



# Block 20a, Edmondson Park Affordable Housing Project


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## LANDSCAPE CONSULTANT REPORT

Prepared for Landcom

Issue date: 6 March 2026

TaylorBrammer

An aerial photograph of a suburban town, likely Edmondson Park, Australia. The town is densely packed with houses and green spaces, surrounded by rolling hills and lush green trees. The sky is bright blue with scattered white clouds. A semi-transparent white text box is centered over the middle of the image.

*The project team acknowledges the Dharug People who are the traditional Custodians of the land on which the Edmondson Park Block 20A is located.  
We pay our respects to Elders past, present and emerging.*

*We are committed to honouring Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual connections to the land, waters, seas and sky and their rich contribution to society.*

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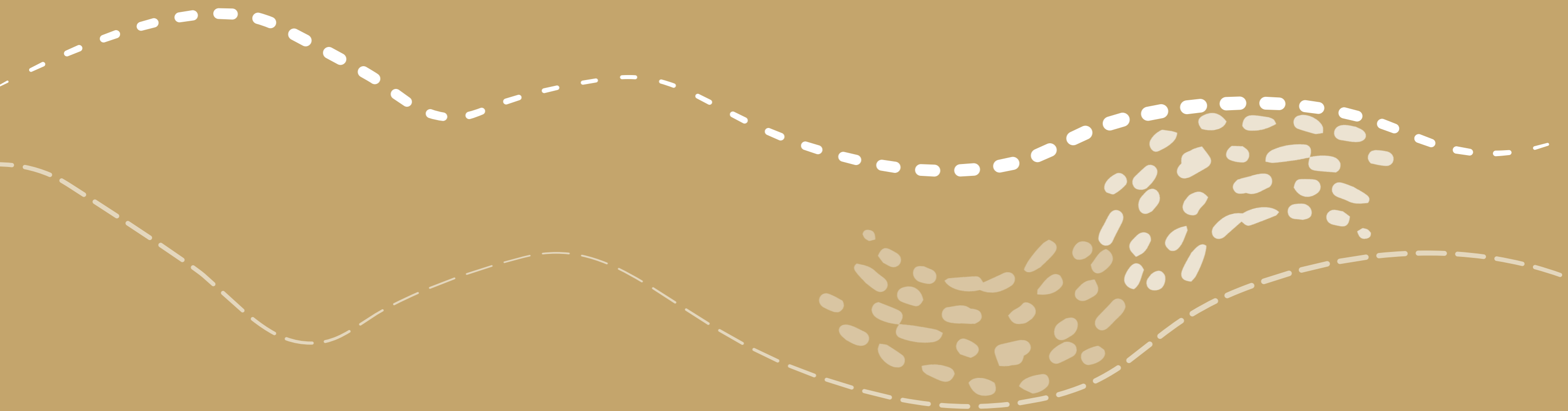
## Amendment register

DOCUMENT ISSUE	REVISION	DATE	STATUS	PREPARED	CHECKED
SSDA	P1	22.01.2026	PRELIMINARY	AB	AL
SSDA	A	06.03.2026	FOR SUBMISSION	BB/AB	AL



Site photo; Nearmaps





**INTRODUCTION**

0'

# 1.0 Introduction

This Landscape report has been prepared by Taylor Brammer to accompany an application for a State Significant Development (SSD-99909708) for infill Affordable Housing at part Lot 40 DP1286165, Edmondson Park also known as Block 20a. Block 20a is subject to development approval (DA-421/2025) which will subdivide Lot 40 into several smaller allotments. The development will be constructed on Lot 401 and relies on Lot 402 which is dedicated to becoming a future laneway.

## 1.1 Project Overview

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

Landcom aims to create innovative and productive places that demonstrate global standards of liveability, resilience, inclusion, affordability, and environmental quality, and uses its sites and close working relationships with the private sector to deliver quality, socially inclusive community places, where people can grow and thrive regardless of income levels and stages of life. In response to the NSW Government's commitment to increasing the supply of Affordable Housing under the National Housing Accord, Landcom has committed to delivering 1,800 affordable rental housing dwellings by 2029. As part of this commitment, Block 20a at Edmondson Park has been earmarked as a suitable site for infill affordable housing.

## 1.2 Project Objectives

Landcom's objectives for the project are:

- Delivery of sustainable high quality affordable accommodation.
- Provide a sense of place within the development to ensure good high-quality accommodation.
- The use of robust materials that allow for long service life of the building.
- Create a building that meets the needs of the community and serves the requirements of the area.
- To establish seamless integration of cultural and sustainable objectives that align to Landcom's key principles.

## 1.3 Proposed Development

Landcom is seeking development consent to construct an infill affordable housing development. Development consent is sought for:

- Site preparation works;
- Earthworks and associated site works;
- Construction of:
  - / One (1) level of basement car parking comprising of 58 car parking spaces, bicycle parking, storage and associated services;
  - / Three (3) inter-connected buildings across the site comprising;

- One, fifteen (15) storey building located along the north-eastern corner of the site;
- One, nine (9) storey building located along the eastern side of the site;
- Four, two-storey attached terraces.
- / Ground floor includes five (5) at grade parking spaces including three (3) dedicated car share spaces and two (2) retail car parking spaces;
- / Two main lobby areas which are designed to be adaptable and cater for co-working;
- / A retail unit;
- / A landscaped plaza along the eastern side of the site;
- / Small office space for a Community Housing Provider;
- / Communal room for residents on the second floor;
- / Large area of communal open space located on Level 2;
- / Associated amenities for services and waste
- A total of 172 affordable housing units are to be delivered.
- The future laneway (Lot 402) will provide access to the site.

The proposed development has an estimated development cost that exceeds \$30million and 100% of the gross floor area of the development will be used for the purposes of affordable housing. Accordingly, the proposal is SSD for the purposes of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP).

## 1.4 Report Purpose

This Report has been prepared to address the following 'Secretary's Environmental Assessment Requirements (SEARs) issued by the Department of Planning, Housing and Industry on 26 November 2025.

Refer to Table 1 for the relevant landscape requirements.

Table 1: Secretary's Environmental Assessment Requirements

State Environmental Assessment Requirements (SEAR)		Report Section
Trees and Landscaping	Provide a landscape plan, that: <ul style="list-style-type: none"> <li>• details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area).</li> <li>• provides evidence that opportunities to retain significant trees have been explored and/or inform the plan.</li> <li>• If the proposal involves impacts to trees, provide an Arboricultural Impact assessment that assesses the number, location, condition and significance of trees to be removed and retained including:                             <ul style="list-style-type: none"> <li>- any existing canopy coverage to be retained on-site.</li> <li>- tree root mapping. if the proposal involves significant impacts to tree protection zones of retained trees identified as being significant</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Refer to LA200 for the planting schedule and 25-112W SSDA - LA201 for the Planting Plan.</li> <li>• Not applicable. There are no existing trees on site.</li> <li>• Not applicable. There are no existing trees on site.</li> </ul>



# 2.1 Site Understanding

## The Site

The proposed development site is in the Liverpool Local Government Area within the Town Centre North precinct of Edmondson Park South. Edmondson Park South is identified in the Western City District Plan as a Local Centre in recognition of its proximity to the Southwest Rail Line and the Edmondson Park Railway Station. It borders the motorway intersection of the M31, M5 and M7 with Camden Valley Way, providing excellent road access to a large extent of the Greater Sydney Metropolitan Area.

The proposed development site is a 3,385m<sup>2</sup> parcel of land currently known as Block 20a and part of Lot 40 in DP 1286165, Croatia Avenue, Edmondson Park (Figure 1). A Site Plan (aerial view) is provided at Figure 2.



Figure 1 : Aerial View Edmondson Park



## 2.2 Site Context



Figure 2 : Aerial View Edmondson Park

## 2.3 Existing Conditions



Site photo looking northwest showing existing embankment, perimeter, and Maxwell Creek trees.  
Image Source Taylor Brammer Landscape Architects



Site photo looking north showing existing ground level and views to Maxwell Creek.  
Image Source Taylor Brammer Landscape Architects



Site photo looking southeast showing existing embankment, perimeter adjacent to Buchan Avenue.  
Image Source Taylor Brammer Landscape Architects



Site photo looking of streetscape adjacent to train station.  
Image Source Taylor Brammer Landscape Architects



Site photo looking towards the train station.  
Image Source Taylor Brammer Landscape Architects



Site photo of Ed Square Shopping Centre.  
Image Source Taylor Brammer Landscape Architects

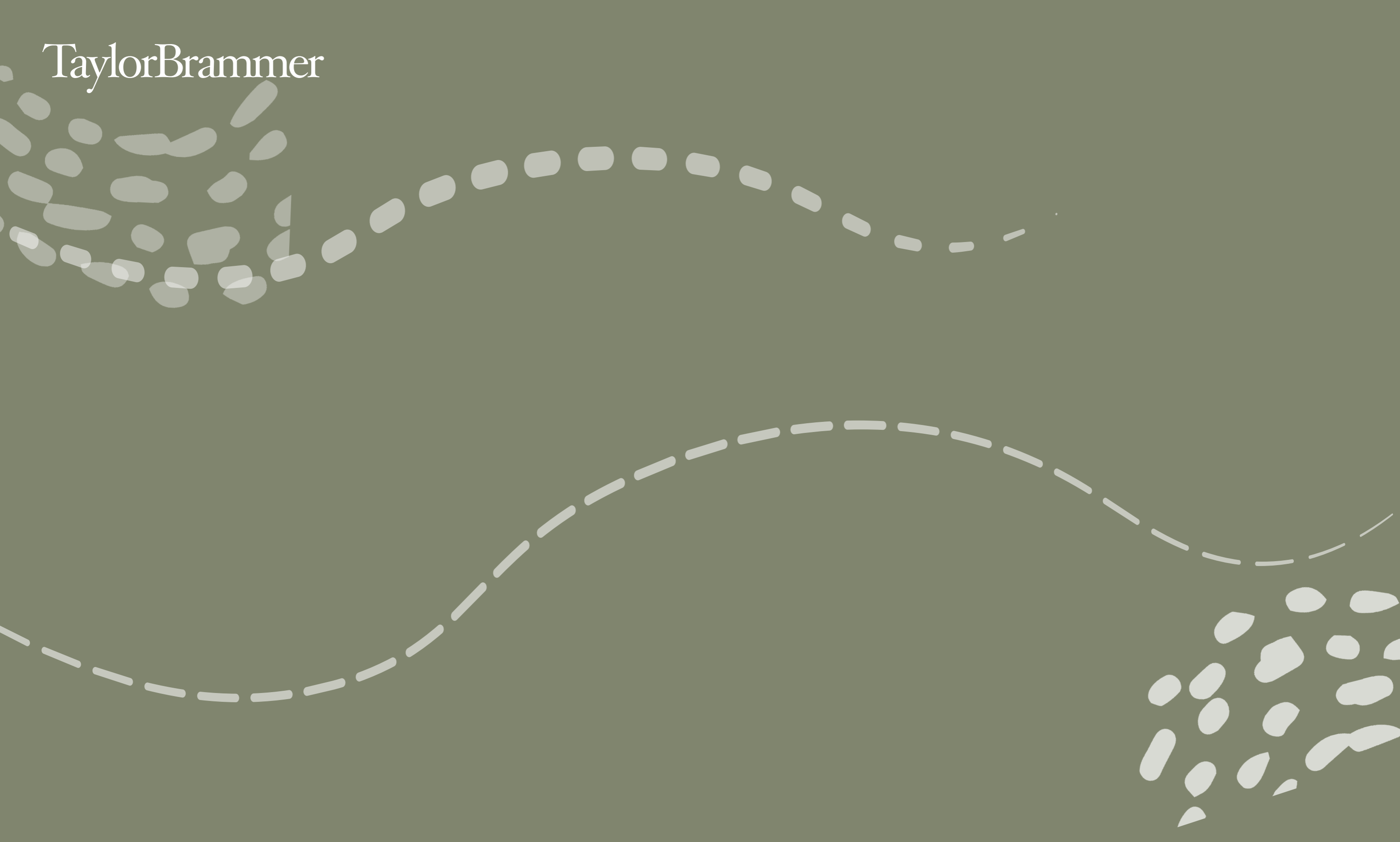
## 2.4 Key Features

Table 2: Key Features of the Site and Surrounds

Attribute	Site Details
Land ownership	<ul style="list-style-type: none"> <li>The site is owned by Landcom.</li> </ul>
Land configuration	<ul style="list-style-type: none"> <li>The site has an approximate area of 3,385m<sup>2</sup>.</li> <li>The site forms part of Lot 40 DP1286165 and is subject to development approval to create two new allotments (Lots 401 and 402).</li> <li>The site is irregular in shape and has frontages of: <ul style="list-style-type: none"> <li>Approximately 42 metres to Buchan Avenue.</li> <li>Approximately 84 metres to new MacDonald Road.</li> </ul> </li> <li>The site includes a splay of approximately 7.36m along the north-western corner.</li> <li>Approximately 48m combined frontage width to the southern future laneway (Lot 402).</li> </ul>
Topography and geology	<ul style="list-style-type: none"> <li>The site is vacant and generally level with a slight slope and fall from west to east with a crossfall of some 2.5m</li> </ul>
Existing features	<ul style="list-style-type: none"> <li>The site is currently vacant.</li> <li>The sites northern aspect offers a great view of Maxwells Creek's lush tree landscape</li> </ul>
Easements and covenants	<ul style="list-style-type: none"> <li>The site is currently unencumbered of easements and covenants.</li> </ul>
Local context	<ul style="list-style-type: none"> <li>The site and its surrounds are generally made up of large super lots comprising remnant vegetation, cleared areas, grassed paddocks and scattered, which are undergoing progressive development.</li> </ul>
Regional context	<ul style="list-style-type: none"> <li>The site is strategically positioned between the Western Sydney Aerotropolis and the regional centres of Liverpool and Campbelltown/ Macarthur.</li> <li>The site is approximately 10km from Liverpool CBD, 14km from Campbelltown CBD and 25km the future Western Sydney International Airport (WSI) and Aerotropolis, which is earmarked to become Sydney's third CBD (Figure 6).</li> <li>The site is accordingly well placed to leverage off the growth and job opportunities from these strategic centres and the WSI and Aerotropolis. The Region Plan and District Plan show that these strategic centres will play a critical role in attracting investment, business activity and jobs across Greater Sydney.</li> <li>The site and broader Edmondson Park Town Centre are anchored by the Edmondson Park Train Station and Southwest Railway Line. These public transport corridors will act as a gateway which will integrate the site with the broader Western Parkland City, the WSI and Aerotropolis.</li> </ul>

Infrastructure	<ul style="list-style-type: none"> <li>Civil works for future Macdonald Road are underway.</li> </ul>
Site access	<ul style="list-style-type: none"> <li>Vehicular access to the site is proposed via the rear laneway (future Lot 402). Pedestrian access to the site</li> </ul>
Services	<ul style="list-style-type: none"> <li>Services is provided off new MacDonald Road and Buchan Avenue. Services and utilities will be able to connect to the subject site. The site will be independently serviced with appropriate metering to the apartments.</li> <li>Service will enter the site from the Northeast.</li> </ul>
Contamination	<ul style="list-style-type: none"> <li>A Preliminary Site Investigation issued for the site confirms it is suitable for the purposes of 'residential with gardens and accessible soil'.</li> <li>No further potential sources of contamination have been identified to date.</li> </ul>
Stormwater and flooding	<ul style="list-style-type: none"> <li>The site is situated to the south of Maxwells Creek – a tributary of Cabramatta Creek and Georges River.</li> <li>Liverpool City Council's online flood mapping tool indicates the site is not flood prone.</li> </ul>
Bushfire risk	<ul style="list-style-type: none"> <li>The site is no longer mapped as Bushfire prone.</li> </ul>
Biodiversity	<ul style="list-style-type: none"> <li>Edmondson Park South has been Biodiversity Certified under the now repealed Threatened Species Conservation Act 1995. It is also covered by a Conservation Agreement under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).</li> </ul>
Aboriginal heritage	<ul style="list-style-type: none"> <li>No Aboriginal heritage items, Aboriginal objects, or areas of archaeological potential are considered likely to be present within the site.</li> <li>AHIP No.C0001134 (AHIMS 3849) has been issued for Edmondson Park South, Southwest Growth Centre which approved salvage works.</li> </ul>
European heritage	<ul style="list-style-type: none"> <li>The site does not contain any mapped items of non-Aboriginal heritage.</li> <li>There are no heritage items or conservation areas within the immediate vicinity of the site.</li> </ul>

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**PROJECT BACKGROUND**

03

# 3.1 Project Background

## Concept plan Approval

The Edmondson Park Concept Plan (MP 10\_0118), initially approved in August 2011 under the former Part 3A of the EP&A Act, provides for a new diverse and sustainable urban community covering an area of 605.4 hectares. Once complete, Edmondson Park South is expected to accommodate a mix of land uses, a diversity of housing, a new town centre incorporating retail, business and commercial floor space with employment opportunities, multi-purpose community and education facilities, a new 150-hectare regional park, several other local parks, and environmental conservation areas.

The Concept Plan has been modified several times to date. Since the Concept Plan's approval, staged development applications have also been determined and constructed, with Edmondson Park now comprising a growing local centre with shops and supporting community services, residential dwellings and open space and public domain.

## Modification No.5 to the Concept Approval

Modification No.5 relates to Town Centre North (TCN) and Precinct 3 within Edmondson Park South and approval was granted for the following:

- Amend the Concept Approval boundary to include 2.5ha of land owned by Office of Strategic Lands (OSL).
- Establish a maximum gross floor area (GFA) of 140,389sqm for the TCN Station Precinct which is to be distributed across four quadrants.
- An increase to building heights from 12m-24m to 12m-50m (with one 67m landmark building).
- Reduce the size of the school site from 8ha to 6ha.
- Amend the road network and bushfire asset protection zones.
- Establish TCN design guidelines (the Design Guidelines) and a Design Excellence Strategy (DES)
- Enter into a planning agreement with Liverpool City Council and amend the Statement of Commitments.

The proposed development aims to satisfy the maximum height and Gross Floor Area provisions and is generally consistent with the Design Guidelines.



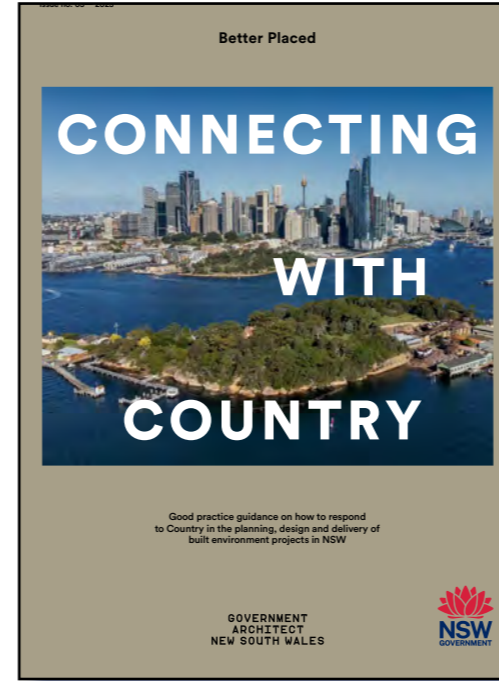
# 3.2 Project Background

## Background Documents

These documents are the key strategic and statutory reference documents that inform the landscape design approach for the proposal, including Better Placed, Connecting with Country, Greener Places and the Liverpool Development Control Plan 2008. Together, these documents establish the design quality principles, cultural context, green infrastructure objectives and local planning controls that guide the development of a responsive, place-based and sustainable landscape outcome.



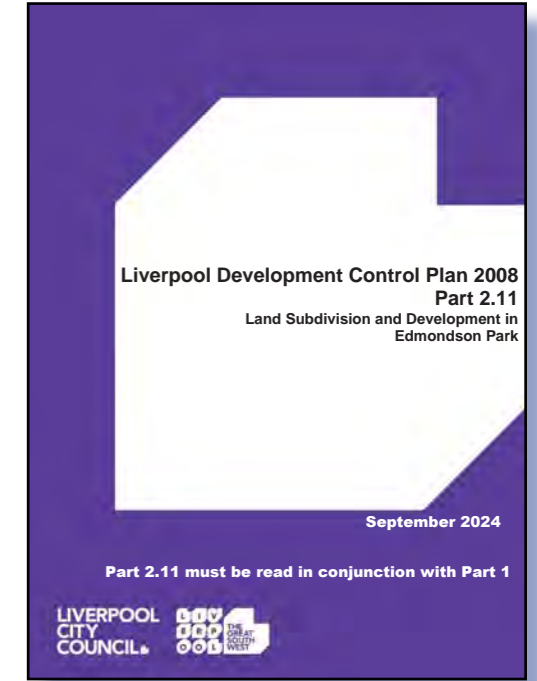
State NSW Better Placed Policy



Connecting with Country Framework



Greener Places  
An urban green infrastructure  
design framework for  
New South Wales



2.11 Land Subdivision and  
Development in Edmondson  
Park - September 2024

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**CONNECTING  
WITH COUNTRY**

04

# 4.1 Country and People

## Walk on Country

The design team met with Aunty Thelma Rudd and Uncle Paul Webb, Dharug Traditional Owners in this area on the 26th September 2025, hosted by Michael Hromek of WSP.

### Key elements shared by the elders

(Extracted from the Connecting with Country report: Aboriginal Principles 30/09/2025)

### Fire theme

- A burnt Country as a proposed theme
- Kangaroos seek fresh grass from newly burnt land

### Views

- Views of Country are key here, point out key features in the landscape that can be etched on the ground, or labelled up high

### Vegetation

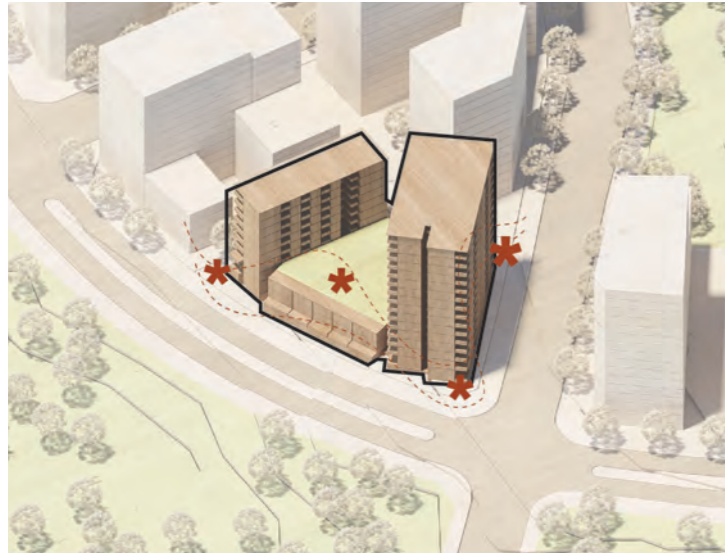
- 6 Dharug seasons should be referenced in the landscaping and choice of plants
- Shelter in the communal area where people look up at the sky and see Dharug patterns or the emu in the sky
- Protect the creek, use gums to soak up water and control flood
- Housing should have communal spaces for the residents
- Wianamatta shale is a key rock here. Find colours from this to use
- Use second hand sandstone, don't destroy another part of course try to make this one better.
- Deep soil planting for doorstep terrace





# 5.1 Design Principles

## Honour Country



Celebrate Cabrogal land of Darug Country through the use of native and endemic species, incorporating Indigenous art and stories within the landscape to encourage connection and raise awareness.

## Enhancing the Journey



Provide a pleasant journey through the public domain by creating key anchor open space elements, while ensuring privacy for residents

## Dynamic Landscape Amenities



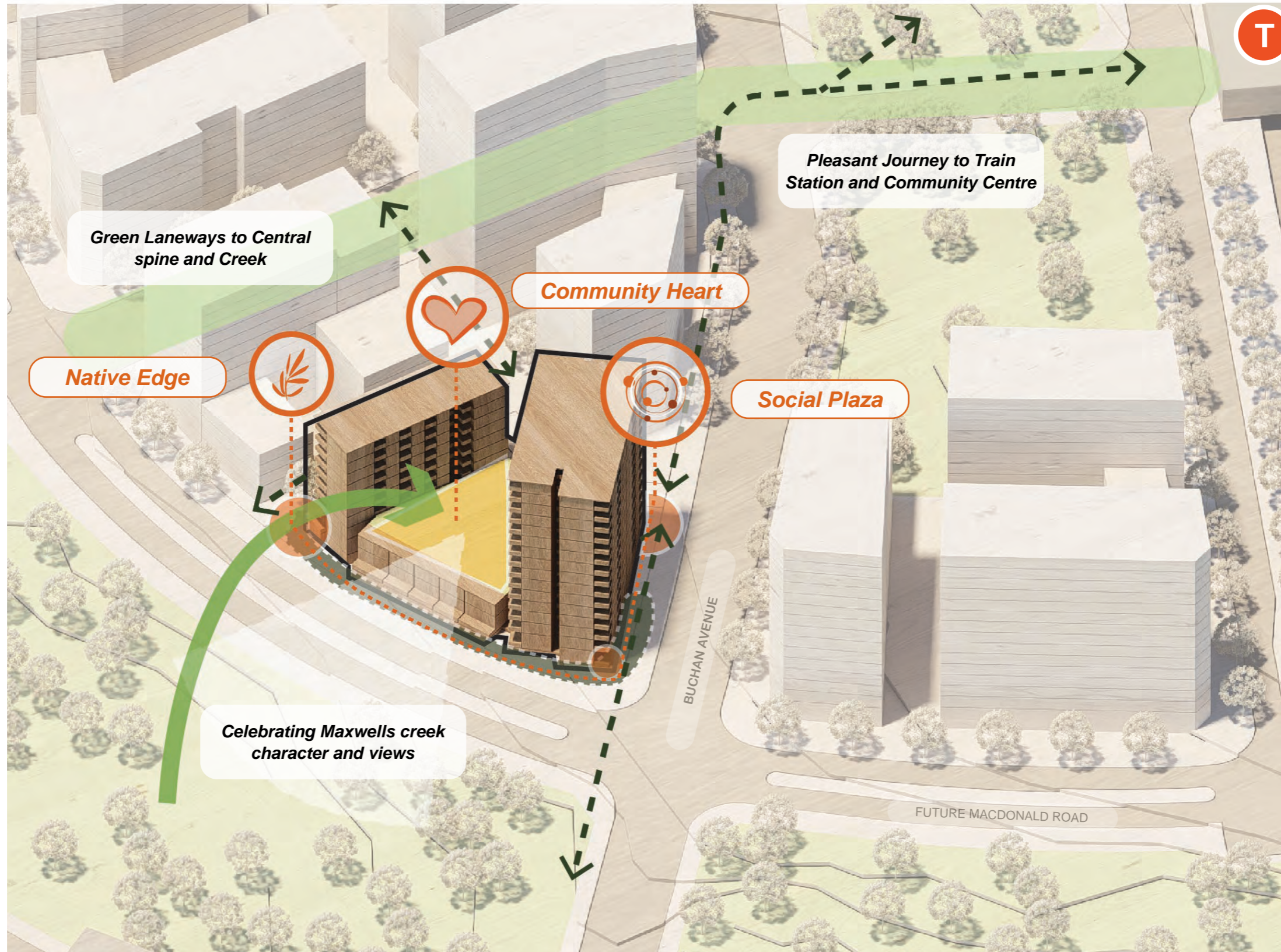
Offer a diverse range of amenities that can be enjoyed by both residents and the surrounding community. Introduce a dynamic retail corner to attract visitors and activate the area, complemented by a podium landscape that provides spaces for gathering as well as quieter moments of retreat for residents.

## Celebrate Views

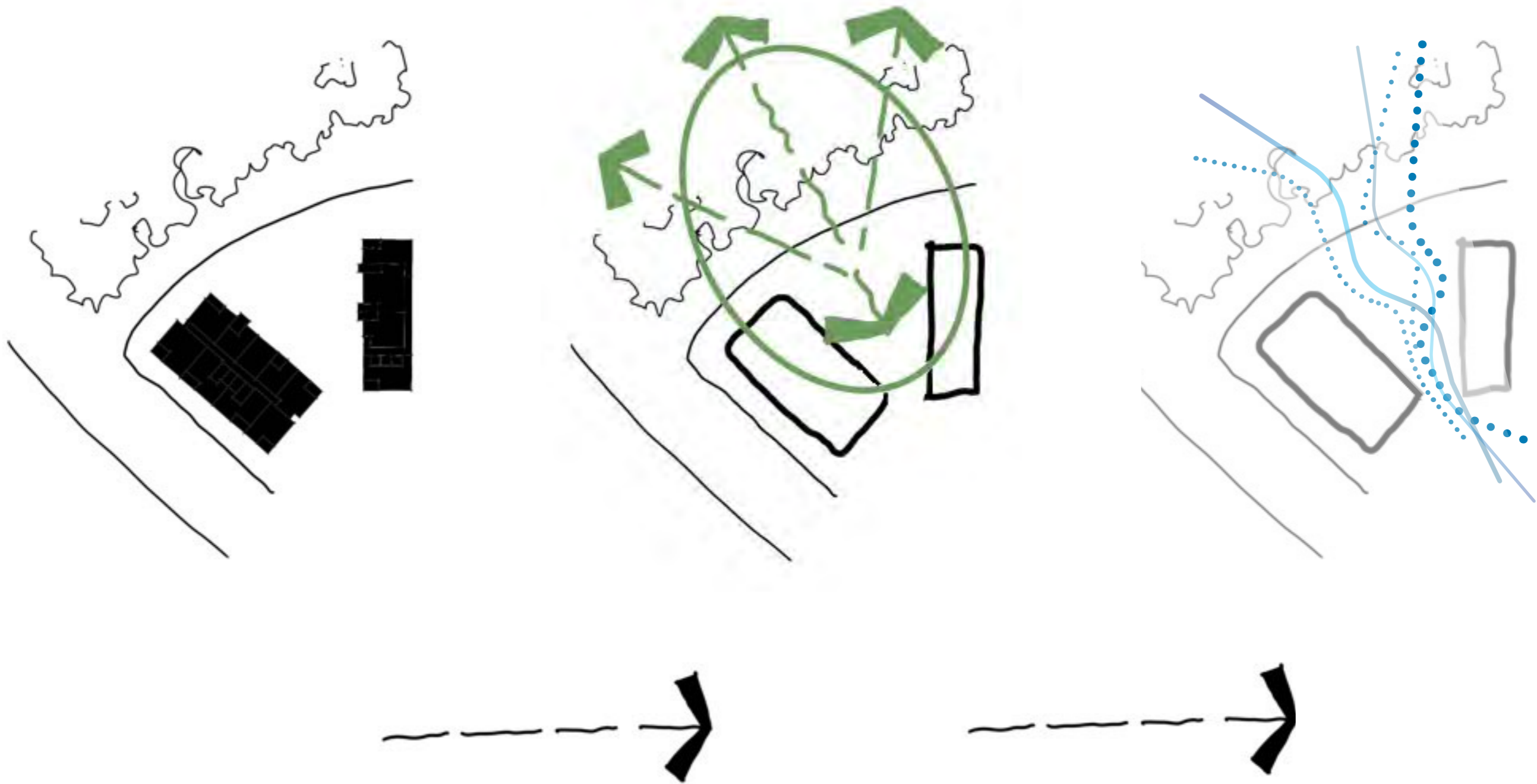


Celebrate views of Maxwells Creek from the landscape podium by extending the lush natural environment onto both the podium and ground-level landscapes.

## 5.2 Design Approach



## 5.3 Design Concept

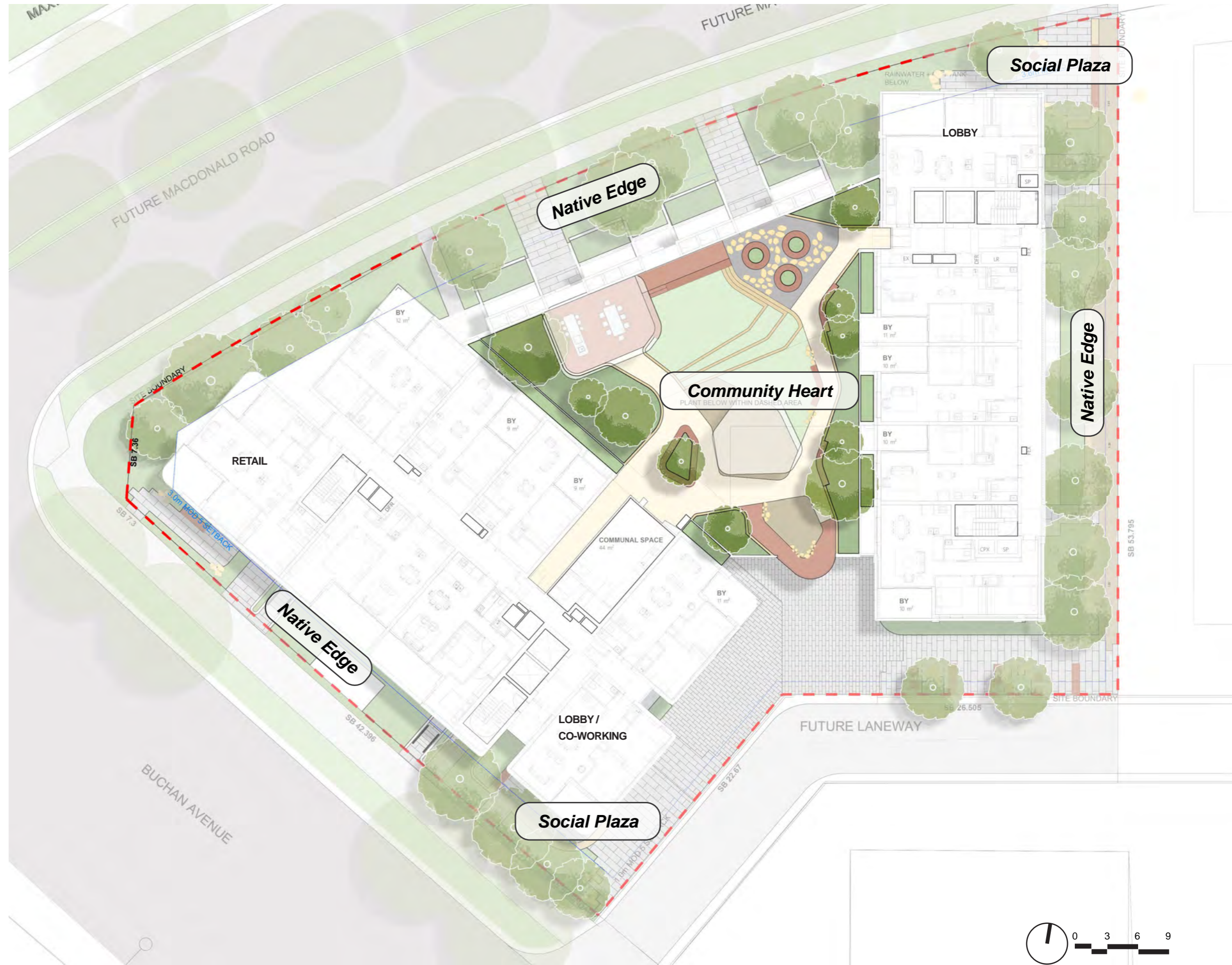




# 6.1 Overall Landscape Masterplan

The landscape for Edmondson Park Block 20A draws inspiration from the natural character of Maxwells Creek, translating its flowing forms and layered vegetation into a contemporary residential garden setting. The ground level provides a series of dynamic, publicly accessible spaces that support rest, social interaction and a pleasant pedestrian journey through the site. Curved pathways, shaded seating areas and soft planting create a welcoming environment that connects residents, visitors and the surrounding streetscape.

The Level 02 communal open space offers a diverse range of community-focused settings that balance opportunities for social gathering with moments of privacy and retreat. Amenities include a barbecue and dining area, a communal vegetable garden, a nature-based play space for families and a flexible lawn area for informal recreation. Together, these spaces foster community connection, wellbeing and everyday outdoor living within a safe, landscaped residential environment.



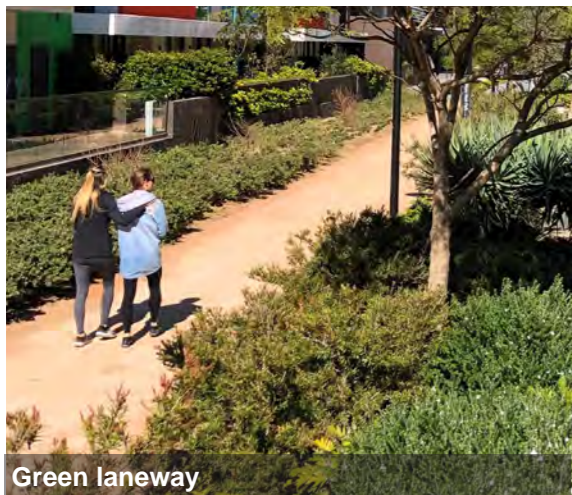
# 6.2 Ground Floor Plan



Lobby seating areas



Retail frontage

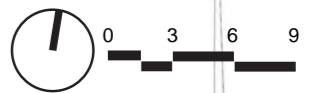


Green laneway

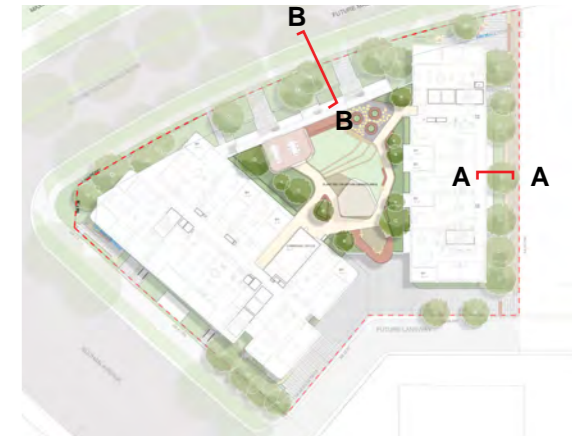


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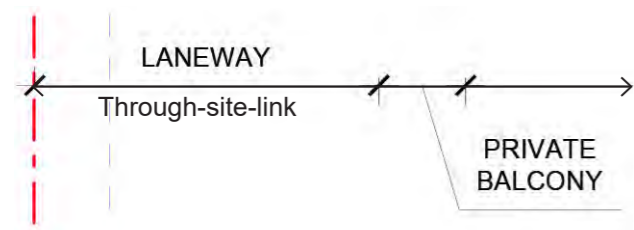
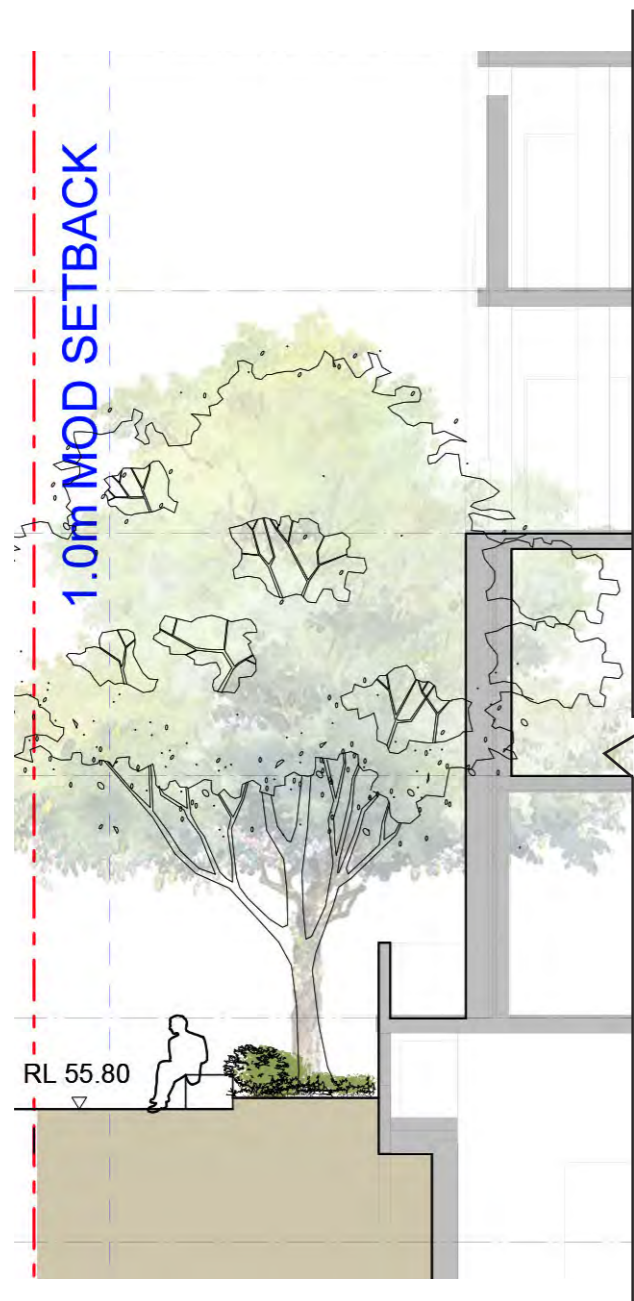
- 1** Lobby outdoor lounge garden
- 2** Shared laneway
- 3** Outdoor seating area
- 4** Green laneway (Through-site-link)
- 5** Buffer planting



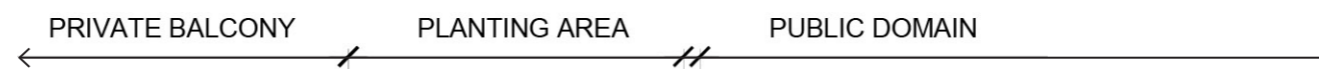
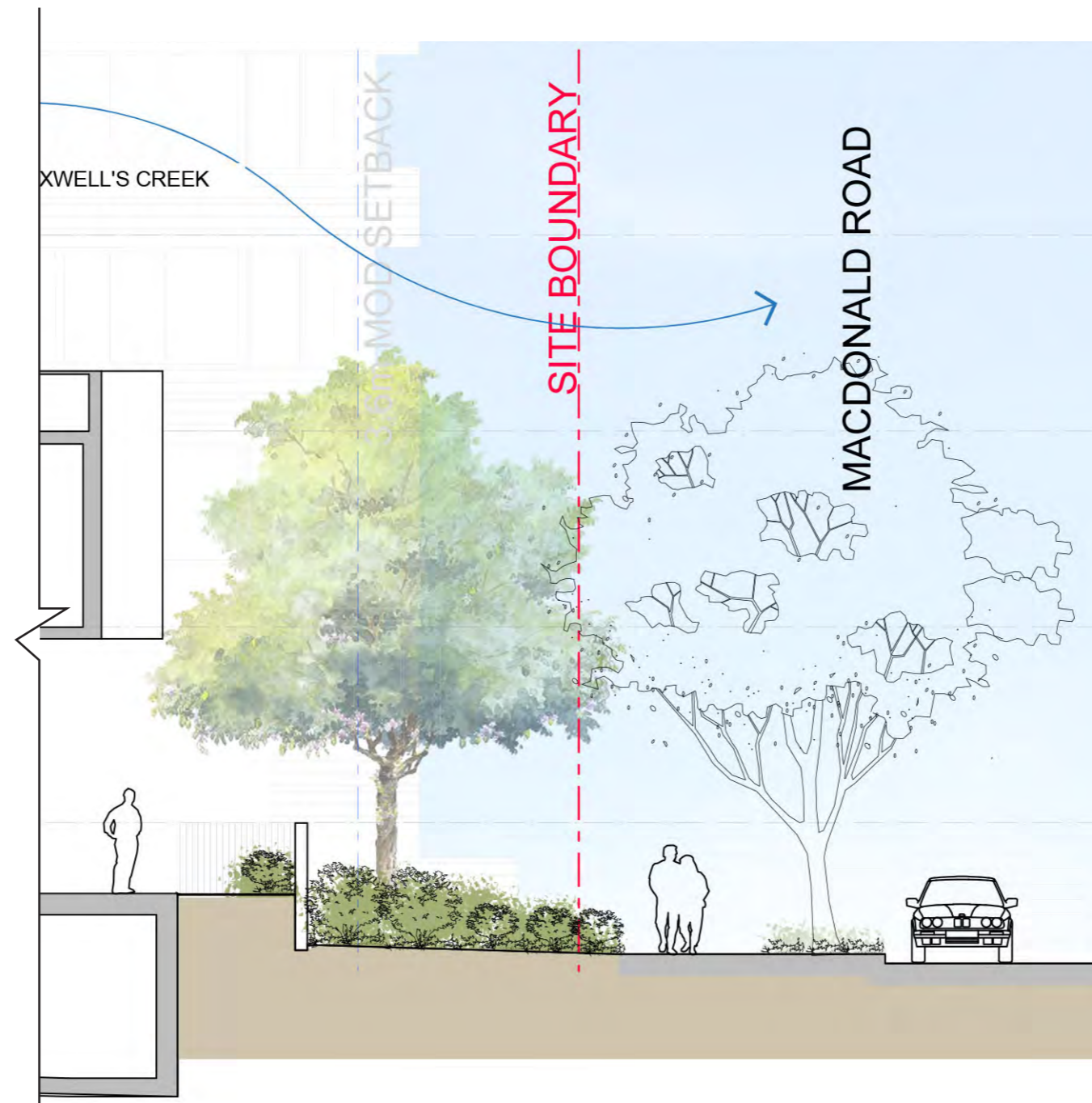
# 6.2 Ground Floor Plan



KEY PLAN

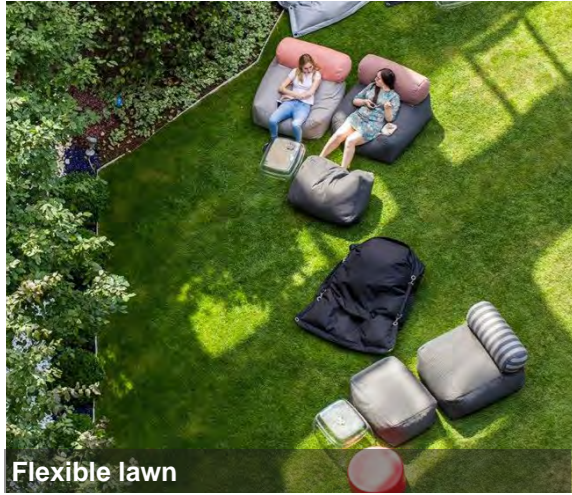


SECTION AA



SECTION BB

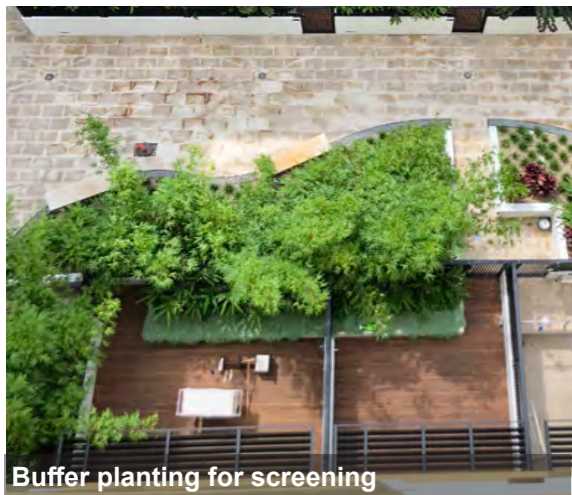
# 6.3 Level 2 Open Space



Flexible lawn



Covered BBQ and dining area



Buffer planting for screening

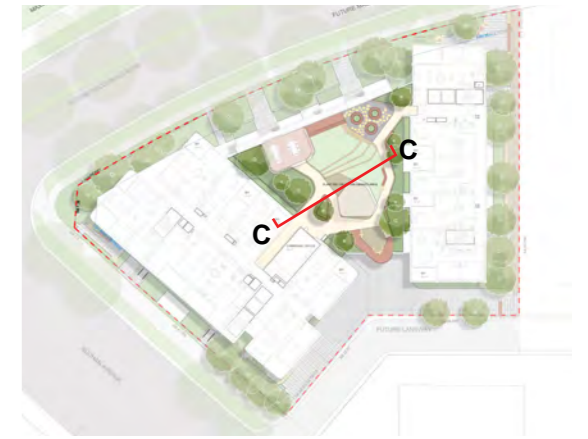


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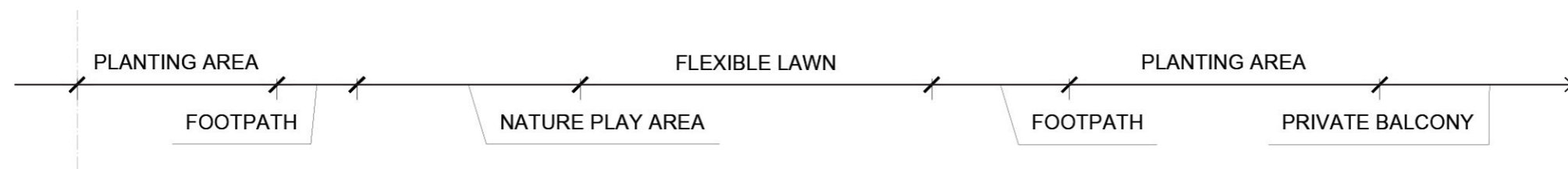
- 1** Feature seating area
- 2** Nature play
- 3** Flexible lawn area
- 4** BBQ and outdoor dining
- 5** Lookout deck area
- 6** Community vegetable garden
- 7** Buffer planting



# 6.3 Level 2 Open Space

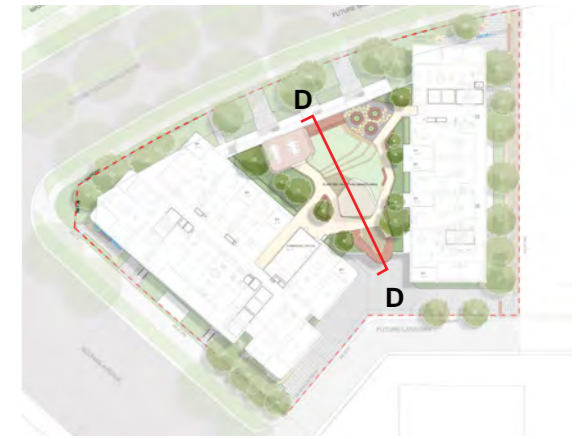


KEY PLAN

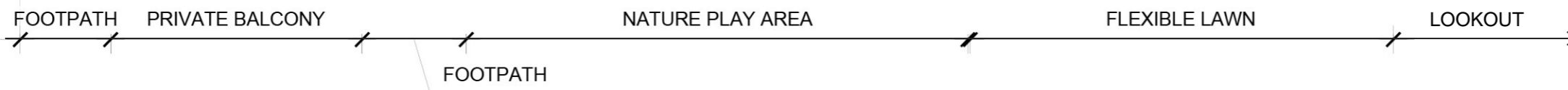
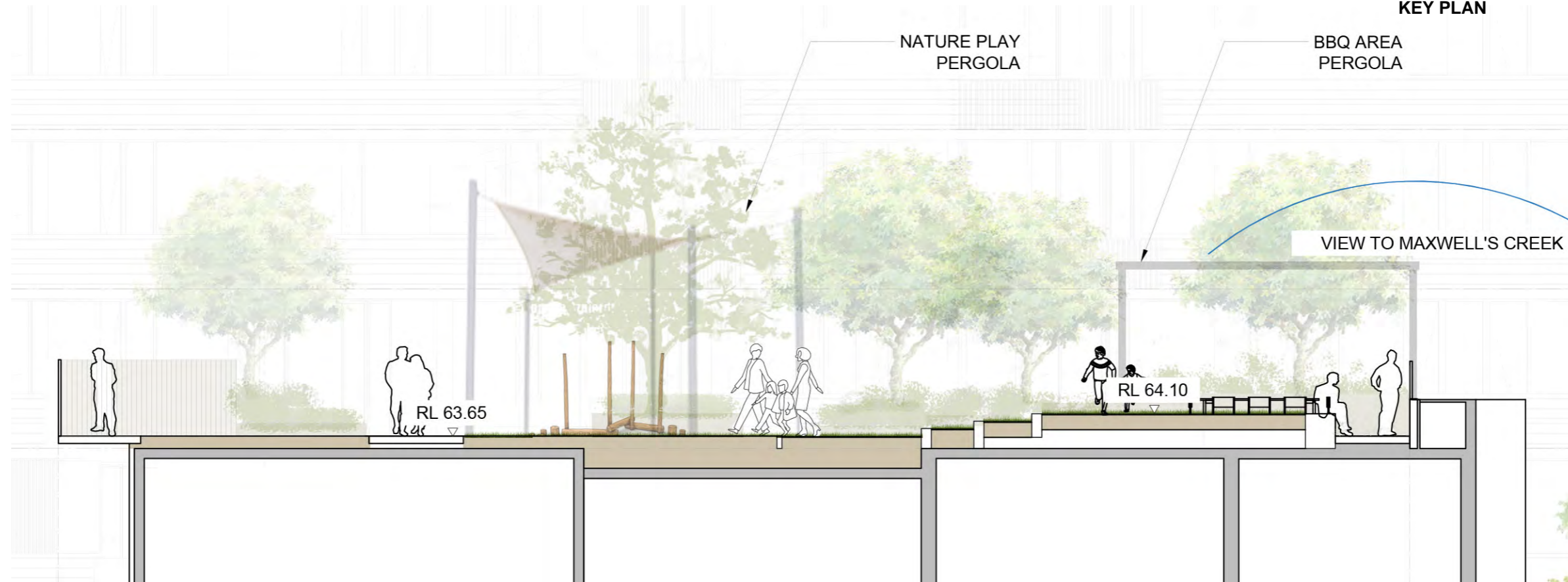


SECTION CC

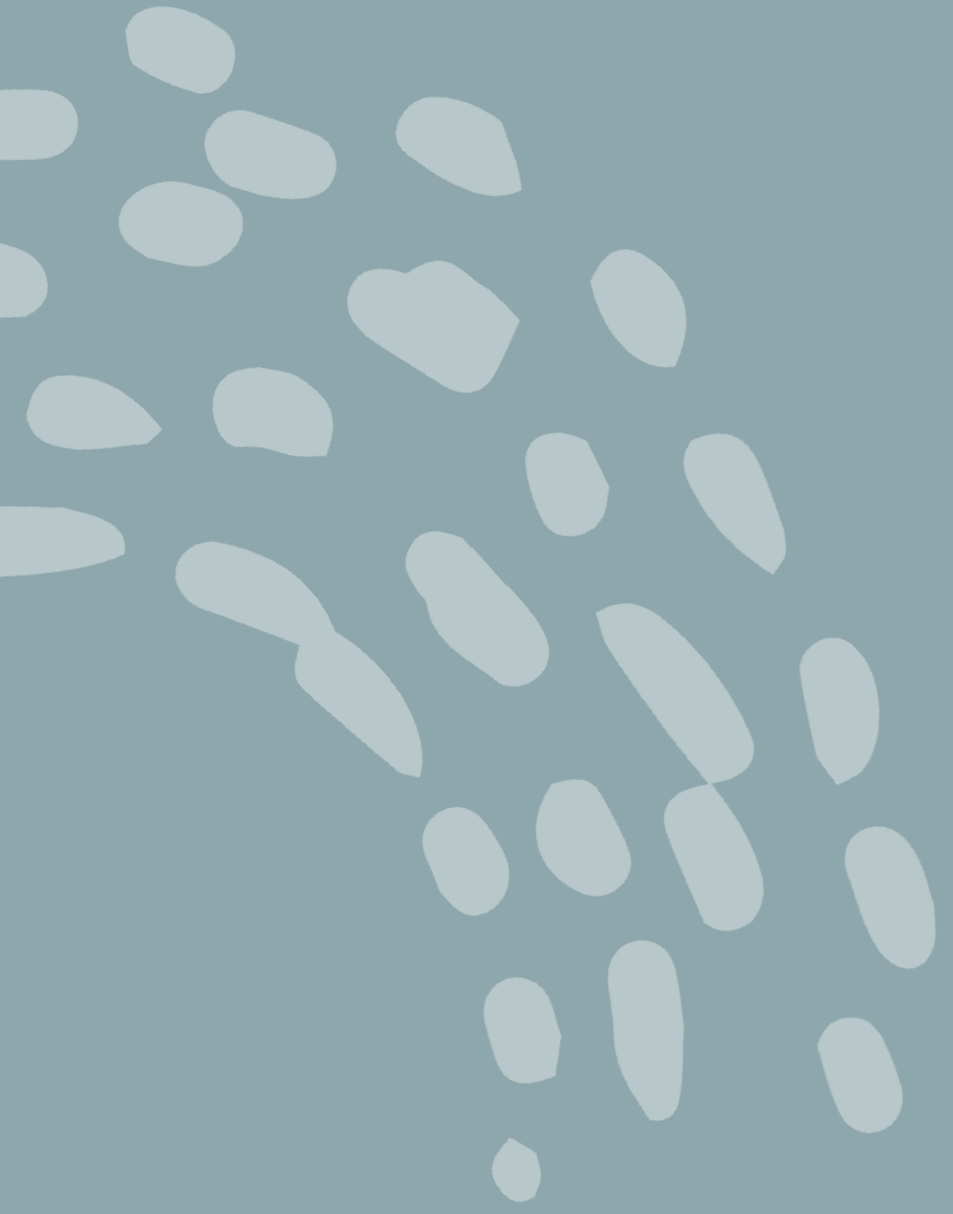
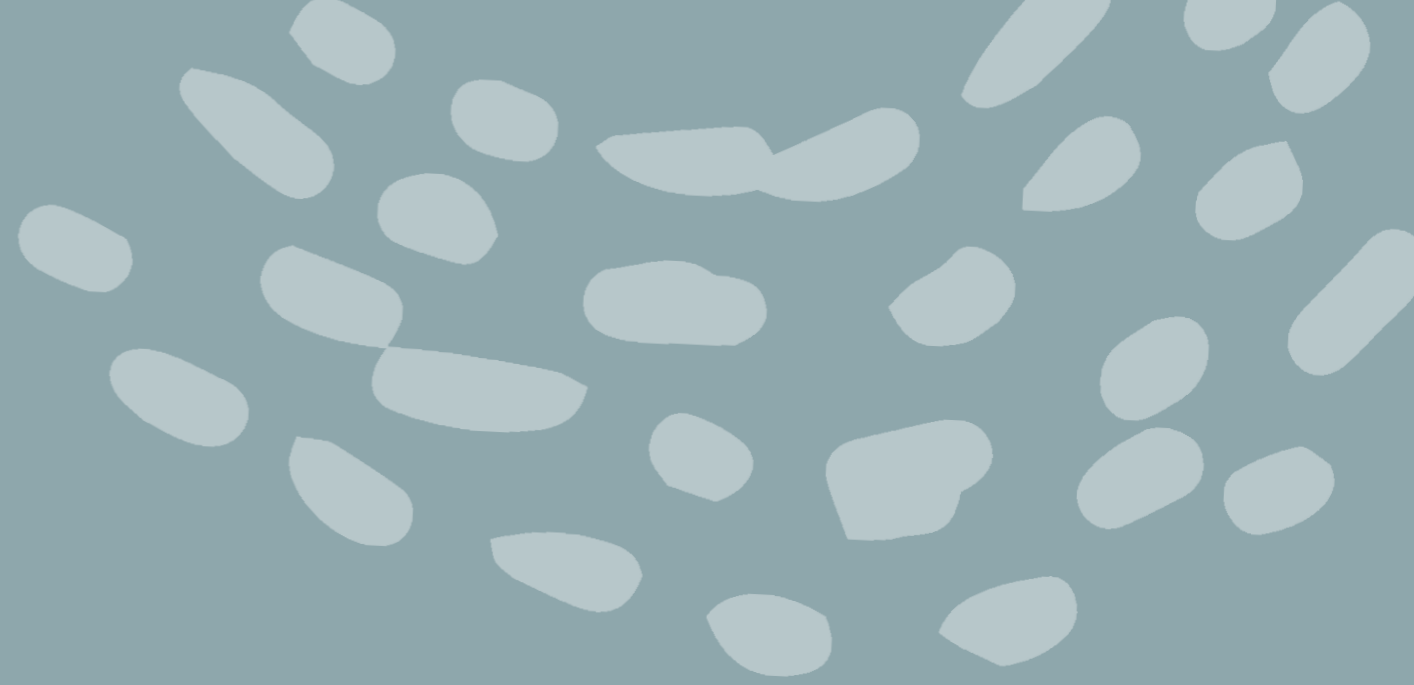
# 6.3 Level 2 Open Space



KEY PLAN

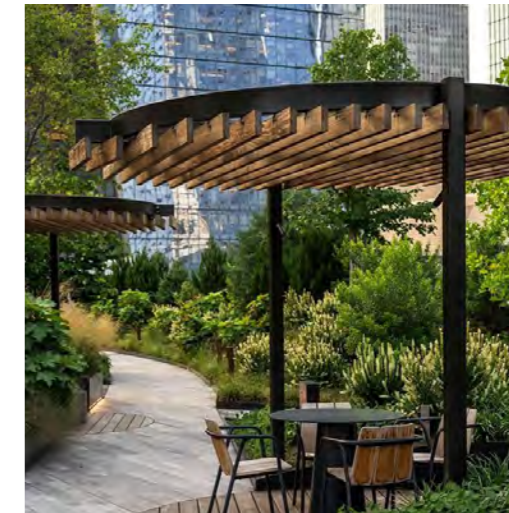


SECTION DD



# 7.1 Material Strategy

The material palette takes reference from the architectural language, combining natural elements such as timber and sandstone to create a cohesive, warm and enduring landscape character that complements the built form.



# 7.2 Planting Palette - Ground Floor

The planting palette for Edmondson Park Block 20A is informed by the native vegetation communities associated with Maxwells Creek and the broader Cumberland Plain landscape. A predominantly indigenous and endemic species selection has been adopted to reinforce local character, ecological value and long-term resilience. The planting palette offers a complementary approach to the public domain set out in the Edmondson Park Town Centre North Public Domain and Landscape Plan (Revision P8) for Buchan Avenue South highlighting native *Eucalyptus amplifolia* and Bernara Road (future Macdonald Road) which takes inspiration from the native character of Maxwells creek.

## Trees



*Acacia parramattensis*



*Casuarina glauca*



*Elaeocarpus reticulatus*



*Eucalyptus amplifolia*



*Lophostemon confertus*



*Melaleuca styphelioides*

## Shrubs



*Banksia robur*



*Callistemon citrinus*



*Correa reflexa*



*Melaleuca thymifolia*



*Ozothamnus diosmifolius*



*Westringia fruticosa*

## Groundcovers



*Carex appressa*



*Chrysocephalum apiculatum*



*Dianella tasmanica* 'Blaze'



*Dianella caerulea*



*Juncus usitatus*



*Lomandra longifolia*



*Myoporum parvifolium*



*Rhodanthe* spp.



*Scaevola aemula*



*Themeda triandra*



*Viola hederacea*

# 7.3 Planting Palette - Level 2 COS

## Trees



*Backhousia citriodora*



*Banksia integrifolia* 'Sentinel'



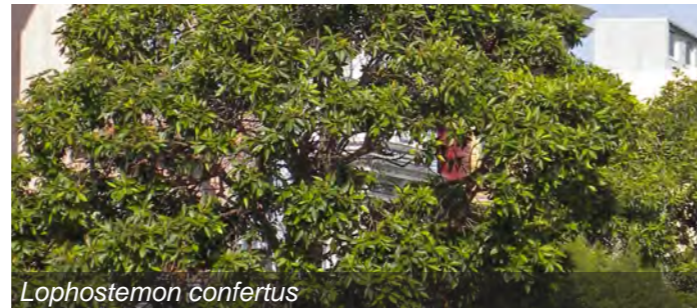
*Callistemon viminalis* 'Hannah Ray'



*Elaeocarpus reticulatus*



*Hymenosporum flavum*



*Lophostemon confertus*



*Syzygium smithii*



*Tristaniopsis laurina* 'Luscious' / 'Elegant'

## Shrubs



*Callistemon* 'Great Balls of Fire'



*Correa reflexa*



*Dodonaea viscosa* 'Purpurea'



*Syzygium australe* 'Resilience'



*Syzygium* 'Cascade'



*Westringia fruticosa*

## Groundcovers



*Chrysocephalum apiculatum*



*Dianella tasmanica* 'Blaze'



*Dianella caerulea* 'Little Jess'



*Lomandra longifolia* 'Tanika'



*Myoporum parvifolium*



*Rhodanthe* spp.



*Scaevola aemula*



*Viola hederacea*

# 7.4 Tree Canopy Coverage



GF Tree Canopy Area : 473 sqm



Level 2 Tree Canopy Area : 116.21 sqm

TOTAL Tree Canopy Area	589 sqm
TOTAL Site Area	3385 sqm
TOTAL %	17.4%

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