



SSD Scoping Report

HDA Residential Precinct

Lots 4-5, 6-7 and 8 Buchan Avenue, Edmondson Park

Prepared for Urban Property Group

17.07.25

24181

Beam Planning acknowledge that Aboriginal and Torres Strait Islander peoples are the First Peoples and Traditional Custodians of Australia. We pay respect to Elders past and present and commit to respecting the lands we walk on, and the communities we work with.

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1.0 Introduction

This Scoping Report has been prepared by Beam Planning on behalf of Urban Property Group Ltd Pty (UPG) (the Applicant) to request Project Specific Secretary's Environmental Assessment Requirements (SEARs) and Rezoning Study Requirements for a concurrent State Significant development Application (SSDA) and Rezoning Proposal relating to a new multi stage residential project involving a mix of shop top housing, residential flat buildings (RFB), co-living housing, affordable housing, and potentially build-to-rent (subject to further pre-lodgement review) at Lots 4-5, 6-7, and 8 Buchan Avenue, Edmondson Park (known as Sites 3, 4 and 5) (the site) (**Figure 1**).



Figure 1 Aerial view of the site

Specifically, the proposed development comprises fifteen residential towers over five mixed-use podiums, ranging in height from approximately 4-40 storeys, delivering approximately 1,827 residential apartments minimum. The development will also include a minimum of 15% of the residential floor space to be provided as affordable rental housing for 15 years. The proposal will also deliver public domain improvements and through-site pedestrian connections.

On 19 February 2025, the Housing Delivery Authority (HDA) recommended that the proposed development on 'Sites 4 and 5' of the site (6-7 and 8 Buchan Avenue, Edmondson Park), as outlined in Expression of Interest (EOI) application 232588 (dated 17 January 2025), be declared State Significant Development (SSD) under Section 4.36(3) of the Environmental Planning and Assessment Act 1979 (EP&A Act). Similarly, on 2 June 2025, 'Site 3' of the site (4-5 Buchan Avenue, Edmondson Park), as described in EOI application 246574 (dated 14 March 2025), was also recommended for SSD status by the HDA under the same provision.

The Minister issued State Significant Development Declaration Order (No 9) 2025 on 12 June 2025, formally declaring both proposals as SSD. The proposals will be facilitated by a concurrent amendment to the applicable Environmental Planning Instrument (EPI), being the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (Precincts SEPP), as further detailed in **Section 5.1**.

This Scoping Report supports a single, consolidated SSDA that brings together two previously separate HDA proposals. The decision to progress the project as one unified SSDA reflects the strategic merit of the integration of all three sites, enabling a coordinated planning, design and assessment process. This consolidated approach will facilitate the delivery of a major mixed-use precinct, comprising significant public domain upgrades and pedestrian linkages. By consolidating the proposals into one SSDA and concurrent rezoning pathway, the application ensures a streamlined assessment process ensuring the timely delivery of approximately 1,827 dwellings in accordance with the objectives of the HDA.

This Scoping Report has been prepared with consideration of both the Department of Planning, Housing and Infrastructure’s (the Department) *State Significant Development Guidelines* (March 2024) and the *Local Environmental Plan Making Guidelines* (August 2023). It provides an overview of the project, sets out the statutory context, and identifies the key likely environmental and planning impacts that will be considered as part of the application.

The Applicant

Table 1 Applicant Details

Applicant	UPG Edmondson Parkland Pty Ltd
ABN	44 656 550 793
Address	Suite 110 Level 1/180-186 Burwood Rd, Burwood NSW 2134

Overview of the Project

Table 2 Overview of the Project

 Proposal	Development of a high-density mixed-use precinct comprising fifteen residential towers (4–40 storeys), over five mixed use podiums. The proposal will deliver approximately 1,827 dwellings (minimum) (largely apartments, with some co-living), ground-level retail, basement car parking, public domain upgrades, and a new plaza with through-site pedestrian links. A minimum of 15% of residential GFA will be delivered as affordable housing managed by a CHP for 15 years.
 Objectives	The primary objectives of the development relate to the provision of additional housing supply and affordable housing, responding to the key demographic trends in the Liverpool LGA and Government initiatives as part of the National Housing Accord. The key objectives supporting this proposal include: • Increase affordable housing stock; • Maximise land use efficiency; • Support sustainable urban development; • Deliver transit-orientated development; • Deliver a high-quality built form outcome that aligns with the vision of the Edmondson Park South Concept Plan; and, • Activate the public domain through ground-level retail and plaza space.

2.0 Background

2.1 Edmondson Park South Concept Plan

In March 2010, Landcom lodged a Concept Plan (MP 10_0118) along with a concurrent Project Application (MP 10_0119) for the development of the Edmondson Park South Precinct, under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The Planning Assessment Commission approved the Concept Plan on August 18, 2011.

The Edmondson Park South Concept Plan comprised:

- Residential development of 3,530 dwellings;
- Development of the Edmondson Park town centre including 35,000-45,000m² of retail, business and commercial floor space, along with associated uses, including a single 'landmark' development of up to 30m in height within 300m of the proposed station;
- Protection of approximately 150ha of conservation lands within regional parklands;
- Adaptive relocation of three heritage listed 'Riley Newsum' pre-fabricated cottages, within the open space network, and retention of the Ingleburn Military Precinct and Mont St Quentin Oval;
- Upgrade of Campbelltown Road;
- A temporary sales and information office and temporary signage associated with the sale of land;
- Site remediation works;
- Demolition of a number of existing buildings across the site; and
- Associated infrastructure.

On October 1, 2011, Part 3A of the EP&A Act was repealed, however transitional arrangements were introduced for approved Part 3A projects, including the Edmondson Park South Concept Plan. According to Schedule 2, Clause 2 (Transitional Part 3A Projects) of the *Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017*, the approved Concept Plan retains its validity and enforceability.

The extent of the Edmondson Park South Precinct and the approved concept plan is shown below, at **Figure 2**.

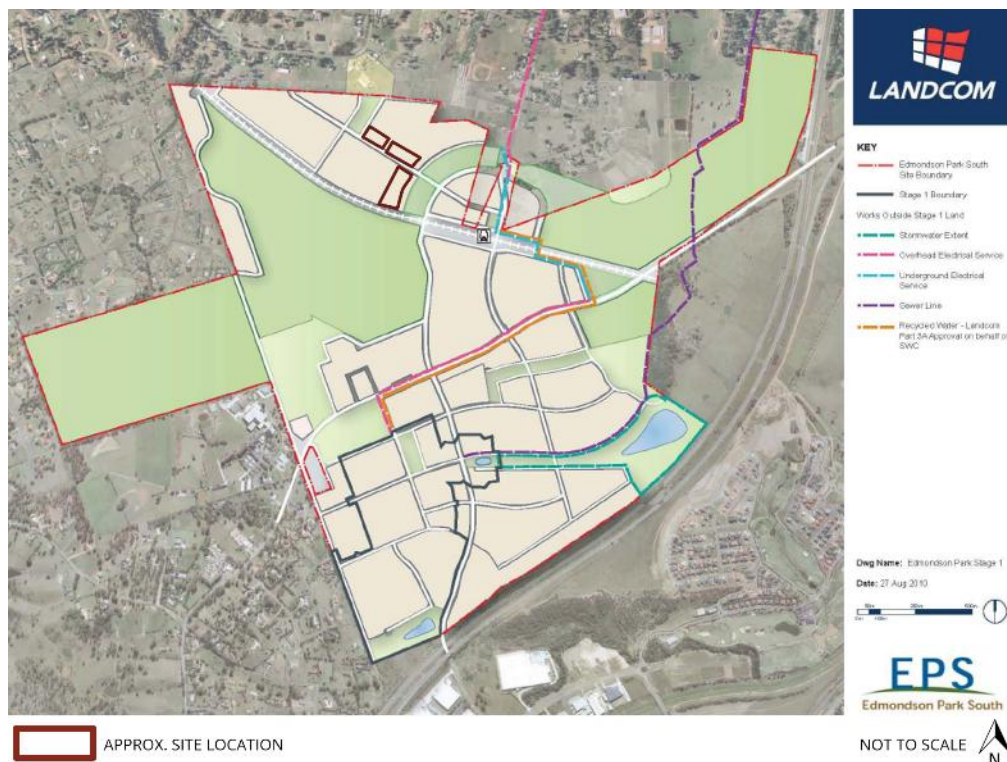


Figure 2 Edmondson Park South Concept Plan

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

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

2.1.1 Modifications to the Town Centre North Precinct

The Edmondson Park South Concept Plan (MP 10_0118) has been modified on several occasions (to be detailed within the EIS), with Modification 5 (Mod 5) being the most relevant.

Mod 5, approved on 14 February 2025, applies to the Landcom Town Centre North Precinct (**Figure 3**), which encompasses the site. The modification introduced a range of changes primarily aimed at increasing residential capacity and heights in the Town Centre North, modifications to the road network and hierarchy, reduction in APZs in select locations and the introduction of Design Guidelines.

Specifically, modifications to the Edmondson Park South Concept Plan Town Centre North Precinct approved under Mod 5 included:

- Reduction in the size of the public high school site from 8 hectares to 6 hectares;
- Reallocation of 2 hectares of former school land for residential use;
- Introduction of a maximum gross floor area (GFA) limit of 140,389 m² for the Station Precinct (being one of the 'precincts' in the Town Centre North – see **Figure 4**);
- Increase in the anticipated dwelling yield from 440 to 3,030 dwellings;
- Increase in maximum building heights to between 12m and 50m, with a maximum of 67m permitted for one landmark building;
- Amendments to road layouts, bushfire asset protection zones (APZs), and permitted dwelling types within the precinct;
- Introduction of minimum parking rates for cars, motorcycles, and bicycles;
- Implementation of a Design Excellence Strategy, Design Guidelines, and a Public Domain and Landscaping Plan;
- Adjustment and expansion of the Concept Plan site boundary to include additional land; and
- Amendments to conditions of approval and the Statement of Commitments.

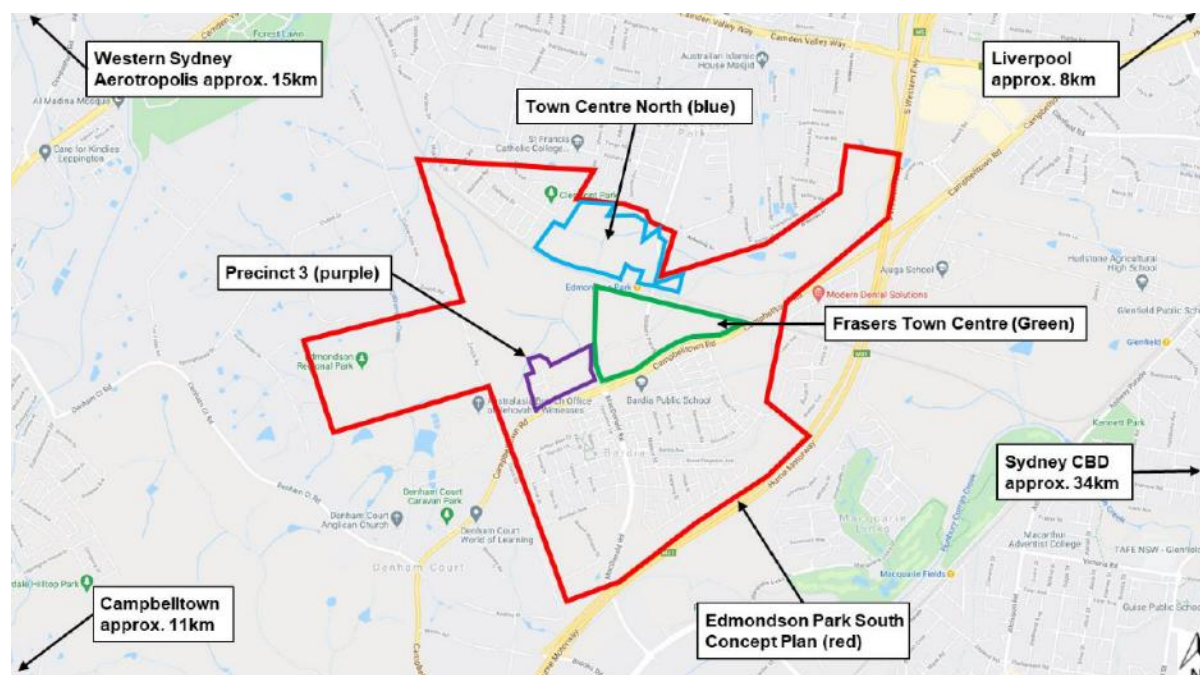


Figure 3 Town Centre North Precinct within the Edmondson Park South Concept Plan

Source: Department of Planning, Housing and Infrastructure (Modification 5 Assessment Report)

Edmondson Park Town Centre North comprises of three sub-precincts, which are known as the 'Station Precinct', 'Maxwells Creek Precinct' and the 'Parkland Precinct'. As shown at **Figure 4**, the site is located within both the Maxwells Creek Precinct and the Parkland Precinct.

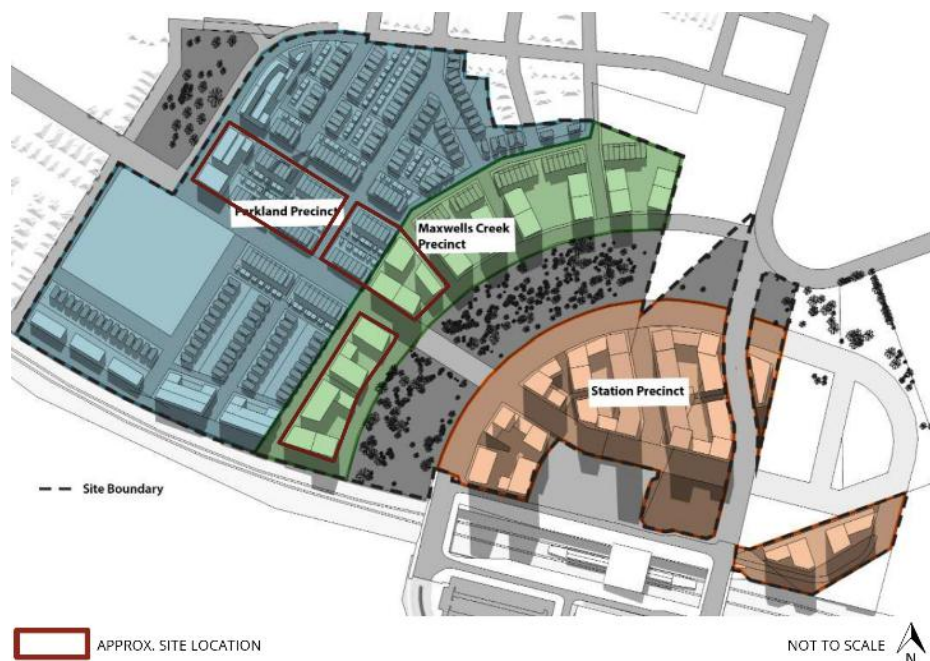


Figure 4 Edmondson Park Town Centre sub-precincts

Source: Landcom, edits by Beam Planning

2.2 UPG's Land Holdings at Edmondson Park Town Centre North

UPG acquired five sites from Landcom within Edmondson Park Town Centre North, which are known as 'Sites 1-5'. This SSDA will relate to the proposed development at 'Sites 3, 4 and 5', which collectively constitute the subject site for the purpose of the proposal. The location of the site in relation to UPG's other sites (Site's 1 and 2) across Edmondson Park Town Centre North is shown at **Figure 5**. **Section 2.3.5** outlines the approved DAs for Sites 1 and 2.



Figure 5 UPG landholdings within Edmondson Park Town Centre North

2.3 Previous Development Applications

The previous development applications relating to the site are outlined below.

2.3.1 DA-386/2021 Subdivision

Approval was granted on 15 September 2022 for the subdivision of Lot 2 DP 1264963 and Lot 3 DP 1257105 into 8 new super lots and 2 residue lots, in addition to associated servicing works.

This SSDA relates to lots 4, 5, 6, 7 and 8 of this subdivision plan as shown at **Figure 6**.

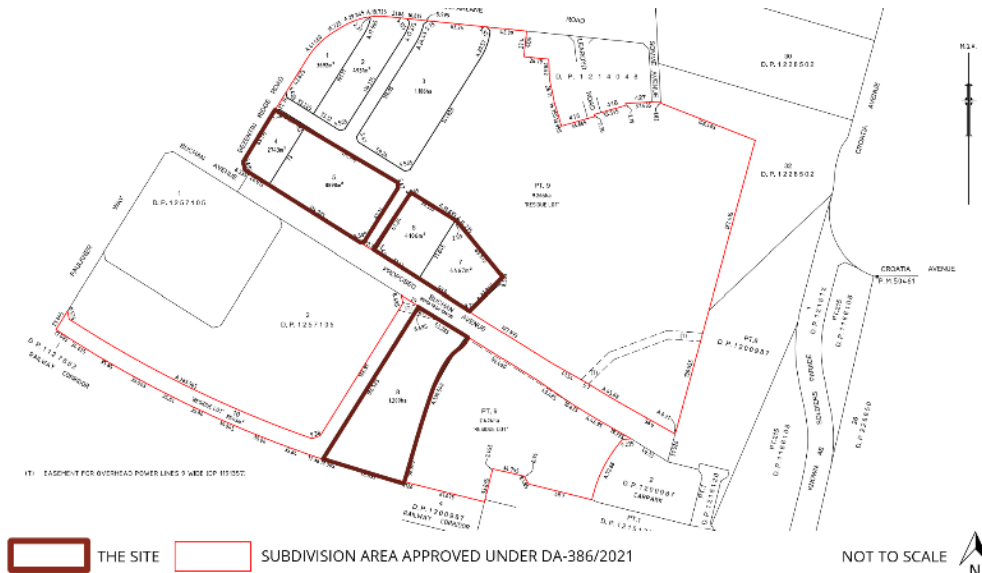


Figure 6 DA-386/2021 subdivision plan

Source: Beveridge Williams, edits by Beam Planning

2.3.2 DA-504/2021 Bulk Earthworks

Approved 20 December 2022 for bulk earthworks comprising cut and fill of the site and grading to achieve necessary levels and benching requirements (**Figure 7**), Landcom as applicant.

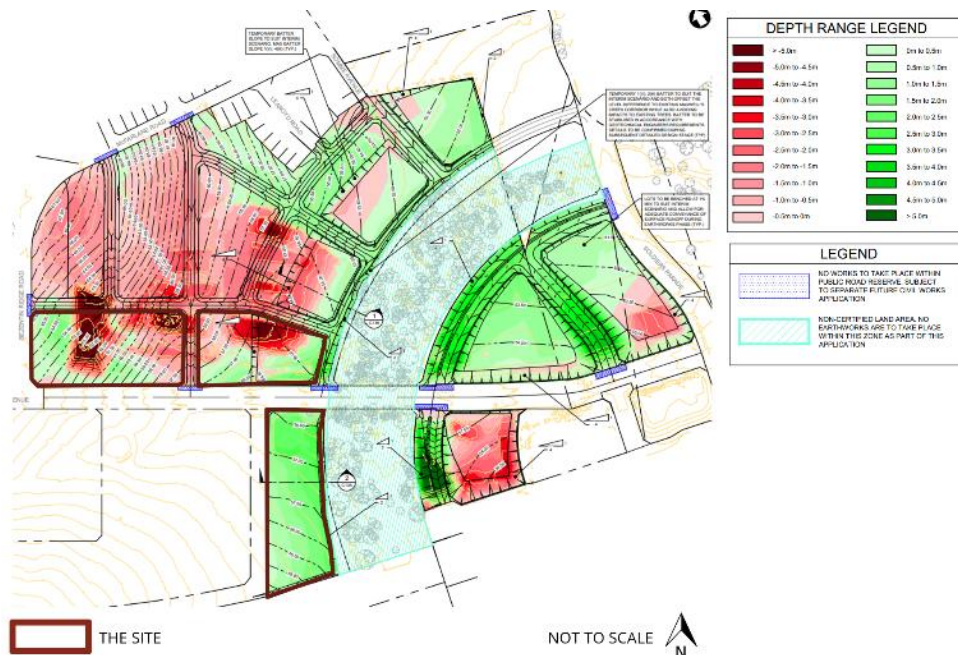


Figure 7 DA-504/2021 Cut & fill plan

Source: Infrastructure and Development Consulting, edits by Beam Planning

2.3.3 DA-1070/2021 Minor Local Roads

Approved 9 April 2024 for the construction and dedication of secondary access roads and construction of associated infrastructure to service super lots (**Figure 8**), Landcom as applicant.

These roads adjoin the UPG 'Site 3' to the north and east, and 'Site 4' to the north and west.

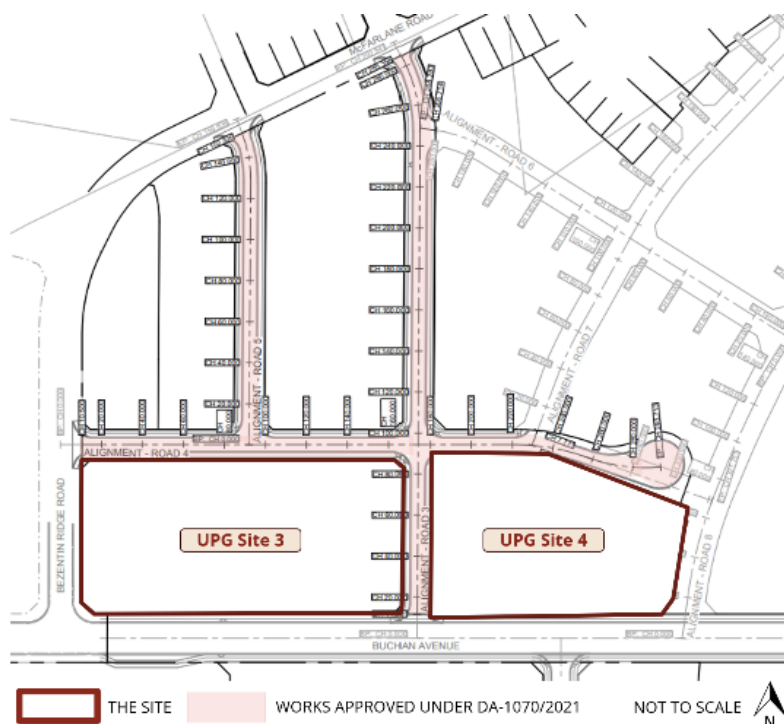


Figure 9 Minor local roads approved under DA-1070/2021

Source: Beveridge Williams, edits by Beam Planning

2.3.4 DA-1073/2021 Major Local Roads

Approved 25 August 2022 for the construction of two local major roads and associated infrastructure and works adjoining the future school site, Landcom as applicant.

This road also adjoins the UPG 'Site 5' to the west.

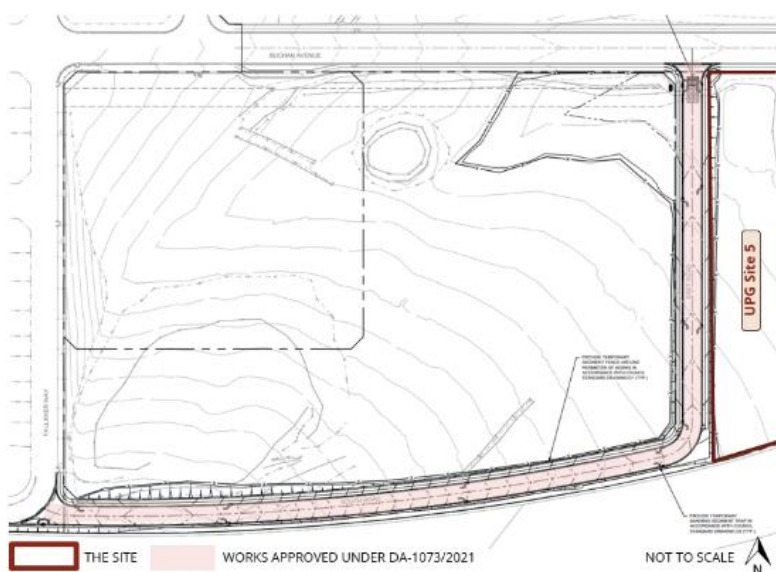


Figure 10 Major local roads approved under DA-1073/2021

Source: Beveridge Williams, edits by Beam Planning

2.3.5 DA-1245/2022 (PPSSWC-300) Townhouses on Sites 1, 2 and 3

Sites 1, 2 and 3 benefit from an approval for the construction of 178 x 3 storey townhouses, approved by the regional panel in December 2024 (DA-1245/2022), UPG as the applicant.

UPG will proceed with the development of townhouses on Sites 1 and 2 only (total of 106 townhouses), with construction having recently commenced. UPG will not proceed with the townhouses on Site 3.

Given the change in intent for Site 3, the proposed SSDA may need to include an amending condition pursuant to Section 4.17 of the EP&A Act, requiring a post-consent modification to DA-1245/2022 to reflect the updated development outcome for Site 3.



Figure 11 Photomontage of approved townhouses under DA-1245/2022 on Sites 1, 2 and 3

Source: Cox

2.3.6 DA-855/2022 (PPSSWC-278) Residential Flat Buildings on Site 5

Approved 27 May 2025 for the construction of four residential towers above 2 separate podiums on the UPG Stage 5 site. The DA included 40 terrace houses and 266 apartments (ranging from 1 to 5 bedrooms), one retail unit, and basement and podium-level parking for 398 vehicles. It also included landscaping, public domain works, and improvements to the Maxwells Creek riparian corridor.

UPG will not be proceeding with this application.



Figure 12 Photomontage of approved buildings under DA-855/2022 (looking south east)

Source: Cox

2.3.7 DA-1090/2022 (PPSSWC-297) Residential Flat Building on Site 4

Approved 23 May 2025 for the construction of an 8-storey residential flat building on the UPG Stage 4 site. The development includes 131 apartments across two towers above a 2-storey podium, and 30 three-storey townhouses over a shared basement.

UPG will not be proceeding with this application.



Figure 13 Photomontage of approved RFB component under DA-1090/2022 (from Buchan Avenue)

Source: Cox

3.0 The Site

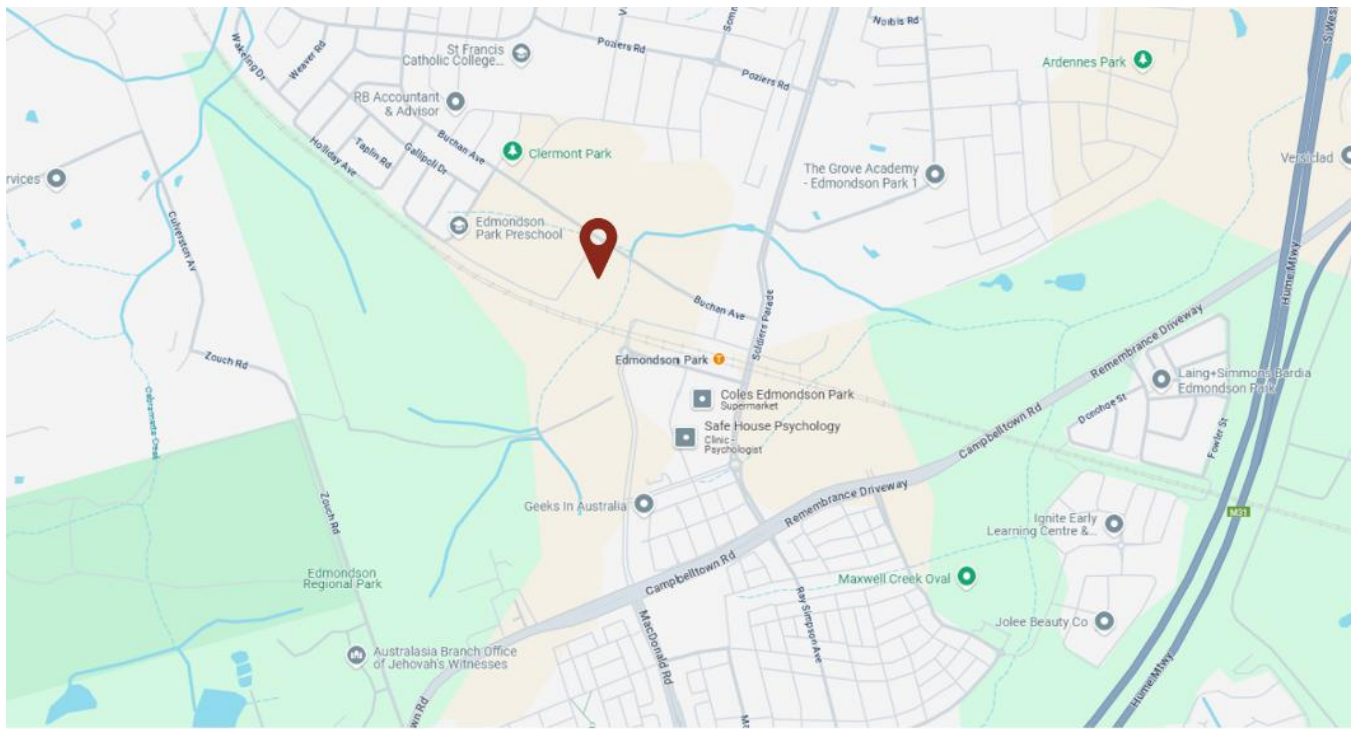
The combined site is located at 4-5, 6-7, and 8 Buchan Avenue, Edmondson Park, and is legally described as Lots 4, 5, 6, 7 and 8 in DP1275478. The site has a total area of approximately 3.1 hectares, with a primary street frontage of approximately 298m to Buchan Avenue, and a secondary street frontage of approximately 186m to Horrie Road. The combined site is owned by Urban Property Group.

The site is located approximately 330m from the Edmondson Park Train Station and directly adjacent to a future high school (currently under construction). The site is also approximately 400m northwest of Frasers Ed Square Town Centre, placing it in a highly accessible and active urban precinct. The site and its surroundings are currently undeveloped presenting a significant opportunity for coordinated and well-integrated urban development.

Figure 14 below provides an aerial image for the site. **Figure 15** shows the local plan.



Figure 14 Aerial view of the site



THE SITE

NOT TO SCALE



Figure 15 Location plan

4.0 Strategic Context

The proposed amendments to the Precincts SEPP, and the project as a whole, align with and give effect to the strategic planning framework relevant to the site, as evidenced by the acceptance of the proposal by the HDA and its declaration as state significant.

This project, if approved, will deliver approximately 1,827 new dwellings in a highly desirable and accessible location within Sydney's southwest, walking distance from Edmondson Park Station, and would deliver a range of significant public domain improvements. The proposal is a direct response to the current housing crisis and the State's commitments to the National Housing Accord, which highlights that the need to deliver housing is urgent.

Table 3 below outlines at a high level how the proposal is consistent with the relevant strategic plans.

Table 3 Consistency of the project with relevant strategic plans

Strategic Plan	Assessment
National Housing Accord 2022	The National Housing Accord is a shared Commonwealth, State and Local Government initiative based on a commitment to deliver 1.2 million new well-located homes across Australia over 5 years from mid-2024. Local, State, and Federal Governments are all signatories to the National Housing Accord. As part of the Accord, the Commonwealth Government has committed \$350 million over the 5 years to support the delivery of 10,000 affordable homes. Of this amount, NSW has committed to delivering 3,100 well-located affordable homes between 2024-2029 that are 'conveniently accessed' and within a 30-minute commute to jobs and a 15-20-minute walk or cycle to other amenities. The project is directly aligned with the National Housing Accord in that it will deliver approximately 1,827 new dwellings within the Edmondson Park Town Centre, including a minimum of 15% of residential floor space as affordable housing. The site is located within walking distance of Edmondson Park train station, public schools, retail centre, and other social infrastructure, supporting the Accord's location and accessibility objectives. Furthermore, given the project's acceptance into the HDA pathway and the ability to undertake a Rezoning Proposal and SSDA concurrently, it is possible to deliver the housing within a relatively short time frame in line with the housing accord period.
NSW Housing Strategy: Housing 2041	The NSW Housing Strategy represents a 20-year vision for the delivery of better housing outcomes in NSW by 2041. It establishes a framework to achieve the vision that is reflected through four key pillars of housing supply, diversity, affordability and resilience. The project is directly aligned with the strategy and achieves the objectives and vision of these pillars as follows: • Supply: The proposal will deliver approximately 1,827 new dwellings in an emerging strategic centre within the Western Parkland City, contributing to increased housing supply in a high-demand, well-served location. This supports the Strategy's aim to deliver well-located homes close to transport, jobs, and services. • Diversity: The development offers a mix of residential uses as well as a range of apartment types and sizes, providing options for a variety of household types and life stages. • Affordability: Not only will the project assist in alleviating housing affordability concerns by delivering more housing supply, but it also intends to provide a minimum of 15% of residential floor space as affordable housing. This directly supports the Strategy's focus on improving access to housing for lower-income households in locations that offer access to transport, employment, and services. • Resilience: The proposal will be delivered in accordance with sustainability principles, including compliance with minimum energy efficiency standards and high-quality public domain improvements. These features support climate resilience, long-term housing quality, and enhanced liveability outcomes for future residents.
NSW Government Housing Targets	The NSW Government has released 5-year housing completion targets to help address the housing crisis. Under the recently released targets, 16,700 new dwellings are required to be delivered in the Liverpool LGA. The project contributes to the achievement of these targets by providing approximately 1,827 new dwellings and additional affordable dwellings (minimum 15% of residential floor space for a minimum of 15 years).
Greater Sydney Region Plan – A Metropolis of Three Cities	The project aligns with the Greater Sydney Region Plan and the Western City District Plan, which identifies Edmondson Park as part of the Western Parkland City and a strategic centre within the Southwest Growth Area. These plans outline a 40-year vision and 20-year plan, respectively, focusing on integrated land use and transport planning.

Our Greater Sydney 1056 Western City District Plan	The project supports key objectives, priorities and actions in that it will: • Deliver housing in a strategic centre with easy access to public transport supporting the growth of the Western Parkland City. • Increase housing supply, diversity and affordability by providing approximately 1,827 dwellings including a minimum of 15% or residential floor space as affordable housing. • Promote transit-oriented development by concentrating higher density residential uses within walking distance of Edmondson Park Station, in line with the plans' emphasis on aligning growth with infrastructure investment. • Enhance liveability through high-quality design, active transport connections, and public domain upgrades. • Facilitate job creation and economic activity through the integration of retail and commercial uses within a mixed-use precinct, contributing to the self-sufficiency of Edmondson Park as a strategic centre.
A Guide to the South West Growth Area and Updated Structure Plan	The Guide outlines the vision and principles for the long-term development of the South West Growth Area, including land use, infrastructure coordination, housing diversity, environmental sustainability, and community integration. The proposed development aligns closely with the objectives of this Guide by delivering a high-density, mixed-use precinct within a designated strategic centre. The project supports key goals such as increased housing supply (including affordable housing), enhanced walkability and access to transport (with proximity to Edmondson Park Station), and integrated public domain improvements. It also reflects the Guide's emphasis on compact urban form, density around transport nodes, and the delivery of infrastructure to support liveable, connected communities within the Western Parkland City vision.
Connected Liverpool 2040	The Liverpool LSPS outlines a 20-year vision for land use planning across the Liverpool LGA, guiding how growth and change will be managed to meet the needs of the community. It translates the objectives of the Greater Sydney Region Plan and Western City District Plan into local priorities, with a strong focus on housing, infrastructure, centres, and liveability. The LSPS identifies Edmondson Park as a key strategic centre within the South West Growth Area, planned to accommodate significant residential and mixed-use development. The LSPS recognises Edmondson Park as a catalyst location for accommodating growth, enhancing local services, and creating a more connected and self-sufficient community through higher-density, transit-oriented development. The proposal is well aligned with the LSPS vision for Edmondson Park by delivering a high-density, mixed-use development that leverages its proximity to Edmondson Park Station and contributes to the centre's role as a vibrant, walkable, and well-connected hub. Through the provision of approximately 1,827 new dwellings, a mix of tenures including affordable housing, and upgrades to the public domain, the project supports the transformation of Edmondson Park into a major residential and commercial location within the Liverpool LGA.
Liverpool Local Housing Strategy	The <i>Liverpool Local Housing Strategy 2020</i> provides a framework to guide housing delivery across the Liverpool LGA to 2036, with a focus on providing diverse, affordable, and well-located housing to meet the needs of a growing population. Edmondson Park is identified as a key growth area capable of accommodating higher-density housing, supported by public transport, infrastructure investment, and access to jobs and services. The proposal aligns with the Strategy by delivering a substantial number of new dwellings in a mix of tenures, including affordable housing, within a designated strategic centre. Its location adjacent to Edmondson Park Station and integration of mixed-use development supports the Strategy's objectives for concentrating growth in accessible, infrastructure-ready areas while promoting housing diversity and affordability in a sustainable urban form.
Liverpool Centres and Corridors Strategy	Based on the Liverpool Centres and Corridors Strategy 2020, the Edmondson Park Town Centre is identified as a <i>Town Centre</i>, reflecting its significant expansion and its role in delivering retail and community services for surrounding residential communities. The Strategy recognises Edmondson Park as a priority location for further development due to its strategic position, existing transport infrastructure (notably the train station), and its designation in the updated retail hierarchy as a key centre for accommodating future retail demand. The proposal aligns strongly with this Strategy as it supports the continued evolution of Edmondson Park into a well-connected centre. It reinforces the intent of the Strategy to concentrate growth and retail activity within existing strategic centres, ensuring walkable access to essential services, integration with public transport, and co-location with social infrastructure. The project also directly contributes to the realisation of the Strategy's vision for accessible, mixed-use centres that enhance economic activity and local liveability across the Liverpool LGA.

In addition to the above the future application will undertake a detailed assessment against the relevant Section 9.1 Ministerial Directions, including but not limited to the following outlined in **Table 4** below.

Table 4 Section 9.1 Ministerial Directions

Direction	Assessment
5.1 - Integrating Land Use and Transport	This direction requires development to be located in areas that enhance access to housing, jobs, and services via walking, cycling, and public transport, while supporting the efficient and sustainable operation of the transport network. The proposal responds directly to this objective by delivering a high-density, mixed-use development within walking distance (approx. 200–350m) of Edmondson Park train station and Ed Square Town Centre. The built form and proposed pedestrian connections are designed to encourage active transport and reduce car dependency. The development's integration of retail, residential, and public domain upgrades supports a compact urban form that aligns with the 30-minute city objectives of the Greater Sydney Region Plan and the Western City District Plan.
6.1 - Residential Zones	This direction seeks to promote housing diversity, respond to changing community needs, and ensure that development in residential zones is appropriately located and serviced. The proposal provides for approximately 1,827 new apartments in a shop-top housing format, delivering a mix of dwelling sizes and tenures. Importantly, a minimum of 15% of residential floor space will be delivered as affordable housing, supporting social inclusion and housing accessibility. Located within a planned urban centre, the development benefits from proximity to public transport, education, retail and community facilities. This supports the efficient use of infrastructure while responding to local and regional housing demand, particularly within the South West Growth Area.
7.1 - Employment Zones	This direction aims to retain and promote employment-generating uses and ensure sufficient land is available to support economic development. While Edmondson Park Town Centre North is not formally identified as a local employment hub, the proposal supports the direction's objectives by incorporating retail and commercial floor space that will provide local services, create jobs, and activate the public domain. The development contributes to local employment generation through neighbourhood-scale facilities, complementing the larger employment role of the Frasers Town Centre to the south. This approach aligns with the strategic intent for mixed-use development near transit infrastructure and ensures the site contributes meaningfully to the employment and service functions of the broader Edmondson Park precinct.

4.1 Cumulative Impacts

The site is located within the Edmondson Park Town Centre South Precinct, which is undergoing significant transformation in line with its strategic designation for high-density, mixed-use development. It is acknowledged that a number of surrounding sites remain vacant and are expected to be developed in the coming years, contributing to a substantial uplift in residential density and infrastructure demand within the precinct.

The site is immediately adjacent to the new Edmondson Park Public High School (currently under construction, due for opening term 1, 2027) and in close proximity to the operational Edmondson Park Public Primary School and St Francis Catholic College. Together, these educational facilities, alongside surrounding mixed-use and residential developments, will generate cumulative impacts relating to traffic, access, and public domain use. The proposal has been designed with regard to these broader precinct dynamics and will consider cumulative impacts as part of the Environmental Impact Statement. This also includes nearby developments currently under construction such as Frasers' Ed Square Residential Precincts 2 and 3, and the adjoining vacant UPG sites (Sites 1 and 2). These considerations will inform the assessment of traffic generation, infrastructure servicing, overshadowing, amenity, and integration with the surrounding public domain to ensure a coordinated outcome for the precinct.

5.0 The Proposal

As detailed above, the project comprises a concurrent Rezoning Proposal and a single State Significant Development Application covering all land. The Rezoning Proposal seeks to amend the planning controls under the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (Precincts SEPP), while the SSDA will seek the delivery of the proposed development across all sites. The following sections outline the details of each planning component.

5.1 Rezoning Proposal

The primary environmental planning instrument governing the land use and development of the site is the Precincts SEPP, which currently zones the land as R1 General Residential. The approval of Mod 5 to the Edmondson Park South Concept Plan (MP 10_0118) (approved February 2025) anticipates increases to the maximum height allowance on the site under the Precincts SEPP. The consolidated site has a maximum height control of 21m. It is noted that the site is not prescribed a maximum floor space ratio (FSR).

To facilitate the proposed development described in **Section 0**, a Rezoning Proposal is sought to seek the following amendments to the Precincts SEPP:

- Rezone the site from R1 General Residential to B4 Mixed Use; and
- Increase the maximum building height from 21m, to approximately 50-135m across the site (to be refined as the proposal progresses).

These proposed changes seek to optimise the site's strategic location within the Edmondson Park Town Centre North Precinct by enabling high-density, transit-oriented development near key infrastructure and public transport. The amendments will facilitate a significant uplift in housing supply, including a commitment to deliver a minimum of 15% affordable housing, while supporting the site's function as a mixed-use precinct through the integration of ground-level retail and commercial uses.

The future application will give regard to the strategic and site-specific merit of the project.

5.2 Section 75W Modification to the Concept Plan

It is noted that a concurrent and administrative Section 75W Modification to the approved Concept Plan (MP10_0118) will also be pursued to ensure consistency between the approved Concept Plan and the revised built form outcomes sought under this application. Given the extent of change, and interrelationship between the site and the remainder of the Town Centre North under the Concept Plan, it is currently anticipated that the Modification will seek to change the Concept Plan boundary to excise the site, to ensure no inconsistency exists across the applicable planning framework.

The proposed modification will rely upon Section 3BA(5) of Schedule 2 of the *Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017*, which provides:

(5) A concept plan may continue to be modified under section 75W pursuant to a request lodged on or after the cut-off date (whether or not the project is or has ceased to be a transitional Part 3A project), but only if the Minister is satisfied that—

- (a) the proposed modification is to correct a minor error, misdescription or miscalculation, or*
- (b) the proposed modification is of minimal environmental impact, or*
- (c) the project to which the concept plan as modified relates is substantially the same as the project to which the concept plan currently relates (including any modifications previously made under section 75W).*

5.3 Proposed Development

The proposed amendments outlined above will facilitate the following development, which will be pursued via a single concurrent SSDA:

- Construction of fifteen residential towers (ranging in height between 4 to 40 storeys) over five podiums, comprising:
 - Mixed use podiums in Site 5, providing approximately 5,539m² of retail/commercial GFA.
 - A total amount of approximately 1,827 residential apartments (minimum) located above in a combination of build-to-sell and build-to-rent formats.
- Basement car parking.
- Associated landscaping and public domain improvements, including a new publicly accessible plaza and through-site links.

Key numbers are provided below at **Table 5**. An indicative massing diagram is provided at **Figure 16**.

Table 5 Key Numbers

	Site 3	Site 4	Site 5	Total
Site Area	11,642m ²	8,219m ²	12,450m ²	32,311m ²
Residential GFA	51,499m ²	37,872m ²	68,842m ²	158,213m ²
Retail GFA	N/A	N/A	5,539m ²	5,539m ²
Residential Yield	552 apartments	404 apartments	871 apartments	1,827 apartments

In addition to the above, the project will commit to providing a minimum of 15% of the residential GFA as affordable housing for a minimum of 15 years, to be managed by a registered Community Housing Provider (CHP).

As part of the ongoing design development, UPG is currently exploring the potential inclusion of BTR housing within one of the proposed residential towers on Site 5. This option is being considered in conjunction with the project's design team who are undertaking floor plate testing to assess the suitability of incorporating a BTR model within the scheme. At this stage, no final decision has been made and the inclusion of a BTR component remains under review.

Architectural Drawings and an Architectural Design Report illustrating the proposed development will be prepared to accompany the future detailed application. **Figure 16** provides an illustration of the indicative masterplan.



Figure 16 Massing Diagram

Source: Plus Architecture

5.4 Consideration of Alternatives

A range of development options have been considered during the planning process to determine the most appropriate outcome for the site. These options were evaluated in terms of feasibility, merit, urban design outcomes and broader community benefit.

The following alternatives were considered as part of the process leading to this proposal.

Option 1: Do Nothing

Under this scenario, no planning proposal or development application would be pursued, and the site would remain undeveloped in its current state. Given the site's strategic location within the Edmondson Park Town Centre North Precinct, immediately adjacent to public transport, education facilities, and community infrastructure, this approach would represent a significant missed opportunity. Importantly, it would also fail to implement the vision and planning outcomes established under the Edmondson Park South Concept Plan, which designates this area for significant greenfield development. The "do nothing" option also fails to respond to the State's housing supply objectives, deliver affordable housing, or contribute to the activation of the town centre. It would result in underutilisation of fully serviced land in a growth area identified for high-density development. Accordingly, this option is not considered a suitable planning outcome.

Option 2: Development to the current controls

This scenario involves pursuing the approved DAs that generally comply with the current planning controls under the Precincts SEPP. This option would significantly limit development capacity and constrain built form outcomes on a site that is otherwise highly suitable for increased density. It would not enable the delivery of a meaningful supply of new dwellings, nor would it support the viability of retail and commercial uses necessary to activate the town centre. Furthermore, it would be inconsistent with Council's and the State's strategic vision for Edmondson Park as a high-density, transit-oriented precinct. As such, the compliant design option is considered a suboptimal planning outcome.

Option 3: The Proposal

This is the preferred option and forms the basis of the planning proposal and concurrent SSDA. It involves amending the Precincts SEPP to permit building heights of up to 40 storeys across the site, enabling the delivery of a high-density, mixed-use precinct comprising approximately 1,827 residential apartments (minimum) across fifteen towers. The proposal includes a commitment to provide a minimum of 15% of the residential GFA as affordable housing for 15 years, activation of podium levels with retail at ground level, and significant public domain improvements including a new plaza and through-site pedestrian links. This option represents the most effective use of the site, delivering housing, employment, and community outcomes aligned with local and state strategic planning priorities. It supports the vision for Edmondson Park as a key centre in the Western Parkland City and contributes to broader housing and infrastructure goals.

5.5 Constraints and Opportunities Analysis

As required under the Local Plan Making Guidelines, a high-level opportunities and constraints analysis is provided below at **Table 6**.

Table 6 Site Specific Opportunities and Constraints

Opportunities	Constraints
• Existing development: The site has been previously cleared and is ready for development. The site in its current form is an underutilisation of land in a key strategic location. • Transport: The site is close to the Edmondson Park Train Station. • Public open space: The site is in proximity to various public bushland areas, providing an opportunity for view access and good open space. • Amenities: The site is in close proximity to the wide variety of retail and civic amenities available in the Frasers Ed Square Town Centre. • Vegetation: The site has been previously cleared and does not contain any vegetation. • Street activation: There is an opportunity for the site to address Buchan Avenue, Horrie Road, and Bezentin Ridge Road. • Overshadowing: As the is bordered to the south by rail line and regional parkland, it will have no overshadowing impacts to existing residential.	• Bushfire: Majority of the site is bushfire prone, containing category 3 vegetation, and a vegetation buffer. • Flooding: The site is partially located within a Flood Planning Area. • Visual Prominence: As many of the sites surrounding the development have been cleared, the development will be visually prominent within the local area. However, it is noted that this prominence presents an opportunity to establish a landmark-built form that sets a positive design precedents for future development within the precinct. • Rail line interface: The site's immediate adjacency to the rail corridor may result in noise, vibration, and visual impacts. It is also noted that TfNSW is currently utilising the site to access the line. • Traffic & car dependence: Despite the site's proximity to Edmondson Park Station, the South West remains relatively car-dependent. Local traffic impacts will be amplified by the adjacent school, requiring careful access design and mitigation measures.

6.0 Statutory Context

This section provides an overview of the key statutory requirements for the project.

Matter	Comments
Power to Grant Consent	The Minister for Planning and Public Spaces, in pursuance of Section 4.36(4) of the <i>Environmental Planning and Assessment Act 1979</i> declared the proposed development to be State Significant Development, under the State Significant Development Declaration Order (No 9) 2025: <i>(a) development specified in EOI application 246574 dated 14 March 2025 including development for the purpose of residential flat buildings with provision of affordable housing at 4-5 Buchan Avenue, Edmondson Park being Lot 4/DP1275478, Lot 5/DP1275478.</i> and <i>(r) development specified in EOI application 232588 dated 17 January 2025 including development for the purpose of shop top housing with provision of affordable housing including public domain improvements with through site links at 6-7 Buchan Avenue and 8 Buchan Avenue, Edmondson Park being Lot 6/DP1275478, Lot 7/DP1275478, Lot 8/DP1275478.</i> The Minister for Planning and Public Spaces is the consent authority for SSD pursuant to Section 4.5(a) of the EP&A Act. Under the <i>Housing Delivery Authority Operational Procedures</i> dated December 2024, the Minister or delegate will determine the applications under the major residential state significant development pathway. The Minister or delegate will also be the local plan making authority for planning proposals made under the major residential state significant rezoning pathway.
Permissibility	The proposal is located on land which is subject to the <i>State Environmental Planning Policy (Precincts – Western Parkland City) 2021</i> (Precincts SEPP). The proposed development includes shop-top housing over retail and commercial podiums. Shop top housing is permitted with consent under the Precincts SEPP, pursuant to Appendix 1 Section 9: <i>(3) Development for any of the following purposes is permitted only with development consent on land within Zone R1 General Residential—</i> <i>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)</i>
Other Approvals	• Environmental Protection and Biodiversity Conservation Act 1999: The Project is not likely to impact a matter of National Environmental Significance. Therefore, the Project is not required to be referred to the Federal Department of the Environment to determine if it constitutes a controlled action and the bilateral agreement applies. • Roads Act 1993: The proposal will not have any impact on public roads and as such, consent under Section 138 of the Roads Act 1993 will likely not be required.
Pre-conditions to exercising the power to grant consent	Biodiversity Conservation Act 2016 (BC Act) A BDAR waiver will be requested from the Department for this project to satisfy Section 7.9(2) of the BC Act. National Parks and Wildlife Act 1974 (NPW Act) The NPW Act aims to prevent the unnecessary or unwarranted destruction of relics and the active protection and conservation of relics of high cultural significance. Given the historic work undertaken as part of the Concept Plan and the extensively disturbed nature of the site, a full Aboriginal Cultural Heritage Assessment Report (ACHAR) is not considered necessary for this site. Therefore, an Aboriginal Cultural Due Diligence Report will be prepared instead to accompany the application. State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)

Matter	Comments
	<u>Section 2.98 Development adjacent to rail corridors:</u> Section 2.98 applies to development on land that is in, or adjacent to a rail corridor if the development is likely to have an adverse effect on rail safety, involves the placing of a metal finish on a structure and the rail corridor concerned is used by electric trains, involves the use of a crane in air space above any rail corridor, or is located within 5 metres of an exposed overhead electricity power line that is used for the purpose of railways or rail infrastructure facilities. Before determining a SSDA for such development, the consent authority must refer the application to the rail authority. The SSDA will be referred to the rail authority for comments. State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazard SEPP) Chapter 4 of the Resilience and Hazard SEPP aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. Specifically, Section 4.6(1)(b) requires the consent authority to be 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. Many contamination studies and environmental site investigations have been undertaken to assess the extent and nature of contaminants within the Edmondson Park South site, both through the approved Concept Plan and the subsequent DA approvals obtained by Urban on all sites. Whilst this will be addressed in the upcoming SSDA, Accordingly, the question of contamination has been effectively resolved through existing approvals which cover the entire subject site.
Mandatory matters for consideration	Environmental Planning and Assessment Act 1979 (EP&A Act) The future application will take into consideration the following sections of the EP&A Act, which will address both the development application and rezoning proposal requirements: • Section 1.3 Objects of Act • Section 3.31 Making of environmental planning instruments for local areas (LEPs) • Section 4.15 Evaluation • Section 9.1 Directions of the Minister State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP) The future application will address the following sections of the Transport and Infrastructure SEPP: • Section 2.92 Development permitted without consent—rail infrastructure facilities generally • Section 2.100 Impact of rail noise or vibration on non-rail development • Section 2.120 Impact of road noise or vibration on non-road development State Environmental Planning Policy (Housing) 2021 (Housing SEPP) The future application will provide an assessment against Chapter 4 of the Housing SEPP. As required by Section 147, a Design Verification Statement will be prepared, along with an assessment against the Apartment Design Guide (ADG). State Environmental Planning Policy (Sustainable Buildings) 2021 (Sustainable Building SEPP) The future application will implement a range of environmentally sustainable development initiatives to meet industry benchmarks and standards, as well as reduce emissions and consumption of energy in accordance with Chapter 2 and 3 of the Sustainable Building SEPP. State Environmental Planning Policy (Biodiversity and Conversation) 2021 (Biodiversity and Conservation SEPP) As the site is located with the City of Liverpool, Chapter 4 Koala Habitat Protection applies and a Koala Plan of Management has not been approved, the consent authority must assess whether the development is likely to have any impact on koalas or koala habitat. State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Precincts SEPP) Despite the proposal seeking amendments to the Precincts SEPP (to change the zoning to mixed use and amend the building heights), the future application will still have regard to the R1 zoning and development standards, along with the following relevant clauses: • Appendix 1 State significant precinct – Edmondson Park south site - 26 Flood Planning - 36 Development Control Plans

Matter	Comments
	Edmondson Park South Concept Plan (MP 10_0118) (as modified) As discussed previously, a concurrent Modification to the Concept Plan will be lodged to excise the site from the Concept Plan. Therefore it the EIS will not need to assess the proposals consistency with the Edmondson Park South Concept Plan.

7.0 Community Engagement

Engagement with the relevant government agencies and key surrounding landowners has commenced and will continue to be undertaken in accordance with the requirements of the SEARs. The applicant will also be undertaking future engagement to inform the EIS in accordance with the SEARs and DPHI *Undertaking Engagement Guidelines for State Significant Projects (2021)*.

Consultation is anticipated with the following government and industry stakeholders:

- Department of Planning, Housing and Infrastructure;
- Transport for NSW, including Transport Asset Manager NSW, Sydney Trains and Sydney Buses;
- Liverpool City Council;
- Neighbouring Landowners, including the Department of Education;
- Landcom;
- Surrounding Residents and Businesses;
- Local Indigenous Community;
- Local Community Groups and Members; and
- Public agencies and utility providers, including Water NSW, Ausgrid, Jemena and Sydney Water.

8.0 Proposed Assessment of Impacts

This Section identifies the matters requiring further assessment in the EIS and the proposed approach to assessing each of these matters. The concurrent assessment of the Planning Proposal and SSDA will ensure that all key matters are able to be comprehensively addressed in a unified manner under a single assessment and consent authority.

Table 7 Matters of consideration applicable to the site requiring further assessment

Assessment Matter	Proposed Approach
Built Form and Urban Design	The EIS supported by the Architectural Design Report will demonstrate the proposed built form, is appropriate for the site. This assessment will consider the increased building height, bulk and massing, setbacks, streetscape amenity, and active frontages.
Landscaping and Public Domain	The EIS will be accompanied by Landscape and Public Domain Plans, and an Architectural Design Report to assess and demonstrate how the proposal will deliver a high-quality public domain plaza at the northern corner of site 5.
Transport and Accessibility	A Traffic, Transport and Accessibility Impact Assessment will accompany the EIS, providing an assessment of the traffic and parking impacts of the residential development, as well as a Construction Traffic Management Plan.
Visual Impact	A Visual Impact Assessment will accompany the EIS, as many of the sites surrounding the development have been cleared making the development visually prominent within the local area
Residential Amenity	The residential amenity of the development will be evaluated as part of the Design Report and EI), with the assessment guided by the design principles for residential apartment developments outlined in the Housing SEPP and the Apartment Design Guide (ADG).
Bushfire	Majority of the site is bushfire prone, containing category 3 vegetation, and a vegetation buffer. A Bushfire Assessment Report will accompany the EIS.
Flooding	The site is partially located within a Flood Planning Area. A Flood Impact Assessment will accompany the EIS.
Aviation	The site is partially located within the Obstacle Limitation Surface (OLS) area for Western Sydney International (Nancy-Bird Walton) Airport. It is noted that the site does not fall within the Noise Exposure Forecast (ANEF) area. An OLS assessment will accompany the EIS, assessing the height of the proposed buildings against the relevant OLSSs.
Social Needs Assessment	The proposal will increase the population above what has previously been considered as part of the Concept Plan, and therefore an assessment of the social infrastructure needs created by the proposal will accompany the EIS.
Other Impacts	The following impacts are matters that will be addressed within the EIS: • Contamination • Groundwater • Wind • Noise and vibration • Reflectivity • Waste management • Water Management • Safety and security • Rail interface • Ecologically sustainable development • BCA and fire safety • Utilities, infrastructure and services • Economic impact assessment • Construction impacts • Site suitability and public interest

Table 8 Matters of consideration not requiring further assessment

Assessment Matter	Proposed Approach
Biodiversity	Edmondson Park is Biodiversity Certified and the site has been cleared. A BDAR Waiver Request will be prepared and lodged with the Department to confirm the site is not subject to any significant biodiversity value.
Heritage	The site is not located in proximity to any heritage items, therefore no further assessment is required.
Design Excellence	The site is not subject to any specific design excellence provisions and therefore, a design excellence competition or design review process is not necessary for this project. The project's ability to achieve design excellence will be addressed within the Design Report and EIS.