



NSW GOVERNMENT
Department of Planning

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Lesley Bull
Director
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Dear Ms Bull

Edmondson Park – Director General Requirements and State significant site study requirements

I refer to your letter dated 17 June 2010, which included a request that, should the Minister agree to consider proposed development at Edmondson Park under Part 3A of the *Environmental Planning and Assessment Act 1979*, that Director General's Environmental Assessment Requirements (DGRs) be issued for the concept plan and Stage 1 and 2 project applications.

As previously advised the Minister for Planning on 5 July 2010 declared that development within the Edmondson Park site (the site) is subject to Part 3A of the *Environmental Planning and Assessment Act 1979*, and authorised submission of a concept plan.

Accordingly, please find attached DGRs for the concept plan and Stage 1 project application. Please note that DGRs for the Stage 2 project application will not be issued until Landcom confirms whether it will proceed with the application.

The DGRs have been prepared in consultation with relevant government agencies, and to assist you in your consultation with these agencies, copies of their comments are attached. In this regard the Department considers that meetings should be arranged with relevant government agencies to discuss key issues associated with the proposal, in particular:

- any proposed changes to the Edmondson Park Conservation Agreement; and
- the future design of Campbelltown Road.

The Department can assist in arranging and/or facilitating these meetings, and will be in touch shortly to discuss this further.

As you are also aware the Minister has declared the site as a potential State significant site. In doing so, the Minister requested, in accordance with clause 8 of the *State Environmental Planning Policy (Major Development) 2005* (Major Development SEPP) that the Director-General make arrangements for a SSS study to be undertaken (by Landcom) that will assess:

- the State or regional planning significance of the site (having regard to the Guideline for State significant sites under the Major Projects SEPP);
- any proposed changes to the existing zoning regime, and where changes are proposed the suitability of the site for the proposed land use taking into consideration environmental,

social or economic factors, the principles of ecologically sustainable development and any State or regional planning strategy;

- the implications of any proposed land use changes for local and regional land use, infrastructure, service delivery and natural resources planning;
- the recommended land uses and development controls for the site that should be included in Schedule 3 of the Major Development SEPP;
- those parts of the site which should be subject to Part 4 of the Act, with the relevant Council as consent authority; and
- appropriate arrangements (if relevant) for the compulsory acquisition of land by relevant councils for open space purposes, including through consultation with the relevant council.

Fees for the proposals are required to be paid in accordance with the *Environmental Planning and Assessment Regulation 2000*, prior to public exhibition. Fees for the Part 3A concept plan and project application will be based on the capital investment value of the proposal as identified in a report from a quantity surveyor, which are to be provided as a requirement of the DGRs. The fee for assessment of a State significant site proposal, where it is carried out in conjunction with assessment of a concept plan proposal, is \$20,000.

You should now proceed to prepare your environmental assessment for the concept plan and project application, and State significant site study. Once these are submitted to the Department they will be assessed for adequacy against the DGRs and SSS Study requirements.

In the meantime, should you have any queries please contact Anna Johnston on 02 9228 6329 or by email at anna.johnston@planning.nsw.gov.au.

Yours sincerely



28 July 10

Michael File
Director, Strategic Assessment

**EDMONDSON PARK CONCEPT PLAN AND PROJECT APPLICATIONS
ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Project Description	<p>Concept Plan for: A mixed use residential, commercial and retail development within the Edmondson Park site, with a dwelling yield of up to 3,300 dwellings, and retail/commercial development with up to 35,000-40,000 sqm of floor space within the planned Edmondson Park town centre.</p> <p>Project Applications for: Stage 1: being subdivision to create approximately 270 residential and 17 rural residential lots, associated earthworks and infrastructure, a building and possible temporary use as a sales and information centre, and construction of a sewer lead in from the Sydney Water carrier main to Ash Road.</p>
Site	The Edmondson Park site (the site) comprises approximately 413 hectares of land within the larger Edmondson Park Precinct of the South West Growth Centre.
Proponent	Landcom
Date of Issue	28 July 2010
Date of Expiration	2 years from date of issue
General requirements	<p>The Environmental Assessments (EA) for the Concept Plan and Project Applications must include:</p> <ol style="list-style-type: none"> (1) an executive summary; (2) a description of the project including: <ol style="list-style-type: none"> (a) need for the project; (b) various components and staging of the project (including relevant maps); and. (3) a thorough site analysis and description of the existing environment; (4) justification of the project, taking into consideration the environmental impacts of the proposal, the suitability of the site and whether or not the project is in the public interest; (5) a consideration of all relevant statutory and non-statutory provisions and identification of any non-compliance with such provisions (especially the <i>SEPP (Major Development) 2005</i>, <i>SEPP 44</i>, <i>SEPP 55</i>, <i>SEPP (Infrastructure) 2007</i>, <i>SEPP (Sydney Region Growth Centres) 2006</i>, <i>Liverpool Local Environmental Plan 2008</i>, <i>Campbelltown (Urban Area) Local Environmental Plan 2002</i>, <i>Metropolitan Strategy</i>, and <i>draft South West Subregional Strategy</i>); (6) a draft Statement of Commitments outlining commitments to public benefits, environmental management, mitigation and monitoring measures to be established on site and clear identification of the timing and responsibility for these measures; (7) a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading; and (8) a report from a quantity surveyor identifying the capital investment value of the Concept Plan and Project Applications including the estimated cost of future development.
Key Assessment Requirements	<p>Urban Design, development controls and land uses</p> <ol style="list-style-type: none"> (1) Assess the consistency of the proposal with relevant planning documents including local environmental plans and existing and draft development control plans. Provide justification for any new or amended development controls and land uses, including in consultation with the relevant council. (2) Identify estimated floor space yield for commercial and retail uses for land within the Edmondson Park town centre, and justify in the context of the expected yields for the town centre as outlined in the <i>draft South West Subregional Strategy</i>. (3) Identify how the aspects of the proposal relating to the town centre will be integrated with areas of the town centre that do not form part of the proposal.

- (4) Identify how the proposal integrates with the proposed station and rail corridor on the South West Rail Link. The proposal should be developed with regard to the proposed development footprint for the station, through consultation with Transport Construction Authority.
- (5) Assess the visual impact of the proposed development, when viewed from the surrounding areas.
- (6) Identify school sites, both new and existing, and justify their appropriateness in accordance with the Department of Education and Training's requirements for new school sites.

Biodiversity

- (1) Assess the consistency of the proposal with the Biodiversity Certification Order (dated 11 December 2007) conferred on the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. Any clearing of existing native vegetation within the non-certified areas should be offset in accordance with the relevant biodiversity measures of the Biodiversity Certification.
- (2) Provide an assessment of biodiversity impacts of the proposed development in accordance with *draft Guidelines for Threatened Species Assessment* (DEC July 2005). For certified areas under the Biodiversity Certification, the assessment undertaken in the *draft Growth Centres Conservation Plan* (GCC February 2007) and the offsets established in the Biodiversity Certification can be referenced for the proposal.
- (3) Assess the consistency of the proposal with the Edmondson Park Conservation Agreement (dated 20 August 2009), in particular with the requirements of the Biodiversity Conservation Plan (Schedule 4). Any proposed variation to the Conservation Agreement would need to be justified (including consideration of alternative options) on ecological grounds.

Regional Park

- (1) Identify measures to mitigate interface impacts (both construction and operational) on the ecological values of the Regional Park from adjoining urban areas.
- (2) Assess the consistency of the proposal with the Statement of Interim Management Intent for the Regional Park. Outline and justify any variations and provide an appropriate assessment of any potential impacts.

Traffic/Transport

- (1) Identify a road layout and design which is responsive to existing and proposed land uses including providing linkages to key destination points such as centres, employment lands, and recreation areas, within and surrounding the site. In particular identify the future design of Campbelltown Road having regard to potential heritage and ecological impacts, location of utility infrastructure, urban design considerations, and impact on school sites and open space areas.
- (2) Prepare a Traffic Management and Accessibility Plan (TMAP) in accordance with the *Draft Interim Guidelines for Transport Management and Accessibility Plans* (NSW Transport) to identify:
 - (a) the cumulative regional traffic impacts associated with the development,
 - (b) a package of traffic and transport infrastructure measures to support future development and contribute to the achievement of the NSW State Plan mode share targets;
 - (c) regional and local intersection and road improvements together with priority works to support efficient bus access;
 - (d) vehicular access options for adjoining sites;
 - (e) infrastructure for walking and cycling, having regard for the *NSW Bike Plan* (RTA, May 2010) and *Planning Guidelines for Walking and Cycling* (Department of Planning, December 2004);
 - (f) the implications of the proposed development for non-car travel modes (including public transport, walking and cycling);
 - (g) the potential for implementation of a location specific sustainable travel plan (eg 'Travelsmart' or other travel behaviour change initiative) and the provision of facilities to increase the non-car mode share for travel to, from and within the site;
 - (h) the implications and opportunities for managing car parking within the development; and

- (i) the timing and cost of infrastructure works and funding responsibilities.

Staging of Development

- (1) Provide details of the staging of development including a Staging Plan.
- (2) Identify the staging process for infrastructure provision commensurate with proposed staging of development, through consultation with relevant agencies.

Heritage

- (1) Identify and assess the impacts of the proposal on the heritage significance of the area in accordance with *Assessing Heritage Significance* (NSW Heritage Office 2001), including on the Ingleburn Army Camp, prefabricated cottages, and Mont St Quentin Oval and entry gates. Identify opportunities for adaptive re-use of heritage items.
- (2) Identify and assess the impacts of the proposal on Aboriginal heritage significance in accordance with the draft *Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation* (DEC, July 2005). Consultation requirements are to be informed by the *Interim Aboriginal Community Consultation Guidelines*.
- (3) Assess the proposal against the Aboriginal Heritage Management Plan prepared for the Edmondson Park Precinct.

Surface water, groundwater quality and riparian corridors

- (1) Assess any potential impacts of proposed development on hydrology and hydrogeology of the site and adjacent areas in terms of impact on water quality having regard to environmental targets for new urban development set out in *Managing urban stormwater: environmental targets – Consultant draft* (DECC in association with the Sydney Metropolitan CMA, October 2007). In particular, identify how any potential water quality impacts on wetlands both within and adjoining the site, and the ecological values of the Regional Park, will be avoided, mitigated or managed.
- (2) Identify any potential impacts on groundwater and groundwater dependant ecosystems, and how impacts will be avoided mitigated or managed.
- (3) Identify drainage and stormwater management infrastructure, including: on site detention of stormwater; water sensitive urban design (WSUD); and drainage infrastructure. Identify the future management and ownership arrangements for stormwater infrastructure, and identify how any requirements of the future owner will be met.
- (4) Assess any proposed variation to riparian corridors and associated buffers in accordance with the Riparian Corridor Management Study approach applied to the Growth Centres, and provide justification for any changes. Details of any rehabilitation works for corridors should be provided.

Flooding

- (1) Identify any flood risk associated with the site and demonstrate that the proposed development is suitable in terms of flooding and is consistent with the *NSW Floodplain Development Manual: the management of flood liable land* (2005).

Bushfire Risk Assessment

- (1) Provide an assessment against the current version of *Planning for Bush Fire Protection 2006*, including the proposed location of, and ongoing management arrangements for Asset Protection Zones.

Noise

- (1) Demonstrate that the proposal will be designed, constructed, operated and maintained so that there are no unacceptable impacts from noise. In particular assess the noise impact from the proposed rail line and existing and proposed roads having regard for increased traffic generated by the proposal. This should be assessed in accordance with the *Environmental Criteria for Road Traffic Noise* (EPA 1999), and *Development Near Rail Corridors and Busy Roads – Interim Guideline* (Department of Planning).

Geotechnical and contamination

- (1) Demonstrate the suitability of the land for the proposed development including with respect to erosion potential, salinity and the presence of potential and actual acid sulphate soils if any. Outline measures to avoid or reduce adverse impacts. This should be carried out in accordance with relevant guidelines, such as NSW

	<p>Local Government Salinity Initiatives booklets and the <i>Western Sydney Code of Practice 2003</i>.</p> <p>(2) Outline actions, management and mitigation measures required, including protocols to address unexpected finds, and assess contamination issues associated with the proposal (if any) in accordance with <i>SEPP 55</i> and other relevant legislation and guidelines.</p> <p>Topography and site preparation</p> <p>(1) Identify expected extent of cut and fill required to achieve the proposed development, and outline strategies to minimise excavation works, both for site preparation works and individual dwellings.</p> <p>Ownership/Maintenance of Public Domain</p> <p>(1) Provide details of the proposed ownership and management arrangements for publicly accessible land including roads, parks, and riparian areas. In particular, detail management arrangements for open space areas that are identified under the Edmondson Park Conservation Agreement.</p> <p>Utilities</p> <p>(1) Prepare a utility and infrastructure servicing report and plan for the site in consultation with relevant utilities providers to:</p> <ol style="list-style-type: none"> identify existing utilities and infrastructure such as the supply of water, sewerage, stormwater, gas, electricity and telephone services. assess the capacity of utility infrastructure to service the proposed development in conjunction with existing uses, proposed uses and potential future uses (including fire suppression). demonstrate compliance with the requirements of any public authorities in regard to the connection to, relocation and/or adjustment of services affected by the development proposal. Detail technologies which may reduce the demand or need for servicing or provide for the supply of sustainable services (such as water sensitive urban design measures and sediment control measures). Justify any staging of proposed infrastructure works. <p>(2) Clearly identify the proposed location of any new utilities and infrastructure and justify any changes to Sydney Water's existing trunk servicing scheme.</p> <p>(3) Prepare an Integrated Water Management Plan to identify any alternative water supply, water sensitive urban design, and any other water conservation measures.</p> <p>Social infrastructure / contributions</p> <p>(1) Outline the likely scope of developer contributions between the Proponent and Liverpool and Campbelltown Councils, to deliver an adequate level of local infrastructure to meet the needs of the future population arising from the proposed development. This should be informed by consultation with the relevant councils. Note: development within the site will also be subject to the Growth Centres Special Infrastructure Contribution.</p> <p>Ecologically Sustainable Development (ESD)</p> <p>(1) The EA should demonstrate that all aspects of the concept plan satisfy the principles of ESD including compliance with BASIX.</p> <p>(2) The EA should outline commitments to sustainability including water reuse, waste minimisation, the minimisation of energy use and car dependency.</p>
<p>Additional assessment requirements (project application)</p>	<p>Stage 1 Project Application (residential subdivision) - the following assessment requirements <u>also</u> apply:</p> <p>Site preparation works</p> <p>(1) Provide a report that includes (but is not limited to):</p> <ol style="list-style-type: none"> a detailed survey showing existing and proposed levels and quantities of fill necessary for site preparation works, and details on the source of fill including types of materials and their source, and details on whether contaminated soils are likely to be disturbed during the proposed works and what measures are to be adopted to protect human health and the environment, and if necessary remediate or dispose of the

	<p>contaminated material.</p> <p>Subdivision</p> <p>(1) Provide proposed plans of subdivision that identify all covenants, easements and notations proposed for each land title and, if relevant, how the subdivision is to be staged.</p> <p>Construction impacts</p> <p>(1) Provide an assessment of construction impacts of the site preparation and any other works associated with the project application, and propose appropriate mitigation measures. This should include (but is not limited to) construction noise, air quality, water quality, soil and erosion, groundwater impact, and traffic in accordance with relevant guideline.</p> <p>(2) Identify strategies to minimise impacts on the ecological values of the regional park and open space areas, as well as to minimise the extent of vegetation clearing within the development area.</p> <p>Public Domain</p> <p>(1) Outline the proposed treatment and future management arrangements for all aspects of the public domain, through consultation with the Campbelltown Council.</p>
Consultation Requirements	<p>During the preparation of the EA, the proponent must undertake an appropriate and justified level of consultation with relevant parties. The Strategy should include timing for the carrying out of proposed consultation processes. If consultation has already been undertaken or will be undertaken during exhibition, this needs to be documented. Relevant agencies must include, but not be limited to:</p> <ul style="list-style-type: none"> • Campbelltown Council • Liverpool Council • Department of Environment, Climate Change and Water • NSW Office of Water • NSW Transport • Roads and Traffic Authority • Department of Education and Training • Transport Construction Authority • Railcorp • Commonwealth Department of Environment, Water, Heritage and the Arts • Rural Fire Service • Utility and infrastructure providers • Local Aboriginal Land Councils
Deemed refusal period	<p>60 days (see Clause 8E of the Environmental Planning & Assessment Regulation)</p>