

COUNCIL ASSESSMENT REPORT
SYDNEY WESTERN CITY PLANNING PANEL

PANEL REFERENCE & DA NUMBER	PPSSWC-300 – DA-1245/2022
LOCAL GOVERNMENT AREA	Liverpool City Council
PROPOSAL	<p>Construction of a multi-dwelling housing development including 178 townhouses and associated landscaping across 3 sites:</p> <p>Construction of 43 residential townhouses at site 1, including:</p> <ul style="list-style-type: none"> - 32x 4-bedroom townhouses. - 11x 3-bedroom townhouses. <p>Construction of 63 residential townhouses at site 2, including:</p> <ul style="list-style-type: none"> - 33x 4-bedroom townhouses. - 30x 3-bedroom townhouses. <p>Construction of 72 residential townhouses at site 3, including:</p> <ul style="list-style-type: none"> - 40x 4-bedroom townhouses. - 32x 3-bedroom townhouses <p>The application is identified as nominated Integrated Development under the Water Management Act 2000 requiring approval from DPE Water.</p> <p>The proposal is identified as an Integrated Development requiring approval from the NSW Rural Fire Service under the Rural Fires Act 1997.</p>
ADDRESS	LOT 101 Buchan Avenue, Edmondson Park NSW 2174 LOT 101 DP 1275550
APPLICANT	UPG Edmondson Parkland Pty Ltd

OWNER	Landcom
DA LODGEMENT DATE	16 December 2022
APPLICATION TYPE	Integrated Development
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 6 of <i>State Environmental Planning Policy (Planning Systems) 2021: General development over \$30 million</i>
CIV	\$99,546,033 (excluding GST)
CLAUSE 4.6 REQUESTS	Clause 4.3 Height of Buildings of the Environmental Planning Policy (Precincts – Western Parkland City) 2021
KEY SEPP/LEP	<ul style="list-style-type: none"> • State Environmental Planning Policy (Resilience and Hazards) 2021; • State Environmental Planning Policy (Transport and Infrastructure) 2021; • State Environmental Planning Policy (Biodiversity and Conservation) 2021; and • State Environmental Planning Policy (Precincts – Western Parkland City) 2021.
TOTAL & UNIQUE SUBMISSIONS ISSUES SUBMISSIONS	One
DOCUMENTS SUBMITTED FOR CONSIDERATION	As per attachments below
SPECIAL INFRASTRUCTURE CONTRIBUTIONS (S7.24)	Yes, Condition Imposed
RECOMMENDATION	Approval, subject to conditions
DRAFT CONDITIONS TO APPLICANT	YES
SCHEDULED MEETING DATE	14 October 2024
PLAN VERSION	D
PREPARED BY	Nabil Alaeddine
DATE OF REPORT	10 October 2024

Summary of Section 4.15 matters Have all recommendations in relation to relevant Section 4.15 matters been summarised in the Executive Summary of the assessment report?	Yes
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<p>Legislative clauses requiring consent authority satisfaction</p> <p>Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?</p> <p><i>e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP</i></p>	Yes
<p>Clause 4.6 Exceptions to development standards</p> <p>If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?</p> <p><i>*Note: Variations to Development Standards under the appropriate SEPP are made under Clause 28 of the State Environmental Planning Policy (Precincts – Western Parkland City) 2021*</i></p>	Yes
<p>Special Infrastructure Contributions</p> <p>Does the DA require Special Infrastructure Contributions conditions (S7.11)?</p> <p><i>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</i></p>	Yes
<p>Conditions</p> <p>Have draft conditions been provided to the applicant for comment?</p> <p><i>Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report</i></p>	Yes

1 EXECUTIVE SUMMARY

1.1 The proposal

The development application (DA-1245/2022) seeks consent for construction of a multi-dwelling housing development including 178 residential townhouses, rear lanes, associated landscaping, connection to utilities, and services across 3 sites:

Site 1: Lot 1 & Lot 2 in DP1275478

Construction of 43 residential townhouses including:

- 32x 4-bedroom townhouses.
- 11x 3-bedroom townhouses.

Site 2: Lot 3 in DP1275478

Construction of 63 residential townhouses including:

- 33x 4-bedroom townhouses.
- 30x 3-bedroom townhouses.

Site 3: Lot 4 & Lot 5 in DP1275478

Construction of 72 residential townhouses including:

- 40x 4-bedroom townhouses.
- 32x 3-bedroom townhouses

1.2 The site

The site is located within Precinct 9, within the Landcom Town Centre North of the Edmondson Park South Concept Plan. The site is located within a sub-precinct that is known as the 'Parkland Precinct' under the Concept Plan.

The subject development site is located on lots created by the parent subdivision approved under DA-386/2021 in which two lots (part Lot 101 DP1275550 and Lot 3 DP1257105) were subdivided into eight lots. Five of the eight lots form part of the subject application.

The subject sites are identified as Lots 1, 2, 3, 4 & 5 in DP1275478 and have a combined area of 31,334m².

1.3 Background and History

The development is proposed on land that was subdivided under a previous application DA-386/2021 for Torrens title subdivision of two (2) lots into 8 lots and two resultant residue lots and includes minor servicing works and DA.

The site was previously owned by Landcom and has been acquired by Urban Property Group (UPG) under the trading name Edmondson Village 1 Pty Ltd.

The sites are referred to as sites 1-3 for the purpose of this report.

1.4 Reasons for the Report

Pursuant to Part 2.4, Clause 2.20 of the State Environmental Planning Policy (Planning Systems) 2021, the Sydney Western City Planning Panel is the determining body as the development is specified in Schedule 6 by reference to a minimum estimated development cost. The development has an estimated development cost of more than \$30 million pursuant to Clause 2 of Schedule 6 of the SEPP (Planning Systems) 2021.

1.5 Key Issues

It is considered the key issues associated with the development application are:

Modification 5 and Assessment Pathway

- The proposed application indicates it is relying on Modification 5 to Landcom's Edmondson Park South Masterplan (The Plan) being approved by the NSW Department of Planning and Environment (NSW DPE). The Plan is not approved at the preparation of this report and currently has no estimated timeframe.

For the purpose of this application, the development is assessed under the provisions of the State Environmental Planning Policy (Precincts – Western City Parkland City) 2021 (Precincts SEPP) which under Section 3.11 in part allows the provisions of the Liverpool Local Environmental Plan (LEP) to relate to the land. In the absence of the approval of Modification 5, this application has been assessed under the Precincts SEPP, LEP, and DCP. The MOD 5 masterplan has been referred to and addressed in part of the report as the proposal largely complies with the future masterplan for the site.

Developer Contributions - Voluntary Planning Agreement (VPA)

- The Application has agreed to enter into a VPA with Liverpool City Council for the developer contributions. This was an important factor in allowing the development to proceed to determination in the absence of Modification 5 which includes a VPA associated with it for developer contributions.
- Initially, the lack of developer contributions was a significant factor that delayed any development on this land due to the non-approval of modification 5 and its related VPA. Therefore, discussions with the developer led to an agreement between the Council and the developer to enter into a VPA for the developer contributions that are required under section 7.1 of the Environmental Planning and Assessment Act 197 (EPA Act). The applicant has provided a draft letter of offer. A condition of consent has been imposed with the agreement of the developer from the VPA to commence prior to the issue of a Construction Certificate (CC) and be agreed and executed with payment made prior to the final Occupation Certificate being issued for the development.

DCP Review

- A number of non-compliances are identified as a result of assessment against the EPS DCP 2012; including but not limited to minimum lot width, site coverage, maximum floor area, maximum building height, landscaped area, and private open space.
- These matters have been addressed in the report against the controls and objectives, and the relationship with the future Mod 5 masterplan that will replace the DCP.

- Many of the concerns raised in the previous Design Excellence Panel (DEP) that we're note addressed in the RFI response by the application have been conditions via a revised Street Tree and Public Domain plan.

4.6 Variation Provided – Height of Buildings

- Appendix 1 Clause 18 of the SEPP prescribes a 12-metre height control applying to the site. Landcom has a concurrent application which, in part, seeks to increase the height of buildings (MP10_0118 Mod 5 lodged September 2018 "Mod 5") under its Masterplan, however, that application is not approved.

The development application exceeds 12 meters in height towards the western edge of the site and is therefore non-compliant. Appendix 1 Clause 28 requires that the non-compliance be accompanied by a variation request. This has been provided and is considered acceptable

1.6 Exhibition of the proposal

The development application was advertised from 5 January to 20 January 2023 in accordance with the Liverpool City Council Community Engagement Strategy 2022. One submission has been received for the proposal. Discussion pertaining to the concerns raised in the submission are provided further in this report.

1.7 Conclusion and Recommendations

The application has been assessed pursuant to the provisions of the Environmental Planning and Assessment Act (EP&A Act) 1979. Based on the assessment of the application it is recommended that the application be approved, subject to the recommended conditions of consent.

2 SITE DESCRIPTION AND LOCALITY

2.1 The site

The site comprises 31,334m² of land across five lots within the Edmondson Park South Precinct, being Lots 1, 2, 3, 4 & 5 in DP1275478. The site is referred to as Edmondson Park Town Centre North (Precinct 9), within the Landcom Town Centre North of the Edmondson Park South Concept Plan (see Figure 2).

The site is zoned R1 General Residential under State Environmental Planning Policy (Precincts—Western Parkland City) 2021.

The site is bordered by Buchan Avenue to the south, Bezentin Ridge Road to the west, McFarlane Road to the north and future development to the east. The land south of Buchan Avenue is the site of a proposed future Primary School (SSD-10224), while land west of Bezentin Ridge Road is utilised as public open space, consisting of Clermont Park. Storm the Stage Performing Arts Academy is located on land north-west of Bezentin Ridge Road

The land proposed for development is currently cleared. Previously approved development applications (DA-504/2021 & DA-472/2018) have facilitated for earthworks and the removal of trees and vegetation. No buildings are located on the subject site.



Figure 1: Aerial view of the subject site

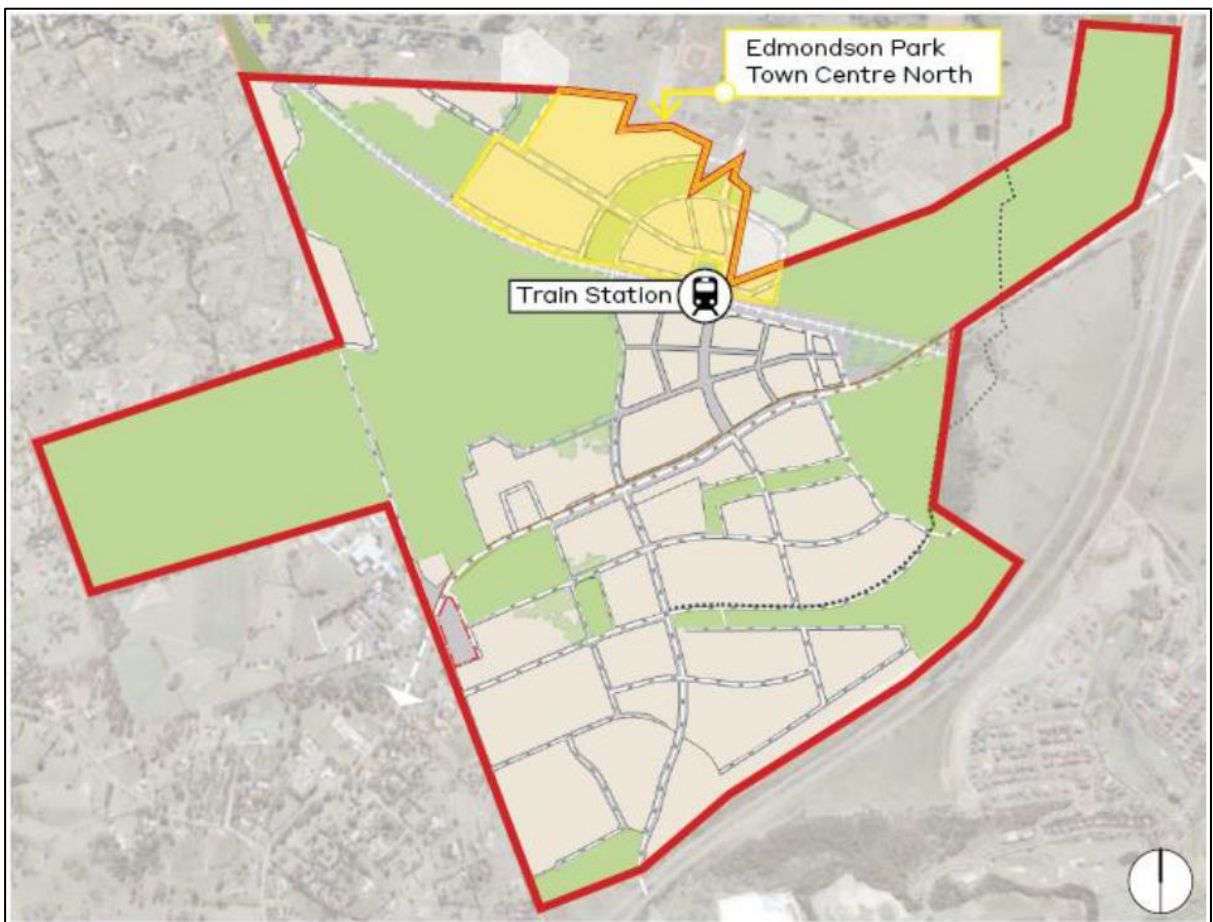


Figure 2: Precinct 9 / Area 2 of Edmondson Park South

2.2 The locality

The site is located in the Edmondson Park South Precinct within 750m of the Edmondson Park Town Centre and 550m from the Edmondson Park Train Station. The surrounding area is undergoing development as part of the South West Growth Area with the surrounding areas zoned for residential, mixed use and open space, and regional park uses.



Figure 3: Subject site outlined in red within the surrounding context.

The suburb of Edmondson Park is bound by Camden Valley Way to the north (approximately 2km north of the subject site), which is an arterial roadway running east-west as shown in Figure 3. To the west it is bound by the border line with the suburb of Denham Court, which is approximately 1km from the subject site. It is bound by Campbelltown Road to the south which adjoins the subject site and is bound by M5 Motorway to the east, which is approximately 1.5km from the subject site.

Edmondson Park is located outside of the South West Growth Centre, as per the State Environmental Planning Policy (Precincts—Western Parkland City) 2021. The suburb is approximately 40km southwest of the Sydney CBD and is located approximately 9km southwest of Liverpool city centre, as seen in the following figure.

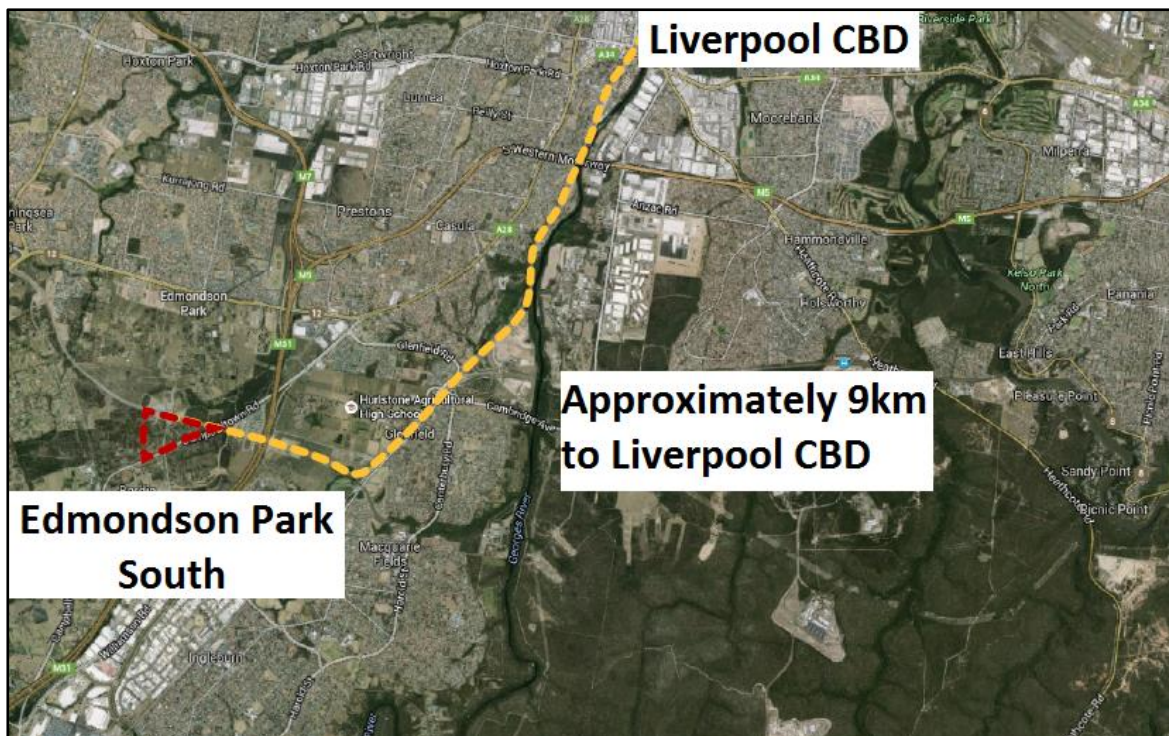


Figure 4: Edmondson Park South in red dashed line, with road route to Liverpool CBD in yellow dashed line.

2.3 Site affectations

The site has the following affectations:

- The site is within 40m of a waterway and has been referred to DPE - Water.
- The site is identified as Bushfire prone land and has been referred to RFS.
- The development includes excavation within 25m of a Sydney Train asset and has been referred to TfNSW.

3 BACKGROUND

3.1 Site Background and History


- The site is subject to the Edmondson Park Part 3A Concept Plan approval.
- Modification 5 to the Concept Plan which is yet to be determined is relevant to the DA, however, the proposed development does not appear to rely on the approval of these modifications.
- The modification 5 envisions a medium to high-rise development in this location. The proposal is a medium-density development that will align with the current built form and the future built form under Modification 5.
- Vegetation clearing approved under DA-472/2018.
- Torrens title subdivision approved under DA-386/2021.
- Bulk earthworks approved under DA-504/2021.
- Construction and dedication of secondary access roads and infrastructure to service the super lots approved under DA-1070/2021.

3.2 Design Excellence Panel (DEP) Briefing

Two briefings have been held with the Design Excellence Panel for the subject application. A summary of the comments from the two briefing sessions are found in the tables below.

DEP Recommendation 9 March 2023	DEP Recommendation 8 February 2024	Current Proposal
4.1 Context		
<i>The Panel appreciates the high quality of documentation provided as part of the presentation and commends the calibre of the developer and architects. The Panel encourages the applicant to strive for design excellence for this development.</i>	<i>The Panel commends the applicant's diligence in the quality of the report and presentation, including efforts to methodically present to each item raised in the previous DEP minutes. However, a full architectural package was not received prior to the meeting, making it difficult to understand the proposed changes to the design. Typically, the Liverpool Design Excellence Panel will not proceed without adequate documentation being submitted to Council prior.</i>	A full architectural package has been provided, Rev B, dated 18.03.24.
<i>The Panel requires the applicant to judiciously review the bin collection and fire truck access requirements. The Panel acknowledges that the current width of the laneways is governed by Council's servicing requirement of garbage trucks, however, the Panel recommends creating a consolidated space towards the ends of terraced blocks for bin pickup, as was demonstrated in the drawings for DA-1090/2022.</i>	<i>A significant portion of the material presented by the applicant was relating to waste management, however, it did not achieve the primary aim of the waste collection re-organisation which intended to improve the landscaping in the lanes. This item is considered unresolved by the Panel.</i>	<p>The applicant contends that this suggested outcome will result in the creation of decentralised waste collection spaces that require residents to travel significant distances over steep laneways for homeowners to manage their waste.</p> <p>The applicant appears to rely on the proposal within the existing WMP in which bins will be collected at each individual dwelling kerbside.</p> <p>The panel's preference was to have a designated waste areas as collection points, however that as noted supported by Councils Waste Officer as it required residents to travel up to 60m and uphill in some instances to reach the waste areas which did not comply with Council's Waste policy. Therefore, the arrangement of maintaining waste collection kerbside for each dwelling is the preferred option.</p>
<i>The Panel also encourage council's internal waste servicing team to consider the</i>	<i>The applicant raised concerns regarding the steep gradients and excessive travel distances created by relocating the waste</i>	The applicant has provided elevations demonstrating excessive travel distances of up

<p><i>approach of consolidating bin storage.</i></p>	<p><i>collection areas. The Panel agreed the distances where not appropriate for some of the terraces, however, relocating to other surrounding streets in much closer proximity to several of the terraces had not been considered. The applicant is to explore other primary access roads around the site such as Buchan Avenue. This item is considered unresolved by the Panel.</i></p>	<p>to 60m and steep 5m drops across lanes (1:14 gradient).</p> <p>This option is not considered an efficient, convenient, or accessible outcome for good waste management practice and is not in alignment with Council preference for waste collection services.</p>
<p><i>The Panel emphasizes that additional space for sustainable landscape works can be achieved by decoupling the bins and the fire truck movement with the laneways. This would also alleviate the separation and privacy issues between bedrooms across the laneways, whereby additional canopy coverage can help achieve screening (see image below for reference – centralised collection points marked in red circles). These collections points should be screened to preserve visual amenity along the street.</i></p>	<p><i>The Panel reiterates the request of the previous DEP, for vegetation and canopy trees to be provided in the laneways to mitigate the heat island effect and improve the privacy of the adjoining habitable spaces. The Panel acknowledges that the current laneway width, number of garage doors and zero lot line placement makes this difficult, however, expects that further adjustments to be made. This item is considered unresolved by the Panel.</i></p>	<p>The applicant has provided a 'Increased Tree Canopy and Planting Area to Laneways' document which illustrates an improved response.</p> <p>To further reduce heat generation in the laneways, the landscape scheme has increased planted areas within the public domain by 511.5m² to facilitate a greater proportion of planted area and additional tree plantings.</p> <p>These will increase shading of the public domain and of west-facing building facades in addition to enhancing the green character of the laneways.</p>
<p><i>The Panel requires the applicant to extend / align the width of Access Road 02, 03 and 04 across to Bezentin Ridge Road and Buchan Ave with the terraced blocks (see image above – marked in blue). This would achieve a wider visual connection across the two streets and can be used as communal spaces / pocket parks as part of the development. The Panel acknowledges that the applicant raised issues with</i></p>	<p><i>The applicant addressed the Panel's request in the previous DEP to increase the width of the pedestrian links to Buchan Avenue from 6.75m to 8.4m. However, the pedestrian link to Bezentin Ridge Road was unrevised. This was justified through the noting of the recently approved 4.95m wide pedestrian links through the Ed Square terraces. Given that there is very little public or private open space in this development the Panel believes this extra width is important to the overall success of the precinct. This item is considered unresolved by the Panel.</i></p>	<p><i>Refer to the discussion section below.</i></p>

 <p>stormwater drainage in these areas and the widening of these connections, however that was not fully understood from the explanation given in the meeting, and it was questioned how substations could be located in areas affected by overland flow.</p>		
<p>The Panel recommends the applicant to consider renaming the access roads as regular streets.</p>	<p>No comment.</p>	<p>No change.</p>
<p>No comment.</p>	<p>The Panel acknowledges the challenges presented by the approved Concept Plan. The Panel is concerned that the proposed laneways within this development will be unbearably hot and will generate ambient heat within the wider precinct. What little landscape is shown will likely struggle to survive in this environment. In this regard, the applicant needs to incorporate strategies to ensure this development is liveable and sustainable in the long term and prevent design issues that will have greater consequences in the future.</p>	<p>Refer to the discussion section below.</p>
<p>4.2 Built Form & Scale</p>		
<p>The Panel recommends the applicant to consider future provision of vertical circulation for these terraces. Provide a future location to install lifts within these terraces to enable ageing in place.</p>	<p>The applicant has revised terraces type K and O to have the provision for lift installation in future. The applicant advised it was deemed only worthwhile including lift provisions for terraces with on grade access to entries, which limited the number of terraces. While the revisions to type K and O are supported, the rationale of not including lift provisions within others is not. A resident having</p>	<p>Refer to the discussion section below.</p>

	<p>to walk up 2-3 stairs only when entering/leaving is manageable, whereas walking up 3 flights of stairs internally and throughout the day is not. The applicant should create provision for future lift installation in more terraces. The Panel notes that there are other projects where this has been highly sought after in the market and added value to the terraces. This item is considered unresolved by the Panel.</p>	
<p>The Panel requires the applicant to ensure that the internal dimension for the terraces (i.e., clear distance between inner face of two parti-walls) are a minimum 4m wide.</p>	<p>The applicant confirmed all terraces will have at least 4m internal clear width between the inner face of parti-walls.</p>	<p>Compliance has been demonstrated.</p>
<p>The Panel requires the applicant to prepare a detailed signage and wayfinding strategy for the site.</p>	<p>The applicant advised that they are preparing a detailed wayfinding and signage strategy for the precinct and will provide this to Liverpool City Council for endorsement as part of a condition of consent. The signage and wayfinding strategy will consider Council's Naming Convention Policy for street naming and numbering as well as the provisions for signage and safety in the Edmonson Park South DCP 2021. This is noted by the Panel.</p>	<p>The applicant has requested that a detailed Wayfinding and Signage Strategy be imposed as a condition of consent which has been added to the conditions.</p>
4.3 Density		
<p>Whilst the Panel accepts the density, it notes that the project would benefit if a few terraces were removed as noted above.</p>	<p>The applicant made no change to the number of terraces proposed since the previous DEP and provided justification for the density including reference to the original Concept Plan and how the target yield has been applied proportionately to the development. In this regard, the Applicant needs to assure the Panel that the density proposed will provide good amenity and sustainability for the long term. However, The minimal quantity of public or private open space proposed would indicate to the Panel,</p>	

	<i>that the density proposed is not viable.</i>	
<i>No comment.</i>	<i>The applicant provided further information demonstrating the different terrace typologies and variation in massing, modulation and façade approach as the method in which the development is mitigating the effects of the density. It was noted, only a small portion of terraces are 2 storey, and the rest 3 storey. The Panel seeks clarity on how the 2 and 3 storey terraces are distributed throughout the site and how these 2 storey terraces are placed to provide or improve public amenity.</i>	<i>Refer to the discussion section below.</i>
4.4 Sustainability		
<i>The Panel requires the applicant to consider WSUD initiatives as part of the proposal.</i>	<i>The applicant provided further information on WSUD initiatives including for the garden areas in the lane and throughout the southern area of site. In this regard, the Panel raised concerns for the significant ratio of road that results from this typology and the minimal comparable zone allocated for WSUD, which diminishes its overall success. The Panel advises it is paramount that these strategies are still incorporated, however, it must be noted for similar future developments that strategic planning is needed early on to ensure there is capacity for meaningful WSUD strategies to be incorporated.</i>	<p>The proposed landscape design is centred around a biophilic design approach that has underpinned the landscape scheme for the site using the recommendations of Commonwealth Scientific and Industrial Research Organisation (CSIRO) Soils for Landscape Development handbook. In this regard, the 3,710sqm worth of contiguous planting zones next to tree pits as well as an additional 3,684.5sqm deep soil zones are able to absorb water flow across the site.</p> <p>However, there still remains a significant ratio of roads that results from this typology, and a revised Street Tree and Public domain masterplan with increased canopy cover and native species has been imposed under condition 16. This is to address this issue; however, it is also noted that NSW RFS has requested a limited vegetation cover based on bushfire requirements. The revised masterplan is to align with both RFS and DEPs objectives to provide greater cover and reduce the heat island effect.</p>

<i>The Panel recommends the applicant to consider additional sustainability initiatives (e.g., Photovoltaic (PV) panels, ceiling fans for habitable areas, double glazing for windows facing the street, etc.). The applicant should provide PV Panels for all terraces.</i>	<i>The applicant advised that PV panels could not be provided due to the height limit. However, the Panel questions this justification and suggests that the PV panels have not been provided because the roof top terraces are the primary POS that are provided for the dwellings. This item is considered unresolved by the Panel.</i>	<i>Refer to the discussion section below.</i>
<i>The Panel recommends the applicant to explore the possibility of incorporating a community battery site.</i>	<i>The applicant informed the Panel of the decision to not incorporate a community battery on the site as it will encourage private vehicle trip generation in an area that benefits from walkable proximity to the town centre and amenities. The Panel does not consider this response to be satisfactory, however the Panel accepts that a community battery may not be viable in this case.</i>	
4.5 Landscape		
<i>The Panel notes that the proposed laneways are devoid of important canopy tree cover with the current configuration. The Panel recommends exploring alternative configurations such as having one -way streets to achieve more space for viable landscape / canopy tree cover opportunities.</i>	<i>The applicant provided justification for the absence of changes to the proposal, to address the Panel's previous recommendations regarding the laneways and tree canopy, concluding this would result in a poorer design outcome. The Panel does not agree. This item is considered unresolved by the Panel.</i>	
<i>The Panel estimate that at least 50% of the roads/laneways in this DA have no tree canopy cover, this is unacceptable in a new development proposal.</i>	<i>The Panel reiterates that the heat in the laneways is going to be significant. While the applicant noted there will be significant shading from the 3-storey terraces, the Panel notes that this is a misunderstanding of the effects of reflective heat from the building facades. It may be that there is restricted time where the sun is directly hitting the ground however in the north-south oriented laneways there will be constant heat gain from the glass and cladding of the buildings reflecting heat into the space. It is the Panels</i>	<i>The applicant contends the proposed built forms result in a typology offering that adopts less privatised open space opportunities and allows for a landscaping scheme that guarantee's deep soil planting opportunities in publicly accessible pockets of the precinct, rather than within confined spaces between garages and houses (as envisioned in the Concept Plan). The landscaping scheme will be protected by the community title arrangement which will ensure its upkeep and management so that tree canopy coverage and</i>

	<p><i>view that the Applicant must do more to mitigate the heat in these laneways.</i></p> <p><i>The applicant expressed that trees were unable to be introduced close to driveways to comply with Council's line of sight requirements adjacent to driveways. However, the Panel does not support this interpretation and advises the applicant to liaise with Council to find a solution for this issue. For example, an allocation of more space for planting, tree placement or suitable species that still meets Council's requirements while enabling trees to be planted should be explored. This item is considered unresolved by the Panel.</i></p> <p><i>It is noted that, the Applicant has shown significant trees in the streets to the front of the terraces, however the Panel does not believe these trees have the space to thrive and provide the 50% canopy that is required. This item is considered unresolved by the Panel.</i></p>	<p>deep soil areas are well-maintained and able to thrive.</p> <p>This is a strategised approach to provide a high-quality outcome that reduces the risk of privatising tree canopy coverage and allows a level of certainty that the public domain will benefit from a greater landscaping opportunity rather than left to the individual household to determine and maintain.</p> <p>The result of this design move means that a more successful 'mews experience' between built forms and enhanced pedestrian experience are able to benefit from concentrating canopy coverage within the streetscape. It also allows for an environment where the canopy is able to thrive as the streetscape is not at risk of being overshadowed by high-density residential flat buildings.</p> <p><u>Comment:</u> This approach is not considered to sufficiently resolve all matters raised by the DEP, however as noted, the applicant is to also contend with RFS requirements for bushfire which limits the scale of the tree canopy cover. This is to be addressed by conditions of consent in a revised street and public domain masterplan under condition 16.</p>
<p><i>Consider a consolidated area for bin pickup to resolve the extent of landscape works being provided within the laneways. A central collection point in a community title arrangement would be an exemplar and create an overall better impression when combined with tree planting in the lanes. Consider locating the bins along the major streets for terraces (as marked in the sketch above).</i></p>	<p><i>Bin pick up has been discussed previously.</i></p>	<p>As noted, bin collection will be as per individual unit and not in a designated waste area.</p>

<i>The Panel requires the applicant to create a heat map of this project to understand the effect of urban heat island that will be witnessed by this development.</i>	<i>No heat map was produced. This item is considered unresolved by the Panel.</i>	No heat map was produced.
<i>The Panel reiterates that tree canopy planting in the lanes will ameliorate the privacy issues within the laneways.</i>	<i>Tree canopy as a way of providing some privacy was discussed previously.</i>	Tree canopy as a way of providing some privacy was discussed previously.
<i>The Panel note that the proposed street trees in the central North – South internal street should have a greater street tree canopy potentially achieved by clustering more trees in the verge zones.</i>	<i>The Panel suggests the Applicant explore nominating certain sections of the laneways and rooftop terraces where tree canopies can grow over and join, creating connected canopy cover and shading for the rooftops. Other elements to contribute to cooling the streets should be explored, including water misters along pathways to provide relief on warm days and reduce the heat impacts on planting.</i>	To be addressed by the condition of consent under condition 16.
<i>The Panel notes that a greater soil volume (i.e., a contiguous extent of soil that links together under roads or across pavements) would be required to achieve a good level of tree growth and canopy cover within the precinct. The Panel suggests the applicant to explore technological solutions that may be required to achieve 40% canopy cover target.</i>	<i>The Panel is supportive of all green zones shown on the plans being deep soil.</i>	No further comment.
4.6 Amenity		
<i>The Panel recommends the applicant to provide adequate shade and amenity for the roof top level. Provide a pergola / trellis with seating, power points and access to water for the rooftops. The Panel recommends the applicant to provision these rooftop elements as part of a community title easement to discourage alterations in future.</i>	<i>The applicant advised rooftop shading has not been introduced due to the height limit. The Panel recommends this be negotiated with Council and to be considered an architectural element only. Council's Planner has advised that the planning controls specify design parameters as a starting point, meaning that the applicant can make a case for a better design outcome pending the location, street setbacks and scale for Council to support. In this regard, the Panel recommends the</i>	Rooftop trellises are now provided to the nominated terraces for shade. Planter-boxes were previously removed in response to pre-DA DEP comments which raised concerns regarding individual household maintenance and upkeep.

	<i>applicant begin discussions with Council to seek additional shading for the rooftop.</i>	
4.7 Safety		
<i>The Panel requires the applicant to consider CPTED principles throughout the design of the precinct. Demonstrate all the safety and security provisions being considered as part of the development.</i>	<i>The applicant provided further information on the CPTED principles through the design and the safety and security provisions that have been incorporated.</i>	A sufficient safety response addressing surveillance, access control, territorial reinforcement, lighting, and streetscape has been provided.
4.8 Housing Diversity & Social Interaction		
<i>The Panel commends the applicant for the housing diversity (i.e., 3, 4 & 5-bedroom housing options) being provided as part of the development.</i>	<i>No reference was made to any changes to the diversity of dwellings.</i>	No further comment.
<i>The Panel notes that there are a lot of 3-storey terrace houses which may not suit ageing people or people with restricted mobility. The Panel recommends safeguarding space for the potential inclusion of chair lifts or vertical lifts in future.</i>	<i>The applicant confirmed each terrace type can be retrofitted with chairlifts in future. Terrace type K and O have been adjusted to allow retrofitting with a lift in future. However, the Panel advises that this is not a sufficient number of terraces out of the overall development and recommends an increase in the total number terraces with the ability to be retrofitted with an internal lift.</i>	In contrast to the applicant's response to item 4.2, noting that only Terrace Type K and O could be retrofitted to allow a lift in the future, the applicant has also noted the below: A vertical lifting study has been conducted in response to Item 4.2 which demonstrates that the safeguarding of locations for spring-lifted vertical lifting devices are able to be accommodated in other Terrace Typologies.
4.9 Aesthetics		
<i>The Panel requires the applicant to identify the location of AC condensers for the terraces and ensure that they are screened.</i>	<i>The applicant provided clarity on how the AC condensers will not be visible from the street due to being placed either on the rooftop or on balconies behind solid wall elements. This is noted by the Panel.</i>	AC condensers can be placed either out of sight on the rooftops, or behind solid balcony elements. Balconies have been designed with this in mind to avoid being able to see AC condensers from the street.

Discussion – Design Excellence Panel (DEP)

- 1. the pedestrian link to Bezentin Ridge Road was unrevised. This was justified through the noting of the recently approved 4.95m wide pedestrian links through the Ed Square terraces.***

Comments

It is noted that the pedestrian links approved and built into the recently completed Ed Square terraces area are approximately 4.95m wide.

The pedestrian link to Bezentin Ridge Road has remained the same and is unrevised, at 6.2m wide with a vegetation barrier, a 2.5m wide walkway, and a 4.2m wide seating area, with the substation located in this area.

While this does not align strictly with the DEPs recommendations, a wider pedestrian link would likely result in reducing the density. As the development is below the desired density, in this regard the proposed pedestrian access is considered acceptable.

- 2. The Panel is concerned that the proposed laneways within this development will be unbearably hot and will generate ambient heat within the wider precinct. What little landscape is shown will likely struggle to survive in this environment.**

Comment:

Additional information is required. While an increased tree canopy has been provided to ensure shade further strategies in accordance with the DEP comments are to be demonstrated, conditions of consent have been imposed for a revised street tree and public domain plan with native species and a revised landscape layout that can better address the heat island effect.



Figure 5: Proposed Site through links

- 3. While the revisions to type K and O are supported, the rationale of not including lift provisions within others is not. The applicant should create a provision for future lift installation in more terraces.**

Comment:

Only Terrace Type K and O accommodate future lift access if needed. Despite this recommendation potential lift access in other Terrace Types has not been explored. It is noted that chair lifts and the like can be installed in other units if required.

4. *The minimal quantity of public or private open space proposed would indicate to the Panel, that the density proposed is not viable.*

Comment:

The proposed development provides a total of 178 dwellings across 15 different townhouse design typologies which all range in differing design treatments to provide 3-bed and 4-bedroom housing offerings.

Under the DCP, the site is located within Area 2 which has an overall dwelling target of 439. As the subject site only comprises part of Area 2, the density is to be shared proportionally across the entire Area. Refer to the assessment under DCP Part 2.3 Residential Dwelling Target in the body of the report.

Overall, this DA seeks approval for 178 dwellings in a typology that is well-suited to its location in an area that benefits from high-quality access to transport, schools, public open space, and walking distance shops and services. The density as proposed is considered sensible for providing much needed housing that is able to contribute to the 379,000 dwellings required to be provided under the current State Government 2024-2029 housing targets. It will continue to provide a superior built-form outcome in terms of housing product types that are appropriate for its location and demand for housing types that can cater to growing family demographics.

The site may be considered suitable for its proposed density and is able to leverage the surrounding educational establishments, quality open space, key transport services, and town centre offerings.

5. *The Panel seeks clarity on how the 2 and 3 storey terraces are distributed throughout the site and how these 2 storey terraces are placed to provide or improve public amenity.*

Comment:

The proposal is comprised of 15 main terrace types, which are repeated across the 178 dwellings. The terrace typologies range in width, length, height, corner definition, and facade design.

Within each of these typologies are up to 6 different facade variations.

The proposed 178 dwellings offer variety in massing, modulation, facade approach, and amenity.

However, it is advised that corner treatments of dwellings include blank walls and very limited articulation. In this regard, conditions of consent for design amendments to the corner treatments of all dwellings have been imposed under condition 16.

6. *The applicant advised that PV panels could not be provided due to the height limit. However, the Panel questions this justification and suggests that the PV panels have not been provided because the roof top terraces are the primary POS that are provided for the dwellings. This item is considered unresolved by the Panel.*

Comment:

The proposal exceeds the BASIX targets for water, energy, and thermal comfort and provides sustainability initiatives in lieu of PV panels (which the applicant implied are unable to be

provided due to the height limit as applied across the site). In this regard, conditions of consent have been imposed requiring PVC panels to be installed on the roof of units. This can also occur on roof top terraces.

- 7. The applicant informed the Panel of the decision to not incorporate a community battery on the site as it will encourage private vehicle trip generation in an area that benefits from walkable proximity to the town centre and amenities. The Panel does not consider this response to be satisfactory, however the Panel accepts that a community battery may not be viable in this case.**

Comment:

The applicant indicated that a community battery will not be provided as it will encourage further usage of private vehicle trip generation in an area that benefits from walkable proximity to the Edmondson Park Town Centre amenities including retail and access to transport. The site has a unique opportunity to assist in the activation of the Town Centre as it exemplifies a true transit-orientated development that has leverage to strengthen the local activity centre and reduce car dependency for everyday activities. Should it be required; tenants will be able to install batteries where required.

- 8. The Panel notes that the proposed laneways are devoid of important canopy tree cover with the current configuration. The Panel recommends exploring alternative configurations such as having one -way streets to achieve more space for viable landscape / canopy tree cover opportunities.**

The applicant contends that it was found that either the conversion of laneways to one-way streets or introducing additional landscaping to these laneways resulted in an outcome that would prove a dis-benefit to the overall amenity offering of the development area.

Converting laneways to one-way streets, reduces the performance standard of the laneways to operate as service roads and inherently eliminates the domain for service vehicles to operate. This means that waste collection services will need to revert to the Access Roads and Main streets which reduces the quality of amenity to these streetscapes.

Considering the limited number of dwellings off the laneways and the purpose of the laneway being for access to garages, it is not accepted that there will be heavy patronage utilising the laneways. Notwithstanding, the application is required to submit an S138 application to the Council and should the Council's Traffic Committee see traffic generation or negative traffic impact from two-way movement through the laneway, they may restrict movement to one-way.

Canopy street cover matters have been addressed in point 1 above.

In Summary

- The issue of low canopy coverage conflicts with bushfire concerns. The site is near a lot of fuel; this will not abate in the future and the applicant should address this as per the imposed condition striking a balance between RFS requirements and Tree Canopy Cover. Furthermore, as the development will be a Community Title scheme, the developer will be required to manage the landscape allowing the improved canopy cover and additional tree planting to occur as the area develops and the Bushfire Mapping reduces the Bushfire affectation of the area.

- The issue of low Private Open Space could be ameliorated by forcing design changes to include more rooftop gardens. But ultimately it is a result of the site's basic design and the typology attempting to fit in so much floor space. It is also noted that the development is located to the east Clermont Park which can cater to open recreational space for residents.
- As demonstrated above a number of items raised by the Design Excellence Panel can be addressed by condition of consent. Some matters raised will lead to a negative impact on amenities and other non-compliances such as the request to increase the width of the site through links and designated waste areas, will create additional amenity and planning issues. These matters have been reviewed against the proposal and were appropriate, these matters have been conditioned or justified. In this regard, subject to the applicant addressing the design matters via conditions of consent the proposal is supported on merit.

3.3 Consistency with the Concept Plan

3.3.1 Background Concept Plan History

In March 2010 Landcom lodged a Concept Plan (MP10_0118) and concurrent Project Application (MP 10_0119) for the development of Edmondson Park South. The Concept Plan was approved by the Planning Assessment Commission (PAC) on 18 August 2011 and provides for a development of approximately 413 hectares 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 30metres in height within 300metres of the proposed station;
- Protection of approximately 150 hectares of conservation lands within regional parklands;
- Adaptive relocation of three heritage listed 'Riley Newsum' pre-fabricated cottages, within the open space network, and retention of the Ingleburn Military Precinct and Mont St Quentin Oval;
- Upgrade of Campbelltown Road with a maximum road width of 38.8metres, and construction of three signalised intersections with Campbelltown Road;
- A temporary sales and information office and temporary signage associated with the sale of land;
- **Site remediation works;**
- Demolition of a number of existing buildings across the site; and
- **Associated infrastructure.**

Edmondson Park South was approved as part of the concept plan MP10_0118 in August 2011. Various modifications to the concept plan have been approved since 2011.

Modification 5 (MP10_0118 MOD 5), currently being assessed by the Department of Planning and Environment (DPE), is seeking a range of amendments to the concept plan. The proposed amendments include increasing residential yields from 440 to 3,286, an increase in building heights in the Town Centre North, a reduction of the school site area, modification to the road network and hierarchy, a reduction in bushfire asset protection zones (APZ's) in select locations and introduction of design guidelines.

Modification 5 to the Concept Plan which is yet to be determined is relevant to the DA,

however, the proposed development does not appear to rely on the approval of these modifications.

3.3.2 Consistency with Approved Concept Plan and Road Works

The proposal is for the development of 178 medium-density dwellings across two sites 1 and 3 in Parkland Precinct (Figure 7 below).

The proposal is consistent with the endorsed concept plan regarding most items apart from the matter concerning the location of roads, particularly local roads and the road traversing the land, within the concept plan area. The proposed road network and hierarchy map, which is approved under the previous concept plan and the proposed concept masterplan, is shown in figure 6 below.

The road layout is generally compliant to the proposed Modification 5 with a number of internal roads provided as laneways or supplementary access roads through and around the site in addition to pedestrian-only access ways that join the site to Bezentin Ridge Road /Mcfarlane Road and Buchan Avenue.

During the assessment of the development issues relating to the pedestrian site through links were reviewed by the DEP and Council Urban Design Team and general traffic flow through the rear-loaded lanes. The intersections and laneway are subject to a S138 application with the Council to be reviewed and approved by the Traffic Committee which may lead to the further definition of the intersection design and subject to the Council's Traffic Committees requirements, that will establish the best approach to vehicle movement through the rear laneway and surrounding roads proposed in this development.

Edmondson Park Concept Plan (MP10_0118) - Road Layout

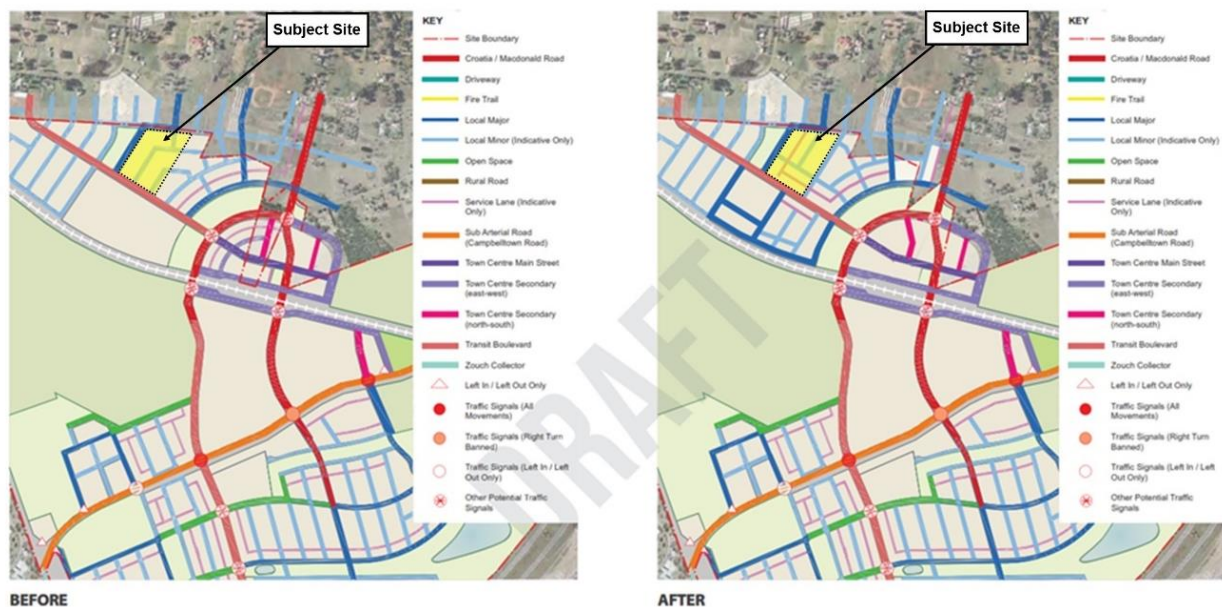


Figure 6: Road Layout Comparison

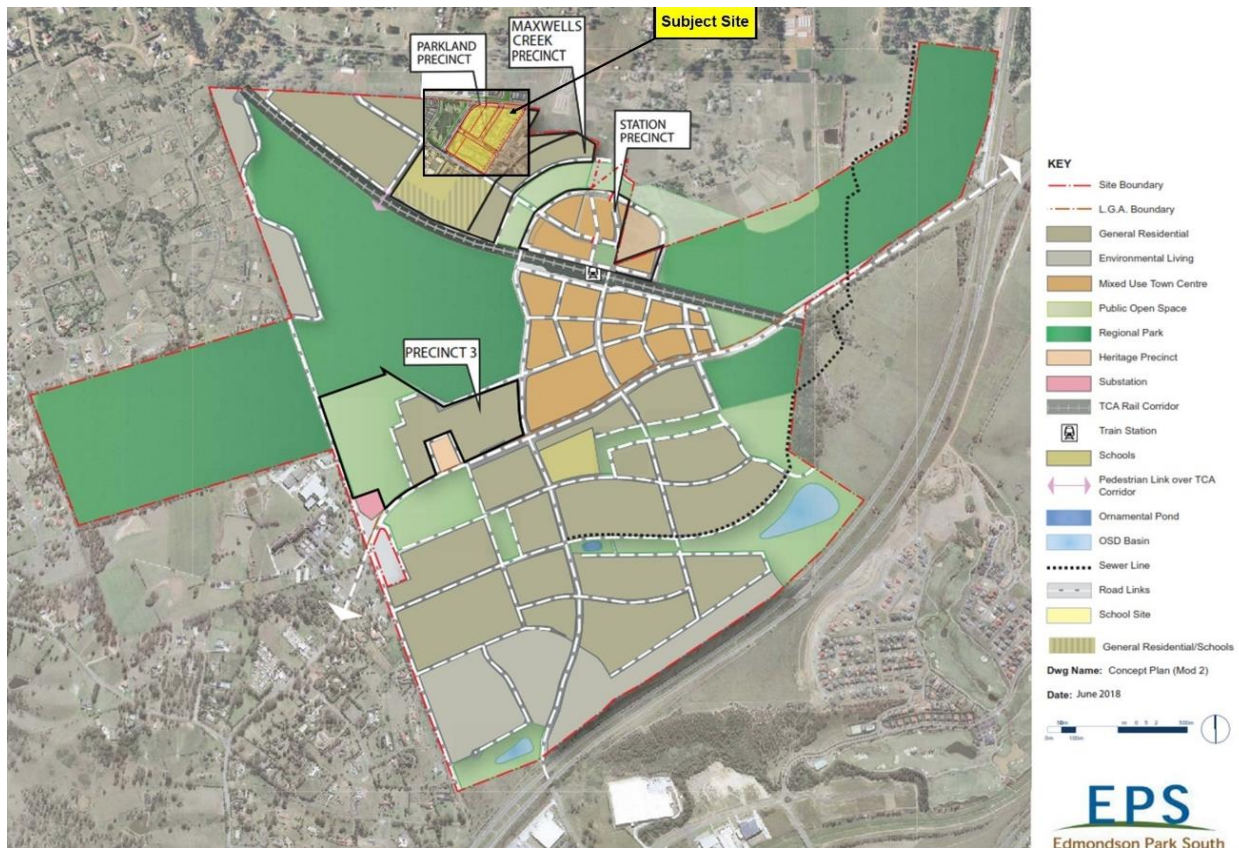


Figure 7: Modification 5 (MP10_0118) - Edmondson Park South Precinct Plan with proposal overlaid.

4 DETAILS OF THE PROPOSAL

The development application seeks approval for the construction and use of a multi-dwelling housing development including 178 residential townhouses, rear lanes, associated landscaping, connection to utilities and services across 3 sites:

Site 1: Lot 1 & Lot 2 in DP1275478

Construction of 43 residential townhouses including:

- 32x 4-bedroom townhouses.
- 11x 3-bedroom townhouses.

Site 2: Lot 3 in DP1275478

Construction of 63 residential townhouses including:

- 33x 4-bedroom townhouses.
- 30x 3-bedroom townhouses.

Site 3: Lot 4 & Lot 5 in DP1275478

Construction of 72 residential townhouses including:

- 40x 4-bedroom townhouses.
- 32x 3-bedroom townhouses

Landscaping:

Streetscape Landscaping to:

- Internal access roads
- Shared pedestrian and vehicle zones
- Rear Laneways
- Corner lot pocket park embellishment
- Pedestrian access point to Bezentin Ridge Road
- x2 pedestrian access points to Buchan Avenue.

Road Network:

Construction to Council Standards:

- Access Roads 01 - 04
- Rear Lanes 01 – 06
- Associated footpath area, landscaping, and street parking.
- (It is noted that internal Secondary Roads 01 – 03 do not form part of this DA. The delivery of these roads has already been approved.)

Car Parking:

- Single and Double car garages, totaling 258 car parking spaces.

Site Preparation:

- Vegetation clearing has been completed as approved under DA-472/2018.
- Bulk earthworks approved under DA-504/2021.

Utilities & Services:

- Services such as water and sewer, electricity, telecommunications and gas were designed and approved for RP1 under DA-386/2021. Accordingly, the subject proposal will involve a connection to those services.
- The location of substations.

4.1 Built Form and Typology

A total of 15 different townhouse typologies are proposed. These design typologies range in width, length, height, corner definition, and facade design. Within each of these typologies are up to 6 different façade design variations (Figures 8 & 9 below).

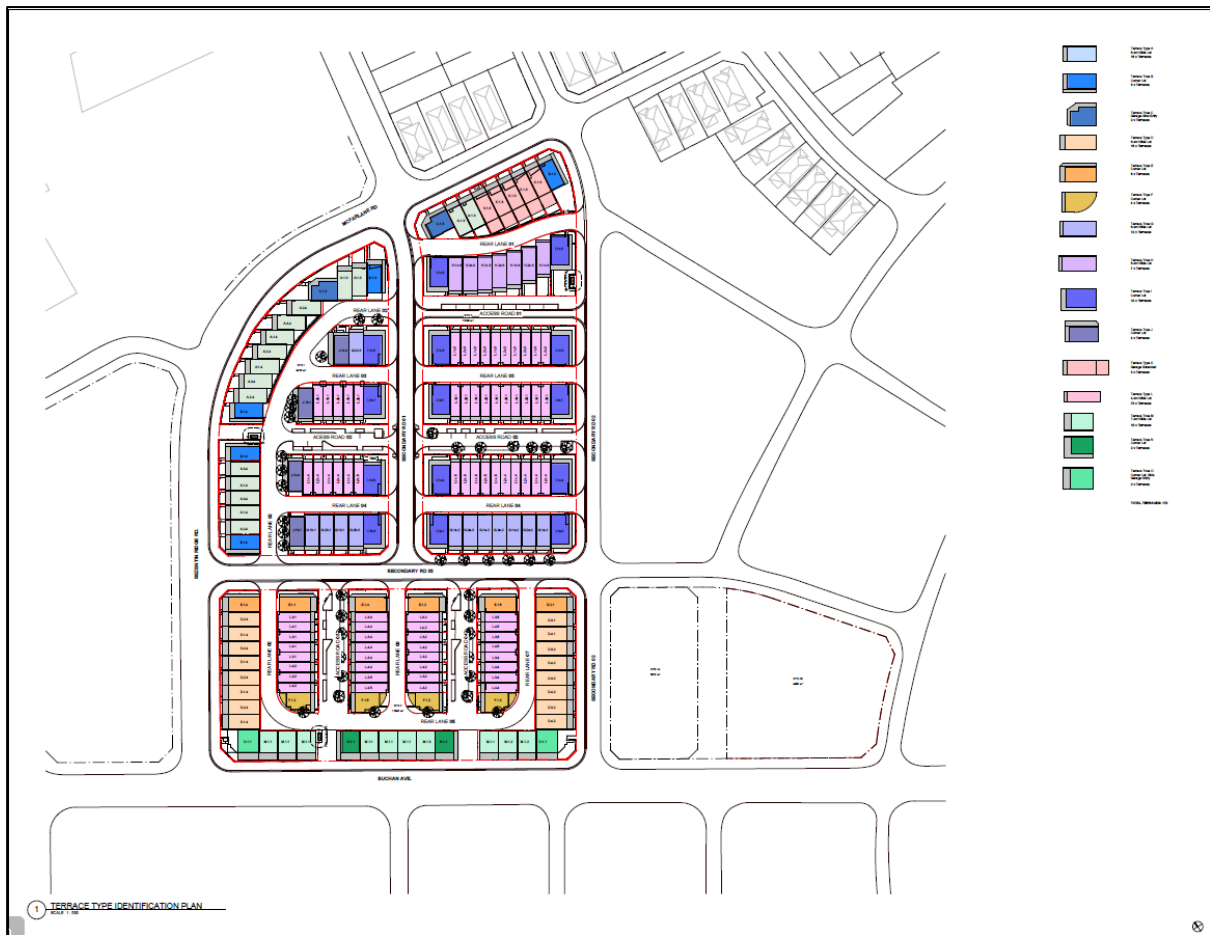


Figure 8: Typology Plan.



Figure 9: Six of the fifteen design typologies.

The most prominent townhouse typology is that of Terrace Type L, accounting for 73 dwellings. Type L is characterised by its narrow length, and the accommodation of bedroom facilities on both ground and level 2, while the first-floor acts as a communal area with kitchen, dining, and living areas (Figure 10 below).

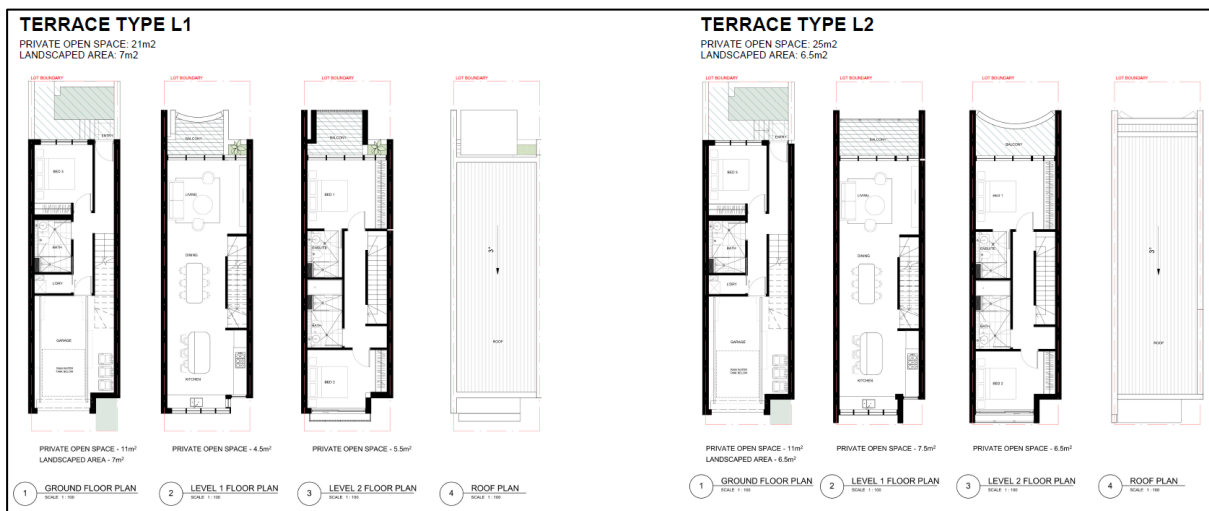


Figure 10: Terrace Type L plan.

4.2 Accessibility & Universal Design

Silver Level liveability features have been incorporated into x32 (20%) townhouses. Furthermore, the following recommendations from the DEP Terrace Types K and O incorporate a provision for the future installation of a lift or similar (Figure 11 below).



Figure 11: Terrace Type K plan with lift provision.

4.3 Street Network

The streetscape landscaping strategy has been broken into 5 design approaches that have been applied (Figures 12 & 13 below) and include:

- The collector roads that enclose Sites 1-3 to the east, north-east, and south.
- The minor roads that dissect Sites 1-3, and the minor road that straddles the eastern extent of Site 2 and Site 3.
- Rear laneways within Sites 1-3.
- Pedestrian-priority access roads (Access Roads 2-4).
- The 'Village Street' typology that is envisaged for Access Road 1.

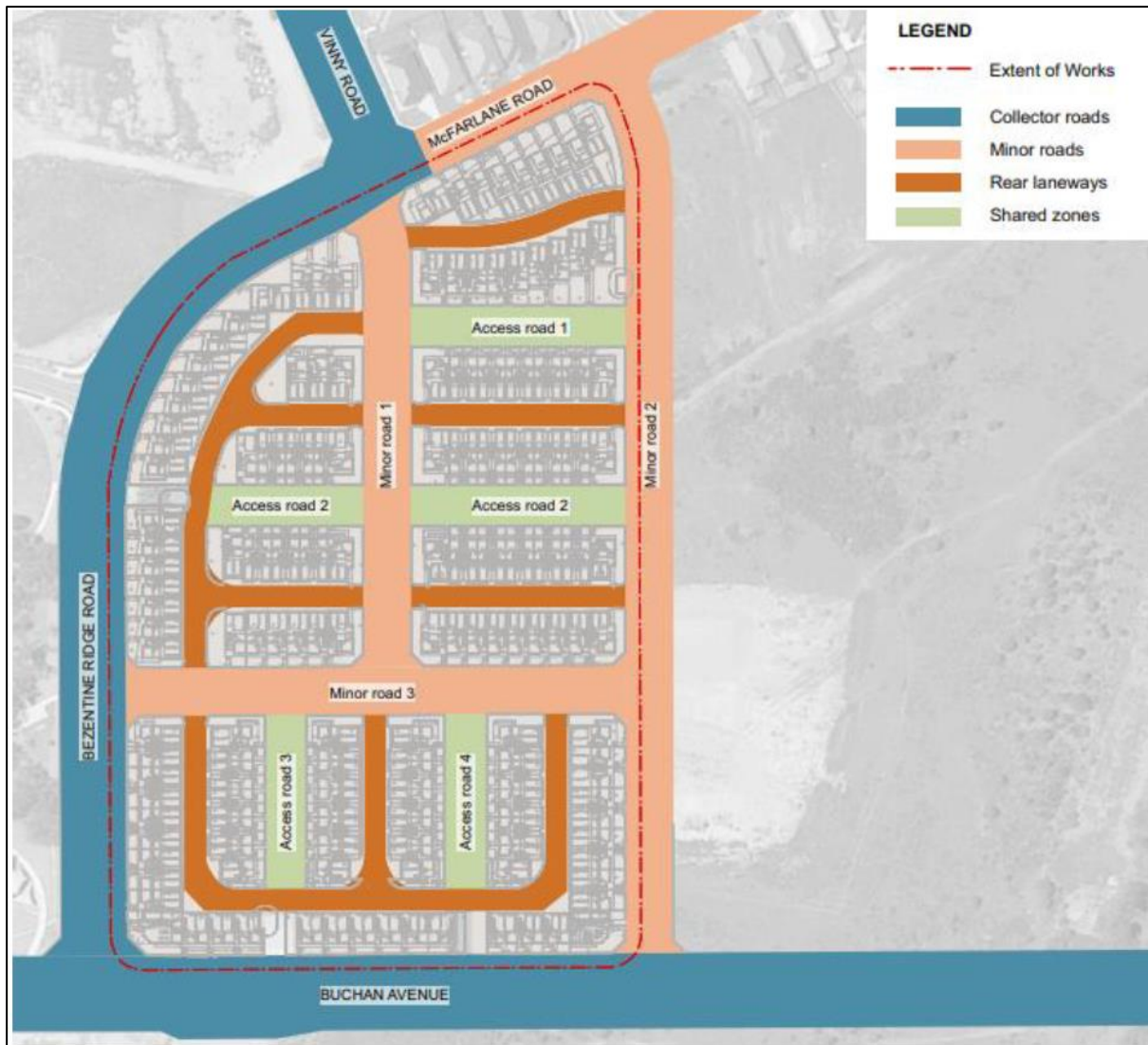


Figure 12: Proposed Street Typologies.



Figure 13: Pedestrian and Vehicular movement.

To further reduce heat generation in the laneways, the landscape scheme has proposed significant planted areas within the public domain to facilitate a greater proportion of planted area and additional tree plantings.

This design objective has sought to support the tree canopy target for Greater Sydney (40%) that has been established by the Government Architect of NSW. Specifically, it is noted that the canopy coverage across the internal street network (>60%) will exceed this benchmark (Figure 14 below).

It is noted the DEP requested additional tree canopy cover; therefore a revised plan has been requested by condition addressing RFS requirements, and providing additional tree canopy cover was permitted by Bushfire requirements.



Figure 14: Street tree canopy planting location.

4.4 Waste Management

An Operational Waste Management Plan (OWMP) has been prepared by Elephants Foot. The document outlines that each townhouse will be provided with a bin storage area within each property for storage of individual waste, recycling, and green waste (future FOGO) bins to be collected from each individual street kerb.

It is noted that DEP advice has recommended centralised waste collection, however, as noted in section 3.2 above the feasibility of this appears to be counterproductive to resident amenities and was not supported by Council's Waste Officer.

4.5 Nominated Integrated Development

The proposed development is identified as Nominated Integrated Development requiring approval from the Department of Planning & Environment - Water under the Water Management Act 2000. The proposed development is also identified as Integrated Development requiring approval from the NSW Rural Fire Service under the Rural Fires Act 1997.



Figure 15: Approved subdivision plan (DA-386/2021).

The subject site is zoned small lot housing pursuant to Figure 25 of the EPS DCP. Small Lot Housing Areas typically comprise lots between 200m² and 450m². Standard Lot Areas comprise the remainder of the R1 General Residential area. While many of the proposed lots are not aligned with these area requirements the application has been assessed against small lot controls below.

Please refer to the following table for unit by unit break down.

Small Lot Housing Summary					
Lot No	Lot Area (m²)	Landscaped Area (m²) (10% required)	POS (m²) (16m² required)	Min 3m POS dimension	Max Height (m) (12m max)
SITE 1 (Proposed Lots 1-2)					
Block 1.01 - 1.12					
1.01	228	99	157	X	10.4

Small Lot Housing Summary					
Lot No	Lot Area (m²)	Landscaped Area (m²) (10% required)	POS (m²) (16m2 required)	Min 3m POS dimension	Max Height (m) (12m max)
1.02	145	38	68	X	10.4
1.03	127	22	52	X	10.6
1.04	254	130	180	X	9.9
1.05	146	39	133	X	10.8
1.06	159	33	147	✓	12.5
1.07	148	27	136	✓	12.5
1.08	140	25	139	✓	12.5
1.09	138	24	138	✓	12.5
1.10	135	23	136	✓	12.5
1.11	131	20	132	✓	12.5
1.12	187	60	171	✓	12.5
Block 1.13 – 1.19					
1.13	168	50	164	✓	12.7
1.14	117	18	130	✓	12.6
1.15	117	18	130	✓	12.5
1.16	117	18	130	✓	12.5
1.17	117	18	130	✓	12.5
1.18	117	18	130	✓	12.4
1.19	167	50	164	✓	12.3
Block 1.20 – 1.22					
1.20	133	18	100	✓	11.3
1.21	115	11.3	100	✓	11.2
1.22	197	68	97	X	11.1
Block 1.23 – 1.29					
1.23	134	23	105	✓	11.7
1.24	81	6.3	64	✓	11.9
1.25	81	6.3	64	✓	11.9
1.26	81	6.3	64	✓	11.9
1.27	81	6.3	64	✓	11.9
1.28	81	6.3	64	✓	11.9
1.29	203	73	156	✓	11.7
Block 1.30 - 1.37					
1.30	137	21	104	✓	12.8
1.31	81	6.3	16	X	11.1
1.32	81	6.3	16	X	11.1
1.33	81	6.3	16	X	11.1
1.34	81	6.3	16	X	11
1.35	81	6.3	16	X	11
1.36	81	6.3	16	X	10.9
1.37	204	63	92	✓	10.8
Block 1.38 – 1.43					
1.38	138	27	108	✓	12.5
1.39	120	15	44	X	11.1
1.40	119	15	44	X	11
1.41	119	15	44	X	10.9
1.42	119	15	44	X	11.2
1.43	197	66	94	✓	11.6

Small Lot Housing Summary					
Lot No	Lot Area (m²)	Landscaped Area (m²) (10% required)	POS (m²) (16m2 required)	Min 3m POS dimension	Max Height (m) (12m max)
SITE 2 (Proposed Lot 3)					
Block 2.01 - 2.09					
2.01	274	108	162	✓	11.5
2.02	177	32	103	✓	11.2
2.03	168	27	98	✓	11.2
2.04	164	25	93	✓	11.2
2.05	161	21	90	✓	11.2
2.06	154	6.3	77	✓	11.2
2.07	143	14.8	70	✓	11.3
2.08	130	15.5	56	X	11.4
2.09	220	78	126	✓	11
Block 2.10 – 2.18					
2.10	199	68	97	✓	11.4
2.11	115	11.2	40	X	11.4
2.12	115	11.2	40	X	11.5
2.13	119	12.3	42	X	11.5
2.14	126	16.6	58	✓	11.5
2.15	137	24	66	✓	11.5
2.16	153	34	76	✓	11.5
2.17	169	45	87	✓	11.5
2.18	318	147	176	✓	11.7
Block 2.19 – 2.30					
2.19	214	84	112	✓	11.7
2.20	79	4.8	15	X	11.6
2.21	79	4.8	14	X	11.5
2.22	79	4.8	15	X	11.5
2.23	79	4.8	15	X	11.4
2.24	79	4.8	15	X	11.5
2.25	79	4.8	15	X	11.4
2.26	79	4.8	15	X	11.5
2.27	79	4.8	15	X	11.3
2.28	79	4.8	15	X	11.3
2.29	79	4.8	15	X	11.2
2.30	198	68	97	✓	11.4
Block 2.31 – 2.42					
2.31	220	84	112	✓	11.7
2.32	81	4.8	15	X	11.6
2.33	81	4.8	14	X	11.5
2.34	81	4.8	15	X	11.5
2.35	81	4.8	15	X	11.4
2.36	81	4.8	15	X	11.5
2.37	81	4.8	15	X	11.4
2.38	81	4.8	15	X	11.5
2.39	81	4.8	15	X	11.3
2.40	81	4.8	15	X	11.3
2.41	81	4.8	15	X	11.2
2.42	203	68	97	✓	11.4

Small Lot Housing Summary					
Lot No	Lot Area (m²)	Landscaped Area (m²) (10% required)	POS (m²) (16m2 required)	Min 3m POS dimension	Max Height (m) (12m max)
Block 2.43 – 2.54					
2.43	220	84	112	✓	11.7
2.44	81	4.8	15	X	11.6
2.45	81	4.8	14	X	11.5
2.46	81	4.8	15	X	11.5
2.47	81	4.8	15	X	11.4
2.48	81	4.8	15	X	11.5
2.49	81	4.8	15	X	11.4
2.50	81	4.8	15	X	11.5
2.51	81	4.8	15	X	11.3
2.52	81	4.8	15	X	11.3
2.53	81	4.8	15	X	11.2
2.54	203	68	97	✓	11.4
Block 2.55 - 2.63					
2.55	195	65	88	X	10.9
2.56	117	13	42	X	10.5
2.57	117	13	40	X	10.5
2.58	117	13	42	X	10.5
2.59	116	13	40	X	10.5
2.60	116	13	42	X	10.5
2.61	116	13	40	X	10.5
2.62	116	13	42	X	10.6
2.63	193	63	86	✓	11.6
SITE 3 (Proposed Lot 4 & 5)					
Block 3.01 – 3.13					
3.01	164	46	153	✓	12.7
3.02	115	16	99	✓	12.8
3.03	115	16	103	✓	12.9
3.04	114	16	99	✓	13
3.05	114	16	99	✓	13
3.06	114	16	99	✓	13
3.07	114	16	99	✓	13
3.08	113	16	99	✓	13
3.09	116	16	99	✓	13.1
3.10	221	57	193	✓	13.1
3.11	114	16	70	✓	12.5
3.12	114	16	70	✓	12.7
3.13	124	23	77	✓	11.9
Block 3.15 – 3.24					
3.15	179	56	164	✓	11.9
3.16	81	7.9	62	✓	12
3.17	81	7.9	59	✓	12
3.18	81	7.9	62	✓	12.1
3.19	81	7.9	59	✓	12.1
3.20	81	7.9	62	✓	12.2
3.21	81	7.9	59	✓	11.7
3.22	81	7.9	62	✓	11.7

Small Lot Housing Summary					
Lot No	Lot Area (m²)	Landscaped Area (m²) (10% required)	POS (m²) (16m² required)	Min 3m POS dimension	Max Height (m) (12m max)
3.23	81	7.9	59	✓	11.8
3.24	146	34	115	✓	11.9
Block 3.25 – 3.34					
3.25	178	56	96	✓	11.1
3.26	79	6.4	28	X	10.9
3.27	79	6.4	26	X	10.9
3.28	79	6.4	28	X	11
3.29	79	6.4	26	X	11
3.30	79	6.4	28	X	11
3.31	79	6.4	26	X	11
3.32	79	6.4	28	X	11
3.33	79	6.4	26	X	11
3.34	159	22	39	X	11
Block 3.14, 3.35 – 3.39					
3.14	138	34	55	X	10.9
3.35	112	14.5	92	✓	11.7
3.36	111	14.5	92	✓	11.8
3.37	111	14.5	92	✓	11.7
3.38	111	14.5	92	✓	11.8
3.39	135	34	112	✓	11.9
Block 3.40 – 3.49					
3.40	163	22	39	X	10.7
3.41	81	7.9	28	X	10.5
3.42	81	7.9	26	X	10.4
3.43	81	7.9	28	X	10.4
3.44	81	7.9	26	X	10.3
3.45	81	7.9	28	X	10.2
3.46	81	7.9	26	X	10.2
3.47	81	7.9	28	X	10.2
3.48	81	7.9	26	X	10.2
3.49	186	56	96	X	10.2
Block 3.50 – 3.59					
3.50	189	56	96	X	10.7
3.51	81	7.8	28	X	10.7
3.52	81	7.8	26	X	10.8
3.53	81	7.8	28	X	10.9
3.54	81	7.8	26	X	11.2
3.55	81	7.8	28	X	11.2
3.56	81	7.8	26	X	11.3
3.57	81	7.8	28	X	11.5
3.58	81	7.8	26	X	11.6
3.59	147	22	39	X	11.3
Block 3.60 – 3.72					
3.60	125	27	99	✓	12
3.61	109	15.5	29	X	10.8
3.62	110	15.5	29	X	10.8
3.63	222	62	196	✓	9.4

Small Lot Housing Summary					
Lot No	Lot Area (m²)	Landscaped Area (m²) (10% required)	POS (m²) (16m² required)	Min 3m POS dimension	Max Height (m) (12m max)
3.64	118	16.5	30	X	11.9
3.65	116	16.5	33	X	11.7
3.66	116	16.5	30	X	11.6
3.67	116	16.5	33	X	11.5
3.68	116	16.5	30	X	11.3
3.69	116	16.5	33	X	11.2
3.70	116	16.5	30	X	11.4
3.71	116	16.5	33	X	11.4
3.72	181	60	100	✓	11.3

5 STATUTORY CONSIDERATIONS

5.3 Relevant matters for consideration

The following Environmental Planning Instruments, Development Control Plans, and Codes or Policies are relevant to this application:

Environmental Planning Instruments (EPI's)

- *State Environmental Planning Policy (Resilience and Hazards) 2021;*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021;*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021; and*
- *State Environmental Planning Policy (Precincts – Western Parkland City) 2021.*

Development Control Plans

- *Edmondson Park South Development Control Plan 2012.*

Other Matters

- *Liverpool City Council Community Engagement Strategy 2022*
- *Liverpool Contributions Plan 2008 – Edmondson Park applies to the site pursuant to Section 7.11 of the EPA & Act.*
- *A Special Infrastructure Contribution is also required under the Western Sydney Growth Areas Special Infrastructure Contributions Area, noting that the new Housing and Productivity will not apply to the Growth Areas until 2026.*

6 ASSESSMENT

6.3 Section 4.15(1)(a)(1) – Any Environmental Planning Instrument

(a) State Environmental Planning Policy (Resilience and Hazards) 2021

The proposal has been assessed under the relevant provisions of SEPP (Resilience and Hazards) 2021, specifically Chapter 4 – Remediation of Land, as the proposal.

The objectives of SEPP (Resilience and Hazards) 2021 are:

- to provide for a state wide planning approach to the remediation of contaminated land.

- to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Pursuant to the above SEPP, Council must consider:

- whether the land is contaminated.
- if the land is contaminated, whether it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the proposed use.

Pursuant to Clause 4.6 of SEPP (Resilience and Hazards) 2021, a consent authority is unable to grant development consent unless it has considered whether the land is contaminated and, if so, whether the consent authority is satisfied that the land is suitable in its contaminated state or can be remediated to be made suitable for the purposes for which the development is proposed to be carried out.

This DA is supported by an Environmental Site Assessment (ESI). The ESI was reviewed by Councils Environmental Health officer who raised no objection subject to conditions of consent. It is considered that the EDI adequately demonstrates that the site is and/or can readily be made suitable to accommodate the proposed residential townhouses.

Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination and remediation must be immediately notified to Council and the Principal Certifying Authority in writing.

Pursuant to Clause 4 of State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 4 Remediation of Land, Council is also required to undertake a merit assessment of the proposed development. The following table summarises the matters for consideration in determining a development application.

Clause 4.6 - Contamination and remediation to be considered in determining development application	Comment
(1) A consent authority must not consent to the carrying out of any development on land unless:	
(a) it has considered whether the land is contaminated, and	Identified contamination are not considered to present an unacceptable risk with response to the proposed use.
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and	Councils Environmental Health officer reviewed the application and raised no objection subject to conditions of consent. Remediation works are not required.
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.	

Based on the above assessment, the proposal is considered to satisfy the relevant objectives and provisions of State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 4 Remediation of Land. Therefore, it is considered that the subject site is suitable for the proposed development subject to conditions.

(b) State Environmental Planning Policy (Transport and Infrastructure) 2021

The provisions of the SEPP (Transport and Infrastructure) 2021 are to be considered in respect of Clause 2.98, 2.99 Clause 2.100. These clauses 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, therefore do not apply.

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.

The proposed development was referred to Sydney Trains, however is not adjacent to the rail corridor therefore, no further enquires are required under the SEPP.

(c) State Environmental Planning Policy (Biodiversity and Conservation) 2021

Note: Chapters 7 – 12 of State Environmental Planning Policy (Biodiversity and Conservation) 2021 were repealed on 21 November 2022 relating to the former catchment areas.

The subject land is located within the Georges River Catchment and as such State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 6 Water Catchments, applies to the application. The Biodiversity and Conservation SEPP aims to protect the environment of the Georges River Catchment by ensuring that water quality impacts are considered.

In accordance with the SEPP, when a consent authority determines a development application, the provisions in Part 6.2 - Development in Regulated Catchments are to be considered and consent must not be granted unless the consent authority is satisfied that the matters have been addressed. Accordingly, a table summarising the matters for consideration in determining development applications (Part 6.2) and compliance with such is provided below.

Part 6.2 – Development in Regulated Catchments	
Division 2 – Controls on development generally	Comment
6.6 – Water quality and quantity	Complies Council's Land Development Engineers and Floodplain Engineers have reviewed the subject application and have provided conditions of consent aimed to improve the quality of expected stormwater discharge and associated stormwater quantities from the site.
6.7 – Aquatic ecology	Complies The Department of Planning and Environment—Water has raised no objections to the proposal and has advised that a controlled activity is not required as the proposed works are not located waterfront land. Clearing of vegetation on the site was previously approved under DA-472/2081.
6.8 – Flooding	Complies The subject site is not identified as flood prone land. Council's floodplain engineers have provided conditions of consent relating to stormwater management.
6.9 – Recreation and public access	Complies The development is unlikely to impact on public access to and around foreshores.
6.10 – Total catchment management	Complies Environmental planning consideration through the provisions of Liverpool LEP and the SEPP, has considered the impact of this land within the catchment. Council's Land Development Engineers and Floodplain Engineers have provided conditions of consent aimed to improve the quality of expected stormwater discharge from the site

Division 3 – Controls on development in specific areas		Comment
6.11 – Land within 100m of natural waterbody		Complies The site is located >100m from the nearby waterbody associated with Maxwells Creek to the east. A referral was sent to DPE-Water, who advised that a Controlled Activity Approval was not required for the proposed development.
6.12 – Riverine scenic areas		Not applicable
6.13 – Hawkesbury-Nepean conservation area sub-catchments		Not applicable
6.14 – Temporary use of land in Sydney Harbour Catchment		Not applicable
Division 4 – Controls on development for specific purposes		Comment
6.15 – Aquaculture		Not applicable
6.16 – Artificial waterbodies		Not applicable
6.17 – Heavy and hazardous industries		Not applicable
6.18 – Marinas		Not applicable
6.19 – Moorings		Not applicable
6.20 – On-site domestic sewerage systems		Not applicable
6.21 – Stormwater management		Complies Council's Land Development Engineers and Floodplain Engineers have reviewed the subject application and have provided conditions of consent aimed to improve the quality of expected stormwater discharge from the site and for the stormwater facilities over the site.
6.22 – Waste or resource management facilities		Not applicable
6.23 – Demolition on certain land		Not applicable

It is considered that the proposal satisfies the provisions of State Environmental Planning Policy (Biodiversity and Conservation) 2021.

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

The site is within the Edmondson Park South precinct and is subject to the provisions within Chapter 2 – State Significant Precincts, Appendix 1 – Edmondson Park South Site of SEPP (Precincts – Western Parkland City) 2021.

(i) Zoning

The site is zoned R1 General Residential under State Environmental Planning Policy (Precincts—Western Parkland City) 2021.

An extract of the zoning map is found in the figure 16 below.

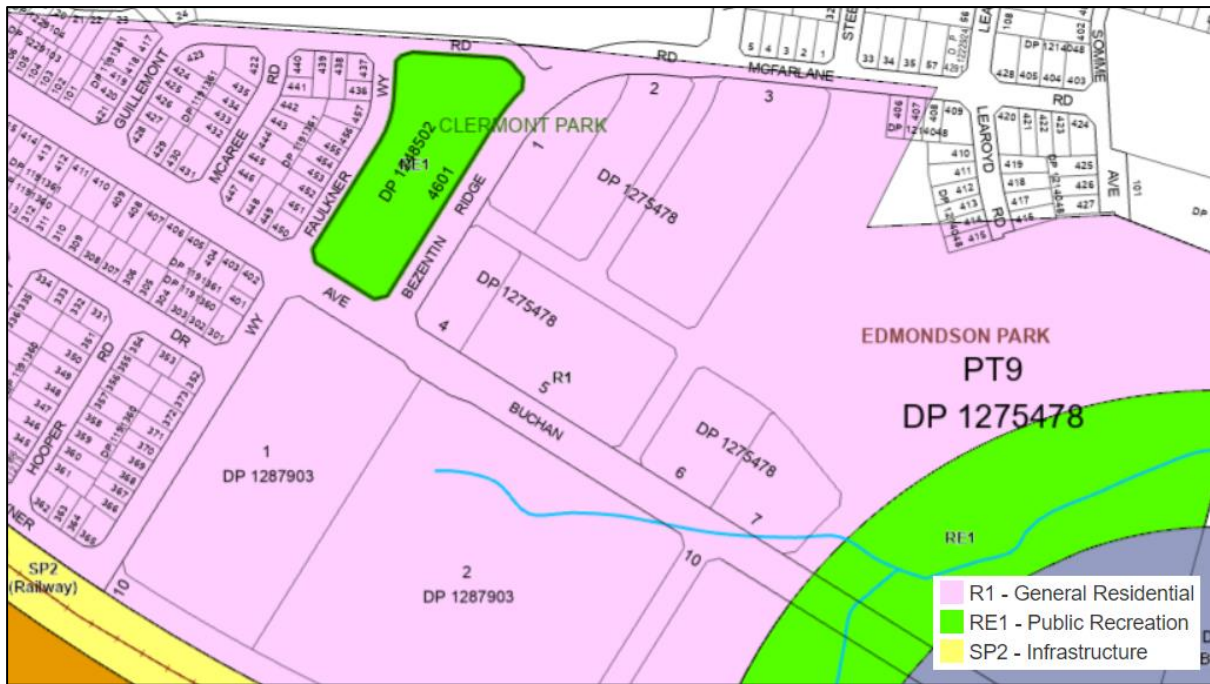


Figure 16: Extract of zoning map

(ii) Permissibility

Under the Western Parkland City SEPP (Appendix 1, Part 1, Clause 2, subclause (2), words and expressions applicable to Edmondson Park South have the same meaning as prescribed in the standard instrument. Accordingly, the proposed development is best described as ‘multi dwelling housing’ which is permitted with consent.

‘Multi dwelling housing’ is defined as follows:

“multi dwelling housing 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.

Note. Multi dwelling housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.”

Accordingly, the proposed development is permissible with consent under the Western Parkland City SEPP.

(iii) Objectives of the zone

Objectives of the R1 General Residential Zone are:

- a) to provide for the housing needs of the community,
- b) to provide for a variety of housing types and densities,
- c) to enable other land uses that provide facilities or services to meet the day to day needs of residents.

The proposed development involves the creation of medium density housing, that will facilitate a mixture of dwelling typologies at the site. The proposed will also allow the integration of medium density residential housing within walking distance to public transport, a future town

centre and regional park land. Accordingly, the proposed development is considered to be consistent with the objectives of the R1 zone.

(iv) Principal Development Standards

The SEPP (Precincts – Western Parkland City) 2021 - Appendix 1 – Edmondson Park South Site contains a number of provisions which are relevant to the proposal. Assessment of the application against the relative provisions is provided below.

Clause	Provision	Comment
Clause 9 – Zone	Zone Objectives and Land Use Table	Complies The proposal is permissible with development consent within the R1-General Residential zone and is consistent with the objectives of the zone.
Clause 16 – Subdivision	Land within the Edmondson Park South site may be subdivided, but only with development consent.	Complies Subdivision is permissible under this clause of the SEPP. The site is to operate under a Community Title scheme.
Clause 17 – Minimum subdivision lot size	The minimum identified Lot Size for the site is 125sqm.	Not applicable This section does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.
Clause 18 – Height of buildings	The height of a building on any land within the Edmondson Park South site is not to exceed the maximum height shown for the land on the Height of Buildings Map. Site affected by a 12m height limit.	Considered Acceptable – Refer to 4.6 discussion in the body of this report. 4.6 variation to Building Height is proposed. A number of units protrude into the height limit of 12m by a maximum of 1.37m (11.42%) which encompasses rooftop terraces and primarily roof features. It is noted that MOD 5 proposes 21m height limit in this area.
Clause 19 – Floor space ratio	No FSR control is defined for the subject site.	Not applicable
Clause 20 – Calculation of floor space ratio and site area	Sets out rules for the calculation of the site area of development for the purpose of applying permitted floor space ratios.	Not applicable
Clause 23 – Demolition requires consent	The demolition of a building or work may be carried out only with consent.	Not Applicable Demolition not proposed.
Clause 26 – Flood Planning	To minimise the flood risk to life and property associated with the use of land. To allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change. To avoid significant adverse impacts on flood behaviour and the environment.	Complies with conditions The site does not include any land identified as flood prone land. The proposal was assessed by Council's Floodplain Engineering Section who are satisfied with the proposal subject to conditions of consent.

Clause 28 - Exceptions to development standards—other development	Development consent may, subject to this section, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument	Not Applicable
Clause 31 – Preservation of Trees	Approvals required for tree removal.	Complies Tree removal has already been approved as part of separate DAs, within R1 zoned land. The application was referred to Council's Landscape and Biodiversity officers who raised no objection.
Clause 32 – Native Vegetation areas	Requires the protection and management of native vegetation areas.	Not Applicable Tree removal has already been approved as part of separate DAs, within R1 zoned land. The application was referred to Council's Landscape and Biodiversity officers who raised no objection.
Clause 33 – Heritage Conservation	Consent required to demolish heritage buildings or works.	Complies with conditions The proposed development has been considered by Council's Heritage Officer and no objections or concerns have been raised, subject to conditions.
Clause 34 – Public Utility Infrastructure	Development consent must not be granted for development unless the consent authority is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required	Complies with conditions Confirmation from relevant utility and infrastructure providers that the site is capable of being adequately serviced has been obtained. Standard conditions of consent to ensure the site is connected to water, reticulated sewer and electricity.
Clause 36 – Development Control Plan	Development consent must not be granted for development on land within the Edmondson Park South site unless a development control plan has been prepared for the land.	Complies The Edmondson Park South DCP applies to the site and satisfies this requirement. It is noted that as MOD 5 has not been gazetted the above DCP remains applicable.
Clause 37 – Relevant Acquisition Authority	The objective of clause is to identify, for the purposes of section 27 of the Act, the authority of the State that will be the relevant authority to acquire land reserved for certain public purposes if the land is required to be acquired.	Not Applicable The subject land is not identified for acquisition by Council.

6.4 Clause 4.6 Exception to Development Standards

6.4.1 The Development Standard

Clause 18 of SEPP (Precincts – Western Parkland City) 2021 - Appendix 1 – Edmondson Park

South Site states:

The height of a building on any land within the Edmondson Park South site is not to exceed the maximum height shown for the land on the Height of Buildings Map.

The subject site falls within falls within area M with a maximum height allowance of 12m as illustrated in Figure 13 below.

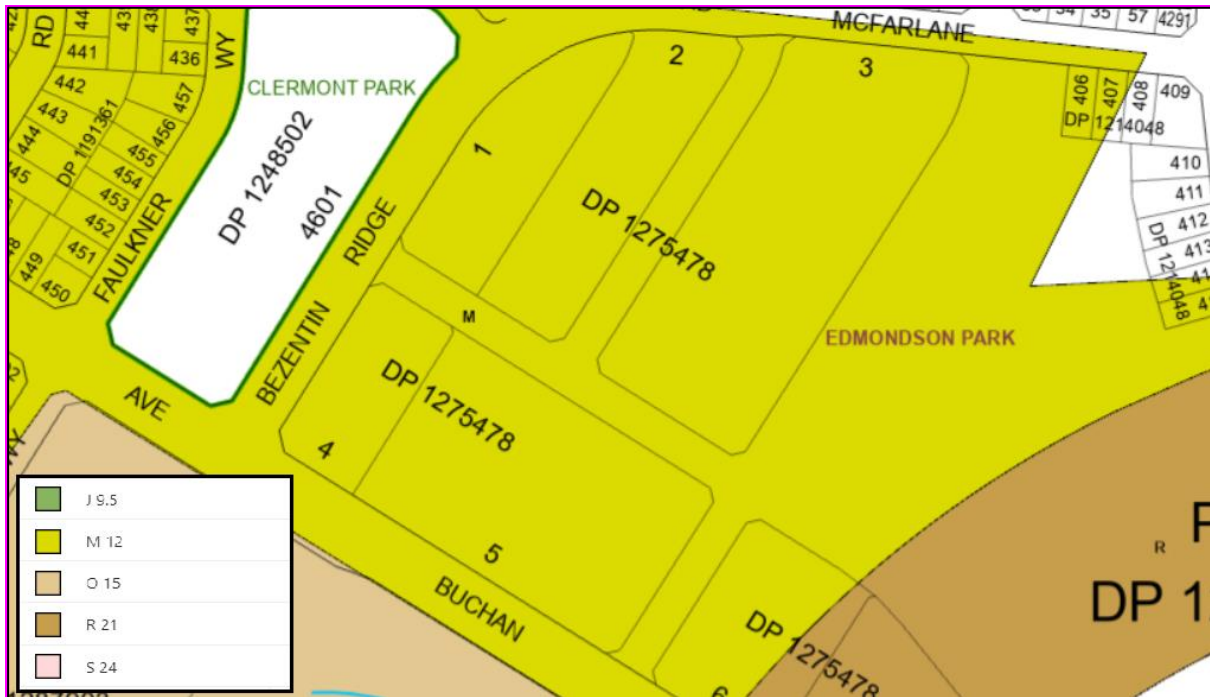


Figure 17: Extract of Height of Buildings Map

Clauses 4.3 Height of Buildings in the State Environmental Planning Policy (Precincts – Western City) 2021 states:

(1) The objectives of this section are as follows—

- (a) to preserve the amenity of adjoining development in terms of solar access to dwellings, private open space and bulk and scale,*
- (b) to provide for a range of residential building heights in appropriate locations that provide a high quality urban form,*
- (c) to facilitate higher density neighbourhood and town centres while minimising impacts on adjacent residential areas,*
- (d) to provide appropriate height controls for commercial and industrial development.*

6.4.2 The Contravention

The development proposes a maximum height of 13.37m which seeks a variation to the maximum height by 1.37m (11.42%) for Lot 1.13 (Figure 18 below).

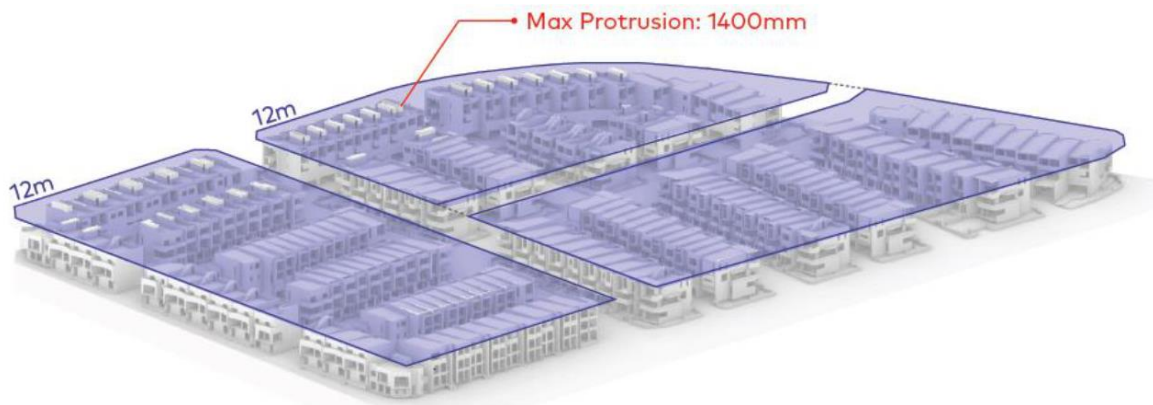


Figure 18: Height Plain Extract

The consideration of the height variation is based on two factors. Firstly, the height aspect of MOD 5 implies a 21m height limit for the western extent of the site and it is reasonable to assume that the amended height control will apply to the site upon approval of MOD 5 as this is in principle, supported in the draft MOD 5. However, this does not establish solid planning grounds for the proposed height variation therefore, the height variation request has been submitted to justify the proposed height variation on current planning grounds which is the second factor noted by the applicant.

6.4.3 Clause 4.6 of the State Environmental Planning Policy (Precincts – Western City) 2021 – Height of Buildings

Clause 4.6 (1) sets out the objectives and states:

- (1) *The objectives of this section are—*
 - (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development, and*
 - (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*

Clause 4.6(2) allows consent to be granted where a development standard is contravened and states:

- (2) *Consent may, subject to this section, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this section does not apply to a development standard that is expressly excluded from the operation of this section.*

Clause 4.6(3) requires the applicant to make a written request to the consent authority which seeks to justify the contravention of the development standard. Clause 4.6(3) states:

- (3) *Development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the applicant for development consent has demonstrated that—*
 - (a) *compliance with the development standard is unreasonable or unnecessary in the circumstances, and*
 - (b) *there are sufficient environmental planning grounds to justify the contravention of the development standard.*

Note—The [Environmental Planning and Assessment Regulation 2021](#) requires the development application to be accompanied by a document setting out the grounds on which the applicant seeks to demonstrate the matters in paragraphs (a) and (b).

Clause 4.6(4) requires the consent authority to assess the applicant's written request against the provisions of Clause 4.6(3), to be satisfied that the proposed development will be in the public interest and to obtain the concurrence of the Secretary. Clause 4.6(4) states:

- (4) The consent authority must keep a record of its assessment carried out under subsection (3).

Preconditions to be satisfied.

Clause 4.6(4) of the LEP establishes preconditions that must be satisfied before a consent authority can exercise the power to grant development consent for development that contravenes a development standard. Clause 4.6(2) provides the power to grant development consent for a development that contravenes the development standard subject to conditions.

The two preconditions include:

1. Tests to be satisfied pursuant to Cl 4.6(4)(a) – this includes matters under Cl 4.6(3)(a) and (b) in relation to whether the proposal is unreasonable and unnecessary in the circumstances of the case and whether there are sufficient environmental planning grounds to justify contravening the development standard and whether the proposal is in the public interest (Cl 4.6(a)(ii)); and
2. Tests to be satisfied pursuant to Cl 4.6(b) – concurrence of the Planning Secretary.

These matters are considered below for the proposed development having regard to the applicant's Clause 4.6 request.

Applicant justification in relation to whether the proposal is unreasonable and unnecessary

The proposal:

- Satisfies the objectives of the zone and the development standards;
- Achieves the density envisaged under the relevant planning controls, in particular the future density for the site.
- Does not impact any heritage value on or within the site.
- The proposed development is compatible with the scale, design, and character of the neighborhood as existing which predominantly detached attached and semi-attached dwellings to the north and west and will be a transition development into the higher density sites envisaged to the east and south of the site.
- The development provides a typology that offers larger 3-4 bedroom dwellings that are not common, which will add to the diverse housing options in the area.
- The part of the building that exceeds the development standard is limited to one (1.37m) max which is not a storey. It is appropriately set back from the street, to minimise the

perceived bulk and scale of the proposed development. This part of the building does not contribute to significant adverse impact on adjoining properties in terms of overshadowing, visual privacy, or view impacts; and

- The proposed development is generally compliant with the controls, or the intent of the controls, contained in Precincts SEPP, future MOD 5 masterplan and generally consistent with the objectives of the DCP.

Applicant justification whether there are sufficient environmental planning grounds to justify contravening the development standard

- The environmental planning grounds provided by the applicant are the same as those provided above.

Applicant justification whether the proposal is in the public interest

The proposal remains consistent with the objectives of the Height of Buildings standard.

The Panel can assume the Secretary's concurrence under Planning Circular PS 18-003 issued on 21 February 2018.

Planning Circular PS 18-003 states the following in terms of assuming concurrence from the Secretary for applications determined by a Planning Panel:

The restriction on delegates determining applications involving numerical or non-numerical standards does not apply to all regionally significant development. This is because all regionally significant development is determined by a panel and is not delegated to council staff.

6.5 Section 4.15(1)(a)(ii) - Any Draft Environmental Planning Instrument

No draft Environmental Planning Instruments applies to the site.

6.6 Section 4.15(1)(a)(iii) - Provisions of any Development Control Plan

Provided that Modification 5 to the Edmondson Park South Masterplan (The Plan) has not been approved by the DPE, the following Development Control Plans apply to the subject site:

- *Edmondson Park South Development Control Plan 2012*

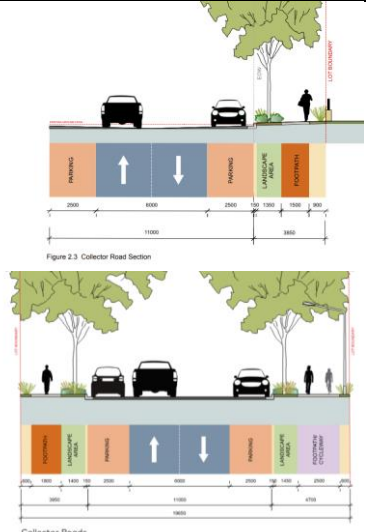
(a) Edmondson Park South Development Control Plan 2012

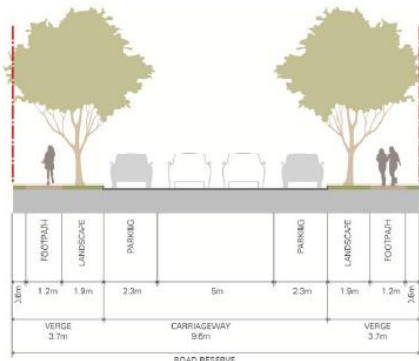
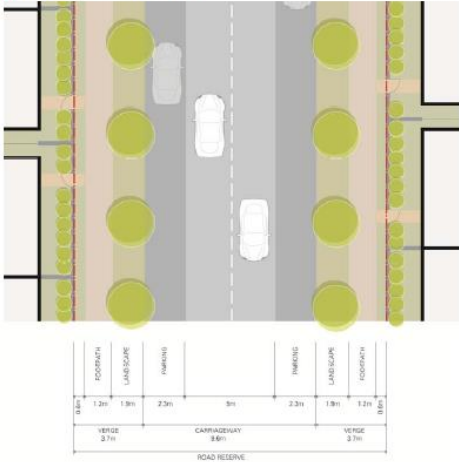
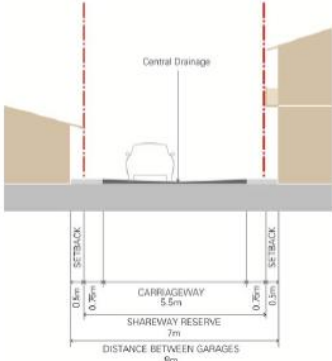
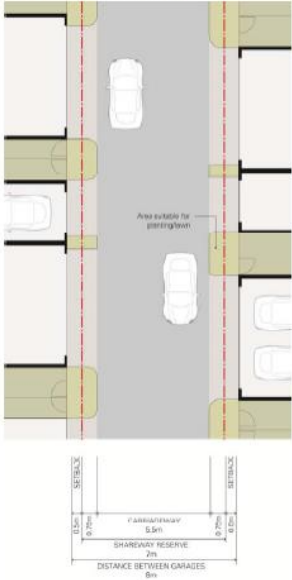
The provisions of the Edmondson Park South DCP 2012 apply to this development. The key controls are discussed in the following tables.

Development Control	Provision	Comment
Part 1 Introduction		
Section 1.2 Purpose of the plan	The purpose of the DCP is to support the objectives of Western Parklands City SEPP relating to Edmondson Park South	Complies The application supports the objectives of the Western Parkland City SEPP in


Development Control	Provision	Comment
	and to facilitate the development of residential, open space, recreation, retail and commercial uses within the site.	relation to Edmondson Park.
Section 1.4 Relationship to other plans	Sets out the relevant sections of the Liverpool DCP that apply and sets out that in the event of an inconsistency the Edmondson Park South DCP shall prevail in relation to development in Edmondson Park South.	Noted.
Part 2 Vision for Edmondson Park		
Section 2.1 Desired outcomes	Figure 2 and Table 1 under this clause of the DCP sets out the broad level development outcomes for Edmondson Park South. It outlines the land uses, urban structure, major transport linkages, open space and riparian corridors, heritage areas, major infrastructure alignments and location of schools.	<p>Considered Acceptable</p> <p>The proposed development is considered consistent with the desired outcomes of the Edmondson Park Concept Plan in Figure 2 of the DCP.</p> <p>Additional internal rear lanes and access roads are proposed to support egress.</p> <p>The location of Secondary Roads 01 – 03 has previously been approved.</p>
Section 2.2 Character analysis	<p>The site is located in Character Area 2 and sets out the following qualities or characteristics for these areas:</p> <ul style="list-style-type: none"> • Urban, but predominately residential area surrounding the combined primary and high school and the Maxwells Creek North Riparian Corridor. Physical and visual links to the Town Centre. • A transition between the Town Centre and the medium to lower density residential areas to the north. • Housing types reinforce the urban character and proximity to Town Centre, school and public transport. Products include small lot/attached housing. • Building setbacks will be used to reinforce the urban style and character of areas closer to the school and Town Centre. • The public realm becomes a learning experience, provides connectivity for the journey from the Regional Park west to east and a frame for the north edge of the Town Centre. Subtle lessons embedded in the landscape extend learning beyond school walls. 	<p>Complies</p> <p>The proposed development is consistent with the locality characteristics for Character Area 2.</p>
2.3 Residential dwelling target	Sets a minimum dwelling target of 439 dwellings for Area 2 which comprises the subject site.	<p>Considered Acceptable</p> <p>The proposal delivers 178 residential allotments or 40% of the total dwelling target for Area 2.</p> <p>Subject to agreement with Council dwelling yield may be 'traded' between</p>

Development Control	Provision	Comment
		<p>areas. Future developments within the remainder of Area 2 are capable of making up the remaining 261 dwellings required.</p> <p>The subject site only comprises part of the entire land mass of Area 2. The applicant notes that 178 dwellings are proportionate to the land of Area 2 that the proposal is sited on. However, the applicant bases this calculation on a Concept Plan in which Area 2 has a target yield of 570 dwellings, not 439 as per the DCP. Given that MOD 5 has not been approved yet this total should be modified to reflect the control as stipulated in the DCP.</p> <p>See justification under discussion section below and in part, section 4.3 of the DEP discussion above.</p>
Part 3 Urban Structure and Public Domain		
3.1 Street network	1. The street network is to be provided generally in accordance with Figure 6 and Table 4 below.	<p>Complies</p> <p>The street network aligns with that illustrated in Figure 6. An Urban Street to the west in Bezentin Ridge Road is retained while Urban Street - McFarlane Road to the north is retained. Buchan Avenue is identified as a Collector Road (bus route).</p> <p>Additional internal rear lanes and access roads are proposed to support egress. The proposed roads have been designed in accordance with recommendations by the Liverpool DEP.</p>
	2. Street design is to be in accordance with the indicative street cross sections at Figures 7 - 16.	<p>Can comply by Condition of Consent – Conditions imposed</p> <p>The proposed street cross sections do not appear to be wholly consistent with the DCP.</p> <p>The 'Landscape DA Report' indicates a unique 'Collector Road' (Figure 2.3). configuration with a 1.5m footpath. Which appears to be only proposed along Buchan Avenue and parts of McFarlane Road (i.e., east of Vinny Road).</p> <p>The streetscape sections in the 'Architectural Design Report' do not align with the 'Landscape DA Report' (Collector Road).</p>


Development Control	Provision	Comment
		 <p>The existing conditions suggests Buchan Avenue is not consistent with either of the Road Sections indicated within the EPS DCP (Figure 9) or the applicants 'Landscape DA Report'</p> <p>Buchan Avenue currently includes a 2.5m shared path (southern side), two separated one-way cycle lanes, two parking lanes, two travel lanes and a vacant verge on the northern roadside.</p> <p>Observations of the existing conditions suggests Bezentin Ridge Road is also not consistent with the 'Typical Collector Road Section' (Figure 9) of the EPS DCP and/or the 'Collector Road Section' (Figure 2.3) within the 'Landscape DA Report'.</p> <p>Bezentin Ridge Road currently includes a 2.5m shared path on either side of the road. The western side is aligned to the back of kerb and the eastern side is setback approximately 1.4m from the kerb.</p> <p>It is also worth noting that the shared path along the western side connects to a wider shared path network, whilst the eastern side does not.</p> <p>More specific street sections that correspond to the DCP road sections are required for review. Therefore, conditions of consent have been imposed, and have requested</p>

Development Control	Provision	Comment
		amended section plans that align with the desired character of the DCP.
	 <p>Figure 10 - Typical Urban Street section</p>  <p>Figure 11 - Typical Urban Street (plan)</p>  <p>Figure 14 - Typical Laneway section</p>  <p>Figure 15 - Typical Laneway (plan)</p> <p>Figure 19: EPS DCP Road cross-sections</p>	
	3. All subdivision DAs are to specify the street hierarchy and indicate the various street types and intersection treatments.	Complies The subdivision identifies the street hierarchy and includes details of street types including street cross sections and intersection treatments.
	4. No vehicular access to residential properties is permitted directly from Campbelltown Road or Macdonald Road. Access to these lots will be from a service road or laneway.	Complies The proposal does not propose any vehicular access to properties off Campbelltown Road or MacDonald Road.
	5. Cul-de-sacs or mews may be included only in limited and appropriate circumstances where the applicant can demonstrate that street network objectives are satisfied.	Complies No roads are terminating which result in the requirement for cul-de-sacs.
	6. The design of the local street network is to:	Considered Acceptable The proposed development is generally consistent with the concept plan for the precinct.

Development Control	Provision	Comment
	<ul style="list-style-type: none"> a) establish a grid-like street network pattern to facilitate walking and cycling and enable direct local vehicle trips, b) create a safe environment for walking and cycling with safe crossing points, c) encourage a low-speed traffic environment, d) optimise solar access opportunities for dwellings, e) take account of topography and view lines, f) provide <u>frontage</u> to and maximise surveillance of open space and riparian corridors, g) facilitate wayfinding and <u>place</u> making opportunities by taking into account streetscape features, adjacent built <u>form</u> controls, artwork and provision for small open spaces and pocket parks, and h) retain existing trees, where appropriate, within the <u>road</u> reserve. 	<p>However, one of the major benefits of the proposed rear-loaded lots, is the ability to provide uninterrupted streetscape frontages that maximise street tree plantings, additional vegetation, and other public domain elements within the streetscape.</p> <p>In this regard, council's questions the effectiveness of the proposed street layout, as the dwelling frontages and street tree quantities included within the three 'Minor Roads' are severely limited by the road layout.</p> <p>Conditions of consent have been imposed required design changes to the street tree layout and improved street canopy cover.</p>
	7. Footpaths are to be provided consistent with the street sections (Figures 7 - 16) and on both sides of all streets within the Town Centre, urban residential streets and along key pedestrian routes in suburban streets. Elsewhere footpaths are to be provided on at least one side and on both sides where pedestrian or vehicular traffic is high.	<p>Complies with conditions</p> <p>Conditions will apply to ensure the correct standards are met for cross sections and street design as well as traffic facilities in the development.</p>
	8. On street parallel parking is to be provided consistent with the street sections (Figures 7 – 16). Subdivision Development Applications are to demonstrate that lots with frontages less than 10m have reasonable street parking.	<p>Complies with conditions</p> <p>Conditions will apply to ensure the correct standards are met for cross sections and street design as well as traffic facilities in the development.</p>
	9. On street bicycle facilities are to be provided in accordance with the street sections (Figures 7 – 16).	<p>Complies with conditions</p> <p>Conditions will apply to ensure the correct standards are met for cross sections and street design as well as traffic facilities in the development.</p>
	10. Streets adjacent to <u>conservation</u> areas and other open space / riparian corridors are to be designed to facilitate pedestrian and cycle movements whilst allowing for incidental surveillance along the <u>bushland</u> / open space fringe. Appropriate night lighting may be required in key locations to improve safety and security. APZ requirements to be accommodated as relevant.	<p>Complies</p> <p>Bezentin Ridge Road to the west is adjacent to open space in the form of Clermont Park. Road cross sections are provided in accordance with the DCP.</p>
	11. Street layout and design is to consider	Complies

Development Control	Provision	Comment
	opportunities for the retention of existing significant trees within the <u>road</u> reserve where possible. Trees may be incorporated with small, informal spaces that provide opportunities for 'greening the street' and passive recreation and meeting points. A Tree Management Plan will be prepared by a suitably qualified person with the relevant tree protection measures to minimise any potential impacts on the trees to be retained.	Tree removal of most of the site was approved under a separate Das previously approved for subdivision, earthworks, and vegetation removal and carried out. <i>Refer to the Background section in the body of this report for details.</i>
3.2 Public transport	1. Integrate rail and bus services	<p>Not applicable</p> <p>While a indicative bus route is identified to the south of the site along Buchan Avenue no bus services are identified as being required within the site.</p> <p>Any bus stops that may result from the proposal as required will be imposed by Council's Traffic Committee during the S138 application review.</p> <p>No comments were provided from Sydney Trains in the referral as the development does not trigger any development within 25m of the railway line.</p>
	2. Provide dedicated cycle routes and facilities, and a highly permeable and safe pedestrian network.	<p>Complies</p> <p>Road cross sections allow for cycle lanes on major existing roads.</p>
	3. Provide local bus routes (short, medium and long term) and a bus / rail interchange in accordance with Figure 17 or other routes as determined by Transport for NSW.	<p>Not applicable</p> <p>No bus routes are identified within the subject site under the DCP.</p>
3.3 Pedestrian and cycle network	<p>1. The key pedestrian and cycle network is to be provided in generally in accordance with Figure 18.</p> <p>See extract below showing shared pedestrian / cycleways (orange).</p> 	<p>Complies</p> <p>An existing on-road cycle path forms part of Buchan Avenue to the south.</p> <p>Council commends the overall pedestrian focused streetscape design implemented by the applicant including multiple through-site links, pedestrianised (shared zone) streets, and lanes, as well as the clear priority of footpath traffic throughout the site (at intersections).</p>

Development Control	Provision	Comment
	2. Locate pedestrian paths and cycle ways in open spaces close to the streets to take advantage of street lighting to allow casual surveillance by residents and motorists. Where this is not practical, paths must be well lit or visible from the street.	Complies An existing on-road cycle path forms part of Buchan Avenue to the south. Pedestrian paths are incorporated into all new proposed lanes, access roads, and secondary roads.
	3. Provide pedestrian pathways with a minimum width of 1.2 m, or greater as indicated in relevant street sections, on both sides of all streets.	Complies All footpaths are a minimum of 1.2m wide.
	4. Provide shared pedestrian paths and cycle ways to a minimum of 2.5m wide (refer to Figure 18).	Not applicable Shared paths not proposed. Existing on-road cycleway to Buchan Avenue to be utilised.
	5. Pedestrian and cycle paths are to be provided as part of the open space and recreation areas. Where practical, these should be provided outside the core riparian corridor areas.	Not applicable No open recreation space is proposed.
	6. Ensure designated cycle lanes are clearly identified on streets by line-markings / surface treatment on the street surface and / or by signs beside the street.	Complies with conditions Line marking and signage will form part of conditions of consent.
	7. Design and locate vehicular access to all developments to minimise conflicts with pedestrians and cyclists.	Complies Vehicular access points to lots are located to minimise conflict points.
	8. Ensure pedestrian and cycle facilities in public spaces are safe, well lit, clearly defined, functional and accessible to all users.	Complies with conditions Street lighting requirements can be conditioned. There is an inadequate distribution of safe crossing points along 'Minor Roads 01, 02 & 03'. This will result in an impractical pedestrian route when using the through site links and shared streets / laneways to move throughout the site.
	9. Clearly and frequently signpost shared pedestrian / cycle ways, as well as cycle lanes on public streets to indicate their shared status.	Complies with conditions Line marking and signage will form part of conditions of consent.
	10. Design pedestrian and cycle ways, as well as pedestrian refuge islands so that they are fully accessible by all users in terms of access points and gradients, in accordance with AS 1428 (Part 1 to 4 Design for access and mobility).	Complies with conditions Conditions will apply to ensure the correct standards are met for cross sections and street design as well as traffic facilities in the development.
	11. Pedestrian footpaths along school frontages are to be a minimum of 2.5m wide.	Not applicable Existing pedestrian footpaths along the southern side of Buchan Ave, are not part of this development. They are adjacent to the site of a future Primary School and are a minimum of 2.5m wide.

Development Control	Provision	Comment
	12. Provide safe and accessible public bicycle parking facilities in high pedestrian trafficked areas, particularly near schools, regional parks, commuter parking stations and the town centre.	Not applicable Public bicycle parking facilities are not proposed.
	13. Pedestrian and cycle crossing facilities on Campbelltown Road are to facilitate safe north-south pedestrian/cyclist access.	Not applicable Not applicable to this proposal.
	14. Pedestrian routes and crossing facilities are to connect the pedestrian network to public transport stops.	Not applicable Not applicable to this proposal.
3.4 Local Open space network	1. The open space network for Edmondson Park South is to be provided in accordance with Figure 19.	Complies The proposal is consistent with Figure 19. Public Open Space – Clermont Park is located adjacent to the west.
	2. Link the open spaces using streets, riparian corridors, pedestrian paths and cycle ways.	Complies The proposed secondary Road 03 provides a street connection to the Public Open Space. Streets incorporate pedestrian paths in accordance with 3.1 and 3.3 above.
	3. Orient development surrounding open space towards the park to offer casual surveillance.	Complies Lots along the western boundary are oriented to front the park.
	4. Provided perimeter streets to all parks on at least three sides. Where a street frontage is not provided the development must front the park to provide surveillance.	Complies As demonstrated in the provided Public Domain plan perimeter street trees are proposed along Bezentin Ridge Road facing the park.
	5. Incorporate public art in open space areas where appropriate.	Complies with conditions Public art conditions will be applied by Council's Public Art Officer.
3.5 Safety and security	Sets out controls to ensure the landscaping, lighting, street design and public places are designed to maximise public safety.	Complies with conditions Landscaping and street design, as well as street lighting, will form conditions of consent
3.6 Heritage conservation and interpretation	<p>1. Development on or in close proximity of the heritage areas shown at Figure 20 is to be consistent with the requirements set out in Table 7 below.</p> 	Complies with conditions The proposed development has been considered by Heritage Officer and no objections or concerns have been raised subject to conditions of consent.

Development Control	Provision	Comment
	<p>LEGEND</p> <p>— DCP Boundary</p> <p>- - - LGA Boundary</p> <p>■ Bardia Barracks (Military Heritage Precinct)</p> <p>■ Mont St Quentin Oval</p> <p>■ Memorial Forest</p> <p>● Heritage Artefact</p>	
	<p>a) Prior to the issue of a construction certificate for any works in proximity of to an archaeological artefacts (Figure 20), the relevant recommendations and procedures outlined in the Aboriginal Cultural Heritage Assessment Report prepared by Kelleher Nightingale Consulting Pty Ltd dated November 2010 are to be satisfied.</p>	<p>Complies with conditions</p> <p>As required under the ACHA Report of the Part 3A Concept, an Aboriginal Heritage Impact Permit (AHIP C0001134) has been issued for the Edmondson Park South project under of the National Parks and Wildlife Act 1974. The AHIP incorporated two sites which required surface artefact collection and have been completed previously.</p> <p>The proposed development has been considered by the Heritage Officer and no objections or concerns have been raised, subject to conditions.</p>
Part 4 Environmental Management		
4.1 Riparian corridors and water cycle management	<p>Requires all development to be consistent with the water cycle strategies outlined in the Edmondson Park South Water Cycle Management Plan, September 2010, prepared by J. Wyndam Prince.</p> <p>Requires habitable floor levels are to be located above the 100 year ARI floor level plus 500mm freeboard and that appropriate flood evacuation can be provided for dwellings located below the probable maximum flood level.</p>	<p>Complies</p> <p>Council's Land Development Engineers and Floodplain Engineers have reviewed the subject application and have provided conditions of consent aimed to improve the quality of expected stormwater discharge and associated stormwater quantities from the site.</p>
4.2 Bushfire management	<p>Requires compliance with the bushfire management measures outlined in the Part 3A Concept Plan and Planning for Bushfire Protection.</p> <p>Requires provision of a 15m APZ to the north of the site to the regional park.</p>	<p>Complies with conditions</p> <p>It is noted that parent subdivision application (DA-386/2021) was referred to NSW RFS who issued their General Terms of Approval (GTA).</p> <p>With regards to the subject application, NSW RFS have provided recommendations based on the management of the entire parent lot to the standards of inner protection area as conditioned as part of the BFSA issued on 25/08/2021.</p> <p>Before issuing the consent for the</p>

Development Control	Provision	Comment
		proposed works, council must be satisfied that the general terms of approval for issued under (council ref: DA-386/2021) and (council ref: DA-1070/2021) are complied with. This must be demonstrated prior to issue of any Construction Certificate.
4.3 Noise and vibration	Requires compliance with NSW Road Noise Policy (DECCW 2011) for development in close proximity to Campbelltown and Macdonald Roads.	<p>Complies with conditions</p> <p>The application is supported with a document titled "Edmonson Park Site 1-3 Noise and Vibration Assessment" (Ref: P00404 Rev:002) prepared by Teresa Nguyen and reviewed by Tom Candalepas dated 13th December 2022.</p> <p>Potential noise impacts have been identified and assessed for the proposed residential subdivision. Noise and vibration generated from the adjacent rail corridor, traffic on surrounding local roads and noise emission from mechanical plant associated with the development have been considered.</p> <p>It is the finding of the noise and vibration impact assessment that the proposed development is compliant with the relevant noise and vibration criteria controls for this type of development, subject to the implementation of recommended design considerations.</p> <p>The DA has been reviewed by Council's Environmental Health Section who raise no objection subject to conditions of consent.</p>
Part 5 Detailed Residential Subdivision Design		
5.2 Subdivision application requirements	Subdivision Design principles and controls	Community title subdivision proposed.
	Subdivision design is to be consistent with desired Character Areas at Section 3.	Complies Compliance detailed in Section 2.2 of this table.
	Subdivision design is to facilitate achievement of overall dwelling target for Edmondson Park South (Section 2.3). The onus is on the applicant to monitor the dwelling yield per stage.	Complies Compliance detailed in Section 2.3 of this table.
	Subdivision design is to: <ul style="list-style-type: none"> • promote a legible and permeable street hierarchy, • encourage walking and cycling to and from the Town Centre 	Complies The subdivision design is deemed to comply with these requirements and is in accordance with the DCP.

Development Control	Provision	Comment
	<ul style="list-style-type: none"> respond to the natural site topography to minimise cut and fill, seek to retain of significant existing trees wherever possible, maximise the number of lots in areas with the greatest amenity, and orientates streets to link to public open spaces. 	
	<p>Subdivision design and lot configuration for lots fronting Campbelltown Road and McDonald Road is to demonstrate:</p> <ul style="list-style-type: none"> suitable orientation to provide street address, activation and surveillance, suitable access arrangements, adequate setback arrangements, and appropriate acoustic amenity. 	<p>Not Applicable</p> <p>No lots are proposed directly fronting Campbelltown or MacDonald Road.</p>
	<p>Street blocks in Small Lot Housing Areas (Figure 25) are to be finer grain than Standard Lot Areas with greater use of laneways and secondary streets. Street block lengths should be around 120m to 180m or less (max. 250m for Standard Lot Areas).</p>	<p>Complies</p> <p>The site is zoned small lot housing. Laneways and secondary streets are utilised.</p> <p>Varied street block lengths between 55m and 160m are provided.</p>
	<p>Street block / subdivision design is optimise solar orientation, taking into account other factors such as open space location, views, topography. Optimise the number of east west oriented lots in small lot housing areas</p>	<p>Complies</p> <p>Street blocks are acceptable and take into account existing site conditions and the orientation of the road network.</p> <p>147 of 178 dwellings (82.6%) receive 2 hours or more solar access to POS.</p>
	<p>Optimise the number of lots addressing open space and riparian areas.</p>	<p>Complies</p> <p>Western lots opposite open spaces are oriented to the front of these areas.</p>
	<p>Avoid, where possible, lots with back faces to open space and / or main roads.</p>	<p>Complies</p> <p>Compliance detailed in Section 2.2 of this table.</p>
	<p>Use laneways to provide rear loaded access to for the majority of small lot housing. Laneways designed as shareways. Design, dimensions and materials promote a slow speed driving environment distinctively different from a street (i.e no footpaths, no pole signage).</p>	<p>Complies</p> <p>Lots are typically front-loaded with some laneways incorporated.</p>
	<p>Parking signage only located at entry or exit of laneways.</p>	<p>Complies with conditions</p> <p>Line marking and signage will form part of conditions of consent.</p>
	<p>Garbage collection is to be via a laneway or secondary streets.</p>	<p>Considered Acceptable</p> <p>Garbage collection points are located adjacent to each dwelling with collection from a laneway or secondary street.</p> <p>Waste matters are explored further in the DEP review in the body of the DA.</p>

Development Control	Provision	Comment
	Lot configuration is to: <ul style="list-style-type: none"> be generally regular in geometry, and minimise the use of battle-axe lots unless required to lots with access denied frontages (e.g. "4 packs"). 	Complies Lot configurations are based on the existing road network and the proposed internal laneways and secondary roads create a rectangular alignment.
	Lot depths for mid-block lots are to generally be between 20m and 35m depending on orientation and garage location.	Considered Acceptable Lot depths are typically 18m.
	Lot depths for Compact Housing on corners and / or facing laneways, secondary streets are typically 15 - 20m.	Considered Acceptable Lot depths for attached dwellings facing laneways and secondary streets are typically 18m
	The minimum lot width is: <ul style="list-style-type: none"> 4.5m for attached dwellings, and 6m for semi-attached dwellings, and 8m for dwelling houses. 	Considered Acceptable Minimum lot width proposed for attached dwellings is 4.4m for Lots: 1.24 – 1.28 2.32 – 2.41 1.31 - 1.34 2.44 - 2.53 3.16 – 3.23 3.26 – 3.33 3.48 – 3.41 3.51 – 3.58 <i>Refer to the discussion section below for details.</i>
	In small lot housing areas, continuous long runs of front loaded, narrow (i.e. less than 10m) lots are to be avoided.	Considered Acceptable Continuous runs of up to 10 front loaded, narrow attached dwellings are provided to 9 blocks. These narrow blocks are located within the internal lane-facing dwellings, with wider lots provided to the perimeter of the site along active street frontages. Given the spread of thin and wide lots the above is considered acceptable on merit.
	For lots less than 8m in width (as measured at the front building line), vehicular access is to be provided from a rear laneway or secondary street.	Complies All lots less than 8m in width are provided with vehicular access via a laneway or secondary street.
	Planting and walls adjacent to driveways must not block lines of sight for pedestrians, cyclists and vehicles.	Noted
	In small lot housing areas, avoid long, continuous runs of garages fronting laneways (i.e. break up through pairing etc).	Complies Adjacent garages facing rear lanes 02, 03, 04, 06, and 07 are articulated through pairing, indentations in the built form and landscaping.
	Corner lots to be configured to allow dwelling to address both streets	Complies with conditions Corner dwellings to primary street corners including Buchan Avenue, Bezentin Ridge Road, and the two secondary roads have not been

Development Control	Provision	Comment
		articulated to address both streets. Corner lots addressing laneways open out towards to corner, further, they incorporate adequate setbacks, articulation, and landscaping to soften these edges, but also present blank walls. Design amendment conditions have been imposed requiring further articulation and activation of corner lots to better present dwellings with corner interfaces in the public domain.
	Subdivision design in small lot housing areas to reinforce urban characteristics	Noted
	Fencing should not detract from the streetscape or adversely impact on residential amenity	Complies The indicative front fence detail provided in the landscape plan illustrates a low height concrete boundary fence with aluminium palisade fencing above. This is considered to suitably integrate with the boundary landscaping and dwelling.
	Principal private open space to be located to take advantage of solar access	Considered Acceptable Principle private open spaces including rooftop terraces are suitably located to take advantage of solar access. Refer to the discussion section below for details.
	Subdivision design is to minimise cut and fill generally.	Complies with conditions Cut and fill is deemed to be acceptable and conditions of consent will apply for earthworks.
	Retaining walls to generally be undertaken as part of subdivision works	Complies with conditions Retaining walls are detailed in the Civil Plans and conditions will be applied.
	Minimise impact of services on building envelope.	Noted
	Laneways are to be provided with suitable level of passive surveillance	Considered acceptable Laneways are generally located in areas where lots are which accommodate for rear loaded access to narrower medium density residential development. Passive surveillance is achievable from the upper floor of dwellings.
	Dwelling design Subdivision of land creating residential lots less than 200m ² shall include a dwelling design as part of the subdivision development application. The dwelling design is to be included on the S88B instrument attached to the lot.	Not applicable
	Building Siting and Envelope Plans:	Not applicable

Development Control	Provision	Comment
	Subdivision of land (other than large superlot subdivision) that creates lots less than 300sqm and greater than or equal to 200sqm must be accompanied by a Building Siting and Envelope Plan (BSEP). The BSEP is to illustrate how the design principles and controls have been incorporated into the proposed subdivision (Figure 24)	

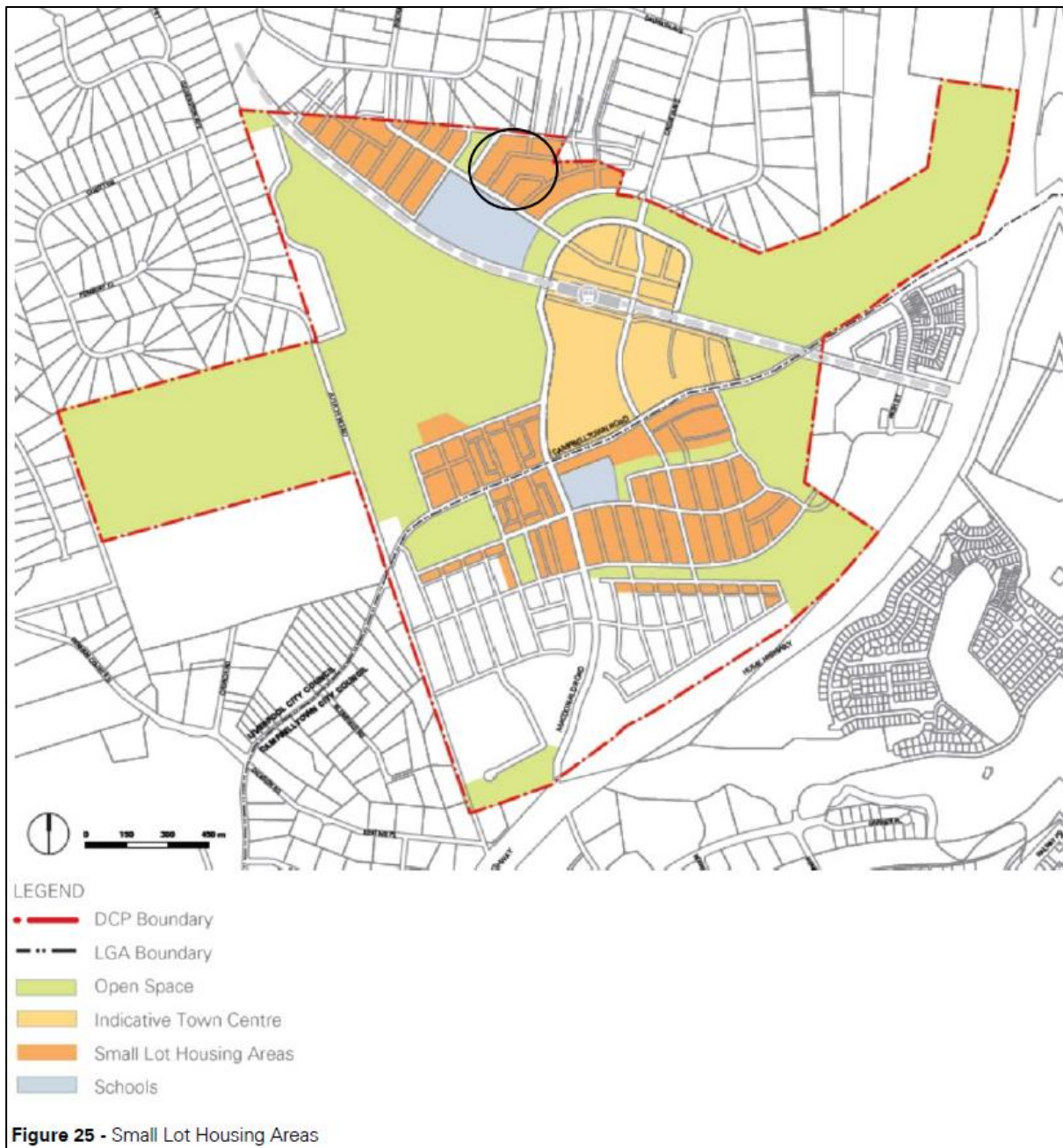


Figure 20: EPS DCP Housing map

DISCUSSION 1 – DCP Variations and Justification

(a) Residential dwelling target and Density

The proposed development provides a total of 178 dwellings across 15 different townhouse design typologies which all range in differing design treatments to provide 3-bed and 4-bedroom housing offerings.

Under the DCP, the site is located within Area 2 which has an overall dwelling target of 439. As the subject site only comprises part of Area 2, the density is to be shared proportionally across the entire Area. Refer to the assessment under DCP Part 2.3 Residential Dwelling Target below, further clarification is required as to whether the target yield used in the applicant's response is relevant.

Overall, this DA seeks approval for 178 dwellings in a typology that is well-suited to its location in an area that benefits from high-quality access to transport, schools, public open space, and walking distance shops and services. The density as proposed is considered sensible for providing much-needed housing that is able to contribute to the 379,000 dwellings required to be provided under the current State Government 2024-2029 housing targets. It will continue to provide a superior built-form outcome in terms of housing product type that are appropriate for its location and demand for housing types that can cater to growing family demographics.

The site may be considered suitable for its proposed density and is able to leverage the surrounding educational establishments, quality open space, key transport services, and town centre offerings.

The proposal delivers 178 residential allotments or 40% of the total dwelling target for Area 2.

(b) Subdivision application requirements – Lot Widths

The application requires the following minimum lot widths:

- 4.5m for attached dwellings, and
- 6m for semi-attached dwellings, and
- 8m for dwelling houses.

The development includes a number of lots being non-compliant as follows:

Minimum lot width proposed for attached dwellings is 4.4m for Lots:

1.24 – 1.28
2.32 – 2.41
1.31 - 1.34
2.44 - 2.53
3.16 – 3.23
3.26 – 3.33
3.48 – 3.41
3.51 – 3.58

Despite the non-compliance to the DCP, the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 *section 17 Minimum subdivision lot size (5)* implies that this section does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.

The development proposes a Community Title scheme and as specified in the SEPP a 4.6 variation is not required, and consideration of the minimum lot sizes is based on amenity rather than lot size alone. Therefore, varying reduced lots noted are supported on merit.

(c) Subdivision application requirements - Principal private open space to be located to take advantage of solar access

While the development proposed a number of units that do not have compliant principle private open spaces, the development includes a number of dwellings with rooftop terraces, which are suitably located to take advantage of solar access.

The dwellings are orientated with two frontages, with a number presenting large yards to the street. These areas are accessible from the street but can also be considered PoS. Furthermore, the development is located to the east of Clermont Park which provides a degree of open space and recreation equipment.

Part 6 Small Lot and Standard Lot Housing Controls		
Development control	Provision	Comment
6.1 Maximum site coverage	<p>Site cover controls:</p> <ul style="list-style-type: none"> 200-250sqm: 65% 250-300sqm: 60% <p>The calculation of site coverage does not include access ramps, awnings, eaves, unenclosed balconies, decks, pergolas, terraces, verandahs, driveways, farm buildings, fences and screens, rainwater tanks attached to the house, swimming pools, spas or development under the General Exempt Development Code.</p>	<p>Considered Acceptable</p> <p>A varied site cover is proposed. There are numerous incidences of non-compliance, including but not limited to the below examples:</p> <p><u>Terrace Type L: (Lot 2.20)</u> Site Area: 79m² Site Cover: 61m² (77%)</p> <p><u>Terrace Type G: (Lot 1.21)</u> Site Area: 115m² Site Cover: 85m² (74%).</p> <p>These have been supported on merit. <i>Refer to the discussion section below for details.</i></p>
6.2 Maximum floor area	<p>Total floor area</p> <ul style="list-style-type: none"> 200-250sqm: 90% 250-300sqm: 85% 	<p>Considered Acceptable</p> <p>A varied gross floor areas are proposed. There are numerous incidences of non-compliance, including but not limited to the below examples</p> <p><u>Terrace Type L: (Lot 2.20)</u> Site Area: 79m² Ground Floor: 38m² First Floor: 51m² Total Floor Area: 89m² (112%)</p> <p><u>Terrace Type G: (Lot 1.21)</u> Site Area: 115m² Ground Floor: 44m² First Floor: 68m²</p>

Part 6 Small Lot and Standard Lot Housing Controls		
Development control	Provision	Comment
		<p>Total Floor Area: 112m² (97%) <i>Refer to the discussion section below for details.</i></p> <p>These have been supported on merit. <i>Refer to the discussion section below for details.</i></p>
	<p>Total floor area of an outbuilding</p> <ul style="list-style-type: none"> Less than 300sqm: 26sqm 	<p>Not applicable Outbuilding not proposed.</p>
	<p>The maximum floor area for balconies, decks, patios, pergolas, terraces and verandahs attached to a dwelling house with a floor level more than 3m above the existing ground level must not be more than 12sqm.</p>	<p>Considered Acceptable</p> <p>Varied balcony and terrace areas are proposed. There are numerous incidences of non-compliance particularly on corner lots and lots with a roof-top terrace, including but not limited to the below examples.</p> <p><u>Terrace Type I: (corner Lot 2.18)</u> Balcony Area: 20m²</p> <p><u>Terrace Type J: (corner Lot 1.20)</u> Roof Terrace Area: 65m²</p> <p>The instances of non-compliances will in part be addressed by Design conditions requiring improved articulation of corner facing dwellings.</p> <p>Dwellings with rooftop terraces complain for the lack of PoS on the ground floor. In this regard, the variations are supported.</p>
6.3 Maximum building height	<p>Generally 2 storeys + attic.</p> <p>Minor '3rd storey' elements are permitted to provide modulation to the streetscape.</p>	<p>Considered Acceptable</p> <p>Dwellings are primarily three-storeys, with several incorporating an additional rooftop terrace level.</p> <p><i>Refer to 4.6 Variation assessment above.</i></p>
6.4 Building setbacks	<p><u>Front setback:</u></p> <p>a) 3m in Small Lot Housing Areas, and b) 4.5m elsewhere</p> <p>Reduced setback of 1-3m applies to shallow lots, park frontage lots, or dwellings fronting secondary streets or laneways.</p>	<p>Considered Acceptable</p> <p>3m ground floor front setbacks are provided.</p> <p>There are numerous incidences of the first floor of dwellings fronting laneways encroaching on this setback area by up to 2m. Refer to section 6.5 Articulation below, this is considered acceptable as it provides articulation in built form.</p>

Part 6 Small Lot and Standard Lot Housing Controls		
Development control	Provision	Comment
	<u>Side setback (attached):</u> <ul style="list-style-type: none"> Zero lot boundary: 0m 	Complies All lots have zero side setbacks. (See corner lot below)
	<u>Rear setbacks:</u> <ul style="list-style-type: none"> Front loaded garage: <ul style="list-style-type: none"> 4m (single storey) 6m (second storey). Rear loaded garage the maximum depth of the two storey component of a dwelling from the front boundary is 15m. The rear setback may be reduced for compact corner lots subject to acceptable impacts and provision of private open space Rear access laneway garages should be setback a minimum of 0.5m. 	Not applicable <u>Front loaded garages:</u> Not proposed. <p>Considered Acceptable <u>Rear loaded garages:</u> There are numerous instances in which the first-floor component (including the balcony) slightly exceeds 15m in depth. Given the majority of these variations are within 0.5m and are due to are a result of balcony features this minor numerical non-compliance is considered acceptable.</p> <p>Considered Acceptable <u>Corner Lots:</u> Corner Lots 3.10 & 3.63 do not provide for any rear setback area at the ground floor. This is compensated for by a first floor and rooftop terrace area.</p> <p>Complies Rear access laneway garages are setback 0.5m</p>
	Corner lots: <ul style="list-style-type: none"> Reduced front setback of 1-3m on compact corner lots 1m minimum setback from a secondary street and front splay boundary (for small lot housing). 	Complies Front setbacks comply. Secondary setbacks of a minimum 1m provided.
6.5 Articulation zones and building design	Front boundary: <ul style="list-style-type: none"> An articulation zone may extend 2m beyond the front building line. 	Complies There are numerous incidences of the first floor of dwellings fronting laneways encroaching on the front setback area by up to 2m. This is considered acceptable as it provides articulation in built form in accordance with the elements detailed in Control 1)(d).
	For corner lots articulation elements must be setback 1m from the side and front splay boundaries.	Complies Secondary setbacks of a minimum 1m provided.

Part 6 Small Lot and Standard Lot Housing Controls		
Development control	Provision	Comment
	For lots located on the southern side of a street, the articulation zone may be designed to incorporate private open space, including principal private open space.	Complies Several dwellings located on the south side of a street accommodate private open space within the balcony/terrace.
	Front loaded dwelling frontages are to contain a window to a habitable room and a front door/entry portico visible from the street, in addition to the garage. Balconies built above garages are encouraged.	Complies Front-loaded dwellings contain a window to a habitable room, a entry door, and balcony.
	For two storey buildings, the side walls shall be articulated if the wall has a continuous length of over 12m, except on corner lots, where the maximum continuous length shall not exceed 10m.	Complies Corner lot walls are generally kept below 12m in length. Adequate articulation has been provided in the form of openings and balconies on longer walls.
	Eaves are to provide sun shading, to protect windows and doors and provide aesthetic interest. Eaves should have a minimum of 450mm overhang (measured to the fascia board). Council will consider alternative solutions to eaves so long as they provide appropriate sun shading to windows and display a high level of architectural merit.	Complies The modern box-style facades provide for a more suited parapet wall with a concealed roof in lieu of eaves. This variation is supported by Council. The provided BASIX certificate demonstrates that the design still achieves required sustainable measures.
	Dwelling on corner sites must address both street frontages through the use of verandahs, balconies, windows or similar modulating elements.	Complies Wrapping balconies, modulating elements and additional openings allow corner dwellings to appropriately address both street frontages.
	All dwellings shall have habitable rooms located to the front of the dwelling for security and surveillance to the street.	Complies All dwellings incorporate habitable rooms towards the front of the dwelling in the form of a bedroom on ground floor and living rooms on first floor.
	Design of dwellings to incorporate a variety in materials, colours and finishes to external elevations.	Complies by conditions 3D visualisations and elevations demonstrate a variety of materials, colours and finishes including metal cladding, bond brick, timber-look aluminium cladding and render finishes. The proposal does not include a clear indication of the roofing materials and/or colours. For reasons relating to the Urban Heat Island, CDPD strongly encourages the use of light-colored roofing materials to reduce the heat absorption properties of the proposed buildings. In this regard, conditions have been imposed

Part 6 Small Lot and Standard Lot Housing Controls		
Development control	Provision	Comment
		requesting a revised material and finishes sheet and revised elevations with finishes noted on plans with lighter-coloured material utilised.
6.6 Residential amenity, solar access and privacy	Solar Access and Cooling	
	<p>Dwelling design should:</p> <p>a) include a living room or the like with a northern aspect,</p> <p>b) ensure daylight access to habitable rooms and private open space, particularly in winter – use skylights, clerestory windows and fanlights to supplement daylight access,</p> <p>c) incorporate cross ventilation,</p> <p>d) incorporate shading and glare control, particularly in summer i.e.:</p> <ul style="list-style-type: none"> - using shading devices, such as eaves, awnings, colonnades, balconies, pergolas, external louvres and planting, - providing external horizontal shading to north-facing windows, - providing vertical shading to east or west windows. 	<p>Complies</p> <p>a) Dwellings incorporate a living room with a northern aspect to all lots on a north-south axis.</p> <p>Dwellings on east-west access utilise morning and afternoon solar access.</p> <p>b) The submitted Solar Calculations, Drawing No DA-83-03, illustrate that:</p> <ul style="list-style-type: none"> • 128 of 178 dwellings achieve at least 2 hours solar access to the ground floor and balcony POS (72%) • 19 of 178 dwellings achieve 2 hours solar access to the roof terrace only. <p>A total of 147 of 178 dwellings achieves 2 hours solar access to POS (82.6%).</p> <p>Request skylights to lots: 1.38 – 1.42 2.32 – 2.41 2.56 – 2.63 3.41 – 3.48</p> <p>Condition have been imposed accordingly.</p> <p>c) Adequate cross ventilation is achieved via openings on either end of each dwelling.</p> <p>d) Increased street tree canopy planting is proposed to reduce the potential heat island effect. Refer to DEP comments above.</p>
	In Small Lot Housing Areas, properties, including adjoining properties, should receive a minimum of 2 hours of sunlight between 9am and 3pm on 21 June to at least :	Complies As noted above approximately 82.6% of dwelling are capable of achieving adequate solar access.
	a) One living room or the like; or 50% of the principal private open space.	
	Provide an area with good solar access for outdoor clothes drying.	Considered Acceptable The attached design of the

Part 6 Small Lot and Standard Lot Housing Controls		
Development control	Provision	Comment
		dwelling limit outdoor areas for clothes drying. Internal dryers are not identified within the BASIX certificate, however, indoor or sheltered clothes drying lines are proposed.
	Privacy	
	The siting of windows of habitable rooms on the first floor shall minimise overlooking to the private open space of neighbouring properties.	Complies The windows of habitable rooms do not overlook neighbouring POS.
	Direct overlooking of main habitable areas and private open spaces of adjacent dwellings is to be minimised through building layout, window and balcony location and design, and the use of screening devices, including landscape treatments.	Complies The attached dwelling typology reduces the risk of overlooking by limiting side facing windows to the end of each block. First floor rear windows overlook laneways and access roads.
	Habitable room windows with a direct sightline to the habitable room windows in an adjacent dwelling within 3m of the property boundary are to: a) be obscured by fencing, screens or appropriate landscaping, b) be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent window; or c) have fixed obscure glazing in any part of the window below 1.5m above floor level.	Complies Habitable room windows are generally located so that they do not allow a direct sightline to neighbouring habitable rooms. Sightlines between units on staggered blocks is mitigated by solid walls to the side of balconies.
	A new balcony, deck, patio, pergola, terrace or verandah and any alterations to an existing balcony, deck, patio, pergola, terrace or verandah must have a privacy screen if it: a) has a setback of less than 3m from a side or rear boundary, b) has a floor area more than 3m ² , and c) has a floor level more than 1m above ground existing ground level.	Complies Balconies and roof top terraces are provided with solid walls or privacy screening.
	A detached deck, patio, pergola, terrace or additions or alterations to an existing deck, patio, pergola, or terrace must not have a floor level that is more than 600mm above existing ground level.	Not Applicable
	Acoustic	
	Noise attenuation measures and double-glazed windows must be incorporated into all development along Campbelltown Road and Macdonald Road. A noise impact assessment may be required as part of the development application submission.	Not Applicable
	Acoustic protection may be required for dwellings adjacent to Hume Highway (M5 Motorway), unless other ameliorative measures are undertaken at subdivision stage.	Not Applicable
	The design of dwellings must minimise the opportunity for sound transmission through the	Complies with conditions Sound transmission between

Part 6 Small Lot and Standard Lot Housing Controls		
Development control	Provision	Comment
	building structure, with particular attention to protecting bedrooms and living areas.	dwellings can be minimised via recommendations made in the provided Acoustic Report.
	In attached dwellings, bedrooms of one dwelling are not to share walls with living spaces or garages of adjoining dwellings, unless it is demonstrated that the shared walls and floors meet the noise transmission and insulation requirements of the Building Code of Australia.	Complies Bedrooms are located on lower and upper floors while living spaces are located on the second floor avoiding any shared walls.
6.7 Landscaped area	<p>Lots 200sqm-300sqm:</p> <ul style="list-style-type: none"> 10% <p><i>'Landscaped area' means a part of site used for growing plants, grasses and trees, but does not include any areas that contains a building, structure, hard paved area or swimming pool.</i></p>	<p>Considered Acceptable The majority of attached dwellings do not achieve 10% landscaped area.</p> <p>While some Lots incorporate a degree of landscaping within the front setback (approximately 10m²) almost solely only corner Lots achieve the minimum required landscape area.</p> <p>As a result of a number of units not having sufficient space for landscaping and PoS, conditions have been imposed requiring amendments to provide additional Landscaping with the development including rain gardens and alike.</p>
	<p>The location and design of landscaped area should:</p> <ol style="list-style-type: none"> provide a high level of residential amenity with opportunities for outdoor recreation and relaxation, enhance the spatial quality, outlook, and usability of private open space, include the first 1m of a site, measured from the front boundary, (excluding driveways, footpaths etc) as soft landscaping, include a minimum 500mm setback (in the form of a landscape strip/garden bed) between the driveway and side boundary. It is required that this area be planted with suitable native plant species, use plant materials and pavements that integrate the development with the adjoining area, promote landscape health by supporting for a rich variety of vegetation type and size, and be irrigated with recycled water, where possible. 	<p>To be addressed by conditions</p> <ol style="list-style-type: none"> Opportunities for outdoor recreation and relaxation are limited to balcony and rooftop-terrace areas. Other than planter boxes proposed between dwellings and on corner units landscaping is not considered to be generally incorporated into POS. While the first 1m of the majority of Lots is provided as soft landscaping, there are several internal blocks of units (i.e. Lot 2.55 – 2.63) in which no soft landscaping is proposed. Rear lane access driveways are grouped in pairs as such landscaping is provided on the side away from the boundary. plant materials and pavements are considered to integrate well with the existing area. A variety of vegetation type and size has been provided. The use of 'one drop water' plants and natives to minimise

Part 6 Small Lot and Standard Lot Housing Controls		
Development control	Provision	Comment
		<p>water use is proposed.</p> <p>As a result of a number of units not having sufficient space for landscaping and PoS, conditions have been imposed requiring amendments to provide additional Landscaping with the development including rain gardens and alike.</p>
6.8 Private open space	<p>Lots <300sqm</p> <ul style="list-style-type: none"> 16sqm with a minimum dimension of 3m <p><i>'Principal private open space' is a recreation area such as a deck, patio or paved area which is directly accessible from a living area and with a gradient of less than 1:50</i></p>	<p>Considered Acceptable</p> <p>While the majority of dwellings are capable of achieving 16m² POS in the form of a balcony or rooftop terrace they typically do not meet the minimum 3m dimension required.</p> <p>Furthermore, several dwellings on internally located blocks (ie Lots 2.32 – 2.41) do not meet the minimum POS area (approximately 5m² provided). These units are in relatively small numbers and are benefitted by the nearby recreational park. Furthermore, this form is part of the differing building typologies provided, and these units can still meet the needs of sections of the community by large.</p>
	<p>The location and design of PPOS should:</p> <ol style="list-style-type: none"> provide a high level of residential amenity with opportunities for outdoor recreation and relaxation within the property, be determined having regard to allotment orientation, dwelling layout, adjoining dwellings, landscape features, enhance the spatial quality, outlook, and usability of private open space, and ensure that dwellings are designed to minimise overshadowing of adjacent properties and to protect minimum standards sunlight access to private outdoor living space of adjacent dwellings. 	<p>Considered Acceptable</p> <ol style="list-style-type: none"> It is considered that the limitation of outdoor recreation to small balconies does not allow for outdoor recreation for some of the units. This is offset by rooftop terraces and the site is benefitted by a recreational park across the road. In this instance the residential amenity can be considered appropriate for the site. The location of balcony POS are primarily designed to optimise a street view frontage, while this in some instances results in dwellings with balconies that only have a southern aspect this is considered acceptable. Given the non-compliance with the minimum area requirements for POS it cannot be safely ascertained that the POS provided for adequate spatial quality. As previously noted

Part 6 Small Lot and Standard Lot Housing Controls		
Development control	Provision	Comment
		overshadowing has been minimised where possible, resulting in 82.6% of Lots achieving suitable solar access to POS.
	In Small Lot Housing Areas, where a lot is located on the southern, eastern and western side of a street, the PPOS may be located at the front of the dwelling in the form of a front garden court, verandah or balcony. PPOS located in the front of a dwelling must be useable and adjacent to a living space.	Complies While landscaping is proposed at the front of certain south, east and western facing dwellings this area is not considered sufficiently private. PPOS is limited to upper floor balconies and rooftop-terraces.
6.9 Car parking and vehicular access	Car parking <ul style="list-style-type: none"> Maximum 2x car parking spaces with at least one behind the building line 	Complies A maximum of two on-site car spaces is provided per Lot
	For lots less than 8m in width (as measured at the front building line), vehicular access is to be provided from a rear laneway or secondary street. However, lots down to 7.5m may have vehicular access from the primary street frontage if the dwelling is attached and <ol style="list-style-type: none"> is approved in principle in the BSEP, and is two storey at the front facade, and has a habitable room on the ground floor, and the proposed design, form and detailing reduces the visual dominance of the garages in the streetscape. 	Complies All lots less than 8m in width have vehicle access from a rear laneway or secondary street.
	On single garages in rear lanes, the minimum width of the opening is 3.3m to allow for sweep paths.	Considered Acceptable Openings of approximately 2.7m are proposed in some areas. The council's Traffic engineering reviewed the development and supported the garage. The 3.3m garage is in excess of the general requirements. Furthermore, the sites are a minimum 4m width and with a significant garage site lines are increased due to the idea of the site.
	The design of garages is to be consistent with the following principles: <ol style="list-style-type: none"> be a minor element of the facade and should be articulated with features such overhanging verandahs and pergolas etc, and be compatible with the building design in terms of height, roof form, detail, materials and colours. 	Complies Garages are suitably rear accessed reducing the impact on the façade. It is considered that the selected materials and colours allow the garage to integrate with the building form.
	All parking spaces must comply with AS 2890.1—2004, Parking Facilities—Off-street car parking.	Complies The submitted traffic report demonstrates compliance.
	In Small Lot Housing Areas, access to corner lot is preferred from the lesser order street or rear lane.	Complies Corner lot garage access is provided via a rear lane.

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Development control	Provision	Comment
	Driveways are not to be within 6m of the tangent to the kerb return, except on laneways.	Complies Driveways within 6m of the tangent to the kerb are only provided to laneway access.
6.13 Miscellaneous	Garbage Bins	
	Provide an on-site garbage/recycling bin storage area which is not visible from the street located for a short and convenient route between the dwelling and the collection point. In Small Lot Housing Areas, garbage collection will generally occur of laneways.	Considered Acceptable Bin storage is proposed within each individual dwelling, minimising the distance to the street collection point. Collection will occur from the laneway.
	Run-off and Erosion	
	Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by: a) diverting uncontaminated run-off around cleared or disturbed areas, and b) erecting a silt fence to prevent debris escaping into drainage systems and waterways, and c) preventing tracking of sediment by vehicles onto roads, and d) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.	Complies with Conditions
	Drainage	
	All stormwater drainage collecting as a result of the erection of, or alterations or additions to, a dwelling house or ancillary development must be generally consistent with the approved Edmondson Park Water Cycle Management Strategy and be conveyed by appropriate means to: a) a public drainage system, or b) an inter-allotment drainage system, or c) an on-site disposal system. All stormwater drainage systems within a lot and the connection to a public or an inter-allotment drainage system must be approved under section 68 of the Local Government Act 1993.	Complies Council's Flood Engineer revised the development and raised no concerns in terms of flooding. Stormwater Plans have been provided and supported by Council's Development Engineer.
	Removal or Pruning of Trees	
	The removal or pruning of a tree or other vegetation that is: a) within 3 metres of the proposed development, and b) less than 6 metres high, and c) not listed on a significant tree register or register of significant trees kept by the council, can be undertaken as complying development.	Not Applicable Vegetation removal completed under DA-472/2018.
	Retain, where possible, all habitat trees, particularly, large hollow bearing trees, nest trees, and trees important for multiple ecological objectives.	

Part 6 Small Lot and Standard Lot Housing Controls		
Development control	Provision	Comment
	Where earthworks necessitate the removal of existing trees, compliance with this DCP must be achieved.	
	Protecting Adjoining Walls	
	If the development involves the erection of a wall to a boundary and on the adjoining property there is a wall that is within 0.9m of the boundary, the new wall must be built in accordance with the method of support proposed by a professional engineer's report provided with the application for the CDC.	Not Applicable

Discussion - Part 6 DCP

(a) 6.1 Maximum site coverage and 6.2 Maximum floor area

The development proposes several dwellings that exceed the maximum site coverage and floor area such as Lots 1.20, 1.21, & 124 to 128 (approximate coverage 74% and floor area 97%) and Lots 2.20 to 2.88 (approximate coverage 77% and floor area 112%).

There are also situations in the site coverage is well below the required number and floor area is complaint such as lots 1.01 to 1.12.

Whilst strict compliance with the DCP for the site coverage and floor area is not proposed, the variations are supported because the proposal aligns with the desired future urban character and streetscape in particular because MOD 5 objectives are achieved by supporting the proposal and there is the unique situation that MOD 5 desired urban character is known and likely to be supported by the Department of Planning. Despite the increased floor area, the development maintains an appropriate scale and bulk that is sympathetic to the surrounding streetscape and built form. The architectural design, materials, and landscaping elements have been carefully chosen to enhance the visual appeal and ensure compatibility with neighboring properties.

The proposal will achieve Environmental Sustainability objectives as the orientation of buildings with the majority having two street frontage allows for energy-efficient systems, passive solar design, and high-quality materials to be utilised and maximised across all dwellings which contributes to reducing environmental impacts. These elements support the overarching sustainability goals of the Edmondson Park DCP by promoting energy efficiency and minimizing the carbon footprint of the development.

The proposal optimises the used of the site without adverse impacts on the amenity. The additional floor area enables more efficient use of the site while maintaining sufficient setbacks, open space, and landscaping. The proposed development does not result in significant overshadowing, loss of privacy, or adverse impacts on the amenity of neighbouring properties. Furthermore, the building's bulk and scale are appropriately modulated to reduce any potential visual dominance.

The development will provide additional dwelling space or facilities that contribute to the housing diversity and meet the growing demands of the Edmondson Park and wider community. The proposal enhances liveability and addresses the evolving needs of the population, aligning with the broader strategic objectives of the Council for sustainable urban

growth by providing a typology that is referred to as the “missing middle” but also provides much needed 3- and 4-bedrooms dwellings.

In conclusion, the exceedance will not place undue pressure on local infrastructure, traffic, or services. While contravening the numerical site coverage and floor area of the DCP, it remains consistent with the broader principles and objectives outlined in the DCP and more importantly, aligns with the Precincts SEPP subdivisions and lot size requirements, which overrides the DCP. Moreover, the development delivers positive design outcomes, enhances urban character, and achieves a high standard of environmental sustainability, justifying the requested variation.

(b) 6.7 Landscaped area

While not in full compliance with the DCP's quantitative controls, provides a high-quality, cohesive green environment throughout the development. The design prioritizes communal open spaces, including extensive landscaped areas that will be maintained under the community title scheme. These spaces are strategically located to offer social interaction opportunities, visual appeal, and greenery, enhancing the liveability and aesthetic value of the overall development.

In the areas where reduced landscaping is proposed such as the laneways, there are small garden areas proposed. A condition of consent has been imposed requiring these areas to be designed as rain gardens with native plants to assist with runoff and help cool the area to combat the heat island effect, promote the sustainable use of resources, and align with the environmental objectives of the DCP. This will assist in mitigating the reduced landscaping areas in certain parts of the development.

Throughout the development, the design maintains sufficient setbacks and tree planting to soften the built form, ensuring the development integrates harmoniously with the streetscape and adjacent properties. The community title scheme ensures ongoing maintenance and upkeep of the landscaped areas, guaranteeing long-term quality and presentation.

The design maintains sufficient setbacks and tree planting to soften the built form, ensuring the development integrates harmoniously with the streetscape and adjacent properties. The community title scheme ensures ongoing maintenance and upkeep of the landscaped areas, guaranteeing long-term quality and presentation.

The landscaping variation will not result in adverse impacts on neighbouring properties. The development includes appropriate buffer planting and visual screening along boundaries to minimise any potential privacy or noise concerns. The design ensures that adjacent properties are not overshadowed or visually dominated, maintaining a harmonious relationship with the broader community.

In conclusion, while the proposed landscaping for the 178 multi-dwelling development under a community title scheme does not fully comply with the quantitative controls outlined in the DCP, it achieves the overarching objectives of providing high-quality, sustainable, and functional green spaces. The landscaping design enhances the liveability of the development, supports environmental sustainability, and ensures long-term maintenance under the community title scheme, justifying the proposed variation. The site is also benefited by nearby communal facilities such as parks, playgrounds, and walking paths, which are an integral part of the neighborhood, contributing to a strong sense of community and promoting physical activity.

6.7 Section 4.15(1)(a)(iia) - Any Planning Agreement or any Draft Planning Agreement

No Planning Agreement resulted to the site currently, however in the absence of developer contributions that would be associated with Modification 5, the developer has agreed to enter into a VPA for the developer contributions with Council to be negotiated separately of this application. A condition of consent has been included in the notice of determination and has been accepted by the developer.

6.8 Section 4.15(1)(a)(iv) – The Regulations

The Environmental Planning and Assessment Regulation 2021 requires the consent authority to consider the provisions of the Building Code of Australia and Australian Standards. Accordingly, appropriate conditions of consent will be imposed.

6.9 Section 4.15(1)(a (v) – Repealed

6.10 Section 4.15(1)(b) – The Likely Impacts of the Development

(a) Natural and Built Environment

Built Environment

The proposed development is considered to be of an appropriate scale and unlikely to create any detrimental impacts on the adjoining properties or the locality as a whole, in particular as it will facilitate residential development consistent with the desired future built character of the locality.

Natural Environment

Impacts on the natural environment have been assessed as part of the development application and the required Precinct Planning outcomes, it is unlikely the development in isolation will cause a detrimental impact to any endangered and non-endangered species of flora and fauna.

(b) Social Impacts and Economic Impacts

The proposed subdivision would result in a positive economic impact in the locality through the capital investment value of the development and is unlikely to generate any identifiable detrimental social impacts.

6.11 Section 4.15(1)(c) – The Suitability of the Site for the Development

The proposed development is in keeping with the zones, associated objectives, and controls. The development is considered to be compatible with the anticipated future character within the Edmondson Park South precinct.

The proposal is considered to effectively respond to its surroundings and is generally consistent with the concept plan approval. Accordingly, the site is considered suitable for the proposed development.

6.12 Section 4.15(1)(d) – Any submissions made in relation to the Development

(a) Internal Referrals

The following comments have been received from Council's Internal Departments:

Department	Comment
<p>Traffic Engineering</p>	<p>Supported, subject to conditions.</p> <p>Traffic reviewed the applications lodged documents and raised three concerns:</p> <ul style="list-style-type: none"> a) Based on the DCP, 401 total parking spaces were required but there was a shortfall of 143 from this figure provided by the development at the time of the comment. b) Traffic assessed that the provided design drawings of the roads did not provide enough information to satisfy Council if it complied with the requirements of the DCP. They request that any approval condition for more detailed designs which are to be submitted to and approved by Council's Development Engineering section before the Construction Certificate could be issued. c) Lastly, Traffic requested updated design drawings which incorporated the DEP's recommendation to align and even out the width of Access Road 02's, 03's, and 04's narrower pedestrian accessway onto Buchan Avenue and Bezentin Ridge Road. <p>The extensions and new connections will require an amendment to the Traffic Impact Assessment (TIA)</p> <p>Council RFI issued on the (insert RFI date) included Traffic's list of issues. The applicant's resulting amended design and response letter was referred to the Traffic section and the Traffic Team expressed satisfaction with the parking provision and has provided a condition to ensure that Traffic will approve more detailed engineering plans before the CC is issued on any consent.</p> <p>Traffic Engineering now has no objections to the proposal as amended, subject to certain conditions being imposed.</p> <p>Comment:</p> <ul style="list-style-type: none"> a) The revised parking is in accordance with the Edmonson Park South DCP. b) A condition from Traffic is included in the condition of consent <p>Traffic's conditions should be imposed on any consent granted.</p>
<p>Waste</p>	<p>To be addressed by conditions.</p> <p>The initial referral to the Waste Management section raised concerns and requested amendments to architectural plans, the waste management plan, and a copy of the strata by-laws:</p> <p>Updated building plans:</p> <ul style="list-style-type: none"> a) Each dwelling is to store the bins in the designated location within each lots' private open space of the relevant lot, excluding garage. The WMP suggests storage of bins in garage for some of the properties which is not acceptable.

	<p>b) Bin storage areas must be large enough to accommodate all three bins, have a hardstand surface (concrete or paved), and be away from windows and doors to minimize noise and odour issues.</p> <p>c) The path of travel from the storage area to the collection point should not pass through the dwelling interiors, including the garage, and should be smooth without sudden level changes, such as steps, kerbs or garden edges.</p> <p>Updated waste management plan, stating:</p> <p>d) a FOGO waste service will be introduced in future, but at present the organics bins are for garden waste only.</p> <p>e) in case of illegal dumping cases the residents are to inform the council instead and it will be Council's job to manage it, and</p> <p>f) amend sections of WMP that is only relevant to MFB to suit the current proposal.</p> <p>A copy of Stata by-laws stating:</p> <p>g) Strata will be managing and enacting on any non-compliances and or complaint reported from Council, and that all the residents are inducted to the expectation of waste management standards, along with residents' responsibilities and entitlements with regards to waste management.</p> <p>Comment:</p> <p>a) A condition of consent has been imposed (Condition 26) requiring and amendments to the Waste Management Plan and report with the above matters requested to be addressed and demonstrated.</p>
Strategic planning	<p>Comment provided.</p> <p>The application was referred to Strategic to provide comment.</p> <p>Strategic provided the following comments:</p> <p>a. The application is prematurely relying on the Modification of the Concept Plan ("Mod 5") which applies to the subject site. DA-1245/2022 cannot be approved until "Mod 5 has been determined. If Mod 5 is rejected, then the application will need to be amended or resubmitted</p> <p>b. Council has made a submission about the draft MOD 5 to the DPE that additional open space, infrastructure, and community funding was needed to service the greater dwelling numbers in the new concept plan revision. Because the existing contributions plan would not be fit for use to service the new demand set by MOD 5, then a Voluntary Planning Agreement (VPA) is needed for any approval of this application.</p>

	<p>c. Council has made a submission about the draft MOD 5 to the DPE that the existing parkland/open space planned for will not adequately serve the new density targets and zoned dwelling numbers. Strategic has argued that additional open space is needed and identified an area of land, which sits inside what site 2 in this development, to locate further open space for the proposed dwellings.</p> <p>d. In short, the proposed development would prevent the provision of open space where Strategic planning has advised it is necessary.</p> <p>e. Strategic strongly recommends the incorporation of a childcare centre into the development.</p> <p>Comment:</p> <p>a. The development has been assessed under the current controls relating to the DCP. However, MOD5 has been partly referred to in the assessment as the applicant initially lodged the DA anticipating MOD 5 to be approved by the Department of Planning. This did not occur during the preparation of this report; therefore, the DA was assessed under the DCP.</p> <p>b. The MOD 5 is the desired further character which aligns with the development in a greater sense than the DCP.</p> <p>c. A VPA has been agreed to be entered into by the developer for developer contributions for each lot and a draft letter of offer has been submitted. The VAP process will run separately to the DA, but has been conditioned in the DA.</p>
Environmental Health	<p>Supported subject to conditions.</p> <p>The proposal was referred to the Council's Environmental Health officer who supported the development subject to Communication</p> <p>Comment: No comment.</p>
Heritage	<p>Supported, subject to standard conditions.</p> <p>Heritage provided no comments and had no objection, subject to standard conditions being imposed.</p> <p>Comment: No comment. No issues were raised.</p>
Flooding	<p>Supported, subject to conditions.</p> <p>The application was referred to the Flooding Engineering section, who were not satisfied on the water quality impacts of the proposal and requested further information:</p> <p>a) <i>Temporary water quality treatment measures/bio-retention basins shall be incorporated to the development to treat stormflows before discharging into receiving waters and shall achieve Council's stormwater treatment targets. Treatment facilities shall remain until the regional water quality basin D5 in the vicinity of site is constructed.</i></p>

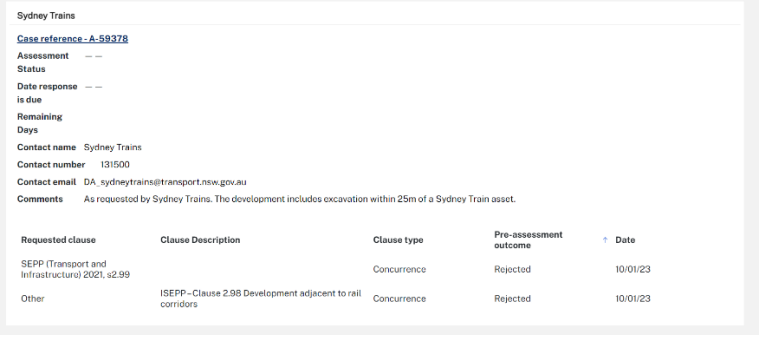
	<p>b) <i>Adequate sediment control measures and sediment basins shall be provided to control sediment discharges during construction stage to the nearby Maxwells Creek. Considering size of the development, proposed sediment control measures and basins appear to be in adequate and the design to be revisited.</i></p> <p>c) <i>Submit revised stormwater plans incorporating temporary water quality measures/bio-retention basins with details. MUSIC modelling assessment report with a copy of MUSIC model with result file shall be submitted. Revised sediment control plans to be provided.</i></p> <p>The applicant provided a letter in response to Flooding's concerns. Flooding commented in response:</p> <ul style="list-style-type: none"> <i>The applicant response (to Council's RQI) letter dated 07 March 2024 by Enscape Studio in relation to flooding comments was noted. The letter has confirmed that Landcom will construct the regional bio retention basin in Maxwells Creek, and proposed development will discharge into the bio retention basin during and upon completion of the work, and hence provision temporary water quality treatment facilities within the development will not be required.</i> <p><i>Considering the applicant's confirmation of delivery of bio retention basin (No.5), the DA is supported subject to development controls.</i></p> <p>Flooding now supports the development, subject to approval of new Engineering design drawings of the bioretention basin and related stormwater works before the CC, as well as other standard and special conditions being imposed on the consent.</p> <p>Comment: The overland flooding risks and impacts assessed and satisfied with relevant subdivision civil works in the parent subdivision DA (DA-504/2021). The altered stormwater outflow from the site and its water quality that will result from this proposal can be managed (to Council's Flooding Engineering Section's satisfaction) with civil drainage works, that would be approved by Council, and constructed before of the dwellings commence.</p> <p>The conditions required by Engineering should be imposed on any consent granted.</p>
Flora and Fauna	<p>Supported, subject to standard conditions.</p> <p>The application was referred to Council's Natural Environment Section.</p> <p>Natural Environment was satisfied that the proposal is in accordance with the Biodiversity Conservation Act 2016 and commented that the land is biocertified land; meaning site-by-site assessments of biodiversity impacts under state legislation are switched off for development applications</p> <p>Natural Environment had no objections to the proposal, subject to conditions being imposed.</p>

	<p>Comment: No comment. The conditions should be imposed on any consent granted.</p>
Landscape	<p>Supported, subject to conditions.</p> <p>The application was referred to Council's Landscape Section to for comment. Landscape noted that the planting proposal appears satisfactory and in context with the overall design proposal.</p> <p>Landscape has no objection to the proposal, subject to standard conditions being imposed.</p> <p>Comment: No comment. Landscape's standard conditions should be imposed on any consent granted.</p>
Land Engineering Development	<p>Supported, subject to conditions.</p> <p>The application was referred to the Land Development Engineering section, who were initially not satisfied on the design of the roadworks and the amount information provided. They requested:</p> <ul style="list-style-type: none"> a) <i>Changes in grades on most roads are not desirable. Vertical curves should be used to reduce the change in grades. Templates should be provided over all major changes in grade to ensure compliance with Australian Standards.</i> b) <i>Indicate whether proposed roads and laneways are to be dedicated as public roads or remain as private roads.</i> c) <i>Stormwater designs indicate proposed new lines within existing development proposed under DA-1070/2021. Plans by IDC must be amended and resubmitted to Council to allow for any changes proposed as part of this development.</i> d) <i>Please note any proposed pipes with Council roads must have a minimum diameter of 375mm.</i> <p>Engineering's comments were raised in Council's RFI sent on the 28th of July 2023. The applicant provided a response letter and a set of amended plans and documents.</p> <p>The new information was referred to Land Development Engineering on the 30th of July 2024 and Engineering now has no objections to the proposal, subject to certain conditions being imposed.</p> <p>Comment: Development Engineering's conditions have been imposed accordingly.</p>
Urban Design and Public Domain	<p>The development was referred to the UD Team which supported the proposal subject to minor changes to the proposal involving increasing the width of the site through links, additional landscaping, and vegetation.</p> <p>These matters have been addressing in length in the DEP and UD section of the report</p>
Building	<p>The application was referred to the Council's Building Section. Building noted that the dwelling's laundry should be noted on the plans for Terrace type C.</p>

	<p>Building had no objection to the proposal, subject to standard conditions being imposed.</p> <p>Comment: The matter of the proper labelling of the laundry in terrace type C is best left to the Construction Certificate stage. The standard condition for all development to comply with the BCA should be imposed on any consent granted.</p>
Community	<p>To be addressed by condition</p> <p>A Social Impact Assessment was provided with the RFI response. The SIA review was not completed prior to the writing of this report. Notwithstanding, conditions have been imposed that will require the SIA to be provided and accepted by Council prior to the construction certificate.</p>
Contributions team	<p>Supported subject to conditions.</p> <p>The application was referred to Council's Contribution team to comment on a VPA's suitability in absence a contributions plan for the increased dwelling numbers under MOD 5. Contributions was also asked to supply a condition for the VPA for any consent.</p>

(b) External Referrals

The following comments have been received from External agencies:


External referrals	Comments
Transport for NSW (Sydney Trains)	<p>Rejected (no referral necessary)</p> <p>The application was referred to Sydney Trains by request from Sydney Trains as it may include excavation within 25m of a Sydney Trains asset. This was done under the State Environmental Planning Policy (Transport and Infrastructure) 2021, <i>Clause 2.98 Development adjacent to rail corridors</i>.</p>  <p>TfNSW rejected the referral as no work is within 25m of the railway asset.</p>
Rural Fire Service	<p>Approved (with conditions)</p> <p>The application was referred to the RFS for comment under Section 4.14 of The Act.</p> <p>The RFS provided a recommendation that the whole site of development be treated (for bushfire protection purposes) an inner protection area as per the Planning for Bush Fire</p>

	<p>Protection 2019 document. An inner protection zone has several restrictions on the site's landscaping including (but not limited to):</p> <ul style="list-style-type: none"> • Tree canopy cover should be less than 15% (of the inner protection area) at maturity; • Trees at maturity should not touch or overhang the building; and • Tree canopies should be separated by 2 to 5m. <p>Comment: The DEP requested a greater tree canopy cover, but due to bushfire reasons this has been not accepted by RFS, A condition of consent has been imposed requesting reviewed Public Domain and Street Tree plans with increased tree canopy cover that aligns with RFS requirements.</p>
Department of Planning & Environment (Water)	<p>Decision not required.</p> <p>The application was identified as integrated development with DPE Water as the concurrence authority under the Water Management Act 2000 - Section 91(2) Controlled Activity.</p> <p>DPE Water reviewed the documents and confirmed that a controlled activity approval was not required, and no further assessment was needed by DPE Water.</p> <p>Comment: No comment.</p>
Endeavour Energy	<p>Approved (with conditions)</p> <p>Endeavour Energy supported the proposal and provided advice and conditions inside their template response form. They also provided letter with specific comments:</p> <ul style="list-style-type: none"> • The SEE does not appear to address whether the available electricity services are adequate for the proposed development. (note they advise that there may not be adequate electricity services available in their template) • Screening vegetation around a padmount substation should be planted a minimum distance of 800mm plus half of the mature canopy width from the substation easement and have shallow / non-invasive roots. This is to avoid trees growing over the easement as falling branches may damage the cubicle and tree roots the underground cables. All vegetation is to be maintained in such a manner that it will allow unrestricted access by electrical workers to the substation easement all times. <p>Endeavour Energy is urging applicants /customers to engage with an Electrical Consultant / ASP prior to finalising plans to in order to assess and incorporate any required electricity infrastructure</p>
Sydney Water	<p>Advice given</p> <p>The application was notified to the Sydney Water Corporation as per Section 78 of the Sydney Water Act 1994.</p> <p>Sydney water provided the following comments:</p>

	<p>Water Servicing</p> <ul style="list-style-type: none"> Water servicing is available to the site. Amplifications, adjustments, and/or minor extensions may be required. <p>Wastewater Servicing</p> <ul style="list-style-type: none"> Our servicing shows that the trunk wastewater system should have adequate capacity to service the proposed development. Amplifications or extensions to the wastewater network may be required complying with <p>Comment: Requirements by Sydney Water, including any potential extensions or amplifications of services, if the development application is approved, will be referred to Sydney Water for a Section 73 application.</p>
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(c) Community Consultation

The development application was advertised from 5 January to 20 January 2023 in accordance with the Liverpool City Council Community Engagement Strategy 2022. One submission has been received for the proposal. The concerns raised in the submission and the response to the submissions are provided below.

Issue	Comment
<p>Existing developments with rear laneways have been known to have poor passive surveillance from nearby developments and poor lighting from the street and either experience anti-social behaviour or illegal dumping.</p> <p>They are also not welcoming spaces and provide no opportunity for canopy coverage.</p>	<p>The rear laneways are mainly for access to garages, however, the design of the terraces which include the first and second levels are positioned above the garages, allowing for a significant number of dwellings providing windows and large openings that will provide surveillance toward the laneway.</p> <p>This is a significant departure from traditional rear laneway access lots, as the stories above are positioned close together and in high numbers, Figure ?? below.</p>  <p>Figure 21: Rear Lane – Eastern Elevation</p>
<p>The design of the rear laneways could be changed to allow for increased planting to be used as traffic calming devices, that will also allow for some trees to be planted and increase canopy cover.</p>	<p>Conditions imposed for improved landscaping in the laneways.</p>
<p>The roads do not have to be bitumen with a traditional kerb and gutter but rather paved streets similar to the</p>	<p>The council has a policy that requires certain paver types and services. The application will be required to align with this policy. Conditions have been imposed for a revised public domain plan; however, this will be addressed by the Council's Traffic Committee</p>

<p>Pedestrian Priority Green Streets.</p> <p>This design would reduce any urban heat from these streets by choosing lighter colour pavers and also indicate to drivers and pedestrians that these are also shared spaces and reduce the chances of speeding and the need for speed reduction devices such as speed bumps in the future given that these are largely straight streets that will be used by residents to access their garages.</p>	<p>upon review of the S138 application for the road works.</p>
<p>The current Street Network sections indicate that pedestrians will have to walk on the bitumen street in what could lead to a very uninviting space.</p>	<p>There are inconsistencies identified with the plans. Conditions have been implemented for amended plans addressing the pedestrian footways. It is noted that all developments are to provide adequate pedestrian and vehicle access when developing to the frontage of any street. Any perceived issue with plans will be addressed by the Traffic Committee upon review of the S138 application, which will require road driveways and pedestrians to be designed as per Council policy.</p>

6.13 Section 4.15(1)(e) – The Public Interest

The proposed development is consistent with the zoning of the land and would represent a high-quality development for the precinct. In addition to the social and economic benefit of the proposed development, it is considered to be in the public interest.

7 DEVELOPMENT CONTRIBUTIONS

Contributions would apply to the site and a condition of consent will be drafted for the payment of these in the form of a VPA. Additionally, a Special Infrastructure Contribution levy condition will be added for the proposed development.

8 CONCLUSION

Having regard to the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979, the proposed development is considered satisfactory with the following matters noted:

- The proposed development complies with the relevant provisions of the SEPP (Precincts – Western Parkland City) 2021 and generally complies with the objectives of the Edmondson Park South DCP 2012.
- The proposal is deemed to be generally consistent with the Part 3A concept plan approval which will be the future planning pathway for the site.
- Conditions of consent will be imposed to minimise any potential negative environmental impacts resulting from the development and to address any perceived non-compliances raised under the DCP.
- The proposed development is appropriate for the site and approval is in the public interest.

- Conditions will apply regarding the VPA to be paid for developer contributions in the absence of Section 7.11 or 7.12 contributions.
- A Special Infrastructure Contribution Condition has been imposed.

THAT pursuant to Section 4.16(1)(a) of the Environmental Planning and Assessment Act, 1979, as amended, Development Application DA-1245/2022 be approved subject to conditions of consent.

9 ATTACHMENTS

- 1) Recommended Conditions of Consent – Trim No. 337310.2024
- 2) Architectural Plans – TRIM No. 106942.2024
- 3) Landscape Plans – TRIM No. 106944.2024
- 4) Survey Plan – TRIM No. 106947.2024
- 5) Stormwater Response - TRIM No.106951.2024
- 6) Clause 4.6 Height of Building – TRIM No. 106949.2024
- 7) Community Title Subdivision Plan – TRIM No. 106948.2024
- 8) Statement of Environmental Effects (Initial Scheme) – TRIM No. 443623.2022
- 9) RFI Cover Letter – TRIM No. 106950.2024
- 10) DEP Response – TRIM No. 106943.2024
- 11) Public Domain Plan – TRIM No. 106945.2024
- 12) Tree Canopy Plan – TRIM No. 106946.2024
- 13) Design Excellence Comments (2 meetings) – Meeting 1: TRIM No. 080039.2024, Meeting 2: TRIM No. 101180.2023