



Ref: 300067PM BM/LF
Mod 12 Addendum
30th November 2021

Frasers Property Australia
Level 2, 1C Homebush Bay Drive
RHODES NSW 2138

Attention: Simon Twiggs

Dear Simon,

RE: ED SQUARE – MOD 12 STORMWATER REPORT

1.0 INTRODUCTION

ADW Johnson has been engaged by Frasers Property Australia to prepare a stormwater addendum report to accompany a Section 75W Modification Application (Mod 12) to the Edmondson Park South Concept Plan. Mod 12 seeks to facilitate the future development of a school in the North-West Quadrant of the Town Centre Core and residential apartments within Residential Precinct 3 Stage 9 (now known as the High-Density Residential Precinct).

This report has been prepared to assess the suitability of the stormwater management controls proposed under the approved Concept Plan to cater for the proposed amendments.

2.0 BACKGROUND

The Edmondson Park Frasers Town Centre (otherwise known as ED. Square) development is part of the larger Edmondson Park South Release area and is subject to the conditions and statement of commitments associated with the concept approval MP10_0118.

To date a number of stormwater management related reports have been prepared to accompany both the original concept plan and subsequent modifications, the most recent of which are:

- J Wyndham Prince 16th March 2016 report "*Edmondson Park Frasers Town Centre Water Cycle Management Plan Addendum Report, Concept Plan Approval MP10_0118 S75W Application*" – This report was approved with Mod 4 and is referenced as JWP (2016) hereafter;

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- “Water Cycle Management Plan – Addendum – June 2021” prepared by ADW Johnson – this report was lodged with the Mod 11 application and is referenced as ADWJ (MOD 11) hereafter.

2.1 Approved Stormwater Management Strategy

JWP (2016) outlines a number of regional water quality devices required to adequately treat stormwater across the wider Edmondson Park South Release area. These controls include:

- Gross Pollutant Traps – GPT's are to be provided on all outlets prior to leaving the site;
- Regional Raingardens – A series of regional raingardens are proposed to treat the wider precinct with Raingardens 13 & 14 identified to receive flows from the Frasers Ed Square development
 - The regional raingardens were sized upon a high-level catchment analysis adopting an average impervious percentage of 75%. During detailed design of the raingardens (to be completed by others) a more detailed analysis of the contributing catchment will be required to be undertaken.

ADWJ (MOD 11) undertook an analysis of the proposed MOD 11 changes, which consisted of modified typologies and a modified RP2 & 3 layout, and found that the proposed changes would not have an impact on the proposed stormwater management strategy and therefore the stormwater controls outlined within JWP 2016 are still valid.

3.0 PROPOSED CHANGES

As mentioned in Section 1.0, the proposed changes include the provision of a school site within the Town Centre Core along with a residential apartment building within Residential Precinct 3.

A review of the Illustrative Design Scheme for Modification 12 indicates that the proposed school site is located within the same footprint as the existing TCW approval and is anticipated to have similar catchment parameters i.e. impervious/pervious areas etc.

A similar review was undertaken for the proposed residential apartment building and it was found that the proposed building is to be located in an area that previously consisted of townhouse dwellings and the internal road network. Once again, the catchment parameters are generally similar to those adopted in the previously approved strategy (JWP 2016).

As mentioned in Section 2.0, the current raingarden design was based upon a high-level catchment analysis and a more detailed analysis of the contributing catchment will be required to be undertaken during the detailed design phase.

Given the high-level nature of the current approved strategy and the fact that the catchment parameters from the proposed modifications are anticipated to be similar to those previously approved, it is considered that the stormwater management approach outlined within JWP 2016 remains relevant to the proposed modification.

The evolution of the layout can be seen in Figures 1,2 and 3 below whilst a larger version can be seen in the Illustrative Design Scheme lodged with the application.



Figure 1: Modification 4 Layout

REVISITING THE MASTERPLAN
MODIFICATION 11: RESIDENTIAL PRECINCT 2 & 3
 (SUBJECT TO APPROVAL)



MOD 11 has been prepared to further develop the design principles and neighbourhood character introduced in the S75W modification (MOD 4) prepared by Group GSA. MOD 11 was lodged with DPIE in June 2021, and remains subject to Government and Authority Approvals.

MODIFICATION 11

RESIDENTIAL PRECINCT 2 & 3

Figure 2: Modification 11 Layout

REVISITING THE MASTERPLAN
PROPOSED MODIFICATION 12: OPPORTUNITY TO ACCOMMODATE A SCHOOL
 (SUBJECT TO APPROVAL)



The introduction of a new vertical school into the Town Centre naturally displaced proposed uses (predominantly apartments). We explored many locations for this school against a clear set of criteria, including overshadowing and solar access to public domain, access and traffic as well as circulation in particular, as our intention is to extend the network and grain of Town Centre East, through to Town Centre West. In the end, the NW quadrant allowed a strong architectural response to the commuter carpark immediately to the north of the site, while the massing minimised the impact on solar amenity and improved the outlook for the public domain and the adjacent residential precincts.

The school also requires its own lot and the proposed siting allows it to be both integrated into the Town Centre but also stand alone. The laneway between the site and the commuter carpark facilitates drop-off and servicing access. The creation of place, including anchoring the extension of the public domain with a civic landmark, makes the NW quadrant the most logical location for the school.

The redistribution of 189 apartments from the NW quadrant required a similar exploration. The commercial and parking requirements in the SW quadrant prevented any additional yield there. The opportunity to revisit density and yield in the context of MOD11 provided an opportunity to explore massing in RP3.

MODIFICATION 12

TOWN CENTRE NORTH WEST PRECINCT
 EDUCATION + COMMUNITY + RETAIL

RESIDENTIAL PRECINCT 3 (STAGE 09)
 RESIDENTIAL

Figure 3: Proposed Modification 12 Layout

4.0 CONCLUSION

The changes associated with the proposed Modification 12 application consist of the provision of a school within the existing TCW footprint, along with the provision of a residential apartment building located on previously approved dwellings and roads.

The proposed catchment areas and catchment parameters will not significantly be altered from the approved scheme and therefore the stormwater management controls outlined within the approved stormwater management report remain valid.

We ask that you please do not hesitate to contact the undersigned should you require any additional information, seek clarification on any item or wish to further discuss.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Ben Myles', with a large, sweeping flourish extending from the end of the name.

Ben Myles
Civil Engineer
ADW JOHNSON