

SSD Scoping Report

Edmondson Park Block 20a Affordable Housing Project

Future Lots 401 & 402, Buchan Avenue,
Edmondson Park

November 2025

PREPARED FOR



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01 Introduction

This Scoping Report has been prepared by Savills on behalf of Landcom (the Applicant) to request Industry Specific Secretary's Environmental Assessment Requirements (SEARs) for a proposed State Significant Development (SSD). The proposed SSDA will seek consent for a new infill affordable housing and mixed-use development on land identified as proposed future Lot 401 and 402 located at the intersection of new MacDonald Road and Buchan Avenue, Edmondson Park. The site is commonly referred to as Block 20a (the site). **Figure 1** below highlights the approximate boundaries of the site.

The Department of Planning, Housing and Industry's (DPHI) *State significant development guidelines – preparing a scoping report* (October, 2022) state that where a proposed SSD is wholly permissible, does not meet the criteria for designated development and is not the subject of a concept development application (DA), industry specific SEARs can be sought for the preparation of an Environmental Impact Statement (EIS) that will accompany the future SSD DA. Although the guidelines state that a scoping report is not required when requesting the industry specific SEARs, Landcom has prepared a Scoping Document for DPHI's benefit.

Figure 1 – Aerial view of the site (courtesy: GRC Hydro, October 2025)



01.1 Applicant Details

Applicant details for the proposed development are identified in Table 1.

Table 1 – Applicant’s Details

Attribute	Proponent Details
Full name(s)	Landcom
Postal address	Level 14, 60 Station Street PARRAMATTA NSW 2150
ABN	79 268 260 688
Nominated contact	Lauren Kron Acting Director Affordable Housing
Contact details	lkron@landcom.nsw.gov.au 9841 8741

01.2 Site Location and Details

The site is located in the Liverpool local government area (LGA) within the Town Centre North precinct of Edmondson Park South. Edmondson Park South is identified in the Western City District Plan as a Local Centre in recognition of its proximity to the Southwest Rail Line and the Edmondson Park Railway Station. It borders the motorway intersection of the M31, M5 and M7 with Camden Valley Way, providing excellent road access to a large extent of the Greater Sydney Metropolitan Area. **Figure 2** shows the location of the site within the broader context and **Figure 3** shows the designation of Precincts across Edmondson Park.

The site is located within Precinct 9 of the Edmonson Park area (refer to **Figure 3**) at the intersection of future MacDonal Road and Buchan Avenue and is just north of Edmondson Park Railway Station.

The site is well connected in close proximity to the train station, employment, community services and open space.

Figure 2 – The site’s location in the broader context

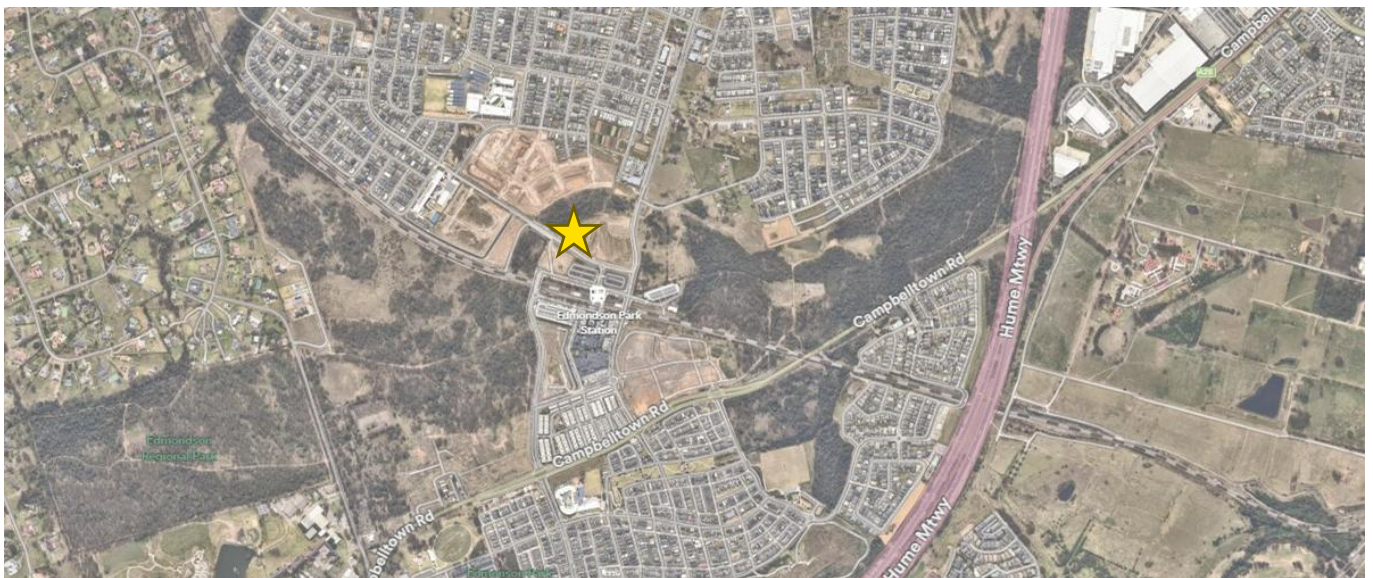


Figure 3 – The location of Precinct 9 at Edmondson Park South



The site is currently part of a super lot identified as part Lot 40 DP1286165 (refer to **Figure 4**) which was created by the approval of DA-1398/2021. This application subdivided the original Lot 2 DP 1264963 into six (6) large lots, one residue lot and construction and dedication of access roads and associated infrastructure to service the lots. Subsequently DA-36/2023 further subdivided the site into six lots, comprising three (3) future residential development lots, one residue lot to accommodate a future roadway, one residue lot accommodate a future park and one lot designating the Maxwell Creek Corridor plus associated roadways. The subdivision of these newly approved lots has not been registered at this stage. The development history and associated approvals across the site are summarised in Table 3.

Landcom submitted DA-421/2025 with Liverpool City Council (Council) in August 2025 seeking approval to subdivide Lot 40 into three lots to create Proposed Lots 400, 401 and 402. Proposed Lots 401 and 402 are the subject of this SSD DA. The proposed subdivision plan is illustrated in **Figure 5**. The proposed in-fill affordable housing development is proposed to be located on Proposed Lot 401 (also known as Block 20a) and proposed Lot 402, a future laneway that will service the development off Buchan Avenue. Eventually it is intended that the laneway be extended to the east to connect through to the future central road.

The DA for subdivision (DA-421/2025) is currently under assessment.

01.3 Key Site Features

Table 2 below summarises the key features and characteristics of the site.

Table 2 – Key features and characteristics of the site

Attribute	Site Details
Land ownership	The site is owned by Landcom.
Land configuration	<p>The site has an approximate area of 3,385 sqm.</p> <p>Part of existing Lot 40 and Proposed Lot 401 and Lot 402 (this lot forms a laneway adjacent to the site to the south).</p> <p>The site is an irregular, fan shaped allotment with the following frontages of:</p> <ul style="list-style-type: none"> ■ Approximately 83.69m to the future Macdonald Road (north boundary). ■ 42.39m to Buchan Avenue south-western boundary) taking into account the 7.36m splay along the north-western corner of the site. ■ Approximately 48m combined frontage width to the southern future laneway (Lot 402) ■ Lot 402, the future laneway will have an area of some 321 sqm.
Topography and landform	The site is vacant and generally level with a slight slope and fall from west to east with a fall of approximately 2.5m.
Existing features	The site is currently vacant.
Easements and covenants	The site is unencumbered of any easements and covenants.
Local context	The site and its surrounds are generally made up of large super lots comprising remnant vegetation, cleared areas, and grassed paddocks, which are undergoing progressive larger scaled mixed use and residential developments.
Regional context	<p>The site is strategically positioned between the Western Sydney Aerotropolis and the regional centre of Liverpool and Campbelltown/Macarthur.</p> <p>The site is approximately 10km from Liverpool CBD, 14km from Campbelltown CBD and 25km the future Western Sydney International Airport (WSI) and Aerotropolis, which is earmarked to become Sydney's third CBD.</p> <p>The site is well placed to leverage off the growth and job opportunities from these strategic centres and the WSI and Aerotropolis. The Greater Sydney Region Plan (Region Plan) and District Plan show that these strategic centres will play a critical role in attracting investment, business activity and job opportunities across Greater Sydney.</p> <p>The site and broader Edmondson Park Town Centre are anchored by the Edmondson Park Train Station and Southwest Railway Line.</p>
Infrastructure	Civil works for future Macdonald Road are underway.
Site access	Vehicular access to the site is proposed from Buchan Avenue and via the future laneway (Proposed Lot 402). Pedestrian access links are proposed around the site with good, level access and connectivity.
Services	Services will be provided to the site including sewer, potable water, recycled water, electrical and communications by service authority approvals. The site will be independently serviced with appropriate metering to the apartments.
Contamination	<p>The site has been remediated with a Site Audit Statement being issued (prepared by JBS&G, July 2024)</p> <p>No further potential sources of contamination have been identified.</p>
Stormwater and flooding	The site is situated to the south of Maxwell Creek - a tributary of Cabramatta Creek and Georges River.

Attribute	Site Details
	Liverpool City Council's online flood mapping tool does not identify the site as being flood prone.
Bushfire risk	The site is mapped as Category 3 (Medium Risk) bushfire prone. An interim bushfire assessment has been prepared by Travers Ecology which will inform the design and built form outcome.
Biodiversity	Edmondson Park South has been Biodiversity Certified under the now repealed <i>Threatened Species Conservation Act 1995</i> . It is also covered by a Conservation Agreement under the <i>Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)</i> .
Aboriginal heritage	<p>No Aboriginal heritage items, Aboriginal objects, or areas of archaeological potential are considered likely to be present within the site.</p> <p>AHIP No.C0001134 (AHIMS 3849) has been issued for Edmondson Park South, Southwest Growth Centre which approved salvage works.</p>
European heritage	The site does not contain any mapped items of non-Aboriginal heritage. There are no heritage items or conservation areas within close proximity to the site.

02 Project Background

02.1 Project Justification

Edmondson Park South was rezoned for urban development in 2008. It was one of the first areas to be planned in the NSW Government's Southwest Growth Area. Over the next 10-15 years, Edmondson Park South will become home to approximately 25,000 new residents, who will live in about 8,200 homes. Edmondson Park South will offer an urban lifestyle with significant open green spaces to encourage cycling and walking. It is already well supported by public transport with several regional bus routes and direct train services from Edmondson Park Train Station connecting to key regional job hubs of Liverpool and Parramatta, as well as direct services to the Sydney CBD.

Edmondson Park South has long been earmarked as a strategic site capable of supporting the NSW Government's housing supply objectives. The proposed development responds directly to the NSW Government's priorities to boost housing supply and accelerate the delivery of affordable housing.

The proposed development provides the opportunity to contribute to the achievement of the Housing Accord commitments and Liverpool's housing target of delivering over 16,000 dwellings over a five-year period.

02.2 Edmondson Park South Concept Plan Transitional Project

The Concept Plan (MP 10_0118), initially approved in August 2011 under the former Part 3A of the EP&A Act, provides for a new diverse and sustainable urban community covering an area of some 605.4 hectares.

Pursuant to Schedule 2, Clause 2 of the *Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017*, Concept Plans approved under the now repealed Part 3A of the EP&A Act are 'Transitional Part 3A' projects. This includes projects that are the subject of an approved concept plan.

Schedule 2, Clause 3 provides that Part 3A of the EP&A Act (as in force immediately before the repeal of that Part and as modified under Schedule 2 after that repeal) continues to apply to and in respect of a transitional Part 3A project. Consequently, the approved Concept Plan continues to have statutory effect.

Schedule 2, Clause 3B (2) provides (among other matters) that:

- any development standard that is within the terms of the approval of the concept plan has effect;
- a consent authority must not grant consent under Part 4 for the development unless it is satisfied that the development is generally consistent with the terms of the approval of the concept plan;
- a consent authority may grant consent under Part 4 for the development without complying with any requirement under any environmental planning instrument relating to a master plan; and
- the provisions of any environmental planning instrument or any development control plan do not have effect to the extent to which they are inconsistent with the terms of the approval of the concept plan.

The approved Concept Plan has been modified several times to date (refer to **Table 3** for specific details) most recently MOD 5 was approved on 14 February 2025 and increased the number of dwellings from 440 to 3,030, altered the maximum heights across the precinct to between 12m and 50m and up to 67m for one landmark building. The modification also resulted in changes to road layouts in Town Centre North, amended bushfire and asset protection zones and dwelling typology.

Figure 6 presents an excerpt from the approved Concept Plan Masterplan, depicting the planned built form and massing framework for the precincts. The site is located within the Station Precinct, and the proposed built form aims to reflect as closely as possible the intended design outcomes for the site in line with the Masterplan and approved Design Guidelines.

The Concept Plan and specifically MOD 5 (as approved) prevail over the environmental planning instruments discussed at Section 4 of this Scoping Report, and accordingly, the proposed development will be considered against the approved Concept Plan (as modified) in the EIS and SSD DA.

Figure 6 – The Concept Masterplan approved under MOD 5 (courtesy: Edmondson Park Town Centre North Design Guidelines, October 2024)



Since the Concept Plan's approval, a number of staged development applications have been lodged, determined and/or constructed, with Edmondson Park now comprising a growing local centre with shops and supporting community services, residential dwellings, open space and associated public domain works.

02.3 Project Overview

As the NSW Government's land and property development organisation, Landcom has a mandate to take a lead role in improving the supply, diversity, and affordability of new housing in NSW.

Landcom aims to create innovative and productive places that demonstrate global standards of liveability, resilience, inclusion, affordability, and environmental quality, and uses its sites and close working relationships with the private sector to deliver quality, socially inclusive community places, where people can grow and thrive regardless of income levels and stages of life.

As part of the NSW Government's commitment to increasing the supply of affordable housing, Landcom has a commitment to deliver affordable housing within all projects with minimum targets of 10% in metro locations and 20% in regional locations. In line with this commitment, the redevelopment of Lot 401, MacDonald Road is earmarked as a suitable site for infill affordable housing dedicating 100% of the accommodation as affordable.

Landcom proposes to deliver approximately 172 new purpose-built, in-fill affordable dwellings within a mixed-use development. Landcom intends to provide 100% of dwellings as affordable rental accommodation and will hold the asset in single ownership with a Tier 1 Community Housing Provider tasked with managing the affordable housing

component. The development will include a small retail component to contribute to the activation of Buchan Avenue and has been designed to include a variety of communal spaces and associated public domain works.

The project is estimated to cost over \$30 million and given that 100% of the gross floor area dedicated to the residential use will be for the purposes of affordable housing, the proposal is accordingly classified as n SSD under Schedule 1, Section 26 of the *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP) which relates to housing development carried out by or on behalf of Landcom.

The Minister for Planning and Public Spaces is the consent authority for the proposed development in accordance with section 4.5 of the EP&A Act.

02.4 Related Development

Table 3 summarises related developments and associated applications and approvals for the site.

Table 3 – Related Development Applications and Approvals

Application No.	Status / Approval Date	Details
State Significant Developments		
MP 10_0118	Approved 18 August 2011	Edmondson Park South Part 3A Concept Plan
MP 10_0119	Approved 18 August 2011	<ul style="list-style-type: none"> ■ Edmondson Park South Stage 1 Project Application ■ Subdivision: <ul style="list-style-type: none"> – 106 residential lots – 15 Environmental Living Lots – 8 super lots for future subdivision – 3 lots for future public open space and roads ■ Stage 1 infrastructure and early works: <ul style="list-style-type: none"> – tree removal – Earthworks including excavation, cut and fill – design and construction of physical infrastructure – design and construction of staged stormwater quantity and quality infrastructure – demolition of all existing structures – erosion and sediment control to areas of roadworks and bulk earthworks – Design and construction of an ornamental pond – landscaping of road reservations – embellishment of open space ■ Infrastructure and early works outside Stage 1 Project Application Area: <ul style="list-style-type: none"> – construction of the sewer lead in from the Sydney Water carrier main at Ash Road – upgrade of overhead mains and construction of electrical lead-in feeders from the existing zone substation at Prestons – connection to utility services and existing stormwater drainage – tree removal – earthworks including excavation, cut and fill – design and construction of physical infrastructure, including roads, stormwater, drainage and utility reticulation, traffic management works, including the connection to the existing Macdonald Road – design and construction of staged stormwater quantity and quality infrastructure – erection of an acoustic wall – proposed new intersection to existing Macdonald Road ■ Construction of a gravity sewer line through the future Regional Park

Application No.	Status / Approval Date	Details
MP 10_0118 MOD1	Approved 27 January 2012	Modification to Schedule 3 Condition 1.2 to revise timing for preparation of a rehabilitation plan.
MP 10_0119 MOD1	Approved 26 November 2013	Replacement of Condition 1.9 to allow for the approval of the required rehabilitation plan prior to completion of construction of sewer carrier or pipeline works.
MP 10_0118 MOD2	Approved 25 January 2017	Modifications to Concept Plan and Project Approval to provide: <ul style="list-style-type: none"> ■ An additional entry and destination billboards on Campbelltown Road ■ An alternative location for the temporary sales and information centre ■ A five-year extension to the approved sales and information centre to 18 August 2021
MP 10_0118 MOD3	Approved 23 May 2017	Expands the scope of approved works to include remediation works relating to the former sewage treatment plant, associated oxidation ponds and structures.
MP 10_0118 MOD4	Approved 17 October 2017	Modifications to the Concept Plan in relation to the Town Centre to: <ul style="list-style-type: none"> ■ Introduce a maximum GFA limit of 145,025m² for the Town Centre Core ■ Increase the maximum building height in the Town Centre Core from 30m to 67.4m ■ Increase the approximate number of dwellings in the Town Centre from 912 to 1,884 ■ Introduce maximum car parking rates and change the road network ■ Introduce new design guidelines and a public domain plan
MP 10_0118 MOD5	Approved 14 February 2025	Modification to the Town Centre North (TCN) and Precinct 3 within Edmondson Park South to; <ul style="list-style-type: none"> ■ Amend the Concept Approval boundary to include 2.5ha of land owned by Office of Strategic Lands (OSL). ■ Establish a maximum gross floor area (GFA) of 140,389sqm for the TCN Station Precinct and to be distributed across four quadrants. ■ Increase building heights from 12m-24m to 12m-50m (with one 67m landmark building). ■ Reduce the size of the school site from 8ha to 6ha. ■ Amend the road network and bushfire asset protection zones. ■ Establish TCN design guidelines (the Design Guidelines) and a Design Excellence Strategy (DES) ■ Enter into a planning agreement with Liverpool City Council and amend the Statement of Commitments.
MP 10_0118 MOD6	Approved 6 March 2018	Modification for the redistribution of GFA within the Town Centre South precinct
MP 10_0118 MOD7	Withdrawn	Modifications to the Concept Plan in relation to the Town Centre South to: <ul style="list-style-type: none"> ■ Nominate a proposed secondary school location ■ Increase GFA to accommodate the secondary school ■ Update the Design Guidelines to provide controls for the proposed secondary school
Development Applications		
DA 1398/2021	Approved 19 March 2024	Subdivision of Lot 2 DP1264963 into six large lots, one residue lot and construction and dedication of access roads and associated infrastructure to service lots. This approval created Lot 40 which is a super lot and contains the subject site.
DA 36/2023	Approved	Subdivision and associated servicing of six (6) allotments, comprising three (3) future residential development lots, one (1) residue lot to accommodate a future roadway,

Application No.	Status / Approval Date	Details
	21 March 2024	one (1) residue lot to accommodate a future park and one (1) residue lot incorporating Maxwell Creek Corridor with associated roads. The subdivision arrangement created Lot 501 which includes the subject site. This subdivision has not been registered to date.
DA 472/2018	Approved 24 October 2018	Approved the removal of vegetation across Precinct 9.
DA 421/2025	Under Assessment	This application proposes the subdivision of Lot 40 into three (3) smaller lots identified as Proposed Lot 400, Proposed Lot 401 and Proposed Lot 402.

03 Strategic Context

This section describes the way in which the proposed development addresses the relevant policy and strategic planning policies relevant to the site. It identifies the key strategic issues relevant to the assessment and evaluation of the project which will be explored in further detail in the EIS.

This project will provide 100% affordable accommodation in a highly desirable and accessible location within Sydney’s southwest, within walking distance to the Town Centre and Train Station. It will deliver a range of public domain benefits and is a direct result of the State Government’s commitment to delivering affordable housing. Table 4 below outlines the relevant strategic planning provisions and the proposal’s alignment with these.

Table 4 – Consistency with relevant strategic plans

Strategic Plan	Compliance
<p>National Housing Accord 2022</p>	<p>The National Housing Accord is a landmark agreement between the Commonwealth and individual states and territories to collectively address the housing supply and affordability crisis. The National Housing Accord includes an initial aspirational target to build 1.2 million new well-located homes over 5 years from mid-2024. The Commonwealth has committed to providing \$3.5 billion in payments to state, territory and local governments to support the delivery of new homes towards this target.</p> <p>The NSW Government’s commitments under the National Housing Accord are:</p> <ul style="list-style-type: none"> ■ Deliver 3,100 new affordable homes; ■ Define well located homes and measures of progress; ■ Undertake expedited zoning, planning and land release to deliver the joint commitment on social and affordable housing in well located areas; ■ Work with Local Government to deliver planning and land-use reforms that will make housing supply more responsive to demand over time, subject to further work agreed under the Accord; ■ Support the distribution of the Housing Australia Future Fund (HAFF); ■ Support building of a strong and sustainable Community Housing Provider sector; and ■ Ensure achievement of targets for social and affordable housing are met. ■ As part of the NSW Government’s commitment to increasing the supply of Affordable Housing, Landcom has pledged to deliver 1,800 affordable rental housing dwellings by 2029 which will contribute to the Government’s commitments under the Housing Accord. The proposed development presents the opportunity to contribute to Landcom’s and the NSW Government’s commitments.
<p>NSW Housing Strategy: Housing 2041</p>	<p>The NSW Housing Strategy: Housing 2041 was released in March 2021. The Strategy sets out a long-term (20 year) strategy for better housing outcomes across NSW. High density housing and affordable housing are identified as an important housing typology to expand housing choice across the state.</p> <p>The proposed development is well positioned to deliver both housing choice and affordability through the proposed allocation of majority of GFA as rental accommodation and 20% of GFA as affordable rental accommodation.</p>
<p>NSW Government Housing Targets</p>	<p>The NSW Government has released 5-year housing completion targets for 43 councils across the Greater Sydney, Illawarra-Shoalhaven, Central Coast, Lower Hunter and Greater Newcastle in order to achieve the National Housing Accord. Liverpool City Council’s 5-year housing target is to deliver 16,700 homes. The proposed development presents the opportunity to contribute towards achievement of this delivery target and would assist Council in achieving the goal.</p>
<p>Greater Sydney Regional Plan – A Metropolis of Three Cities</p>	<p>The Region Plan provides the overarching strategic plan for growth and change in Sydney. It is a 20-year plan with a 40-year vision that seeks to transform Greater Sydney into a metropolis of three cities - the Western Parkland City, Central River City and Eastern Harbour City. It identifies key challenges facing Sydney including increasing the population to eight million by 2056, 817,000 new jobs and a requirement of 725,000 new homes by 2036.</p> <p>The Region Plan includes objectives and strategies for infrastructure and collaboration, liveability, productivity and sustainability. The objectives and strategies are given effect through the district plans prepared for each of the cities and strategic planning processes such as local environmental plans, local strategic planning statements and local housing strategies.</p>

Edmondson Park is not specifically referenced in the Region Plan, however the proposed design considers a number of objectives and ensures that the proposed development will be capable of satisfying the following objectives:

- Objective 4: Infrastructure use is optimised
- Objective 6: Services and infrastructure meet communities changing needs
- Objective 7: Communities are healthy resilient, and socially connected
- Objective 10: Greater Housing Supply
- Objective 11: Housing is more diverse and affordable
- Objective 12: Great places that bring people together
- Objective 14: A Metropolis of three cities – integrated land use and transport create walkable and 30-minute cities
- Objective 30: Urban Tree Canopy Cover is increased
- Objective 31: Public open space is accessible, protected and enhanced

Our Greater Sydney 2056 Western City District Plan

The Western City District Plan (District Plan) was finalised by the former Greater Sydney Commission in conjunction with the Region Plan in March 2018 and fulfils the directions and objectives of the Region Plan at a district level (Figure 7). The District Plan sets out planning priorities and actions for improving the quality of life for residents, which are typically given effect through planning proposals.

The site is located within the Western City District and presents the opportunity to deliver on Planning Priority W7 through tangible outcomes including:

- boosting housing supply in a suitable location;
- optimising existing infrastructure; and
- maximising investment in new and planned infrastructure.

Other planning priorities that will be given effect through the proposed development are:

- Planning Priority W3: Providing services and social infrastructure to meet peoples changing needs – Existing and planned social infrastructure and services have been considered and informed Landcom’s conclusion that the site is suitable for the proposed development and will ensure the needs of the community are met.
- Planning Priority W4: Fostering healthy, creative, culturally rich and socially connected communities – the proposed development will unlock opportunities for social connections, community gathering and passive recreation activities.
- Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport – the proposed development will increase the supply of high-density apartment style housing, through the delivery of approximately 58 dwellings and will therefore contribute to the dwelling targets for Liverpool City Council as well as the Western Parkland City. The site’s proximity will mean the future residents will have easy access to jobs, as well as public transport.
- Planning Priority W7: Establishing the land use and transport structure to deliver a liveable, productive, and sustainable Western Parkland City – the proposal development will capitalise on the delivery of the Southwest Rail Link, Edmondson Park Train Stations and Western Sydney Aerotropolis by delivering a transit-oriented, high-density community.

A Guide to the South West Growth Area and Updated Structure Plan

The Guide establishes the overarching vision and principles for the long-term development of the South West Growth Area, encompassing land use planning, infrastructure coordination, housing diversity, environmental sustainability, and community integration.

The proposed development is strongly aligned with these objectives, delivering a high-density, mixed-use precinct. It advances the Guide’s key goals by increasing housing supply including affordable housing, enhancing walkability and access to public transport through its proximity to Edmondson Park Train Station and providing integrated public domain improvements. The proposal also embodies the Guide’s focus on compact urban form, higher densities around transport nodes, and the timely delivery of infrastructure to create liveable, well-connected communities consistent with the Western Parkland City vision.

Liverpool Local Strategic Planning Statement

Connected Liverpool 2040 is Liverpool City Council’s Local Strategic Planning Statement (LSPS) to shape Liverpool’s future which will help guide the development of suburbs and balance the need for housing, jobs and services as well as parks, open spaces and the natural environment. The LSPS identifies 16 planning priorities under four (4) themes – Connectivity, Liveability, Productivity and Sustainability – which are given effect through planning proposals and local development controls.

The proposed development presents the opportunity to contribute to the achievement of several planning priorities, including:

Strategic Plan Compliance

- Planning Priority 1 – Active and public transport reflecting Liverpool's strategic significance;
- Planning Priority 3 – Accessible and connected suburbs;
- Planning Priority 6 – High-quality, plentiful and accessible community facilities, open space and infrastructure aligned with growth;
- Planning Priority 7 – Housing choice for different needs, with density focused in the City Centre and centres well serviced by public transport; and
- Planning Priority 9 – Safe, healthy and inclusive places shaping the wellbeing of the Liverpool community.

Liverpool Local Housing Strategy

The Liverpool Local Housing Strategy is consistent with Council's LSPS 'Connected Liverpool 2040' and sets out the priorities and actions to deliver suitable housing in the right locations to meet the needs of the Liverpool community over the next 20 years. It ensures that housing delivery protects local amenity and character, open space and ecological values and is aligned with infrastructure delivery.

The Local Housing Strategy was adopted in 2020 prior to the NSW Government signing up to the National Housing Accord and the DPHI releasing the current dwelling targets. Nonetheless, the Local Housing Strategy establishes a housing vision and identifies a 6-10-year housing target of 8500-12,000 dwellings to be delivered by 2026 and between 20,250 and 27,250 dwellings in the following 10-20 years.

Edmondson Park is identified as a source of housing in the Local Housing Strategy and accordingly the proposed development presents the opportunity to contribute to Liverpool's future housing needs, noting the Local Housing Strategy is yet to be updated in response to the NSW Government's revised housing targets.

03.1 Cumulative Impacts

The site is located within Edmondson Park South, which has long been earmarked for urban purposes and the area is currently undergoing significant transformation and redevelopment.

The approval of MOD 5 to the Edmondson Park South Concept Approval confirms the intent for the area to capture and take up greater density as the Mod permits an increase in the dwelling yield and height within the Town Centre North.

Table 5 summarises the outcomes of a review of the DPHI's Planning Portal and Council's online Development Application tracker to determine the approved and likely future developments which may be relevant in the cumulative impact assessment of the proposal. DAs approved for single dwellings are excluded from Table 5 on the basis that the scale of development is not considered significant.

Development in the precinct is predominantly characterised by medium and high-density residential development including commercial and retail expansion in the Town Centre, and construction of new schools in the area. The proposed development is being designed to consider the adjoining and future development character of the area. Issues relating to parking, access and traffic generation, infrastructure and service integration as well as public domain changes and likely built form and amenity impacts will be considered and will inform the design outcome.

Table 5 – Development Application Activity

DA Reference	Address	Description	Status
State Significant Developments			

DA Reference	Address	Description	Status
SSD-8832	130-160 Jardine Drive, Edmondson Park	Concept application for St Francis Catholic College (SFCC). A temporary school with a capacity for 400 children from Kindergarten to Year 8 has been operational on site since Term 1, 2018.	Approved
SSD-10365	130-160 Jardine Drive, Edmondson Park	Stage 1 landscaping works comprising installation of landscaping primarily along the southern and eastern boundaries of the site and associated works including drainage and fencing.	Approved
SSD-10224	Lot 1 & part Lot 2 DP 1257105 at Buchan Avenue, Edmondson Park	Construction of a new core 35 primary school accommodating 1,012 students and a cold shell 40-place pre-school.	Approved
SSD-62028458	145 Buchan Avenue, Edmondson Park	Construction of a new high school for up to 2,000 students.	Approved
SSD-88953706	Lots 4-5, 6-7 and 8 Buchan Avenue, Edmondson Park	Mixed use development including shop top housing, (residential flat buildings, co-living housing, affordable housing) and commercial. Concurrent rezoning to increase height of buildings.	Preparing EIS
SSD-77211717	303 Croatia Avenue, Edmondson Park	Infill affordable housing development comprising of a nine (9) storey residential flat building comprising 58 units with basement parking.	Under Assessment

Development Applications

DA 779/2017 PPS2017SSW058	Lot 1 Campbelltown Road, Edmondson Park	Construction of 104 dwellings with associated car parking.	Approved
DA 265/2018	190 Croatia Avenue, Edmondson Park	Subdivision and residential flat building.	Approved
DA 1119/2021	Lot 548 Changsha Road, 157 Ardennes Avenue and 61 Changsha Road, Edmondson Park.	22 lot subdivision with dwellings.	Approved
DA 1320/2021 PPSSWC225	Lot 8 Soldiers Parade & Lot 3 Bernera Road, Edmondson Park	Subdivision and construction of three (3) residential flat buildings -three to six-storeys comprising 137 flats with basement car parking.	Approved
DA-458/2022	164 and 170 Croatia Avenue Edmondson Park	Subdivision into four (4) super lots including construction of roads and associated infrastructure.	Approved
DA 855/2022 PPSSWC278	Lot 3 Faulkner Way, Edmondson Park	2 residential flat buildings, each containing a podium and 2 towers, comprising 40 terrace houses within the podiums and 226 apartment style units. Car parking for 398 vehicles, 20 motorcycle spaces and 266 bicycle parking spaces.	Under assessment

DA Reference	Address	Description	Status
DA 998/2022	Lot 303 Croatia Avenue, Edmondson Park	Construction of utility services and subdivision to create Lots 1 – 3 in PPN DP1289429 to excise the proposed road and creek corridor.	Approved 2 May 2024
DA 1090/2022 PPSSWC297	Lot 101 Buchan Avenue, Edmondson Park	Construction of an 8-storey residential flat building comprising of 131 apartments consisting of 2 towers above a 2-storey podium and 30 x 3 storey townhouses.	Approved
DA 1098/2022	Lot 303 Croatia Avenue, Edmondson Park	Earthworks and construction of road, dedication of road and public reserve	Approved
DA 1099/2022 PPSSWC303	164 & 170 Croatia Avenue, Edmondson Park	Mixed-use development comprising 598 apartments, 1289.90sqm of retail space, basement parking accommodating 926 car parking spaces over 4 Stages.	Appeal Upheld
DA 1245/2022 PPSSWC300	Lot 101 Buchan Avenue, Edmondson Park	Construction of a multi-dwelling housing development including 178 townhouses and associated landscaping across 3 sites.	Approved

04 Project Description

This section outlines the key features of the proposed development, including the project area, the conceptual physical layout and indicative design, the main land use activities and the likely timing for delivery. It also includes a high-level review of feasible alternatives which were explored.

04.1 Proposed Development

Fuse Architecture has been engaged to design the in-fill affordable housing and mixed-use development. The architects have explored a number of built form options and settled on a preferred massing scheme (refer to **Figure 7**) which aims to reflect as closely as possible the vision of the Edmondson Park South Concept Approval (as modified) and aims to largely satisfy the principles and performance criteria of the Edmondson Park Town Centre North Design Guidelines.

The proposed in-fill affordable housing development aims to utilise best practice layouts for residential accommodation by rationalising spaces and services and pursuing standardisation in design, where possible.

While the design is still being developed, the development currently comprises:

- Earthworks and associated site works;
- Construction of one basement level of car parking,
- Three (3) inter-connected built forms across the site including:
 - a fifteen (15) storey building located on the corner of Buchan Avenue and new Macdonald Road;
 - a nine (9) storey building along the eastern side of the site and;
 - a series of 5 x two (2) storey terrace houses fronting new Macdonald Road orientated to the north.
- Additional features include:
 - an elevated communal area of open space on Level 2;
 - landscaped plaza along the eastern side on the ground floor (refer to Figure 9);
 - car share spaces;
 - designated bicycle parking area on Level 1;
 - retail shop located off Buchan Avenue;
 - small commercial space for the Community Housing Provider; and
 - Communal room for residents.
- Driveway access to the development is from Buchan Avenue, off the future rear laneway.
- Large deep soil landscaped area along the northern boundary of the site.

Figure 7 – The proposed built form and its relationship to future development (courtesy: Fuse Architects, November 2025)



Figure 8 below shows the indicative east-west section of the development. Table 6 below summarises the key details and attributes of the proposed development.

Figure 8 – Indicative East-West Section (courtesy: Fuse Architects, October 2025)

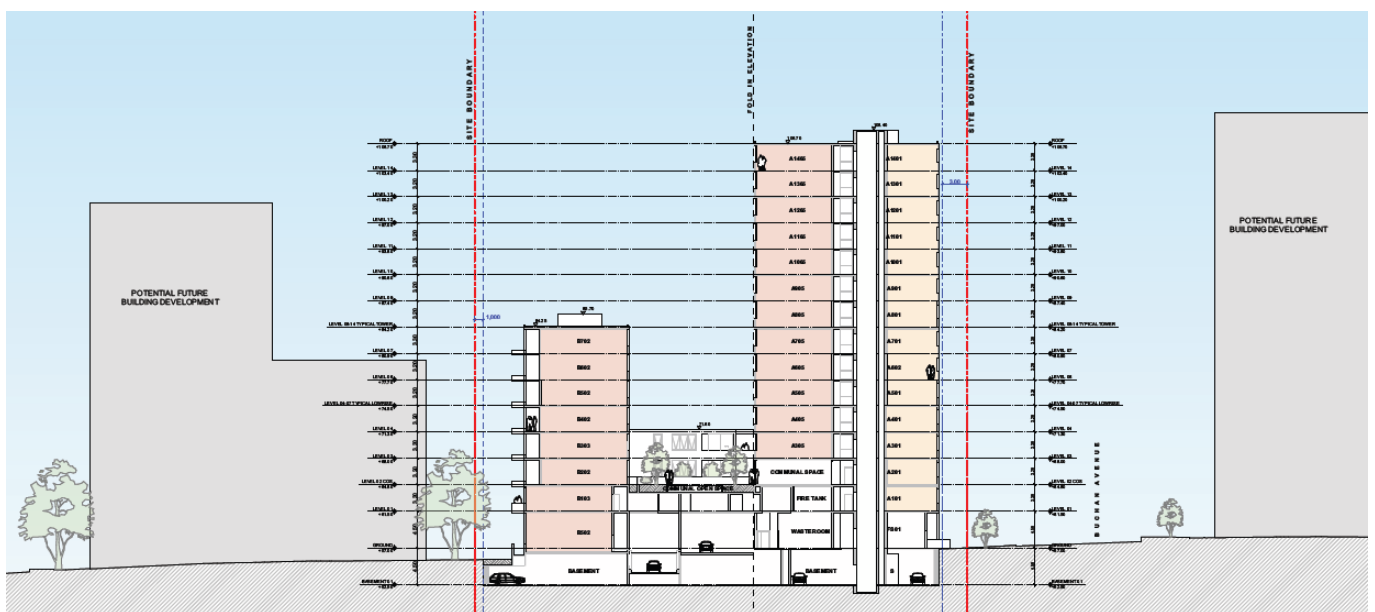


Figure 9 – Indicative communal landscape area on Level 2 and associated design features (courtesy: Taylor Brammer Landscape Architects, November 2025)



Table 6 – Project Details

Attribute	Project Details
Project area	The site area of Block 20a is approximately 3,385m ² .
Project description	<p>The SSD DA seeks approval for the construction of a mixed-use, infill affordable housing development. The SSD DA is also anticipated to seek approval for:</p> <ul style="list-style-type: none"> ■ site preparation works ■ civil bulk earthworks ■ removal of any vegetation ■ construction of approximately 172 infill affordable dwellings broadly comprising: <ul style="list-style-type: none"> – 100% affordable rental housing – target mix and sizes are approximately: <ul style="list-style-type: none"> - 1 bedroom: 67 apartments (min 50m²) = 39% - 2 bedroom: 88 apartments (min 70m²) = 51% - 3 bedroom: 17 apartments (min 95m²) = 10% ■ 10% adaptable units ■ 20% universal (liveable) housing Silver Level ■ The dwelling mix includes two storey terrace houses that will face north and front future Macdonald Road. ■ Simple and elegant facades with high degrees of fenestration ■ Use of durable materials (for e.g. bricks & pre-cast concrete)
Gross floor area	Approximately 13,800m ²

Attribute	Project Details
Maximum building height	Between 9m to 50m.
Estimated development cost (approximate)	Over \$30 million A detailed Cost Report will accompany the EIS and confirm the estimated development cost.
Dwellings Retail	Approximately 172 Approximately 79m ² of retail space
Parking spaces	Approximately 61 in the basement and 3 car share spaces and 2 retail spaces provided at grade spaces. 176 bicycle spaces
Staging	Single stage

04.2 Feasible Alternatives

Clause 7 in Schedule 2 of the *Environmental Planning and Assessment Regulation, 2000* (the Regulation) requires an analysis of all the possible feasible alternatives to the proposed development, including the consequences of not carrying out the development.

Landcom has considered a number of options:

- **Option 1** – Divesting the site to a third party. After considering this option it was determined that doing so would not achieve the optimal community and social outcomes that the proposed development is capable of achieving. Divesting the site would also hinder Landcom’s realisation of the Housing Accord commitments.
- **Option 2** – Divesting the site to a Community Housing Provider. Upon closer scrutiny, this option lacked commercial certainty, and a clear and defined commercial arrangement could not be contemplated which would not benefit Landcom or the community in the longer term.
- **Option 3** – The ‘do nothing’ option was considered to be commercially or socially unviable as it will not take advantage of the site’s development potential for redevelopment and would compromise realisation of the Housing Accord commitments.

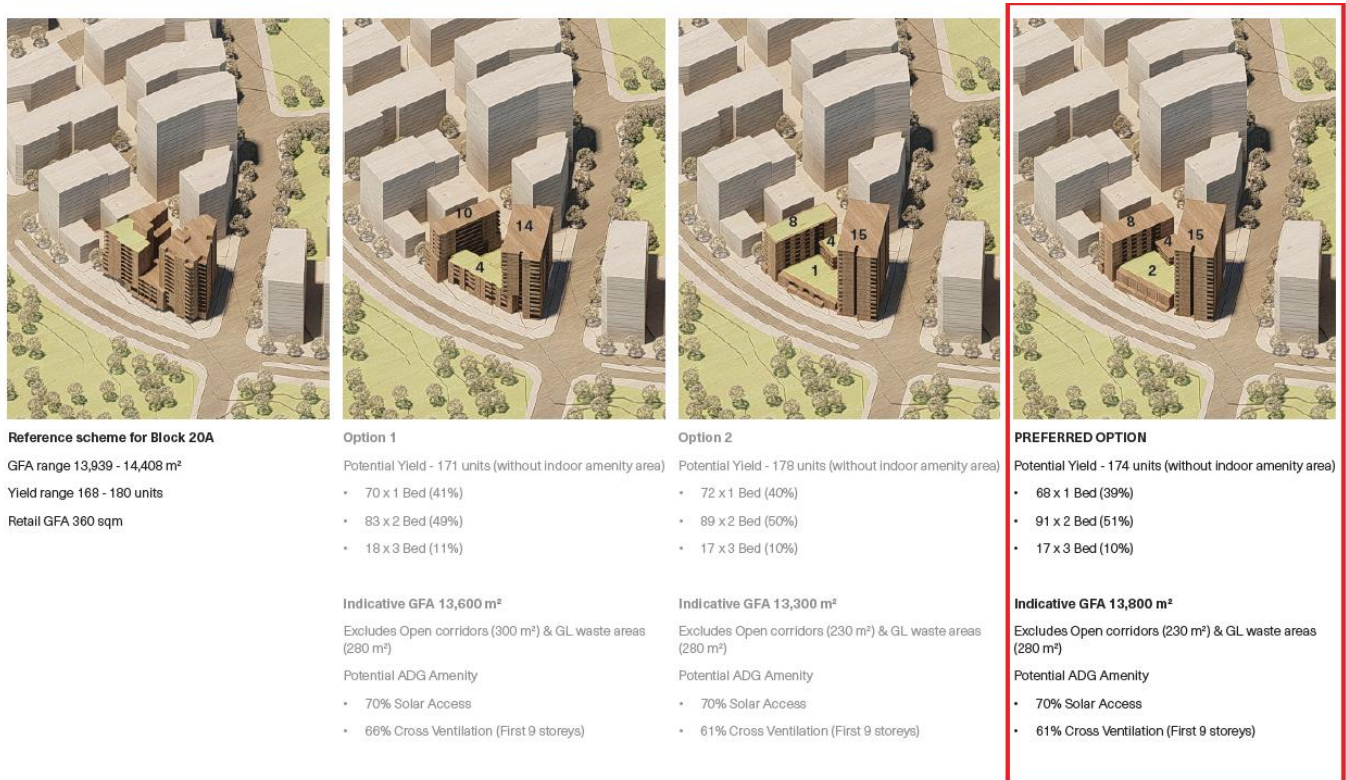
After considering and evaluating all the potential commercial opportunities for the site, it was decided that Landcom will develop the site and construct an in-fill affordable housing and mixed-use development. Fuse Architects then began exploring a series of massing and built form options across the site. The three design options are explained in more detail below and are shown in **Figure 10**:

- **Option 1** (refer to **Figure 10**) explored a 10-storey building along the eastern side flanked by a 14-storey tower building on the corner and a 4-storey form centrally positioned. The disadvantage of this scheme is the transition of the built forms along the eastern side lack harmony and symmetry. The anticipated transition between built forms present inconsistency and will not flow well with the future development to the east which anticipates a 4-7 storey form. The difference in scale will be too great and would not create a smooth and harmonious transition.
- **Option 2** (refer to **Figure 10**) investigated an alternative model by increasing the height of the corner tower building up to 15-storeys and reducing the eastern building to 9-storeys to create a more sympathetic interface between the building and the future adjoining development. This option included a 1-4 storey central built form. The single storey form was considered inconsistent with the adjoining buildings and would not allow for the currently proposed townhouse typology that will provide greater housing choice and diversity.
- **Option 3** (refer to **Figure 10**) is the preferred design option. This includes a 15-storey tower building located on the corner which is consistent with the scale of development to the west across Buchan Avenue. The 8-storey

building along the eastern side of the site is more sympathetic with the adjoining future 4-7 storey scale. The central building will comprise of a 2-3-storey component facing the north (future Macdonald Road) and will be designed as a series of two-three storey terraces. This includes a recessed four storey residential flat building in the centre. The area above the terraces will comprise of a generous area of communal open space.

The preferred built form option as shown in Figure 10 has been further developed and the density and apartment mix has changed and is still evolving through the design development phase.

Figure 10 – Three alternative massing options across the site and the preferred design option (courtesy: Fuse Architecture, October 2025)



The preferred scheme has been developed to consider and satisfy the master plan principles and design intent and to satisfy the numerical provisions and controls stipulated in MOD 5. The proposed development has emerged as the preferred option for these reasons, and it represents the best outcome in respect of Landcom's mandate to deliver affordable housing, that promotes a high-quality urban design, environmental and social outcome.

The options summarised above were presented to Landcom's internal Design Review Panel on 9 October 2025. The Panel provided 'in principle' support for the preferred option subject to some additional design changes being considered and implemented. The design will also be presented to the State Design Review Panel in mid-November 2025.

05 Statutory Planning Context

This section provides an overview of the key statutory requirements for the project. **Table 7** below summarises the key provisions.

Table 7 – Identification of Statutory Requirements for the project.

Provision	Discussion
Power to grant approval	<p>The proposed development falls within Clause 26 of Schedule 1 of the <i>State Environmental Planning Policy (Planning Systems) 2021</i> which identifies that housing development carried out by or on behalf of Landcom is SSD if:</p> <p>a) <i>the development:</i></p> <p>(i) <i>has an estimated development cost of more than \$30 million, OR</i></p> <p>(ii) <i>will result in more than 75 dwellings, and</i></p> <p>b) <i>at least 50% of the gross floor area of the development will be used for the purposes of affordable housing.</i></p> <p>The proposed development has an estimated CIV greater than \$30,000,000 and 100% of the dwellings proposed will be used for the purposes of affordable housing. Accordingly, the development meets the thresholds for SSD prescribed by the Planning Systems SEPP.</p>
Permissibility	<p>The site is zoned B4 Mixed Use under the <i>State Environmental Planning Policy (Precincts—Western Parkland City) 2021</i>. Development of residential accommodation, including mixed-use and infill affordable housing, is permissible with consent in the B4 Mixed Uses zone under the SEPP.</p>
Crown Authority	<p>Landcom is identified as a Crown authority for the purposes of the EP&A Act, and accordingly the future SSD DA will be lodged as a Crown DA.</p>
Commonwealth or State Government Acts	
Environmental Protection and Biodiversity Conservation Act 2016 (EPBC Act)	<p>Edmondson Park South (including the site that is the subject of this Scoping Report) 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).</p>
NSW Biodiversity Act 2016	<p>Given that the site has been granted Biodiversity Certification under the now repealed Threatened Species Conservation Act, 1995, the Minister for Planning and Public Spaces may (but is not required to) further consider under that Biodiversity Conservation Act, 2016 (BC Act) the likely impact of the proposed development on biodiversity values.</p>
Roads Act 1993	<p>The proposed development is unlikely to have any immediate impact on any public roads and as such consent under Section 138 of the Roads Act, 1993 is not required at this stage.</p>
National Parks and Wildlife Act, 1974 (NPW Act)	<p>The NPW Act aims to conserve objects, places, natural and landscape features and seeks to foster public appreciation understanding and enjoyment of nature and cultural heritage. The act also aims to prevent the unnecessary destruction of relics and the active protection of relics of high cultural significance. Given the extensive work that was undertaken as part of the Concept Plan approval, and the extensively disturbed nature of the site, a full Aboriginal Cultural Heritage Assessment Report (ACHAR) is not considered necessary for this site. An Aboriginal Cultural Due Diligence Report will be prepared instead to accompany the application.</p>

Provision	Discussion
Environmental Planning and Assessment Act, 1979 (EP&A Act)	<p>The future application will consider the following sections of the Act:</p> <ul style="list-style-type: none"> ■ Section 1.3 Objects of the Act ■ Section 4.15 Evaluation ■ Division 4.7 State Significant development
State Environmental Planning Policies (SEPPs)	
State Environmental Planning Policy (Precincts – Western Parkland City) 2021	<p>The State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Western Parklands City SEPP) is the principal environmental planning instrument applying to the site. In accordance with the provisions in Appendix 1, Clause 10 of the SEPP the site is zoned B4 Mixed Uses. The zone objectives of the zone are:</p> <ul style="list-style-type: none"> ■ to provide a mixture of compatible land uses; and ■ to integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling. <p>The development is designed primarily for affordable housing in the form of an RFB however there is a small retail component which creates a mixed-use development which satisfies the objectives of the zone.</p> <p>Part 2 of Appendix 1 sets out the provisions that apply to development within Edmondson Park South. The future SSD DA and EIS will address the relevant provisions during the assessment process.</p> <p>The proposed development is expected to trigger the following provisions in Chapter 3 of the SEPP relating to Sydney region growth centres:</p> <ul style="list-style-type: none"> ■ Section 3.23: A consent authority must not grant consent to the carrying out of development on land unless the consent authority is satisfied that recycled water from the water recycling plant will be provided to the development. ■ Section 3.26: A consent authority must not grant consent to carrying out development on land unless the consent authority has considered the impact of the proposed of development on flood behaviour and flood hazard. <p>An Infrastructure Servicing Strategy will be prepared to demonstrate there is adequate availability of existing enabling infrastructure and that it has the capacity for new connections. The assessment will include details of how the proposal is capable of providing appropriate services to the site.</p> <p>Initial flood planning advice provided to Landcom by GRC Hydro dated October 2025 does not indicate the site being flood affected even at PMF. A more detailed flood assessment and study will be conducted which will accompany the EIS and SSDA.</p>
State Environmental Planning Policy (Transport and Infrastructure) 2021	<p>The Transport and Infrastructure SEPP aims to facilitate the effective delivery of infrastructure across the State by improving regulatory certainty and efficiency and identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development. The development is not located adjacent to any classified road and therefore will not trigger the provisions of Section 2.119.</p> <p>The proposed residential component will be under the thresholds in Schedule 3 of the SEPP and is therefore not considered to be traffic generating development.</p>
State Environmental Planning Policy (Resilience and Hazards) 2021	<p>The Resilience and Hazards SEPP provides a state-wide planning approach to the remediation of contaminated land. Chapter 4 of the policy aims to promote the remediation of contaminated land in order to reduce the risk of harm to human health or to any other aspect of the environment.</p> <p>If a site/s is found to be contaminated the consent authority must be satisfied that the land is suitable in its contaminated state or will be made suitable, after remediation for the purpose for which the development is proposed to be carried out.</p> <p>A Site Audit Statement has been issued confirming the site is suitable for residential purposes. The Statement is subject to future DAs confirming that there has not been any recent activity (such as illegal dumping of waste) that would compromise the conclusions of the current Site Audit Statement. Consequently, the EIS will include information confirming the suitability of the site for residential purposes.</p>

Provision	Discussion
State Environmental Planning Policy (Sustainable Buildings) 2022	<p>Section 2.1 of the Sustainable Building SEPP provides that a development that involves the erection, but not the relocation, of a BASIX building must be delivered in accordance with Schedule 1 of the Sustainable Building SEPP in relation to energy and water use and thermal performance.</p> <p>Accordingly, the proposed development will need to demonstrate compliance with Section 2.1 (Standards for BASIX development). Embodied emissions will also be quantified as part of the SSD DA and EIS. The development will implement a variety of environmentally sustainable development measures which meet Industry standards and an ESD report will accompany the application.</p>
State Environmental Planning Policy (Housing) 2021	<p>The State Environmental Planning Policy (Housing) 2021 (Housing SEPP) enables development of diverse housing types, including in-fill affordable housing.</p> <p>Chapter 4 of the policy relates to the design of residential apartment development, and these provisions are applicable to the subject development. The proposed development will aim to satisfy the provisions of the Apartment Design Guide as well as the design principles for residential apartment development as set out in Schedule 9 of the policy. The application will be accompanied by a Design Verification Statement.</p>
State Environmental Planning Policy (Biodiversity and Conservation) 2021	<p>The Biodiversity and Conservation SEPP is applicable because the site is located within the City of Liverpool. In accordance with the requirements of Chapter 4 Koala Habitat Protection, the consent authority must consider in its assessment whether the development is likely to impact on koalas or their habitat. Given the modified state of the site, it is unlikely there will be any adverse impact by the development, but this issue will be considered as part of the EIS. A Koala Plan of Management has not been approved on the site to date.</p>
Other considerations	
Edmondson Park South Concept Plan	<p>The proposed development needs to comply with the Concept Plan (as modified) to ensure the development complies with the approved dwelling yields, FSR, GFA and height. The development will also consider the provisions of the Design Guide for Edmondson Park South, which was endorsed as part of MOD 5 to ensure consistency.</p>
Connecting with Country	<p>The proposed development will be designed to satisfy the NSW Government Connecting with Country Framework. This is a framework for developing connections with Country that can inform the planning, design, and delivery of built environment projects in NSW.</p> <p>Landcom has engaged WSP Australia to guide the Connecting with Country process and understand the key principles and themes to integrate into the design in accordance with the Connecting with Country Framework.</p> <p>A site walkover was facilitated on 9 October 2025, and the outcomes of that engagement will continue to inform the development. Engagement is ongoing.</p>
Better Placed	<p>The Government Architect's Better Placed integrated design policy creates an approach through the application of seven (7) objectives for good design. The proposed development's compliance with the intent and principles of Better Placed will be addressed in the Design Statement that will form part of the SSD DA and EIS.</p>
Greener Places	<p>The Government Architect's Greener Places design framework provides guidance on how to pursue urban green infrastructure during the planning, designing and delivery phases of developments. The proposed development's compliance with Greener Places will be addressed in the SSD DA and EIS.</p>

06 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.

06.1 Engagement Carried Out To-Date

Landcom has presented the proposed development to its internal Design Review Panel on 9 October 2025. Formal feedback from the Panel was received on 21 October 2025. The Panel raised a few issues and suggested some design changes to be considered which are summarised below;

- Look at connecting lobbies and cores
- Increasing deep soil areas;
- Maximise cross ventilation;
- Provide increased solar protection along the western façade;
- Increase natural light into central spaces;
- Transfer some private outdoor spaces along Buchan Avenue to become public;
- Improve useability of common area during summer months;
- Improve the layout and functionality of some units;
- Enhance laneway amenity;
- Improve the roof articulation to the townhouses.

The Design Team is considering these comments as part of the design development phase.

Landcom and the project team have commenced consultation with the local and regional elders, including a Walk on Country which occurred on 26 September 2025. The site walkover and engagement with elders is ongoing with the aim of developing a series of themes that will be reinterpreted back through the landscape and built form design.

Feedback from regional elders on the proposed concept and overall design will be sought and considered as the design process continues.

A pre-SSD meeting with Liverpool City Council was held on 7 November 2025. Feedback provided at that meeting will be considered during the preparation of the SSD DA and EIS and documented in the SSD DA package submitted for assessment. While Council staff at the meeting did not raise objection to the proposed development they sought additional information to be addressed in the EIS and requested compliance with key planning provisions. Issues raised at the meeting included the following;

- The timing, delivery and coordination of adjacent infrastructure and roadworks;
- Request compliance with the car parking provisions;
- Increase the provision of larger units/dwellings;
- Construction, treatment and integration of the open space above the terraces;
- Transport assessment to consider cumulative development impacts;
- Details in respect to some of the waste management design elements to ensure they satisfy Council's requirements.

Formal written comments have not been received to date but are expected within 2-3 weeks of the meeting. These will be considered in the design development phase and will be addressed in the EIS.

06.2 Engagement to be Carried Out by Landcom

Further community and stakeholder consultation will be undertaken in the preparation and assessment of the EIS and in accordance with the SEARs and DPHI *Undertaking Engagement Guidelines for State Significant Projects (2021)*.

The stakeholders that have been identified include:

- Department of Planning, Housing and Infrastructure;
- State Design Review Panel;
- Liverpool City Council;
- Transport for NSW;
- Sydney Water;
- Rural Fire Service;
- Relevant public utility providers;
- Registered Aboriginal Parties;
- Indigenous and First Nations representatives;
- Community housing providers.

An engagement consultant will be responsible for monitoring, reviewing and adapting the effectiveness of the engagement strategy to encourage community participation.

The proposed engagement is expected to include:

- Direct consultation with agencies in the preparation of detailed specialist studies and the EIS;
- Consultation with neighbouring businesses and residents; and
- An Engagement and Communication Outcomes Report that will accompany the EIS.

The EIS and supporting documentation will be placed on public exhibition following lodgement of the application. Stakeholders will be able to comment on the proposed development, including the final architectural plans, as part of this process.

07 Proposed Assessment of Impacts

The following section provides a comprehensive description of the relevant matters and impacts which will be addressed in detail within the EIS. **Table 8** summarises the main impacts of concern and these matters will require further assessment in the EIS. **Table 9** outlines impacts that have been adequately addressed to date and require no further assessment.

Table 8 – Potential Impacts that will require further assessment

Issue	Proposed
Heritage	<p>Aboriginal Cultural Heritage</p> <p>No Aboriginal heritage items, Aboriginal objects, or areas of archaeological potential are considered likely to be present within the site. Previously identified sites within Edmondson Park South have already been removed as part of previous consents. This has been confirmed during subsequent site visits.</p> <p>Notwithstanding the above, in accordance with the standard requirements for SSDs, Landcom has commissioned the preparation of an Aboriginal Cultural Heritage Assessment Report. The ACHAR will document the process of investigation, Aboriginal community consultation and assessment with regards to Aboriginal cultural heritage and Aboriginal archaeology.</p>
Economic and social impacts	<p>A desktop social impact assessment will be prepared and form part of the EIS. If, through this analysis, any significant social impact/s are identified, a formal Social Impact Assessment will be prepared in accordance with the provisions of DPHI's <i>Social Impact Assessment Guidelines for State Significant Projects</i>.</p> <p>A high-level assessment of the economic impacts of the proposed development will be included in the EIS. It is anticipated that the development will provide significant social and economic benefits.</p>
Infrastructure Servicing	<p>An Infrastructure Servicing Strategy will be prepared to demonstrate there is adequate availability of existing enabling infrastructure and that it has the capacity for new connections. The assessment will detail how proposed development's capability to provide appropriate services. The strategy will be developed in consultation with relevant service providers to ensure there is a coordinated approach to delivery.</p>
Bushfire	<p>The site is identified as Category 3 (Medium Risk) Bushfire Prone Land. A detailed Bushfire Risk Assessment will be prepared in accordance with the provisions of the Planning for Bushfire Protection 2019 which will inform the development and be submitted as part of the EIS.</p>
Contamination	<p>Potential site contamination arising from former uses at Edmondson Park were considered during the assessment Edmondson Park South Concept Plan (the Concept Plan) when first assessed. The Concept Plan approval subsequently provided that remediation works under the Remediation Action Plan could be undertaken within certain portions of the Edmondson Park South site without further approval being required to be obtained.</p> <p>A Site Audit Statement (JBS&G, July 2024) issued for the site confirms it is suitable for the purposes of 'residential with gardens and accessible soil' and no further potential sources of contamination have been identified since that time.</p>
Traffic, Transport and Accessibility	<p>The approved MOD 5 to the Concept Plan comprehensively assessed the strategic traffic, transport and access arrangements for Edmondson Park South. The proposed development aims to comply with the MOD 5 approved density and yield outcomes.</p> <p>Preliminary traffic investigations suggest that there is sufficient capacity within the proposed road network, and the proposed development is likely to have negligible impact on the road network system.</p> <p>A qualitative and quantitative Traffic Impact Assessment will be prepared by SCT and will accompany the EIS including a Construction Traffic Management Plan. In terms of parking, the proposal intends to satisfy the numerical controls within the SEPP (Housing) however given the development is restricted to one basement car park level there could be a shortfall in parking. The team intends to ensure there is no more than a 10% numerical shortfall. Confirmation of any shortfall will be provided in the EIS and justified as part of the Traffic and parking assessment.</p>

Sustainability	<p>An Ecologically Sustainable Development (ESD) Report will be provided as part of the EIS and include details on how ESD principles will be incorporated within the design and ongoing operational phases of the proposed development. This assessment will identify potential measures to be implemented into the building design and construction to minimise the environmental footprint of the development, including opportunities to avoid or minimise the demand for water and electricity.</p> <p>Details of the embodied emissions will be provided within the EIS and technical appendices. A net zero statement will also be submitted as part of the SSD DA in accordance with the relevant provisions of the Sustainable Buildings SEPP.</p>
Built form and Design	<p>The EIS will be supported by a Design Report and a Verification Statement. The design has been reviewed by Landcom's internal Design Advisory Panel and will be reviewed by the State Design Review Panel. The assessment will consider the design and built form outcomes to ensure compliance with the Edmondson Park Design Guidelines and with the Apartment Design Guide.</p>
Landscaping and Public Domain	<p>The EIS will be accompanied by detailed landscape, public domain and civil plans and Design Report which aim to provide a high-quality public domain outcome.</p>
Other impacts	<p>Other potential impacts that will be addressed in the EIS include:</p> <ul style="list-style-type: none"> ■ Environmental amenity ■ Visual impact ■ Wind analysis ■ Waste management ■ Groundwater and water management ■ Noise and vibration ■ Construction impacts ■ BCA, structural and fire safety ■ Safety and security ■ Site suitability and public interest

Table 9 – Potential Impacts that will require further assessment

Issue	Proposed
European Heritage	<p>The site does not contain any listed items of heritage significance, nor is it located within or adjacent to a heritage conservation area. No further heritage assessment is considered to be required.</p>
Biodiversity	<p>Edmondson Park South (including the site) has been biodiversity certified and consequently future development on the site is considered '<i>development that is not likely to significantly affect threatened species</i>'. The site itself has been historically cleared and is comprised of cleared exotic pastures. Remaining vegetation is contained to fragmented patches.</p>
Design Excellence	<p>The site is not subject to any specific design excellence controls and as such a design excellence competition is not required.</p>
Flood Risk	<p>While the site is not flood prone, a Flood Impact Assessment will be prepared to inform the proposed development and will be submitted as part of the SSDA. This will include an assessment of the flood risk and consider the requirement for any mitigation. The assessment will be prepared with regard to the relevant provisions of the <i>NSW Flood Risk Management Manual (2023)</i> including the potential effects of climate change, sea level rise and an increase in rainfall intensity.</p>

08 Conclusion

The proposed development is in the design development stage and is still undergoing design consultation and early engagement with agencies and relevant Design Panels. Most technical consultants have been engaged, and they are assisting with the design phase. As soon as SEARs are issued detailed technical reporting will commence in accordance with the requirements stipulated in the SEARs.

The proposed development will assist with the provision of much needed affordable housing in the state to be delivered in perpetuity. The design aims to provide a high-quality development creating accessible and attractive communal spaces and aims to significantly improve the public domain and create a positive streetscape and environmental outcome for the site and broader precinct.

We are anticipating lodging the SSDA in the first quarter of 2026.

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