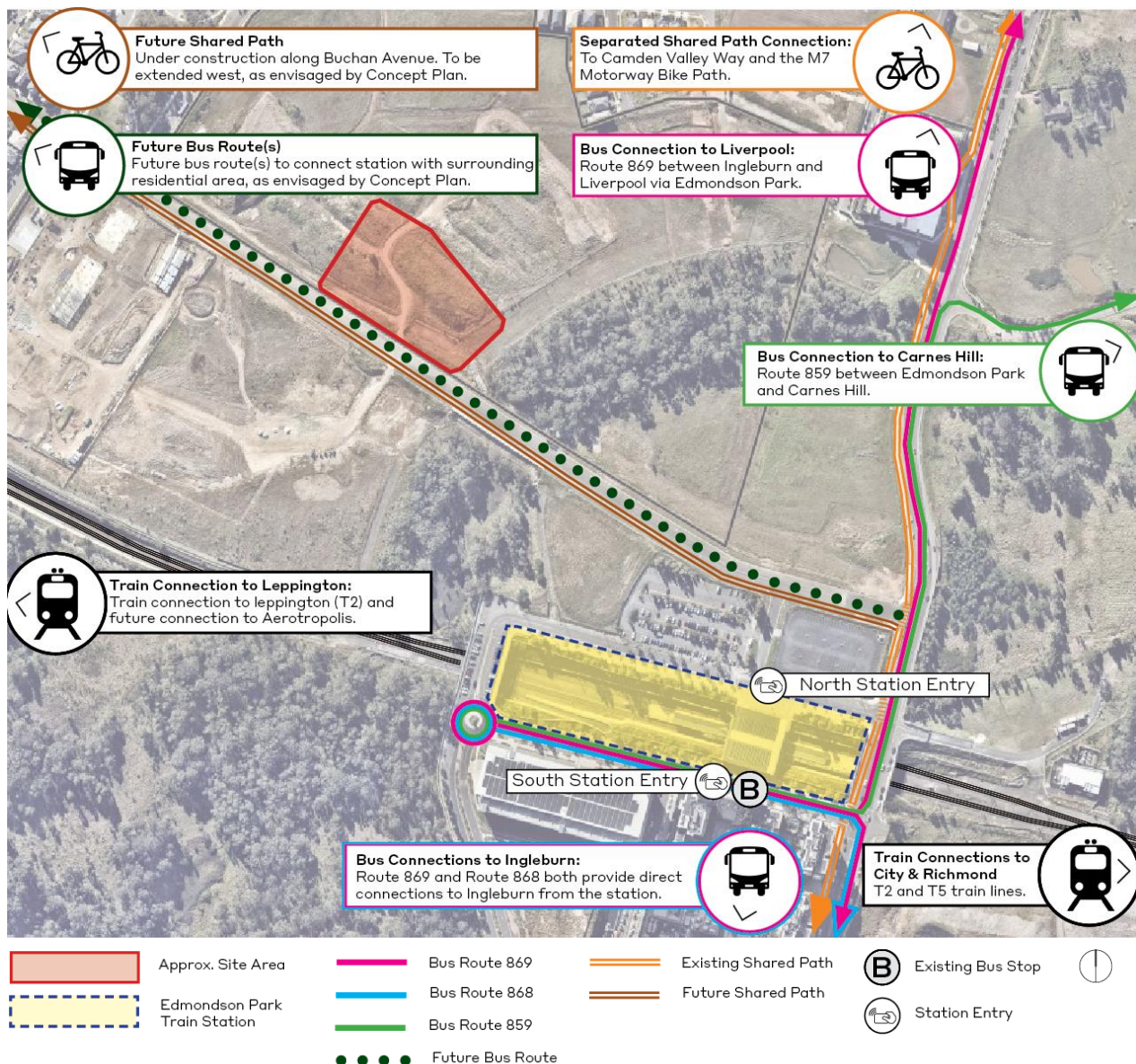


Figure 16 Public Transport and Active Transport Connections

Source: Nearmap / Ethos Urban

2.7.1 Future Network Improvements

The site will benefit from planned improvements to the transport network across south-west Sydney, including the planned extension of the existing T2 Train Line from Leppington to the T1 Train Line at St Marys. This will connect the site to new transport and employment opportunities associated with the Western Sydney Aerotropolis.

The expected route for this extension (subject to ongoing consultation) is shown at **Figure 17**.

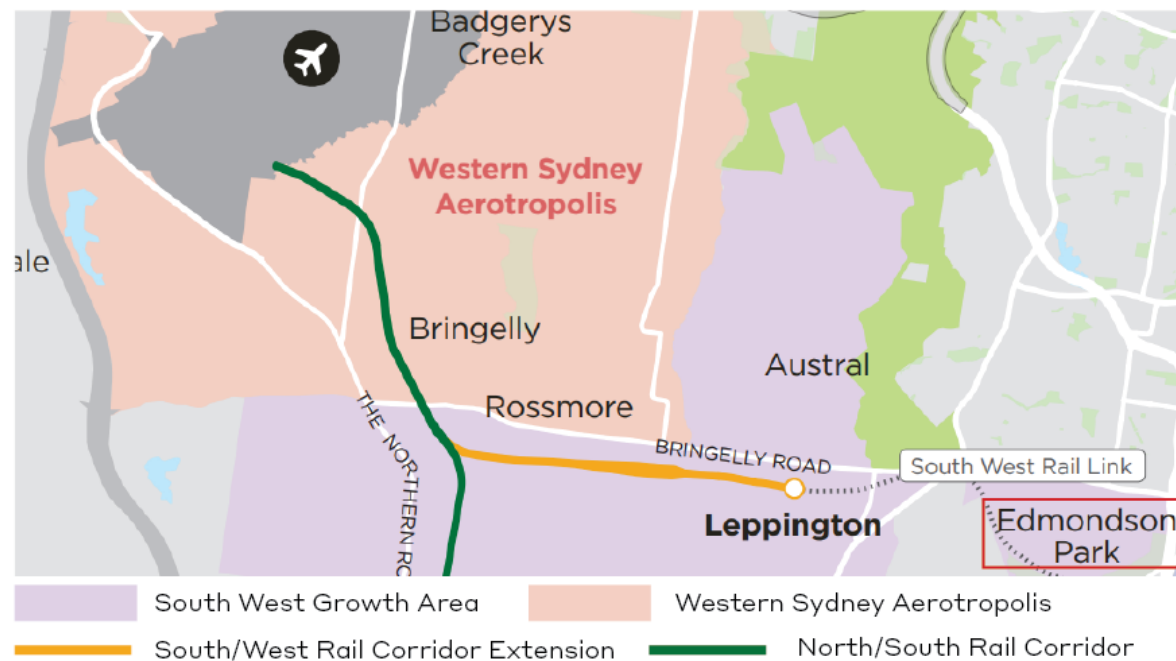


Figure 17 Future T2/Leppington Train Line Extension

Source: Transport for New South Wales

3.0 Description of Proposed Development

3.1 Summary Overview

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

This DA seeks approval for the construction and use of a new residential development with 161 dwellings, comprising:

- **Residential Flat Building (RFB) Component:**

Residential flat building component with 131 apartment units, consisting of x2 towers above a 2-storey podium:

- Podium: 2-storey podium, which will accommodate larger walk-up apartments and a communal open space, as summarised below
 - 22x 2-storey apartments, each with 3 bedrooms.
 - 2x 1-storey apartments, each with 3 bedrooms.
 - Communal open space at the podium roof level (Level 2).
- 'Tower A' (west): Comprising 6 levels above the podium, which will accommodate:
 - 18x 1-bedroom apartments.
 - 41x 2-bedroom apartments.
 - 2x elevators and 2x stairwells for vertical circulation.
 - Roof services.
- 'Tower B' (east): Comprising 6 levels above the podium, which will accommodate:
 - 21x 1-bedroom apartments.
 - 27x 2-bedroom apartments.
 - 2x elevators and 2x stairwells for vertical circulation.
 - Roof services.

- **Townhouses:**

30x townhouse dwellings, each adopting the same general layout across 3 levels (excl. roof level).

- Ground Level: Living area / kitchen space.
- Levels 1-2: 4x bedrooms and 2x bathrooms.
- Roof Level: Private open space.
- Basement Level: Private car garage accessed from the basement car park.

- **Basement Level:**

Joined basement level below the residential flat building and townhouses, which will accommodate the majority of the car parking proposed for the site, in addition to building services.

- **Car Parking:**

RFB Component: Car parking for 183 vehicles (incl. 18x accessible spaces) and 1x loading dock with a turntable.

Townhouse Component: 30x tandem parking spaces within private garages.

- **Landscaping:**

Landscaping and public domain improvements to the site, podiums, and street interfaces.

3.2 Site 4 – Description and Staging

This DA presents the second residential development that is proposed within UPG Edmondson Parklands Pty Ltd landholdings (Sites 1-5) within Edmondson Park Landcom Town Centre North. This DA is proposed in accordance with the Concept Plan, as amended by MOD 5. As mentioned, while 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 3 Key Development Information

Component	Proposed Development
Overview (RFB and Townhouse Component)	
Site Area (m ²)	8,219m ²
Vehicle Access	At ground level from the internal road that adjoins the northern site boundary.
Total no. Dwellings	161 new residential dwellings: <ul style="list-style-type: none"> 131 apartment units within the RFB component. 30 townhouses within the townhouse component.
Total GFA (m ²)	18,041m ²
Total Area (m ²) of Communal Space	1,802m ²
Car Parking	243 car parking spaces (incl. 15 accessible).
Motorcycle Parking	7 motorcycle spaces.
Bike Storage	131 designated bike storage spaces.
Deep Soil Zone	386m ² (7.2%)
Residential Flat Building (RFB) Component	
Area on Site (m ²)	5,390m ²
Maximum Building Height	<u>Tower A:</u> 25.55m (RL 82.8m) <u>Tower B:</u> 26m (RL 81.65m)
No. Storeys	<u>Tower A:</u> 6 Levels (above 2-storey podium) <u>Tower B:</u> 6 Levels (above 2-storey podium)
No. Storeys (Street Wall)	<u>Tower A:</u> 25.55m (RL 82.8m) <u>Tower B:</u> 26m (RL 81.65m)
GFA (m ²)	<u>Tower A:</u> 7,092m ² <u>Tower B:</u> 6,509m ²
Total No. Dwellings (Apartments)	<u>Tower A:</u> 59 apartments (counted above podium from level 2 upwards). <u>Tower B:</u> 48 apartments (counted above podium from level 2 upwards). <u>Podium:</u> 24 apartments (counted at ground level and level 1).
Dwelling Mix	<u>1 Bedroom:</u> 39 Units (29.8%)

	<u>2 Bedroom:</u> 68 Units (51.9%) <u>3+ Bedroom:</u> 24 Units (18.3%)
Car Parking	183 Car Parking Spaces (incl. 18 accessible) and 7 Motorcycle Spaces.
Bike Storage	131 Bike Storage Spaces
Townhouse Component	
Area on Site (m ²)	2,829m ²
Maximum Building Height	The proposed townhouses will range in height from RL 69.010m to RL 67.050m (~10.2m).
No. Storeys	3-storeys
GFA (m ²)	4,440m ²
No. Dwellings (Townhouses)	30 Townhouses
Dwelling Mix	30x 4 Bedroom Townhouses
Total Area (m ²) of Communal Space	Residents to utilise RFB communal space (incl. ground level 'Bush Garden' between RFB and townhouses).
Car Parking	60x car parking spaces, in the form of 30x tandem car parking spaces within private garages at the basement level.

3.4 Site Preparation and Excavation

As outlined at **Section 1.1.8**, the proposed development is sited on land that is the subject of DA-504/2021. This DA was lodged on 27 May 2021 and is currently under assessment. Approval is sought under this DA for bulk earthworks across the Edmondson Park Town Centre North site.

The proposed works generally comprise cut and fill and grading to achieve necessary levels and benching requirements to facilitate the development of the super lots. The proposed works are being carried out to facilitate the orderly development of the future lots (incl. Site 4) and roads.

Excavation for the proposed basement levels is sought as part of this application and will occur at the outset of the project. The extent of the proposed basement is shown in the Architectural Plans (**Appendix A**).

All excavation works associated with the scope of this DA will be undertaken in accordance with an approved Construction Management Plan (CMP), which will incorporate all necessary erosion and sediment control measures. The CMP will be submitted to Council prior to the commencement of works. An extract of the preliminary bulk excavation profile (**Appendix F**) is provided below for reference.

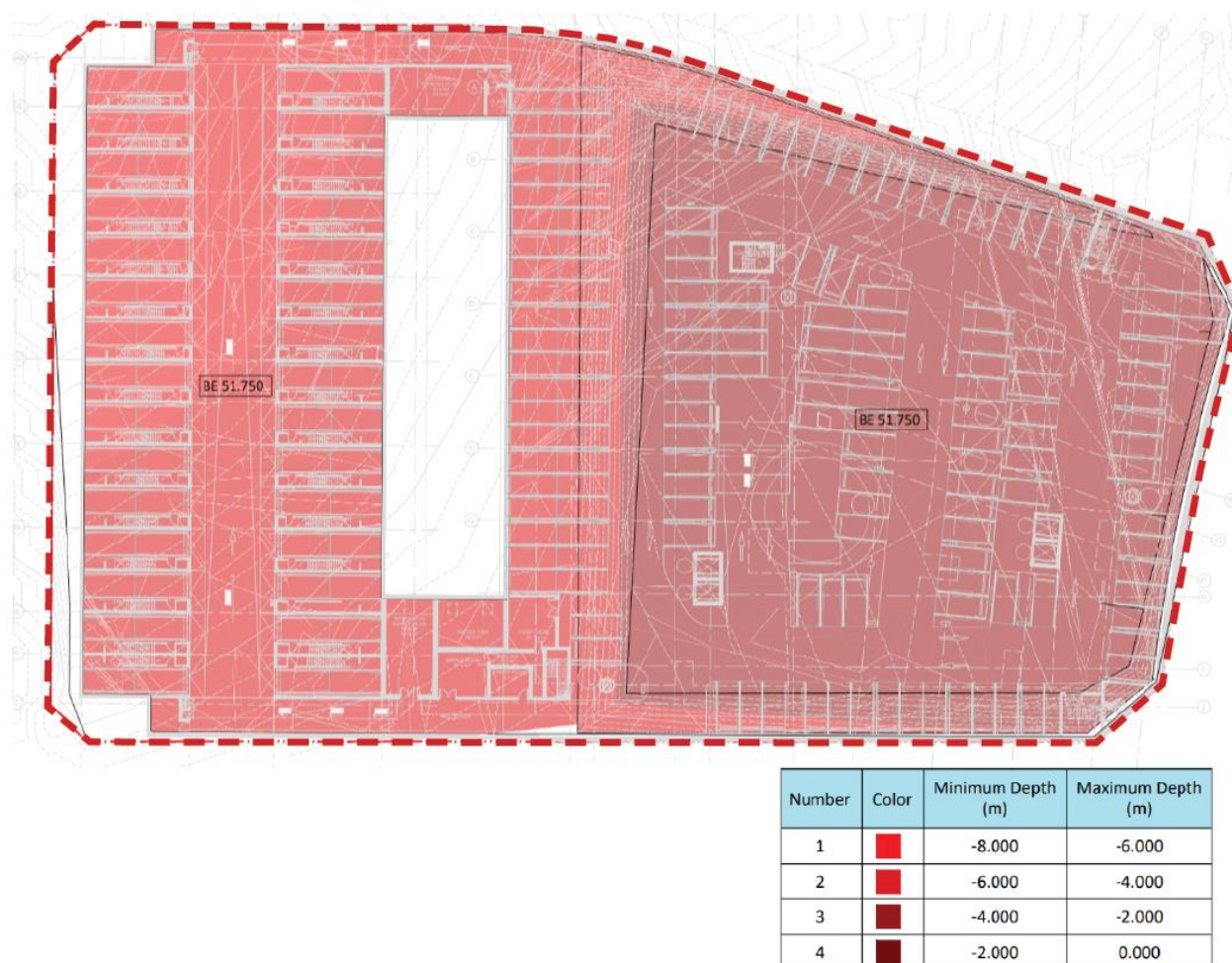


Figure 18 Preliminary Bulk Excavation Profile

Source: Enscape Studio

3.5 Built Form and Design

3.5.1 Residential Flat Building (RFB) Component

The RFB component will deliver 131 residential apartments across two towers (Tower A and Tower B) and a joined 2-storey podium. Each tower will provide 6 levels above the podium form.

The RFB component has been designed to achieve a sensible connection to the human experience by providing a modest 2-storey podium form that will include 23 walk-up apartment units at ground level. Tower A and Tower B adopt a minimum setback of ~3m from the podium interface. The length of the podium setback increases to a maximum distance of >7m from the east podium interface to the Maxwells Creek Corridor.

This design approach has been undertaken to compliment the context of the proposed development at the edge of the Maxwells Creek Corridor, and to provide for an outcome that does not detract from the crafted podium at street level.

The RFB Component is shown from **Figure 18** to **Figure 21**.

3.5.2 Tower Building Forms

As above, this DA proposes two towers above the joined podium. Tower A and Tower B are articulated and orientated to provide amenity to occupants, whilst providing adequate sun access for the communal open space that is at the roof of the podium (level 2).

The tower levels adopt a uniform configuration, with apartments, stairwells and elevators arranged around a linear corridor through the centre of the floorplate.

An extract showing the proposed tower floorplates from the Architectural Plans (**Appendix A**) is provided at **Figure 21**.



Figure 19 Photomontage: RFB Component from Buchan Avenue

Source: Cox

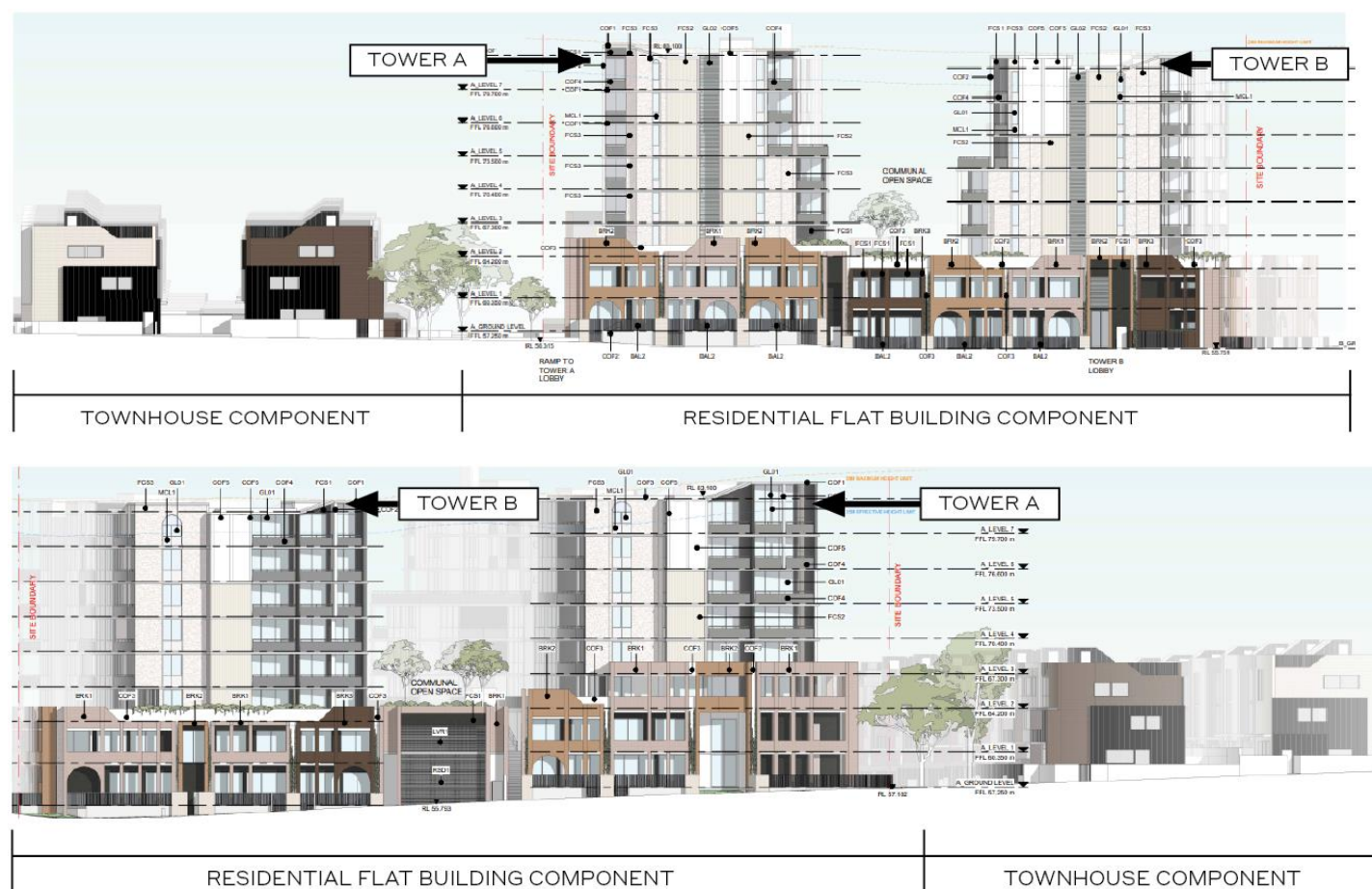


Figure 20 South Elevation Extract (above) and North Elevation Extract (below)

Source: Cox (annotations contributed by Ethos Urban)



Figure 21 Extract of Site Plan

Source: Cox



Figure 22 Proposed Tower Floorplates – Level 4 Extract

Source: Cox

3.5.1 Townhouse Component

The townhouse component will deliver 30 townhouses in the form of two parallel housing rows at the west portion of the site. Each row of townhouses will provide 15 dwellings, each with a rear private open space.

Each of the proposed townhouses will be 3-storeys in height (excl. roof level). The height, configuration and materiality of the townhouses is ordinarily anticipated in the context of the Parklands Precinct. The design of the townhouse component is consistent with the Design Guidelines (refer to **Table 7**).



Figure 23 Photomontage: Townhouse Component – East Elevation (above) and West Elevation (below)

Source: Cox

3.6 Dwelling Mix

As outlined above the proposed development will deliver 131 residential apartments and 30 townhouses. The mix of dwellings for the site has been proposed in accordance with the zoning of the land and the Concept Plan, as proposed to be modified by Mod 5. The proposed dwelling mix is outlined at

Table 4.

Table 4 Proposed Dwelling Mix

Component	Proposed Development
RFB Component	
1 Bedroom Apartments	39 Units (29.8% of overall)
2 Bedroom Apartments	68 Units (51.9% of overall)

3+ Bedroom Apartments	24 Units (18.3% of overall)
Walk-up Apartments (incl. in values above)	23 Units (17.6% of overall)
Adaptable Apartments (incl. in values above)	17 Units (13% of overall) – refer to Section 3.6.1 .
Total No. Apartments	131 Units
Townhouse Component	
4-bedroom Townhouses	30x 4-bedroom townhouses with the same general layout.
Total No. Townhouses	30 Units

3.6.1 Adaptable Apartment Units

As outlined **Table 4**, there are 17 adaptable apartment units that are proposed across the RFB component. These apartment units have been designed in accordance with Australian Standard AS4299-1995 *Adaptable housing*. These users can be easily adapted to become accessible for wheelchair users if needed.

The adaptable apartment units are listed below:

Tower A:

- Unit A201
- Unit A207
- Unit A301
- Unit A307
- Unit A401
- Unit A407
- Unit A507

Tower B:

- Unit B201
- Unit B206
- Unit B301
- Unit B307
- Unit B401
- Unit B407
- Unit B501
- Unit B507
- Unit B601
- Unit B701

An extract of a 2-bedroom adaptable apartment configuration that is proposed within Tower B is shown at **Figure 24** for reference.

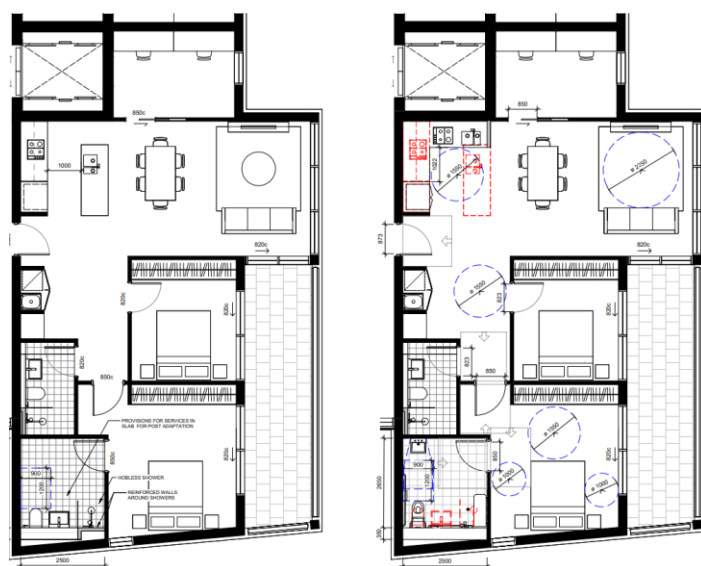


Figure 24 Tower B: 2-Bedroom Adaptable Unit Configuration – Pre-Adaptation (left) and Post-Adaptation (right)

Source: Cox

3.7 Landscape and Public Domain

The landscape outcome that is proposed for the site is outlined in the Landscape Design Report (**Appendix D**) and the Landscape DA Plans (**Appendix E**) that have been prepared by Arcadia.

This landscape design package establishes a landscape vision and concept design for the site, which seeks to compliment building architecture and establish a strong connection to place. Key aspects of the proposed landscape design are outlined from **Section 3.7.1** to **Section 3.7.4**.

An extract of the Landscape Masterplan for the site is provided at **Figure 25**.



Figure 25 Proposed Landscape Masterplan

Source: Arcadia

3.7.1 Ground Level Bush Garden

The Landscape Report (**Appendix D**) provides an outline of the ground level bush garden that is proposed between the townhouse component and the RFB component. This space will deliver a north/south through-site link between the future street to the north and Buchan Avenue, which will be open for public use.

The design of this landscaped public open space will include a curved path between the north (future road) and south (Buchan Avenue) site boundaries known as 'The Garden Walk'. The space will also accommodate a kids play area, alcoves with bench seating, barbecue facilities and a potential water feature.

The ground level bush garden will include a deep soil planting area, as outlined at **Section 3.7.4**.

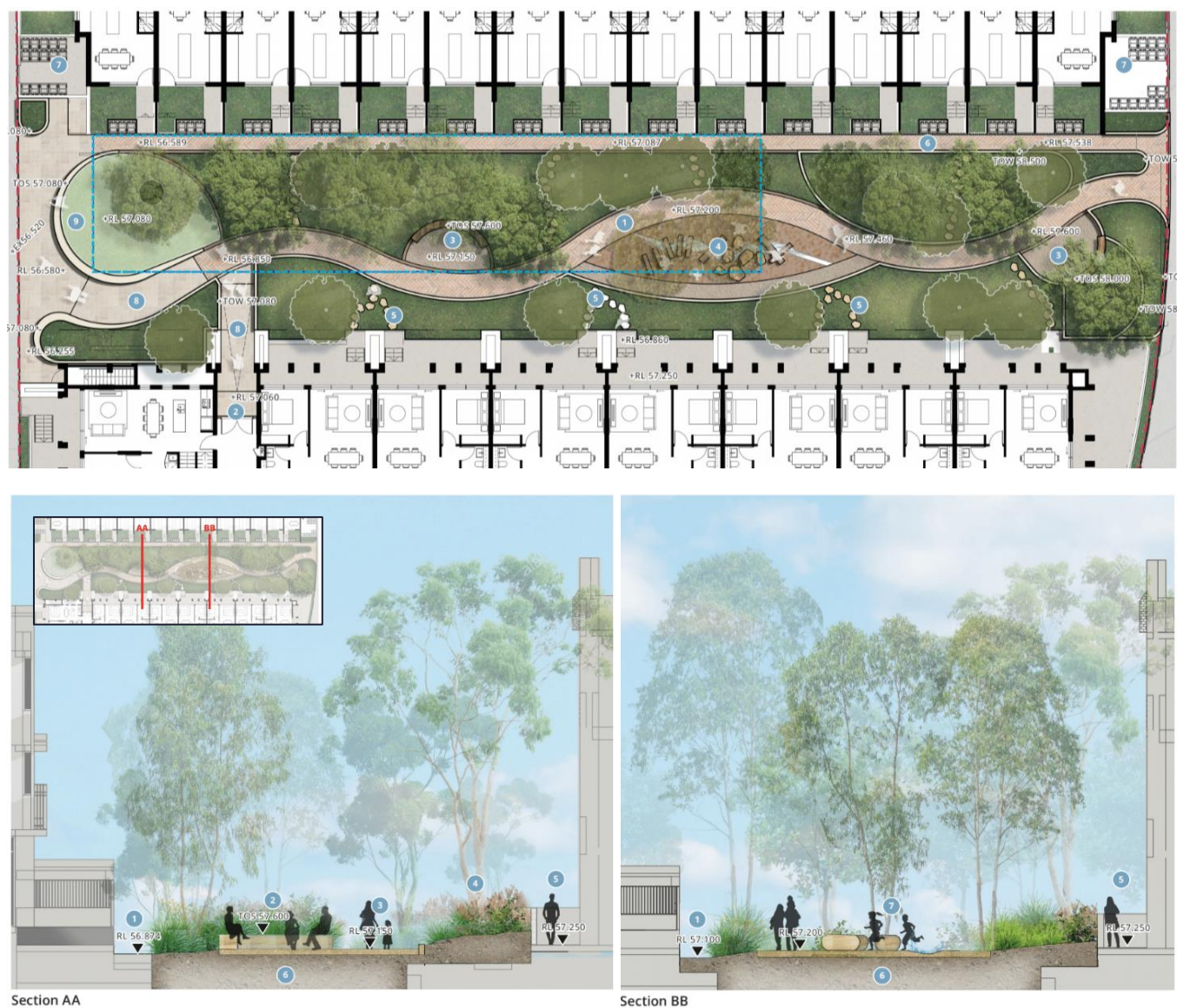


Figure 26 Proposed Ground Level Bush Garden Detail Plan (above) and Sections (below)

Source: Arcadia

3.7.2 Level 2 Podium Communal Space

The Landscape Report (**Appendix D**) presents a communal space at the podium roof level (level 2) of the RFB component. The design of this landscaped communal space incorporates winding pathways, alcoves, alfresco dining areas, barbeques, and pergolas for the use of future residents. The level 2 podium communal open space will have an area of 897m².

Planting will be established across the majority of the space, which will include curved planter boxes that enclose the pathways/alcoves.

An extract of the detail plan for the level 2 podium communal space is provided at **Figure 27**.



Figure 27 Proposed Podium Communal Space Masterplan (above) and Section (below)
Source: Arcadia

3.7.3 Street Interfaces

The Landscape Report (**Appendix D**) and Landscape DA Plans (**Appendix E**) provide design details for a planted area or 'strip' around the site periphery at each street interface. Planting at each interface will include ground cover vegetation, grasses, and various shrubs.

An extract of the Landscape DA Plans is provided at **Figure 28**, with the interface planting at the north-east corner of the site used as an example.

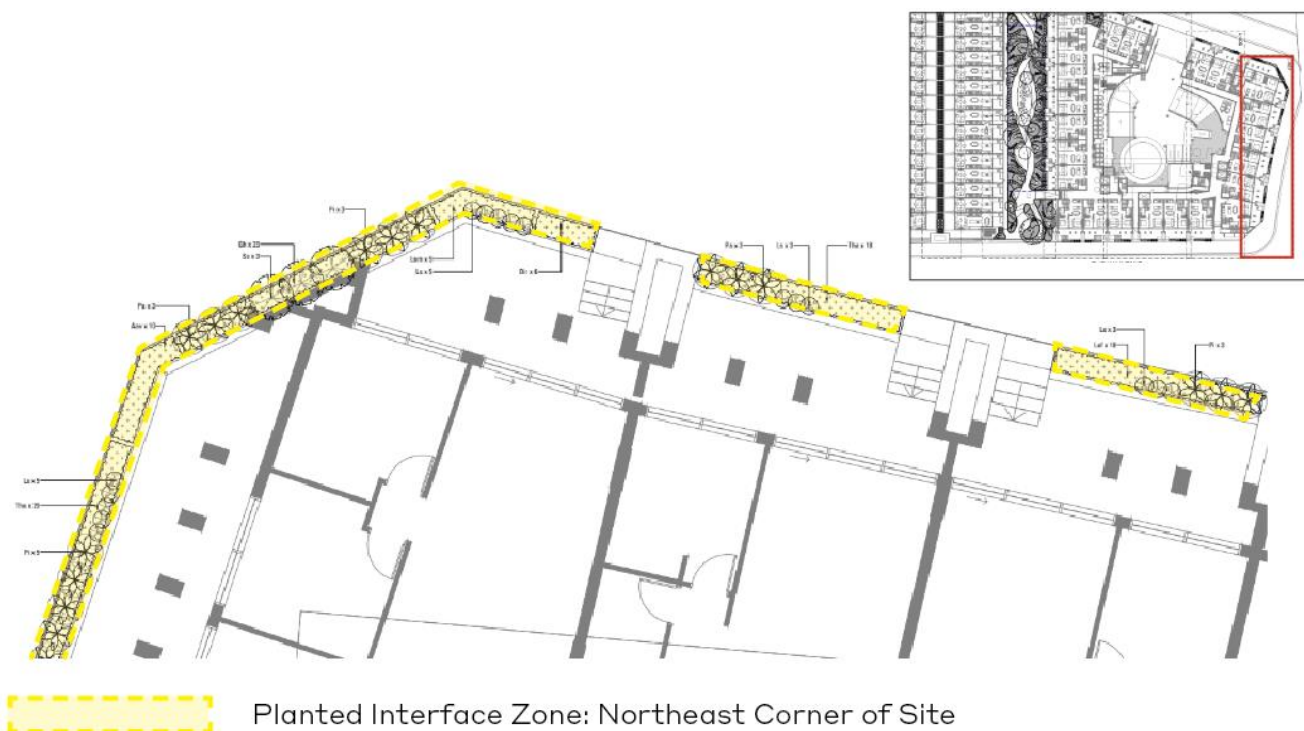


Figure 28 Planted Interface Zone at Northeast Corner of Site
Source: Arcadia

3.7.4 Soil Depth and Planting

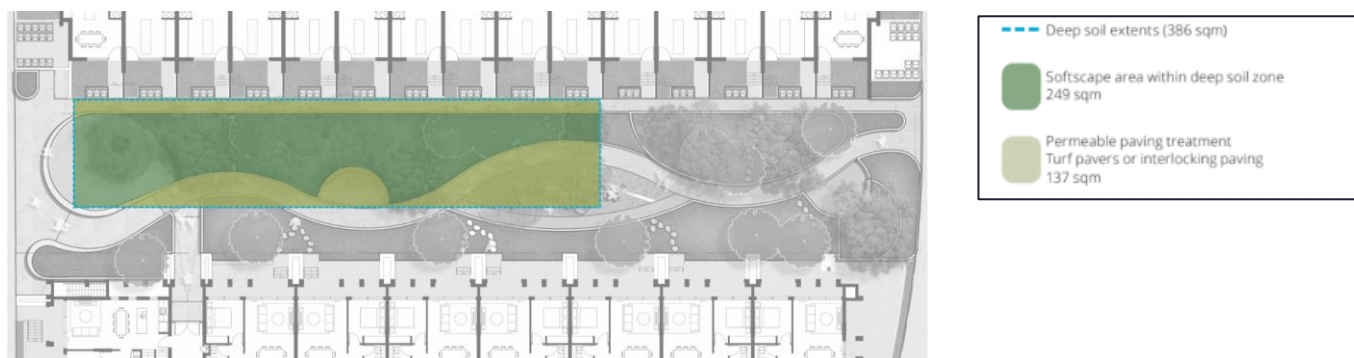
The Landscape Report (**Appendix D**) and Landscape DA Plans (**Appendix E**) specify the extent of deep soil coverage across the site (386m²), which equates to 7.2% of the total site area. The proposed deep soil zone will be provided at the ground level bush garden (refer to **Section 3.7.1**).

The landscape design package further identifies specific locations for other soil planting areas that vary in depth, as shown at **Figure 29**.



Figure 29 Soil Depth Diagram

Source: Arcadia

**Figure 30** Diagram of Deep Soil Area

Source: Arcadia

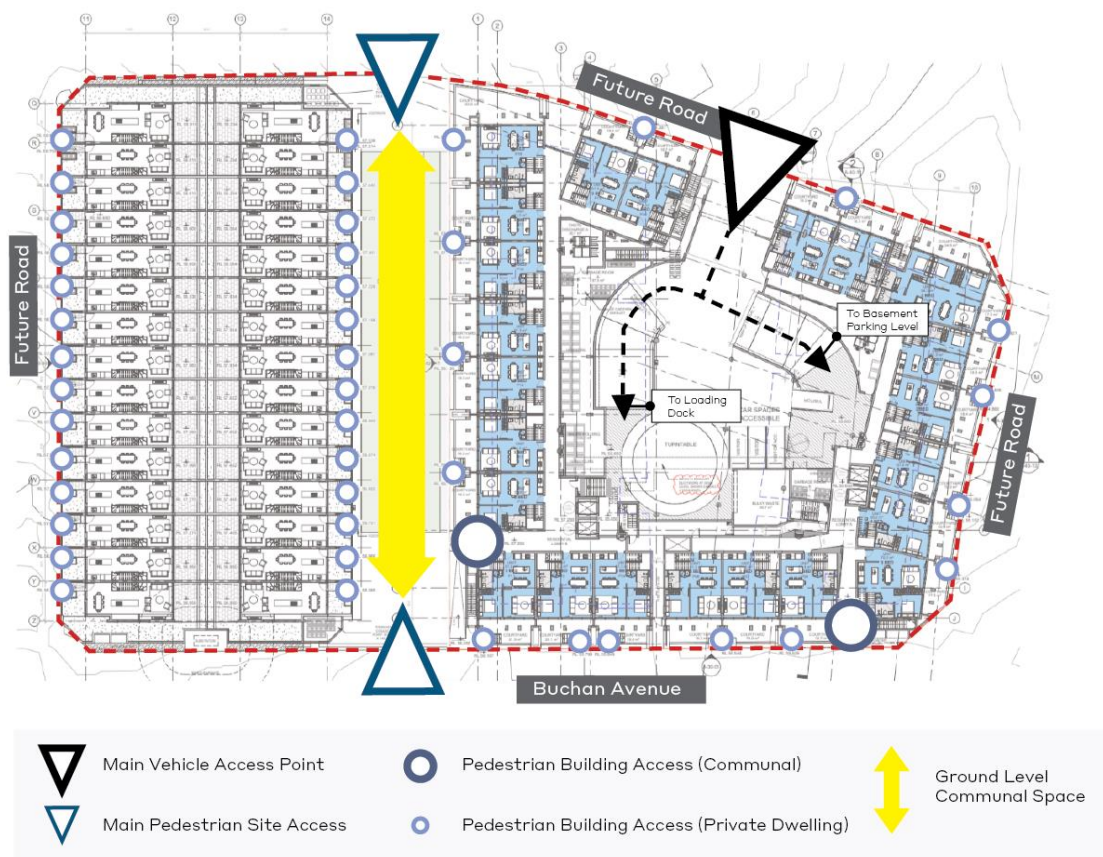
Proposed Plant Species

The Landscape Report (**Appendix D**) provides a planting palette that includes image extracts of the tree, shrub, grass and climber species that will be established across the planted areas at ground level and at the level 2 podium communal space.

The Landscape DA Plans (**Appendix E**) provide a detailed planting palette, and detailed drawings that indicate where the nominated plant species will be planted across the site.

3.8 Site Access

The site is enclosed by Buchan Avenue (south), in addition to three future roads to the north, east and west. Access to the site is provided from each street interface. A diagram of the various access points for vehicle and pedestrians through the Site, as well as residential entries is shown at **Figure 31**.

**Figure 31** Proposed Site Access Plan

Source: Cox Architecture / Ethos Urban

3.9 Parking Provision and Loading Facilities

As mentioned, it is proposed to deliver 243 car parking spaces across the RFB component and the townhouse component. The proposed car parking is outlined below.

- **Residential Flat Building Component:**

183x car parking spaces, as follows:

- 144x car parking spaces at the basement level, including:
 - 83x standard residential parking spaces.
 - 17x accessible parking spaces.
 - 36x tandem residential parking spaces.
 - 9x standard visitor parking spaces.
- 4x car parking spaces at ground level, including:
 - 3x standard visitor parking spaces.
 - 1x accessible visitor parking space.
- 35x car parking spaces at level 1, including:
 - 31x standard residential parking spaces.
 - 4x tandem residential parking spaces.

- **Townhouse Component:**

30x tandem parking spaces within private garages at the basement level. 4x car parking spaces, as follows:

3.9.1 Motorcycle Parking Spaces

The Traffic Impact Statement (**Appendix G**) notes the requirement to provide 7 motorcycle parking spaces to satisfy the Design Guidelines for Edmondson Park Town Centre North. Adequate provision for motorcycle parking will be made through ongoing design development, and prior to the issue of a Construction Certificate.

3.9.2 Service Vehicles and Waste Collection

The RFB component will be serviced by a loading dock at Ground Level, which includes a turntable to ensure larger vehicles, including Council-operated waste collection vehicles, can enter and exit the site in a forward direction.

The townhouse component has two communal waste pick-up areas at ground level with streetside access. There will be an on-street arrangement for the collection of waste from these storage areas.

3.10 Building Services

The location of building services and plant across the proposed development is indicated in the Architectural Plans (**Appendix A**). The proposed development provides building services at the basement level and across the roof levels of Tower A and Tower B.

Roof level services include 2x lift overruns and 2x hot water plants. The basement level accommodates the majority of the building services, including (but not limited to) a water pump room, switch room, mechanical supply plant room, and a cold-water pump room.

The proposed locations for building services and plants ensures that they will not be visible from the public domain.

3.11 Vertical Transport

Vertical transport within the development is proposed through communal elevators and stairwells as follows:

- **Residential Flat Building Component**

Movement between the ground level and the upper levels of the RFB component will be facilitated by:

- 2x elevators and 2x stairwells to service Tower A.
- 2x elevators and 2x stairwells to service Tower B.
- 22x private staircases within the apartments that have two levels, all within the podium.

- **Townhouse Component:**

30x private staircases will allow movement between the levels of each townhouse.

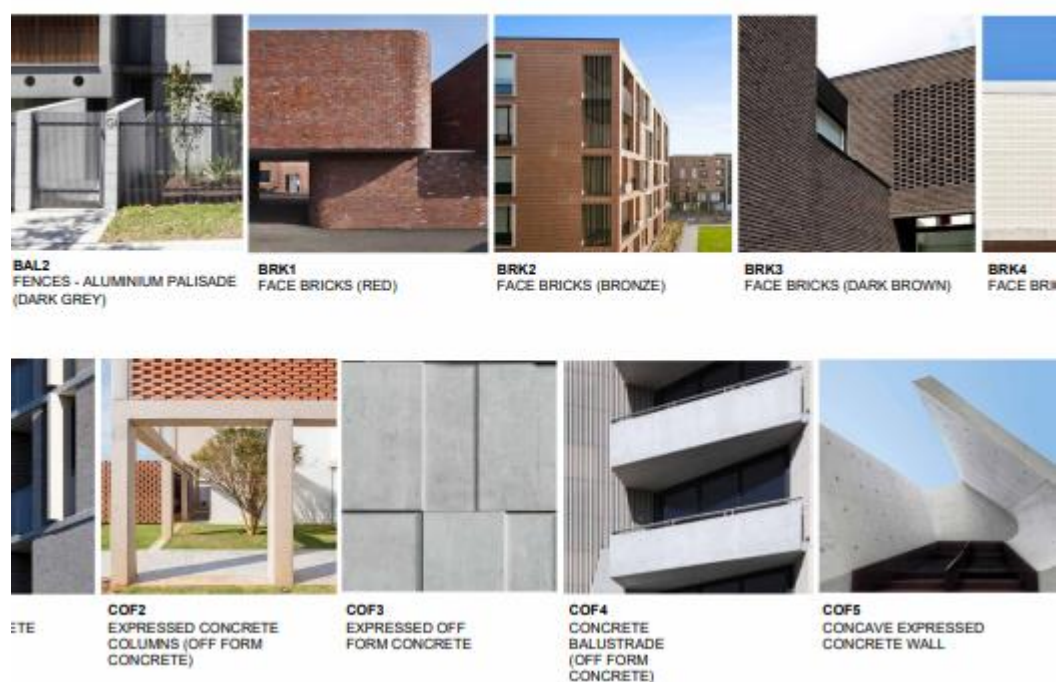
3.12 Utilities and Services

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.

Adequate provision has been made within the road corridors. Connection/augmentation will be undertaken as required to service the proposed development.

3.13 Materials and Façade Design

The Architectural Plans (**Appendix A**) include a detailed schedule of materials that will be used across the façade of the RFB component and townhouse component. These materials are labelled on each elevation provided in the architectural pack, which should be the primary point of reference in regard to the materiality of the proposed development. An extract of the proposed materials palette is shown at **Figure 32**.



RFB Component



Townhouses

Figure 32 Extract of Proposed Materials Palette – RFB (above) and Townhouses (below)

Source: Cox Architecture

3.14 Stormwater Management

The stormwater infrastructure that will service the proposed development is shown in the Civil Engineering Plans prepared by Enscape Studio, which are provided at **Appendix F**. The plans provide a preliminary outline of the arrangement of stormwater pipes, rising mains, and grated pits at the site.

The preliminary stormwater management strategy for the site presents 2 stormwater drainage catchments, which are referenced as 'Catchment A' (townhouse component) and 'Catchment B' (RFB component). Both catchments are serviced by a separate stormwater pipe/drainage network.

These catchments are shown at **Figure 33**.

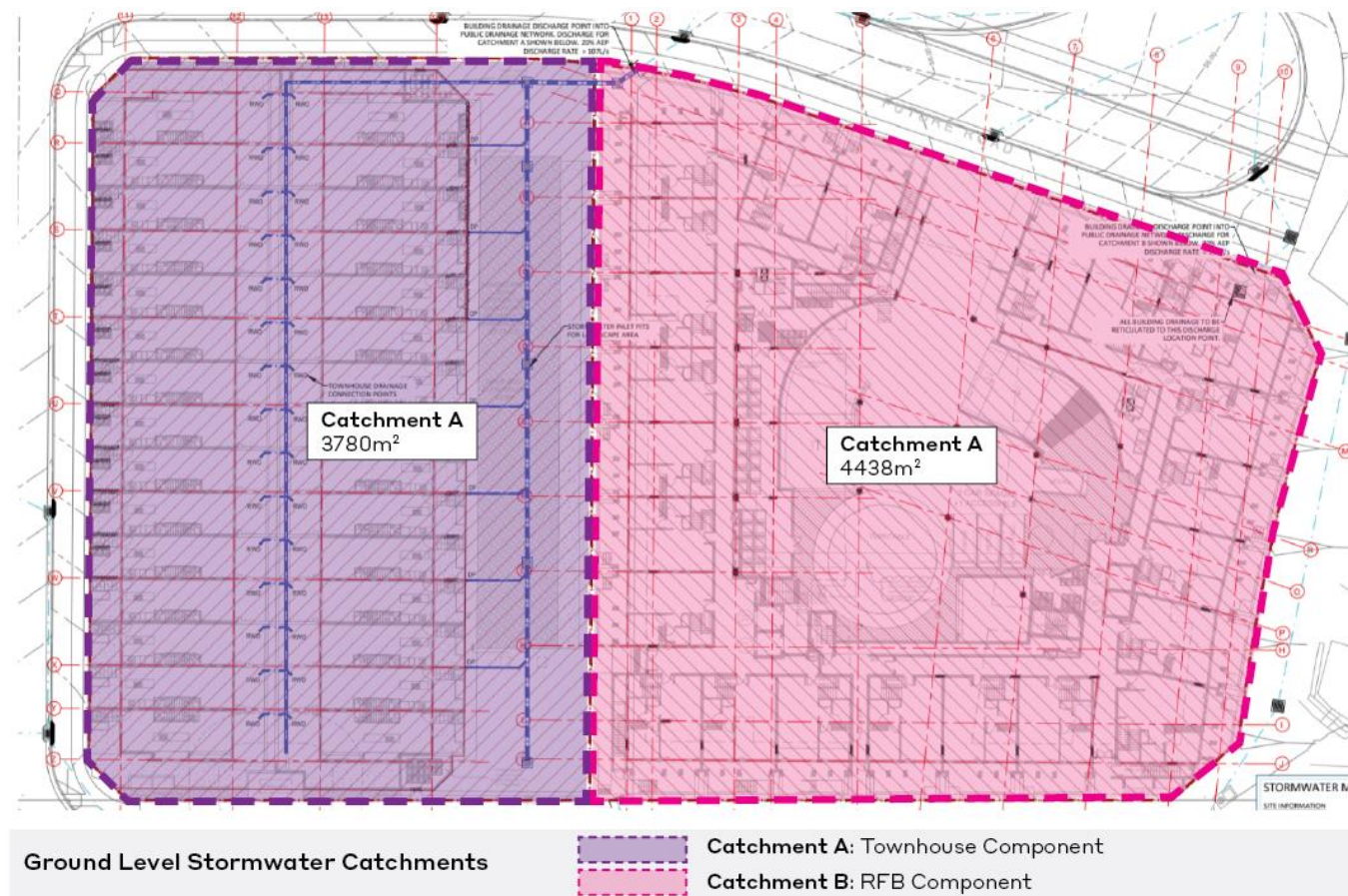


Figure 33 Stormwater Management Catchments

Source: Enscape Studio

3.14.1 Erosion and Sediment Control Measures During Construction

Further to the above, the Civil Engineering Plans (**Appendix F**) provide a preliminary Erosion and Sediment Control Plan, which will be characteristically similar to the measures that will be implemented during the construction phase in accordance with an approved CMP.

The proposed erosion and sediment control measures include (but are not limited to):

- The establishment of a 203m³ sediment basin to capture silt-laden runoff generated from construction and excavation activities.
- Diversion swale(s) to direct runoff to the sediment basin above.
- Sediment fence at the 'Downstream Boundary Extent' (interface with Buchan Avenue).

The above-mentioned measures are shown at **Figure 34**.

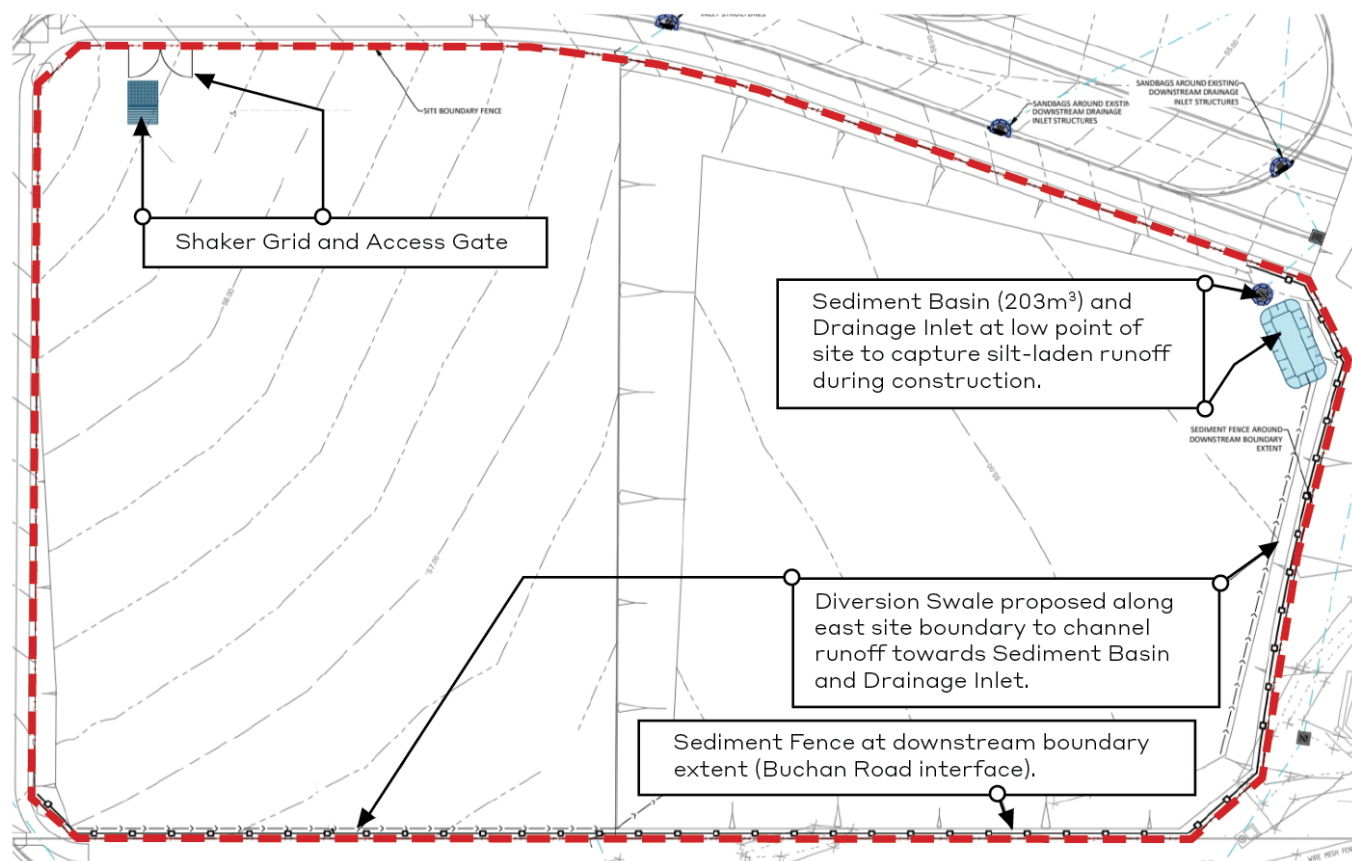


Figure 34 Extract of Preliminary Erosion and Sediment Control Plan

Source: Enscape Studio

3.15 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 5 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. The proposed works on Site 4 are limited to Biodiversity Certified land only	Complies.
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.	Complies. A list of relevant agencies for referral and concurrence are provided below
Division 4.8	This Division contains requirements for Integrated Development.	Complies. 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.	Complies. 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.</p> <p>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>	Complies. 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.	Complies. The proposal is not considered to be Integrated

Plan/Section	Comments	Compliance
	Further reference should be made to the Bushfire Report that is provided at Appendix I .	under the Rural Fires Act 1997.
Biodiversity Conservation Act 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.	Complies. No further assessment is required.
State Environmental Planning Policies		
SEPP (Transport and Infrastructure) 2021	<p>Clause 2.99 and Clause 2.100 of the SEPP Set out considerations for development that is within 25m of a rail corridor. The site is located ~150m away from the rail corridor to the south. Clause 2.99 and Clause 2.100 do not apply.</p> <p>The site does not adjoin an existing classified road and does not have a frontage to a street that is within a 90m travelling distance of an intersection with a classified road.</p> <p>The proposed development is not subject to any referral requirement under the SEPP (Transport and Infrastructure) 2021.</p>	Complies.
SEPP 65 – Design Quality of Residential Apartment Buildings	A Statement of Compliance against the design principles and the relevant consideration of the ADG has been provided at Appendix B .	Complies.
SEPP (BASIX) 2002	A BASIX Certificate has been prepared and accompanies the DA (See Appendix K).	Complies.
State Environmental Planning Policy (Precincts – Western Parklands City 2021)	See Table 6 below.	Complies.
SEPP (Biodiversity and Conservation) 2021	<p>Edmondson Park is part of the Southwest Growth Centre (SWGC) and is Biodiversity Certified.</p> <p>Biodiversity certification offers a streamlined biodiversity assessment process for areas of land that are proposed for development.</p> <p>As mentioned previously, the site is vacant and site clearance is not proposed.</p>	Complies.
SEPP Resilience and Hazards	The application is accompanied by a Contamination Assessment (Appendix H) that demonstrates the Site is/can be made suitable for the proposed development.	Complies.

Table 6 Summary of consistency with SEPP (Precincts – Western Parkland City) 2021

Instrument	Assessment	
State Environmental Planning Policy	The site is within the Edmondson Park South State Significant site under Appendix 1 of the SEPP.	
	Clause 10 – Zone	Complies.

Instrument	Assessment
(Precincts – Western Parkland City) 2021	<p>The Site is zoned R1 General Residential. Residential Flat Buildings (RFBs) and terraces/townhouses are permitted with consent in this zone.</p>
	<p>Clause 18 - Height</p> <p>Complies.</p> <p>The eastern part of the site is subject to a maximum permitted building height of 28m under MOD 5. The western part of the site (to accommodate the proposed townhouses) is subject to a maximum permitted building height of 12m.</p> <p>The Residential Flat Building component of the proposed development has a maximum building height of 25.6m, and therefore complies with the height standard of 28m that applies across the east portion of the site.</p> <p>The proposed townhouses will range in height from RL 69.010m to RL 67.050m (~10.2m). As shown in the elevation plans for the townhouse component (Appendix A), the proposed townhouses comply with the maximum permitted building height of 12m that applies across the west portion of the site.</p>  <p>Above: North Elevation Extract – 28m Height Plane (RFB Component)</p>  <p>Above: West Elevation Extract - 12 Height Plane (Townhouse Component)</p>
	<p>Clause 19 – Floor Space Ratio</p> <p>Not applicable.</p> <p>The site does not have an FSR control.</p>
	<p>Clause 26 – Flood Planning</p> <p>Applies.</p> <p>The eastern part of the site contains flood prone land.</p>
	<p>Clause 31 – Preservation of Trees</p> <p>Complies.</p> <p>The site has been cleared of all established vegetation. The proposal does not seek approval for the removal of any trees.</p> <p>Tree protection measures will be implemented for any surrounding trees during the construction phase if necessary.</p>
	<p>Clause 33 – Heritage Conservation</p> <p>Complies.</p> <p>There are no indigenous or non-indigenous heritage items within or located in proximity to the site.</p>

Instrument	Assessment	
		The Statement of Commitments establishes protocols to be followed in the event of unexpected finds and other procedures. These will be enforced by a Construction Management Plan that will be submitted to Council prior to the issue of a Construction Certificate.
	Clause 34 – Public Utility Infrastructure	Complies. Confirmation has been obtained from relevant utility infrastructure suppliers that the site is capable of being adequately serviced.
	Clause 36 – Development Control Plan	Complies. 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	Complies. 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 P**.

Road Layout

The proposal does not include the construction of any new road. As outlined at **Section 1.1.8**, the site will be bounded by two new roads that will be delivered under DA-1070/2021.

It is further noted that the area of the site does not extrude into the future road to the east of the site along the Maxwells Creek Corridor, known as 'Maxwells Crescent', that is envisaged by the Concept Plan (refer to **Figure 8**).

Public Domain and Landscape

The outcome that is presented by the Landscape Design Report (**Appendix D**) compliments the vision for the streetscape of Maxwells Crescent, which seeks to build on the native character of Maxwells Creek. We note the following statement of intent for the public domain and landscape outcome at Maxwells Crescent, as stated in the Landscape Design Report that was submitted in support of MOD 5:

"Planting [should be] much more naturalistic as the character of Edmondson Park transitions from urban to parkland. The naturalistic cluster planting also mimics a natural backdrop when viewed from the Station Precinct"

The Landscape Design Report and Landscape Detail Plans (**Appendix E**) propose planting at the site interface with Maxwells Crescent, which will include Kangaroo Grass (approx. mature height of 0.8m), Mint Bush (approx. mature height of 1.5m), Lilly Pilly (approx. mature height of 2.5m). The proposed planting at this interface (**Figure 36**) will compliment the natural palette of the Maxwell's Creek Corridor.

The overall approach for the landscape design (refer to **Section 3.7**) has sought to acknowledge the site's natural surroundings and Cumberland Plain Woodland through incorporating endemic species, and by facilitating continued habitat creation at the site. WSUD principles are to be incorporated throughout landscaped spaces at the site, including the planted street interface zones, to further support this intent.

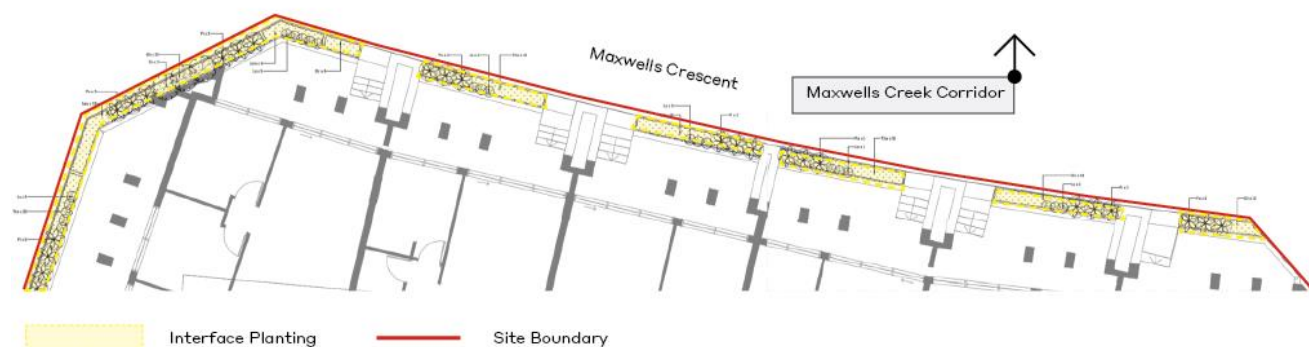


Figure 35 Landscaped Interface with Maxwells Crescent

Source: Arcadia / Ethos Urban



Figure 36 Planting Palette at Maxwells Crescent Interface (not exhaustive)

Source: Arcadia

4.2 Building Height

Under MOD 5, the SEPP (Precincts – Western Parkland City) 2021 presents a maximum permitted building height of 28m across the Maxwells Creek Precinct. Within the Parkland Precinct, the SEPP provides a maximum permitted building height of 12m across Area 1 (excl. 21m in a specified location). This is shown at **Figure 37**.

As outlined at **Section 1.1.7**, the site is located within Maxwells Creek Precinct and the Parklands Precinct. Accordingly, the west portion of the site (Lot 6) is subject to a maximum permitted building height of 12m, while the east portion of the site (Lot 7) is subject to a maximum permitted building height of 28m. As outlined at **Table 6**, the proposal complies with both of these height requirements.

The height of buildings is also consistent with the built form guidelines established by the Design Guidelines (see **Section 4.4**).

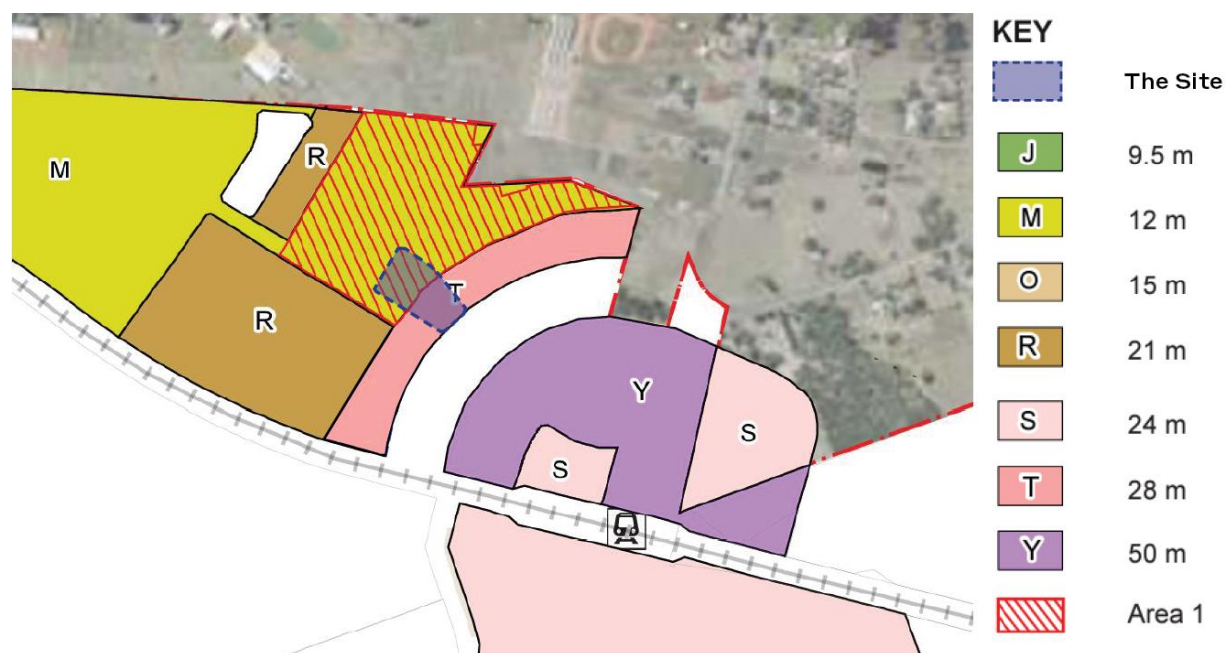


Figure 37 SEPP Amendments Height of Building's Map (November 2020)

Source: Concept Plan (Mod 5)

4.2.1 Rationale for Height Amendment (November 2020)

The high amenity and unique characteristics of Maxwells Creek Precinct; namely the immediacy of Maxwells Creek and proximity of the Station, were cited by the MOD 5 as grounds for increasing the maximum permitted building height from 12m to 28m. This rationale for the height amendment is outlined in the Urban Design Report by Hatch Roberts Day (August 2018) that is submitted in support of MOD 5.

The proposal will deliver necessary residential uplift across the part of the site that is within Maxwells Creek Precinct. This will reinforce the vision for Maxwells Creek to be framed by medium/high density development, as necessary to optimise the amenity associated with this unique open space.



Figure 38 Area of November 2020 Height Amendment (above) and Maxwells Creek Section (below)

Source: Taylor Brammer Architects (site/colour overlays added by Ethos Urban)

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 at **Figure 39**, the site located within two yield catchments that have a combined target yield of 1367 dwellings. The east portion of the site (RFB component) is sited within a yield catchment that has a target yield of ;797 dwellings, while the townhouse component is sited within a yield catchment that has a target yield of 570 dwellings.

As the Site comprises only part of the above-mentioned yield catchments, 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. The proposed development is further considered in relation to the rationale for increasing the maximum permitted building height from 12m to 28m (MOD 5) at **Section 4.2.1**.

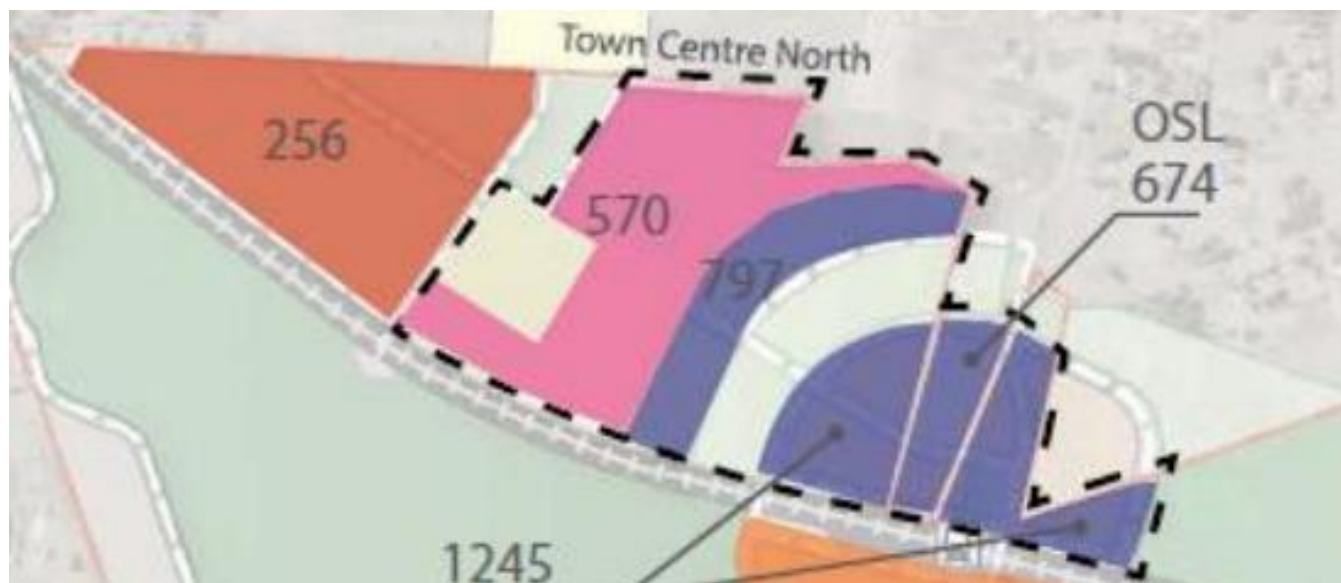


Figure 39 Proposed Yield Map for 2ha School Scenario, March 2016 (as amended)

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.

Landcom has 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). The Design Excellence Strategy was prepared as part of the Response to Submissions (RTS) package for MOD 5, which was submitted to Council in August 2020.

This DA follows an extensive (and ongoing) dialogue between the Proponent and Landcom regarding the design excellence process that is being undertaken for the redevelopment of Sites 1-5. This process, as outlined by the Design Excellence Strategy, was communicated with the Liverpool Design Excellence Panel on 12 May 2022.

An extract of the Design Excellence Strategy is provided at **Figure 35**. A copy of the Design Excellence Strategy is provided at **Appendix O** for further reference.

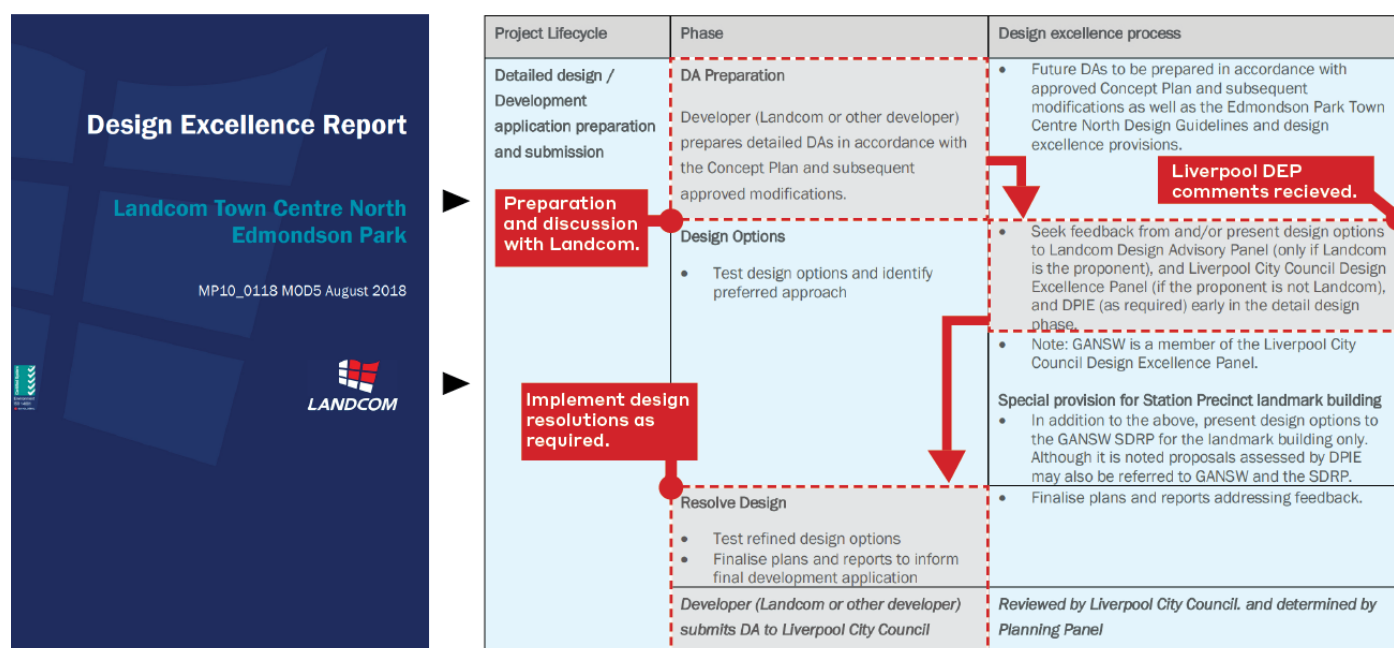


Figure 40 Design Excellence Strategy – Landcom Town Centre North, Edmondson Park

Source: Concept Plan (Mod 5). Annotations contributed by Ethos Urban.

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 at **Table 7**, which addresses the specific guidelines for the 'Integrated Residential Flat Building and Strata Terrace' typology.

An extract from the design guidelines that outlines key characteristics associated with this typology is provided at **Figure 41**.



5.7 Integrated Residential Flat Building and Strata Terrace Typology

In accordance with the Standard Instrument (Local Environmental Plans) Order 2006, a integrated residential flat building and strata terrace means:

- Residential Flat Building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.
- Strata terraces are a type of multi dwelling housing which means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Referred to by this SEE as the 'townhouse component'

Referred to by this SEE as the 'RFB component'

Figure 41 Typical 'Integrated Residential Flat Building and Strata Terrace' Typology – MOD 5 Extract

Source: Concept Plan (Mod 5).

Table 7 Assessment Against Design Guidelines

Integrated Residential Flat Building (RFB) and Strata Terrace Design Guidelines	
Design Element / Characteristic	Consistency
Performance Criteria	
Provide for multiple dwellings across levels.	✓ Refer to Appendix A
Provide for up to four bedroom dwellings.	✓ Refer to Appendix A
Provide freestanding Terraces within communal, strata titled arrangements.	✓ Refer to Appendix A
Provides generous shared open space and built form transition from high to medium density.	✓ Refer to Appendix E
Have shared basement for waste collection system through a common strata structure.	✓ Refer to Appendix A
Have shared basement for apartment car parking, which also provides secondary car parking for Terraces.	✓ Refer to Appendix A
Provide garages for each Terrace with car parking for two vehicles in a stacked parking format. Each Terrace has internal stairs connecting to the secured garage below in the basement.	✓ Refer to Appendix A
Have vehicle access and loading located off a secondary street.	✓ Proposed via future road at north site boundary. This road is a 'Local Minor Road' under the Concept Plan.

Design Characteristics		
Building height	Up to 15 storeys (RFB) Up to 4 storeys (strata terraces)	✓ Refer to Appendix A
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.	✓ Refer to Appendix B
Side setback	To be compliant with building separation requirements as per the ADG (RFB). Strata terraces are joined by common party walls.	✓ Refer to Appendix B
Side setback (corners)	To be compliant with building separation requirements as per the ADG (RFB). Strata terraces are joined by common party walls.	✓ Refer to Appendix B
Rear setback	To be compliant with building separation requirements as per the ADG (RFB). No requirement for strata terraces specified.	✓ Refer to Appendix B
Landscaped area	Deep soil planting provisions are made in the common courtyard and generally located to the southern side of the space. Terraces have a landscaped set-back to the street.	✓ Refer to Appendix E
Primary private open space	Individual balconies are provided for apartments on the first floor and higher. Ground level dwellings each have their own private open space that either directly accesses the street or the communal courtyard space.	✓ Refer to Appendix A
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.	✓ Refer to Appendix B
Maximum car parking	One bedroom dwelling: one space per dwelling. Two bedroom dwelling: 1.2 spaces per dwelling. Three or more bedroom dwellings: two spaces per dwelling. Apartment car parking is primarily provided as basement car parking. Terrace car parking is provided in garages and may comprise a stacked parking format with access to the secured garage in the basement below.	✓ Refer to Appendix A
Bicycle parking	One space provided per dwelling. There is no requirement for a space to be provided if adequate space is provided in the dwelling, storage or parking area.	✓ Refer to Appendix A
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.	✓ The design of fencing will demonstrate consistency with this requirement.

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 is included

at **Appendix B**. It is noted from the outset that the ADG does not apply to multi-unit housing, and is therefore only a relevant planning consideration for the RFB component of the proposal.

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.

The proposed development presents several minor variations to the ADG, which are addressed in summary form at **Table 8**.

Table 8 ADG: Proposed Variations

Integrated Residential Flat Building (RFB) and Strata Terrace Design Guidelines		
ADG ref.	Provision to be Varied	Comment
Note: This table has been prepared to address all proposed variations to the ADG in summary form. Further reference must be made to the SEPP 65 Design Statement and the appended ADG Compliance Table (Appendix B).		
3C-1	Front fences & walls along street frontages use visually permeable materials & treatments. Height of solid fences or walls is limited to 1m	<p>This variation, albeit minor, is required to address the topography of the site.</p> <p>The solid planter wall along the south elevation of podium terraces ranges from 1.4m to 0.1m in height. As stated in the ADG Compliance Summary Table at Appendix B, the average height of the planter wall at the south elevation is 1m. Given that the average height of the planter wall at the south elevation is consistent with this standard, it presents an extremely minor variation that is trivial by nature.</p> <p>The planter wall at the north elevation ranges in height from 1.15m to 0.5m, however the average height is also 1m. The design of the planter walls is not inconsistent with the intended effect of the provision to be varied.</p>
3C-2	Substations, pump rooms, garbage storage areas & other service requirements are located in basement car parks or out of view.	<p>The substation is located towards the Buchan Avenue interface at ground level to provide a workable access arrangement for servicing and upkeep.</p> <p>The substation will be screened to minimise its visual prominence, and in turn, to avoid any unacceptable visual amenity impact.</p> <p>We further note that the substation is sited within the townhouse component, not the RFB component, and that the provision to be varied is from the ADG.</p> <p>Notwithstanding this, the proposed variation is extremely minor, and will not result in an outcome that is inconsistent with the intended effect of this provision.</p>
3E-1	<p>On some sites it may be possible to provide larger deep soil zones, depending on the site area & context:</p> <p>10% of the site as deep soil on sites with an area of 650sqm -1,500sqm</p> <p>15% of the site as deep soil on sites greater than 1,500sqm</p>	<p>Deep soil coverage across the site is 386m², which equates to 7.2% of the site area.</p> <p>The proposed extent of deep soil coverage is reasonable, given the overall quantum of landscaped areas at the site, including a large portion of vegetated space that will have a soil depth between 800-1000mm (refer to Figure 29). It is further noted that:</p> <ul style="list-style-type: none"> - The proposal incorporates 1802m² of communal open space across the site. This equates to 33% of the site area, which is above the minimum requirement that set out by the ADG (25%). - The extent and general soil depth that is achieved for planted areas across landscaped spaces will provide for the establishment of healthy trees, shrubs and other vegetation types. - As outlined by the Landscape Design Report (Appendix D), the landscape design response has maximised the use of permeable materials to increase water percolation into the soil. <p>This proposed variation is further addressed in the SEPP 65 Design Statement (Appendix B), which is to be read in conjunction with this table.</p>

3J-4	Natural ventilation is provided to basement & sub-basement car parking.	Mechanical Ventilation is provided as basement parking is fully underground which is a superior urban design outcome.
4F-1	The maximum number of apartments off a circulation core on a single level is eight	<p>Tower A provides 10 apartments per circulation core as allowed under the design guidance below. The proposed variation (2) presents a minor exceedance to this provision, and is necessary to facilitate appropriate residential uplift at the site, which is of a shape that is complimented by the proposed tower floorplates.</p> <p>Specifically, it is noted that south-facing apartment units will benefit from future regional park views, with east-facing units set to benefit from high-amenity views towards Maxwells Creek Corridor. It is further noted that west-facing and internal-facing (i.e. towards the podium level space) will have outlook towards landscaped spaces that are proposed by this DA.</p> <p>The design approach for the proposal has sought to achieve a high-amenity design outcome that is consistent with the intended effect of this provision, while facilitating appropriate residential uplift at the site as envisaged by the Concept Plan.</p>

4.8 Overshadowing and Solar Access

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.

Reference should be made to the shadow diagrams that are attached to the Architectural Plans (Appendix A). These diagrams show the shadow cast from the proposed development during June 21 at seven different time intervals from the morning (9:00am) to late afternoon (3:00pm).

4.8.1 Internal Solar Access - Apartments

The Architectural Plans (**Appendix A**) and SEPP 65 Design Statement (**Appendix B**) confirm that the proposed development will achieve full compliance with internal solar access requirements under the State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development.

Specifically, it is noted that 73% of the proposed apartment units will receive at least 2 hours of direct sun access during June 21. The SEPP 65 Design Statement also confirms that 67% of the proposed apartment units will be cross ventilated.

An extract showing the 3D Solar Modelling Diagram from the SEPP 65 Design Statement is provided at **Figure 42**.

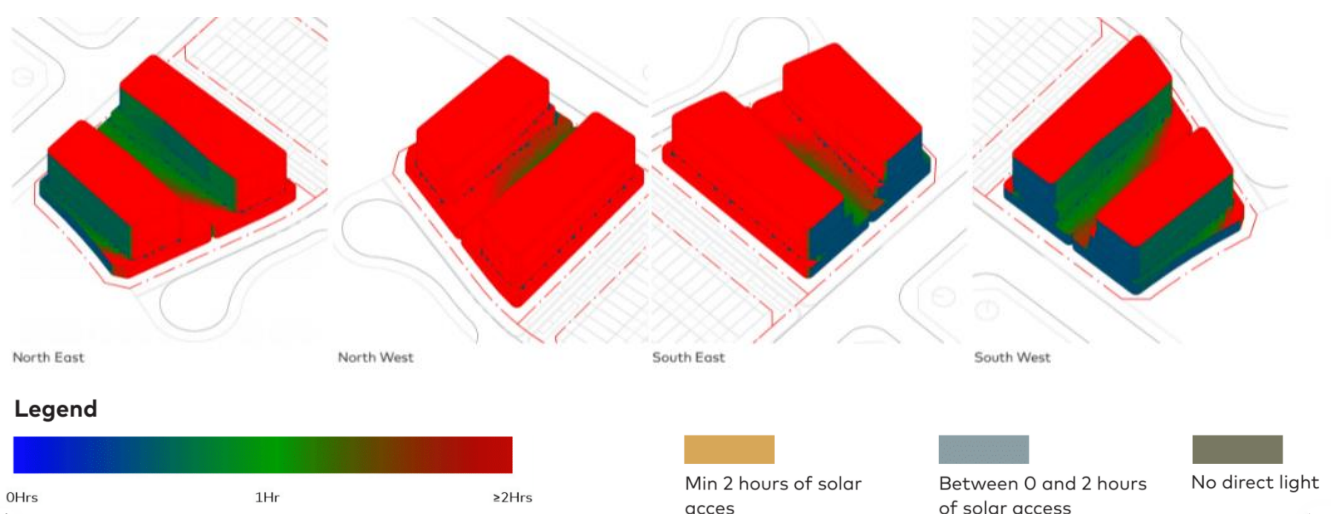


Figure 42 3D Solar Modelling for RFB Component

Source: Cox

4.8.1 Solar Access – Townhouses

SEPP 65 applies to residential flat buildings that are three or more storeys and have four or more dwellings, and therefore does not apply to the townhouse component of the proposed development.

In accordance with the Design Guidelines that are outlined at **Table 7**, 70% of dwellings must 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.

The solar access diagrams that are included with the Architectural Plans (**Appendix A**) confirm that each townhouse will comply with the above-listed requirement. All internal habitable spaces within the townhouses will receive at least 2 hours of direct solar access.

An extract of the solar access diagram for the townhouses is provided at **Figure 43**.

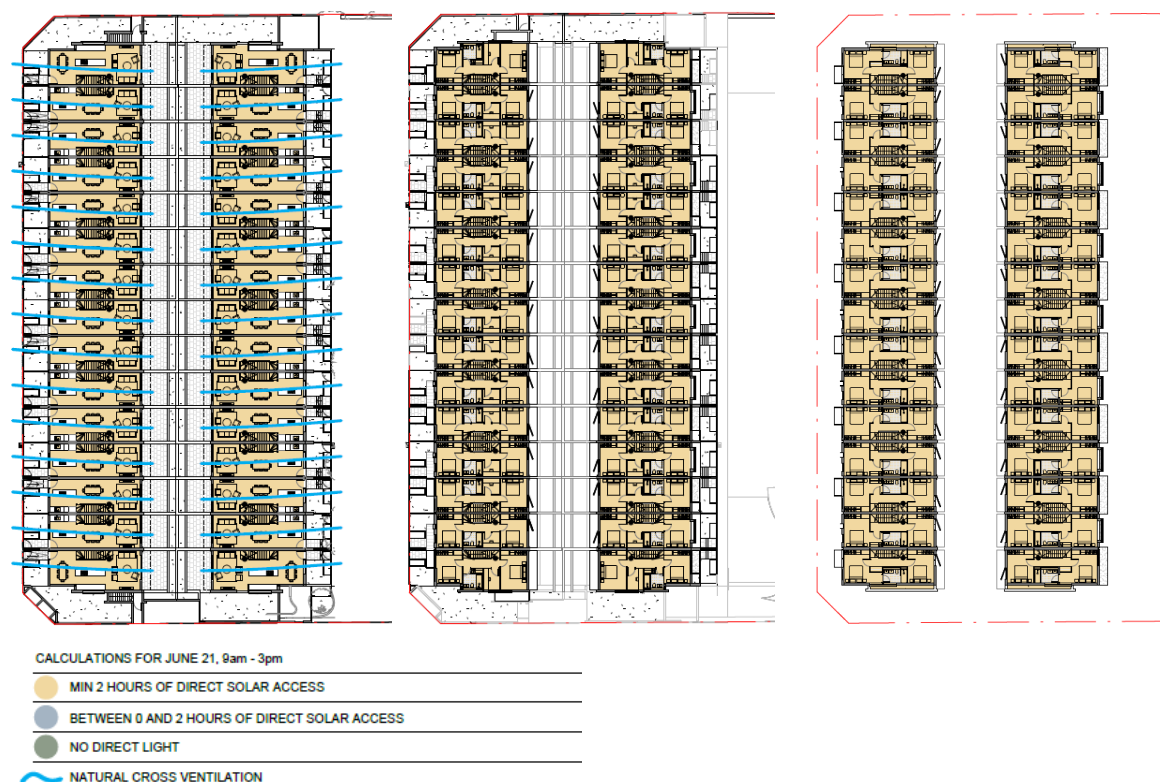


Figure 43 Townhouse Solar Access Diagrams: Ground Level (left), Level 1 (centre) and Level 2 (right)

Source: Cox

4.9 Contamination: Environmental Site Assessment

An Environmental Site Assessment (ESA) has been prepared by JBS&G for Sites 1-5. The ESA is provided at **Appendix H**.

The objective of the ESA was to assess the potential for contamination based on current and historical site activities, and to assess the suitability of the site for the proposed residential land use in accordance with the State Environmental Planning Policy (Resilience and Hazards) 2021.

The scope of works for the ESA included:

- Desktop review of previous reports, local and regional background environmental information and available historical background information.
- Detailed inspection of the site and the surrounding area.
- Development of a Conceptual Site Model (CSM), as specific to the environmental characterisation of the site and the proposed development.
- Providing conclusions in regard to the suitability of the site from a contamination viewpoint.
- Provide recommended actions to resolve any outstanding matters prior to the redevelopment of the site.

4.9.1 Conclusions and Recommendations

Section 8.0 of the ESA (**Appendix H**) provides the following conclusions, which indicate that the site is a suitable location for the proposed residential land use:

- Previous environmental data sets from studies that include the site provide reliable information that can be used to facilitate the ESA.
- Stockpiled material at the site meets all applicable human health and ecological criteria that are relevant in the context of the proposed development.
- The CSM did not identify any unacceptable health risks associated with the proposal. The CSM further demonstrated that existing material stockpiles on site are suitable for reuse to facilitate works on site.
- That on the basis of available historical data and the scope of the ESA that was undertaken in regard to Sites 1-5, that the site presents a suitable location for residential development.

The ESA further recommended that an Unexpected Finds Protocol (UFP) should be prepared as part of the construction phase Environmental Management Plan (EMP) to establish a framework for management of any unexpected conditions. The UFP and EMP will be presented to Council prior to the issue of a Construction Certificate.

4.10 Groundwater

The scope of the ESA (**Appendix H**) did not include any further groundwater sampling at the site.

The ESA notes that previous site characterisation data from 2013 identified a range of elevated heavy metals concentrations. It is understood that these concentrations are representative of background geological conditions that are reported in groundwater across the local area.

Notwithstanding the above, it was found that due to regional geology, the depth of groundwater beneath development levels, and the absence of any beneficial users, that no further assessment of potential risks from groundwater is warranted in the context of this DA. The ESA concludes that there is no risk to any future sensitive site receptors.

4.11 Heritage Impacts

4.11.1 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.

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.

4.11.2 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 establishes 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 44** (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 the area of land that contains Sites 1-5.

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.

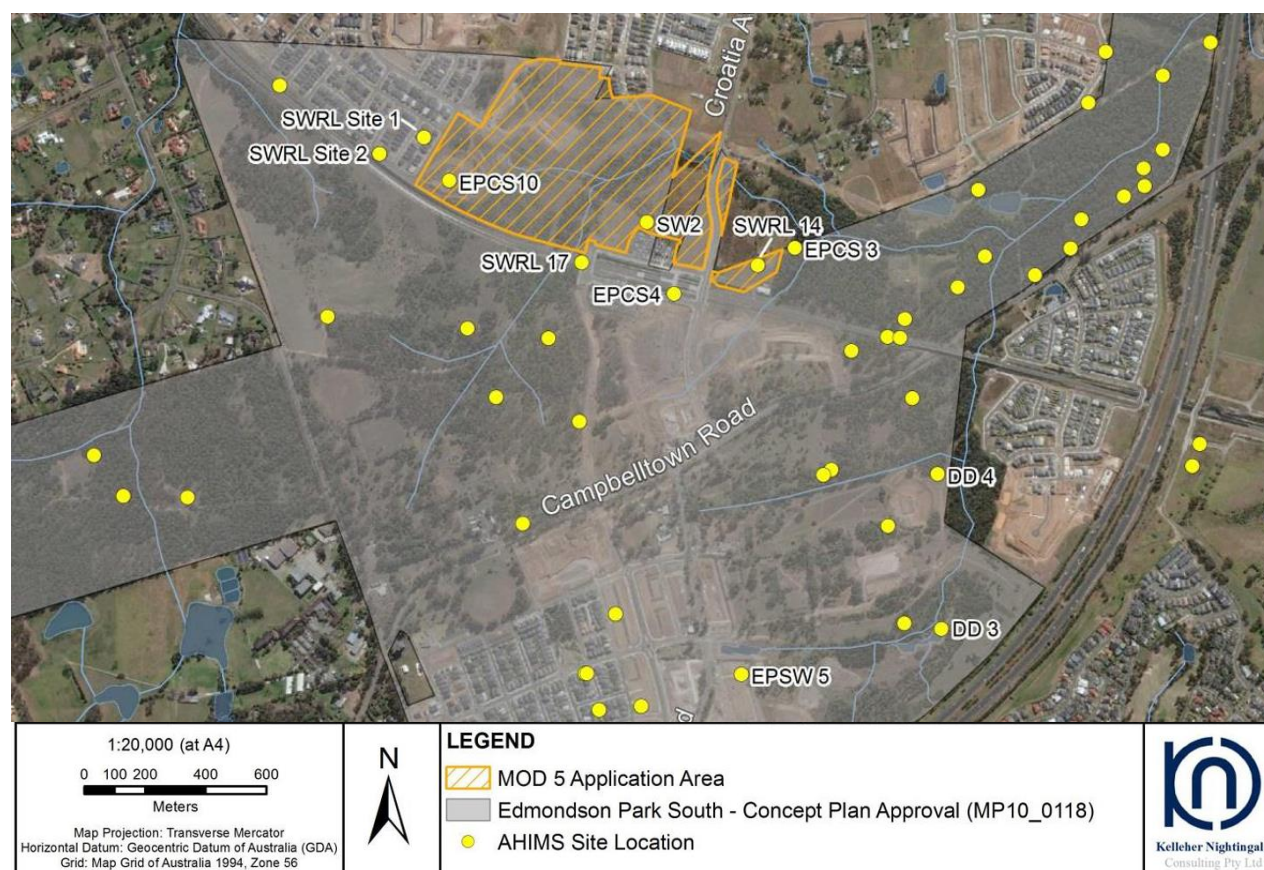


Figure 44 AHIMS Search Results

Source: Kelleher Nightingale Consulting – Concept Plan Mod 5 Aboriginal Heritage Assessment

4.12 Transport and Accessibility

A Traffic Impact Assessment has been prepared by Ason Group to support the redevelopment of Sites 1-4. This assessment is provided at **Appendix G**.

The Traffic Impact Assessment considers all relevant access, traffic and parking matters associated with the development of Sites 4. An assessment of those aspects relevant to this DA (Site 4) is provided from **Section 4.12.1** to **Section 4.12.2**.

4.12.1 Car Parking

The redevelopment of Site 4 will include 243 off-street parking spaces (incl. 15 accessible parking spaces). The required parking rates are stipulated by the Design Guidelines. The Traffic Impact Assessment (**Appendix G**) confirms compliance with these requirements.

A compliance summary against the Design Guidelines parking requirements is provided at **Table 8**.

Table 9 Car Park Assessment

Design Guidelines Parking Requirements Assessment				
Unit Mix/Use	No. Dwellings	Max Provision Rate	Requirement	Proposed
Studio / 1 Bedroom	39	(no. dwellings) x 1.0	39	183
2 Bedroom	68	(no. dwellings) x 1.2	82	

Design Guidelines Parking Requirements Assessment				
Unit Mix/Use	No. Dwellings	Max Provision Rate	Requirement	Proposed
3+ Bedroom	24	(no. dwellings) x 2.0	48	
Visitor	N/A	(total no. dwellings) / 10	13	
Townhouses	30	(no. dwellings) x 2.0	60 (30x tandem)	60
Total No. Car Parking Spaces			242	243 (incl. 15 accessible)

4.12.2 Bike Storage

As outlined by the Traffic Impact Assessment (**Appendix G**), the proposed development will make provision for 131 bicycle storage spaces in bicycle storage cages and/or within individual units across the Residential Flat Building (RFB) component of the proposed development.

The bicycle spaces will be provided in the form of dedicated bicycle parking areas, storage cages and/or inside dwellings. We expect that design details associated with bike storage for the RFB component will be confirmed prior to the issue of a Construction Certificate.

In regard to the townhouse component of the proposed development (30x 4-bedroom townhouses), we note the following standard from the Design Guidelines:

“There is no requirement for a space to be provided if adequate space is provided in the dwelling, storage or parking area”

Each of the proposed townhouses will have a storage space attached to a private garage at the basement level. These storage spaces (located at the foot of the private staircase to each garage) will provide adequate bike storage for residents.

4.12.1 Motorcycle Parking

As outlined by the Traffic Impact Assessment (**Appendix G**), the proposed development is required to provide 7 motorcycle parking spaces in accordance with the Design Guidelines for Landcom Town Centre North.

Adequate provision for motorcycle parking spaces will be achieved through ongoing design development, and prior to the issue of a Construction Certificate. Given the size of the site and the achievable provision requirement of 7 spaces, it is expected that an appropriate outcome for the site can be readily achieved in regard to motorcycle parking.

4.12.2 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.

Section 7.0 of the Traffic Impact Statement (**Appendix G**) further confirms that the proposed development will generate 85 vehicle trips per hour during the AM and PM peak periods. This forecast is based on trip generation rates from the MOD 5 Transport Assessment Report

4.12.3 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 construction works at the site.

4.13 Wind Impacts

A Pedestrian Wind Assessment has been prepared by RWDI Australia. This assessment is provided at **Appendix M**. This assessment predicts wind speeds and occurrence frequencies to estimate potential wind conditions generated by the proposed development.

The Pedestrian Wind Assessment is based on the following:

- A review of the regional long-term meteorological data.
- Drawings and models of the proposed development.
- Use of RWDI's proprietary software known as 'Wind Estimator' to generate a 'screening-level' numerical estimation of potential wind conditions.
- Wind-tunnel studies and desktop assessments undertaken by the team for projects in the surrounding area.
- RWDI's Criteria for pedestrian wind comfort and safety.

4.13.1 Conclusions and Recommendations

The Wind Impact and Micro-climate Assessment (**Appendix M**) provides the following conclusions and recommendations:

- The proposed development is not expected to result in wind speeds that exceed the relevant safety criterion at any area around the site.
- Ground level communal spaces are shielded from prevailing seasonal winds. However, due to the proposed podium design, there is some likelihood of winds accelerating at the eastern corners of the building, which will impact corner balconies.
- To address the above, the assessment recommends that full-height screening is provided at corner balconies to ensure they are suitable for passive use. This recommendation will be implemented as part of the design prior to the issue of a Construction Certificate.
- The alignment of prevailing winds may generate a channelling effect near the northern and southern portions of the ground level communal space. However, it is expected that this outcome be avoided by the proposed landscaping elements (incl. trees at the Buchan Avenue frontage).

Subject to the readily achievable recommendations that are made by the Pedestrian Wind Assessment, it is not expected that there will be any area within or around the site that will become unsuitable for passive use due to uncomfortable wind conditions.

It is acknowledged that the recommended wind control measures are conceptual, and will be further refined through ongoing design development prior to the issue of a Construction Certificate.

The Pedestrian Wind Assessment provides diagrams that show expected wind conditions at ground level and podium level. Extracts of these diagrams are provided at **Figure 45** and **Figure 46**.

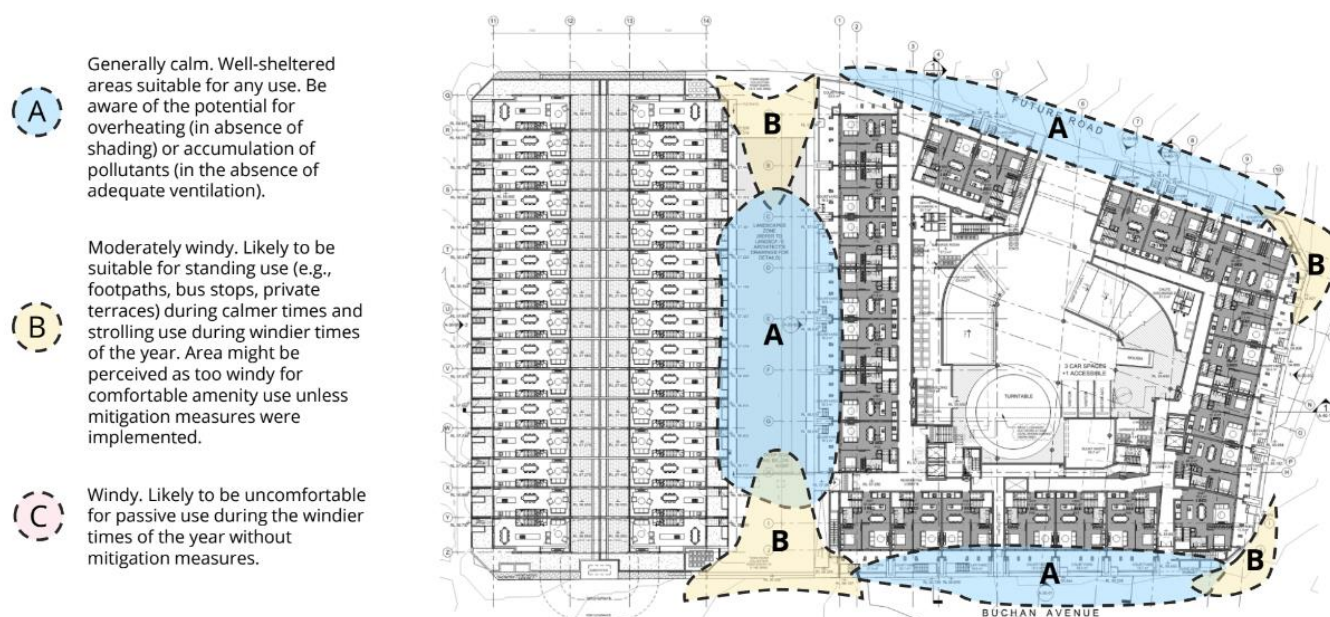


Figure 45 Expected Wind Conditions at Ground Level

Source: RWDI Australia



Figure 46 Expected Wind Conditions at Podium Level

Source: RWDI Australia

4.14 Acoustic and Vibration Impacts

A Noise and Vibration Impact Assessment has been prepared by ELAB Consulting. This assessment is provided at **Appendix J**, and addresses the following considerations:

- Noise and vibration generated from the rail corridor to the south.
- Noise impacts on surrounding local roads generated by the proposed development.
- Noise emissions from mechanical plants associated with the proposed development, including any impacts from these plants to noise-sensitive receivers.
- Noise emissions from communal outdoor spaces to surrounding noise-sensitive receivers.

The assessment criteria that informed the Noise and Vibration Impact Assessment, and the subsequent conclusions and recommendations that are outlined at the end of the assessment, are summarised at **Section 4.14.1** and **Section 4.14.2** below.

4.14.1 Relevant Noise and Vibration Criteria

The Noise and Vibration Impact Assessment (**Appendix J**) was prepared in accordance with the following legislative instruments and guidelines:

- 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.
- 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).

4.14.2 Conclusions and Recommendations

The Noise and Vibration Impact Assessment (**Appendix J**) provides the following conclusions and recommendations:

- Noise emissions from the rail corridor (south) and surrounding roads are not a relevant assessment matter for this DA. This is because the site is >80m from the rail corridor (south), and is not adjacent to any road that carries more than 20,000 vehicles per day.
- The predicted increase in peak traffic noise associated with the proposed development is within the limits that are prescribed by the RNP 2011. For this reason, the assessment concludes that traffic generated by the proposed development will not have an adverse impact on any residential receiver.
- To reduce the risk of intrusive and/or offensive noise emissions from the communal open space that is proposed at Level 2, the following noise management measures are recommended:
 - The installation of signage in trafficable external areas asking patrons to consider the noise environment of the residents while utilising the communal outdoor area at Level 2.
 - Signage and/or management policies that instruct the users of the communal outdoor space at Level 2 to avoid playing amplified music.
 - Signage and/or management policies that restrict the use of the communal outdoor space at Level 2 between the hours of 10:00pm and 7:00am.
- That mitigation measures should be considered as necessary to ensure that any noise emissions from mechanical plants comply with all applicable noise assessment criteria.

The assessment notes that the noise reduction requirements will likely be refined and reduced once the design of mechanical plants is confirmed through ongoing design development.

Subject to the recommendations above, the Noise and Vibration Impact Assessment (**Appendix J**) demonstrates that the proposal can readily achieve compliance with all applicable noise and vibration criteria controls. On this basis, it is concluded that the proposal presents an acceptable outcome in regard to acoustic amenity.

4.15 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).

4.16 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.

Further to the above, it is noted that the proposed Stormwater Concept Plan and Landscape Report demonstrate an outcome for the site that addresses the need to minimise stormwater runoff exiting the site, including to Maxwells Creek.

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 F**). 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 water quality treatment and Water quantity management.

As outlined by the Stormwater Concept Plan, the proposed development does not require an on-site stormwater detention facility. This is because the Edmondson Park Urban Release Area has already been provided a 'regional detention' facility to manage discharges from private property to the public drainage network.

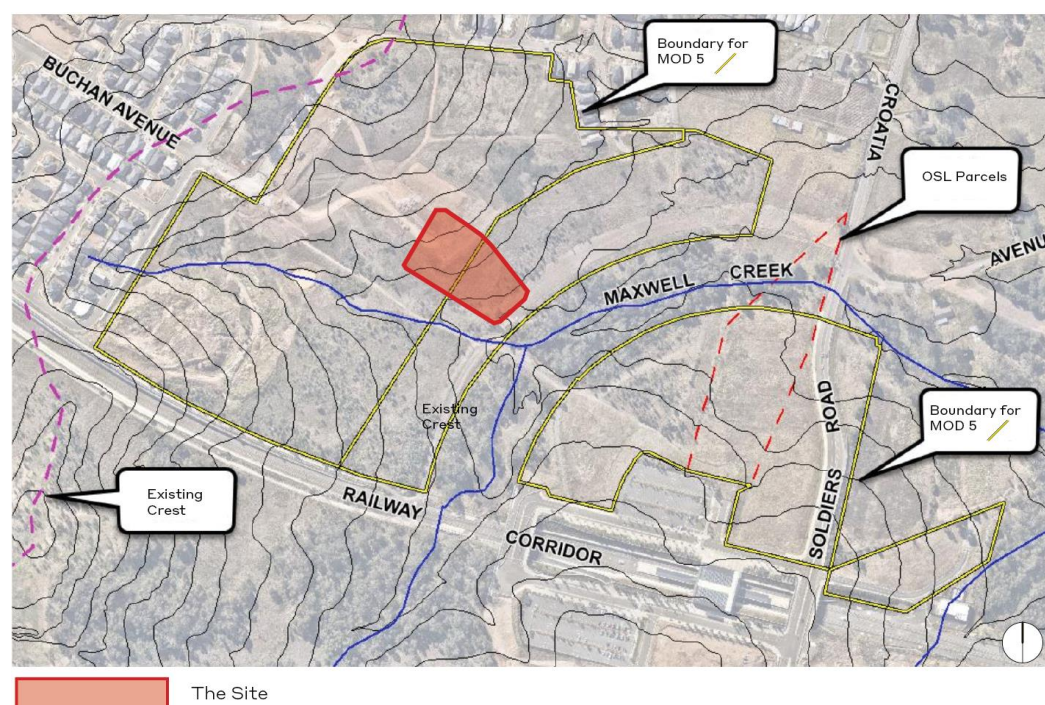


Figure 47 MOD 5: Hydrological Context for Site

Source: J Wyndham Prince ; Ethos Urban (site encircled)

4.17 Flooding

The Stormwater Management Plan (**Appendix F**) includes a Flood Impact Assessment at Section 4.0 of the report. This assessment confirms from the outset that Liverpool Council's Flood Planning Map does not indicate that the site is impacted by flooding.

Notwithstanding the above, the proposed stormwater and drainage system for the development has been documented to fall towards to the proposed stormwater pit and pipe system and discharge into the future public drainage network to the north of the site.

Due to this arrangement, it is not considered that the proposed development will result in any increase to the incidence of flooding or general flood behaviour that is associated with the local area.

4.18 Bushfire

The proposed development is located on land that is identified as being bushfire prone land. A Bushfire Protection Assessment has been prepared by Travers Bushfire & Ecology. This assessment is provided at **Appendix I**.

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 I**).

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 .
- Asset Protection Zone (APZ) to the northern and eastern aspects in accordance with the acceptable solutions outlined in PBP 2019.
- 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.

The proposed APZ to the northern and eastern aspects is shown at **Figure 48**. Subject to the recommendations that are provided in the Bushfire Assessment (**Appendix I**), the proposal will comply with PBP 2019, and will satisfy Condition 1.24(e) of the Concept Plan.



Figure 48 Bushfire Projection Measures – Asset Protection Zone for Site 4

Source: Travers Bushfire and Ecology

4.19 Operational Waste Management

An Operational Waste Management Plan (OWMP) has been prepared by Elephants Foot. This management document is provided at **Appendix L**. The OWMP considers the operational phase of the proposed development, as outlined by the sections below.

4.19.1 Residential Flat Building (RFB) Component

All apartment units within the proposed RFB component will have access to a dual chute system for disposal of general waste and recycling.

Based on a generation rate of 110L/unit/week, it is expected that the RFB component will generate the following weekly waste volumes:

- General Waste:
11770 L/week across the entire RFB component.
- Recycling:
11770 L/week across the entire RFB component.

To service the estimated waste generation of the RFB component, it will be serviced by 2x waste chutes, 2x garbage rooms, 1x bulky waste storage room, and 1x waste holding collection area. These ground level facilities are further described at **Table 9**.

4.19.2 Townhouse Component

Liverpool Council offers a three-bin service to single townhouse dwellings. It consists of separate bins for general waste, commingled recycling, and green waste (future FOGO). This existing service offering was considered as part of the proposed provision of bins for the townhouse component (refer to **Section 4.19.3**).

As outlined by the Operational Waste Management Plan, townhouse residents transport bins to 2x designated street-side waste holding areas as required. These communal waste collection points are further described at **Table 9**.

Based on a generation rate of 110L/unit/week, it is expected that the townhouse component will generate the following weekly waste volumes:

- General Waste:
2640 L/week across the entire townhouse component.
- Recycling:
2640 L/week across the entire townhouse component.

4.19.3 Summary of Proposed Waste Storage Facilities and Bin Provision

Council's Waste Management Services for Residential Flat Buildings and Multi Dwelling Housing Fact Sheet has been referenced to calculate the total number of bins required to service the proposed development. An overview of the proposed waste storage (incl. no. of bins and waste room areas) is provided at **Table 10**.

Table 10 Waste Rooms and Bin Provision

Design Guidelines Parking Requirements Assessment				
Level	Waste Room / Storage Type	Equipment (bins or other)	Required Area	Proposed Area
Residential Flat Building Component				
Ground	Chute Discharge Room A	2 x 2-bin 1100L linear track 2 x 1100L MGBs (service bins)	>25m ²	30.2m ²
Ground	Chute Discharge Room B	2 x 2-bin 1100L linear track 2 x 1100L MGBs (service bins)	>25m ²	53.7m ²

Design Guidelines Parking Requirements Assessment				
Level	Waste Room / Storage Type	Equipment (bins or other)	Required Area	Proposed Area
Ground	Waste Holding Collection Area	14 x 1100L MGBs (general waste) 14 x 1100L MGBs (recycling) 1 x Bin Mover and Lifter	>90m ²	112.2m ²
Ground	Garbage Room A	6 x 240L MGBs (general waste) 6 x 240L MGBs (recycling) 9 x 240L MGBs (FOGO)	>18m ²	33.2m ²
Ground	Garbage Room B	6 x 240L MGBs (general waste) 6 x 240L MGBs (recycling) 6 x 240L MGBs (FOGO)	>16m ²	50.7m ²
Ground	Bulky Goods Waste Storage Room	N/A	16m ²	30.5m ²
Townhouse Component				
Ground	Communal Waste Collection Point (B1 Townhouses). Street-side.	8 x 140L MGBs (general waste) 8 x 240L MGBs (recycling) 8 x 240L MGBs (green waste, FOGO)	>18m ²	>18.9m ²
Ground	Communal Waste Collection Point (B2 Townhouses). Street-side.	7 x 140L MGBs (general waste) 7 x 240L MGBs (recycling) 7 x 240L MGBs (green waste, FOGO)	>16m ²	16.2m ²

4.20 BASIX

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

4.21 Building Code Compliance - BCA

The proposal can comply with the current Deemed-to-Satisfy (DTS) provisions of the BCA. Compliance with these requirements will be confirmed prior to the issue of a Construction Certificate.

4.22 Access

An Accessibility Compliance Report has been prepared by Access Link Consulting. This report is provided at **Appendix S**. The report considers all relevant spatial requirements that are necessary to provide access for people with disabilities.

The report confirms that subject to readily achievable recommendations, the proposal is capable of satisfying these standards. Compliance with all relevant access provisions will be confirmed prior to the issue of a Construction Certificate.

4.23 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.

4.24 Crime Prevention through Environmental Design (CPTED)

The proposal has been designed having regard to Crime Prevention Through Environmental Design (CPTED) principles. These principles are discussed below.

Surveillance:

- The Landscape Report (**Appendix D**) and Landscape DA Plans (**Appendix E**) present an extension to the public domain in the form of a through-site link between Buchan Avenue and the future street to the north.

The through-site link incorporates a curved pathway. The shallow curvature of the pathway provides visual interest, while ensuring that clear sight lines through the space are not obstructed.

- Apartment dwellings are orientated towards the through-site link (Tower A), the podium communal space (Tower A and Tower B), and future road to the east of the site along the Maxwells Creek Corridor, known as 'Maxwells Crescent' (Tower B).
- Walk-up apartments that are accessed from ground level will facilitate a reasonable level of activity across the ground plane, which will in turn provide for natural surveillance across the ground plane.

Access Control:

- Pedestrian entrances to the development will be appropriately lit and clearly defined from the street to the lobbies and access lifts.
- Access to the basement will be controlled by electronic pass security devices and intercom systems linked to apartments and commercial tenancies.
- Access to the communal open space at the podium roof level of the RFB component will be restricted to residents of the development only.

Territorial Reinforcement:

- The principal communal open space (for residents only) is sited at the roof of the RFB podium, providing a spatial distinction between the public domain (through-site link) and the communal realm in the form of an elevational hierarchy.
- The design of all seating, play equipment, and other amenities within the through-site link will be robust in order to minimise opportunities for vandalism to occur.
- The ground level through-site link will be lit during the evening. This will provide adequate visibility and will minimise any potential association with antisocial behaviour.

Space Management:

- The proposed development will be managed by a strata body. There will be an appropriate split of responsibilities for the maintenance of landscaped spaces between the strata and property owners.
- The proposed development will include vandalism management to ensure the timely removal of graffiti.

4.25 Social and Economic Impacts

Provide social and economic benefits that are substantial relative to

The proposed development will have an overall positive social and economic impact on the surrounding area and local community. The proposal is considered to have a positive social and economic impact because:

- It will deliver a significant capital investment value over \$52,000,000 (refer to **Appendix R**). The capital investment associated with the proposal will have a positive economic impact. The proposal will also generate a considerable direct and indirect employment opportunities, particularly during the construction phase.
- It will provide a variety of dwelling types, including a range of apartment typologies and townhouses, to address the needs of existing and future residents in the local area.
- It will facilitate appropriate residential uplift at the site in proximity to public transport infrastructure. We further note that existing and planned public transport infrastructure will provide a high level of access to employment opportunities.
- Surrounding education uses compliment the proposed residential development, which will attract a range of demographic groups, including family households.
- 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.
- The proposal will provide for the realisation of the above-mentioned benefits, noting the site has been vacant for some time.

Overall, the proposal will have a positive social and economic impact on the local area and the wider local government area. In regard to Pre-DA feedback that was issued by Liverpool City Council (**Table 2**), it is concluded that the scope of this DA and the nature of the proposed residential development does not necessitate the preparation of an SIA.

4.26 Site Suitability

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

- The proposed development presents a use for the site that is permitted with consent under the State Environmental Planning Policy (Precincts – Western Parkland City) 2021. The site is also earmarked for residential development under the concept plan.
- 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 area and shape of the site present a suitable location for the proposed development.
- Future residents will benefit from access to the Maxwells Creek Public Open Space / Conservation Corridor, which will accommodate a number of public facilities, including a recreational path and a play area for children.
- 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.

4.27 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 131 new residential apartments, 30 townhouses 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 without hesitation that we recommend this DA for approval.