



Pre-Development Application

Date Submitted: 23/10/2024

Project Name: Edmondson Park Block 24 Affordable Housing
Case ID: PDA-77048708

Proponent Details

Project Owner Info

Title	Ms
First Name	Janelle
Last name	Goulding
Role/Position	Director Affordable Housing
Phone	0467601249
Email	jgoulding@landcom.nsw.gov.au
Address	Level 14 60 Station Street Parramatta , New South Wales, 2126 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	LANDCOM
ABN	79268260688

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Landcom	Landcom
Phone	Email	Role/Position
0298418600	proposals@landcom.nsw.gov.au	Development Manager

Address

Level 14
60 Station Street
Parramatta,
New South Wales
2126
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

Project Info

Project Name	Edmondson Park Block 24 Affordable Housing
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD35,000,000.00
Indicative Operation Jobs	0
Indicative Construction Jobs	150
Number of Occupants	100
Number of Dwellings	58
Gross Floor Area (GFA) sqm	4,560
% of In-fill Affordable Housing	100
Number of In-fill Affordable Dwellings	58

Description of the Development/Infrastructure

The SSD DA proposes to seek approval for the construction of an infill affordable housing development. The SSD DA is also anticipated to seek approval for:

- *site preparation works
- * civil bulk earthworks

?* removal of trees and vegetation
?* construction of approximately 58 infill affordable dwellings broadly comprising 100% affordable rental housing for key workers
?

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Lot 303
Site Address (Street number and name)	Croatia Avenue, Edmondson Park
Site Co-ordinates - Latitude	-33.96697590341201
Site Co-ordinates - Longitude	150.86

Local Government Area

Local Government	District Name	Region Name	Primary Region
Liverpool City	Western City District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot 303 DP 1259974

Site Area

What is the total site area for your development?

Site Area sqm

2,043

Statutory Context



Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#)

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Section under selected Schedule

Section 26 - Housing development carried out by public authorities

Permissibility of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The site is zoned B4 Mixed Use under the State Environmental Planning Policy (Precincts—Western Parkland City) 2021. Development for residential accommodation, including infill affordable housing, is permissible with consent in the B4 Mixed Uses zone under the SEPP.

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

MU1 Mixed Use

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Refer to Section 4 of the Scoping Report.

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Refer to Sections 1.4 and 1.5 of the Scoping Report.

Please note: Edmondson Park South has been Biodiversity Certified under the now repealed Threatened Species Conservation Act 1995. It is also covered by a Conservation Agreement under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

Would the project vary any development standard?

No

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201, 205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

Yes

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

Yes

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

