

# State Significant Site Study and Environmental Assessment Report

## Edmondson Park

### Concept Plan and State Significant Site Listing

Submitted to  
Minister for Planning  
On Behalf of Landcom

September 2010 ■ 10279

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This report has been prepared by: Lesley Bull

Signature  Date: September 2010

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- D** Part 3A Declaration and Director General's Requirements  
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- F** Consultation Summary & Community Consultation Strategy  
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- G** Geotechnical, Contamination and UXO – Site Suitability Assessment, Remedial Action Plan, Contamination Management Plan, Site Management Plan and Environmental Management Plan  
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*Wilkinson Murray*

**V** Visual Assessment

*Hassell*

**W** Centres and Retail Analysis

*Patrick Partners*

## Statement of Validity

Prepared under Part 3A of the Environmental Planning and Assessment Act, 1979  
(as amended)

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### Environmental Assessment prepared by

Name	Lesley Bull
Qualifications	BTP(Hons), MEL, MPIA
Address	Level 7, 77 Berry Street, North Sydney
In respect of	State Significant Site Study and Concept Plan Application

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### Concept Plan

Applicant name	
Applicant address	
Land to be developed	
Proposed development	Refer to Environmental Assessment Report

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### Environmental Assessment

Certificate	An Environmental Assessment (EA) is attached I certify that I have prepared the content of this Environmental Assessment and to the best of my knowledge: <ul style="list-style-type: none"><li>It is in accordance with the Environmental Planning and Assessment Act and Regulation.</li><li>It is true in all material particulars and does not, by its presentation or omission of information, materially mislead.</li></ul>
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Signature



Name

Lesley Bull

Date

17 September 2010

## Executive Summary

The Edmondson Park South Project site comprises an area of approximately 413 hectares and forms part of the larger Edmondson Park Precinct within the South West Growth Centre. It is located to the north west of the M5 Motorway and lies approximately 40 km to the south west of Sydney CBD. Approximately 260 hectares of the site is located within the Liverpool LGA and approximately 153 hectares is located within the Campbelltown LGA.

The majority of the site is currently owned by the Commonwealth (Department of Defence) and was formerly used as an army camp (the Ingleburn Army Camp) up until the 1990s when it was identified as surplus to Defence requirements. Since this time it has been progressively vacated.

### Background

On 5 July 2010, pursuant to Clause 6 of State Environmental Planning Policy (Major Development) 2005 (the Major Development SEPP), the Minister for Planning (the Minister) formed the opinion that the Edmondson Park South Project constitutes a Major Project under Part 3A of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) and authorised the submission of a Concept Plan for the site. In doing so, the Minister also formed the opinion that a State Significant Site (SSS) Study be undertaken to determine whether to list the site in Schedule 3 of the Major Development SEPP.

### Vision

The vision for Edmondson Park South is that it will:

- be a mixed use, mixed income transit-oriented urban development;
- have accessible and connected urban places;
- provide a new town centre with a mix of retail, commercial and community uses and a new train station and rail line with a rail/bus interchange;
- provide a series of community spaces with a distinct identity incorporating public art;
- encourage belonging through the creation of a sense of community spirit and pride;
- provide a cycleway network that links destination points and open spaces;
- enable residents, workers and visitors to feel safe and secure and to lead a healthy lifestyle;
- interpret and celebrate significant heritage places;
- incorporate a new 150 hectare Regional Park conserving Cumberland Plain Woodland and providing recreation activities;
- implement environmental sustainability initiatives in water conservation, energy efficiency and waste management;
- provides opportunities and encouragement for people of all ages; and
- offer housing choice through a variety of dwelling types and settings.

## Concept Plan

The Concept Plan establishes the overall planning framework for Edmondson Park South, including:

- approximately 3,200 dwellings;
- a sustainable, transit oriented and cohesive new Edmondson Park Town Centre incorporating a mix of retail, commercial, business, civic, community, recreation, residential and mixed use employment - up to approximately 45,000m<sup>2</sup> of retail, business and commercial floor space;
- the location of an expanded Ingleburn North Primary School and new combined Primary/High School site on the northern side of Campbelltown Road;
- the retention and protection of land for environmental conservation and / or management purposes including the creation of an approximately 150 hectare Regional Park;
- new roads and physical utilities infrastructure;
- an open space network to serve the future residential and worker population, riparian corridor network;
- provision of a new sewer carrier main to connect to the existing Ash Road Sewer Carrier and decommissioning of the existing Sewerage Treatment Plant (STP) within the north-eastern portion of the subject site;
- appropriate interpretation of the European and Aboriginal heritage values of the site including retention of the Ingleburn Military Precinct and the Mont St Quentin Oval (including entry gates and flag pole), and adaptive relocation of three Riley-Newsum pre-fabricated cottages within the proposed open space network;
- location and dimensions of Bushfire Asset Protection Zones; and
- a remediation strategy for the site.

The Concept Plan application also seeks approval for the carrying out of the following detailed aspects of the proposal:

- the carrying out of all necessary remediation works in accordance with a Remediation Action Plan relating to Lot 1, 2, Part Lot 7 and Part Lot 8 in DP 1127652;
- demolition of all existing buildings (except for the Ingleburn Military Heritage Precinct, Mont St Quentin Oval including entry gates and flag pole, and the group of three Riley-Newsum prefabricated cottages on the southern side of Bass Road within the former Ingleburn Village) and other structures including former paved roadways; and
- provision of two temporary sales and information centres with associated signage, landscaping and car parking.

## SEPP Amendment and Development Control Regime

The Concept Plan is the planning and development framework to be used by consent and approval authorities to assess future development proposals within Edmondson Park South. It identifies the parameters and outcomes for future development and describes key elements of the environmental strategies that are to be implemented.

The proposed listing of Edmondson Park South as a State Significant Site within Schedule 3 of the Major Development SEPP will establish a new planning and approvals regime for the site.

It is proposed to rezone the land to R1 General Residential, B4 Mixed Use, SP2 Infrastructure, RE1 Public Recreation, E1 National Park and Nature Reserves and E4 Environmental Living in accordance with the provisions of the Standard Instrument (Local Environmental Plans) Order 2006 (the Standard LEP Template).

A key component of the proposed rezoning is to achieve consistent land use permissibility and development control provisions - including definitions and development standards - across the whole Project site area, to rationalise and simplify the existing land use zones and zone boundaries across the two LGAs, and to review existing development standards applying to the land having regard to the proposed Concept Plan.

The SEPP Amendment proposal also seeks to establish a number of development controls to guide future development on the site including minimum lot sizes for residential development in the R1 General Residential and E4 Environmental Living land use zones and maximum height of buildings standards for development in the R1 General Residential, E4 Environmental Living and B4 Mixed Use land zones.

A Development Control Strategy is included as part of the Concept Plan proposal. It is intended that the Development Control Plans of Liverpool and Campbelltown City Council's will guide the assessment of future detailed subdivision and built form proposals within the framework of the Concept Plan Approval. Further design requirements are also incorporated into the Statement of Commitments to reflect the outcomes and investigations of the detailed technical investigations.

### Biodiversity and Conservation

The Growth Centres SEPP is subject to a Biodiversity Certification Order under the Threatened Species Conservation Act 1995. Edmondson Park South contains both certified and non-certified lands under the Biodiversity Certification Order. It is a key outcome of this project that the benefits of the Biodiversity Certification continue in relation to the land.

### Local and State Contributions

The Concept Plan is accompanied by a proposal with respect to the future developer contributions framework for the provision of local facilities and services within both the Liverpool and Campbelltown LGAs. Contributions towards State infrastructure will be in accordance with the Special Infrastructure Contribution applying to the South West Growth Centre.

### Justification

The Edmondson Park South Project site forms part of the larger Edmondson Park Precinct within the South West Growth Centre. Edmondson Park is one of 18 areas in Sydney's South West that were identified by the State Government in June 2006 for future development. Once fully redeveloped, the overall Growth Centres are expected to accommodate 110,000 new dwellings and 300,000 new residents over the next 25–30 years. Edmondson Park will contribute approximately 7,500 of those new dwellings.

The strategic justification for redevelopment of the Edmondson Park Precinct (which includes Edmondson Park South) has been demonstrated by the release of the land by the State government for urban development and its rezoning in 2006.

The development of Edmondson Park South will assist in meeting State government policy to release as much land to the market as quickly as possible. The commencement of this project will provide a catalyst for development within the wider Edmondson Park release area, which is currently unable to proceed pending the delivery of significant new infrastructure including connection to the Sydney Water sewer carrier main at Ash Road.

The project will also support and promote transit oriented development in proximity to the new South West Rail Line, by providing higher density housing close to the proposed town centre and with excellent access to the new railway. It will establish and embellish the new Regional Park securing long term agreed conservation outcomes within the South West Growth Centre.

The project is consistent with and will assist in the delivery of key outcomes of the NSW State Plan and the South West Sub-Regional Strategy by contributing to the supply to market of appropriately located land to sustainably accommodate the projected housing and employment needs of the region's population over the next 15 - 20 years. The project will also support and promote transit oriented development in proximity to the new South West rail line, and establish the new 150 hectare Regional Park securing long term agreed conservation outcomes within the South West Growth Centre.

Edmondson Park South is crucial to the delivery of the additional housing required to meet the needs of the rapidly growing population of the region. Without new housing supply to meet demand, prices can be expected to escalate rapidly, with corresponding declines in affordability. The dwelling targets for Campbelltown and Liverpool cannot be achieved without the Edmondson Park South development which will make a substantial contribution to meeting demand. The Edmondson Park South site is capable of speedy and well planned development with construction expected to commence in 2010.

### Strategic and Statutory Planning Considerations

The Concept Plan is consistent with the requirements of all relevant SEPPs. Under the proposal for amendment to the Major Development SEPP all relevant SEPPs are proposed to continue to apply to the site. Future development will therefore be required to comply with all relevant SEPP requirements. No issues arise. The proposal is consistent with, or is justified in terms of the consistency criteria specified within each of the relevant s.117 Directions.

### Environmental Impact

Detailed investigations of site constraints demonstrate that the land is relatively free of major physical constraints. The Concept Plan and SEPP Amendment proposal presents a holistic and integrated outcome having regard to riparian, biodiversity, water and other environmental outcomes. Strategies are in place to manage site remediation and the protection and interpretation of the significant heritage values of the site.

The Environmental Assessment and the technical supporting investigations provide a detailed assessment of the environmental impact of the proposed land use change (SEPP Amendment proposal) and Concept Plan development. It demonstrates that the proposed development is satisfactory with respect to:

- transport and accessibility;
- biodiversity and conservation;
- riparian and water cycle management;
- flood impact, drainage and stormwater management;
- European and Indigenous cultural heritage impact;

- bushfire risk assessment;
- noise and vibration impact;
- physical and social / community infrastructure;
- contamination, land stability, salinity, erosion, ground water impacts; and
- landscape and visual impact.

All measures that have been recommended as part of the detailed technical investigations and studies to mitigate potential environmental impacts have been incorporated into the Concept Plan and SEPP Amendment proposals, or are included in the Statement of Commitments.

## 1.0 Introduction

On 5 July 2010, pursuant to Clause 6 of State Environmental Planning Policy (Major Development) 2005 (the Major Development SEPP), the Minister for Planning (the Minister) formed the opinion that the Edmondson Park South Project constitutes a Major Project under Part 3A of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) and authorised the submission of a Concept Plan for the site. In doing so, the Minister also formed the opinion that a State Significant Site (SSS) Study be undertaken to determine whether to list the site in Schedule 3 of the Major Development SEPP.

This report comprises a:

- (a) Study to assist the Minister in determining whether the Edmondson Park South Project site should be included as a SSS in Schedule 3 of the Major Development SEPP; and an
- (b) Environmental Assessment (EA) for a Part 3A Concept Plan for the site, and for the carrying out of certain detailed aspects of the Project.

The report fulfils the requirements issued by the Director General on 28 July 2010 for the preparation of the SSS Study and Concept Plan application.

The Edmondson Park South Project site comprises an area of approximately 413 hectares and forms part of the larger Edmondson Park Precinct within the South West Growth Centre. It is located to the north west of the M5 Motorway and lies approximately 40 km to the south west of Sydney CBD. Approximately 260 hectares of the site is located within the Liverpool LGA and approximately 153 hectares is located within the Campbelltown LGA.

The majority of the site is currently owned by the Commonwealth (Department of Defence) and was formerly used as an army camp (the Ingleburn Army Camp) up until the 1990s when it was identified as surplus to Defence requirements. Since this time it has been progressively vacated. The Project is intended to be carried out once ownership or control of the former Ingleburn Army Camp land has passed to the State. Other land within the site is owned by Landcom, the Minister Administering the EP&A Act, the Minister for Education, Training and Youth Affairs, and the RTA, along with several roads owned by Liverpool City Council and Campbelltown City Council.

Landcom is the Proponent for the proposal. Landowners' consents to the lodgement of the Concept Plan and SSS are to be submitted under separate cover. A Capital Investment Value Report prepared by J Wyndham Prince is included at **Appendix A**.

Landcom is seeking approval for the Concept Plan including:

- land use type and distribution;
- approximately 3,200 dwellings;
- minimum subdivision lot sizes for a range of dwelling types and building height;
- a sustainable, transit oriented and cohesive new Edmondson Park Town Centre incorporating a mix of retail, commercial, business, civic, community, recreation, residential and mixed use employment - up to approximately 45,000m<sup>2</sup> of retail, business and commercial floor space;
- the location of an expanded Ingleburn North Primary School and new combined Primary/High School site on the northern side of Campbelltown Road;

- the retention and protection of land for environmental conservation and / or management purposes including the creation of an approximately 150 hectare Regional Park;
- an Open Space Network including the general location, level of embellishment and function of passive and active areas to serve the future residential and worker population;
- a Road Network and Hierarchy for the site including:
  - key intersection layout and configuration;
  - a revised four lane proposal for Campbelltown Road (with a kerb side parking lane on each side of the carriageway);
  - a realigned and extended McDonald Road;
  - an extension of and reconstruction of the southern portion of Zouch Road;
  - road cross sections / design standards;
- a Pedestrian, Cycle and Public Transport Network including the provision of a pedestrian bridge over the South West Railway;
- a Water Cycle Management Strategy for the development;
- a Riparian Corridor Network which includes the location, future use and management of riparian corridors;
- decommissioning of the existing Sewerage Treatment Plant (STP) within the north-eastern portion of the subject site and provision of a new sewer carrier main to connect to the existing Ash Road Sewer Carrier;
- strategies for the provision of other associated infrastructure including a recycled and potable water, power, telecommunications and gas;
- appropriate interpretation of the European and Aboriginal heritage values of the site including retention of the Ingleburn Military Precinct and the Mont St Quentin Oval (including entry gates and flag pole), and adaptive relocation of three Riley-Newsum pre-fabricated cottages within the proposed Open Space Network;
- location and dimensions of Bushfire Asset Protection Zones; and
- a Remediation Strategy for the site.

The Concept Plan application also seeks approval for the carrying out of the following detailed aspects of the proposal:

- the carrying out of all necessary remediation works in accordance with a Remedial Action Plan relating to Lot 1, 2, Part Lot 7 and Part Lot 8 in DP 1127652;
- demolition of all existing buildings (except for the Ingleburn Military Heritage Precinct, Mont St Quentin Oval including entry gates and flag pole, and the group of three Riley-Newsum prefabricated cottages on the southern side of Bass Road within the former Ingleburn Village) and other structures including former paved roadways;
- construction and use of a temporary sales and information centre, associated signage, landscaping and car parking; and
- use of a building within the Ingleburn Military Heritage Precinct as a temporary sales and information centre.

The series of drawings illustrating the Concept Plan for which approval is sought is included at **Appendix B**.

In determining the Concept Plan, it is requested that the Minister determine that development for the purpose of public domain/site infrastructure and site establishment works (except works that would otherwise be exempt/complying development) is development to which Part 3A of the EP&A Act applies.

The proposal for inclusion of the site as an SSS at Schedule 3 of the Major Development SEPP and the proposed Concept Plan is accompanied by a local development contributions strategy for the delivery of local infrastructure within both the Liverpool and Campbelltown LGAs. State infrastructure contributions are to be met under the Special Infrastructure Contribution that applies to the North West and South West Growth Centres.

A Project Application for the first residential subdivision stage of the overall Edmondson Park South development has been lodged with the Minister concurrently with this Concept Plan application. The Stage 1 Project Application seeks consent for:

- subdivision to create 230 lots comprising: 207 residential lots, 8 residue lots for future subdivision, 15 Environmental Living (rural-residential) lots, and the creation of 2 public reserves and 1 future public road reserve;
- site establishment works comprising:
  - tree removal;
  - earthworks including excavation, cut and fill;
  - construction of retaining walls as determined during detailed design;
  - erosion and sediment control to areas of road works and bulk earthworks including provision of temporary sedimentation ponds and diversion drains;
- design and construction of roads and traffic management works, including a proposed new intersection to MacDonald Road and landscaping within road reservations;
- design and construction of a public park;
- design and construction of staged stormwater water quantity and quality infrastructure to support both the Stage 1 development and the broader site, including construction of the regional detention basin and rain garden associated with the Maxwells Creek South riparian corridor and the rain garden and regional detention basin in the south western corner of the site;
- design and construction of an ornamental pond within land to be dedicated as public open space;
- construction of the acoustic wall extension adjacent to the M5 Motorway;
- construction of the sewer lead in from the Sydney Water carrier main at Ash Road; upgrade of overhead mains and construction of electrical lead-in feeders from the existing zone substation at Prestons; and
- extension or relocation of existing utility services and connection to utility services, potable and recycled water, electricity, gas and telecommunications in Campbelltown and MacDonald Roads.

The construction of the sewer lead in main and the utility services infrastructure involves connections beyond the boundary of the Edmondson Park South Project site.

The overall Edmondson Park South development will provide accommodation for approximately 3,200 new households with a range of dwelling types and with a range of price points including 5% of housing for moderate income earners and 5% of housing for seniors. The Project will also provide employment opportunities for 1,000 full time equivalent workers within a sustainable, transit oriented and cohesive new Edmondson Park Town Centre.

The commencement of this Project will unlock development within the wider Edmondson Park Precinct, which although released for urban development is currently unable to proceed pending the delivery of significant new lead in services infrastructure. The Edmondson Park South Project will allow development within the wider Edmondson Park release area to proceed by delivering:

- the gravity fed trunk sewer connection to the Sydney Water sewer carrier main at Ash Road; and
- high voltage electrical feeder from Prestons Zone substation to the proposed substation adjacent to the intersection of Campbelltown and Zouch Roads.

This report has been prepared by JBA Urban Planning for Landcom. It is based on information provided by Landcom, J Wyndham Prince Consulting Civil Infrastructure Engineers and Cox Richardson and supporting technical documents prepared by an expert consultant team. It:

- Provides an analysis of the site and its immediate surrounds.
- Establishes the basis for change to the existing zoning and planning provisions for the site and includes a proposal to amend SEPP Major Development as it relates to the site.
- Presents a Concept Plan for the future urban development of the site.
- Provides an assessment of the environmental impacts of the proposed land use change and Concept Plan in accordance with the Director-General's Environmental Assessment Requirements.

**Volume 1** of the EAR is structured as follows:

**Section 1:** Introduction, background, assessment and approvals process and overview of the consultation process undertaken by the proponent.

**Section 2:** Strategic justification including an assessment of the State and regional significance of the site and the project.

**Section 3:** Analysis of the site and its surrounds.

**Section 4:** The Concept Plan, detailing the development for which project approval is sought.

**Section 5:** Outline of proposed development contributions.

**Section 6:** Proposal for amendment to the Major Development SEPP, including nomination of future land use zones.

**Section 7:** Proposed development control strategy.

**Section 8:** Environmental assessment of the proposed land use change and Concept Plan.

**Section 9:** Draft Statement of Commitments.

**Section 10:** Conclusion.

**Volume 2** contains the Appendices which include the technical studies undertaken to inform the proposed land use change and Concept Plan and its environmental assessment, including ecology, heritage, engineering (infrastructure, water cycle, flooding), transport, bushfire management, visual impact, contamination, noise and vibration and geotechnical assessments.

The technical studies included at **Volume 2** address the Director General's requirements for both the environmental assessment to accompany the Concept Plan and the SSS. They provide a detailed analysis of existing site conditions, constraints and opportunities that has informed the development of the Concept Plan and SSS proposals. They also provide technical assessment of the environmental impacts of the proposed development, and recommend proposed mitigation measures to manage potential environmental impacts associated with the proposal.

The expert project team formed to prepare the SSS Study and Concept Plan EA includes the following consultants:

**Table 1** - Project team

Specialty	Consultant
Urban Design	Cox Richardson
Urban Planning	JBA Planning
Transport and Accessibility	Aecom Australia Pty Ltd
Infrastructure	J Wyndham Prince Consulting Civil Infrastructure Engineers
Ecology / Riparian	Ecological Australia
European Heritage	Tanner Architects
Indigenous Heritage	Kelleher Nightingale Consulting Pty Ltd
Bushfire	McKinlay Morgan & Associates Pty.Ltd. Consulting Surveyors
Landscape, Open Space and Visual	Hassell
Geotechnical	Golder Associates
Surface, Groundwater and Flooding	J Wyndham Prince Consulting Civil Infrastructure Engineers
Geotechnical and Soils	Golder Associates
Contamination	Golder Associates
Consultation	Landcom / Manidis Roberts
Noise	Wilkinson Murray

The preparation of the Concept Plan, SSS proposal and EAR has also drawn upon and had regard to the analysis, findings and recommendations of other technical documentation previously prepared to support the urban release, rezoning and development of the Edmondson Park Precinct including the documents identified below.

**Table 2** - Previous supporting technical studies and reports

Report / Study	Consultant
Edmondson Park Background Report and Addendum Report	Civitas Partnership
Aboriginal Heritage Management Plan	AMBS
Centres and Retail Analysis	Patrick Partners
Community Planning Study – Part 1 – Social Infrastructure	Elton Consulting
Ecological Assessment	Ecological Australia
Grassland Assessment Report	Wildthing
Land Capability Assessment	Geotechnique
Infrastructure Planning Report	URS
Non-Indigenous Heritage Assessment: Edmondson Park 2003	HLA Envirosciences
Community Planning Study – Part 2 – Open Space and Recreation Plan	Clouston Associates
Transport Study	Maunsell
Water Cycle Management: Stormwater	GHD
Aboriginal Heritage Management Plan 2003	Australian Museum Business Services
Edmondson Park – Section 94 Background	J Wyndham Prince
Ingleburn Defence Site: Heritage Analysis 2001	Godden Mackay Logan
South West Rail Link Environmental Assessment – Technical Paper 7: Preliminary Assessment of Historical Archaeological and Cultural Heritage Values 2006	Heritage Concepts P/L
Hoxton Park Recycled Water Scheme, Western Sydney, NSW – Ingleburn Army Camp – Archaeological Assessment and Statement of Heritage Impact 2008	Austral Archaeology
South West Rail Link – Glenfield to Leppington Rail Line: Historical Heritage Impact Assessment 2010	AMBS

## 1.1 Project Background

### Regional land use planning

The Edmondson Park Precinct, including the site, has been the subject of broad strategic planning investigation and environmental assessment over a number of years by both Liverpool and Campbelltown City Councils, the Department of Planning, the Department of Defence (the current landowner of the Ingleburn Army Camp) and Landcom (owner of certain lands).

It was first identified in May 2000 as part of the 2,500 hectare Hoxton Park Release Area Corridor and added to the Metropolitan Development Program in December 2001. The intention of Corridor was to provide alternatives for low density development in Western Sydney. In 2004 Campbelltown and Liverpool City Councils resolved to undertake a joint local environmental study for the Edmondson Park Precinct following a request from the Minister for Planning to commence rezoning of the land.

As part of the joint environmental study and rezoning process, a number of technical studies were undertaken on behalf of the councils including aboriginal archaeology, retail analysis, social and community planning, ecological and

grassland assessments, land capability, infrastructure, European heritage, transport and water cycle management and stormwater.

In December 2004, as part of the Sydney Metropolitan Strategy, the NSW Government released a plan outlining the future of land releases in the North-West and South-West of Sydney.

In late 2005, the Minister for Planning established the Growth Centres Commission, the role of which was to deliver land onto the market as soon as possible in a sustainable way by coordinating planning and the provision of major infrastructure. The site forms part of the Edmondson Park Precinct within the South West Growth Centre under State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP). The Edmondson Park Precinct was one of the first precincts in the Growth Centres to be released for urban development by the Minister for Planning.

In March 2006, Amendment No. 12 to Campbelltown (Urban Area) Local Environmental Plan 2002 and (Amendment No 83) to Liverpool LEP 1997 came into force (Liverpool LEP 1997 was later superseded LEP 2008). The existing LEPs zone land in the Edmondson Park Precinct for a combination of conservation, open space, residential and employment-generating purposes.

### Biodiversity Certification Order

The Edmondson Park Precinct has a long history of detailed survey and assessment of ecological values. This assessment information has been used to assist in the preparation of the *Western Sydney Growth Centres Conservation Plan* and subsequent Biodiversity Certification of the Growth Centres SEPP conferred by the Minister for the Environment on 11 December 2007 under the *Threatened Species Conservation Act 1995* (TSCA).

The 2007 Biodiversity Certification Order identifies lands under the Growth Centres SEPP as 'certified' and 'non-certified'. For certified areas, which include areas of lower conservation value, developments or activities proposed to be undertaken do not need to undertake further assessment of impacts on threatened species, populations or ecological communities under the TSCA, or their habitats. Non-certified lands continue to be protected by the TSCA, and conditions of the Biodiversity Certification Order establish additional assessment requirements to further limit clearing within these areas.

The Edmondson Park South site contains both certified and non-certified lands. Land that is non-certified comprises the land zoned E1 National Park & Nature Reserves zone and part of the land zoned R5 Large Lot Residential under Liverpool LEP 2008, and the land zoned 8(b) National Parks & Nature Reserves zone under Campbelltown LEP 2002. The remainder of the land is certified.

Condition 12 of the Biodiversity Certification Order prevents clearing of native vegetation on all of the non certified lands within the Edmondson Park South Project site unless it is in accordance with a plan of management, or agreed to by DECCW.

### Edmondson Park Conservation Agreement

A Conservation Agreement relating to the Edmondson Park Precinct was signed by the Commonwealth Minister for the Environment, Heritage and the Arts, NSW Minister for Climate Change and the Environment and NSW Minister for Planning under the *Commonwealth Environment Protection and Biodiversity Certification Act, 1999* (EPBCA) in 2009.

The Conservation Agreement relates to the implementation by the NSW State Government of a "Biodiversity Conservation Plan" which includes the

establishment of a Regional Park (150 hectares), sympathetic management of open space containing Cumberland Plain Woodland (CPW), and an offset package that results in an agreed net benefit to the conservation of biodiversity.

Specifically, the Conservation Agreement incorporates the agreed management actions to ensure the long term conservation of a number of biodiversity values protected under both NSW legislation and the EPBCA including CPW, Grey-headed Flying fox, Swift Parrot and Sydney Coastal River Flat Forest.

Under the Conservation Agreement, the Minister for the Environment, Heritage and the Arts is satisfied that development in accordance with the Agreement is not likely to have a significant impact on the biodiversity of the area and accordingly is not a controlled action under the EPBCA.

The relevant areas of the Regional Park and Public Open Space that contains CPW are illustrated on Map 3 of the Conservation Agreement. A copy of the full Conservation Agreement including accompanying maps is included in the Ecological Assessment prepared by Ecological included at **Appendix C**.

The land that will comprise the Regional Park is to be managed by DECCW under the National Parks and Wildlife Act 1974 (NPWA) under a Plan of Management. A Statement of Interim Management Intent (SIMI) has already been prepared for the Regional Park. The SIMI provides a basis to guide the long term management of the Regional Park by DECCW to enhance the biodiversity values of the Precinct and incorporates key management principles including landscape connectivity, enhancement of habitat values, interpretation of significant site elements and management of the natural / urban interface.

The actions, responsibilities and timing for State agencies to establish and manage the Regional Park are set out in the Conservation Agreement and the SIMI.

The network of open space areas identified under the existing Campbelltown LEP 2002 and Liverpool LEP 2008 are identified in the Conservation Agreement to be transferred into the care, control and management of the relevant Council and managed in accordance with plans of management prepared under the Local Government Act.

The Conservation Agreement acknowledges that approximately 36 hectares of CPW across the development area of the overall Edmondson Park Precinct cannot be retained within the Regional Park or open space areas due to the impacts such reservation would have on the functioning of the Edmondson Park Town Centre, railway line and train station, and on the overall viability of the Precinct.

Consequently, the Conservation Agreement identifies a CPW offset for the loss of CPW within the Edmondson Park Precinct site boundaries.

The Concept Plan and SEPP Amendment proposals will result in a modification to the Conservation Agreement, as detailed in this EA.

### South West Rail Link

In 2009 the NSW Government announced the construction of a new 11 kilometre rail line – South West Rail Link (SWRL) from Glenfield to Leppington in South West Sydney. A Part 3A application for the Project has been submitted to the Department of Planning for assessment, and has been publicly exhibited.

The project includes two new stations at Edmondson Park and Leppington as well as bus interchanges, pedestrian and cyclist facilities, 'kiss and ride' zones and commuter car parking. The Edmondson Park station is located within the Edmondson Park South Town Centre. Construction of the SWRL will commence in 2010 and is expected to be completed in 2016.

## Department of Defence Works

The Department of Defence is currently undertaking demolition and remediation works on that part of the site currently owned by the Commonwealth.

These works are being undertaken in accordance with Commonwealth processes and approval for these works does not therefore form part of the Concept Plan or concurrent Stage 1 Project Application. The Concept Plan proposal has therefore assumed that these works have been completed by Defence.

The remediation works will be the subject of a Site Audit Statement that is to be provided to the Proponent by Defence upon vacation of the site.

Demolition works being undertaken by Defence include the removal of a range of existing structures, including two heritage items:

- Ingleburn Village site and Lecture Hall Building (Nissen Hut) (Part Lots 1 and 2 DP 831152); and
- Mess Hall, Ingleburn Army Camp (Part of Lot 2 DP 831150), Edmondson Park.

## 1.2 Environmental Assessment and Approvals Process

The Part 3A process under the EP&A Act allows for the Edmondson Park South Project to be planned, assessed and delivered in an holistic manner, with a uniform set of planning provisions and determination by a single consent authority. Given the scale of the proposal, a Concept Plan and SSS listing provide the opportunity to identify and resolve key issues such as land use and urban form, development staging, infrastructure delivery and environmental management in an integrated and timely manner.

The Major Development SEPP identifies development to which Part 3A of the EP&A Act applies, and for which the Minister is the consent authority.

Clause 6 of the SEPP states that development, which in the opinion of the Minister is development of a kind referred to in Schedule 1 (Classes of Development, Schedule 2 (Specified Sites) or Schedule 3 (State significant development) of the SEPP, is declared to be a project to which Part 3A applies.

Group 5 Clause 13 of Schedule 1 of SEPP Major Development includes development for the purpose of residential, commercial or retail projects with a capital investment value of more than \$100 million.

Pursuant to Clause 8 of the Major Development SEPP the Minister may initiate an investigation into the listing of additional sites onto Schedule 3 of the SEPP, and may require the Director General to undertake a Study or to make arrangements for a study to be undertaken for the purpose of determining:

- Whether any development on the site should be declared to be a project to which Part 3A of the EP&A Act applies; and
- The appropriate development controls for the site.

In June 2010 the Minister for Planning considered a Preliminary Environmental Assessment Report for the Edmondson Park South Project that provided justification for the planning, assessment and delivery of the project to occur under Part 3A, having regard to the demonstrated contribution that the project will have to achieving State and regional planning objectives.

Subsequently, on 5 July 2010, pursuant to Clause 6 of the Major Development SEPP, the Minister for Planning formed the opinion that the Edmondson Park South Project constitutes a Major Project to be assessed and determined under Part 3A of the EP&A Act, and also authorised the submission of a Concept Plan for the site. In doing so, the Minister also formed the opinion that a SSS study be undertaken to determine whether to list the site as a State Significant Site in Schedule 3 of SEPP Major Development.

The Director-General of the Department of Planning issued the requirements for the preparation of the Study to justify nomination of the site as a SSS and the requirements for the preparation of the Environmental Assessments to accompany the Concept Plan and Stage 1 Project Application on 28 July 2010. A copy of the Part 3A determination, initiation of the SSS listing and Director General's Environmental Assessment requirements (DGRs) relating to the SSS Study, Concept Plan and Stage 1 Project Application are included in **Appendix D**.

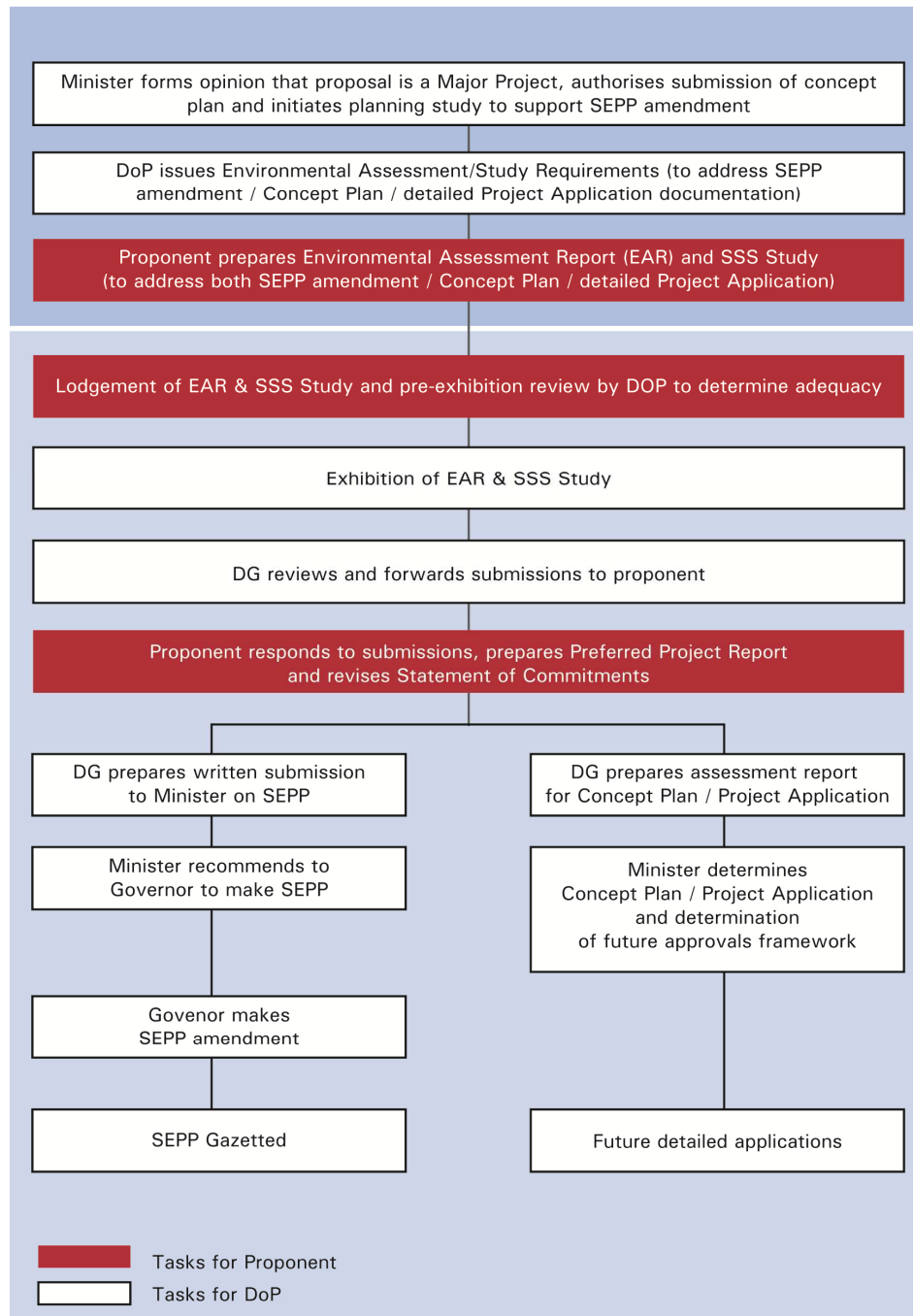
**Figure 1** below outlines the main steps in the approval process for the Major Development SEPP amendment and the Concept Plan application. Following approval of the Concept Plan, future detailed applications will be lodged for the assessment of the detailed design of the various components of the Concept Plan progressively over a number of stages.

As noted above, this report comprises the Study and the EA prepared in accordance with the requirements for the Study attached to the letter from the Department of Planning dated 22 April 2009, and the Director General's Requirements for the Concept Plan dated 10 June 2009 respectively.

**Appendix E** details the individual matters listed in the DGRs for the Planning Study and Concept Plan EAR and identifies where each of these requirements has been addressed in this report and the accompanying technical studies.

## Edmondson Park South Project Approvals Process

### State Significant Site Listing, Concept Plan & Stage 1 Project Applications



**Figure 1 - Part 3A assessment and approvals process**

## 1.3 Consultation

Consultation has been undertaken with the community, Councils and relevant Government agencies during the preparation of supporting technical studies, investigations and the formulation of development proposals for the project.

In accordance with the DGRs, the following public authorities, including all relevant utility providers have been consulted:

- Department of Planning Strategic Assessments and Strategies and Land Release;
- Campbelltown City Council;
- Liverpool City Council;
- Department of Environment, Climate Change & Water;
- Commonwealth Department of Environment, Water, Heritage and the Arts;
- Department of Education and Training;
- Roads and Traffic Authority;
- Transport Construction Authority;
- Railcorp;
- NSW Transport;
- NSW Office of Water;
- NSW Rural Fire Service;
- Sydney Water;
- Integral Energy;
- Jemena;
- Telstra and other service providers;
- Rural Fire Service; and
- Local Aboriginal Land Councils.

A summary of consultation undertaken with public agencies has been prepared by Landcom and is included at **Appendix F**. A Community Consultation Strategy prepared by Landcom / Manidis Roberts is also included at **Appendix F**.

In addition, a Planning Focus Meeting was held by the Department of Planning prior to issue of the DGRs. The Planning Focus Meeting involved a number of key agencies including the Department, DECCW, Liverpool and Campbelltown City Councils, NSW Transport, RTA, Office of Water, Department of Education and Training, and the Commonwealth Department of Environment, Water, Heritage and the Arts.

A number of formal consultation meetings have been held with both Liverpool and Campbelltown Councils. Consultation with both of the Councils is ongoing, in relation to a number of matters, including local development contributions.

### Aboriginal consultation

Aboriginal community stakeholders have been consulted as part of the preparation of the Aboriginal Cultural Heritage Assessment by Kelleher Nightingale Consulting Pty Ltd. This included the Tharawal and Gandangara Local Aboriginal Land Councils.

Identification of Aboriginal community stakeholders was undertaken in accordance with the DECCW draft *Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC, July 2005)* and *Interim Aboriginal Community Consultation Guidelines (2004)*. This required notification

of the relevant Local Aboriginal Land Councils, the Registrar of Aboriginal Owners and Native Title Services, the Native Title Services Corporation Limited as well as an invitation for Aboriginal stakeholders to register their interest in the project via public notices placed in The Liverpool Champion. In addition, letters introducing the project were sent to the DECCW, Liverpool City Council and Campbelltown City Council. Further consultation with Aboriginal community stakeholders will occur on an ongoing basis. Stakeholder groups notified will be provided with a copy of the Cultural Heritage Assessment.

## 2.0 Strategic Justification

The Edmondson Park South Project site forms part of the larger Edmondson Park Precinct within the South West Growth Centre. Edmondson Park is one of 18 areas in Sydney's South West that were identified by the State Government in June 2006 for future development. Once fully redeveloped, the overall Growth Centres are expected to accommodate 110,000 new dwellings and 300,000 new residents over the next 25–30 years. Edmondson Park will contribute approximately 7,500 of those new dwellings of which approximately 3,200 will be delivered as part of this project.

The strategic justification for redevelopment of the Edmondson Park Precinct has been demonstrated by the release of the land by the State government for urban development, and its rezoning in 2006.

The identification of SSS under the Major Development SEPP aims to facilitate development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State.

The NSW Government uses the SSS provisions of the Major Development SEPP to help it achieve the planning objectives on major sites that are important to the delivery of the metropolitan strategy or regional strategies. The provisions facilitate significant investment in economic and employment generating development in NSW and in redeveloping major State government sites.

The criteria for determining whether a site is of State Significance is set out in the Department of Planning's "*Guideline for State Significant Sites under the Major Projects SEPP*" which requires consideration of specific criteria when making an application to the Minister to nominate a site as State significant.

The Edmondson Park site directly meets the following criteria:

Criteria No.1:

*.....of regional or state importance because it is in an identified strategic location (in a State or regional strategy), its importance to a particular industry sector, or its employment infrastructure, service delivery or redevelopment significance in achieving government policy objectives*

Australia faces a national housing affordability and supply crisis. There is predicted to be a shortfall of more than 200,000 homes in Australia by 2013 and more than 1 million Australian families are in housing stress. This number is expected to grow in the short to medium term.

Recent pronouncements by all levels of Government agree that the contributing causes of the housing affordability crisis are inadequate housing supply in the market, complex planning systems and high infrastructure levies. All levels of Government have developed policy framework to address housing affordability across Australia.

The development of Edmondson Park South will assist in meeting State government policy to release as much land to the market as quickly as possible. The commencement of this project will provide a catalyst for development within the wider Edmondson Park release area, which is currently unable to proceed pending the delivery of significant new infrastructure including connection to the Sydney Water sewer carrier main at Ash Road.

The project will also support and promote transit oriented development in proximity to the new South West rail line, by providing higher density housing

close to the proposed town centre and with excellent access to the new railway. It will establish and embellish the new Regional Park securing long term agreed conservation outcomes within the South West Growth Centre.

The project is consistent with and will assist in the delivery of key outcomes of the NSW State Plan and the South West Sub-Regional Strategy by contributing to the supply to market of appropriately located land to sustainably accommodate the projected housing and employment needs of the region's population over the next 15 - 20 years.

The South West Sub-Regional Strategy aims to ensure that adequate land is available and appropriately located to sustainably accommodate the projected housing and employment needs of the region's population over the next 25 years.

The project will also support and promote transit oriented development in proximity to the new South West rail line, and establish the new 150 hectare Regional Park securing long term agreed conservation outcomes within the South West Growth Centre.

The successful development of Edmondson Park South is important if the high level of ongoing housing demand in SW Sydney is to be met. Strong population growth is anticipated over the coming decades, particularly in the major cities, and current projections suggest that Liverpool LGA must accommodate a significant proportion of Sydney's growth, with housing for approximately 35,000 additional residents needed over the next 10 years, with Campbelltown project to accommodate 18,600 additional residents between 2009 and 2019.

The site is crucial to the delivery of the additional housing required to meet the needs of the rapidly growing population of the region. Without new housing supply to meet demand, prices can be expected to escalate rapidly, with corresponding declines in affordability. The dwelling targets for Campbelltown and Liverpool cannot be achieved without the Edmondson Park South development which will make a substantial contribution to meeting demand. The Edmondson Park South site is capable of speedy and well planned development with construction expected to commence in 2010.

Criteria No.2:

*....need alternative planning or consent arrangements*

The site straddles two LGAs and will require the design and delivery of cross boundary works.

There are two separate land use zoning regimes applying to the land - Liverpool LEP 2008 and Campbelltown LEP 2002. Amendment to the existing land use zoning provisions applying to the site under both instruments is required to facilitate approval of the project.

The assessment of the Concept Plan and consideration of the proposed consequential amendments to the underlying land use zoning should be coordinated by a single approval agency to ensure that the strategic planning and development consent outcomes are integrated and determined in an holistic manner.

There are a number of key government agency stakeholders involved in the delivery of the Project: Department of Planning, Liverpool Council, Campbelltown Council, RTA, DECCW, Department of Transport, Department of Education and Transport Infrastructure Development Corporation (TIDC). Coordinated outcomes

between State government agencies is required, particularly with respect to transport and physical services infrastructure.

On the basis of the above, there is justification for the Edmondson Park South development to be planned, assessed and delivered by the listing of the site as a SSS under Schedule 3 of the Major Development SEPP.

## 3.0 Site Analysis

### 3.1 Site Location

Edmondson Park South comprises an area of approximately 413.3 hectares. It is located to the north-west of the M5 Motorway and lies approximately 40 km to the south west of Sydney CBD. Approximately 260.4 hectares of the site is located within the Liverpool LGA and approximately 152.9 hectares is located within the Campbelltown LGA. The metropolitan and regional context of the site is illustrated in **Figures 2, 3 and 4**. A site plan is provided at **Figure 5**.



Dwg Name: Metropolitan Context  
Date: 23 Aug 2010

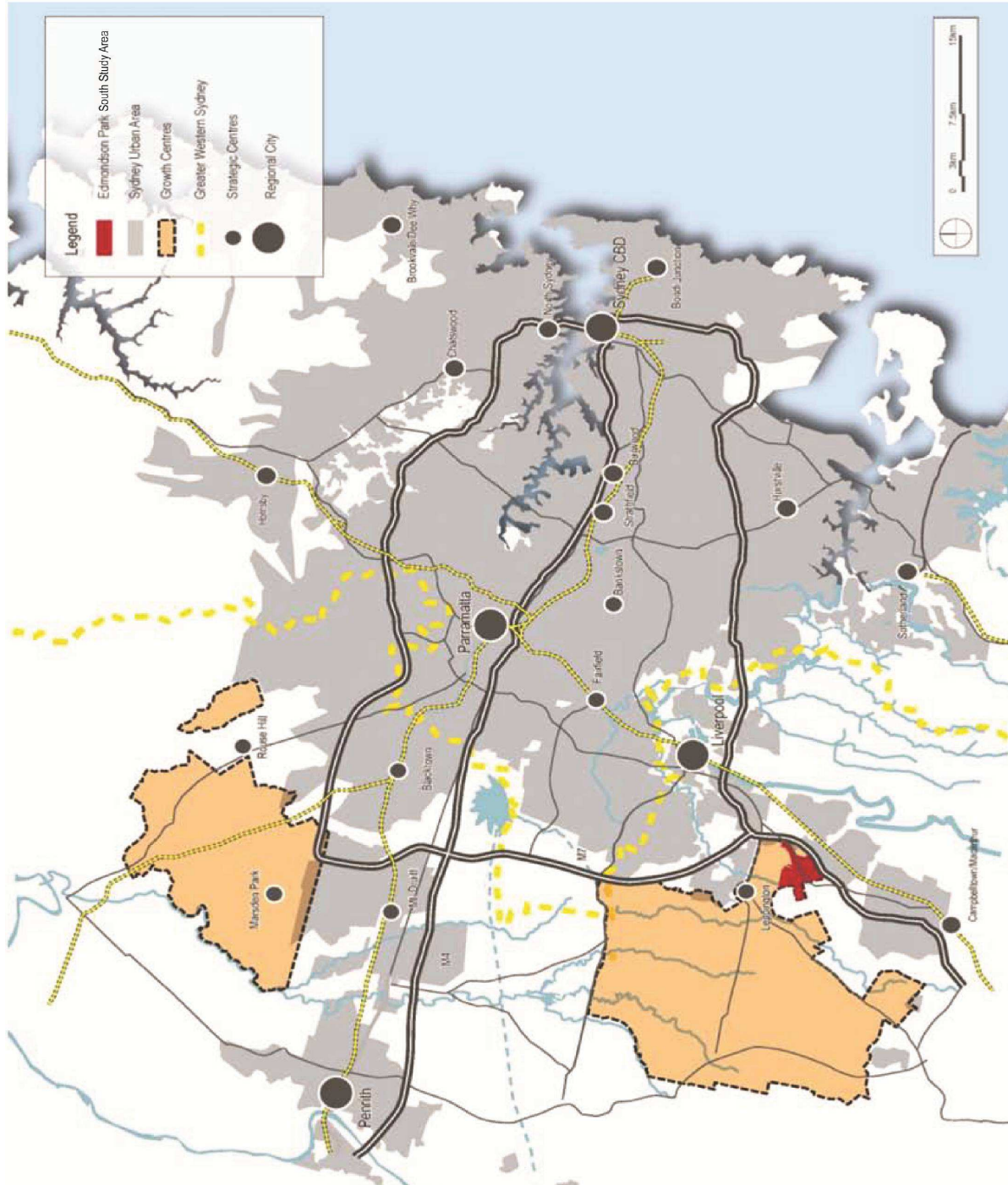


Figure 2 - Metropolitan Context

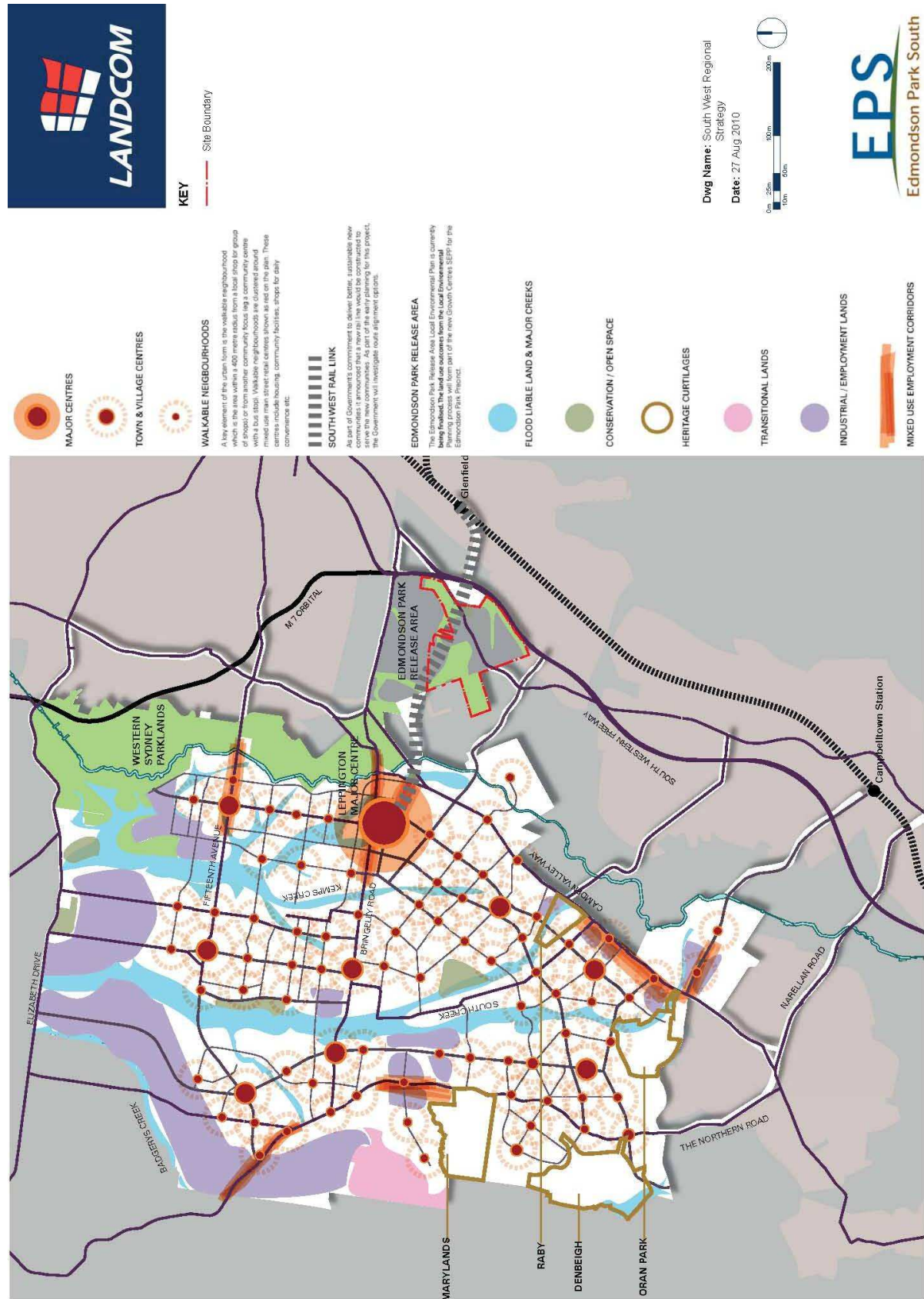


Figure 3 - South West Regional Strategy

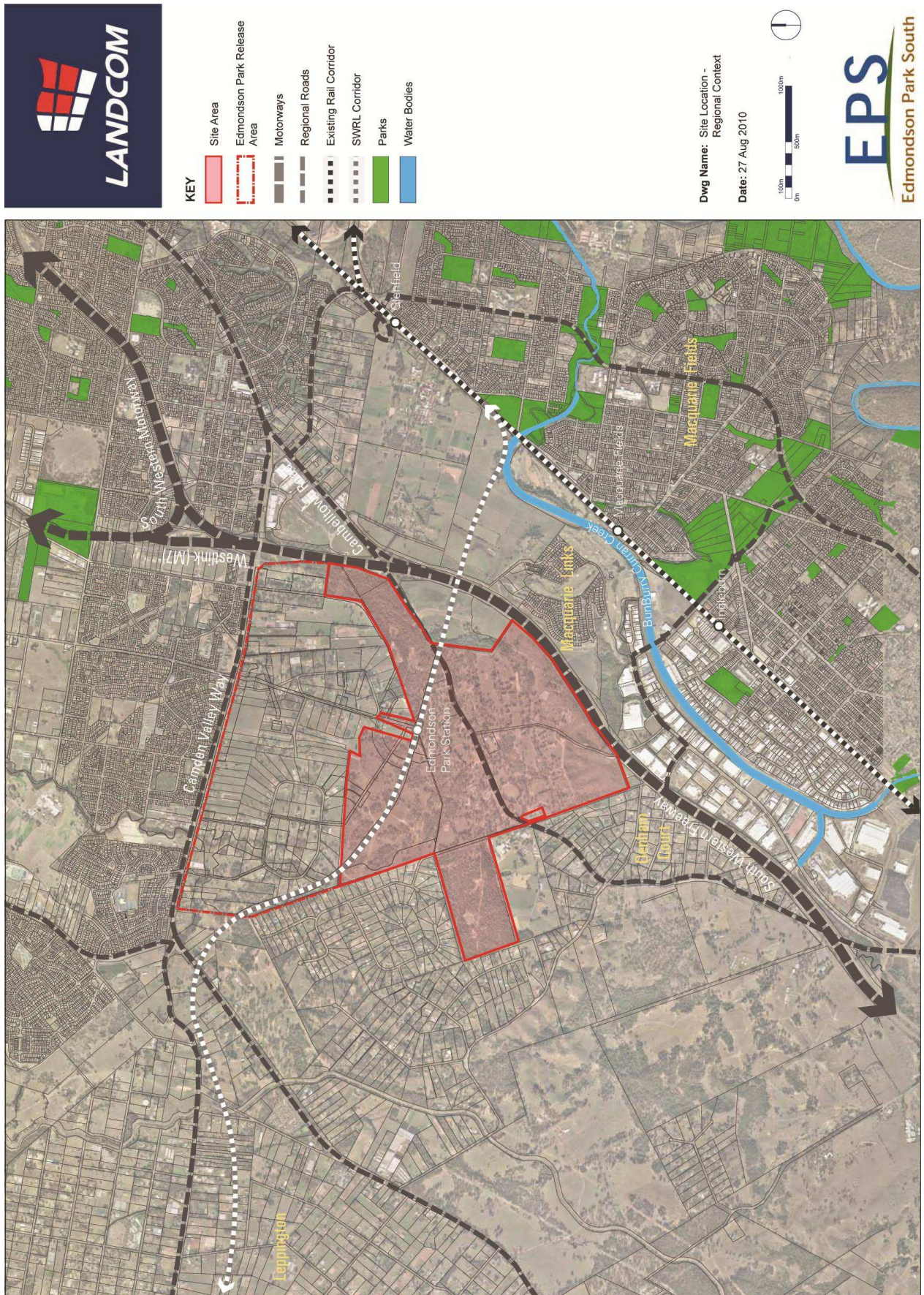


Figure 4 - Regional Context



Figure 5 - Site Plan

## 3.2 Land Ownership and Legal Description

The legal description, area and current ownership of land to which the SSS Study and Concept Plan applies is shown in **Figure 6** and detailed in **Table 3** below.

The majority of the site is currently owned by the Commonwealth (Department of Defence) and was formerly used as an army camp (the Ingleburn Army Camp) up until the 1990s when it was identified as surplus to Defence requirements. Other land within the site is owned by Landcom, the Minister Administering the EP&A Act, the Minister for Education, Training and Youth Affairs, the RTA, along with several roads owned by Liverpool City Council and Campbelltown City Council.

**Table 3 - Land ownership and legal description**

Property description	Area (ha)	Ownership
Lot A DP 188121	48.25	The Commonwealth of Australia
Pt Lot 8 DP 1127652	23.19	Landcom
Pt Lot 8 DP 1127652	27.99	Landcom
Lot 1 DP 1127652	3.49	Minister Administering the EP&A Act
Part Lot 7 DP 1127652	21.84	Landcom
Part Lot 7 DP 1127652	13.58	Landcom
Lot 2 DP 1127652	2.721	Minister Administering the EP&A Act
Lot 3 DP 1127652	0.4554	Minister Administering the EP&A Act
Lot 4 DP 1127652	0.3068	Minister Administering the EP&A Act
Lot 5 DP 1127652	2.853	Landcom
Lot 2 DP831152	50.5	The Commonwealth of Australia
Lot 1 DP831152	16.32	The Commonwealth of Australia
Lot 3 DP831152	37.88	The Commonwealth of Australia
Lot 1 DP801456	5.585	The Commonwealth of Australia
Lot 65 DP654507	5.93	The Commissioner for Main Roads
Lot 2 DP1144667	43.365	The Commonwealth of Australia
Lot 1 DP831150	1.835	Minister for Education, Training & Youth Affairs
Lot 1 DP831149	5.28	The Commonwealth of Australia
Lot 1 DP831148	20.43	The Commonwealth of Australia
Lot 3 DP 246213	81.99	The Commonwealth of Australia
Roads (various)		RTA, Campbelltown City Council, Liverpool City Council

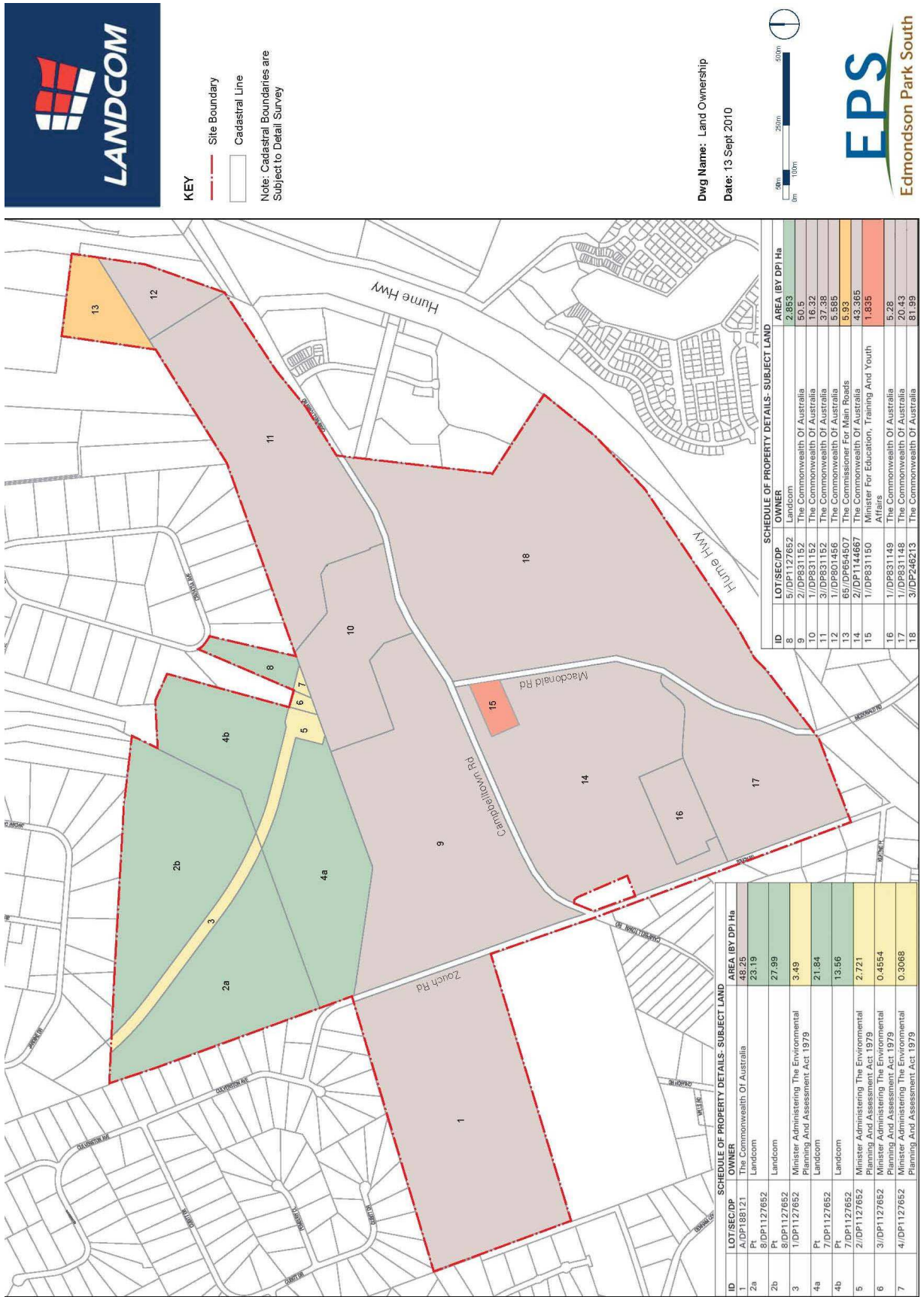


Figure 6 - Land ownership

### 3.3 Existing Zoning

The Growth Centres SEPP establishes Liverpool Local Environmental Plan 2008 (LLEP 2008) and Campbelltown (Urban Area) Local Environmental Plan 2002 (CLEP 2002) as the relevant local environmental planning instruments for the land.

Under LLEP 2008 and CLEP 2002, the site has been rezoned for a combination of urban and environmental purposes including the creation of a new 150 hectare regional park to be retained in State government ownership.

For that part of the land that is currently owned by the Commonwealth, the land use zoning provisions that allow for future urban development under LLEP 2008 and CLEP 2002 have been 'delayed' and will only come into effect once:

- Land currently owned by the Department of Defence is vested in the State of NSW; and
- Land that has been identified for the creation of the future regional park has been reserved under the National Parks and Wildlife Act 1974, or is held for the purpose of being so reserved.

Until such time as the 'delayed' rezoning provisions come into effect, the Defence land is zoned for Defence purposes.

The existing (delayed) land use zones applying to the site are illustrated in **Figure 7** and summarised in **Table 4**.

**Table 4 - Summary of existing land use zoning (delayed)**

Liverpool LEP 2008	Campbelltown LEP 2002
<ul style="list-style-type: none"> <li>▪ E1 National Park and Nature Reserves;</li> <li>▪ RE1 Public Recreation;</li> <li>▪ R1 General Residential;</li> <li>▪ R3 Medium Density Residential;</li> <li>▪ R5 Rural Residential</li> <li>▪ B2 Local Centre; and</li> <li>▪ SP2 Infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>▪ 2(c) Higher Density Residential;</li> <li>▪ 3(a) General Business;</li> <li>▪ 6(a) Local Open Space,</li> <li>▪ 3(c) Neighbourhood Business;</li> <li>▪ 5 Special Uses;</li> <li>▪ 6(c) Private Open Space;</li> <li>▪ 7(d5) Environmental Protection 1 ha minimum; and</li> <li>▪ 8(b) National Parks and Nature Reserves.</li> </ul>

There are a range of existing development standards that apply to the land under the existing LEPs, including provisions relating to minimum subdivision lot sizes, maximum FSR, building height and dwelling density. These are further detailed at Section 6 of the EAR.

