

Annexure C: Statutory Compliance Tables

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1 Acts and Regulations

Table 1 Consideration of the EP&A Act

Environmental Planning and Assessment Act, 1979 (as amended) (EP&A Act)	
Section	Consideration/Section in EIS/Annexure
Section 1.3 Objects of the EP&A Act	
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,	The site is suitable for the residential development and will have a positive impact on the social and economic welfare of the community and natural environment as it will deliver 172 affordable apartments and will positively contribute to housing supply, diversity and affordability in Edmondson Park. The proposal will not adversely impact on any areas of biodiversity or environmental importance. Refer to Sections 6.20 and 7.3 of the EIS.
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,	The proposed development is consistent with the ESD principles and is pursuing a 4-star rating to deliver excellence in sustainability. Refer to Section 6.9 in the EIS and the ESD Report at Annexure U .
(c) to promote the orderly and economic use and development of land,	The proposed development promotes the orderly development of land which is suitable and earmarked for residential development. Refer to Sections 6.2 and 7.3 in the EIS.
(d) to promote the delivery and maintenance of affordable housing,	The proposal directly responds to this objective as the proposed development will deliver 100% of its residential floor space as affordable housing. Refer to Section 3 in the EIS.
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,	The land is biodiversity certified. The Biodiversity Certification Report confirms the site's status at Annexure HH . The report considered any potential impacts and notes that the " <i>State Environmental Protection Policy (2006) Sydney Growth Centres</i> " was repealed on 28 February 2022 by the enactment of the <i>State Environmental Planning Policy (Precincts – Central River City) 2021</i> . There are no biodiversity matters that would require assessment on lands zoned B4 – Mixed Use at the Edmondson Park south precinct." No further assessment of impacts under the Biodiversity Conservation Act is required. Refer to Section 6.11 in the EIS.
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	An Aboriginal Heritage Impact Permit (AHIP) was issued for Edmondson Park South on 25 June 2015. The AHIP is valid until 25 June 2030. Under Section 90 of the <i>National Parks and Wildlife Act 1974</i> , the AHIP permitted salvage excavations, community collections and harm to certain Aboriginal objects within the permit area, including this site. Austral Archaeology were engaged to undertake a review of the existing AHIP to confirm whether any additional works were required to support this development application. Given the proposed development is wholly within the AHIP application area and does not impact on any areas which require salvage excavations/community collection, Austral advised that the approved AHIP is sufficient to support the proposed development. Refer to Section 6.18 of the EIS.

Environmental Planning and Assessment Act, 1979 (as amended) (EP&A Act)	
Section	Consideration/Section in EIS/Annexure
	The Design Report at Annexure I and Aboriginal Design Principles at Annexure G also identify opportunities for designing with Country and celebrating heritage through landscaping and integrating artwork across site. The site does not contain any mapped items of non-Aboriginal cultural heritage. Refer to Section 6.19 in the EIS.
(g) to promote good design and amenity of the built environment,	The proposal is supported by a Design Report at Annexure I which outlines the design principles and design response to demonstrate good design and amenity of the built environment. Refer to Section 6.3 in the EIS.
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,	The proposal will promote proper construction and maintenance of the buildings through compliance with relevant building standards. Refer to Section 6.4 of the EIS and Annexure P which includes a detailed BCA report.
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,	The proposed development is to be assessed as SSD DA in accordance with the provisions of Section 26 the <i>State Environmental Planning Policy (Planning Systems) 2021</i> (Planning Systems SEPP). Refer to section 4 of the EIS which outlines the statutory requirements and planning matters for consideration.
(j) to provide increased opportunity for community participation in the environmental planning and assessment	The planning and redevelopment of the Edmondson Park South Precinct has undergone a significant amount of public consultation and engagement through the Concept Plan development and the many modifications to this application. Landcom have undergone a stringent and rigorous process of community consultation and engagement in respect to the proposed development. The Engagement Outcomes Report at Annexure N details this process. Section 5 of the EIS summarises the engagement process.
Section 4.15(1) Matters for Consideration	
Relevant Environmental Planning Instruments	Addressed in Table 5 to Table 10 of this Annexure and refer to Section 4 of the EIS.
Relevant proposed Environmental Planning Instruments	No draft instruments applicable to the site. SSDA-88953706 seeks to redevelop and rezone sections of the Edmondson Park south precinct with changes proposed to the Concept Plan approval. This application is on Exhibition until the end of April 2026 and its determination is not considered imminent and as such potential changes to the precinct that are proposed are only considered at this stage.
Relevant planning agreements	A Planning Agreement (VPA) has been prepared in accordance with a revised Letter of Offer that was submitted to Liverpool City Council. In summary the revised letter of offer is estimated at \$153,939,487 and comprises of a series of works in kind, largely comprising the delivery of infrastructure works and a monetary contribution of over \$15,000,000. The Planning Agreement was formally reported to Council on 25 March 2026 and Council at the meeting endorsed the Planning Officers recommendation which sought support to progress the planning agreement. Refer to Section 6.24 in the EIS.

Environmental Planning and Assessment Act, 1979 (as amended) (EP&A Act)

Section	Consideration/Section in EIS/Annexure
Relevant Development control plans	DCPs do not apply to State Significant Development. The <i>Edmondson Park Landcom Town Centre North Design Guidelines</i> (Design Guidelines) have been assessed in Table 12 as these form part of the Concept Approval (specifically updated by the MOD 5 approval) and the consistency of the approval needs to be considered.
The EP&A Regulation (where they prescribe matter related to Section 4.15).	Section 26(1)(a) of the Regulations pertains to affordable housing and requires the designated Community Housing Provider to be specified with the application. In accordance with Section 26 of the Regulations, the SSD includes details of the Tier 1 Community Housing Provider who is designated to manage the development for a minimum of 25 years. Refer to Annexure GG which confirms these details. Refer to Table 2 below.
The likely impacts of the development	The likely impacts of the development have been assessed in detail in Section 6 of the EIS.
Suitability of the site	The site has been demonstrated to be suitable for the proposed development through detailed site analysis and assessment of impacts as detailed in the EIS. Refer Section 7 of the EIS.
Any submissions made in accordance with the EP&A Act	Any submissions received during the exhibition of the EIS will be considered as part of the assessment process.
The public interest	The proposed development is in the public interest as it will deliver new social and affordable responding directly to the NSW Government’s commitments under the Housing Accord to boost housing supply, diversity and increase housing affordability. Refer Section 7 of the EIS.
<p>4.36 Development that is State significant development</p> <p><i>(1) For the purposes of this Act, State significant development is development that is declared under this section to be State significant development.</i></p> <p><i>(2) A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.</i></p> <p><i>(3) The Minister may, by a Ministerial planning order, declare specified development on specified land to be State significant development, but only if the Minister has obtained and made publicly available advice from the Independent Planning Commission about the State or regional planning significance of the development.</i></p> <p><i>(4) A State environmental planning policy that declares State significant development may extend the provisions of</i></p>	Schedule 1 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> (Planning Systems SEPP) lists development declared to be State significant. The development satisfies the provisions of Clause 26 of the Planning Systems SEPP. Refer to Table 6 in this Annexure and Section 1, 4.1 and 4.3 of the EIS.

Environmental Planning and Assessment Act, 1979 (as amended) (EP&A Act)

Section	Consideration/Section in EIS/Annexure
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the policy relating to that development to State significant development declared under subsection (3).

Table 2 Consideration of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation)

Environmental Planning and Assessment Regulations 2021

Section	Consideration/Section in EIS/Annexure
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Section 26	Section 26(1)(a) of the Regulations pertains to affordable housing and requires the designated Community Housing Provider to be specified with the application. In accordance with Section 26 of the Regulations, the SSD includes details of the Tier 1 Community Housing Provider who is designated to manage the development for a minimum of 25 years. Refer to Annexure GG which confirms these details.
Section 190 - Form of the EIS	The EIS is consistent with the requirements of Section 190 of the Regulations and has been prepared in accordance with the <i>State Significant Development Guidelines</i> .
Section 191 – Compliance with the environmental assessment requirements	The EIS has been prepared in accordance with the SEARs issued 26 November 2026. Refer to Section 6.1 of the EIS and Annexure A which outlines how the SEARs have been addressed in the EIS.
Section 192 - Content to be included in an EIS	The content of the EIS is consistent with the requirements set out in Section 192. Refer to Sections 3 and 6 in the EIS.
Section 193 - principles of ecologically sustainable development to be addressed in the EIS.	The proposed development is consistent with the ESD principles. Refer to Section 6.9 and the ESD Report at Annexure U has been prepared in accordance with the requirements of Section 193.

Table 3 Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017

Savings, Transitional and Other Provisions Regulation

Section	Consideration/Section in EIS/Annexure
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Schedule 2, Provisions applying with respect to approval of concept plans

(1) This clause applies to development (other than an approved project) for which a concept plan has been approved under Part 3A, before or after the repeal of Part 3A, and so applies whether or not the project or any stage of the project is or was a transitional Part 3A project.

(2) After the repeal of Part 3A, the following provisions apply to any such development (whether or not a determination was made under section 75P(1)(b) when the concept plan was approved)—

(a) if Part 4 applies to the carrying out of the development, the development is taken to be development that may be carried out with development consent under Part 4 (despite anything to the contrary in an environmental planning instrument),

(b) if Part 5 applies to the carrying out of the development, the development is taken to be development that may be carried out without development consent under Part 4 (despite anything to the contrary in an environmental planning instrument),

(c) any development standard that is within the terms of the approval of the concept plan has effect,

(d) 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,

(e) 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,

(f) 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,

(g) this clause applies instead of section 75P(2), but any direction, order or determination made under section 75P(2) in connection with the concept plan continues to have effect.

The proposal is generally consistent with the Concept Plan approval in accordance with subsection 2(d), as outlined in **Table 11** in this Annexure.

The proposed development is generally compliant with all EPIs, including the height provision outlined in the WPC SEPP however the proposal exceeds the Floor Space Ratio (FSR) provision of 2:1. Given the development is part of a Transitional Part 3A Concept Approval the Concept approval overrides any EPIs. Subsection 2(f), states that the provisions of any environmental planning instrument do not have effect to the extent to which they are inconsistent with the terms of the approval of the concept plan. The FSR control of 2:1 to the site and precinct has been updated by the approval of MOD 5 and it is anticipated that the WPC SEPP provisions are to be updated to reflect these changes. The proposal complies with the height and gross floor area provisions established by the MOD 5 approval.

The proposal aims to satisfy the conditions of MOD 5 and ensure the design is generally consistent with the Design Guidelines and the Public Domain and Landscape Plan.

Table 4 Other Acts

Act	Response
Biodiversity Conservation Act 2016 (BC Act)	<p>Under Section 8.4(2), development (including State significant development) under Part 4 of the EP&A Act on biodiversity certified land does not require an assessment of the likely impact on biodiversity of development. Additionally, under Section 8.4(3), a consent authority, when determining a development application in relation to development on biodiversity certified land is not required to take into consideration the likely impact on biodiversity of the development carried out on that land.</p> <p>Travers Ecology prepared a Biodiversity Certification report to support the proposed development refer to Annexure HH. The report has assessed the proposed development against relevant legislation and policies, in accordance with the BC</p>

Act	Response
	<p>Act. The report concludes that no further assessment of impacts to biodiversity values is required given the legislative context but also having regard to the site’s limited ecological characteristics. Refer to Section 6.11 in the EIS.</p>
<p>Road Act 1993</p>	<p>Section 138 of the <i>Roads Act 1993</i> requires the approval of the appropriate roads authority for works within a public road reserve.</p> <p>Standard Public Domain works are proposed along Buchan Avenue and new MacDonald Road which are local public roads once constructed and dedicated to Council. Approval from Liverpool City Council under Section 138 of the Roads Act will be required.</p> <p>In accordance with Clause 4.42 of the EP&A Act, a consent under Section 138 of the <i>Roads Act 1993</i> cannot be refused if the project is approved and must be substantially consistent with the approval.</p> <p>Consultation will be carried out with Council as part of the assessment of the SSD DA. The Roads Act application will be submitted after approval and when detailed construction plans are prepared. A condition of consent will ensure relevant approvals under the Roads Act will be required prior to commencement of works.</p>
<p>Water Management Act 2000</p>	<p>Under Section 91(2), a controlled activity approval is required for works being undertaken in, or affecting, a watercourse before undertaking any work or development on waterfront land, if an exemption does not apply. Notwithstanding, section 4.41(1)(g) of the Act provides that an SSD is exempt from the need for any water use or management work approval under the Act.</p> <p>An aquifer interference approval under Section 91(3) the Act is not needed for the proposed development. The Geotechnical Report at Annexure Z notes that groundwater levels are anticipated to be slightly lower than the proposed basement and it is likely construction will incorporate a drained basement which is a feasible construction option. Refer to Section 6.14 in the EIS.</p>
<p>National Parks and Wildlife Act 1974 (NSW)</p>	<p>Section 4.41(1)(c) of the Act states that a SSD is exempt from the need for a Section 90 permit for the removal of items of Aboriginal heritage. Irrespective, an existing Aboriginal Heritage Impact Permit (C0001134) applies to Edmondson Park South, including the site. No further assessment of Aboriginal heritage assessment is required and the proposed development will not have any new or additional Aboriginal heritage impacts. Refer to Section 6.18 in the EIS and Annexure EE.</p>

2 Environmental Planning Instruments

Table 5 State Environmental Planning Policy (Precincts - Western Parkland City) 2021

Section	Response/Section in EIS/Annexure
Appendix 1 State Significant Precinct – Edmondson Park South Site	
<p>Section 10 Zone B4 Mixed Use</p> <p>(1) <i>The objectives of Zone B4 Mixed Use are as follows—</i></p> <p style="padding-left: 20px;">(a) <i>to provide a mixture of compatible land uses,</i></p> <p style="padding-left: 20px;">(b) <i>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.</i></p> <p>(2) <i>Development for any of the following purposes is permitted without development consent on land within Zone B4 Mixed Use—</i></p> <p style="padding-left: 40px;"><i>environmental protection works.</i></p> <p>(3) <i>Development for any of the following purposes is permitted only with development consent on land within Zone B4 Mixed Use—</i></p> <p style="padding-left: 40px;"><i>boarding houses; business premises; centre-based child care facilities; community facilities; earthworks; educational establishments; entertainment facilities; function centres; hotel or motel accommodation; information and education facilities; office premises; passenger transport facilities; recreation facilities (indoor); registered clubs; retail premises; roads; seniors housing; shop top housing; any other development not specified in subsection (2) or (4).</i></p> <p>(4) <i>Except as otherwise provided by this Appendix, development for any of the following purposes is prohibited on land within Zone B4 Mixed Use—</i></p> <p style="padding-left: 40px;"><i>agriculture; air transport facilities; caravan parks; cemeteries; correctional centres; crematoria; depots; dual occupancies; dwelling houses; extractive industries; forestry; freight transport facilities; home occupations (sex services); industrial retail outlets; industries; landscaping material supplies; restricted premises; restriction facilities; rural industries; rural workers’ dwellings; sex service premises; storage premises; timber yards; transport depots; truck depots; vehicle body repair shops; waste or resource management facilities.</i></p>	<p>The site is zoned B4 Mixed Use under the WPC SEPP. The proposed development is defined as a <i>residential flat building</i> and <i>shop top housing</i> which is development permitted with consent as it is not specifically listed as prohibited development.</p> <p>The proposed development is consistent with the zone objectives, as it will contribute to a mix of compatible land uses, and will complement future mixed use and residential development surrounding the train station.</p> <p>The site is located within 250m of the train station and is highly accessible and aims to be a transit led development.</p>

Section	Response/Section in EIS/Annexure
<p>Section 18 Height of buildings</p> <p>The height of a building on the any land within Edmondson Park South site is not to exceed the maximum height shown for the land on the <i>Height of Buildings map</i></p> <p>The maximum height of 24m applies to the subject site.</p>	<p>The proposed building height of the development is within the 50m height limit established by the Concept Plan which has been updated amended by MOD 5. The building reaches an RL107.7 at the highest point which is consistent with the 50m height control and maximum RL113.07 stipulated for development on this part of the Station precinct. Block 21 to the south has the opportunity to include a landmark building achieving a maximum height of 67m.</p> <p>Pursuant to section 3B(2(f) of the <i>Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017 (Savings and Transitional Regulation)</i>, the provisions of any environmental planning instrument do not have effect to the extent to which they are inconsistent with the terms of the approval of the concept plan. The approved 50 metre MOD 5 height accordingly prevails over any height control prescribed by the WPC SEPP. The MOD 5 approval includes the requirement for the provisions and mapping as part of the WPC SEPP be updated to reflect the changes to the height standard.</p>
<p>Section 19 Floor Space Ratio</p> <p>The maximum floor space ratio for the site is 2:1</p>	<p>The proposed FSR for the site exceeds the maximum FSR control of 2:1 control under the WSP SEPP. The FSR amounts to some 3.72:1 across the site.</p> <p>The Concept Plan was amended by MOD 5 to increase the gross floor area (GFA) across the Station precinct to allow for a maximum of 140,389sqm of GFA. The station precinct area is then further broken down into quadrants. The subject site is located in Quadrant 2 which permits a total GFA of 50,896sqm. The proposed development has a GFA of 13,986sqm and complies with the maximum GFA for the Quadrant. MOD 5 permits the ability to vary the GFA by 10% between quadrants but GFA must not exceed the maximum for the precinct. The proposal leaves ample GFA for other developments in the Quadrant as it is only taking up some 27% of the total GFA.</p> <p>A clause 28 variation in accordance with WSP SEPP is not required for the non-compliance as the development is in accordance with subsection 3B2(f) of the <i>Savings and Transitional Regulation</i>, which states that the provisions of any environmental planning instrument do not have effect to the extent to which they are inconsistent with the terms of the approval of the concept plan.</p> <p>It is also understood that the WPC SEPP will be updated to ensure consistency between MOD 5 and the statutory instrument, however this has not yet been finalised. Refer to Section 6.4.5 in the EIS.</p>
<p>Section 34 Public utility infrastructure</p>	<p>Services and utilities in the vicinity of the site are established and have the capacity to cater for the proposed development. Infrastructure services including the provision and</p>

Section	Response/Section in EIS/Annexure
<p>(1) <i>Development consent must not be granted for development on land within the Edmondson Park South site unless the consent authority is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required.</i></p> <p>(2) <i>This section does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any public utility infrastructure.</i></p> <p>(3) <i>In this section, public utility infrastructure includes infrastructure for any of the following—</i></p> <p>(a) <i>the supply of water,</i></p> <p>(b) <i>the supply of electricity or gas,</i></p> <p>(c) <i>the disposal and management of sewage.</i></p>	<p>availability of potable water, wastewater, recycled water, electricity, and telecommunications are all available and can be amplified, augmented and extended to service the development. Many services will be delivered under existing approvals. Sewer connection around the site is currently being constructed and is nearing completion (due for completion in June 2026).</p> <p>An Integrated Water Management Plan at Annexure L and Infrastructure Report at Annexure M have been prepared by ADP Consulting and Frank Knight. The reports confirm that the services and utilities have adequate capacity to cater for the development and conclude that as there are no significant impacts associated with the development there are no management or mitigation recommendations required.</p> <p>Refer to Section 6.21 in the EIS.</p> <p>The availability of services and utilities in the area was also confirmed in the Utilities and Infrastructure Report dated 14 August 2018 prepared by J Wyndham Price to accompany MOD 5 whereby this report confirmed the availability and capability of services and utilities to cater for the uplift in density across the precinct.</p>
<p>Section 36 Development control plan</p> <p>(1) <i>The objective of this section is to ensure that development on land within the Edmondson Park South site occurs in a logical and cost-effective manner, in accordance with a staging plan and only after a development control plan that includes specific controls has been prepared for the land.</i></p> <p>(2) <i>Development consent must not be granted for development on land within the Edmondson Park South site unless a development control plan that provides for the matters specified in subsection (3) has been prepared for the land.</i></p> <p>(3) <i>The development control plan must provide for all of the following—</i></p> <p>(a) <i>a staging plan for the timely and efficient release of urban land making provision for necessary infrastructure and sequencing,</i></p> <p>(b) <i>an overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists,</i></p>	<p>Development controls plans do not apply to an SSD. The Design Guidelines have been assessed in Table 12 in this Annexure.</p>

Section	Response/Section in EIS/Annexure
<p>(c) <i>an overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed landscaping requirements for both the public and private domain,</i></p>	
<p>(d) <i>a network of passive and active recreational areas,</i></p>	
<p>(e) <i>stormwater and water quality management controls,</i></p>	
<p>(f) <i>amelioration of natural and environmental hazards, including bushfire, flooding and site contamination and, in relation to natural hazards, the safe occupation of, and the evacuation from, any land so affected,</i></p>	
<p>(g) <i>detailed urban design controls for significant development sites,</i></p>	
<p>(h) <i>measures to encourage higher density living around transport, open space and service nodes,</i></p>	
<p>(i) <i>measures to accommodate and control appropriate neighbourhood commercial and retail uses,</i></p>	
<p>(j) <i>suitably located public facilities and services, including provision for appropriate traffic management facilities and parking.</i></p>	
<p>(4) <i>Subsection (2) does not apply to any of the following development—</i></p>	
<p>(a) <i>a subdivision for the purpose of a realignment of boundaries that does not create additional lots,</i></p>	
<p>(b) <i>a subdivision of land if any of the lots proposed to be created is to be reserved or dedicated for public open space, public roads or any other public or environmental protection purpose,</i></p>	
<p>(c) <i>a subdivision of land in a zone in which the erection of structures is prohibited,</i></p>	
<p>(d) <i>proposed development on land that is of a minor nature only, if the consent authority is of the opinion that the carrying out of the proposed development would be consistent with the objectives of the zone in which the land is situated.</i></p>	

Table 6 State Environmental Planning Policy (Planning Systems) 2021

Section	Response/Section in EIS/Annexure
Chapter 2	
<p>Section 2.6 Declaration of State significant development: section 4.36</p> <p>(1) <i>Development is declared to be State significant development for the purposes of the Act if—</i></p> <p style="padding-left: 40px;">(a) <i>the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and</i></p> <p style="padding-left: 40px;">(b) <i>the development is specified in Schedule 1 or 2.</i></p> <p>(2) <i>If a single proposed development the subject of one development application comprises development that is only partly State significant development declared under subsection (1), the remainder of the development is also declared to be State significant development, except for—</i></p> <p style="padding-left: 40px;">(a) <i>so much of the remainder of the development as the Director-General determines is not sufficiently related to the State significant development, and</i></p> <p style="padding-left: 40px;">(b) <i>coal seam gas development on or under land within a coal seam gas exclusion zone or land within a buffer zone (within the meaning of clause 9A of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007), and</i></p> <p style="padding-left: 40px;">(c) <i>development specified in Schedule 1 to State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.</i></p> <p>(3) <i>This section does not apply to development that was the subject of a certificate in force under clause 6C of State Environmental Planning Policy (Major Development) 2005 immediately before the commencement of this Chapter.</i></p>	<p>The proposed development will be carried out by Landcom, with an EDC that is significantly greater than \$30 million and will provide for 100% affordable housing.</p> <p>The proposed development is therefore SSD and satisfies the provisions of Section 26 of the Planning Systems SEPP.</p>
<p>Schedule 1, Section 26 Housing development carried out by certain public authorities</p> <p>(2) <i>Development carried out by or on behalf of Landcom if—</i></p> <p style="padding-left: 40px;">(a) <i>the development—</i></p> <p style="padding-left: 80px;">(i) <i>has an estimated development cost of more than \$30 million, or</i></p> <p style="padding-left: 80px;">(ii) <i>will result in more than 75 dwellings, and</i></p> <p style="padding-left: 40px;">(b) <i>at least 50% of the gross floor area of the development will be used for the purposes of affordable housing.</i></p>	

Section	Response/Section in EIS/Annexure
<p>Section 2.7 Designation of Independent Planning Commission as consent authority for certain State significant development</p> <p><i>(1) The Independent Planning Commission is declared, under section 4.5(a) of the Act, to be the consent authority for any of the following development that is State significant development unless the application to carry out the development is made by or on behalf of a public authority or unless the development is declared to be State significant infrastructure related development under subsection (2)—</i></p> <p><i>(a) development in respect of which the council of the area in which the development is to be carried out has duly made a submission by way of objection under the mandatory requirements for community participation in Schedule 1 to the Act,</i></p> <p><i>(b) development in respect of which at least 50 submissions (other than from a council) have duly been made by way of objection under the mandatory requirements for community participation in Schedule 1 to the Act,</i></p> <p><i>(c) development the subject of a development application made by a person who has disclosed a reportable political donation under section 10.4 to the Act in connection with the development application.</i></p>	<p>The application is made by Landcom, who is a public authority and therefore the Minister for Planning and Public Spaces is the consent authority for the proposed development.</p>
<p>Section 2.10 Application of development control plans to State significant development</p> <p><i>(1) Development control plans (whether made before or after the commencement of this Chapter) do not apply to—</i></p> <p><i>(a) State significant development, or</i></p> <p><i>(b) development for which a relevant council is the consent authority under section 4.37 of the Act.</i></p> <p><i>(2) A requirement of an environmental planning instrument that a development control plan be prepared before development consent can be granted to development does not apply to—</i></p> <p><i>(a) State significant development, or</i></p> <p><i>(b) development for which a relevant council is the consent authority under the Act, section 4.37.</i></p>	<p>DCPs do not apply to SSD and have therefore not been considered as part of this application.</p> <p>The Design Guidelines approved under MOD 5 have been assessed in Table 12.</p>

Table 7 State Environmental Planning Policy (Transport and Infrastructure) 2021

Section	Response/Section in EIS/Annexure
Chapter 2	
<p>2.100 Impact of rail noise or vibration on non-rail development</p> <p><i>(1) This section applies to development for any of the following purposes that is on land in or adjacent to a rail corridor and that the consent authority considers is likely to be adversely affected by rail noise or vibration—</i></p> <ul style="list-style-type: none"> <i>(a) residential accommodation,</i> <i>(b) a place of public worship,</i> <i>(c) a hospital,</i> <i>(d) an educational establishment or centre-based childcare facility.</i> <p><i>(2) Before determining a development application for development to which this section applies, the consent authority must take into consideration any guidelines that are issued by the Planning Secretary for the purposes of this section and published in the Gazette.</i></p> <p><i>(3) If the development is for the purposes of residential accommodation, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded—</i></p> <ul style="list-style-type: none"> <i>(a) in any bedroom in the residential accommodation—35 dB(A) at any time between 10.00 pm and 7.00 am,</i> <i>(b) anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.</i> 	<p>The site is located approximately 200metres from the rail corridor. The Noise and Vibration Assessment at Annexure Y has concluded that assessment under this clause is therefore not required.</p>
<p>Section 2.119 Development with frontage to classified road</p> <p><i>(1) The objectives of this section are—</i></p> <ul style="list-style-type: none"> <i>(a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and</i> <i>(b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.</i> <p><i>(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—</i></p> <ul style="list-style-type: none"> <i>(a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and</i> <i>(b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—</i> <ul style="list-style-type: none"> <i>(i) the design of the vehicular access to the land, or</i> 	<p>N/A. Buchan Avenue is not a classified road. It is a local road with Liverpool Council as the relevant road authority in this case.</p>

Section	Response/Section in EIS/Annexure
<p>(ii) the emission of smoke or dust from the development, or</p> <p>(iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and</p> <p>(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.</p>	
<p>Section 2.120 – Impact of road noise or vibration on non-road development</p> <p>(1) This section applies to development for any of the following purposes that is on land in or adjacent to the road corridor for a freeway, a tollway or a transitway or any other road with an annual average daily traffic volume of more than 20,000 vehicles (based on the traffic volume data published on the website of TfNSW) and that the consent authority considers is likely to be adversely affected by road noise or vibration—</p> <p>(a) residential accommodation,</p> <p>(b) a place of public worship,</p> <p>(c) a hospital,</p> <p>(d) an educational establishment or centre-based child care facility.</p> <p>(2) Before determining a development application for development to which this section applies, the consent authority must take into consideration any guidelines that are issued by the Planning Secretary for the purposes of this section and published in the Gazette.</p> <p>(3) If the development is for the purposes of residential accommodation, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded—</p> <p>(a) in any bedroom in the residential accommodation—35 dB(A) at any time between 10 pm and 7 am,</p> <p>(b) anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.</p> <p>(3A) Subsection (3) does not apply to a building to which State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 7 applies.</p> <p>(4) In this section, freeway, tollway and transitway have the same meanings as they have in the Roads Act 1993.</p>	<p>N/A</p> <p>Based on Traffic Volume Maps for Transport and Infrastructure SEPP (Map 15A) this development does not require an assessment of road traffic noise intrusion as it does not front a road with an AADT of more than 20,000.</p>
<p>Section 2.122 Traffic-generating development</p> <p>(1) This section applies to development specified in Column 1 of the Table to Schedule 3 that involves—</p>	<p>N/A. This section requires referral to TfNSW for traffic generating development which includes development of more than 75 dwellings with access to a classified road. The development does not front a classified road.</p>

Section	Response/Section in EIS/Annexure
<p>(a) <i>new premises of the relevant size or capacity, or</i> (b) <i>an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity.</i></p> <p>(2) <i>In this section, relevant size or capacity means—</i></p> <p>(a) <i>in relation to development on a site that has direct vehicular or pedestrian access to any road (except as provided by paragraph (b))—the size or capacity specified opposite that development in Column 2 of the Table to Schedule 3, or</i> (b) <i>in relation to development on a site that has direct vehicular or pedestrian access to a classified road or to a road that connects to a classified road where the access (measured along the alignment of the connecting road) is within 90m of the connection—the size or capacity specified opposite that development in Column 3 of the Table to Schedule 3.</i></p> <p>(3) <i>A public authority, or a person acting on behalf of a public authority, must not carry out development to which this section applies that this Chapter provides may be carried out without consent unless the authority or person has—</i></p> <p>(a) <i>given written notice of the intention to carry out the development to TfNSW in relation to the development, and</i> (b) <i>taken into consideration any response to the notice that is received from TfNSW within 21 days after the notice is given.</i></p> <p>(4) <i>Before determining a development application for development to which this section applies, the consent authority must—</i></p> <p>(a) <i>give written notice of the application to TfNSW within 7 days after the application is made, and</i> (b) <i>take into consideration—</i></p> <p>(i) <i>any submission that RMS provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, TfNSW advises that it will not be making a submission), and</i> (ii) <i>the accessibility of the site concerned, including—</i></p> <p>(A) <i>the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and</i> (B) <i>the potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail, and</i> (iii) <i>any potential traffic safety, road congestion or parking implications of the development.</i></p>	<p>The proposed development does not fall under the definition of a traffic generating development.</p>

Section	Response/Section in EIS/Annexure
(5) <i>The consent authority must give TfNSW a copy of the determination of the application within 7 days after the determination is made.</i>	

Table 8 State Environmental Planning Policy (Housing) 2021 (Housing SEPP)

Section	Response/Section in EIS/Annexure
Chapter 2 Affordable housing, Part 2 Development for affordable housing Division 1 In-fill affordable housing	
Section 15A Objective of division The objective of this division is to facilitate the delivery of new in-fill affordable housing to meet the needs of very low, low and moderate income households.	The proposed development is for affordable housing in accordance with the objective.
Section 15C Development to which division applies (1) This division applies to development that includes residential development if— (a) the development is permitted with consent under Chapter 3, Part 4, Chapter 5, Chapter 6 or another environmental planning instrument, and (b) the affordable housing component is at least 10%, and (c) all or part of the development is carried out— (i) for development on land in the Six Cities Region, other than in the City of Shoalhaven or Port Stephens local government area—in an accessible area, or (ii) for development on other land—within 800m walking distance of land in a relevant zone or an equivalent land use zone. (2) Affordable housing provided as part of development because of a requirement under another chapter of this policy, another environmental planning instrument or a planning agreement is not counted towards the affordable housing component under this division. (2A) This division does not apply to development on land— (a) identified as an “Accelerated TOD Precinct” on the Accelerated Transport Oriented Development Precincts Rezoning Areas Map , or (b) identified as the Warrawong Site on the State Significant Development Sites Map , within the meaning of State Environmental Planning Policy (Planning Systems) 2021 , Chapter 2.	The proposed development is permitted with consent under the WPC SEPP, proposes 100% affordable housing and is being proposed on land considered an accessible area (within 800m of a railway station). Division 1 of the Housing SEPP therefore applies.

Section	Response/Section in EIS/Annexure
<p>(3) In this section— relevant zone means the following—</p> <ul style="list-style-type: none"> (a) Zone E1 Local Centre, (b) Zone MU1 Mixed Use, (c) Zone B1 Neighbourhood Centre, (d) Zone B2 Local Centre, (e) Zone B4 Mixed Use. 	
<p>Section 16 Affordable housing requirements for additional floor space ratio</p>	<p>Not applicable. The proposal does not seek to utilise the bonus floor space ratio under the Housing SEPP.</p>
<p>Section 17 Additional floor space ratio for relevant authorities and registered community housing providers</p>	<p>Not applicable. The proposal does not seek to utilise the bonus floor space ratio under the Housing SEPP.</p>
<p>Section 18 Affordable housing requirements for additional building height</p>	<p>Not applicable. The proposal does not seek to utilise the bonus building height under the Housing SEPP.</p>
<p>Section 19 Non-discretionary development standards—the Act, s 4.15</p> <p>(1) <i>The object of this section is to identify development standards for particular matters relating to residential development under this division that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.</i></p> <p>Note— <i>See the Act, section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with.</i></p> <p>(2) <i>The following are non-discretionary development standards in relation to the residential development to which this division applies—</i></p> <ul style="list-style-type: none"> (a) <i>a minimum site area of 450m²,</i> (b) <i>a minimum landscaped area that is the lesser of—</i> <ul style="list-style-type: none"> (i) <i>35m² per dwelling, or</i> (ii) <i>30% of the site area,</i> (c) <i>a deep soil zone on at least 15% of the site area, where—</i> <ul style="list-style-type: none"> (i) <i>each deep soil zone has minimum dimensions of 3m, and</i> (ii) <i>if practicable, at least 65% of the deep soil zone is located at the rear of the site,</i> 	<p>The proposal complies with the non-discretionary standards as detailed below:</p> <ul style="list-style-type: none"> • The total site area is 3,385 sqm, which meets the minimum site area of 450 sqm • A total of 1,555sqm of landscaped area is proposed (equivalent to 45.9% of the site area) which exceeds 30%. • Non-discretionary standards for deep soil does not apply to development to which Chapter 4 applies. • Non-discretionary standards for solar access do not apply to development to which Chapter 4 applies. • All apartments are compliant with minimum internal areas specified in the ADG. Refer Design Report at Annexure I and refer to Section 6.3 and 6.4 <p>The proposal does not meet the non-discretionary standards for car parking. This is justified on the basis that:</p> <ul style="list-style-type: none"> • The site is well located to take advantage of the surrounding public transport network, within 250m of the multimodal transport hub, Edmondson Park Station.

Section	Response/Section in EIS/Annexure
<p>(d) living rooms and private open spaces in at least 70% of the dwellings receive at least 3 hours of direct solar access between 9am and 3pm at mid-winter,</p> <p>(e) the following number of parking spaces for dwellings used for affordable housing—</p> <p>(i) for each dwelling containing 1 bedroom—at least 0.4 parking spaces,</p> <p>(ii) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces,</p> <p>(iii) for each dwelling containing at least 3 bedrooms— at least 1 parking space,</p> <p>(f) the following number of parking spaces for dwellings not used for affordable housing—</p> <p>(i) for each dwelling containing 1 bedroom—at least 0.5 parking spaces,</p> <p>(ii) for each dwelling containing 2 bedrooms—at least 1 parking space,</p> <p>(iii) for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces,</p> <p>(g) the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development,</p> <p>(h) for development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces)—the minimum floor area specified in the Low Rise Housing Diversity Design Guide,</p> <p>(i) if paragraphs (g) and (h) do not apply, the following minimum floor areas—</p> <p>(i) for each dwelling containing 1 bedroom—65m²,</p> <p>(ii) for each dwelling containing 2 bedrooms—90m²,</p> <p>(iii) for each dwelling containing at least 3 bedrooms—115m² plus 12m² for each bedroom in addition to 3 bedrooms.</p> <p>(3) Subsection (2)(c) and (d) do not apply to development to which Chapter 4 applies.</p>	<ul style="list-style-type: none"> The approach to parking supports the objectives of the Liverpool LSPS, Connected Liverpool 2040, which aims to reduce car dependence (and ownership) while promoting sustainable transport options such as public transit, walking, and cycling. Feedback from CHPs has indicated that the provision of parking – whilst important to the development – is offset by the proximity to the station, suitable walking and cycle arrangements, and adjacency to alternative parking infrastructure. The inclusion of 3 car share spaces in the proposed development has the potential to provide for up to 30 private vehicle spaces, which if considered in the context of the other 58 residential spaces that are provided the development is very close to complying with the SEPP numerically. Providing a second basement for the building to accommodate additional car spaces will have negative impacts in terms of the overall building design and compromise the financial viability of the proposed development. There are precedents for a reduction in car parking spaces for other affordable housing developments with good access to public transport. The City West Housing's affordable housing development in Rockdale was approved with six GoGet spaces in lieu of 60 car spaces. An SSDA for the redevelopment of Block 24 at Edmondson Park for affordable housing was recently approved by DHPI which also included a deficiency in parking.
<p>Refer to the Transport Impact Assessment prepared by SCT Transport consultants in Annexure X and Section 6.10 in the EIS for further discussion.</p>	<p>It is also worth noting that as the SSD DA is a Crown DA for the purposes of the EP&A Act, conditions cannot be imposed on the consent to a Crown development application without the approval of the applicant or the Minister. These provisions, combined with the <i>Savings and Transitional Regulation</i> which prescribe the concept plan approvals prevail over environmental planning instruments in the event of an inconsistency, would take precedent over the Housing SEPP's non-discretionary standards.</p>
<p>Section 20 Design requirements</p> <p>(1) Development consent must not be granted to development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces) under this division unless the consent authority has considered the Low Rise Housing Diversity Design Guide, to the extent to which the guide is not inconsistent with this policy.</p> <p>(2) Subsection (1) does not apply to development to which Chapter 4 applies.</p>	<p>Section 20 is not applicable as the proposal is for an integrated high-density development comprising of shop-top housing and an RFB development.</p>

Section	Response/Section in EIS/Annexure
<p>(3) <i>Development consent must not be granted to development under this division unless the consent authority has considered whether the design of the residential development is compatible with—</i></p> <p>(a) <i>the desirable elements of the character of the local area, or</i></p> <p>(b) <i>for precincts undergoing transition—the desired future character of the precinct.</i></p>	
<p>Section 21 Must be used for affordable housing for at least 15 years</p> <p>(1) <i>Development consent must not be granted to development under this division unless the consent authority is satisfied that for a period of at least 15 years commencing on the day an occupation certificate is issued for the development—</i></p> <p>(a) <i>the development will include the affordable housing component required for the development under section 16, 17 or 18, and</i></p> <p>(b) <i>the affordable housing component will be managed by a registered community housing provider.</i></p> <p>(2) <i>This section does not apply to development carried out by or on behalf of the Aboriginal Housing Office or the Land and Housing Corporation.</i></p>	<p>The proposed development comprises 100% affordable housing. The building will be managed by a registered CHP selected by Landcom’s Affordable Housing Panel and managed as affordable housing for a minimum of 15 years.</p> <p>Although the requirement is to ensure the development is managed by a CHP for a minimum of 15 years Landcom is committed to a longer term for this development of up to 25 years. This is outlined in the letter of intent contained at Annexure GG.</p>
<p>Chapter 4 Design of residential apartment development</p>	
<p>Section 142 Aims of this chapter</p> <p>(1) <i>The aim of this chapter is to improve the design of residential apartment development in New South Wales for the following purposes—</i></p> <p>(a) <i>to ensure residential apartment development contributes to the sustainable development of New South Wales by—</i></p> <p>(i) <i>providing socially and environmentally sustainable housing, and</i></p> <p>(ii) <i>being a long-term asset to the neighbourhood, and</i></p> <p>(iii) <i>achieving the urban planning policies for local and regional areas,</i></p> <p>(b) <i>to achieve better built form and aesthetics of buildings, streetscapes and public spaces,</i></p> <p>(c) <i>to maximise the amenity, safety and security of the residents of residential apartment development and the community,</i></p> <p>(d) <i>to better satisfy the increasing demand for residential apartment development, considering—</i></p> <p>(i) <i>the changing social and demographic profile of the community, and</i></p>	<p>The proposed development meets the aims of Chapter 4 as detailed below:</p> <ul style="list-style-type: none"> • The proposal will provide 172 new affordable housing dwellings in Edmondson Park with a mix of 1, 2 and 3 bedroom apartments to suit a range of household types and sizes. • The proposal is consistent with the relevant regional, state and local planning policies as detailed in Section 2 of the EIS. • As detailed in the Design Report at Annexure I, the proposal has been designed to maximise amenity, safety and security and will achieve an appropriate built form that is responsive to its context, streetscape and surrounding public spaces. • The proposal seeks to minimise the consumption of energy as detailed in the ESD Report at Annexure U to conserve the environment and reduce greenhouse gas emissions. • The proposed development has been designed to satisfy the ADG in terms of the provision of solar access, apartment design, site layout and separation distances, general apartment layout and floor to ceiling heights and provision of communal open space etc. Refer to Section 6.3 and 6.4 in the EIS.

Section	Response/Section in EIS/Annexure
<p>(ii) <i>the needs of a wide range of people, including persons with disability, children and seniors,</i></p> <p>(e) <i>to contribute to the provision of a variety of dwelling types to meet population growth,</i></p> <p>(f) <i>to support housing affordability,</i></p> <p>(g) <i>to minimise the consumption of energy from non-renewable resources, to conserve the environment and to reduce greenhouse gas emissions,</i></p> <p>(h) <i>to facilitate the timely and efficient assessment of development applications to which this chapter applies.</i></p> <p>(2) <i>This chapter recognises that the design of residential apartment development is significant because of the economic, environmental, cultural and social benefits of high-quality design.</i></p>	<p>The proposed development is compatible with the desired future character of Edmondson Park, which is undergoing transition. It will contribute to the creation of a vibrant, mixed-use precinct.</p>
<p>Section 144 Application of chapter</p> <p>Development to which this chapter applies is referred as residential apartment development and applies to residential flat buildings, shop top housing.</p>	<p>Noted.</p>
<p>Section 146 Referral to design review panel for development applications</p> <p>A consent authority must refer the residential apartment development applications to the design review panel for the local government area in which the development will be carried out for advice on the quality of the design of the development.</p>	<p>This does not apply to SSD. The proposed development has been reviewed by both the Landcom DRP and the SDRP. The development was also referred to Liverpool City Council for a pre-SSDA meeting to review the proposed design. Feedback from these sessions has been considered in the design and addressed in the Design Report at Annexure I and in the Engagement Outcomes Report at Annexure N. It is also outlined in Sections 6.3, 6.4 and 6.5 in the EIS.</p>
<p>Section 147 Determination of development applications and modification applications for residential apartment development</p> <p>(1) <i>Development consent must not be granted to residential apartment development, and a development consent for residential apartment development must not be modified, unless the consent authority has considered the following—</i></p> <p>(a) <i>the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9,</i></p> <p>(b) <i>the Apartment Design Guide,</i></p> <p>© <i>any advice received from a design review panel within 14 days after the consent authority referred the development application or modification application to the panel.</i></p> <p>(2) <i>The 14-day period referred to in subsection (1)© does not increase or otherwise affect the period in which a development application or modification application must be determined by the consent authority.</i></p>	<p>This is addressed in the Design Report at Annexure I.</p> <p>The provisions of the ADG have been considered in the design of the development. General compliance with the key design provisions has been achieved. Refer to Sections 6.3, 6.4 and 6.5 in the EIS.</p>

Section	Response/Section in EIS/Annexure
<p>(3) To avoid doubt, subsection (1)(b) does not require a consent authority to require compliance with design criteria specified in the Apartment Design Guide.</p> <p>(4) Subsection (1)© does not apply to State significant development.</p>	
<p>148 Non-discretionary development standards for residential apartment development – the Act, s 4.15</p> <p>(1) The object of this section is to identify development standards for particular matters relating to residential apartment development that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.</p> <p>Note—See the Act, section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with.</p> <p>(2) The following are non-discretionary development standards—</p> <p>(a) the car parking for the building must be equal to, or greater than, the recommended minimum amount of car parking specified in Part 3J of the Apartment Design Guide,</p> <p>(b) the internal area for each apartment must be equal to, or greater than, the recommended minimum internal area for the apartment type specified in Part 4D of the Apartment Design Guide,</p> <p>(c) the ceiling heights for the building must be equal to, or greater than, the recommended minimum ceiling heights specified in Part 4C of the Apartment Design Guide.</p>	<p>Car parking is addressed in detail in Section 6.10 in the EIS. While the development considers the ADG the Concept approval overrides the SEPP requirements.</p> <p>As detailed in the Design Report at Annexure I, all internal areas of apartments and ceiling heights for the building comply Part 4C and Part 4D of the ADG</p>
<p>Schedule 9 Design principles for residential apartment development</p>	<p>The proposed development has been designed in accordance with the Design Principles. This is outlined in the Design Report at Annexure I.</p>

Table 9 State Environmental Planning Policy (Resilience and Hazards) 2021

Section	Response/Section in EIS/Annexure
Chapter 4 Remediation of Land	
<p>Section 4.6 Contamination and remediation to be considered in determining development application</p>	<p>A series of site investigations across the Precinct have occurred over time with site audits being conducted. Most recently a PSI was conducted by EGA in August 2025 to accompany the DA for subdivision (DA/421/2025). This investigation confirmed the subject site is suitable for low scale residential development comprising of residential subdivision. This report is</p>

Section	Response/Section in EIS/Annexure
<p>(1) A consent authority must not consent to the carrying out of any development on land unless—</p> <p>(a) it has considered whether the land is contaminated, and</p> <p>(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and</p> <p>(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.</p> <p>(2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subsection (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.</p> <p>(3) The applicant for development consent must carry out the investigation required by subsection (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.</p> <p>(4) The land concerned is—</p> <p>(a) land that is within an investigation area,</p> <p>(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,</p> <p>(c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land—</p> <p>(i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and</p> <p>(ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).</p>	<p>included at Annexure CC. The SSD is also accompanied by a site-specific PSI that was prepared by Geotechnique which can be sourced at Annexure BB. This report confirms that the site is suitable for its intended use for the following reasons:</p> <ul style="list-style-type: none"> • No suspicious odour, staining or foreign material was detected in any of the examined soils; • Contaminant concentrations in the representative, in situ samples from the investigation were found to comply with the adopted SILs applicable to high density residential exposure settings (as well as recreational land settings) • Based on the findings of the PSI, the contamination risks are considered to be low”. <p>No further assessment is required and standard mitigation measures are recommended which include an unexpected finds protocol to be imposed and the removal of waste shall be in accordance with EPA Classification requirements. These mitigation measures are included in Annexure B.</p> <p>A detailed assessment of contamination is provided at Section 6.16 in the EIS.</p>

Table 10 State Environmental Planning Policy (Sustainable Buildings) 2022

Section	Response/Section in EIS/Annexure
Chapter 2 Standards for residential development - BASIX	
<p>2.1 Standards for BASIX development and BASIX optional development</p> <p><i>(1) Schedule 1 sets out the standards that apply to BASIX development referred to in paragraphs (a) and (b) of the definition of BASIX development in the Environmental Planning and Assessment Regulation 2021.</i></p> <p><i>(2) Schedule 2 sets out the standards that apply to—</i></p> <p><i>(a) BASIX development referred to in paragraph (c) or (d) of the definition of BASIX development in the Environmental Planning and Assessment Regulation 2021, and</i></p> <p><i>(b) BASIX optional development if the development application or the application for a complying development certificate was accompanied by a BASIX certificate.</i></p> <p><i>(3) The standard specified in Schedule 2, section 4 extends to a swimming pool or spa that has a capacity of less than 40,000L if the swimming pool or spa is part of development referred to in paragraph (c) of the definition of BASIX development in the Environmental Planning and Assessment Regulation 2021.</i></p> <p><i>(4) A standard specified in Schedule 1 or 2 does not apply to development involving a heritage item or in a heritage conservation area to the extent that the Planning Secretary is satisfied that the development is not capable of achieving a standard because of other development controls that apply.</i></p> <p><i>(5) Development consent must not be granted to development to which the standards specified in Schedule 1 or 2 apply unless the consent authority is satisfied the embodied emissions attributable to the development have been quantified.</i></p>	<p>The ESD Report prepared by Northrop and BASIX Certificate and NATHERs provided at Annexures U, V and II demonstrate the proposed developments commitment to achieving BASIX targets, including:</p> <ul style="list-style-type: none"> • 70% energy reduction; and • 50% water reduction. <p>Section 6.9 in the EIS also details the ESD principles and initiatives that are proposed to be integrated into the design.</p>

3 Concept Plan Approval and Design Guidelines

Table 11 Consistency with Concept Plan Approval

Section, Schedule and Condition	Response
<p>The Planning Assessment Commission under the <i>Environmental Planning and Assessment Act 1979</i> (“the Act”) determines:</p>	<p>Noted, and for the purposes of this application a consolidated instrument has been prepared.</p>
<p>(a) Pursuant to section 75O of the Act, to grant concept plan approval for the proposal referred to in Schedule 1, subject to the modifications set out in Schedule 2, Part B;</p>	<p>MP10_0118 Mod 1 approved January 2012 MP10_0118 Mod 2 approved January 2017 MP10_0118 Mod 3 approved May 2017 MP10_0118 Mod 4 approved October 2017 MP10_0118 Mod 5 approved February 2025 MP10_0118 Mod 11 approved May 2022</p>
<p>(b) Pursuant to section 75P(1)(a) of the Act, the further environmental assessment requirements (as specified in Schedule 2, Part C) for subsequent project or development applications associated with the concept plan;</p>	<p>Noted, these have been addressed below.</p>
<p>(c) Pursuant to section 75P(1)(c) of the Act, that the following aspects of the concept plan require no further environmental assessment and approve this development under section 75J of the Act (subject to the conditions set out in Schedule 3 of this approval);</p> <ul style="list-style-type: none"> • Remediation works in accordance with a remediation remedial action plan relating to lots 1, 2, part lot 7 and part lot 8 DP 1127652; • Remediation works in accordance with Remedial Action Plan Sewerage Treatment Plant Former Defence Ingleburn Site 43008-57149 prepared by JBS&G and dated 20 April 2015 and as described in Section 75W Modification Application (MOD3), prepared by JBA Urban Planning Consultants and dated July 2016; • Remediation of unexpected contamination in accordance with the protocols set out in the concept plan; • Demolition of existing buildings and other structures including paved roadways as set out in the concept plan (as modified); • Construction and use of a temporary sales office; and • Temporary signage associated with the sale of the land; and 	<p>N/A</p>

Section, Schedule and Condition	Response
(d) Pursuant to section 75P(1)(b) of the Act, that all other development associated with the concept plan be subject to Part 4 of the Act (excluding exempt and complying development).	Complies. The proposed development is lodged under Part 4.

<p>The reasons for the imposition of modifications and further assessment requirements are:</p> <ul style="list-style-type: none"> To adequately mitigate the environmental impact of the development; To ensure that the proposed development is adequately serviced by utilities and infrastructure; To manage bushfire hazard; To ensure consistency with the Conservation Agreement; To ensure an appropriate lot layout and built form; and To maintain the amenity of the locality. 	Noted. The proposed EIS addresses these requirements and the design of the development has considered these site constraints. Refer to Section 6 in the EIS.
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SCHEDULE 1

PART A – PROJECT

Proponent:	<i>Landcom</i>	Noted. The proposed development includes 172 dwellings, which will not result in an exceedance of the maximum number of permitted dwellings in the Concept Plan area.																		
Application made to: <i>Minister for Planning</i>																				
Major Number:	Project <i>MP10_0118</i>																			
On land comprising:	<table border="0"> <tr> <td>Lot A DP 188121</td> <td>Lot 4 DP 1127652</td> <td>Lot 65 DP654507</td> </tr> <tr> <td>Lot 8 DP 1127652</td> <td>Lot 5 DP 1127652</td> <td>Lot 2 DP1144667</td> </tr> <tr> <td>Lot 1 DP 1127652</td> <td>Lot 2 DP831152</td> <td>Lot 1 DP831150</td> </tr> <tr> <td>Lot 7 DP 1127652</td> <td>Lot 1 DP831152</td> <td>Lot 1 DP831149</td> </tr> <tr> <td>Lot 2 DP 1127652</td> <td>Lot 3 DP831152</td> <td>Lot 1 DP831148</td> </tr> <tr> <td>Lot 3 DP 1127652</td> <td>Lot 1 DP801456</td> <td>Lot 3 DP 246213</td> </tr> </table>	Lot A DP 188121	Lot 4 DP 1127652	Lot 65 DP654507	Lot 8 DP 1127652	Lot 5 DP 1127652	Lot 2 DP1144667	Lot 1 DP 1127652	Lot 2 DP831152	Lot 1 DP831150	Lot 7 DP 1127652	Lot 1 DP831152	Lot 1 DP831149	Lot 2 DP 1127652	Lot 3 DP831152	Lot 1 DP831148	Lot 3 DP 1127652	Lot 1 DP801456	Lot 3 DP 246213	
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Lot 3 DP 1127652	Lot 1 DP801456	Lot 3 DP 246213																		
Local Government Area:	<i>Liverpool City Council and Campbelltown City Council</i>																			

Section, Schedule and Condition	Response
<p>Approval in summary for:</p> <p>Concept Plan for a development on approximately 413 hectares comprising:</p> <ul style="list-style-type: none"> • residential development of 3,530 4,502 7,092 dwellings; • development of the Edmondson Park town centre including 35,000-45,000 sqm of retail, business and commercial floor space, along with associated uses, and a single 'landmark development' of up to: <ul style="list-style-type: none"> - 67.4 metres in the Frasers Town Centre including a single 'landmark development' of up to 30 metres in height within 300 metres of the proposed station; - 67 metres in the Landcom Town Centre North; • protection of approximately 150 hectares of conservation lands within regional parklands; • adaptive relocation of three heritage listed 'Riley Newsam' pre-fabricated cottages, within the open space network, and retention of the Ingleburn Military Precinct and Mont St Quentin Oval; • upgrade of Campbelltown Road with a maximum road width of 38.8 metres, and construction of three signalised intersections with Campbelltown Road; • a temporary sales and information office and temporary signage associated with the sale of land; • site remediation works; • demolition of a number of existing buildings across the site; and • associated infrastructure. 	<p>The height of the development complies with the provisions of MOD 5. The 67m height limit applies to Block 21 which is to the south of the subject site.</p>
<p>Capital Investment Value:</p> <p>\$273 million</p>	
<p>Type of development:</p> <p>Concept Plan approval under Part 3A of the Act</p>	
<p>Date of commencement of approval:</p> <p>This approval commences on the date of the Planning Assessment Commission's approval</p>	

Section, Schedule and Condition	Response
Date approval will lapse: Date approval will lapse: 10 years from the date of determination unless specified action has been taken in accordance with Section 75Y of the Act.	The consent has been taken up and as such the approval remains valid.
PART B – DEFINITIONS	N/A
SCHEDULE 2	
PART A – ADMINISTRATIVE CONDITIONS	
1.1 The Proponent shall carry out the Concept Plan generally in accordance with the:	
a) Concept Plan Application MP10_0118;	While Condition 1.1 of the Concept Plan is administrative in its function, the EIS and supporting annexures including this particular annexure demonstrate the proposed development’s consistency with the relevant considerations of the approved concept plan and its associated documents (as modified).
b) State Significant Site Study and Environmental Assessment – Edmondson Park concept plan and State significant site listing, prepared by JBA Planning and dated September 2010;	
c) Preferred Project Report - Edmondson Park South state significant site listing and concept plan, prepared by JBA Planning September and dated November 2010;	The following sections reflect a ‘consolidated’ concept plan approval instrument and accordingly the relevant sections consider the individual modifications.
d) Section 75W modification applications, including:	
i) Request to modify major project MP 10 – 0118 (MOD 1), prepared by Landcom and dated January 2012;	
ii) Section 75W Modification of Concept Plan and Project Approval MP10-0118 (MOD2), prepared by APP Corporation Pty Ltd and dated May 2016; and	
iii) Section 75W Modification Application (Mod 3), prepared by JBA Urban Planning Consultants and dated July 2016;	
iv) Environmental Assessment Report – Concept Plan Modification and Major Development SEPP Amendment (Mod 4), prepared by JBA and dated March 2016;	
v) Consolidated Responses to Submissions (Mod 4), prepared by JBA and dated March 2017; and	
vi) Environmental Assessment Report – Modification 5 to Edmondson Park Concept Plan MP10_0118 and SEPP amendment, prepared by Willow Tree Planning and dated September 2018, as amended by Response to Submissions dated August	

Section, Schedule and Condition	Response
<p>2020, and further information dated 10 December 2020, March 2021, September 2021, November 2023, February 2024, March 2024, August 2024 and November 2024;</p>	
<p>e) Section 75W Modification of the Concept Plan MP 10_0118 (MOD 11), prepared by Ethos Urban and supporting appendices dated 4 June 2021. Response to Submissions and supporting appendices dated 23 November 2021 and Response to Request for Additional Information and supporting appendices dated 25 February 2022; and</p>	
<p>f) h this approval.</p>	
<p>1.2 In the event of an inconsistency between: a) the modifications of this approval and any document listed from condition 1.1a) to 1.1e) 1.1e) 1.1f) 1.1h) 1.1d) inclusive, the conditions of this approval shall prevail to the extent of the inconsistency; and</p>	<p>Noted</p>
<p>b) any document listed from condition 1.1a) to 1.1e) 1.1e) 1.1f) 1.1h) 1.1d) inclusive, the most recent document shall prevail to the extent of the inconsistency.</p>	<p>Noted</p>
<p>Determination of Future Applications</p>	
<p>1.3 The determination of future applications for development on the Site is to be generally consistent with the terms of this approval.</p>	<p>Proposed development complies, as detailed in this table.</p>
<p>PART B – MODIFICATIONS TO THE CONCEPT</p>	
<p>Urban design and built form</p>	
<p>1.1 The concept plan is modified to require preparation of a development control plan instead of the proposed development control strategy. The development control plan is to be prepared in consultation with Liverpool and Campbelltown Councils and adopted by the Director-General prior to the lodgement of any application for subdivision of a subsequent stage, or construction of a dwelling. Prior to determination of any application for subdivision or development within the Edmondson Park town centre (outside the Frasers Town Centre and Landcom Town Centre North), the development control plan is to be amended to include built form and development controls for the entire remainder of the Edmondson Park town centre (outside the Frasers Town Centre and Landcom Town Centre North), including controls to achieve active street frontages for buildings within close proximity of the train station.</p>	<p>The Edmondson Park South Development Control Plan 2012 was adopted by Council and aims to guide land-use development, subdivision, roads and road network design in the precinct. The development is generally in accordance with this DCP although MOD 5 has altered the density and the uplift that has been approved has not been translated back to the DCP so the policy is at this point outdated.</p>

Section, Schedule and Condition	Response
<p>1.2 The development control plan is to include appropriate design controls which will ensure that development in the vicinity of identified heritage items does not detract from the heritage significance of these items including associated views.</p>	<p>Yes the Edmondson Park South DCP 2012 includes design provisions to protect and maintain the integrity of heritage items and their significance.</p>
<p>Traffic and transport</p>	
<p>1.3 The final design of Campbelltown Road, including any reduced road width (less than 38.8m) and kerbside parking, is to be determined through the detailed design being carried out by RTA in consultation with the Department and in accordance with the requirements of Part B, condition 1.6. The final design should fully explore opportunities to provide at grade pedestrian access across Campbelltown Road in the vicinity of the Mont St Quentin Oval and the Ingleburn Military Heritage Precinct.</p>	<p>N/A to this development site and proposal.</p>
<p>1.4 Prior to undertaking works on Campbelltown Road the applicant must enter into a Works Authorisation Deed with RTA for the proposed works. All works on Campbelltown Road are to be designed and constructed to RTA requirements. All intersection approaches on Campbelltown Road are to provide a single 100m long right turn storage bay and must operate with double overlap diamond phasing. Campbelltown Road is infrastructure to be funded through the Growth Centres special infrastructure contribution area (SIC) levy. The proponent must pay the required SIC levy or alternatively may enter into an agreement for the provision of a material public benefit in lieu of payment of the SIC levy, or any component thereof, for the construction of and dedication of road widening along Campbelltown Road.</p>	<p>N/A in this case.</p>
<p>Regional Park</p>	
<p>1.5 The concept plan is modified such that the environmental living lots proposed in the northwest corner of the site are to be located entirely within the E4 Environmental Living zone, and outside the E1 National Parks and Nature Reserves Zone under the Major Development SEPP.</p>	<p>Noted – not affected by the proposed works.</p>
<p>Heritage</p>	
<p>1.6 The final design of Campbelltown Road is to respond to the heritage value of the adjoining heritage items. Any proposed relocation of heritage items to accommodate the road would be required to be justified through a heritage impact assessment, have regard to the implications on the approval of the sale of the land by the Commonwealth under the <i>Environmental Protection and Biodiversity Conservation Act 1999</i>, and requires the written endorsement of the Director-General.</p>	<p>N/A to the subject development.</p>
<p>Decommissioning of Sewerage Treatment Plant</p>	

Section, Schedule and Condition	Response
1.7 The existing sewerage treatment plant is to be decommissioned as soon as practicable following the connection of the Bambi Kindergarten and Ingleburn North Primary School to the proposed Ash Road Carrier Stage 1.	Noted.
PART C – FURTHER ENVIRONMENTAL ASSESSMENT REQUIREMENTS	
Built form and urban design	
1.1 Each subsequent residential subdivision application is to demonstrate how higher density development within that stage is to be located in close proximity to proposed services and public transport infrastructure.	N/A – subdivision is not proposed
1.2 Each subsequent subdivision application is to demonstrate consistency with the development control plan to be prepared under Part B, condition 1.1.	N/A
1.2A The Water Cycle Management Plan – Addendum for Edmondson Square Residential Precincts 2 & 3 – June 2021 submitted with MOD 11 is not approved.	Noted
1.3 Any future project or development application for the proposed 'landmark development' within the town centre of up to 30 metres in height, may be approved in accordance with the exceptions to development standards provision of the relevant environmental planning instrument. Alternatively an amendment to the height of buildings provisions in that instrument is required prior to approval.	
Any future development application within the:	N/A
1) Frasers Town Centre must demonstrate it is consistent with the <ul style="list-style-type: none"> a) Frasers Town Centre Maximum Height of Buildings Plan; b) Frasers Town Centre Maximum Gross Floor Area Plan; c) Frasers Town Centre Public Domain Plan; and d) Frasers Town Centre Design Guidelines dated February 2022 (as amended by FEAR 1.3C) 	

Section, Schedule and Condition	Response																		
<p>2) Landcom Town Centre North must demonstrate it is consistent with the:</p> <ul style="list-style-type: none"> a) Edmondson Park South Height of Buildings plan dated November 2020; b) Edmondson Park Town Centre North – GFA Distribution Per Quadrant plan dated 29/02/2024 c) Edmondson Park Town Centre North Public Domain and Landscape Plan (Revision P8) dated 16.11.2020; d) Design Excellence Strategy Landcom Town Centre North Edmondson Park, dated May 2024; and e) Edmondson Park Town Centre North Design Guidelines dated October 2024. 	<p>The proposed development is consistent with these provisions as follows:</p> <ul style="list-style-type: none"> • The proposal achieves a maximum RL107.70m in height, which is lower than the 50m (RL113.07) height limit shown on Edmondson Park South Height of Buildings plan dated November 2020. • It includes 13,986 sqm of GFA, which is within the maximum allowable GFA for Quadrant 2 of the Station Precinct (50,896sqm) as shown on the Edmondson Park Town Centre North – GFA Distribution Per Quadrant plan dated 29/02/2024. • It has been prepared in accordance with the Design Excellence Strategy Landcom Town Centre North Edmondson Park (May 2024), refer Section 6.3 of the EIS, and • It is generally consistent with the Edmondson Park Town Centre North Design Guidelines (October 2024), as outlined in Table 12 below. 																		
<p>1.3A Future development applications within the Frasers Town Centre core are not to exceed the GFA and building heights specified in the table below:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d3d3d3;">TCC Quadrant</th> <th style="background-color: #d3d3d3;">Gross floor area (m2)</th> <th style="background-color: #d3d3d3;">Maximum height (RL)</th> </tr> </thead> <tbody> <tr> <td>North West</td> <td>20,000</td> <td>99.5</td> </tr> <tr> <td>North East</td> <td>45,000</td> <td>105.8</td> </tr> <tr> <td>South West</td> <td>56,500</td> <td>95.7</td> </tr> <tr> <td>South East</td> <td>23,525</td> <td>96.4</td> </tr> <tr> <td>Total</td> <td>145,025</td> <td></td> </tr> </tbody> </table>	TCC Quadrant	Gross floor area (m2)	Maximum height (RL)	North West	20,000	99.5	North East	45,000	105.8	South West	56,500	95.7	South East	23,525	96.4	Total	145,025		<p>N/A</p>
TCC Quadrant	Gross floor area (m2)	Maximum height (RL)																	
North West	20,000	99.5																	
North East	45,000	105.8																	
South West	56,500	95.7																	
South East	23,525	96.4																	
Total	145,025																		
<p>a) Notwithstanding the GFA figures in 1.3A a) above, GFA in any quadrant may exceed the maximum by up to 10 per cent, provided that the total GFA for all quadrants is not exceeded; and</p>	<p>N/A as the proposed GFA is within the maximum stipulated for Quadrant 2</p>																		

Section, Schedule and Condition	Response
<p>b) Notwithstanding the maximum height figures in 1.3A a) above, only one single ‘landmark’ building may be approved in the South West quadrant to a height of RL 132.9.</p>	<p>N/A as the development does not include a landmark building.</p>
<p>1.3B Any development application for the landmark building (i.e. the building to RL 132.9) or the market hall must demonstrate design excellence through a design excellence strategy. This strategy must include consideration of the site’s character, suitability, layout, setbacks, architectural design, materials and finishes, articulation and detailing, relationship to the public domain, connectivity and street activation.</p> <p>The design excellence strategy must include an independent peer review and be approved by Liverpool City Council prior to the lodgement of the first development application for the landmark building or market hall.</p>	<p>N/A</p>
<p>1.3C The proponent must revise the Frasers Town Centre Design Guidelines as follows:</p> <p>a) Amend Section 1.5 to read: <i>Should development not adopt a design solution, it may propose an alternative design solution. This alternative solution will be assessed against the relevant performance criteria. Should the relevant performance criteria not be satisfied, the applicant is to demonstrate that the proposal considers the vision and principles. When assessing a design solution, the consent authority is to apply a flexible approach that allows consideration of reasonable alternative design solutions.</i></p> <p>b) Amend Section 1.8 to include a map depicting Main Street and the activity streets</p> <p>c) Amend Section 4.2 Design Solution DS 2.3 to require the Soldiers Parade frontage between Henderson Road and the Greenway will be predominantly sleeved by residential, commercial or retail uses</p> <p>d) Amend Section 4.2, Design Solution DS2.3 to require retail or commercial uses with a street address at the corners of Soldiers Parade and the Town Centre Core east-west street and the Greenway and Main Street</p> <p>e) Include a provision that the Liverpool Design Excellence Panel will review (in accordance with its normal procedures) all applications within its remit, in addition to all public domain works with a cost of works above \$10 million</p> <p>f) Amend design characteristic in Part 3, Table 1 to read: <i>Diversity of architectural form and expression is encouraged achieved within a framework of visual compatibility between different buildings</i></p> <p>g) Amend design characteristics in Part 3, Table 1 to read: <i>Community uses are centrally located to maximise accessibility to all dwellings and to provide a strong civic presence in the Town Centre</i></p>	<p>N/A</p>

Section, Schedule and Condition	Response
<p>h) Move the following provisions from Section 4.1, DS 3.1 to Performance Criteria PC3: <i>Maximum building height and Gross Floor Area for the Town Centre Core complies with the Concept Plan (as modified).</i></p>	
<p>i) Amend Section 4.1 to provide for setbacks and street alignments. Ground and first floor levels should be constructed to the street alignment, to provide an urban streetscape. Consideration must be given to podium forms for towers. The street wall height and tower must provide for a human scale at street level and allow for street tree planting in accordance with the Public Domain Plan.</p>	
<p>j) Amend Section 4.4, DS 4.8 to read: <i>Access to car park entries and the loading dock(s) is from Bernera Road, Greenway and Soldiers Parade only. Service vehicle access is preferred from Bernera Road and Soldiers Parade</i></p>	
<p>k) Amend Part 4, Table 2 so that parking is provided generally in accordance with the specified Town Centre Core Parking Rate</p>	
<p>l) Amend Section 5.2 to include measures to encourage windows to local street frontages. Where blank walls are unavoidable, ensure the face dwelling entries</p>	
<p>m) Amend the solar access requirements in Section 5, Tables 3 and 4 to require 70 per cent of terraces and townhomes in each of the three residential stages receive at least two hours' solar access to principal living areas or private open space between 9am and 3pm on 21 June</p>	
<p>n) Amend the private open space provision in Section 5, Tables 3 and 4 to require that principal private open space must be accessed directly from living rooms</p>	
<p>o) Amend the dwelling size requirement in Section 5, Table 3 to require an additional 12m² for a fourth bedroom and a minimum dwelling width of four metres.</p>	
<p>p) Amend the private open space provision in Section 5, Table 5 (for Urban Terraces) to requiring:</p> <ul style="list-style-type: none"> • An area of private open space must be accessed directly from living rooms • Appropriate screening in the form of landscaping or materials consistent with the Design Guidelines for private open space within the front setback, or an alternative design response that promotes a degree of privacy from the public domain. 	
<p>q) Amend Section 5, Table 5 (for Urban Terraces) to include a new section 'Streetscape' requiring:</p> <ul style="list-style-type: none"> • that driveways are grouped where possible to provide adequate space for street planting • that dwellings have a habitable room on the ground level. 	
<p>r) Amend the private open space provision in Table 6 (for Landscape Terraces) to require that an area of private open space must be accessed directly from living rooms.</p>	

Section, Schedule and Condition	Response																		
<p>s) Amend Section 5, Table 6 (for Landscape Terraces) to include a new section ‘Dwelling Width’ to require dwellings have a minimum width of 4m (measured between internal face of party walls).</p> <p>t) Amend Table 6 (for Landscape Terraces) to include a new section ‘Streetscape’ requiring:</p> <ul style="list-style-type: none"> • that driveways are grouped where possible to provide adequate space for street planting • that dwellings have a habitable room on the ground level. <p>The revised Frasers Town Centre Design Guidelines must be submitted to and approved by the Secretary within 28 days of the determination of MOD-4 MOD 11 to the Concept Plan/ The revised Design Guidelines must also be provided to Council for information once approved by the Secretary.</p>																			
<p>Landcom Town Centre North</p>																			
<p>1.3D Future development applications within the Landcom Town Centre North, Station Precinct are not to exceed the GFA and building heights specified in the table below:</p>	<p>Proposed development complies. It includes 13,986sqm of GFA, which is within the maximum allowable GFA for Quadrant 2 of the Station Precinct. This SSD DA is the first application in Quadrant 2 and does not seek to take up all GFA allocated to the Quadrant.</p>																		
<p>a)</p>																			
<table border="1"> <thead> <tr> <th data-bbox="235 767 548 842">Station Precinct Quadrant</th> <th data-bbox="555 767 952 842">Gross floor area (m2)</th> <th data-bbox="958 767 1294 842">Maximum height (m)</th> </tr> </thead> <tbody> <tr> <td data-bbox="235 847 548 903">Quadrant 1</td> <td data-bbox="555 847 952 903">31,669</td> <td data-bbox="958 847 1294 903">50 (RL 113.07)</td> </tr> <tr> <td data-bbox="235 908 548 963">Quadrant 2</td> <td data-bbox="555 908 952 963">50,896</td> <td data-bbox="958 908 1294 963">50 (RL 113.07)</td> </tr> <tr> <td data-bbox="235 968 548 1024">Quadrant 3</td> <td data-bbox="555 968 952 1024">47,807</td> <td data-bbox="958 968 1294 1024">50 (RL 113.07)</td> </tr> <tr> <td data-bbox="235 1029 548 1085">Quadrant 4</td> <td data-bbox="555 1029 952 1085">10,017</td> <td data-bbox="958 1029 1294 1085">50 (RL 113.07)</td> </tr> <tr> <td data-bbox="235 1090 548 1161">Total</td> <td data-bbox="555 1090 952 1161">140,389</td> <td data-bbox="958 1090 1294 1161"></td> </tr> </tbody> </table>	Station Precinct Quadrant	Gross floor area (m2)	Maximum height (m)	Quadrant 1	31,669	50 (RL 113.07)	Quadrant 2	50,896	50 (RL 113.07)	Quadrant 3	47,807	50 (RL 113.07)	Quadrant 4	10,017	50 (RL 113.07)	Total	140,389		<p>The proposal also satisfies the height provisions as the highest point of the building reaches RL107.70 within the max RL113.07 and 50m.</p>
Station Precinct Quadrant	Gross floor area (m2)	Maximum height (m)																	
Quadrant 1	31,669	50 (RL 113.07)																	
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Quadrant 4	10,017	50 (RL 113.07)																	
Total	140,389																		
<p>b) Notwithstanding the GFA figures in 1.3D (a) above, GFA in any quadrant may be varied by up to 10 percent, provided that the total GFA (140,389m2) is not exceeded; and</p>	<p>N/A as no variation is requested or relied upon in this case.</p>																		
<p>c) Notwithstanding the maximum height figures in 1.3D(a) above, only one building may be approved to a height of 67 m (RL 126.65).</p>	<p>N/A as the landmark building is not proposed within Block 20a.</p>																		

Section, Schedule and Condition	Response
Traffic and transport	
1.4 Any future application which proposes additional intersections with Campbelltown Road is to be supported by a traffic analysis and is to have the concurrence of the RTA.	N/A
1.5 Any future application is to address the need for the relocation of Macdonald Road, with timing to be supported by a detailed traffic assessment to RTA's satisfaction.	<p>Complies. Commencement of construction of new MacDonald Road is scheduled for Q4 and is anticipated to take 9months to a year to construct. Design development of this roadway is in accordance with the approved Public Domain and Landscaping Plan and consistent with MOD 5. The civil plans included as part of the Infrastructure Report in Annexure M show the relationship of the roadway to the subject development.</p> <p>New Macdonald road is to be delivered as a Review of Environmental Factors (REF) Part 5 Approval pathway by Landcom in accordance with the provisions of the Transport and Infrastructure SEPP provisions. The REF will require liaison with Government Agencies including Council and TfNSW (former RTA).</p>
1.6 Any future The first application submitted to the consent authority for either the Edmondson Park town centre outside the Frasers Town Centre or future application for road infrastructure within the Frasers Town Centre must be supported by a detailed traffic and transport study, including a micro-simulation model. This should identify appropriate bus priority measures along the proposed Main Street, and ensure integration with the transport interchange, through consultation with Department of Transport.	<p>SIDRA and VISSM modelling were completed as part of Mod 5. This is not the first application in the Edmondson Park Town Centre. Several previous applications have already been determined. Every application including this SSDA is accompanied by a detailed Transport Impact Assessment (TIA) which considers the traffic generation impacts. Refer to Section 6.10 in the EIS for a detailed assessment and Annexure X.</p> <p>The application will be exhibited and TfNSW will be able to review and consider the proposed development.</p>
1.6A Any future application for road infrastructure within the Frasers Town Centre must be prepared in consultation with Transport for NSW and RMS. The proponent must demonstrate to the consent authority that they have considered any comments received during consultation. This requirement operates in addition to any consultation, concurrence or approval requirements under any other environmental planning instruments or legislation.	N/A – the proposal is not within the Frasers Town Centre.
1.6B The proponent must provide land dedication to RMS in accordance with the plan of RMS Road Acquisition dated 27 June 2017 for the purposes of road widening along Campbelltown Road prior to determination of any development application for building works adjacent to Campbelltown Road. Land dedication for Campbelltown Road is to meet RMS requirements for road widening works.	N/A – the proposal does not affect Campbelltown Road.

Section, Schedule and Condition	Response
<p>1.6C Prior to the issue of a subdivision certificate for the 1,500th dwelling or by 31 December 2025, whichever occurs first under this concept approval to which development is to be carried out, the Proponent must upgrade the Camden Valley Way / Croatia Avenue, Cambelltown Road / Bernera Road and Campbelltown Road / East Town Centre Street intersection as follows:</p> <ul style="list-style-type: none"> a) Camden Valley Way / Croatia Avenue (Soldiers Parade) intersection: extend the eastbound right turn bay to 180m; b) Campbelltown Road / Bernera Road intersection: provide an additional shared through and left turn short lane in length of 60m on the northern approach; and c) Campbelltown Road / East Town Centre Street intersection: provide an additional right turn lane in length of 120m on the eastern approach and provision of a left turn slip land on the northern approach. 	<p>Infrastructure upgrades in accordance with this condition have been occurring separate to this application and are ongoing.</p> <p>Landcom is discussing this matter with Transport for NSW. They are proposing to commence preparation of a Works Authorisation Deed with TfNSW now that Mod 5 is approved. The completion of the works will be subject to authority approval.</p>
<p>1.6D The upgrade of intersections required under condition 1.6C must be carried out in accordance with the following requirements:</p> <ul style="list-style-type: none"> a) Be designed: <ul style="list-style-type: none"> i. To meet TfNSW requirements; ii. And endorsed by suitably qualified practitioner(s); iii. In accordance with AUSTRROADS and other Australian Codes of Practice; b) Certified copies of the civil design plans must be submitted to TfNSW for consideration and approval prior to the release of the Construction Certificate by the Certifier and commencement of road works. Documents should be submitted to Development.Sydney@transport.nsw.gov.au c) The developer is required to enter into a Works Authorisation Deed for the abovementioned works; and d) TfNSW fees for administration, plan checking, civil works inspections and project management must be paid by the developer prior to the commencement of works. 	<p>N/A – these works are not within the vicinity of the site.</p>
<p>1.7 Any future application for development within 25m of the South West Rail Link must identify and mitigate any impacts on the South West Rail Link, in consultation with Department of Transport.</p>	<p>N/A</p>
<p>1.7A Car and bicycle parking within the Edmondson Park Town Centre must be provided in accordance with the:</p> <ul style="list-style-type: none"> 1) Frasers Town Centre Design Guidelines (as amended by FEAR 1.3C)-and; 2) Edmondson Park Town Centre North Design Guidelines dated October 2024. 	<p>N/A</p> <p>Proposed development generally complies. It does not exceed the maximum car parking rates specified in the Design Guidelines and</p>

Section, Schedule and Condition	Response
	provides 1 bicycle space per dwelling (total of 176) and 4 spaces for the retail component.
Development contributions	
<p>1.8 The subsequent subdivision application within each council area must include an offer to enter into a voluntary planning agreement for payment of local infrastructure contributions, with the details of the contributions, and the nature of any land dedications or works in kind to be negotiated with the relevant council.</p>	
<p>1.8A A Voluntary Planning Agreement in accordance with the public benefit offer dated 8 August 2017 between Frasers Property Australia Pty Ltd (or its nominated entity) and Liverpool Council shall be prepared, publicly exhibited, executed and registered on the title of the land with the Office of Land and Property Information.</p> <p>The Voluntary Planning Agreement, as executed, must be registered on the title of the land prior to the determination of the first development application for residential or commercial floor space within the Frasers Town Centre, or as otherwise agreed with Liverpool City Council.</p> <p>A copy of the executed Voluntary Planning Agreement shall be submitted to the Secretary.</p>	N/A
<p>1.8B This condition outlines the local contribution requirements for the Landcom Town Centre North precinct</p> <p>a) Within 12 months of the date of this consent or prior to the determination of any development application which would result in the approval of a cumulative total of 755 dwellings within the Landcom Town Centre North precinct (Precinct 9), whichever occurs sooner, the proponent must enter into a planning agreement under section 7.7(3) of the EP&A Act with Liverpool City Council and the Minister for Planning in accordance with the commitments contained in the letter of offer titled Edmondson Park Precincts 3, 5 and 9 Planning Agreement – Revised Letter of Offer dated 10 February 2025 prepared by Landcom.</p> <p>b) If the planning agreement has not been entered into by the time required by paragraph (a), the proponent must enter into a planning agreement under section 7.7(3) of the EP&A Act with the Minister for Planning in accordance with commitments contained in the letter of offer titled Edmondson Park Precincts 3, 5 and 9 Planning Agreement – Revised Letter of Offer dated 10 February 2025 prepared by Landcom.</p>	<p>Noted.</p> <p>Landcom prepared a Letter of Offer which has recently been revised after negotiations with Liverpool City Council. On 25 March 2026 at a formal Council meeting, Council approved the endorsement of the Planning Agreement which aims to contribute over \$150mil worth of works in kind, infrastructure works and monetary contribution. Refer Section 6.24 of the EIS for details.</p> <p>Yes – refer to Section 6.24 of the EIS. Council has formally approved and endorsed the progression of the Planning Agreement to become a legally binding document.</p>

Section, Schedule and Condition	Response
<p>c) Any development application for development involving the construction of dwellings (up to a maximum of 754 dwellings) within the Landcom Town Centre North precinct prior to the execution of a planning agreement in accordance with a) or b) above is liable for contributions under the relevant Contributions Plan.</p>	<p>Noted. An exemption for the payment of local contributions is sought given the formal endorsement of the planning agreement is imminent. Refer Section 6.24 of the EIS.</p>
<p>Bushfire hazard</p>	
<p>1.9 Future subdivision applications must demonstrate compliance with the bushfire management measures outlined in the concept plan, and be in accordance with <i>Planning for Bushfire Protection 2006</i>.</p>	<p>N/A. The proposed development does not include subdivision.</p>
<p>1.9A Future subdivision / development within the Landcom Town Centre North must demonstrate compliance with the bushfire management measures outlined in the concept plan and be in accordance with:</p> <p>a) Planning for Bushfire Protection 2019; and b) The requirements within RFS's submission to MP10_0118 MOD5, reference DA-2017-05115 and dated 20 January 2021.</p>	<p>The proposed development has been designed in accordance with the Planning for Bushfire Protection Guidelines, as outlined in Section 6.22 of the EIS and Annexure FF.</p> <p>The site is no longer mapped as Bushfire Prone.</p>
<p>1.10 Future subdivision applications are to demonstrate that the APZs are located outside any area of public open space, unless agreed to by the relevant council, and outside the regional park, unless agreed to by Office of Environment and Heritage.</p>	<p>The proposal does not involve subdivision. However, the proposed APZ to the north is located along new Macdonald Road. This is acceptable as outlined as Section 6.22 of the EIS and as supported by the Bushfire Protection Assessment.</p>
<p>Conservation Agreement</p>	
<p>1.11 Prior to determination of any future application for any aspect of the concept plan which is inconsistent with the Conservation Agreement, the Conservation Agreement is to be amended by way of written agreement between the relevant parties to be consistent with the concept plan.</p>	<p>N/A to the subject site.</p>
<p>Vegetation management</p>	
<p>1.12 Each subsequent stage is to provide details on:</p> <ul style="list-style-type: none"> strategies to manage interface issues between the construction site and both the regional park and any vegetation identified as an offset under the concept plan; and appropriate procedures for clearing of vegetation and strategies to retain mature trees where possible. <p>Any procedures and strategies are to be carried into a vegetation management plan prior to commencement of works on the site.</p>	<p>The site adjoins Maxwell Creek which is located to the north. There is physical separation between the Creek and the site of between 32m to 36m which caters for the new MacDonald road. The civil plans have been designed to consider this roadway and the lane at the rear and has been designed to satisfy the provisions of the Public Domain and Landscape Plan.</p>

Section, Schedule and Condition	Response
Regional Park	
1.13 Any future application for subdivision to create the regional park is to include an easement in favour of Sydney Water over the proposed sewer pipeline.	N/A
Heritage	
1.14 Any future applications seeking approval for construction of buildings are to be accompanied by a Heritage Interpretation Strategy for the former Ingleburn Army Camp, Ingleburn villages and Indigenous cultural heritage, prepared by a suitably qualified heritage conservation practitioner in accordance with the NSW Heritage Office guidelines <i>Interpreting Heritage Places and Items</i> (2005) and <i>Heritage Interpretation Policy</i> (2005). The Heritage Interpretation Strategy is to be prepared in consultation with the Office of Environment and Heritage, the relevant council(s) and should include a detailed history of the Site.	A Heritage Interpretation Strategy has not been prepared in this case. The proposed development will not impact the Ingleburn Army Camp or villages, nor any items of Aboriginal heritage. The proposed development will be undertaken in accordance with the existing AHIP. Refer section 6.19 of the EIS for a detailed analysis on European heritage within close vicinity of the site.
The Heritage Interpretation Strategy is to address the relocation and sensitive adaptive Reuse of selected prefabricated cottages in accordance with the approved concept plan.	
1.15 Any future applications outside the Frasers Town Centre are to be accompanied by a Statement of Heritage Impact prepared by a suitably qualified heritage conservation practitioner in accordance with the NSW Heritage Office guideline <i>Statements of Heritage Impact</i> (2002) which assesses potential impacts of proposed works on heritage items and their settings.	There are no items of heritage located in the vicinity of the site and therefore a SoHI is not required. As recognised by the SEARs, there is also no need for supporting documentation to address non-Aboriginal Heritage.
1.16 Any future application to demolish, remove or relocate the Lecture Hall (Nissen Hut), the kitchen/dining complex (Mess Hall), and historic plantings, or the Riley-Newsum prefabricated cottages, is to be accompanied by a photographic archival recording of all items proposed to be relocated or demolished. The archival recording is to be prepared by a suitably qualified heritage conservation practitioner in accordance with the NSW Heritage Office guideline <i>Photographic Recording of Heritage Items Using Film or Digital Capture</i> (2006). Typical examples of elements and structures should be included as well as views and spatial relationships between elements. Copies of the archival recording are to be provided to the Department, Campbelltown City Council and Liverpool City Council.	N/A
1.17 Any future applications involving the relocation of prefabricated cottages is to demonstrate that work will be undertaken in association with specialist engineers and conservation practitioners.	N/A
1.18 Future applications are to identify how the detailed design has responded to opportunities to further mitigate impacts on Aboriginal archaeological heritage.	The proposed development will not impact any items of Aboriginal heritage. The proposed development will be undertaken in accordance with the existing AHIP. Refer Section 6.18 of the EIS.

Section, Schedule and Condition	Response
Site filling and disposal	
1.19 Any future applications are to provide details of the nature and extent of any cut and fill that is required to be undertaken. Compliance with the relevant council's requirements (as relevant to cut and fill) should also be demonstrated.	Proposed development complies. Minimal site regrading is proposed. The proposed earthworks and civil works are outlined in the Integrated Water Management Report prepared by Xavier Knight at Annexure L .
Flooding	
1.20 Any future applications outside the Frasers Town Centre are to demonstrate compliance with the flood management measures outlined in the Part 3A Concept Plan, Water Cycle Management Plan prepared by J. Wyndham Prince, September 2010. Compliance with Campbelltown and Liverpool City Council requirements (as relevant to flooding) should also be demonstrated.	Proposal complies. The site is not flood liable. Refer to Section 6.15 and Annexure AA of the EIS which confirms this and considers the PMF level and potential overland flow. The site is not mapped as flood prone as part of Council's mapping system.
Water quality and riparian corridors	
1.21 Any future applications are to provide details on the proposed water sensitive urban design infrastructure, to the satisfaction of the consent authority. Future applications within the:	
1) Frasers Town Centre must provide water sensitive urban design in accordance with the Water Cycle Management Plan Addendum Report prepared by J. Wyndham Price, March 2016. Any increased water flow through the rail corridor may require the approval of Transport for NSW.	N/A
2) Landcom Town Centre North must provide water sensitive urban design in accordance with the Edmondson Park Town Centre North Water Cycle Management Strategy Report prepared by J. Wyndham Prince, August 2018.	Proposed development generally complies, however an alternative on site detention and water quality facility is proposed because the stormwater detention basins identified in the Edmondson Park Town Centre North Water Cycle Management Strategy Report are not yet constructed. The proposed approach is designed to satisfy Council's requirements. Refer Section 6.13 of the EIS and Annexure L .
1.22 Any future applications for residential lots adjacent to Cabramatta Creek are to demonstrate that the lot layout and dwelling locations can accommodate an adequate riparian corridor and associated buffer.	N/A
1.23 The channel restoration along corridor B (as identified in the concept plan) is to be designed to accommodate a 1:2 to 1:5 year flow and comprise a soft engineering solution.	N/A
Future Development	

Section, Schedule and Condition	Response
1.24 Any future applications for construction of buildings and associated structures (that are not defined as exempt or complying development) within the Site shall:	
a) include an assessment of construction impacts, including noise, traffic, soil and erosion (including acid sulphate soils where relevant), waste, and dust, and identify the mitigation and management measures that would be implemented to address these impacts;	Proposed development complies. These matters are addressed in Section 6 of EIS.
b) demonstrate compliance with the Water Sensitive Urban Design principles established in the concept plan;	The proposed development complies, as noted in 1.21(2) above.
c) where applicable, demonstrate compliance with the commitments and management procedures detailed in the Vegetation Management Plan, including the strategy for retention of trees on site;	N/A as there are no trees or vegetation on the site.
d) demonstrate that habitable floor levels are located above the 100-year ARI flood level plus 500mm freeboard, and that appropriate flood evacuation can be provided for dwellings located below the probable maximum flood level;	Proposed development complies. The site is not located on flood liable land and the ground floor level will be above the PMF. Refer to Section 6.15 of the EIS.
e) demonstrate compliance with the <i>Planning for Bushfire Protection 2006</i> ; and	Proposed development complies. Refer Section 6.22 of the EIS and Annexure FF .
f) demonstrate that ESD measures have been incorporated into the design of the buildings to reduce water and energy consumption in accordance with <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i> ; and	Proposed development complies. Refer Section 6.9 of the EIS and Annexures U and V .
g) demonstrate existing or planned utilities are sufficient to service the proposed development.	Proposed development complies. Refer Section 6.21 of the EIS and Annexure M .
1.25 Noise assessments are required for dwellings located in the areas affected by traffic and rail noise. Future applications are to include detailed assessments of the design of the dwellings that confirm compliance with the noise goals outlined in the South Edmondson Park Concept Application, Noise and Vibration Impact Assessment, August 2010 prepared by Wilkinson Murray.	An acoustic assessment has been undertaken for the site and demonstrates compliance with the relevant and most recent noise guidelines. Refer to Section 6.12 of the EIS and Annexure Y .
SCHEDULE 3 CONDITIONS OF PROJECT APPROVAL	N/A to this development.

Table 12 Consistency with Design Guidelines

Section + Performance Criteria	Design Solution	Response
Part 2 Vision and Principles		

Section + Performance Criteria	Design Solution	Response
<p>2.1 Vision</p>	<ul style="list-style-type: none"> The Landcom Town Centre North is inspired by its natural surrounds and is a model 21st century parkland, transit-oriented development completing Edmondson Park’s influential role in the southwest The Landcom Town Centre North offers the elements of a well-lived life: nature for nourishment, history for inspiration, health for aging in place and activity for happiness and stimulation New ways of living and traveling increase leisure time The Landcom Town Centre North is a place you are proud to call home. 	<p>The proposed development is consistent with the vision and principles for Edmondson Park. The Vision and Principles have guided development of the Concept Plan and subsequent modifications. The proposed development is consistent with the approved Concept Plan (as modified), demonstrating alignment with the vision and principles for the area.</p>
<p>2.2 Principles</p>	<p>The Landcom Town Centre North develops according to the following overarching principles:</p> <ul style="list-style-type: none"> Connectivity - a system of new local streets and pedestrian paths provide maximum permeability and legibility through visual and physical connections to key destinations. Special attention has been given to ‘green to green’ connections Amenity - Local streets, blocks and indicative built form solutions optimise public and private amenity A Context Sensitive Approach - Character Areas have been identified early in the process to appropriately match density, built form and natural environment to deliver an authentic lifestyle environment and choice Diversity - A variety of housing typologies are proposed which respond to the site features and also provide a sensitive transition to existing land uses and future housing; typically transitioning at the back of the block to ‘complete the streets.’ <p>Development within the Landcom Town Centre North is also guided by the following general principles:</p> <ul style="list-style-type: none"> The Landcom Town Centre North has a distinct, attractive urban character and sense of place The Landcom Town Centre North has a compact, legible, walkable and cyclable structure The Landcom Town Centre North comprises a mixed-use core that includes a suitable mix of high-density residential uses and retail/commercial uses with supporting community floor space. The Station Precinct provides around 5,200m² of commercial/retail gross floor area with supporting community floor space, complementing while not detracting from the key commercial area provided within the Frasers Town Centre to the south 	<p>The proposal capitalises on the site location in close proximity to existing open space and infrastructure, and will contribute to a diverse offering of housing in the town centre precinct.</p> <p>The building has been carefully designed with a consideration of its existing and future context and is consistent with the fundamental elements of the master plan, including the street network. It will have a positive contribution to the town centre and public spaces, providing town centre living at an appropriate density and scale.</p>

Section + Performance Criteria	Design Solution	Response
	<ul style="list-style-type: none"> • Block and lot patterns are of a size and dimensions that are suited to their intended land use and design • Buildings are predominantly medium to high density but achieves an appropriate transition to low density areas to the north and west • The Station Precinct contains towers, including a landmark building which is strategically located to mirror the tower element within the Frasers Town Centre, creating a Station gateway and contributing to the overall legibility of the combined Landcom Town Centre North and Frasers Town Centre • Housing diversity is achieved by encouraging a range of dwelling types including <ul style="list-style-type: none"> – Cottages, Terrace Houses, Residential Flat Buildings, Integrated Terraces and Residential Flat Buildings, Mixed Use Apartment Buildings and Studio Dwellings • Buildings and their associated open spaces engage with and activate the street through: <ul style="list-style-type: none"> – A combination of retail and community uses at the ground floor along and connecting destinations and key desire lines – Ground floor residential façade articulation, activation and street address controls • Local parks, paths and communal open space oriented towards the public domain and interfaces controlled to reinforce a permeable, green street network functioning as active, linear parks • Green spaces oriented towards the street are heavily planted contributing to street canopy and overall urban cooling and walkability • The public domain is well designed and finished to a high standard, and contributes to the creation of a distinct sense of place for the Landcom Town Centre North • Design of residential accommodation, in particular in mixed use settings, provides for a high level of amenity, including solar access, visual and acoustic privacy • Streets, pedestrian and cyclist paths create an interconnected, legible and permeable network of major, minor and fine grain connections that facilitate convenient, safe, and comfortable movement • The use of public transport, walking and cycling is promoted • The open space network is designed to leverage off the 150ha of regional open space within Edmondson Park through visual and multi modal physical connections. Streets and paths and local parks are useable, well distributed and accessible to all residents and have a high level of amenity 	

Section + Performance Criteria	Design Solution	Response
	<ul style="list-style-type: none"> The Landcom Town Centre North has strong visual and physical connections to adjoining open space Residential uses are provided in a range of typologies, medium to high densities with low density transitional fabric, and levels of affordability, catering for a broad range of people. 	

2.3 Precincts and Sites

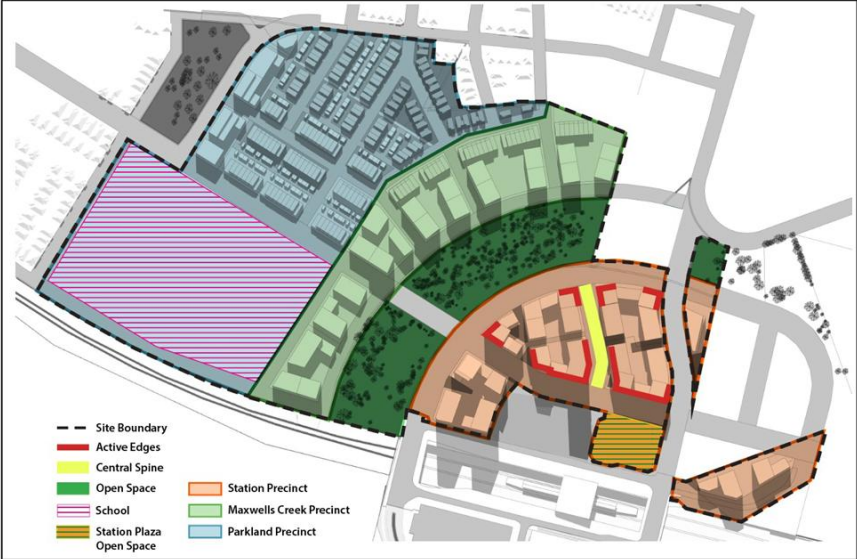


Figure 2: Landcom Town Centre North Precincts

The site is located in the Station Precinct. Relevant performance criteria and design solutions for the Station Precinct are addressed in subsequent sections of the table.

Part 3 Key Elements and Urban Structure

<p>PC1 To ensure that development provides key elements while providing flexibility in the location and arrangement of these elements</p>	<p>DS1.1 Development provides the key elements in Table 1 – Key Elements and is generally consistent with the structure at Figure 3 – Urban Structure. The size shape and exact locations of open space areas may change during the detailed design process.</p>	<p>The proposed development is not totally consistent or aligned with the urban structure plan as defined in the Design Guidelines. The proposal varies in its built form outcome however this is considered to reflect a better urban design and planning outcome.</p> <p>The Design Guidelines state that “variations to the urban structure are permitted where</p>
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Section + Performance Criteria	Design Solution	Response
	 <p>Figure 3: Urban Structure</p>	<p><i>alternative layouts can demonstrate they address the vision and principles and should development not adopt a design solution, it may propose an alternative design solution. This alternative solution will be assessed against the relevant performance criteria....when assessing a development application, the consent authority is to apply a flexible approach that allows consideration of reasonable alternative design solutions”.</i></p> <p>The change in the urban structure and built form is considered to achieve a better design and planning outcome and satisfies the vision, principles and performance criteria of the guidelines.</p> <p>The proposed urban and built form was reviewed by Council and the Landcom Design Review Panel and the State Design Review Panel and was supported in principle. The form of the development was positively received.</p>
<p>Role and function</p>		<p>The proposed development supports transit-oriented development and capitalises on the location close to the train station.</p>
<p>Land Use</p>		<p>The proposed development comprises a high density residential development including a retail component along the corner of new MacDonald Road and Buchan Avenue in line with the Design Guidelines.</p>
<p>Built Form</p>		<p>The proposed development contributes to a range of heights within the precinct, allowing for a modulated skyline. The integrated built form been designed to directly engage with</p>

Section + Performance Criteria	Design Solution	Response
		both street frontages and also to complement adjacent future buildings.
	Open space	The proposed development capitalises on existing and future open space and provides increased opportunities for activation and surveillance. The inclusion of the through site link and laneway will create connectivity and provide for a public space that will be widened in the future when the development at Block 20b occurs.
	Movement	The proposed development utilises the existing approved movement network. The precinct and site redevelopment will increase connectivity and provide an attractive public domain and pedestrianised streetscapes.
	Community and education	N/A
Part 4 Town Centre Built Form Guidelines		
4.1 Building, siting, scale and mass		
<p>PC2 Development is sited and has a scale and mass that:</p> <ul style="list-style-type: none"> • Contributes to the creation of an urban town centre character • Provides for good residential amenity <input type="checkbox"/> • Provides for visual interest • Creates an active, safe and comfortable public domain. 	<p>DS2.0 Buildings frame the streets and public domain.</p> <hr/> <p>DS2.1 Maximum gross floor area for the Station Precinct and each quadrant complies with Figure 4 below and the Concept Plan (as modified).</p>	<p>Proposed development complies. The building has been designed to address both street frontages reflects its prominent location as an entry to the precinct.</p> <hr/> <p>Proposed development complies. The site falls within Quadrant 2 of the Station Precinct, which has a maximum GFA of 50,896sqm under the approved Concept Plan, as modified. The proposal is the first application to be lodged within Quadrant 2 following approval of MOD 5 and includes 13,986sqm of GFA.</p>

Section + Performance Criteria	Design Solution	Response
	DS2.2 Development includes a variety of building heights within the maximum height limits.	Proposed development complies. The proposed building heights vary across the site with a max RL107.7 for Building A and max RL88.5 for Building B, which is within the 50 metre (RL 113.07) height limit which applies to the site under the approved Concept Plan, as modified. The proposed building will provide for variation in height, being slightly taller than adjacent approved/proposed buildings.
	DS2.3 One landmark building may be developed within the Station Precinct.	N/A to this site
	DS2.4 The landmark building is sited to demarcate an important or highly visible location such as a key intersection and be visible from the Station concourse	N/A as the landmark building is not proposed at this site and is earmarked for Block 21 to the south.
	<p>DS2.5 Building length:</p> <ul style="list-style-type: none"> • Provides for a range of individual building designs facing a street • Incorporates modulation to reduce the perceived length and massing • Provides visual interest • Provides opportunities for physical and visual permeability into blocks. 	<p>Proposed development complies.</p> <p>The façade and building envelope provides for vertical articulation and horizontal expression, which combined with proposed landscaping and a refined material palette, increases visual interest and will soften the appearance of the building.</p> <p>The building is varied in scale, form and design. The 15 storey scale tapers down to a 2 storey and 8 storey form with good physical separation created by the proposed form.</p>
	DS2.6 Building depth creates high amenity internal environments with good solar access and natural ventilation.	Proposed development generally complies with the ADG requirements especially in respect to solar access and ventilation.
	DS2.7 Residential apartment development adequate provides separation accordance with the ADG.	<p>The proposed development generally complies.</p> <p>Some minor non-compliances occur on the eastern and southern boundary which are</p>

Section + Performance Criteria	Design Solution	Response
discussed and are justified, as per Section 6.4.3 of the EIS.		
4.2 Building Design		
<p>PC3 Development is designed to:</p> <ul style="list-style-type: none"> • Define streets and other parts of the public domain • Activate and engage with the street and public domain, including the creation of a vibrant Station Precinct • Provide high levels of amenity to residents, workers and the public domain <ul style="list-style-type: none"> □ Reduce the appearance of building bulk and scale and to provide visual interest • Feature excellence contemporary architectural design • Designate particular uses at the site through appropriate façade installation. 	<p>DS3.1 Awnings or coverings occupy the full extent of the encroachment (shown at Table 5 and Figure 10) and are encouraged to extend over the footpath to provide appropriate weather protection for pedestrians. As necessary, any encroachment or extension over Council's footpath or land may be subject to Council's agreement. Where buildings project over the footpath/ street reserve they should be designed in conjunction with the public domain to avoid any compromise of street tree planting.</p>	<p>Building A has been designed to cantilever over the retail tenancy at the upper level along the northern and western side and will act as an awning feature.</p>
	<p>DS3.2 where on the ground floor of Mixed Use Apartment Buildings, shopfront width allows for a large number of different tenancies fronting the street.</p>	<p>The proposed ground floor retail tenancy has an area of 84sqm and its size allows for a variety of retail or commercial uses to occupy the site. The lobby to Building A is also designed to include co-working spaces which provide opportunities for people to work, meet and utilise this area. These active ground floor uses will improve safety and encourage natural surveillance.</p>
	<p>DS3.3 High quality, durable materials such as brick, concrete and glass are used as primary façade materials.</p>	<p>Proposed development complies. Materials palette includes durable, high quality materials including brick, metal, concrete and fibre cement panelling. Refer to Section 3.4.5 of the EIS for details and the Design Report at Annexure I.</p>
	<p>DS3.4 The tower façade incorporates a cohesive pattern of elements that reduce the appearance of building bulk and scale and provide visual interest, such as:</p> <ul style="list-style-type: none"> • Vertical and horizontal articulation • Recesses and projections • Balconies, including variations to balustrade treatment • Sun shading devices • Differences in architectural expression • Differences in material and colour. 	<p>Proposed development complies. Refer to Section 6.4.1 of the EIS for detailed discussion on the architectural elements and devices used to articulate the built form.</p> <p>Both tower forms (Building A and B) are differentiated through the use of varying materials and colour palettes as well as the modulation and façade treatments vary to</p>

Section + Performance Criteria	Design Solution	Response
		<p>create diversity and distinction in the architectural design and form.</p>
	<p>DS3.4A Consideration must be given to podiums forms for towers. the street wall height and tower must provide for a human scale at street level and allow for street tree planting in accordance with the Public Domain Plan.</p>	<p>The proposed building has incorporated a podium form to reduce the perceived bulk and scale of the development. The podium is defined by the two storey terraces which break up the bulk and scale.</p> <p>The inclusion of street trees and public domain works will be consistent with the approved Public Domain and Landscape Plan as part of the MOD 5 approval. Details of the types of trees is included in Section 6.8.3 of the EIS.</p>
	<p>DS3.5 Buildings provide heightened visual interest, through innovative or interesting architectural treatment where they are visible at the termination of a main view corridor.</p>	<p>The proposed development considers its prominent entry location and has been designed accordingly. The EIS and the Architectural Design Report at Annexure I addresses the architectural design purpose and intent.</p>
	<p>DS3.6 Active facades are provided as per Figure 5 – Facades:</p> <ul style="list-style-type: none"> • Active facades typically characterised by varied non-residential ground floor uses in the form of small units with many doors. • These facades follow primary desire lines and contribute a visual richness in façade details to engage the pedestrian. • Active façade design focuses on façade articulation including horizontal and vertical articulation and signage is an integrated, complimentary element. • Vehicle access and servicing zones are generally prohibited where a secondary street or lane is provided. 	<p>Complies – the retail tenancy is located on the prominent corner where the Design Guidelines specify. Friendly facades occupy other parts of the frontages along Buchan Avenue and new MacDonald road and includes main entries to apartments and balconies as well as the main lobby area.</p>
	<p>DS3.7 Friendly facades are provided as per Figure 5 – Facades</p> <ul style="list-style-type: none"> • Friendly facades are predominantly residential ground floor units, lobbies and entries. • Frontages remain relatively narrow but focus on activations and surveillance. 	<p>The guidelines encourage activation and “friendly façades” to be incorporated along Buchan Avenue to the south-west and along new MacDonald Road.</p>

Section + Performance Criteria	Design Solution	Response
	<ul style="list-style-type: none"> • Facades follow primary desire lines and contribute a visual richness in façade details to engage the pedestrian. • There are very few passive units only occurring where required to ensure Active Façade priority areas. • Façade design focuses on achieving relief and safety and signage is an integrated, complimentary element. • Vehicle access is limited and servicing is achieved via tight, recessed openings. 	<p>The proposed development complies, with the primary ground floor lobbies and some apartment and terrace house entries along these frontages which satisfies the provision.</p> <p>Vehicular access will be located off the rear laneway which keeps the main frontages off Buchan Avenue and new MacDonald Road free of any access points.</p>
	<p>DS3.8 Mixed facades are provided as per Figure 5 - Facades.</p> <ul style="list-style-type: none"> • Mixed facades facilitate the active and friendly façade hierarchy of people streets by providing a location for access and servicing. • Small units are permitted but mixed façade areas allow for larger floorplates and wider frontages required to sustain mixed use centres. • Vehicle access and servicing is permitted and mixed in with large footprint active uses such as workshops, design studios and exhibition space. Due to this nature, blank walls and passive units exist and are generally embellished with façade art or greenery. • Façade relief is modest and signage is integrated. 	<p>N/A for this site.</p>
	<p>DS3.9 Distribution of non-residential floor space is provided at Figure 6 – Distribution of Non-Residential Floor Space.</p>	<p>The development satisfies this provision and includes a retail component and main Lobby areas which have been designed as a dual purpose and can be utilised as co-working spaces.</p>
	<p>DS3.10 Design of non-residential ground floor space is to adopt the following design criteria for the positive contribution of the non-residential ground floor to the street level experience and human scale environment (refer to Figure 8 – Human Scale Streets – Non-Residential Ground Floor)</p>	<p>The retail tenancy has a GFA of 84sqm and has been designed to satisfy the design provisions of this section.</p>
	<p>DS3.11 Residential Ground floor in the Station Precinct is to adopt the following design criteria to create an attractive residential ground floor and a human scale environment (refer to Figure 8- Human-Scale Streets – Residential Ground Floor):</p> <ul style="list-style-type: none"> • Well-functioning transition zone from private to public through front landscaping and a level private courtyard along the walkway • An elevated ground floor apartment with an elevated terrace 	<p>Proposed apartments along Buchan Avenue, new MacDonald Road and adjacent to the site through link at ground floor level have been designed to provide direct access to the street. Combined with proposed landscaping and WSUD, this achieves an attractive</p>

Section + Performance Criteria	Design Solution	Response
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- Use of visually permeable treatments for front fencing with vegetation in the front
- Legible entries accessed from the street
- Use of awnings, blade walls and/or recessed ground floor facade design
- Combination of generous and reserved facade design to create eyes on street as well as privacy
- Ground level home office opportunities
- Streetscape landscaping including ground cover, shrubbery, fine grain tree plantings and canopy trees

frontage and human scale for the length of the building.



Figure 8: Human-Scale Streets – Ground Floor

DS3.12 Distribution of non-residential floor space is provided as per Figure 6 - Distribution of Non Residential Floor Space.

The ground floor of all buildings within the Station Precinct must minimise blank walls visible from the public domain. Where blank walls do occur, they are designed to incorporate vertical planting, public art, or architectural treatments and the like to ensure an appropriate streetscape visual amenity is achieved.

Proposed development complies. There are no blank walls visible from the public domain and the ground floor areas include attractive landscaping. The electrical substation along Buchan Avenue will be visually dominating however could not be located in another area. It is suggested that this could become a public art feature with an aboriginal local artist

Section + Performance Criteria	Design Solution	Response
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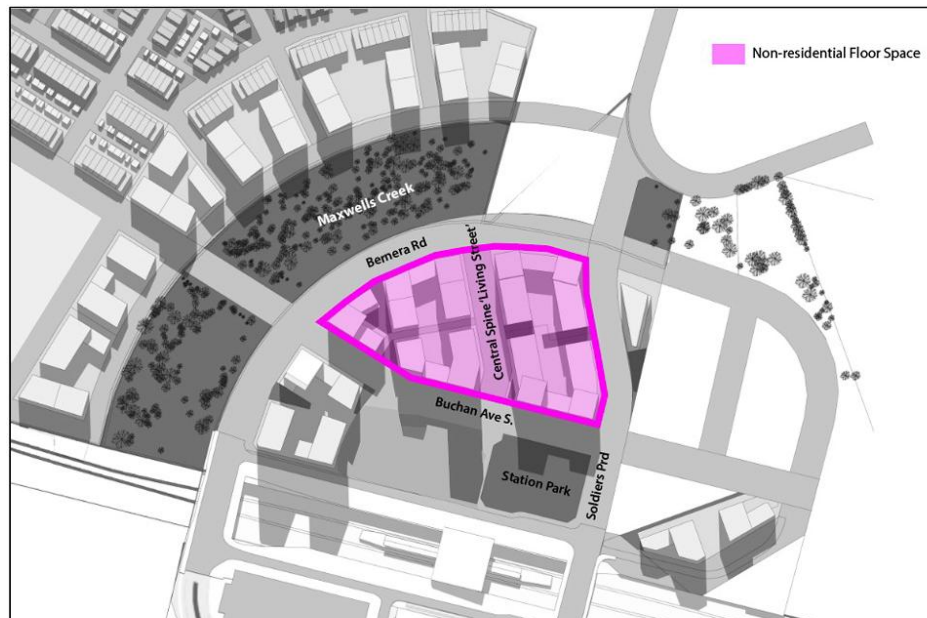


Figure 6: Distribution of Non-Residential Floor Space

or local artist painting this structure. Landscaping around the substation is proposed to reduce its dominance and soften its appearance.

DS3.13 The roofs of all non-residential and apartment buildings must make a positive contribution to the quality of the skyline.

N/A

DS3.14 The Liverpool Council Design Excellence Panel will review all applications within its remit, in addition to all public domain works with a cost of works above \$10 million.

The proposed development has not been reviewed by the Liverpool Council Design Excellence Panel however has been reviewed by Liverpool Council as part of a formal pre-SSDA process including a meeting. The proposal has been reviewed by the SDRP and Landcom Design Review Panel in line with the Edmondson Park Design Excellence Strategy.

Section + Performance Criteria	Design Solution	Response
<p>PC4 Open space:</p> <ul style="list-style-type: none"> Complements public domain within the Station Precinct Incorporates landscaping to soften the built form in the Landcom Town Centre North Is useable, accessible and has a high level of amenity Is well integrated with dwellings and encourages indoor-outdoor living Provides opportunities for social interaction. 	<p>DS4.1 Private and communal open space is provided in accordance with the ADG where the building typology is subject to ADG requirements.</p>	<p>Proposed development complies. Refer Design Report at Annexure I. Balconies to apartments satisfy the ADG minimum area and design configuration. Open space areas to terraces comply with minimum courtyard standards. For most terraces open space exceeds the minimum requirements.</p>
	<p>DS4.2 Communal open space is provided on-site and:</p> <ul style="list-style-type: none"> May be provided at the ground floor, podiums or rooftops Is of sufficient area and dimensions to be useable and cater for forecast demand, considering private open space and nearby public open space provision Is readily accessible to dwellings, noting that it can be shared between buildings □ Has a high level of amenity, with adequate solar access Where possible is visible from the public domain to contribute to the visual character of landscaped open space in the Landcom Town Centre North Incorporates embellishments such as seating, paving and landscaping. 	<p>Proposed development complies. Refer Section 3.4.6 of the EIS.</p>
	<p>DS4.3 Communal open space provision is a combination of residents' communal open space areas and publicly accessible open space including through site links.</p>	<p>Yes complies. The development includes communal open space at Level 2 and also the site through link along the eastern side which is publicly accessible but is designed as an area that can be also utilised as an area for passive recreation.</p>
	<p>DS4.4 The design of landscape areas provides a clear delineation between private, communal and publicly accessible open space.</p>	<p>Proposed development complies. Areas are clearly delineated by fencing or being physically removed ie the communal open space is elevated on Level 2 with secure access only for residents while the through site link and green space along the eastern side is publicly accessible. The private front yards to the terraces include fences and can only be accessed by the individual resident of the terrace.</p>

Section + Performance Criteria	Design Solution	Response
4.4 Vehicle, Parking Access and Manoeuvring		
<p>PC5 Vehicle parking, bicycle parking, access and manoeuvring:</p> <ul style="list-style-type: none"> Balances on-site car parking to accommodate reasonable provision with encouraging alternative modes of transport to the private motor vehicle Is safe, functional and convenient Ensures buildings can be adequately serviced by service and delivery vehicles Is located and designed to minimise visual impact on the public domain and built form. 	<p>DS5.1 Secure, accessible bicycle parking is provided on site.</p> <hr/> <p>DS5.2 On-site vehicle parking, access and manoeuvring areas comply with AS2890.1:2004.</p> <hr/> <p>DS5.3 On-site vehicle servicing areas comply with AS2890.2-2002.</p> <hr/> <p>DS5.4 Sufficient provision is made onsite, where possible, to accommodate removal vehicles.</p> <hr/> <p>DS5.5 Vehicle loading and unloading areas and other similar areas that have the potential to cause noise such as garbage collection areas are located, designed and treated to minimise adverse impacts on residential accommodation.</p> <hr/> <p>DS5.6 Where possible, car parking is located generally below ground. Car parking may protrude above ground level, where demonstrated to be unavoidable, on 'Friendly facades' and 'Mixed Facades' (Figure 5) up to a maximum of 1.5m for ventilation purposes subject to streetscape considerations and screening by landscaping and/or other acceptable architectural features, art or the like. Car parking may not protrude</p>	<p>Proposed development complies. 176 secure bicycle parking spaces are provided either in the basement or upper ground floor level. 172 bike parking spaces are provided in the basement while the 4 bicycle spaces for the retail component are located on the ground floor behind the car share spaces.</p> <hr/> <p>Parking spaces and access to these spaces and manoeuvrability to and from the car park complies with Australian Standards. Refer to Section 6.10 in the EIS and Annexure X.</p> <hr/> <p>N/A</p> <hr/> <p>The development caters for a loading bay off the laneway with swept paths being provided to show that MRV can access the site and leave the space in a forward direction.</p> <hr/> <p>Proposed development complies. Loading requirements of the proposed development are likely to be negligible, and limited to infrequent domestic activities such as waste collection and removalists and the occasional retail deliveries (depending on the use of the retail component). The loading bay area is provided off the rear lane.</p> <hr/> <p>Proposed development complies. None of the basement area protrudes above ground.</p>

Section + Performance Criteria	Design Solution	Response																				
	above ground level fronting 'Activity Facades' (Figure 5). On street car parking within the public domain is also acceptable.																					
	DS5.7 Where site constraints prevent car parking from being provided below ground, it is sleeved by other uses or appropriately screened from view from the public domain by high quality building treatments.	N/A																				
	DS5.8 Car parking is provided generally in accordance with the maximum rates in Table 2. Any variations to these rates is supported by a parking assessment report.	The proposed development does not exceed the maximum car parking identified for the proposed development. Parking has been discussed in Section 6.10.5 of the EIS and the TAIA at Annexure X .																				
	<p>Table 2 Car Parking Rates</p> <table border="1"> <thead> <tr> <th>Use</th> <th>Maximum Rate</th> </tr> </thead> <tbody> <tr> <td>Residential Flat Building/Mixed Use Apartment Building/ Walk-Up Apartment/ Terrace Housing/ Integrated Residential Flat Building and Strata Terrace/ Cottage Dwelling/ Attached Dwelling/ Semi-Detached Dwelling/ Studio Dwelling</td> <td></td> </tr> <tr> <td>Studio Dwellings and other one bedroom dwellings</td> <td>One space per dwelling.</td> </tr> <tr> <td>Two bedroom dwellings</td> <td>1.2 spaces per dwelling.</td> </tr> <tr> <td>Three bedroom dwellings or more</td> <td>Two spaces per dwelling.</td> </tr> <tr> <td>Visitor</td> <td>One space per 10 dwellings.</td> </tr> </tbody> </table>	Use	Maximum Rate	Residential Flat Building/Mixed Use Apartment Building/ Walk-Up Apartment/ Terrace Housing/ Integrated Residential Flat Building and Strata Terrace/ Cottage Dwelling/ Attached Dwelling/ Semi-Detached Dwelling/ Studio Dwelling		Studio Dwellings and other one bedroom dwellings	One space per dwelling.	Two bedroom dwellings	1.2 spaces per dwelling.	Three bedroom dwellings or more	Two spaces per dwelling.	Visitor	One space per 10 dwellings.									
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	DS5.9 Bicycle parking, Motorcycle parking and parking for Service Vehicles is provided in accordance with the rates specified in Table 3.	Proposed development complies with bicycle and motorbike parking rates: <ul style="list-style-type: none"> • 176 bicycle spaces • 6 motorcycle spaces Service vehicles are not provided for in the basement, however this is considered acceptable given the infrequent use of the site by such vehicles.																				
	<p>Table 3 Table 3 Other Parking Rates</p> <table border="1"> <thead> <tr> <th>Land Use</th> <th>Type</th> <th>Rate</th> </tr> </thead> <tbody> <tr> <td>Residential Flat Buildings</td> <td>Bicycle</td> <td>Minimum 1 space per dwelling</td> </tr> <tr> <td rowspan="2">Mixed Use Apartment Buildings, Walk-Up Apartments</td> <td>Motorcycle</td> <td>1 space per 20 car spaces</td> </tr> <tr> <td>Service Vehicles</td> <td>1 space per 40 units (up to 4 spaces per building)</td> </tr> <tr> <td rowspan="4">Retail</td> <td>Bicycle (staff)</td> <td>1 space per 10 staff or 1 space per 200sqm GFA (whichever is greater)</td> </tr> <tr> <td>Bicycle (visitor)</td> <td>2 plus 1 space per 100sqm GFA</td> </tr> <tr> <td>Motorcycle</td> <td>1 space per 20 car spaces</td> </tr> <tr> <td>Service vehicles</td> <td>A per the needs of development</td> </tr> </tbody> </table>	Land Use	Type	Rate	Residential Flat Buildings	Bicycle	Minimum 1 space per dwelling	Mixed Use Apartment Buildings, Walk-Up Apartments	Motorcycle	1 space per 20 car spaces	Service Vehicles	1 space per 40 units (up to 4 spaces per building)	Retail	Bicycle (staff)	1 space per 10 staff or 1 space per 200sqm GFA (whichever is greater)	Bicycle (visitor)	2 plus 1 space per 100sqm GFA	Motorcycle	1 space per 20 car spaces	Service vehicles	A per the needs of development	
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	DS5.10 Residential Flat Buildings and Mixed-Use Apartment Buildings, as well as Integrated Residential Flat Buildings and Terraces in the Landcom Town Centre North are serviced by basement car parks. These may be shared between buildings to minimise the number of vehicular access points.	Proposed development complies, with a basement car park providing for 58 car spaces.																				
	DS5.11 Public bicycle parking is to be provided to support commercial, retail and community infrastructure land uses.	The proposal dedicates four (4) bicycle spaces for the retail component located at ground level behind the car share spaces.																				

4.5 Street Hierarchy, Setbacks and Fencing

Section + Performance Criteria	Design Solution	Response
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PC6 Street hierarchy, setbacks and fencing:

- Create system of new local streets and pedestrian paths with maximum permeability and legibility
- Optimise public and private amenity.

DS6.1 Streets are provided generally in accordance with Figure 9 – Street Hierarchy and Table 4 – Streetscape and Public Domain Landscaping. However the final configuration of streets may change during the detailed design process. Note: Where variations are proposed, development is to demonstrate how the vision and development principles have been considered.




Figure 9: Street Hierarchy

Proposed development complies. The development includes part of the laneway that is intended to joins up to the new 'central spine' in the future. The laneway will be constructed up until the boundary with Blocks 20b and 21. A small turning circle can be temporarily provided until such time as these sites are redeveloped and the lane is then extended as part of those developments.







DS6.4 Buchan Avenue South (within the Landcom Town Centre North) announces the Station Precinct upon crossing the Maxwells Creek threshold. It accommodates wide paved pedestrian pathways to respond to larger mixed-use buildings with ground floor retail, commercial and community uses. The access to ground floor residential units is directly from Buchan Avenue South contributing to pedestrian activation and fine grain. Bike lanes provide a dedicated lane maximising permeability throughout the precinct. Refer to the Public Domain and Landscape Plan document by Taylor Brammer Landscape Architects for key elements and dimensions.

The proposed development has frontage to new Macdonald Road which will be constructed and delivered separately by Landcom and designed in accordance with MOD 5 and the Public Domain and Landscape Plan. Development along Buchan Avenue includes the retail tenancy and its main entry, two (2) units which have direct entry off this street and the main Lobby to Building A which has been designed to include area for a co-working arrangements catering for residents and a dedicated office

Section + Performance Criteria	Design Solution	Response
		<p>for the CHP. The public domain will be designed and constructed in accordance with the provisions of the Public Domain and Landscape Plan that was approved as part of MOD 5.</p>
	<p>DS6.9 Setbacks and fencing are provided generally in accordance with Table 5 – Setbacks and Fencing and Figure 10–Setbacks.</p>  <p>Figure 10: Setbacks</p>	<p>Proposed development generally complies with the setbacks outlined in the Guide however there are a few encroachments of balconies which protrude beyond the 600mm allowance. The non-compliance is only to some corners of the buildings given its shape while the terraces fronting new MacDonald Road exceed the 3.6m setback and are setback up to 6m. The variation to the setback is discussed further in Section 6.4.3 of the EIS and outlined in the Design Report at Annexure I.</p>

Section + Performance Criteria	Design Solution	Response
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Table 5 Setbacks and Fencing

Figure Key	Setback	Encroachment/ Articulation zone	Permissible Articulation Elements	Interface
	0-3m	3m	Awnings, shopfronts, colonnades.	Awnings, colonnades, permitted to extend beyond lot boundary into verge.
	0-3m	3m	Verandah, front step, upper balcony.	1.2m courtyard wall (local stone).
	3m (5.5m for front garages)	1.5m	Verandah, front step, upper balcony.	1.2m fence wall.
	4m (5.5m for front garages)	1.5m	Verandah, front step, balcony.	1.2m fence/wall or open yard, service lane, garage.
	3.6m	3m*	Verandah, front step, upper balcony.	1.2m white masonry courtyard wall and hedge.
	1m	-	-	1.8m maximum fence/wall of the same primary material as the front fence. 50% transparent.

* Including 0.6m groundcover zone adjoining boundary.

4.6 Residential Amenity

<p>PC7 Residential accommodation is provided with a high level of amenity, including functional, private and communal areas with access to adequate sunlight and daylight, natural ventilation, outlook and views, visual privacy, acoustic privacy and protection from other environmental nuisance such as odour, dust and vibration</p>	<p>DS7.1 Residential apartment development is designed to meet the requirements of the ADG.</p> <hr/> <p>DS7.2 Residential accommodation is sited and oriented to maximise outlook and views to desirable features such as public and communal open space.</p>	<p>Proposed development generally complies. Refer Section 6.5 of the EIS and the Design Report at Annexure I of the EIS.</p> <hr/> <p>Proposed development complies. Refer to Section 6.5 of the EIS and the Design Report at Annexure I. The design capitalises on the north and north-eastern orientation and outlook onto Maxwells Creek. The shape and design of the development aims to maximise solar access and views.</p>
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Section + Performance Criteria	Design Solution	Response
	<p>DS7.3 Residential accommodation is sited and designed to minimise significant adverse amenity impacts such as noise from non-residential uses, in particular vehicle loading and unloading areas and garbage storage and collection areas.</p>	<p>Proposed development has been sensitively and carefully designed to ensure servicing, access and loading and unloading all occurs from the rear so that the main frontages along the site will not be affected by any vehicular access arrangements and will maintain high quality public domain areas. Refer to Section 6.5 and 6.17 of the EIS and in the Design Report at Annexure I.</p>
	<p>DS7.4 Solar access for residential apartment development is to be in accordance with the ADG.</p>	<p>Proposed development complies. Refer to Section 6.5.1 of the EIS and the Design Report at Annexure I of the EIS.</p>
	<p>DS7.5 Natural ventilation for residential apartment development is to be in accordance with the ADG.</p>	<p>Proposed development complies. Refer Section 6.5 of the EIS and the Design Report at Annexure I of the EIS. Wintech was engaged to conduct an independent assessment of cross ventilation within the development. Wintech concluded that it was satisfactory and compliant. The Natural Ventilation Statement can be found at Annexure T.</p>
<p>4.8 Ecologically Sustainable Development (ESD)</p>		
<p>PC Development achieves a high standard of sustainability based on ESD Principles.</p>	<p>DS8A.2 Residential apartment buildings achieve a 5-Star Green Star rating and the retail component achieves a 6-star Green Star rating</p>	<p>The proposed development is seeking to achieve a 4-star Green Star rating. This has been addressed in the ESD Report at Annexure T and complies with Landcom's ESD commitments.</p>