

The background of the lower half of the page is a photograph of a modern residential subdivision. It features a paved road, green lawns, young trees, and contemporary houses under a blue sky with light clouds.

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**Residential Subdivision**

**Edmondson Park – Precinct 3**

**Campbelltown Road**

**Edmondson Park**

**May 2024 (Revised)**

Client: Landcom  
Document Type: Statement of Environmental Effects  
Document Title: Residential Subdivision  
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If this document is not signed it is a draft.



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# CONTENTS

1	Introduction .....	1
2	Edmondson Park Concept Plan .....	2
3	Site Location & Context .....	4
3.1	Site Context .....	4
3.2	Land details.....	4
3.3	Site Conditions.....	5
4	Site Development Applications.....	8
5	Urban Design Outcomes .....	9
6	Proposal.....	11
6.1	Proposal Summary .....	11
6.2	Site Remediation .....	11
6.3	Torrens Title Subdivision .....	12
6.4	Road Layout and Street Design .....	13
6.4.1	Road Layout .....	13
6.4.2	Street Design .....	15
6.5	Landscaping .....	22
6.6	Stormwater Water Management.....	25
6.7	Earthworks & Retaining Walls .....	25
6.8	Conservation Zoned Land .....	25
6.9	Vegetation Removal (Lot 2) .....	26
7	VPA Facilities and Open Space .....	27
8	Section 4.15 - Environmental Assessment.....	29
8.1	Compliance with Environmental Planning Instruments .....	29
8.1.1	State Environmental Planning Policy (Precincts—Western Parkland City) 2021 Appendix 1 Edmondson Park South Site .....	29
8.1.2	State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 2 Vegetation in Non Rural Areas.....	42
8.1.3	State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 3 Koala Habitat Protection 2020 and Chapter 4 Koala Habitat Protection 2021 .....	42
8.1.4	State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 11 Georges River Catchment.....	42
8.1.5	State Environmental Planning Policy (Resilience and Hazards) 2021 .....	43
8.2	Provisions of Draft Environmental Planning Instruments .....	45
8.3	Provisions of any Development Control Plan .....	45
8.4	Provisions of Any Planning Agreement .....	45
8.5	Provisions of the Regulations .....	45
8.6	Consideration of Development Impacts.....	46
8.6.1	Stormwater Management .....	46
8.6.2	Water Quality Management .....	46

8.6.3	Flora and Fauna .....	48
8.6.4	European Heritage.....	53
8.6.5	Aboriginal Heritage .....	54
8.6.6	Bushfire Assessment .....	55
8.6.7	Acoustic Assessment.....	56
8.6.8	Traffic Assessment .....	58
8.6.9	Erosion and Sediment Control.....	60
8.6.10	Servicing Arrangements (IDC).....	60
8.6.11	Arborist Assessment.....	61
8.7	Site Suitability .....	62
8.8	Any Submissions .....	63
8.9	The Public Interest.....	63
9	<b>EP &amp; A ACt 1979 Assessment Provisions.....</b>	<b>64</b>
9.1	Division 4.3 Section 4.10 – Designated Development .....	64
9.2	Division 4.7 – State Significant Development.....	64
9.3	Division 4.8 - Integrated Development .....	65
10	<b>Conclusion .....</b>	<b>67</b>

## APPENDICIES

Appendix 1	Edmondson Park DCP Assessment Table
Appendix 2	Acoustic Assessment
Appendix 3	Aboriginal Heritage Impact Permit
Appendix 4	Biodiversity and Flora & Fauna Assessments
Appendix 5	Bushfire Assessment
Appendix 6	Engineering Drawings
Appendix 7	Detailed Site Investigations and Remediation Action Plan
Appendix 8	Infrastructure Report
Appendix 9	Stormwater Report
Appendix 10	Traffic Report
Appendix 11	Waste Management Plan
Appendix 12	Heritage Report
Appendix 13	Watercourse Validation Letter
Appendix 14	Arboricultural Assessment
Appendix 15	Landscape Plans
Appendix 16	Building Envelope Plans
Appendix 17	Concept Plan Consistency Review
Appendix 18	Concept Approval Conditions Assessment Table
Appendix 19	Concept Plan Legal Advice
Appendix 20	Open Space Review Advice

# 1 INTRODUCTION

Precinct 3 of the Edmondson Park project is located in the western portion of the release area on the northern side of Campbelltown Road and encompasses three separate allotments.

The Precinct 3 land holding is identified to accommodate a range of residential housing options, open space and surrounds the existing heritage listed Bardia Barracks as part of the approved Concept Plan for Edmondson Park.

This Development Application seeks approval for the residential subdivision of the site to create 158 residential allotments and 8 medium density super lots, delivery of a local pocket park, construction of associated roadways, drainage and stormwater infrastructure, removal of vegetation in proposed roadways only within the RE 1 zoned land, and associated services.

The proposed subdivision has been designed to respond to the sites unique natural and heritage characteristics to deliver an urban design outcome which fosters a sense of place, community and wellbeing.

The proposal incorporates a range of allotments which will accommodate a wide variety of housing typologies including terrace homes, small lot residential dwellings and dual occupancy properties. Delivering a range of housing typologies will ensure that the future community is a vibrant mix of households and housing is able to accommodate people through all stages of life.

The proposed subdivision and associated works are primarily contained within Lot 5, with some roadworks extending within the Lot 3 area and a drainage basin within Lot 2.

Two separate Development Applications have been lodged with Council seeking consent for the removal of vegetation over the portion of the subject site which the subdivision applies to.

Detailed supporting studies have been prepared in association with this Development Application addressing Biodiversity, bushfire, engineering and stormwater, traffic generation and landscaping outcomes.

The supporting studies and associated design outcomes further demonstrate that the proposed subdivision is highly suitable in relation to the subject site and will deliver a high quality urban community.

Detailed assessment guidelines for the subject site and broader Edmondson Park South Precinct were adopted in 2012 under the *Edmondson Park South Development Control Plan 2012*.

This Statement of Environmental Effects provides a detailed summary of the proposal, and assessment under the provisions of the Environmental Planning and Assessment Act 1979 State Environmental Planning Policy (Precincts—Western Parkland City) 2021 Appendix 1 Edmondson Park South Site, the Edmondson Park South Concept Plan approval and the adopted DCP.

This report, and supporting studies demonstrate that the site is highly suitable to accommodate the proposed subdivision and future residential housing and is compliant with all relevant state and local government planning provisions.

Approval of the proposal will deliver residential allotments and future housing over the subject site as envisaged under the adopted DCP and Concept Plan approval.

## 2 EDMONDSON PARK CONCEPT PLAN

The Edmondson Park South Concept Plan was lodged as a Major Project Application in 2010 by Landcom and was approved in 2011 by the then Planning Assessment Commission (PAC). The Concept Plan approval covered over 410 hectares of land.

The Concept Plan approval incorporated:

- Residential density targets of over 3,500 residential dwellings.
- Edmondson Park retail town centre which comprised 35,000m<sup>2</sup> to 45,000 m<sup>2</sup> of retail, business and commercial floor space.
- Upgrade of Campbelltown Road and construction of associated signalised intersections.
- Associated open space, landscape works and infrastructure.

The approval also incorporated a Stage 1 development area which has since been completed.

The Concept Plan approval has since been modified, with the most recent dwelling targets being approximately 4,500 new homes, with a mix of housing types and provides a high level concept for the delivery of residential housing, retail areas and open space across the precinct.

Since the approval of the Edmondson Park Concept Plan in 2011, significant portions of the residential housing areas have been delivered. The Edmondson Park Town Centre retail and higher density housing precinct has also been substantially completed.

The subject site forms part of Area 4 / Precinct 3 of the adopted Concept Plan as shown below in Figure 1 and is identified as accommodating residential housing area in the eastern portion and a public open space area along the western edge.

The adopted Concept Plan identifies future road links adjoining open space and vegetation areas along the northern and western edges of the residential housing areas within the site.

Given the sites proximity to the Edmondson Park Town Centre (200m north-east) and the Edmondson Park Railway Station (400m to the north), the site is well located to deliver a range of smaller lot and medium density housing as part of future applications.

A detailed review of the proposed development in terms of consistency with the approved Edmondson Park South Part 3A Concept Plan and conditions of approval of the has been provided with this submission. Refer to Appendices 17 & 18 of this SEE.

We have received legal advice on the matter which notes:

*The flexibility implicit in the scheme is clear from clause 3B(2) of the Transitional Regulation. In assessing the DA, the principal consideration to which the consent authority's attention is directed is the question of whether the 'development is generally consistent with the terms of the approval of the concept plan'.*

The planning review undertaken by Urbanco demonstrates that the proposed subdivision application is consistent, or generally consistent with the endorsed Concept Plan as follows:

- The Proposal is consistent with the conditions and requirements of the Concept Plan approval document.



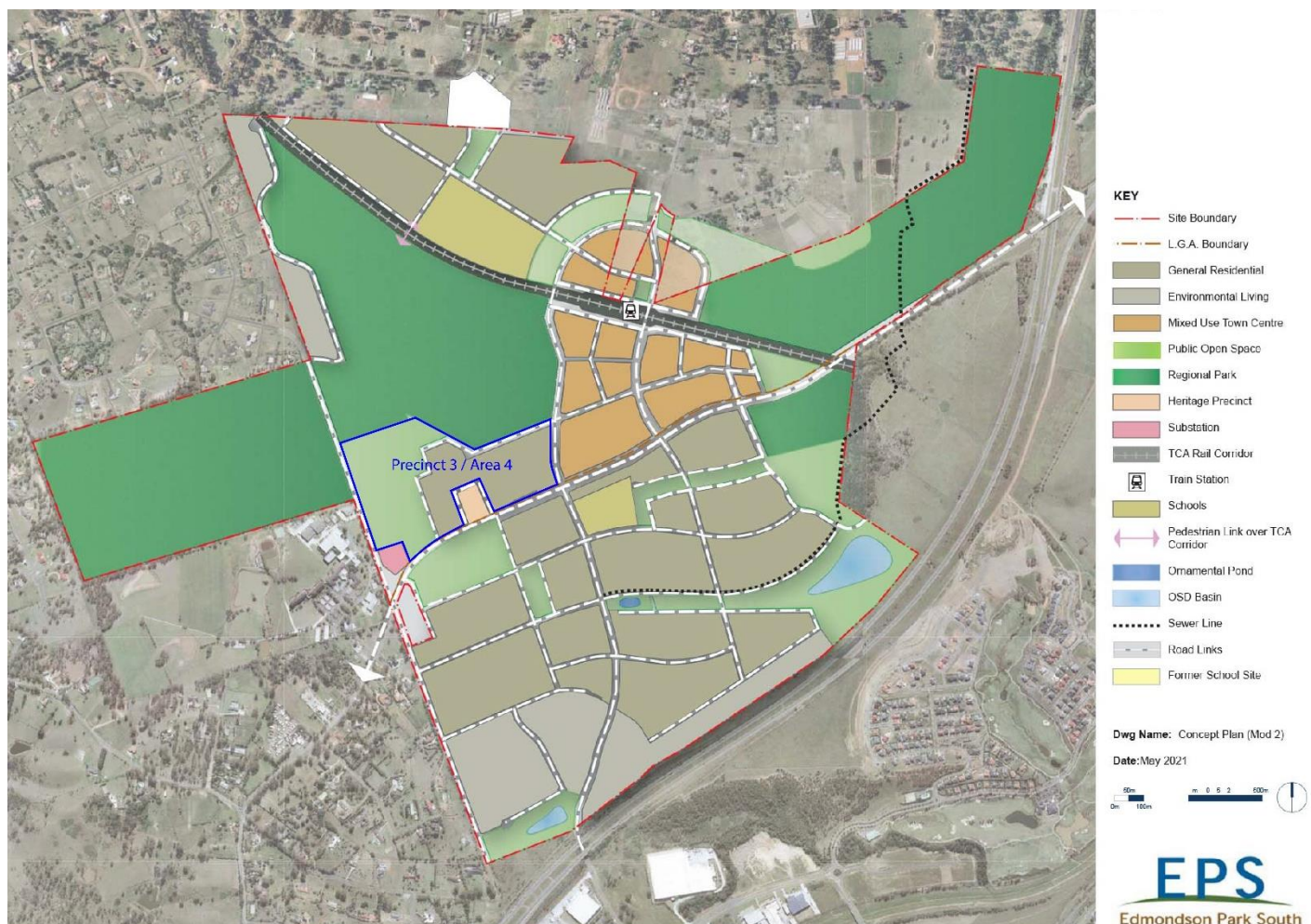
- The proposal is consistent with the endorsed Concept Plan
- The Proposal is consistent with or generally consistent with the associated open space, road hierarchy, water management and pedestrian / cycle network endorsed under the Concept Plan approval.

Legal advice has concluded that:

*9.2 The DA is generally consistent with the Concept Plan. To the extent that it departs from the Concept Plan, the departures are, in our view, generally minor in nature and are within the scope of the 'inherent flexibility' with which conditions of concept approvals are to be construed.*

These assessments have demonstrated that the proposed subdivision of the site, construction and dedication of roads, construction of associated infrastructure and delivery of open space areas under the DA as proposed is considered to be generally consistent with the most recent Concept Plan approval being MP 10\_0118 MOD 11 Edmondson Park Concept Plan and associated conditions of approval.

Determination of the application does not rely on approval of any future modifications to the Concept Plan.



**Figure 1 – Edmondson Park Concept Plan prepared by EPS  
(Source: Edmondson Park Mod 11 Application)**



## 3 SITE LOCATION & CONTEXT

### 3.1 Site Context

The subject site forms part of the Edmondson Park South Precinct, which was rezoned in 2011, with an associated Concept Plan approval applicable to the project.

The land subject to this subdivision application is zoned R1 General Residential and RE1 Public Open Space under *State Environmental Planning Policy (Precincts—Western Parkland City) 2021 Appendix 1 Edmondson Park South Site* (the SEPP). A portion of the site is also zoned C1 National Parks and Natures Reserves, although the application does not seek any works within the C1 zoned land.

The site is bordered by MacDonald Road to the east, Campbelltown Road to the south, Zouch Road to the west and the National Parks reservation land to the north.

The existing heritage listed Bardia Barracks is also located along the southern edge of the site on Campbelltown Road.

Land to the south and the east of the site has been developed with the delivery of residential allotments, roadways and medium density housing as per the approved Concept Plan.

The site is located only 200m from the Edmondson Park Town Centre and 400m from the Edmondson Park Railway Station to the north. The site is situated within a walkable catchment of the rail line and Town Centre, with existing pathways providing easy access for pedestrians and cyclists.

The site is highly accessible to both local and regional vehicular movements with planned future road access to both Zouch Road and MacDonald.

### 3.2 Land details

The subject land holding encompasses three separate allotments which are located north of Campbelltown Road, in the Liverpool Local Government Area (LGA).

This Development Application seeks approval for subdivision and associated works within Lot 5 DP 1272931, Lot 3 DP 1272931 and Lot 2 DP 1272931.

The subject site as referred to hereon in refers the subdivision and works area only and is shown in Figures 2 and 3 below.

### **3.3 Site Conditions**

#### **Vegetation**

The landholding was historically utilised as an army barracks, military camp and training facility which encompassed a wide range of buildings, training areas / facilities, internal roadways and associated infrastructure.

There are some scattered remnant trees which were retained within the subject site. However, the majority of the vegetation is low level regrowth, grasses and unmaintained exotic plantings. A detailed flora and fauna assessment and Arborist Assessment has been provided with this application which addresses site vegetation.

Two separate Development Applications have been lodged and approved which address vegetation removal over the development area.

The approved vegetation removal has been completed.

#### **Topography and Drainage**

The site is generally flat or has a low gradient slope from Campbelltown Road to the northern boundary.

There are two localised low points on the northern boundary where the site drains to existing drainage lines to the north through existing bushland.

#### **Site Access**

The site has three road frontages being MacDonald Road to the east, Campbelltown Road to the south and Zouch Road to the west.

There are no formalised vehicular access intersections to the site at present.

Site access is achieved via historic access points related to the former barracks. Access is private only, with no public road or pedestrian access into the site.



Figure 2 – Site Context Plan



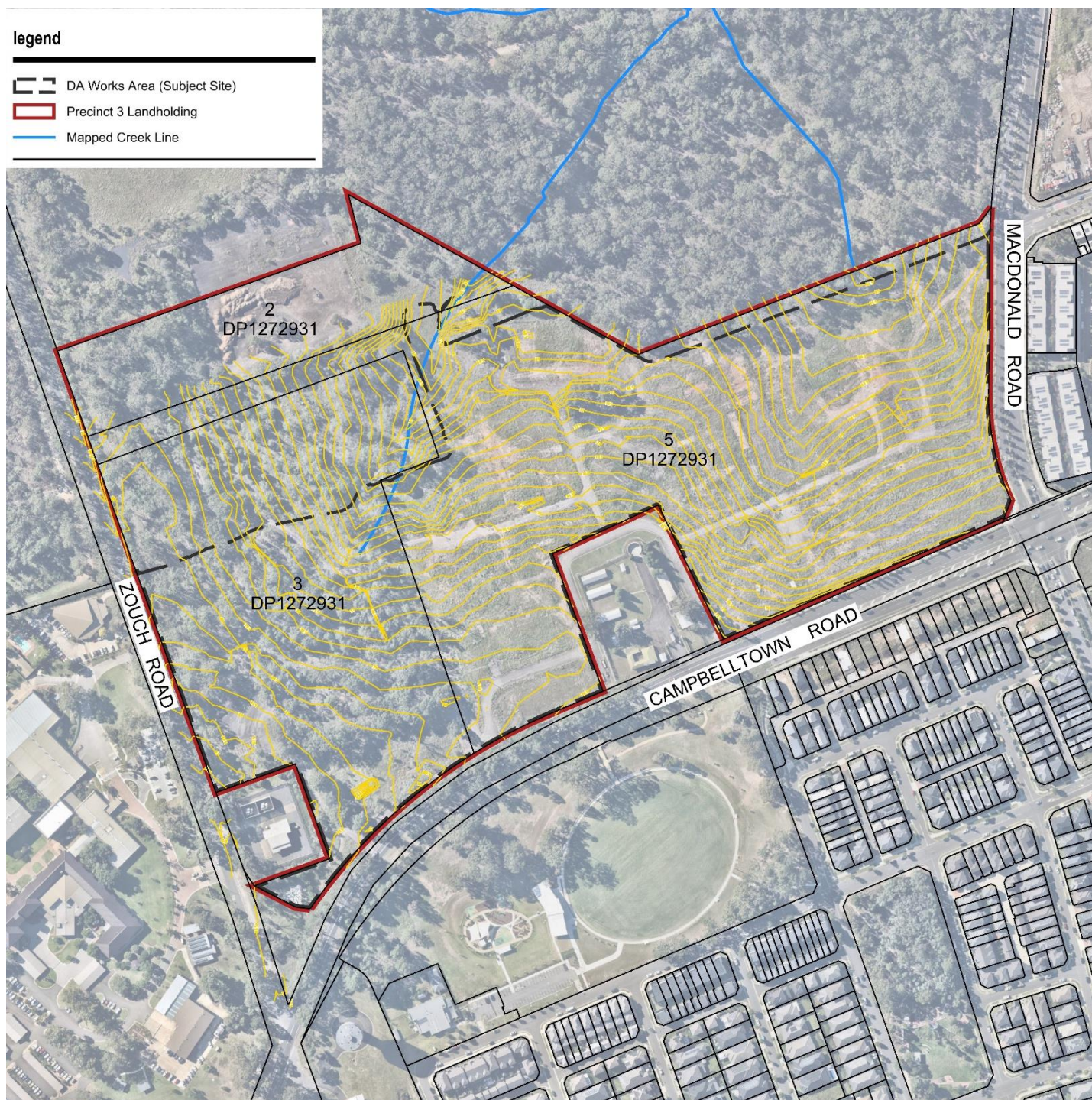


Figure 3 – Subect Site



## 4 SITE DEVELOPMENT APPLICATIONS

As noted above, two Development Applications have been lodged with Liverpool Council over the subject land which seek approval for the removal of existing vegetation. The area of vegetation removal sought under these applications reflects the development footprint proposed under this subdivision application.

The Development Applications are as follows:

### a) DA 740/2022 – Vegetation Removal DA 1

DA 740/2022 was lodged with Liverpool Council on the 8<sup>th</sup> of July 2022 and sought approval for vegetation removal within part of the site.

The application sought approval for *vegetation removal over a portion of the land holding, being land within Lot 5 DP 1272931 which is bio-certified under Part 7 (Biocertification of the Sydney region growth centres SEPP and related EPIs) of Schedule 7 to the Threatened Species Conservation Act 1995 (TSC Act).*

This vegetation removal area covers the majority of the subdivision works land.

DA 740/2022 was approved on the 22<sup>nd</sup> of August 2023.

### b) DA 768/2022 – Vegetation Removal DA 2

DA 740/2022 was lodged with Liverpool Council on the 12<sup>th</sup> of July 2022 and sought approval for vegetation removal within a smaller part of the site, being land within 40m of existing mapped watercourses.

The application sought approval for *vegetation removal over a small portion of the land holding, being land within Lot 5 DP 1272931 which is bio-certified under Part 7 (Biocertification of the Sydney region growth centres SEPP and related EPIs) of Schedule 7 to the Threatened Species Conservation Act 1995 (TSC Act).*

This vegetation removal area covers the balance of the subdivision works land, excluding the RE1 zoned land.

DA 768/2022 was approved on the 31<sup>st</sup> of August 2023.



## 5 URBAN DESIGN OUTCOMES

A detailed Urban Design Review has been completed for the site, the culmination of which is the preparation of a site Concept Plan that has been adopted for the preparation of the detailed subdivision design.

An Urban Design Report is provided with this application which outlines the design and site investigation process undertaken and urban design outcomes embodied in the Concept Plan.

There are a range of place making and urban design principles involved in delivering an outstanding new community. Planning a new community for people with a strong sense of social and environmental awareness and high expectation for amenity requires a great design.

To meet the aspirations and expectations of the future residents, employees and visitors, design principles are established to set a clear understanding of how to facilitate a quality and site responsive urban design. The Urban Design Principles adopted include:

*Deliver a walkable community which provides high levels of pedestrian permeability and creates low speed traffic environments*

*Respond to and celebrate the natural attributes of the site*

*Locate drainage infrastructure along natural drainage lines to minimise site earthworks*

*Retain the central stand of existing trees and sandstone wall in a new pocket park*

*Explore opportunities for an informal / visual link to the Bardia Barracks*

*Provide a range of small lot and medium density housing across the site to deliver housing diversity*

*Locate medium density housing adjoining open space areas and as a transition to higher density housing on the eastern side of MacDonald Road*

*Deliver new access opportunities from MacDonald Road and Zouch Road*

*Create "friction points" in the road network to create a low speed traffic environment and reduce "rat run" opportunities*

As outlined in the Urban Design Report, the Concept Plan has been prepared responding to celebrate the unique site characteristics and embody the Urban Design Principles outlined above.

The Concept Plan provides for a central pocket park which acts as the green heart of the neighbourhood, a place for the community to engage and interact, while delivering a connection to the history of the site. The Pocket Park and "heritage walk" pedestrian link will deliver long lasting community building elements which foster a sense of place and connection.

The "heritage walk" has been aligned to achieve a direct visual link from the pocket park to the Bardia Barracks memorial, providing a viewscape to the flagpole and memorial structure. The pocket park and "heritage walk" have been framed by medium density housing and small lot dwellings, providing an activated edge treatment and direct passive surveillance.

A central roadway has been incorporated, providing vehicular access for residents to MacDonald Road in the east and Zouch Road in the west and includes a series of roundabouts and T intersections to create 'friction' in movements.



## **6 PROPOSAL**

### **6.1 Proposal Summary**

The proposal seeks to subdivide the Precinct 3 landholding for residential purposes consistent with the adopted Edmondson Park Concept Plan and Development Control Plan.

The proposed subdivision will create 158 residential allotments, 8 medium density super lots, delivery of a local pocket park, construction of associated roadways, drainage and stormwater infrastructure and associated services.

The proposal seeks approval for:

- Removal of existing hard stand surfaces and infrastructure and remediation of Lot 5 in accordance with the proposed Remediation Action Plan.
- Subdivision of the site to create 158 residential allotments, 8 super lot medium density allotments, two allotments for open space, two drainage lots and one residue lot encompassing environmental land.
- Construction of intersections with MacDonald Road in the east and Zouch Road in the west to provide vehicle access to the site.
- Construction of internal roadways to service the development including Major Local Streets, Local Streets and Laneways.
- Landscaping of the proposed central pocket park and associated heritage pedestrian link.
- Vegetation Removal within roadway areas in RE 1 zoned land.
- Streetscape landscaping works.
- Construction and landscaping and two drainage water quality basins.
- Earthworks and construction of low scale retaining walls associated with the delivery of the residential subdivision.
- Installation of all required services and infrastructure.

We have provided below a detailed description of each aspect of the proposed subdivision and associated works.

### **6.2 Site Remediation**

JBS&G have completed Detailed Site Investigations over the subject site and prepared a detailed Remediation Action Plan (RAP) for the residential development area of the site being Lot 5 DP 1272931.

Section 5 and 6 of the report outlines the preferred remediation works to be undertaken as part of this DA which are summarized as follows:

- Excavation of Asbestos Containing Material (ACM) impacted soils present to depths greater than 100 mm below ground level and subsequent off-site disposal to landfill/licensed waste

facility. estimated remedial extents are shown on Figure 5 of the report.

- Validation of the walls and floors of the resulting excavations; and
- Reshaping using on-site soils, or alternatively if required, placement of imported (and validated) material to reinstate these excavations.
- Existing inground infrastructure: remnant pipe associated with the fire hydrant system and a Telstra pit have been identified across the investigation area. These materials will be removed during the remediation works.

### 6.3 Torrens Title Subdivision

As outlined above, this application (as revised) seeks approval for the residential subdivision of the site to create Subdivision of the site to create 158 residential allotments, eight Medium Density superlots, two allotments for open space, two drainage lots and one residue lot encompassing environmental land.

The proposal also seeks creation of new Public Roads and delivery of associated services and infrastructure as required for the new allotments.

The subdivision has been designed to create regular residential blocks while delivering a unique and site responsive urban design outcome which fosters a sense of place and belonging, celebrating the existing attributes of the site.

The layout incorporates drainage reserves situated along natural drainage lines and low points and roadways which follow site contours to minimise site earthworks.

The subdivision layout incorporates a range of allotment types and lot sizes to encourage a high level of both housing and social diversity throughout the community.

A summary of the lot yield and sizes proposed is in Table 2 and an extract of the subdivision layout is in Figure 5. The mix of lots provides a range of lot sizes between 200m<sup>2</sup> and 536m<sup>2</sup>.

Two corner allotments have been identified as being able to accommodate Dual Occupancy dwellings, as both lots are over 500m<sup>2</sup>. These corner lots allow Dual Occupancy housing designs to address both street frontages.

**Table 2: Summary of Proposed Residential Lots**

Lot Size	Lots (No.)
200m <sup>2</sup> -299m <sup>2</sup>	116
300m <sup>2</sup> -399m <sup>2</sup>	37
400m <sup>2</sup> -499m <sup>2</sup>	3
500m <sup>2</sup> -599m <sup>2</sup>	2
<b>Total</b>	<b>158</b>



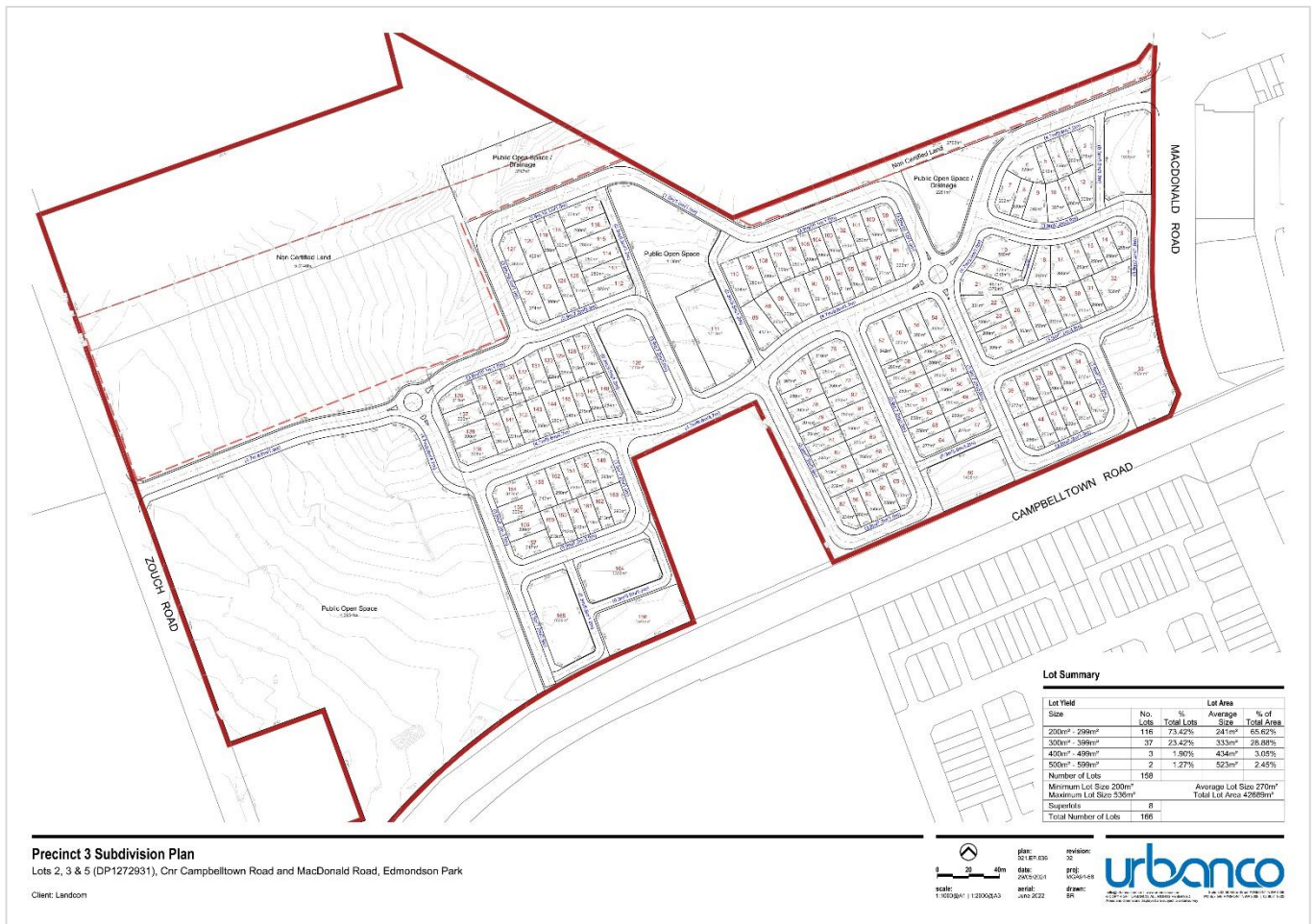


Figure 5 – Proposed Subdivision Layout (Revised)

## 6.4 Road Layout and Street Design

### 6.4.1 Road Layout

The Concept Plan and subdivision design provide for a regular grid pattern street layout which responds to the design principles embodied in both the approved Concept Plan and Edmondson Park South DCP, while responding to specific site and access constraints identified during preparation of the DA.

The main street design constraint identified during preparation of the DA which influenced the road network was the prohibition of direct vehicle access and an associated intersection to Campbelltown Road.

Both the Concept Plan and DCP had envisaged that an intersection would be delivered on the eastern edge of the Bardia Barracks site for vehicular and pedestrian access into Precinct 3. A son traffic engineers advised that this was not permissible due to the status of Campbelltown Road as an arterial roadway and the proximity with the existing large-scale Campbelltown Road / MacDonald Road intersection.



In response a secondary vehicle intersection has been provided to Zouch Road in the west, to assist with traffic flows to and from the site and provide a number of access options for future residents.

Notwithstanding the road layout proposed is consistent with the design intent and principles of the DCP and Concept Plan as follows:

- The layout provides for safe and efficient circulation of pedestrians, bicycles and motor traffic and on street parking requirements within an attractive and safe urban streetscape environment.
- Provide a clear hierarchy of streets with good connectivity which uses features and landmarks to enhance wayfinding.
- The main central access roadway has been designed as an Urban Street, being the higher function roadway within the site.
- The central roadway has been designed to accommodate a pedestrian and cycle share path in the verge.
- The east-west connection encourages and enhances pedestrian and cycle connections to the station, Town Centre, schools and parks.
- Local Roads have been designed to primarily deliver a north-south grid pattern in the eastern portion consistent with the Concept Plan and DCP.
- Edge roads are provided to the Barracks land consistent with the Concept Plan and DCP.
- Local Roads are consistent with the cross sections in the DCP and Concept Plan.
- Perimeter roadways have been designed to accommodate RFS requirements as specified under Planning for Bushfire Protection.
- Laneways have been provided to service rear loaded small lot attached housing as envisaged under the Concept Plan and DCP.

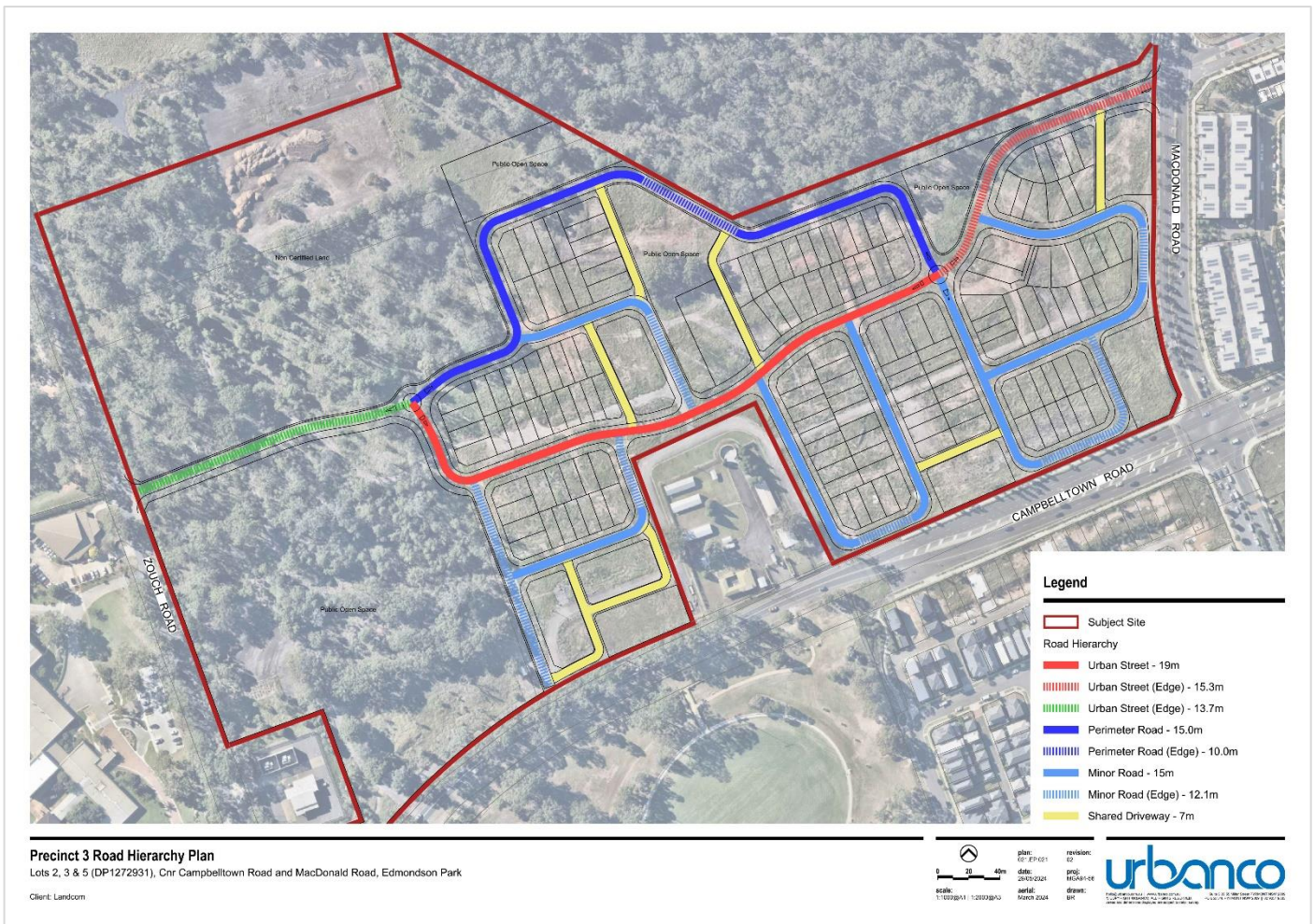


Figure 6 – Road Hierarchy Plan

## 6.4.2 Street Design

The subdivision layout includes a number of streets, laneways and accessways which respond to the varying access and traffic requirements throughout the neighbourhood.

Roadway types include urban streets, local roads, bushfire compliant perimeter roads, perimeter roads, laneways servicing rear loaded lots and accessways which provide vehicle access for a small number of front loaded lots in specific locations.

Detailed discussion of each road type and associated cross section diagrams are provided below.

### a) Urban Street

The central access road is the primary roadway in the site and has been designed as an Urban Street consistent with the design principles of the DCP and Concept Plan. The road cross section exceeds the design width of a Local Road as shown on the Concept Plan.

Verges have been widened on both sides of the roadway to accommodate pedestrian and cycle share paths. Verge widths have been reduced to 1m where along the edge of open space areas consistent with the DCP and Concept Plan street design principles.

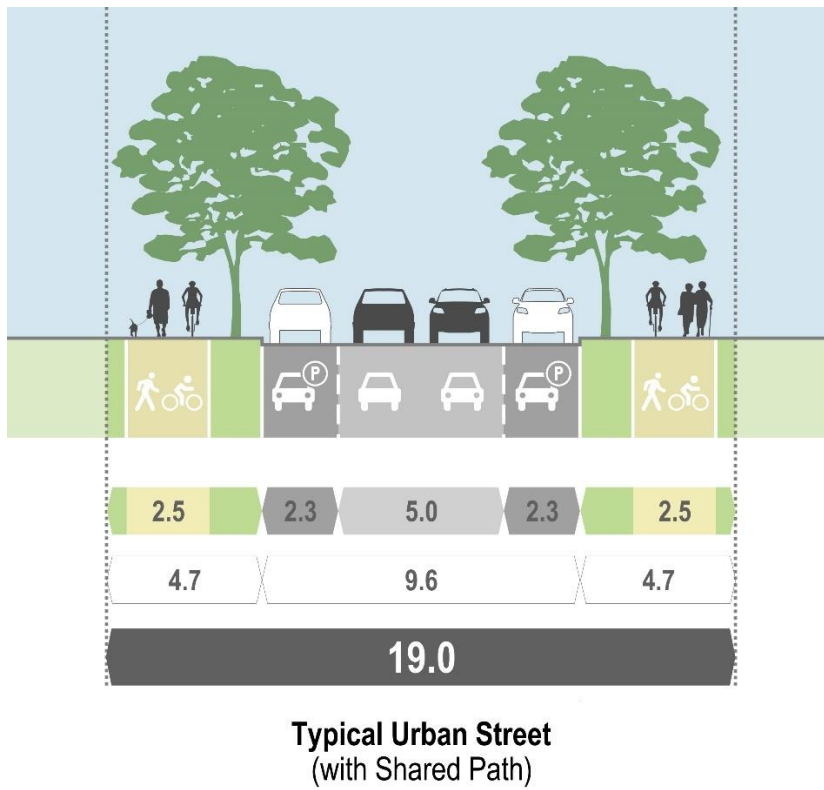


Figure 7 – Urban Street

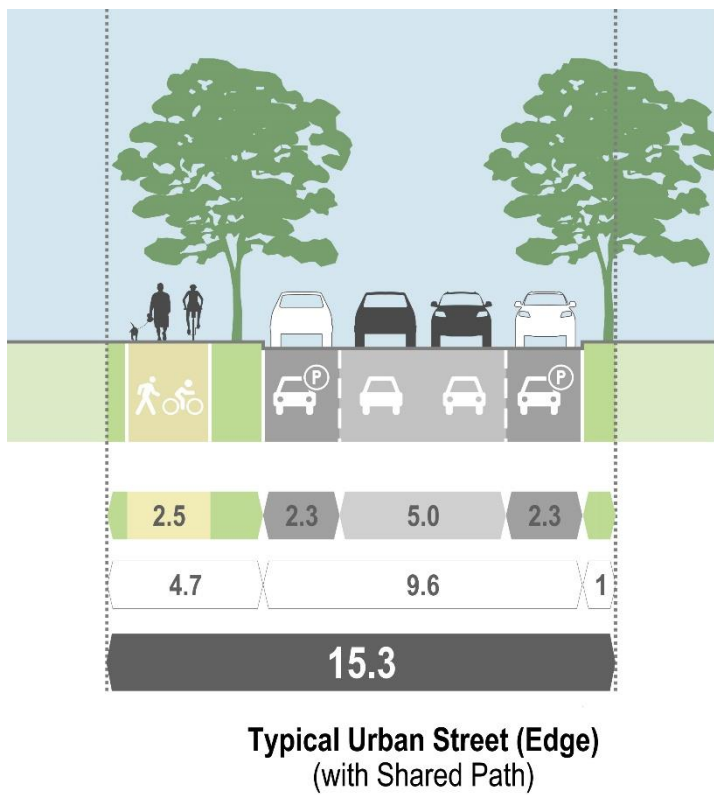


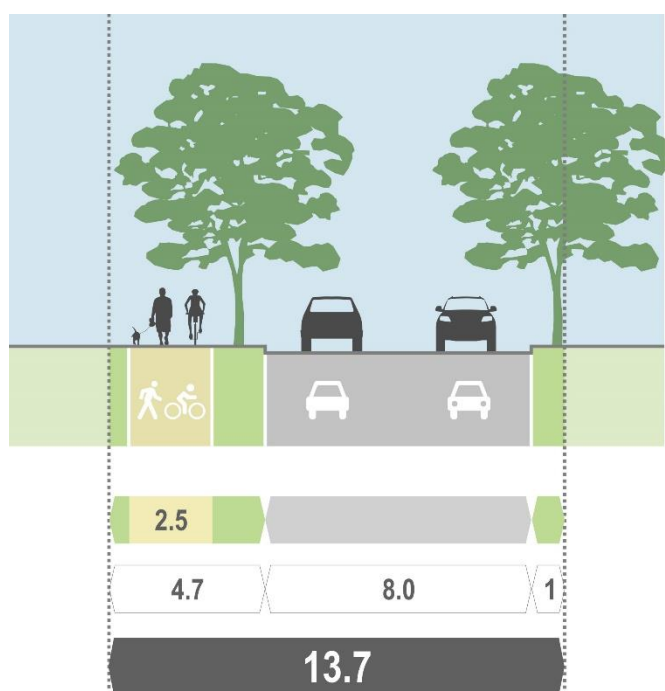
Figure 8 – Urban Street - Edge

**b) Zouch Road Connection Street**

The east-west road connection to Zouch Road forms a key access to the precinct, providing a secondary vehicle access point.

This road has been designed to provide an 8m carriageway consistent with RFS requirements, allowing two way vehicle access and no parking.

The southern verge has been designed to accommodate a pedestrian / cycle share. The northern verge has been reduced to 1m consistent with the DCP and Concept Plan street design principles.



**Typical Urban Street (Edge)**  
(with Shared Path)

**Figure 9 – Zouch Road Connection**

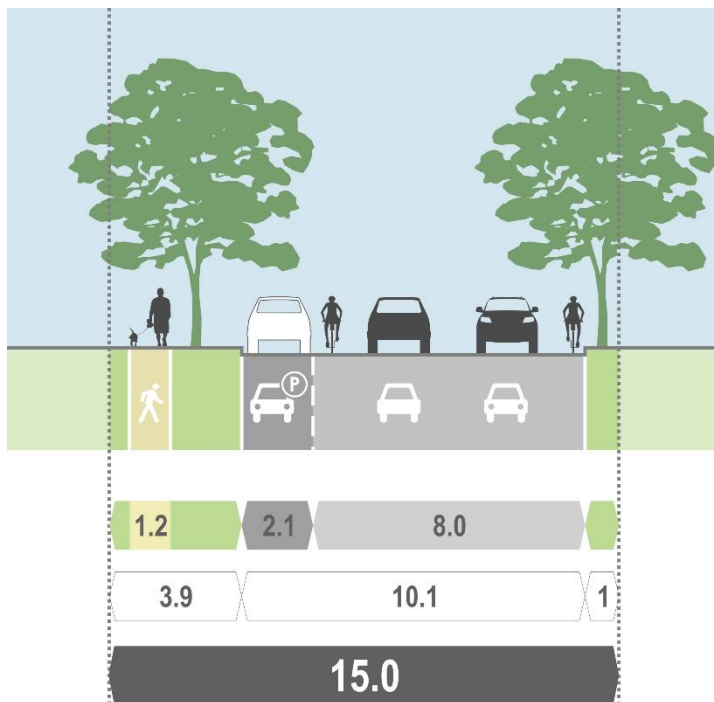
### c) Perimeter Roadways

Perimeter roadways have been provided as an interface to vegetated areas which are identified as areas of bushfire hazard. These roadways have been designed in consultation with EcoLogical Australia as part of the bushfire assessment.

The roadways provided for an 8m carriageway, with a separate parking area, consistent with RFS requirements.

The road design exceeds the specified carriageway and road reserve widths for APZ / edge roads under the DCP and Concept Plan.

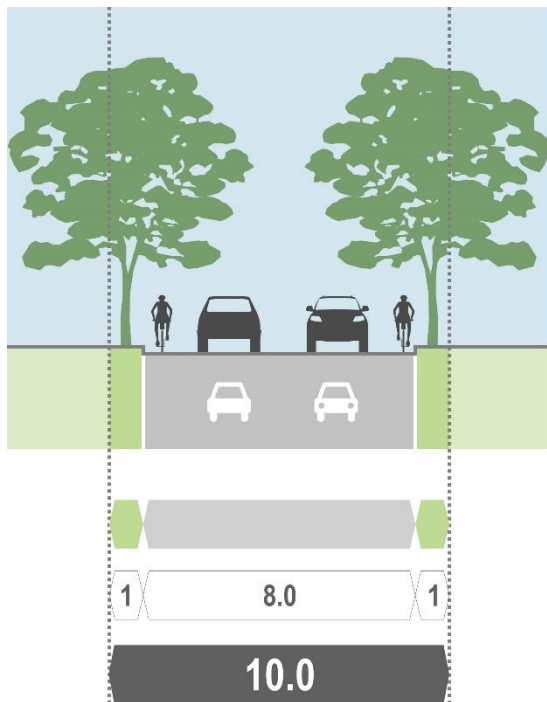
Where parking is not required adjoining the pocket park, 1m verges are provided to either side of the roadway adjoining open space areas consistent with the DCP and Concept Plan street design principles.



**Typical Perimeter Road**

**Figure 10 – Perimeter Road**





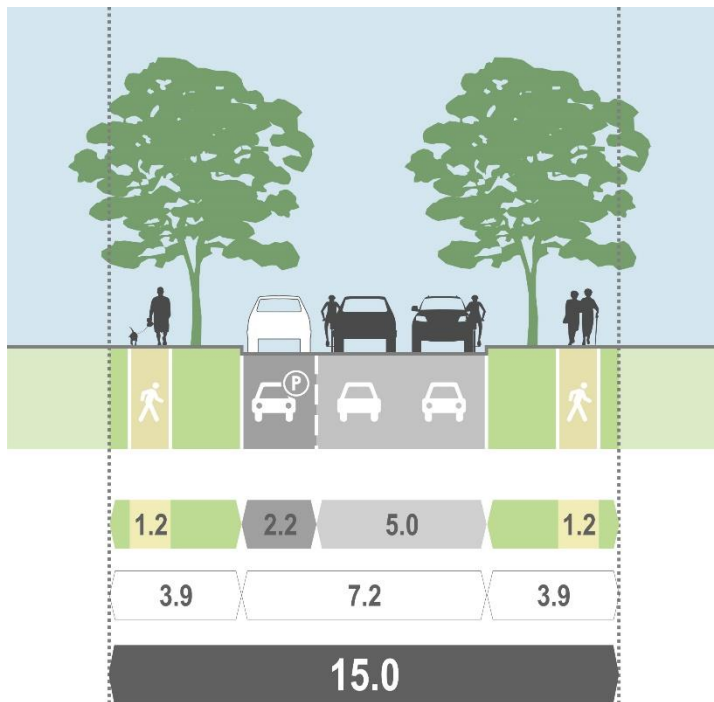
**Typical Perimeter Road (Edge)**

Figure 11 – Perimeter Road (Edge)

#### d) Minor Roads

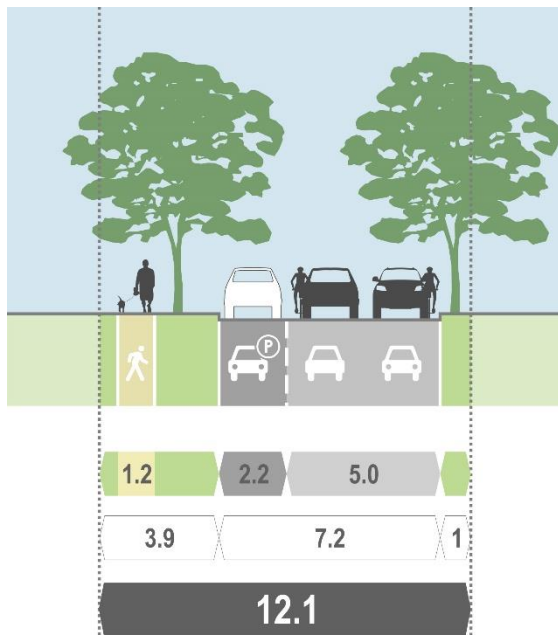
Internal roadways servicing residential allotments are designed as a Minor Road / Local Road (Minor) consistent with the DCP and Concept Plan. Verge widths of 3.9m are provided as specified in the DCP.

Verge widths have been reduced to 1m where along the edge of open space areas consistent with the DCP and Concept Plan street design principles.



**Typical Minor Road**

**Figure 12 – Minor Road**

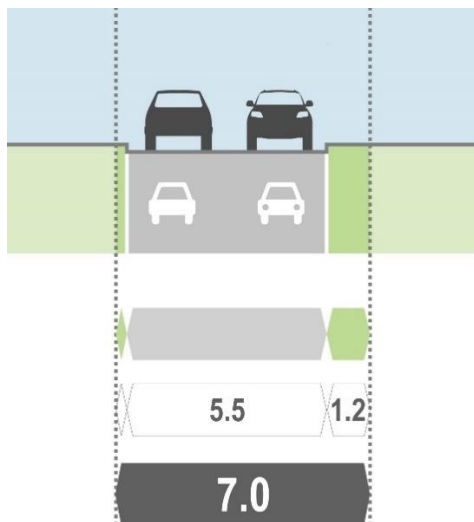


**Typical Minor Road (Edge)**

**Figure 13 – Minor Road (Edge)**

#### e) Rear Laneways

Rear laneways provide access to small lot attached dwellings. Rear laneways are provided with a road reserve of 7m consistent with the DCP and Concept Plan. The laneway configuration has been guided by engineering design requirements.



**Typical Laneway**

**Figure 14 – Road Hierarchy Plan**

## 6.5 Landscaping

### Streetscape Landscaping

A comprehensive street tree and landscaping master plan has been prepared for the site by Place Design Group.

Street tree plantings incorporate predominantly native species, with some exotic species selected along key roadways.

Street tree plantings are shown every six metres consistent with the DCP landscaping principles.

Species are selected to achieve a blurring of the edges with native bushland and ensuring plant and tree palettes incorporate Cumberland Plain Woodland species.

### Pocket Park

In response to the unique site characteristics and heritage, a pocket park has been incorporated centrally within the community.

The pocket park is located at the junction of two previous internal roadways associated with the former army barracks. The pocket park has been located to allow for the retention of a number of existing large trees and a curved sandstone retaining wall.

The retention of the sandstone wall and trees will provide a link for the future community to the history and former use of the site as a place making and community building element.

The urban design response has included a pedestrian walkway linking the pocket park with the heritage listed barracks to the south. The pedestrian walkway has been aligned to correspond with the memorial monument and flagpole in the barracks, providing a direct visual link to the heritage precinct.

The pocket park incorporates a range of play areas and landscape elements including picnic shelters, playground area with a variety of play elements, nature play areas and small scale turf kick-about spaces.



Figure 15 – Pocket Park Landscape Design (Place Design Group)





Figure 16 – Pocket Park Play Elements (Place Design Group)



Figure 17 – Pocket Park Character Images (Place Design Group)



## 6.6 Stormwater Water Management

Infrastructure and Development Consulting (IDC) have prepared detailed stormwater and water quality management designs and modelling in association with the subdivision Development Application.

The IDC report notes that storm water and water quality management for the site has been addressed as part of the broader Edmondson Park Concept under the *Edmondson Park South Part 3A Concept Plan – Watercycle Management Plan (2010) prepared by J. Wyndham Prince*.

The stormwater and water quality management strategy is consistent with the outcomes envisaged in the 2010 watercycle management plan.

Stormwater detention is addressed as part of the broader trunk drainage network.

Two, water quality basins have been located at the natural low points of the site along the northern boundary and in a cleared area in the north-western portion of the site.

A detailed summary of the stormwater and water quality outcomes is provided in Section 7.6 below.

## 6.7 Earthworks & Retaining Walls

Infrastructure and Development Consulting have prepared detailed earthworks and retaining wall designs in association with the subdivision Development Application.

Earthworks have been designed to respond to the existing site topography and urban design outcomes, and also minimise the extent of retaining walls

The cut and fill plans are enclosed in the civil engineering drawing package included with his application.

While civil works have been designed to minimise cut and fill, there is an overall requirement for 37,421m<sup>3</sup> of fill in response to site topography, road grades and site responsive design outcomes.

## 6.8 Conservation Zoned Land

The C1 zoned land area along the northern edge is intended to be incorporated as part of the regional park / nature reserve in the long term. The land is anticipated to be transferred following registration of the new allotments, likely to be mid to late 2025.

Management and maintenance of this land long term will form part of the management of the reserve.

## **6.9 Vegetation Removal (Lot 2)**

The proposal incorporates vegetation and tree removal in the subdivision works area where required and within the Lot 2 area as part of the drainage works.

The basin has been specifically located and design to sit within land previously cleared as part of the former barracks.

No threatened flora or fauna species were identified within the works area during a site inspection carried out by Eco Logical Australia (ELA).

Impacts of the proposal are confined to 0.01 ha of low condition PCT 3320 and 0.1 ha of cleared/exotic vegetation.

ELA Have concluded that the proposed works are unlikely to significantly impact the flora or fauna species.

The ELA report outlines a number of recommended mitigation measures which will be implemented in order minimise the potential impacts on the subject site.



## 7 VPA FACILITIES AND OPEN SPACE

As part of the planning and delivery of the Precinct 3 development area, Landcom intend on delivering a range of facilities and opens pace areas for the future community under a Voluntary Planning Agreement (VPA) as an offset to relevant Section 7.11 contribution requirements.

Land and facilities likely to be delivered and dedicated to Council include:

- Construction of local roads with frontage to open space areas and dedication of land to Council;
- Delivery of a pocket park with playground and associated facilities and dedication of land to Council; and
- Construction of drainage facilities and dedication of land for open space/drainage to Council.

A preliminary draft VPA - Infrastructure Delivery Plan is shown in Figure 18 below.

As outlined in the Draft Letter of Offer, it is anticipated that the overall value of the VPA works will exceed the contributions value that would have been required at DA stage.

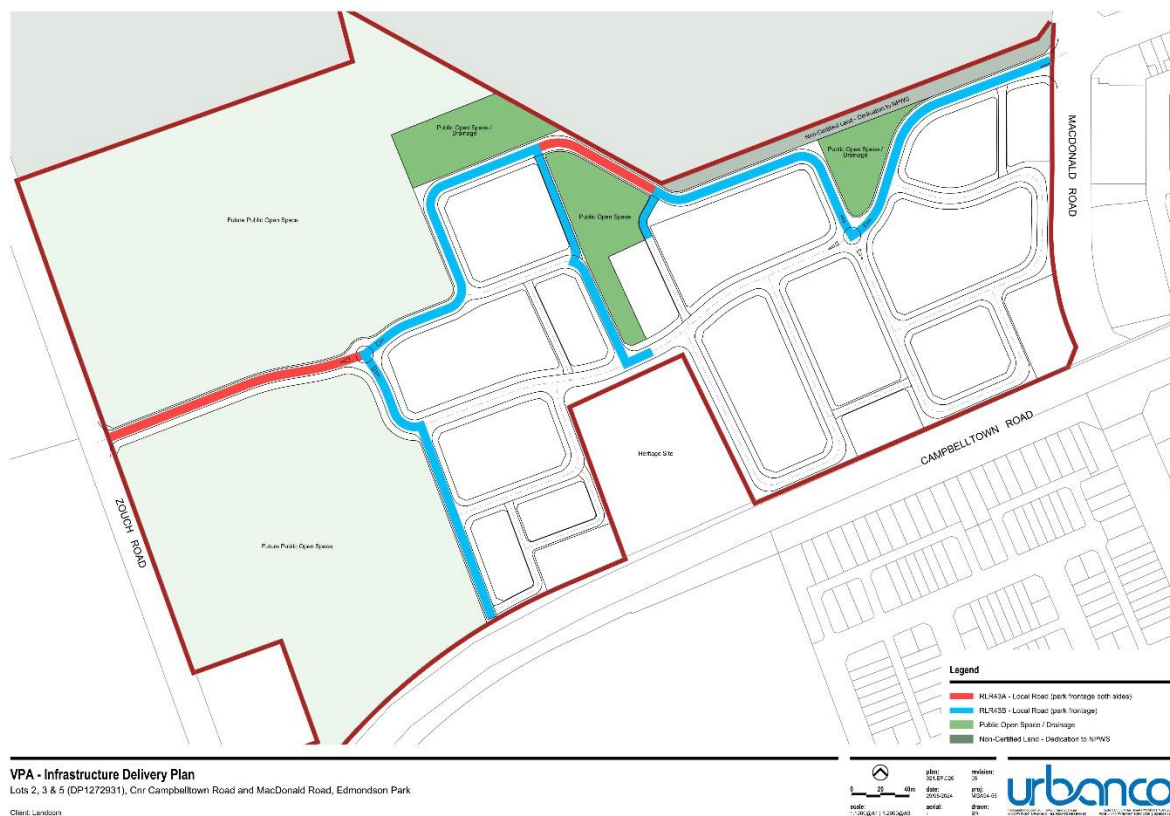


Figure 18 – Draft VPA - Infrastructure Delivery Plan

The east-west road traversing the northern edge of the RE1 zoned land has been provided to allow two entry / exit points to the Precinct 3 development area consistent with advice from Transport for NSW. This includes a reduced carriageway width which satisfies Planning for Bush Fire Protection guidelines, as requested by Council.

An alternate connection was considered along the northern edge of the sub-station land located at the southern end of Zouch Road. This alignment was determined to be a poorer outcome from an urban design and community perspective as it severed the open space area and would limit the facilities able to be delivered, did not provide a clear connection and legibility for road users through the precinct and located the intersection with Zouch Road close to Campbelltown Road intersection.

As such, the proposed alignment along the northern edge of the open space area was retained.

The proposed east-west road linking to Zouch Road occupies a total area of 4,004m<sup>2</sup> of RE1 zoned. This is offset by the proposed central pocket park which provides for an open space area of 4,138m<sup>2</sup>.

GLN planning have provided an Open Space provision review as part of this submission. The review notes that there will be 10.1266 ha of land available for open space and drainage within the site, compared to 9.67 ha of land within the site zoned RE1 Public Recreation. This results in a net increase of open space provision in the development of 0.4482 ha.

The proposal as revised has demonstrated consistency with the approved Edmonson Park South Concept Plan and Edmondson Park South DCP and ensured that the proposed open space and recreation outcomes exceed the current zoned land areas.

## 8 SECTION 4.15 - ENVIRONMENTAL ASSESSMENT

Clause 4.15 in the *Environmental Planning & Assessment (EP&A) Act 1979* outlines the matters that need to be considered in evaluating a development proposal, which are detailed in Clause 1.

We have provided below a detailed review of all matters listed for consideration under Section 4.15 EP&A Act 1979.

This review demonstrates that the proposal is able to be supported by Council.

### 8.1 Compliance with Environmental Planning Instruments

We have provided below a review of the proposal under relevant Environmental Planning Instruments (EPIs), including any Deemed State Environmental Planning Policies (Deemed SEPPs).

EPIs applicable to the subject land and proposed subdivision are as follows:

- State Environmental Planning Policy (Precincts—Western Parkland City) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021

#### 8.1.1 State Environmental Planning Policy (Precincts—Western Parkland City) 2021 Appendix 1 Edmondson Park South Site

##### 8.1.1.1 Part 2 General Provisions Relating to development in Edmondson Park South site

Table 5: Part 2 Assessment

Clause	SEPP Requirement / Control	Compliance Comment	Is Compliance Achieved?
7	<b>Land Use Zones</b>		
	Clause 7 of Appendix 1 states that <i>land within the Edmondson Park South site is in one of the following zones if the land is shown on the Land Zoning Map as being within that zone.</i>	<p>Land Zoning Map Sheet LZN_001 indicates that the subject site incorporates the following land use zones:</p> <ul style="list-style-type: none"> <li>• R1 General Residential</li> <li>• RE1 Public Recreation</li> <li>• C1 National Parks and Nature Reserves</li> </ul>	Yes. Assessment under land use zones provided below.

Clause	SEPP Requirement / Control	Compliance Comment	Is Compliance Achieved?
<b>8</b>	<b>Objectives of land use zones to be taken into account</b>		
	The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.	<p>A detailed review of the proposal in relation to the objectives of each zone is provided below.</p> <p>This review demonstrates the proposal is consistent with the objectives of the zone.</p>	<p>Yes.</p> <p>Assessment under land use zones provided below.</p>



### 8.1.1.2 Part 2 Land Use Zone Assessment

Table 6: R1 General Residential Zone Assessment

R1 General Residential Zone		
Land Use Table	SEPP Requirements	Compliance Comment
<b>1 Zone Objectives</b>	<p>(a) to provide for the housing needs of the community,</p> <p>(b) to provide for a variety of housing types and densities,</p> <p>(c) to enable other land uses that provide facilities or services to meet the day to day needs of residents.</p>	<p>The proposed subdivision and associated works will facilitate delivery of a variety of housing types across the site which will meet the housing needs of the community.</p> <p>The proposed pocket park is provided to meet the day to day needs of residents.</p>
<b>2 Permitted without consent</b>	environmental protection works; home occupations.	Not Applicable to this application.
<b>3 Permitted with consent</b>	<p>attached dwellings; boarding houses; centre-based child care facilities; community facilities; dwelling houses; earthworks; food and drink premises; group homes; hostels; kiosks; markets; multi dwelling housing; neighbourhood shops; places of public worship; residential flat buildings; roads; semi-detached dwellings; shop top housing; signage; any other development not specified in subsection (2) or (4)</p>	<p>The proposal seeks approval for subdivision of the land to facilitate residential dwellings and associated roads, drainage and infrastructure.</p> <p>The proposal also incorporates landscaping works and delivery of a small scale open space facility.</p> <p>All works are permissible with consent.</p>
<b>4 Prohibited</b>	<p>agriculture; air transport facilities; amusement centres; backpackers' accommodation; boat repair facilities; boat sheds; caravan parks; charter and tourism boat facilities; commercial premises; correctional centres; crematoria; depots; entertainment facilities; extractive industries; farm stay accommodation; forestry; freight transport facilities; function centres; highway service centres; home occupations (sex services); hotel or motel accommodation; industrial retail outlets; industries; marinas; passenger transport facilities; port facilities; public administration buildings; recreation facilities (major); registered clubs; research stations; restricted premises; restriction facilities; rural industries; service stations; sex service premises; specialised retail premises; storage premises; transport depots; truck depots; vehicle body repair workshops; vehicle repair stations; warehouse or distribution centres; waste or resource management facilities; wholesale supplies.</p>	<p>The proposal does not seek approval for the use of the land for any purpose which is listed as prohibited development.</p>

**Table 7: RE1 Public Recreation Zone Assessment**

RE1 Public Recreation Zone		
Land Use Table	SEPP Requirements	Compliance Comment
<b>1 Zone Objectives</b>	<p>(a) to enable land to be used for public open space or recreational purposes,</p> <p>(b) to provide a range of recreational settings and activities and compatible land uses,</p> <p>(c) to protect and enhance the natural environment for recreational purposes,</p> <p>(d) to provide a sufficient and equitable distribution of public open space to meet the needs of residents.</p>	<p>The proposed subdivision and associated works will deliver an urban edge and associated road infrastructure along the edge of the RE1 zoned land.</p> <p>The subdivision will create and facilitate a separate allotment which will enable to delivery of future recreational facilities either through a separate a separate approval or directly by Council.</p> <p>There is sufficient land to meet and exceed the adopted Section 7.11 requirements.</p> <p>The proposal is consistent with the intent of the zone objectives.,</p>
<b>2 Permitted without consent</b>	environmental protection works.	Not Applicable to this application.
<b>3 Permitted with consent</b>	building identification signs; business identification signs; centre-based child care facilities; community facilities; earthworks; flood mitigation works; information and education facilities; kiosks; markets; recreation areas; recreation facilities (indoor); recreation facilities (outdoor); restaurants; roads.	The proposal seeks approval for the delivery of roads and associated vegetation removal within the RE1 zone under this application, which is permissible with consent.
<b>4 Prohibited</b>	Except as otherwise provided by this Appendix, development is prohibited on land within Zone RE1 Public Recreation unless it is permitted by subsection (2) or (3).	The proposal does not seek approval for the use of the land for any purpose which is prohibited development.

**Table 8: C1 National Parks and Nature Reserves Zone Assessment**

<b>C1 National Park and Nature Reserves Zone</b>		
<b>Land Use Table</b>	<b>SEPP Requirements</b>	<b>Compliance Comment</b>
<b>1 Zone Objectives</b>	<p>(a) to enable the management and appropriate use of land that is reserved under the National Parks and Wildlife Act 1974 or that is acquired under Part 11 of that Act,</p> <p>(b) to enable uses authorised under the National Parks and Wildlife Act 1974,</p> <p>(c) to identify land that is to be reserved under the National Parks and Wildlife Act 1974 and to protect the environmental significance of that land.</p>	The proposal does not seek any development works within the C1 land. This land will be retained as vegetated land to be managed consistent with its zoning.
<b>2 Permitted without consent</b>	uses authorised under the National Parks and Wildlife Act 1974.	<p>Noted.</p> <p>No land use sought for the C1 zoned land under this DA.</p>
<b>3 Permitted with consent</b>	Nil	<p>Noted.</p> <p>No land use or development works sought for the C1 zoned land under this DA.</p>
<b>4 Prohibited</b>	Except as otherwise provided by this Appendix, development is prohibited on land within Zone E1 National Parks and Nature Reserves unless it is permitted by subsection (2) or (3).	<p>Noted.</p> <p>No land use or development works sought for the C1 zoned land under this DA.</p>

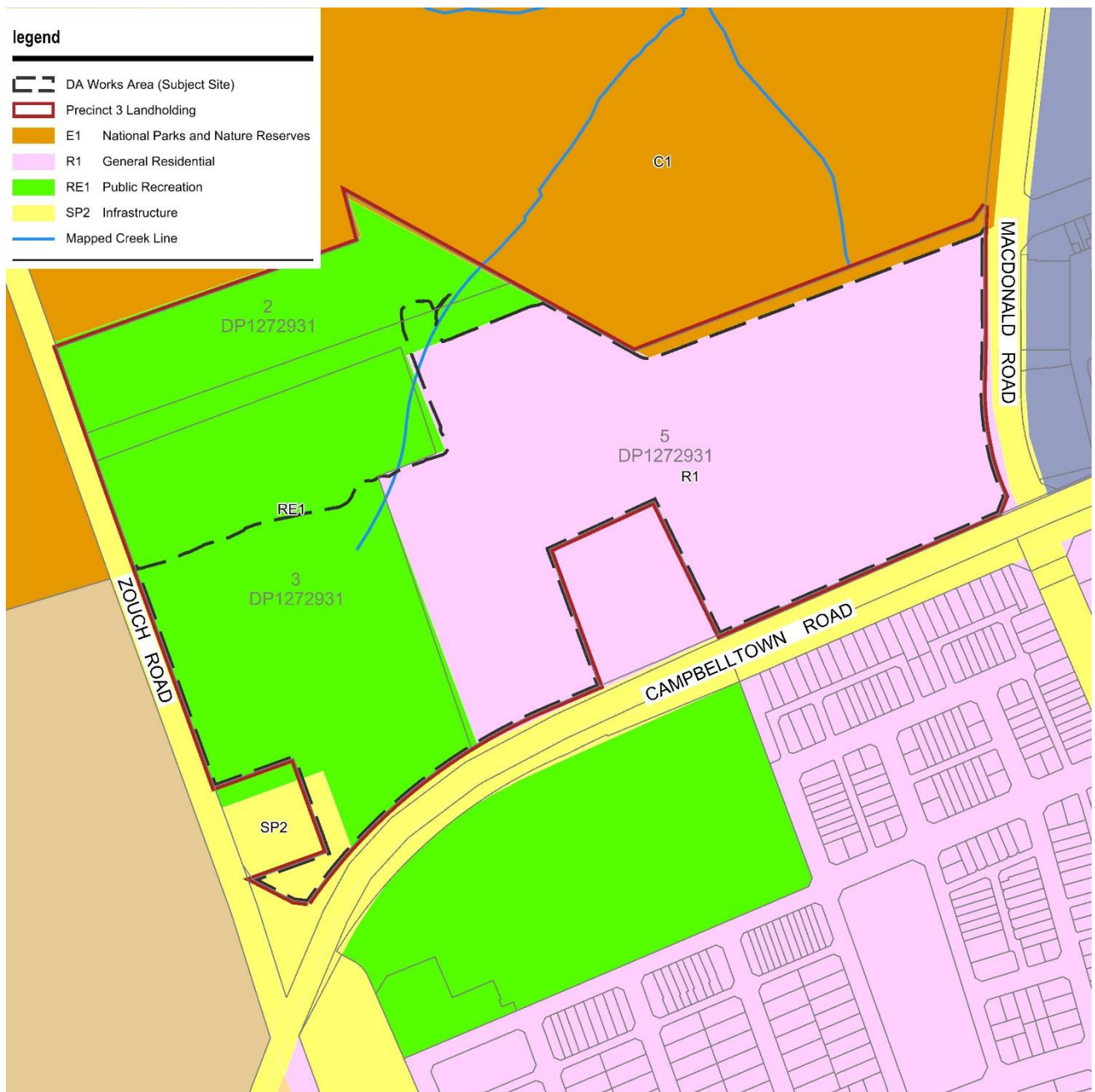


Figure 19– Zoning Plan



**8.1.1.3 Part 2 Development Standards****Table 9: Principle Development Standards**

Clause	SEPP Requirement / Control	Compliance Comment	Is Compliance Achieved?
<b>15</b>	<b>Prohibited Development</b>		
	Development on land within the Edmondson Park South site that is part of a transitional Part 3A project is prohibited if it would be prohibited were it development to which Part 4 of the Act applies	This clause is not applicable to the application.  The proposal does not seek approval for prohibited works.	Not applicable to this application.
<b>16</b>	<b>Subdivision Consent Requirements</b>		
	(1) Land within the Edmondson Park South site may be subdivided, but only with development consent	This application seeks Development Consent for subdivision of the site, addressing this Clause.	Yes, the application complies.
<b>17</b>	<b>Minimum Subdivision Lot Size</b>		
	(2) This section applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Appendix.  (3) The size of any lot resulting from a subdivision of land to which this section applies must not be less than the minimum size shown on the Lot Size Map in relation to that land.	This clause is applicable to the application.  The minimum lot size Map indicates a minimum Lot Size of 125m <sup>2</sup> for the site.	Yes, all proposed allotments exceed 125m <sup>2</sup> .
<b>18</b>	<b>Height of Buildings</b>		
	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.	This clause is not applicable to the application, as no approval is sought for the erection of any buildings under this application.	Not applicable to this application.
<b>19</b>	<b>Floor Space Ratio</b>		
<b>20</b>	<b>Calculation of Floor Space Ratio</b>		
	(2) The maximum floor space ratio of a building on any land within the Edmondson Park South site is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.	These clauses are not applicable to the application, as no approval is sought for the erection of any buildings which generate an FSR calculation under this application.	Not applicable to this application.

#### 8.1.1.4 Part 2 Miscellaneous Provisions

Table 10: Miscellaneous Provisions Assessment

Clause	SEPP Requirement / Control	Compliance Comment	Is Compliance Achieved?
<b>21</b>	<b>Temporary Use of Land</b>		
	(2) Despite any other provision of this Appendix, development consent may be granted for development on land in any zone for a temporary use for a maximum period of 52 days (whether or not consecutive days) in any period of 12 months.	Not applicable to this application, as no approval is sought for any temporary use of the land.	Not applicable. No further assessment required.
<b>22</b>	<b>Interim land use for exhibition and sales office</b>		
	1) Despite any other provision of this Appendix, development consent may be granted for development on land in Zone R1 General Residential for an exhibition and sales office for a maximum period of 6 years from the date of consent.	Not applicable to this application, as no approval is sought for an exhibition or sales office.	Not applicable. No further assessment required.
<b>23</b>	<b>Demolition requires consent</b>		
	The demolition of a building or work may be carried out only with consent.	Not applicable to this application, as no approval is sought for demolition works.	Not applicable. No further assessment required.
<b>24</b>	<b>Development near zone boundaries</b>		
	(2) This section applies to so much of any land that is within the relevant distance of a boundary between any 2 zones. The relevant distance is 25 metres from any zone boundary.	The proposal does not rely on this clause for assessment or approval of the works.	Not applicable. No further assessment required.
<b>25</b>	<b>Bushfire Hazard Reduction</b>		
	Bush fire hazard reduction work authorised by the Rural Fires Act 1997 may be carried out on any land without consent.	Not applicable to this application, as no approval is sought for bushfire hazard reduction works.	Not applicable. No further assessment required.
<b>26</b>	<b>Flood Planning</b>		
	(2) This section applies to— (a) land that is shown as “Flood planning area” on the Flood Planning Map, and (b) other land at or below the flood planning level.	Not applicable to this application, as the subject site does not incorporate any land mapped as being flood prone land within the Flood Planning Area in the SEPP.	Not applicable. No further assessment required.

Clause	SEPP Requirement / Control	Compliance Comment	Is Compliance Achieved?
<b>27</b>	<b>Exceptions to development standards — transitional Part 3A projects</b>		
	This clause relates to applications seeking consent for variation to a prescribed Development Standard under the SEPP.	This application does not seek support for any variations to development standards.  As such, Clause 27 is not applicable to this application.	Not applicable.  No further assessment required.
<b>28</b>	<b>Exceptions to development standards — other development</b>		
	This clause relates to applications seeking consent for variation to a prescribed Development Standard that is part of a transitional Part 3A project.	This application does not seek support for any variations to development standards.  As such, Clause 28 is not applicable to this application.	Not applicable.  No further assessment required.
<b>29</b>	<b>Controls relating to miscellaneous permissible uses</b>		
	This clause provides specific controls relating to Bed and breakfast accommodation, Home businesses, Kiosks, Neighbourhood shops, Secondary dwellings.	This application does not seek approval for any of these uses.  As such, Clause 29 is not applicable to this application.	Not applicable.  No further assessment required.
<b>30</b>	<b>Architectural roof features</b>		
	(1) The objectives of this section are as follows (a) to permit variations to maximum building height standards for roof features of visual interest, (b) to ensure that roof features are decorative elements and that the majority of the roof is contained within the maximum building height standard.	This application does not seek approval for the erection of any buildings.  As such, Clause 30 is not applicable to this application.	Not applicable.  No further assessment required.
<b>31</b>	<b>Preservation of trees or vegetation</b>		
	(2) This section applies to species or kinds of trees or other vegetation that are prescribed for the purposes of this section by a development control plan made by the relevant council. (3) A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by — (a) development consent, or (b) a permit granted by the relevant council.	Noted.  This Development Application seeks Consent from Council for the removal of small areas of vegetation within the subject site.  The assessment and issuing of a Development Consent would address this clause.	Yes, subject to Development Consent.  No further assessment required.

Clause	SEPP Requirement / Control	Compliance Comment	Is Compliance Achieved?
	(4) The refusal by the relevant council to grant a permit to a person who has duly applied for the grant of the permit is taken for the purposes of the Act to be a refusal by the relevant council to grant consent for the carrying out of the activity for which a permit was sought.	Noted. Not an assessment criteria.	No further assessment required.
	(5) This section does not apply to a tree or other vegetation that the relevant council is satisfied is dying or dead and is not required as the habitat of native fauna.	Noted.	No further assessment required.
	(6) This section does not apply to a tree or other vegetation that the relevant council is satisfied is a risk to human life or property.	Noted.	No further assessment required.
	(7) A permit under this section cannot allow any ringbarking, cutting down, topping, lopping, removal, injuring or destruction of a tree or other vegetation— (a) that is or forms part of a heritage item, or (b) that is within a heritage conservation area.	The proposal does not seek approval for removal of any vegetation that forms part of a heritage item or is within a heritage conservation area.	No approval sought for removal of vegetation associated with a heritage item or conservation area.  No further assessment required.
	(8) This section does not apply to - (a) the clearing of native vegetation that is authorised by a development consent or property vegetation plan under the Native Vegetation Act 2003 or that is otherwise permitted under Division 2 or 3 of Part 3 of that Act, or (b) the clearing of vegetation on State protected land (within the meaning of clause 4 of Schedule 3 to the Native Vegetation Act 2003) that is authorised by a development consent under the provisions of the Native Vegetation Conservation Act 1997 as continued in force by that clause, or (c) trees or other vegetation within a State forest, or land reserved from sale as a timber or forest reserve under the Forestry Act 1916, or (d) action required or authorised to be done by or under the Electricity Supply Act 1995, the Roads Act 1993 or the	Noted.  These criteria are not relevant to the proposal.	No further assessment required.

Clause	SEPP Requirement / Control	Compliance Comment	Is Compliance Achieved?
	Surveying and Spatial Information Act 2002, or  (e) plants declared to be noxious weeds under the Noxious Weeds Act 1993.		
<b>32</b>	<b>Native vegetation areas</b>		
	<p>(1) The objective of this section is to protect and manage native vegetation areas.</p> <p>(2) This section applies to land within a native vegetation area as shown on the Native Vegetation Protection Map.</p> <p>(3) This section does not apply to any vegetation declared to be noxious weeds under the Noxious Weeds Act 1993.</p> <p>(4) The consent authority must not grant development consent for development on land to which this section applies unless the consent authority is satisfied that the proposed development will not result in the clearing of any native vegetation (within the meaning of the Native Vegetation Act 2003).</p>	<p>Noted.</p> <p>This Development Application seeks Consent from Council for the removal of small areas of vegetation within the subject site.</p> <p>The detailed flora and fauna assessment submitted with the application addresses this matter.</p>	Yes, the Flora and Fauna report provided with this application addresses this matter.
<b>32A</b>	<b>Conversion of fire alarms</b>		
	(1) This section applies to a fire alarm system that can be monitored by Fire and Rescue NSW or by a private service provider.	<p>This application does not relate to any buildings or fire alarm systems.</p> <p>As such, Clause 32A is not applicable to this application.</p>	<p>Not applicable.</p> <p>No further assessment required.</p>
<b>33</b>	<b>Heritage conservation</b>		
	<p><b>(2) Requirement for consent</b></p> <p>Development consent is required for any of the following—</p>		
	(a) demolishing or moving a heritage item or a building, work, relic or tree within a heritage conservation area,	<p>The proposal does not seek approval for removal of works or subdivision of land that forms part of a heritage item or is within a heritage conservation area.</p> <p>The heritage listed barracks are located on a separate allotment.</p> <p>No approval sought for any modifications or demolition of any buildings or relics.</p>	<p>No approval sought for works or subdivision associated with a heritage item or conservation area.</p> <p>No further assessment required.</p>



Clause	SEPP Requirement / Control	Compliance Comment	Is Compliance Achieved?
	(b) altering a heritage item or a building, work, relic, tree or place within a heritage conservation area, including (in the case of a building) making changes to the detail, fabric, finish or appearance of its exterior,	The proposal does not seek approval to alter a heritage item or a building, work, relic, tree or place within a heritage conservation area.	Not applicable. No further assessment required.
	(c) altering a heritage item that is a building by making structural changes to its interior,	The proposal does not seek approval to alter any buildings.	Not applicable. No further assessment required.
	(d) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,	The proposal does not seek approval for excavation within any known archaeological sites.	Not applicable. No further assessment required.
	(e) disturbing or excavating a heritage conservation area that is a place of Aboriginal heritage significance,	The proposal does not seek approval for excavation within any areas of aboriginal heritage significance.	Not applicable. No further assessment required.
	(f) erecting a building on land on which a heritage item is located or that is within a heritage conservation area,	The proposal does not seek approval to erect any buildings or works within a conservation area.	Not applicable. No further assessment required.
	(g) subdividing land on which a heritage item is located or that is within a heritage conservation area.	The proposal does not seek approval subdivision within a conservation area.	Not applicable. No further assessment required.
<b>34</b>	<b>Public utility infrastructure</b>		
	(1) Development consent must not be granted for development on land within the Edmondson Park South site 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.	A detailed infrastructure and servicing report has been provided with this application which demonstrates that all essential services can be provided.	Yes, the proposal and associated reports have demonstrated that the DA is compliant with this clause.
<b>35</b>	<b>Infrastructure development and use of existing buildings of the Crown</b>		
	(1) This Appendix does not restrict or prohibit, or enable the restriction or prohibition of, the carrying out of any development that is permitted to be carried out with or without consent or that is exempt development under	This application does not seek approval for any works permissible under the Transport SEPP of use of any existing buildings.	Not applicable. No further assessment required.

Clause	SEPP Requirement / Control	Compliance Comment	Is Compliance Achieved?
	<p>the State Environmental Planning Policy (Infrastructure) 2007.</p> <p>(2) This Appendix does not restrict or prohibit, or enable the restriction or prohibition of, the use of existing buildings of the Crown by the Crown.</p>	As such, Clause 35 is not applicable to this application.	
<b>36</b>	<b>Development control plan</b>		
	<p>(1) The objective of this section is to ensure that development on land within the Edmondson Park South site occurs in a logical and cost-effective manner, in accordance with a staging plan and only after a development control plan that includes specific controls has been prepared for the land.</p> <p>(2) Development consent must not be granted for development on land within the Edmondson Park South site unless a development control plan that provides for the matters specified in subsection (3) has been prepared for the land.</p>	<p>The Edmondson Park South Development Control Plan 2012 was adopted in November 2012.</p> <p>The DCP addresses all matters listed under Clause 36 (3) of the SEPP.</p>	<p>Yes, adoption of the DCP addresses this clause.</p> <p>No further assessment required.</p>
<b>37</b>	<b>Relevant acquisition authority</b>		
	<p>(1) The objective of this section is to identify, for the purposes of section 3.15 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 under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991 (the owner-initiated acquisition provisions).</p> <p>(2) The authority of the State that will be the relevant authority to acquire land, if the land is required to be acquired under the owner-initiated acquisition provisions, is the authority of the State specified below in relation to the land shown on the Land Reservation Acquisition Map (or, if an authority of the State is not specified in relation to land required to be so acquired, the authority designated or determined under those provisions).</p>	<p>Noted.</p> <p>The proposal does not seek residential development within any land identified for acquisition or zone referenced in this clause.</p>	<p>Not applicable.</p> <p>No further assessment required.</p>
<b>38</b>	<b>Suspension of covenants, agreements and instruments</b>		
	<p>(1) For the purpose of enabling development on land within the Edmondson Park South site to be carried out in accordance with this Appendix or with a consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.</p>	<p>This application does not seek approval for any works which relate to covenants, agreements or restrictions.</p> <p>As such, Clause 38 is not applicable to this application.</p>	<p>Not applicable.</p> <p>No further assessment required.</p>

### **8.1.2 State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 2 Vegetation in Non Rural Areas**

Chapter 2 of State Environmental Planning Policy (Biodiversity and Conservation) 2021 addresses the biodiversity values of trees and other vegetation in non-rural areas of the State including the Liverpool LGA.

Clause 2.6 of the SEPP requires that Development Consent be obtained for the removal of any vegetation within non-rural land.

Assessment of this application and the issuing of a Development Consent will address the provisions of Chapter 2.

### **8.1.3 State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 3 Koala Habitat Protection 2020 and Chapter 4 Koala Habitat Protection 2021**

Chapter 3 of State Environmental Planning Policy (Biodiversity and Conservation) 2021 seeks to provide for proper conservation and management of areas of natural vegetation that provide habitat for koalas.

The site is zoned residential and has not been identified as containing areas of Koala Habitat or conservation areas.

The assessment report prepared by the Department of Planning for the Edmondson Park – Concept Plan and Stage 1 Project Application stated as follows:

*The ecological assessment provided in the Environmental Assessment Report finds that the site is not considered to represent ‘Core Koala Habitat’.*

No further assessment is required.

### **8.1.4 State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 11 Georges River Catchment**

Chapter 11 of State Environmental Planning Policy (Biodiversity and Conservation) 2021 addresses the impacts of development within the Georges River catchment and applies to land within the Liverpool LGA.

Part 11.2 outlines General Principles and the Specific Planning Principles. To be considered in the assessment of Development Applications.

The assessment report prepared by the Department of Planning for the Edmondson Park – Concept Plan and Stage 1 Project Application stated as follows:

*The proposal includes appropriate water sensitive urban design infrastructure, management of flood hazard, and protection of riparian corridors which will ensure consistency with the principles of the REP.*

The proposal is consistent with the development works and water management principles outlined in the Concept Plan proposal.

Furthermore, the proposal is considered consistent with the Planning Principles as follows:

- Vegetation removal works will not result in disturbance of acid sulfate soils.
- There is no disturbance of the bank or foreshore along the Georges River.

- The site does not incorporate any flood prone land.
- There is no discharging of industrial waste proposed.
- Erosion and sediment control will be managed on site.
- There is no on-site sewer treatment.
- There are no wetlands within the vicinity of the site.

### **8.1.5 State Environmental Planning Policy (Resilience and Hazards) 2021**

State Environmental Planning Policy (Resilience and Hazards) 2021 requires a Consent Authority to consider potential for on-site contamination when determining a Development Application.

Clause 4.6 of the SEPP states:

*(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*

*(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*

*(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*

This development application seeks approval for the residential subdivision of the land, which requires the SEPP to be addressed.

Site contamination and remediation has been addressed both for the former military base and remediation of remaining structures and infrastructure as outlined below.

#### **Former Military Training Camp**

The site also forms part of a former military training camp and is subject to potential Unexploded Ordinance (UXO). Remediation works have been undertaken over the former military site including:

- Remediation works carried out to date have generally consisted of:
- Remediation of UXO within former grenade ranges and miniature rifle range.
- Removal of underground storage tanks (USTs) and remediation of localised impacted material;
- Demolition and removal of former structures constructed with asbestos containing fibro cement sheeting; and
- Remediation of former chemical storage areas.

Given the extent of remediation works completed to date the site is considered being *As Low As Reasonably Practical* (ALARP) in terms of UXO risk.

We note that the works seek approval for vegetation removal only and do not incorporate any ground

disturbance works. Notwithstanding a Plan of Management and Unexpected Finds Protocol will be established to manage the vegetation removal works.

All contractors and site visitors are also required to undertake UXO training as part of the site induction.

It is considered that the remediation works completed to date are satisfactory to allow the vegetation removal to proceed, with further remediation works to be completed as part of the residential development of the site subject to future Development Applications.

## Site Remediation

JBS&G have completed a number of Detailed Site Investigations over the subject site and prepared a detailed Remediation Action Plan (RAP) for the residential development area of the site being Lot 5 DP 1272931. We note that this application seeks subdivision of the land and delivery of residential allotments on the residential zoned land within Lot 5.

Reports prepared and submitted in conjunction with this application include:

- Edmondson Park, Precinct 3, Lot 3 Detailed Site Investigation 20 January 2023
- Edmondson Park, Precinct 3, Lot 5 Remedial Action Plan 14 February 2023
- Edmondson Park, Precinct 3, Lot 5 Detailed Site Investigation 8 February 2023
- Addendum DSI – Additional Investigation Residential Land use 8 February 2023
- Edmondson Park, Precinct 3, Lot 5 Remedial Action Plan 14 February 2023

Preparation of the Detailed Site Investigations included undertaking a review of historic photography and previous site contamination investigations, a site walkover to observe existing conditions and digging / testing of a number of test pits across the land holding.

Detailed Site Investigations completed indicated that:

- *Fill material was encountered to depths ranging from 0.2 to 0.8 m bgs. The fill material typically comprised silty clay with inclusions of gravel, concrete and organic material.*
- *ACM fragments were identified in some fill material. Where identified, the fill material was underlain by residual undisturbed orange/red/grey clay to the maximum depth of the completed test pits. No seepage was identified within the test pits.*
- *Surface ACM was observed during inspection of site conditions at locations as identified historically*
- *Stockpiles were investigated and observed to comprise brown silty clay with anthropogenic inclusions of brick, concrete, plastic, tile, metal and terracotta organic inclusions of mulch.*
- *An investigation of the identified hydrant lines was completed at 6 locations across the investigation area during this investigation and identified no further asbestos pipes, with all observed infrastructure identified to comprise steel or cast iron construction.*



The Remediation Action Plan prepared for Lot 5 outlines the preferred remediation works to be undertaken as part of this DA which are summarized as follows:

- Excavation of Asbestos Containing Material impacted soils present to depths greater than 100 mm below ground level and subsequent off-site disposal to landfill/licensed waste facility. estimated remedial extents are shown on Figure 5 of the report.
- Validation of the walls and floors of the resulting excavations; and
- Reshaping using on-site soils, or alternatively if required, placement of imported (and validated) material to reinstate these excavations.
- Existing inground infrastructure: remnant pipe associated with the fire hydrant system and a Telstra pit have been identified across the investigation area. These materials will be removed during the remediation works.

Remediation of the site in accordance with the RAP and subsequent validation will fully address the requirements of State Environmental Planning Policy (Resilience and Hazards) 2021.

## **8.2 Provisions of Draft Environmental Planning Instruments**

There are no draft Planning Instruments which apply to the subject site.

## **8.3 Provisions of any Development Control Plan**

Section 4.15 (1) (a) (iii) of the EP & A Act 1979 requires that the consent authority must take into consideration the provisions of any Development Control Plan applicable to the site.

The applicable Development Control Plan applying to the site is the Edmondson Park South Development Control Plan (DCP) 2012, adopted in November 2012.

A detailed assessment and review of the proposal against the provisions of the Edmondson Park South DCP is included in Appendix 1.

The assessment demonstrates that the proposal achieves full compliance with the provisions of the Development Control Plans applicable to the proposal.

## **8.4 Provisions of Any Planning Agreement**

There are no Planning Agreements applicable to the subject site.

## **8.5 Provisions of the Regulations**

The proposed development is consistent with the relevant provisions of the *Environmental Planning and Assessment Regulation 2000*.

This Statement of Environmental Effects and Development Application has been prepared in accordance with Schedule 1 of the Regulations.

## 8.6 Consideration of Development Impacts

### 8.6.1 Stormwater Management

A hydrological model of the catchment was formulated using the DRAINS software package and was analysed to assess the performance of the site stormwater network. The outcomes of the DRAINS model analysis are provided in the engineering report prepared by IDC.

As outlined in the “Water Cycle Management Plan” prepared by J. Wyndham Prince (2010) for Edmondson Park, no additional on-site stormwater detention facilities are required as part of this proposal as un-detained post-developed flows from the proposed DA development area have already been accounted for in the design of the Maxwell’s Creek Regional Detention Basin (40,500m<sup>3</sup>).

Stormwater flows from the development area are conveyed directly to the existing downstream watercourses in accordance with Council requirements.

The proposed pit and pipe drainage network has been designed to accommodate the fully developed upstream catchment for flows up to and including the 1% AEP.

Major / minor system requirements are satisfied at all proposed pits in the development area and that the piped system sufficiently conveys minor storm flows with safe provision for major system flows.

### 8.6.2 Water Quality Management

In accordance with the outcomes of Council’s Water Cycle Management Plan, we note that water quality requirements for the development area are to be accommodated via two (2) regional “raingardens” that will be delivered by Landcom as part of this proposal.

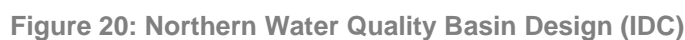
As outlined in the J. Wyndham Prince Report, the raingardens are to have a minimum treatment area of 750m<sup>2</sup> (Basin No. 1) and 950m<sup>2</sup> (Basin No. 2) respectively and are to be integrated as part of the proposed Landscape Masterplan for the site.

The post-developed site was consolidated into three (3) main sub-catchment areas based on the proposed lot and drainage layout as follows, with provision also made for contributing flows from upstream catchments to ensure that downstream water quality targets are achieved for the entire catchment in accordance with Council requirements.

MUSIC Model Results provided by IDC are shown in the table below.

Pollutant	Generation (kg/yr)	Output (kg/yr)	Removal Rate
Total Suspended Solids	21,800	2,060	90.5%
Total Phosphorus	35.8	7.49	79.1%
Total Nitrogen	200	98	51.1%
Gross Pollutants	2,370	57.4	97.6%

Based on the results of the MUSIC analysis it can be seen that the post-developed pollutant loads for phosphorus, nitrogen and gross pollutants have been reduced to a level greater than Council’s target removal rate.



### 8.6.3 Flora and Fauna

#### *Biodiversity Assessment*

Eco Logical Australia (ELA) have undertaken a detailed Biodiversity Assessment relating to the proposed development works and subdivision.

The assessment included a review of relevant available flora and fauna data, review of aerial photography and a site inspection throughout the entire study area completed on 10 October 2022.

The report sets out the legislative context, methods of assessment used, impacts to the environment and recommendations to minimise these impacts.

Previous assessments have also been provided to Council in association with DA 740/2022 and DA 740/2022 which sought approval for vegetation removal over the majority of the site.

The vegetation removal area covers the majority of the subdivision works land under this application.

The assessments confirm that the entirety of the study area is 'subject land' according to Part 7 (Biocertification of the Sydney region growth centres SEPP and related EPIs) of *Schedule 7 to the Threatened Species Conservation Act 1995* (TSC Act).

The reviews state:

*In August 2017, the BC Act was gazetted and repealed the TSC Act, however under section 43 of the Biodiversity Conservation (Savings and Transitional) Regulation 2017, the repeal of the TSC Act does not affect the operation of part 7 or 8 of Schedule 7 to that Act.*

*Section 8.4(2) of the BC Act describes the effect of biodiversity certification in relation to development under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act), stating: 'an assessment of the likely impact on biodiversity of development on biodiversity certified land is not required for the purposes of Part 4 of the EP&A Act 1979'.*

No further assessment of the certified land areas is required under the Biodiversity Conservation Act.

A supplementary assessment has been completed and is submitted with this application which addresses development works associated with construction of a drainage basin in a small portion of non-certified land.

The basin has been specifically located and design to sit within land previously cleared as part of the former barracks.

Previous vegetation mapping (DPE, 2022) indicated that the non-biodiversity certified lands (Study Area) contained one (1) associated PCT being PCT 3320: Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion. The rest of the vegetation is mapped as non-native vegetation. This was confirmed during the field survey.

The assessment notes that PCT 3320 was found to be in two distinct conditions within the study area, good and low. Other areas not previously mapped as native vegetation were confirmed as comprising exotic vegetation.

The assessment also notes that PCT 3320 also aligns to the EPBC Act critically endangered ecological community *Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest*. The TEC was found within the study area in good and low condition. The low condition patch of this vegetation did not the EPBC listing criteria as the groundcover does not meet the 30% native species cover requirement.

No threatened flora or fauna species were identified during the site inspection.

Impacts of the proposal are confined to 0.01 ha of low condition PCT 3320 and 0.1 ha of cleared/exotic vegetation.

Tests of Significance in accordance with Section 7.3 of the BC Act were undertaken by EcoLogical Australia for each of the above threatened species. Eco Logical have concluded that the proposed works are unlikely to result in a significant impact.

An Assessment of Significance in accordance with the EPBC Act was also undertaken for *Pteropus poliocephalus* (Grey-headed Flying-fox). The assessment determined that the proposed works are unlikely to significantly impact the species.

### **Mitigation Measures**

The ELA report outlines a number of recommended mitigation measures to be implemented in order to minimise the potential impacts on the subject site and improve environmental outcomes.

The following mitigation measures will be implemented pre and during construction as recommended:

<b>Removal of Native Vegetation</b>	<ul style="list-style-type: none"> <li>An ecologist is to undertake a pre-clearance survey across the whole impact area and undertake necessary measure to ensure no fauna are harmed in the clearing of vegetation</li> </ul>
<b>Accidental damage / clearing</b>	<ul style="list-style-type: none"> <li>Contractors are to undertake a pre-works briefing advising of sensitive areas and relevant safeguards for these areas</li> <li>Stop works if any previously undiscovered threatened species are discovered during works. An assessment of the impact and any required approvals must be obtained. Works must not recommence until Council has provided written approval to do so.</li> <li>Ensure the site-specific Construction Environmental Management Plan (CEMP) includes instructions for dealing with orphaned or injured native animals and ensure the CEMP includes the contact details for the NSW Wildlife Information, Rescue and Education Service Inc (WIRES).</li> <li>Install temporary barrier fencing to prevent entry into adjacent vegetation and appropriate 'no-go zone' signage.</li> <li>Install tree protection measures around trees to be retained in the study area, if required. Structures should be adequate to prevent machinery from entering within the drip zone.</li> <li>Maintain temporary fencing to prevent access into the native vegetation.</li> </ul>
<b>Spread and control of priority weeds</b>	<ul style="list-style-type: none"> <li>Wash down equipment and vehicles prior to and after use, to manage the introduction and spread of weed propagules.</li> <li>Thoroughly clean all equipment of soil and weed propagules prior to entry into the subject site.</li> <li>Remove Priority weeds using best management practices (including appropriate controls to prevent impacts to threatened species) prior to removal of native vegetation. Remove weed propagules offsite.</li> <li>Bag and remove all weed propagules offsite, preferably the same day and dispose of at designated green waste facility.</li> <li>Consider the implementation of a Weed Management Plan.</li> </ul>
<b>Introduction/ spread of pathogens</b>	<ul style="list-style-type: none"> <li>Adhere to the Saving our Species Hygiene guidelines Protocols to protect priority biodiversity areas in NSW from <i>Phytophthora cinnamomi</i>, myrtle rust, amphibian chytrid fungus and invasive plants (DPE, 2020)</li> </ul>





Figure 2: Biodiversity certified lands in relation to the proposed development (State Environmental Planning Policy (Precincts—Western Parkland City) DPE 2021)

Figure 22: Certified Land (Source: Eco Logical Australia)





Figure 7: Validated vegetation communities and habitat features within the study area

Figure 23: Supplementary Report Investigation Area (Source: Eco Logical Australia)

### 8.6.3.1 Lot 3 Assessment (Impact Area)

#### ***Biodiversity Assessment***

Eco Logical Australia (ELA) have also undertaken a supplementary Biodiversity Assessment relating to the proposed vegetation removal over the proposed development areas within Lot 3.

The report sets out the legislative context, methods used, impacts to the environment and recommendations to minimise these impacts.

This report describes impacts on native vegetation, threatened species, populations and communities listed under the NSW *Biodiversity Conservation Act 2016* (BC Act).

The review confirms that the entirety of the study area is 'subject land' according to Part 7 (Biocertification of the Sydney region growth centres SEPP and related EPIs) of *Schedule 7 to the Threatened Species Conservation Act 1995* (TSC Act).

The review states as follows:

*In August 2017, the BC Act was gazetted and repealed the TSC Act, however under section 43 of the Biodiversity Conservation (Savings and Transitional) Regulation 2017, the repeal of the TSC Act does not affect the operation of part 7 or 8 of Schedule 7 to that Act.*

*Section 8.4(2) of the BC Act describes the effect of biodiversity certification in relation to development under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act), stating: 'an assessment of the likely impact on biodiversity of development on biodiversity certified land is not required for the purposes of Part 4 of the EP&A Act 1979'.*

The review concludes that no further assessment of impacts to threatened species, populations or ecological communities is required under the BC Act.

Refer to for ELA vegetation mapping in the report.

#### ***Mitigation Measures***

The ELA report outlines a number of recommended mitigation measures to be implemented in order to minimise the potential impacts on the subject site and improve environmental outcomes.

Mitigation measures to be implemented are as follows:

The following mitigation measures are recommended to be implemented pre and during construction:

- An ecologist is to undertake a pre-clearance survey across the whole development area and undertake necessary measure to ensure no fauna are harmed in the clearing of vegetation.
- A sediment and erosion control plan must be prepared in accordance with Managing Urban Stormwater – Soils and Construction (Blue Book) produced by the NSW Department of Housing. The plan must be implemented prior to construction commencing.
- Exclusion fencing must be installed in areas where the study area abuts bushland. Signage must be installed that instructs people that these areas are not to be entered.

#### 8.6.4 European Heritage

The subject site adjoins the existing Bardia Barracks which form part of the heritage listed Ingleburn Military Heritage Precinct and Mont St Quentin Oval.

The Military Heritage Precinct and Mont St Quentin Oval is part of the former Defence Site which was originally established in 1939 on 276.8 ha of land.

The barracks are located within a separate allotment and the heritage curtilage is wholly contained within the barracks property.

The Military Heritage Precinct was established in 2002 to conserve and represent the major heritage values of the larger former Ingleburn Defence Site. The precinct is enclosed by a green metal palisade fence and service road and the boundary incorporates the original white masonry gateposts and guard posts of the Bardia Barracks (the former name of this part of the Ingleburn Defence Site).

The proposal does not seek approval for any works within the identified heritage curtilage or site.

Notwithstanding a Statement of Heritage Impact has been prepared by TKD Architects as the proposed subdivision is within proximity of the heritage item.

The report provides an historical background and overview of the history of the Ingleburn Military Heritage Precinct and the current site conditions.

The assessment notes that:

*The proposed works are broadly consistent with the provisions of the Liverpool City Council LEP as they conserve the heritage significance of the setting and views of the subject site known as Bardia Barracks, which is within the Ingleburn Military Heritage Precinct. There is no physical impact on the Bardia Barracks site or items within it. Earthworks in the vicinity of the Barracks site are relatively minor and will not impact visually or physically on it.*

*The proposed development acknowledges the presence of existing heritage items adjacent to Campbelltown Road and facilitates pedestrian access and view lines between the Bardia Barracks and the Mont St Quentin Oval. The context of the buildings and monuments on the site will be conserved within the site boundary and the existing circuit road around the heritage precinct will be retained with a batter to suit the level change between the heritage site allowing for the preservation of significant views to and from the site.*

*Heritage impacts from the proposed works will be negligible given the retention within the site and the curtilage provided by future landscaping and roads around the perimeter of the Barracks site. The development has been considerate of the conservation of views and setbacks around significant structures, landscape elements and monuments.*

The assessment concludes that:

*The proposed subdivision of land surrounding the State Heritage listed site Bardia Barracks into 250 lots will respect the heritage significance of the site. The context of the buildings and monuments on the site will be conserved within the site boundary and the existing circuit road around the heritage precinct will be retained with a batter to suit the level change between the heritage site allowing for the preservation of significant views to and from the site.*

*The Bardia Barracks site which is adjacent to the development site has cultural significance as a former military training camp for the servicemen who have passed through the site, either en-route to active service in overseas theatres of war, or for National Service training. Although the site is a small, retained portion of the former extensive Barracks site, the*

*remaining structures and landscape elements are representative of the layout, and setting, proportions of the site in its former role as a training facility.*

*The proposed subdivision of land adjacent to the Bardia Barracks site has been designed to respect the heritage significance of the place in terms of setting, scale, form, and landscaping. There will be no adverse heritage impacts from this development.*

### **8.6.5 Aboriginal Heritage**

Preliminary site investigations were undertaken addressing aboriginal heritage as part of the Concept Plan approval.

An Aboriginal Cultural Heritage Assessment Report was prepared by Kelleher Nightingale in 2015 to support the application for an Aboriginal Heritage Impact Permit (AHIP) for Edmondson Park South, inclusive of the subject site.

A total of 38 Aboriginal sites are situated within the study area and comprise Aboriginal objects as defined under the *National Parks and Wildlife Act 1974*. Sixteen Aboriginal sites within the study area were identified to be impacted by construction activities.

An AHIP was required for the land within the development stages and specifically for Aboriginal objects within the impacted site.

Two sites were identified within the subject site ACHA as being impacted by future development works. These sites required surface artefact collection.

Subsequent to the ACHA 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 required surface artefact collection works were completed in 2019 and the sites have now been registered as destroyed in accordance with the AHIP.

No further assessment or sites works are required.



### 8.6.6 Bushfire Assessment

A Bushfire Protection Assessment has been completed by Eco Logical Australia (ELA) in support of the subdivision application.

The proposal was assessed in accordance with Section 100B of the Rural Fires Act 1997, Clause 45 of the Rural Fires Regulation 2022 and Planning for Bush Fire Protection (PBP) (RFS 2019).

In accordance with PBP, the predominant vegetation formation has been assessed for a distance of at least 140 m from the subject land in all directions.

In terms of existing vegetation and site conditions which impact bushfire prone land, the assessment notes as follows:

- *There is bushfire prone vegetation located to the north and north-west of the subject land. This vegetation is classified as 'Grassy Woodland' by PBP. The effective slope under the vegetation falls into the PBP slope categories of 'upslopes and flat' and '>0 to 5 degrees downslope'.*
- *The Public Open Space (POS) areas (2) within the R1 zoning will be designed and maintained so that they will not constitute a bushfire hazard. The vegetation within the RE1 land to the west is considered a temporary bushfire hazard until such time as this area is redeveloped into a proposed maintained POS.*
- *In all other directions, there are managed lands in the form of existing residential development and land cleared and managed for future residential development.*

Asset Protection Zones (APZ) of 12m and 16m are able to be accommodated along the northern and western edge of the development area as determined by ELA.

The assessment notes that whilst the RE1 area within the development site is not developed or maintained, a temporary APZ will be provided until such time as the hazard is removed and the space is maintained in a suitable manner to ensure it does not pose a future bushfire hazard to the adjacent residential dwellings.

The assessment indicates that the Bushfire Attack Level (BAL) for future dwellings within the proposed subdivision will be determined during the individual dwelling assessment process. The assessment notes that the subdivision results in a maximum of BAL-29.

Perimeter roads are also provided adjoining all bushfire prone land in accordance with PBP.

ELA have concluded that the proposed subdivision achieves compliance or provide an acceptable performance solution against the specifications and requirements of Planning for Bush Fire Protection (RFS 2019).

### 8.6.7 Acoustic Assessment

An Acoustic Assessment has been prepared by Renzo Tonin in relation to the proposed subdivision to address acoustic treatment required to future dwellings.

In preparation of the assessment, unattended noise monitoring was conducted on the site from the 25th of October 2022 to the 3rd of November 2022. Monitoring was conducted at 2 locations, one on Campbelltown Road and the other on Macdonald Road.

The results of the noise monitoring are shown in the table below.

Location	Measured Level Day (7am to 10pm)	Measured Level Night (10pm to 7am)
Campbelltown Road	66	62
Macdonald Road	61	56

The acoustic assessment adopts the following assumptions for noise modelling:

- *Indicative building envelopes on each lot as per the subdivision layout in Figure 2. Front and rear property setbacks for each building envelope are generally in accordance with Section 6.4 of the Edmondson Park South DCP 2012.*
- *Terrace houses are assumed to be two-storey dwellings with a total height of 6m above ground level.*
- *Remaining dwellings are assumed to be single storey with a total height of 4m above ground.*
- *Residential floor areas and window sizes are assumed to not exceed those outlined in Appendix B of the Department of Planning "Development near Rail Corridors and Busy Roads - Interim Guideline".*
- *No boundary fences are included in the existing model.*

Based on the noise modelling and indicative building envelopes, future dwellings will require facade treatment to control road traffic noise ingress in accordance with the Department of Planning "Development in Rail Corridors and Busy Roads – Interim Guideline".

The assessment provides recommended facade and building form treatments in Appendix B and Figure 9 of the report, which include Category 1, 2, 3 & 4 treatments to future dwelling facades and shown in Figure 24 below.

The treatments can be achieved using standard building materials and techniques.

Subject to adoption of the façade treatments, the future dwellings will achieve noise levels compliant with relevant acoustic criteria.

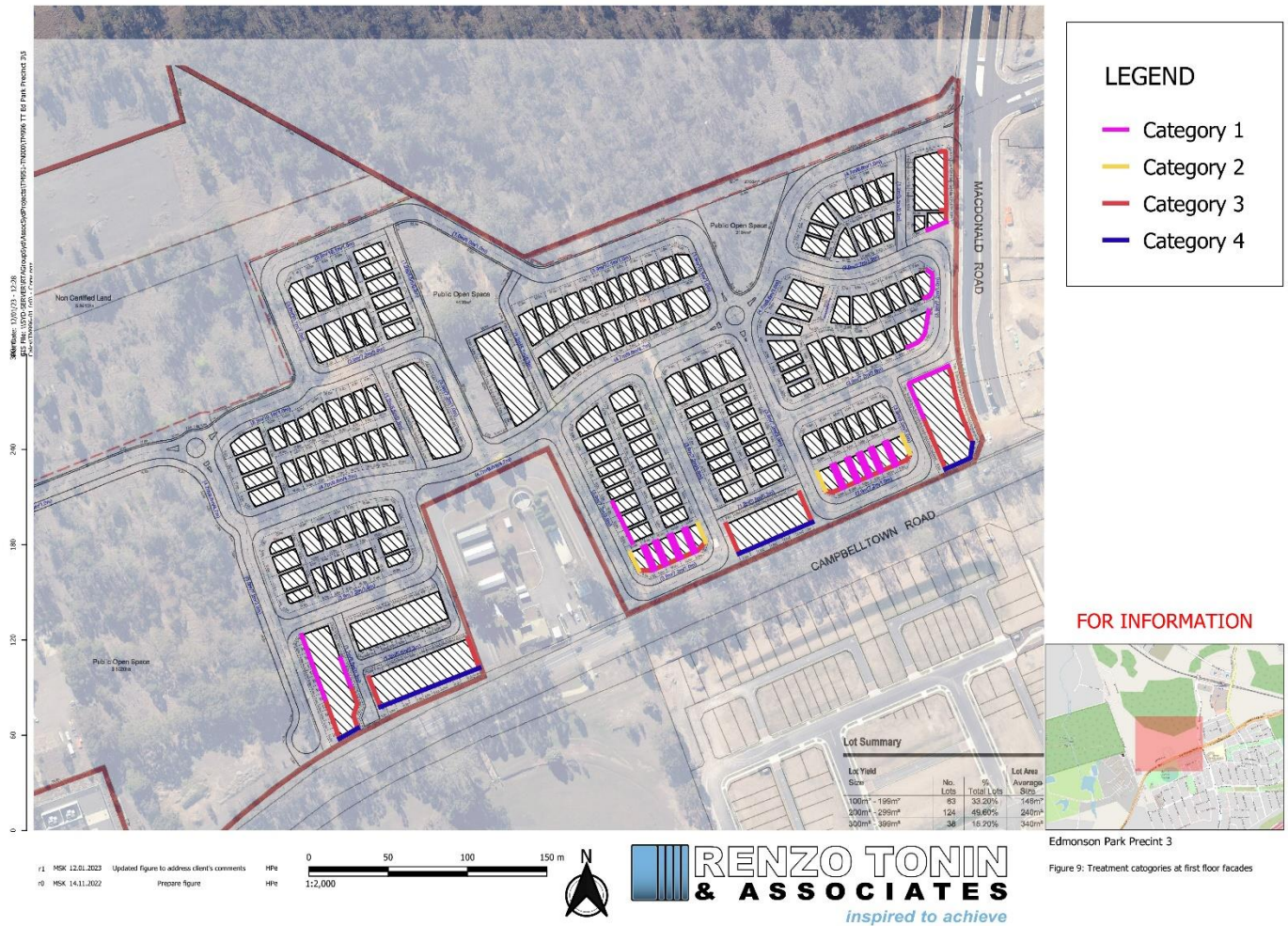


Figure 24: Recommended Façade Treatment Categories (Source: Renzo Tonin)

## 8.6.8 Traffic Assessment

### 8.6.8.1 Transport Assessment

Ason Group have undertaken a detailed Transport Assessment to accompany the subdivision Development Application.

The Transport Assessment provides a review of vehicular and active transport outcomes in the context of the proposed subdivision and historic traffic assessments completed in association with the Edmondson Park Concept Plan approval and subsequent modifications.

As shown on the subdivision plans, vehicular access to the site is provided via an intersection to MacDonald Road and an intersection to Zouch Road.

The intersection to Zouch Road was not envisaged under the Concept Plan approval. As such, additional SIDRA modelling of localised intersections has been undertaken to investigate any impacts to key intersections immediately surrounding the Site that may be affected by this Proposal.

The table below shows the SIDRA modelling outputs for intersection operation based on the proposed development.

Intersection	Peak	Base Case	Development Scenario
		LoS	LoS
Zouch Road x Existing Access Driveway	AM	A	A
	PM	A	A
Zouch Road x Campbelltown Road	AM	F	F
	PM	F	F
Campbelltown Road x MacDonald Road	AM	D	C
	PM	D	D
MacDonald Road x General Boulevard	AM	A	B
	PM	B	B

The modelling demonstrates that there is negligible impact to key intersections and the proposal is deemed acceptable.

Sensitivity analysis has also been conducted to assess network performance if traffic from the northern approach of Zouch Road x Campbelltown Road is redirected to Campbelltown Rd x MacDonald Rd.

This sensitivity scenario assumes that 50% of the existing traffic travelling south along Zouch Rd and heading towards Campbelltown Road would instead travel through the Site and utilise the signalised of Campbelltown Road via MacDonald Road. This rerouted movement was based on the following assumptions:

- *The signalised intersection of Campbelltown Rd x MacDonald Rd provides a safer movement for all motorists when compared to the sign-controlled intersection of Zouch Rd x Campbelltown Rd*
- *Motorists heading to the Town Centre, Train Station or travelling north towards Edmondson Park and Liverpool would have a reduced travel distance, and*
- *The proposed upgrades to Campbelltown Rd restrict the turning movements of Zouch Rd to left-in, left out only.*

Based on the results shown above, the intersections have sufficient capacity to accommodate all background traffic from Zouch Road and can operate at LOS D or above during AM and PM peak periods.

As such, the proposed traffic generated by the Site, and subsequent redistribution of background traffic is supportable based on the modelling undertaken as part of this DA. Further, the traffic modelling aligns with the broader Concept Plan modelling with respect to traffic generation, distribution, and intersection layouts.

### 8.6.8.2 Planning Agreement – Intersection VPA

SCT traffic consulting have reviewed the proposed intersection and future signalisation.

SCT have advised that the intersection of Macdonald Road and General Boulevard was approved as a new signalised intersection under the Edmondson Park Concept Plan MOD 4.

The associated Ason Traffic Impact Assessment acknowledged that traffic signals warrants cannot be met based on forecast traffic and pedestrian conditions of the proposed crossing locations, with the full delivery of Precinct 3 in the short and medium-term.

As such, the approved signalised intersection at this location cannot be delivered as part of Precinct 3 and a priority intersection has been designed at this location as part of the DA package.

Traffic signals may be warranted in the longer-term with the additional background traffic growth along Macdonald Road as well as other development traffic associated with the delivery of the remainder of the Edmondson Park town centre residential development, retail centre and future schools.

*SCT have advised that based on 2036 traffic forecasts as extracted from the MOD 12 Ason traffic report (which takes into account of the latest development of Edmondson Park town centre including future schools), it is likely that signals warrants could be met by 2036.*

SCT have calculated that the Precinct 3 development accounts for approximately 6% of total traffic using the intersection.

As such any future contribution should be based on the proportionate cost associated with the Precinct 3 traffic generation.



### 8.6.9 Erosion and Sediment Control

An Erosion and Sediment Control Plan has been prepared in association with this proposal. A copy of the plan is provided with the engineering drawings.

Prior to any works commencing on site, erosion and sediment control measures will be put in place generally in accordance with Managing Urban Stormwater: Soils and Construction 4th Edition, March 2004. These measures include:

- *Installation of a 1.8m high chain wire fence covered with geotextile fabric to the perimeter of the work site area*
- *Sediment basins situated towards the low points of the site for the collection of stormwater runoff during construction*
- *The use of appropriate sediment diverting methods to minimise sediment in Council's stormwater drainage network*
- *Locations for temporary stockpiling*
- *Provision of a temporary truck wash down facility for vehicles exiting the site during construction*

### 8.6.10 Servicing Arrangements (IDC)

#### Potable Water

The site is located within the Sydney Water potable water supply zone. Existing infrastructure within the vicinity of the site includes a 300mm diameter trunk main on the northern side of Campbelltown Road and a 150mm diameter reticulation main on the eastern side of Zouch Road.

In addition to the above potable water infrastructure, the site is also located in the vicinity of Sydney Water's recycled water network. A recycled water reservoir is located to the south of the site, at the intersection of Campbelltown Road and Zouch Road. From this reservoir, two trunk recycled water mains extend along the southern side of Campbelltown Road and supply the development site to the south. These mains are 600mm and 450mm in diameter. A 150mm diameter recycled watermain also runs beneath Campbelltown Road near the south-eastern corner of the site and supplies the development site to the east.

To provide potable water servicing to the proposed development, it is expected that a new main will be taken off from the 300mm diameter main in Campbelltown Road adjacent to the site. In addition to this, a new main could also extend from the existing 200mm diameter main on the eastern side of MacDonald Road, to the east of the site. To service the anticipated development of approximately 250 future dwellings, a 150mm potable watermain would likely be required.

For recycled water, a new main could extend from the existing 150mm main located near the south-eastern corner of the site.

## **Sewer**

A 280mm diameter gravity sewer main is located within the central median of General Boulevard, to the east of the site. This main includes a connection point for the site, on the eastern boundary.

The development site on the southern side of Campbelltown Road is serviced by a series of reticulation mains generally ranging in size from 150-250mm in diameter. These mains, and the main in General Boulevard, drain to a 500mm branch main near the intersection of Campbelltown Road and the rail line.

The proposed development will be serviced by constructing new sewer mains from the existing main on the eastern site boundary. To support the proposed future 250 dwellings, a minimum 225mm diameter main would likely be required.

Given the proximity of the site to the existing sewer network, no lead-ins will be required as part of the proposed subdivision works.

## **Electricity**

The existing electrical infrastructure in the vicinity of the site consists mostly of below ground low and high-voltage electrical mains that were constructed to support recent developments to the south and north east. Within the site boundary, overhead infrastructure is located adjacent Campbelltown Road. This infrastructure includes both low voltage and 11kV high voltage feeders.

The Edmondson Park 33/11kV Zone Substation (ZS) is located in the south western corner of the site. This ZS includes two 35MVA transformers and is connected to Endeavour Energy's transmission network by a 33kV underground transmission line located on the eastern side of Zouch Road.

The proposed works are likely to include the undergrounding of the existing overhead lines and/or the extension of the existing infrastructure on the northern side of Campbelltown Road.

High voltage supply for the proposed development could be supported by any residual capacity in existing feeders in the vicinity the site. Alternatively, if there is insufficient capacity in the existing feeders, a new feeder could be constructed from the zone substation to the site.

Endeavour Energy's data indicates that the Edmondson Park ZS is forecast to have approximately 15MVA spare capacity in circa 2024. Assuming the load generated by a low/medium density dwelling is generally 5kVA/unit, we would expect a total load of approximately 1MVA for the development. It is therefore apparent that there is sufficient capacity at the ZS to support the proposed development for the site.

Based on the above load requirements it is anticipated that a minimum of three (3) new padmount substations will be required to support the development, with the location of each substation to be confirmed during the subsequent detailed design phase of the proposal.

## **Telecommunications &**

Service records indicate that telecommunication services and conduits for a number of providers are available within the surrounding road network. Development to the east of the site is serviced by OptiComm and areas to the south are serviced by the NBN Co. network. While the site is not currently located within NBN's coverage area, it is anticipated that the network will be extended to support the proposed development.

### **8.6.11 Arborist Assessment**

JMD Landscape Design have prepared Arboricultural Assessment relating to the proposed road works and tree removal in the RE1 zoned land.

The assessment identified a small number of trees which were considered to be of High Significance in landscape value.

In response, the roadway alignment for the road link to Zouch Road has been amended to Allow for retention of these trees where possible.

The revised alignment maintains the road width and design consistent with the original plans lodged with Council, ensuring vehicle capacity is maintained.

## **8.7 Site Suitability**

Section 4.15 (e) of the EP&A Act requires the consent authority to consider the suitability of the site in relation to the proposed development.

The subject land has been identified, planned and zoned to accommodate future residential development as part of the Edmondson Park South release area.

The land which is proposed to accommodate residential development is zoned R1 General Residential and has an existing DCP in place to facilitate delivery of residential subdivision and housing over the subject land.

The proposal is consistent with the intended outcome of delivering approximately 250 residential dwellings, including residential lots and future medium density housing as outlined in the approved Concept Plan and DCP.

Vegetation removal across the development area, excluding the RE1 zoned land, has been addressed under separate Development Applications approved by Council.

This Statement of Environmental Effects and associated supporting studies have addressed all relevant planning and environmental considerations, concluding that the site is appropriate to accommodate the proposed development and future residential dwellings.

The proposal is also consistent with the objectives and provisions of the adopted Edmondson Park South DCP.

As such, the subject site is considered suitable in consideration of the proposed vegetation removal.

## **8.8 Any Submissions**

Any submissions received during public notification will be assessed by Council and addressed in a detailed response provided by the proponent as required.

## **8.9 The Public Interest**

As discussed above, this application seeks approval for the delivery of residential subdivision over existing residential zoned land which has been identified to accommodate 250 dwellings options as part of the Edmondson Park South Precinct.

The proposal is considered to be in the public interest as the subdivision will allow for the delivery of future residential housing across the site consistent with the intended planning outcomes for the site.

The proposal incorporates a range of housing types which and small lot housing which will enhance housing diversity in the locality and provide housing which addresses housing affordability issues.

The proposal forms part of a large-scale master-planned community that will significantly enhance the local environment and provide a number of public recreation and open space assets.

The proposal will also make a positive contribution to localised employment and economic growth for Edmondson Park.

## 9 EP & A ACT 1979 ASSESSMENT PROVISIONS

### 9.1 Division 4.3 Section 4.10 – Designated Development

Division 4.7 Clause 4.10 of the *Environmental Planning & Assessment (EP&A) Act 1979* addresses development which is classified as Designated development. Clause 4.10 states:

#### *4.10 Designated development*

*(1) Designated development is development that is declared to be designated development by an environmental planning instrument or the regulations.*

*(2) Designated development does not include State significant development despite any such declaration.*

*Schedule 3 Designated development of Environmental Planning and Assessment Regulation 2000* provides threshold criteria for development to be classified as Designated Development.

The proposal does not exceed any of the land use or development thresholds established under Schedule 3.

As such, the proposal is not classified as Designated Development under the EP & A Act 1979.

### 9.2 Division 4.7 – State Significant Development

Division 4.7 Clause 4.36 of the *Environmental Planning & Assessment (EP&A) Act 1979* addresses development which is classified as Designated development. Clause 4.10 states:

#### *4.36 Development that is State significant development*

*(1) For the purposes of this Act, State significant development is development that is declared under this section to be State significant development.*

*(2) A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.*

*(4) A State environmental planning policy that declares State significant development may extend the provisions of the policy relating to that development to State significant development declared under subsection (3).*

Development that is State significant development (SSD) is identified in the *State Environmental Planning Policy (State and Regional Development) 2011* (the SRD SEPP 2011).

*Schedule 1 State significant development—general* of the SRD SEPP 2011 provides threshold criteria for development to be classified as Designated Development.

*Schedule 2 State significant development—identified sites* of the SRD SEPP 2011 lists development areas which are declared State Significant Development sites.

The proposal does not exceed any of the land use or development thresholds established under Schedule 1 and is not situated within a Declared State Significant Development site under Schedule 2.



As such, the proposal is not classified as State Significant Development under the EP & A Act 1979.

### 9.3 Division 4.8 - Integrated Development

Section 4.46 under Division 4.8 of the *Environmental Planning & Assessment (EP&A) Act 1979* outlines circumstances in which Development Applications are considered to be Integrated Development, requiring referral and/or concurrence during assessment.

The table below provides a review of the Integrated Development provisions as they relate to the application. review of all matters listed for consideration under Section 4.15 EP&A Act 1979.

**Table 14: Integrated Development Review**

Legislation	Comment	Is Referral / Concurrence Required
Coal Mine Subsidence Compensation Act 2017	<p>Clause 22 of the Mine Subsidence Compensation Act 2017 requires approval for any application to subdivide land within a mine subsidence district.</p> <p>The subject land is not situated within a Mine Subsidence District.</p>	No
Fisheries Management Act 1999	<p>The proposal does not require an aquaculture permit.</p> <p>The proposal does not require a permit to carry out dredging or reclamation work.</p> <p>The proposal does not involve any works and does not require a permit to impact marine vegetation on public water land or an aquaculture / foreshore lease.</p> <p>The proposal does not require a permit relating to netting or the construction / alteration of a dam, floodgate, causeway or the like.</p>	No
Heritage Act 1977	<p>No State Heritage Items or Interim Heritage Items are located within the subject site or impacted by the subdivision.</p> <p>No approvals are required in respect of the carrying out of works relating to a heritage item.</p> <p>The proposal does not seek approval for any works within the heritage listed barracks land area.</p>	No
Mining Act 1992	The proposal does not relate to the granting of mining lease	No

National Parks and Wildlife Act 1974	<p>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.</p> <p>As noted above, the AHIP incorporated two sites within the subject land which required surface artefact collection.</p> <p>These works were completed in 2019 sites have now been registered as destroyed in accordance with the AHIP.</p>	No
Petroleum (Onshore) Act 1991	The proposal does not relate to the granting of a production lease.	No
Protection of the Environment Operations Act 1997	The proposal does not require an Environment Protection Licence to be issued.	No
Roads Act 1993	The proposal does not incorporate any works to a public road as outlined under Section 138 of the Roads Act 1993 or connection to a Classified Road.	No
Rural Fires Act 1997	<p>The subject site incorporates land mapped as being Bushfire Pone Land under Liverpool Councils Bushfire Prone Land Mapping in the north-eastern corner of the site.</p> <p>The proposal seeks approval for the subdivision of land for residential or purposes.</p> <p>As such authorisation under section 100B in respect of bush fire is required.</p>	Yes
Water Management Act 2000	<p>The proposal does development works within 40m of an identified drainage line.</p> <p>As such the proposal is considered a controlled activity under the Water Management Act 2000.</p>	<p>Yes.</p> <p>Referral required.</p>

## 10 CONCLUSION

This Development Application seeks approval for the Torrens Title subdivision and associated works of Precinct 3 in the Edmondson Park project.

The proposed subdivision is located within the Edmondson Park South Release Area with the land subject to an approved Concept Plan and adopted DCP. The proposed subdivision will create 158 residential allotments, 8 medium density super lots delivery of a local pocket park, construction of associated roadways, drainage and stormwater infrastructure and associated services.

The proposal seeks approval for:

- Removal of existing hard stand surfaces and infrastructure and remediation of Lot 5 in accordance with the proposed Remediation Action Plan.
- Subdivision of the site to create 158 residential allotments, 8 super lot medium density allotments, two allotments for open space, two drainage lots and one residue lot encompassing environmental land.
- Construction of intersections with MacDonald Road in the east and Zouch Road in the west to provide vehicle access to the site.
- Construction of internal roadways to service the development including Major Local Streets, Local Streets and Laneways.
- Landscaping of the proposed central pocket park and associated heritage pedestrian link.
- Vegetation Removal within roadway areas in RE 1 zoned land.
- Streetscape landscaping works.
- Construction and landscaping and two drainage water quality basins.
- Earthworks and construction of low scale retaining walls associated with the delivery of the residential subdivision.
- Installation of all required services and infrastructure.

Key considerations in assessing the proposal include:

- The subdivision layout adopts good design principles and regular street blocks and residential lots.
- The subdivision will provide for a variety of small lot housing types enhancing housing affordability and housing diversity in Edmondson Park.
- Includes delivery of new pocket parks, open space areas and pedestrian linkages which deliver a walkable community and interpret the historic use of the site as an army barracks.
- The site is situated within walking distance of significant local infrastructure including the Edmondson Park Town Centre Edmondson Park Railway Rail Station and the new Bardia Public School.

- Satisfies all relevant local and state Planning Instruments and planning policies.
- Meets the requirements of the adopted DCP and Concept Plan.

Support for this application will allow for the continued planning and future delivery of delivery of high quality residential housing under subsequent development Applications, consistent with the adopted Edmondson Park South Concept Plan approval.

A detailed Biodiversity Assessment has been completed which has demonstrated that the proposed vegetation removal is permissible and consistent with all relevant environmental legislation, with the site being bio-certified land.

This report and supporting plans and documentation have demonstrated that the proposal achieves full compliance with the relevant provisions of the relevant Environmental Planning Instruments and adopted Edmondson Park South DCP.

As required under the relevant Aboriginal Heritage Impact Permit all required surface artefact collection has been completed over the land holding and the relevant sites have now been registered as destroyed in accordance with the AHIP.

The proposal does not seek approval for any works or vegetation removal within the heritage listed Bardia Barracks.

Given the proposal meets the requirements of Section 4.15 of the *Environmental Planning and Assessment Act 1979* and relevant instruments, plans and policies, it is requested that Council approve the proposal.

# APPENDIX 1

## Edmondson Park South DCP Assessment Table

DCP Provision	Compliance Comment
<b>2.1 Desired Outcomes</b>	
Figure 2 and Table 1 below set 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.	The proposal is consistent with the Edmondson Park South Concept Plan and intended land uses in delivering residential subdivision and housing.
<b>2.3 Residential Dwelling Target</b>	
1. The minimum residential dwelling target for Edmondson Park South is 3,699 being 3,530 dwellings in the Landcom project and 169 dwellings in other landholdings. In order to ensure the minimum residential dwelling targets are achieved, as part of a subdivision application, an applicant is to demonstrate to Council that the area dwelling targets shown in Figure 4 and Table 3 can be achieved.	<p>The site is identified as Area 4, with a dwelling target of 250 dwellings.</p> <p>The proposal delivers 158 residential allotments with a potential dwelling yield of 252 dwellings incorporating future medium density sites.</p>
<b>3.1 Street Network and Design</b>	
<p>1. The street network is to be provided generally in accordance with Figure 6 and Table 4.</p> <p>2. Street design is to be in accordance with the indicative street cross sections at Figures 7 - 16. Alternative street designs may be permitted on a case by case basis if they preserve the functional objectives and requirements of the design standards.</p> <p>3. All subdivision DAs are to specify the street hierarchy and indicate the various street types and intersection treatments.</p>	<p>The proposal is consistent with Figure 6 in providing streets generally surrounding the Bardia Barracks.</p> <p>As intersections are not permitted to Campbelltown Road, the Urban Street has been provided as the through road connecting between MacDonald Road and Zouch Road.</p> <p>Street design is consistent with the cross sections shown in Figures 7 – 16.</p> <p>Where required along perimeter roads, carriageways have been widened to meet RFS requirements.</p> <p>A detailed road hierarchy plan has been provided.</p> <p>The civil engineering package provides details on intersection treatments.</p>
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.	<p>No residential vehicle access is proposed from Campbelltown Road or MacDonald Road.</p> <p>Dwellings fronting these roads are serviced by either internal edge roads or laneways.</p>



DCP Provision	Compliance Comment
<p>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.</p>	<p>The proposal incorporates one cul-de-sac street located in the south-western corner of the site adjoining the open space area. No access or connection to Campbelltown Road was able to be provided in this location.</p> <p>The proposed cul-de-sac is consistent with the street network objectives as follows:</p> <ul style="list-style-type: none"> <li>• The cul-de-sac maintains pedestrian connectivity through to Campbelltown Road and does not impede vehicle movements through the site to Zouch Road and MacDonald Road.</li> <li>• The cul-de-sac provides a low traffic environment adjacent to the open space area.</li> <li>• The proposal incorporates only one cul-de-sac, minimizing their use.</li> </ul>
<p>6. The design of the local street network is to:</p> <p>a) establish a grid-like street network pattern to facilitate walking and cycling and enable direct local vehicle trips,</p> <p>b) create a safe environment for walking and cycling with safe crossing points,</p> <p>c) encourage a low-speed traffic environment,</p> <p>d) optimise solar access opportunities for dwellings,</p> <p>e) take account of topography and view lines,</p> <p>f) provide frontage to and maximise surveillance of open space and riparian corridors,</p> <p>g) facilitate wayfinding and place making opportunities by taking into account streetscape features, adjacent built form controls, artwork and provision for small open spaces and pocket parks, and</p> <p>h) retain existing trees, where appropriate, within the road reserve.</p>	<p>Yes, the proposal adopts a grid pattern street network, while responding to site design constraints and boundaries.</p> <p>The road layout provides a safe walking and cycling environment with dedicated footpaths and share paths.</p> <p>Yes, the street network provides deliberate friction points and road design which promotes a low-speed traffic environment.</p> <p>The street network and cell blocks seek to optimise solar access for future dwellings.</p> <p>The street network responds to site topography, providing road alignments which minimise site earthworks.</p> <p>Roadways and pedestrian pathways have been aligned to provide views to retained large trees and the Bardia Barracks memorial.</p> <p>The proposal delivers road frontages to open space areas.</p> <p>The layout has provided a pocket park which retains existing large trees as a way finding element in the landscape.</p> <p>The proposal retains large existing trees within a pocket park rather than within the road reserve.</p>
<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.</p> <p>Elsewhere footpaths are to be provided on at least one side and on both sides where pedestrian or vehicular traffic is high.</p>	<p>Yes, footpaths are provided along all residential streets consistent with the DCP road cross sections in figures 7 – 16.</p>
<p>8. On street parallel parking is to be provided consistent with the street sections (Figures 7 – 16).</p>	<p>Yes, on-street parking is provided consistent with the DCP road cross sections in figures 7 – 16.</p>

DCP Provision	Compliance Comment
9. On street bicycle facilities are to be provided in accordance with the street sections (Figures 7 – 16).	Yes, on-street bicycle facilities are provided consistent with the DCP road cross sections in figures 7 – 16.
10. Streets adjacent to conservation areas and other open space / riparian corridors are to be designed to facilitate pedestrian and cycle movements whilst allowing for incidental surveillance along the bushland / open space fringe.  Appropriate night lighting may be required in key locations to improve safety and security.  APZ requirements to be accommodated as relevant.	Yes, edge roads to the conservation lands and open space areas have been designed to incorporate pedestrian and cycle connections / pathways.  Lighting design is able to be refined as required at the Construction Certificate stage.  The bushfire reports submitted with the application demonstrates that APZ requirements are accommodated within roadways.
11. Street layout and design is to consider opportunities for the retention of existing significant trees within the road 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.	The subdivision and road layout has been designed to allow retention of a stand of existing significant trees located in the centre of the site.  The trees will be retained as part of a pocket park which will provide a local open space area for residents, linking to a pedestrian connection which delivers as visual connection to the Bardia Barracks.
<b>3.2 Public Transport</b>	
This section relates to the delivery of the public transport network and associated facilities.	The subject site does not incorporate any bus routes or public transport network roads as shown in Figure 17.
<b>3.3 Pedestrian and Cycle Network</b>	
1. The key pedestrian and cycle network is to be provided in generally in accordance with Figure 18.  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.  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. Wider footpaths (1.5m) may be provided in the Small Lot Housing Areas.  4. Provide shared pedestrian paths and cycle ways to a minimum of 2.5m wide (refer to Figure 18).	Yes, the proposal provides east-west and north-south pedestrian connections generally in accordance with Figure 18. Minor variations to the connections are provided to take into consideration the removal of the signalised intersection to Campbelltown Road.  Yes, pedestrian and cycle paths are provided in open space areas adjoining streets where possible.  Yes, pedestrian pathways will be a minimum width of 1.2m.  Yes, share paths / cycleways are a minimum width of 2.5m.

DCP Provision	Compliance Comment
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.	Yes, pedestrian and cycle paths provided as part of the open space network.
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.	Yes, refer to civil engineering design and landscape packages.
7. Design and locate vehicular access to all developments to minimise conflicts with pedestrians and cyclists.	Noted.
8. Ensure pedestrian and cycle facilities in public spaces are safe, well lit, clearly defined, functional and accessible to all users.	Yes, pedestrian and cycle paths will be lit to relevant standards.
9. Clearly and frequently signpost shared pedestrian / cycle ways, as well as cycle lanes on public streets to indicate their shared status.	Yes, refer to landscape design package.
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.	Yes, refer to civil engineering design package.
11. Pedestrian footpaths along school frontages are to be a minimum of 2.5m wide.	Not applicable. No school sites within the development area.
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 to this proposal.
13. Pedestrian and cycle crossing facilities on Campbelltown Road are to facilitate safe north-south pedestrian/cyclist access.	Not applicable to this proposal.
14. Pedestrian routes and crossing facilities are to connect the pedestrian network to public transport stops.	Noted.
<b>3.4 Open Space Network</b>	
1. The open space network for Edmondson Park South is to be provided in accordance with Figure 19.	Figure 19 identifies a large open space area along the western edge of the site. The land holding incorporates a Public Open Space area along the western edge.
2. Link the open spaces using streets, riparian corridors, pedestrian paths and cycle ways.	The open space area will be accommodated in the proposed residue allotment 252.
3. Orient development surrounding open space towards the park to offer casual surveillance.	An additional pocket park has been provided within three centre of the site in addition to the open space areas shown in Figure 19.
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.	Open space areas are linked by a connection of on-street and off-road pedestrian and cycle pathways.
5. Incorporate public art in open space areas where appropriate.	All open space areas are provided with perimeter roadways and the subdivision has been designed to maximise casual surveillance of open space areas.

DCP Provision	Compliance Comment
<b>3.5 Safety and Security</b>	
<p>1. Landscape planting should consider pedestrian visibility.</p> <p>2. Appropriate evening and night-time lighting is to be provided in all streets, public spaces and parks, particularly along pedestrian and cyclist routes.</p> <p>3. In parks, provide pedestrian pathways that are direct with clear sightlines.</p> <p>4. Provide adequate signage describing pathways and facilities.</p> <p>5. The design of streets and location of street furniture is to allow adequate sight lines for motorists.</p> <p>6. The design and maintenance of paving and other ground plane treatments is to avoid trip hazards.</p> <p>7. Driveway entry-exits are to provide adequate sight lines to adjacent footpaths, streets and cycle ways.</p> <p>8. All public spaces including streets, parks, squares and plazas must be directly overlooked by adjacent development.</p> <p>9. Active uses must be orientated to streets in commercial or mixed-use areas. In residential areas, living rooms, verandahs and / or kitchens are encouraged to be orientated to the street.</p>	<p>Yes landscape design and planting has been selected to maintain pedestrian visibility to open space areas.</p> <p>Noted. This will be addressed at Construction Certificate stage subject to Council assessment conditions.</p> <p>Yes, refer to Landscape plans and design which demonstrate compliance with this criteria.</p> <p>Yes, refer to Landscape plans and design which demonstrate compliance with this criteria.</p> <p>Yes, refer to detained subdivision design.</p> <p>Yes, refer to Landscape plans and design which demonstrate compliance with this criteria.</p> <p>To be addressed in assessment of dwelling applications which incorporate driveways.</p> <p>Yes, the subdivision design ensures all open space areas are directly overlooked by future residential dwellings.</p> <p>Noted. To be addressed in assessment of dwelling applications.</p>
<b>3.6 Heritage Conservation and Interpretation</b>	
<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 (see below).</p> <p>Bardia Barracks (Military Heritage Precinct)</p> <p>6. Development is to be consistent with the Heritage Interpretation Strategy prepared by Graham Brookes Associates</p> <p>7. Appropriate adaptive reuse of heritage buildings is to be investigated to ensure ongoing maintenance and conservation.</p> <p>8. Landscape design is to respond to the existing heritage values and their relationship to the surrounding area</p>	<p>The proposed subdivision layout is consistent with the Concept Plan and DCP as envisaged under the Heritage Strategy.</p> <p>Not applicable – no use is sought for the heritage buildings under this application. This is to be addressed separately by Landcom. Future Development Applications will address the adaptive re-use of the facility and landscape design.</p> <p>Yes, refer to detailed landscape plans submitted.</p>

DCP Provision	Compliance Comment
2. Any future development is to be in accordance with the heritage related provisions of the Edmondson Park South Part 3A Concept Plan Conditions of Approval.	The proposal is consistent with the heritage related provisions of the Edmondson Park South Part 3A Concept Plan Conditions of Approval.
3. Archival recording to be undertaken for all heritage buildings and structures that are to be demolished or relocated.	Not applicable to this application. No heritage buildings or structures are proposed to be demolished.
4. Upgrade works to Campbelltown Road are to acknowledge the presence of existing heritage items adjacent the road and facilitates pedestrian access and view lines between the Bardia Barracks and the Mont St Quentin Oval. Significant trees along Campbelltown Road are to be retained where possible.	Not applicable to this application. No road upgrades to Campbelltown Road are proposed under this application.
5. 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.	As required under the ACHA Report, 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 within the subject land which required surface artefact collection and have been completed.
6. Should any European historical archaeology be discovered during any site excavation works, the required steps under the relics provisions of the NSW Heritage Act and contacts will be followed.	Noted. This can be addressed through a condition of consent.
<b>3.7 Schools, Childcare Centres and Community Facilities</b>	
This section relates to the delivery of schools, childcare centres and community facilities.	This section is not applicable to the proposal which seeks residential subdivision of the site.
<b>4.1 Riparian Corridors and Water Cycle Management</b>	
1. Riparian Corridors are to be provided in accordance with Figures 21 - 22, Table 8 below and the relevant parts of the Edmondson Park South Water Cycle Management Plan, September 2010, prepared by JWP.	Not applicable as no Riparian Corridors are located within the development area.
2. All remnant vegetation along the CRZ must be protected and enhanced unless required to be removed as part of the re-engineering works to improve the system.	Not applicable as no Riparian Corridors are located within the development area.
3. Any bank stabilisation measures are to use soft engineering techniques that promote sustainability and naturalness, except for the Maxwell's Creek Urban Park / corridor.	Not applicable as no Riparian Corridors are located within the development area.



DCP Provision	Compliance Comment
<p>4. Development, other than low impact recreational facilities and detention basins, is to be excluded from the CRZ.</p> <p>5. Riparian Corridor Design Requirements.</p> <p>6. All development is to implement and 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>7. 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>Not applicable as no Riparian Corridors are located within the development area.</p> <p>Not applicable as no Riparian Corridors are located within the development area.</p> <p>Yes, refer to discussion in this report and the Stormwater Report provided by IDC.</p> <p>The water cycle strategies outlined in the Edmondson Park South Water Cycle Management Plan, September 2010, prepared by J. Wyndam Prince and incorporates two water quality basins.</p> <p>Yes all lots are above the 100 year ARI floor level plus 500mm freeboard.</p>
<b>4.2 Bushfire Management</b>	
<p>1. Future subdivision applications must demonstrate compliance with the bushfire management measures outlined in the Edmondson Park South Part 3A Concept Plan, and be in accordance with <i>Planning for Bushfire Protection 2006</i>.</p> <p>2. Future subdivision applications are to demonstrate that the APZs are located outside any area of public open space, unless agreed to by the relevant council, and outside the regional park, unless agreed to by Office of Environment and Heritage. Indicative APZs are identified at Figure 23.</p>	<p>Yes, the proposed road cross sections and subdivision layout have been designed consistent with <i>Planning for Bushfire Protection 2019</i>. The Bushfire report submitted with this application demonstrates compliance.</p> <p>Noted. The proposed pocket park incorporated an APZ area. Assessment by Council of this application will address this Clause.</p>
<b>4.3 Noise and Vibration</b>	
<p>1. Development in proximity to the rail corridor is to demonstrate consistency with the Infrastructure SEPP 2007 and 'Development Near Rail Corridors and Busy Roads - Interim Guideline'.</p> <p>2. Development in close proximity to Campbelltown and Macdonald Roads is to demonstrate consistency with the NSW Road Noise Policy (DECCW 2011).</p> <p>3. Noise walls are not permitted on Campbelltown and MacDonald Roads. A combination of the following measures is to be used to mitigate the impacts of traffic noise on these busy roads:</p> <p>a) setbacks and service roads,</p> <p>b) internal dwelling layouts that are designed to</p>	<p>Yes, refer to acoustic report provided with this application.</p> <p>Yes, refer to acoustic report provided with this application.</p> <p>No noise walls are proposed under this application.</p> <p>Noise mitigation will be achieved through architectural treatments.</p>

DCP Provision	Compliance Comment
<p>minimise noise in living and sleeping areas,</p> <p>c) changes in topography,</p> <p>d) using attached dwellings,</p> <p>e) using higher than standard fencing between separate buildings constructed with a suitably solid mass, and / or</p> <p>f) site layouts that locate principal private open space areas away from the noise source.</p> <p>4. Development immediately adjoining the South Western Freeway (M5) is to demonstrate consistency with the Environmental Criteria for Road Traffic Noise (EPA 1999). A combination of the following measures may be used to meet the criteria:</p> <p>5. Where development is proposed that is affected by 1-4 above, an acoustic report is required to be submitted as part of a subdivision application demonstrating that the proposed subdivision design and any required acoustic attenuation can comply with the relevant criteria.</p>	<p>The proposed additional pocket park is centrally located within the site away from noise sources.</p> <p>Not applicable to this application.</p> <p>Yes, refer to acoustic report provided with this application.</p>
<b>5.1 Streetscapes</b>	
<p>1. A Public Domain Plan (PDP) is to be submitted as part of the subdivision application. The Plan is to be consistent with the streetscape and public domain principles set out in Table 9.</p>	<p>A Public Domain Plan is provided with this application consistent with the streetscape and public domain principles set out in Table 9.</p>
<b>5.2 Subdivision Application Requirements</b>	
<p>1. Applications for land subdivision for residential lots are to be consistent with the controls set out in Table 10.</p> <p>2. Subdivision of land creating residential lots less than 200m<sup>2</sup> 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.</p> <p>3. Subdivision of land (other than large superlot subdivision) that creates lots less than 300m<sup>2</sup> and greater than or equal to 200m<sup>2</sup> 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 in to the proposed subdivision (Figure 24)</p>	<p>Yes, the proposed subdivision design is consistent with the design principles and controls set out in Table 10 as demonstrated below.</p> <p>This application seeks to create allotments less than 200m<sup>2</sup>. It is intended that dwellings on these lots will; be delivered as a built form package in coordination with a single builder for each block. As such, this application provides Building Envelope Plans. Detailed architectural designs will be provided in the future.</p> <p>Yes, Building Envelope Plans are provided for lots less than 300m<sup>2</sup>.</p>

DCP Provision	Compliance Comment
<b>Table 10 Assessment</b>	
<p>Character Areas</p> <p>1. Subdivision design is to be consistent with desired Character Areas at Section 3.</p>	<p>Yes, the proposal is consistent with the desired character.</p>
<p>Street Block &amp; Orientation</p> <p>3. Subdivision design is to:</p> <ul style="list-style-type: none"> <li>- promote a legible and permeable street hierarchy,</li> <li>- encourage walking and cycling to and from the Town Centre</li> <li>- respond to the natural site topography to minimise cut and fill,</li> <li>- seek to retain of significant existing trees wherever possible,</li> <li>- maximise the number of lots in areas with the greatest amenity, and</li> <li>- orientates streets to link to public open spaces.</li> </ul> <p>4. Subdivision design and lot configuration for lots fronting Campbelltown Road and McDonald Road is to demonstrate:</p> <ul style="list-style-type: none"> <li>- suitable orientation to provide street address, activation and surveillance,</li> <li>- suitable access arrangements,</li> <li>- adequate setback arrangements, and</li> <li>- appropriate acoustic amenity.</li> </ul> <p>5. 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>6. 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 orientated lots in small lot housing areas</p> <p>7. Optimise the number of lots addressing open space and riparian areas.</p> <p>8. Avoid, where possible, lots with back faces to open space and / or main roads.</p>	<p>Yes, refer to the Urban Design Report submitted with the application.</p> <p>The urban design and subdivision layout promote a clear and legible street hierarchy which responds to site topography, remains significant trees where possible and orientates streets to link with public open spaces.</p> <p>Yes, the subdivision design provides for surveillance of these key roads with lots addressing the frontages while access is provided from internal roadways and laneways.</p> <p>The acoustic report submitted with the application demonstrates that future dwellings can achieve appropriate amenity.</p> <p>Yes, the street blocks are consistent with this design principle.</p> <p>Yes, road alignments have been designed to maximise solar access through optimizing the number of east-west orientated allotments.</p> <p>Yes, the proposed layout maximises the number of allotments fronting open space areas.</p> <p>The proposal does not incorporate any allotments which back onto open space areas or major roads.</p>

DCP Provision	Compliance Comment
<p>9. 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.</p> <p>10. Parking signage only located at entry or exit of laneways.</p> <p>11. Garbage collection is to be via a laneway or secondary streets.</p>	<p>Where smaller lot / terrace housing is proposed, rear loaded laneways have been provided for vehicle access.</p> <p>Noted.</p> <p>Noted.</p>
<p>Lot Configuration</p> <p>12. Lot configuration is to:</p> <ul style="list-style-type: none"> <li>- be generally regular in geometry, and</li> <li>- minimise the use of battle-axe lots unless required to lots with access denied frontages (e.g. "4 packs").</li> </ul> <p>13. Lot depths for mid block lots are to generally be between 20m and 35m depending on orientation and garage location.</p> <p>14. Lot depths for Compact Housing on corners and / or facing laneways, secondary streets are typically 15 - 20m.</p> <p>15. The minimum lot width is:</p> <ul style="list-style-type: none"> <li>- 4.5m for attached dwellings, and</li> <li>- 6m for semi-attached dwellings, and</li> <li>- 8m for dwelling houses.</li> </ul> <p>16. In small lot housing areas, continuous long runs of front loaded, narrow (i.e. less than 10m) lots are to be avoided.</p>	<p>Yes, the subdivision provides for regular shaped allotments.</p> <p>Only two battle-axe allotments are proposed. The allotments minimise the number of driveways at a roundabout to enhance vehicle and pedestrian movements.</p> <p>Lot depths achieve or exceed this requirement.</p> <p>Yes, minimum lot widths are 4.5m for planned attached dwellings and 8m for dwelling houses.</p>
<p>Driveways</p> <p>17. 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.</p> <p>18. Planting and walls adjacent to driveways must not block lines of sight for pedestrians, cyclists and vehicles.</p>	<p>Yes, lots less than 8m in width are provided with rear laneways for vehicle access.</p>
<p>Garages</p> <p>19. In small lot housing areas, avoid long, continuous runs of garages fronting laneways.</p>	<p>Yes, the subdivision incorporates smaller cell blocks of rear laneway housing to ensure there are no long continuous runs of garages.</p>

DCP Provision	Compliance Comment
<p>Corner Lots</p> <p>20. Corner lots to be configured to allow dwelling to address both streets.</p>	<p>Yes, corner lots are designed to allow future dwellings to address both street frontages.,</p>
<p>Built Form</p> <p>21. Subdivision design in small lot housing areas to reinforce urban characteristics.</p>	<p>Yes, the proposed subdivision design provides fur an urban characteristic.</p>
<p>Fencing</p> <p>22. Fencing should not detract from the streetscape or adversely impact on residential amenity.</p>	<p>Noted. To be addressed in future residential housing applications.</p>
<p>Residential Amenity</p> <p>23. Principal private open space to be located to take advantage of solar access.</p>	<p>Noted. To be considered as part of dwelling assessments.</p>
<p>Slope</p> <p>24. Subdivision design is to minimise cut and fill generally.</p>	<p>Yes, the proposal has been designed to respond to site topography, minimizing cut and fill.</p>
<p>Building on the Boundary</p> <p>25. Retaining walls to generally be undertaken as part of subdivision works.</p>	<p>Refer to civil engineering design package for retaining wall locations and design.</p>
<p>Utility Services</p> <p>26. Minimise impact of services on building envelope.</p>	<p>Noted. Refer civil engineering design package.</p>
<p>Secondary dwellings and studios apartments</p> <p>27. Laneways are to be provided with suitable level of passive surveillance.</p>	<p>No secondary dwellings proposed under this application.</p>
<b>6.0 Small Lot and Standard Lot Housing Controls</b>	
<p>This section provides detailed controls relating to the design and delivery of residential housing.</p>	<p>This section is not applicable to the proposal which seeks does not seek erection of any dwellings.</p>
<b>7.0 Rural Residential (E4 Environmental Living)</b>	
<p>This section provides detailed controls relating to the design and delivery of housing in the E4 Environmental Living area.</p>	<p>This section is not applicable to the proposal.</p> <p>The site does not incorporate any E4 zoned land.</p>
<b>8.0 Edmondson Park Town Centre</b>	
<p>This section provides detailed controls relating to the design and delivery of the Edmondson Park Town Centre.</p>	<p>This section is not applicable to the proposal.</p> <p>The site does not form part of the Town Centre.</p>



## APPENDIX 2

### Accoustic Assessment

## APPENDIX 3

### Aboriginal Heritage Impact Permit

## APPENDIX 4

### Biodiversity and Flora & Fauna Assessments

# APPENDIX 5

## Bushfire Assessment

# APPENDIX 6

## Engineering Drawings



## APPENDIX 7

# Detailed Site Investigations and Remediation Action Plan

# APPENDIX 8

## Infrastructure Report

# APPENDIX 9

## Stormwater Report

# APPENDIX 10

## Traffic Assessment

## APPENDIX 11

# Waste Management Plan



## APPENDIX 12

### Heritage Report

## APPENDIX 13

### Water Course Validation Letter

## APPENDIX 14

### Arboricultural Assessment

## APPENDIX 15

### Landscape Plans

# APPENDIX 16

## Building Envelope Plans

## APPENDIX 17

### Concept Plan Consistency Review



## APPENDIX 18

### Concept Approval Conditions Assessment Table

## APPENDIX 19

### Concept Plan Legal Advice

## APPENDIX 20

### Open Space Review Advice

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