

1 Agency Consultation

1.1 Director Generals Requirements

The Director General’s Requirements issued on 28 July 2010 for both the Concept Plan and Project Application provide the following specifications in relation to the preparation of the environmental assessment (EA):

Application No.	MP 10_0118 (Concept Plan) and MP 10_0110
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 (CCC) • Liverpool Council (LCC) • Department of Environment, Climate Change and Water (DECCW) • NSW Office of Water (NOW) • NSW Transport (TNSW) • Roads and Traffic Authority (RTA) • Department of Education and Training (DET) • Transport Construction Authority (TCA) • Railcorp • Commonwealth Department of Environment, Water, Heritage & the Arts (DEWHA) • Rural Fire Service (RFS) • Utility and infrastructure providers <ul style="list-style-type: none"> - Sydney Water Corporation (SWC) - Integral Energy (IE) • Local Aboriginal Land Councils (LALC)

Landcom has implemented a strategy for consultation with relevant stakeholder agencies throughout the preparation of the EA for Edmondson Park South. This consultation will remain ongoing throughout the exhibition period and continue to inform the preparation of a Preferred Project Report.

The stakeholder consultation record is included in the comprehensive Environmental Assessment Report (EAR) to document the commitment that the Proponent has to consulting with stakeholder agencies and resolution of stakeholder issues.

Table 1 below outlines the meetings held with stakeholder agencies throughout the preparation of the EAR.

Table 1 – Schedule of Meetings

Date	CCC	LCC	DECCW	NOW	TNSW	RTA	DET	TCA	Railcorp	DEWHA	RFS	Integral Energy	SWC	JEMENA	Indigenous Groups	DoP	NSW Heritage	Premiers and Cabinet	Meeting Description
21 May																			Briefing meeting
24 May																			Briefing meeting
25 May																			Briefing meeting
31 May																			Briefing meeting
2 June																			Process meeting
3 June																			Briefing meeting
4 June																			Briefing meetings
7 June																			Approval mechanism
9 June																			Conservation Land
16 June																			Gravity sewer carrier
21 June																			Presentation of Preliminary concepts
22 June																			Conservation Agreement
25 June																			Briefing and establish requirements
28 June																			Establish requirements and identify design criteria
29 June																			Discussing design criteria
30 June																			Review of proposed DCP criteria
2 July																			Briefing and establish requirements
5 July																			Discussion of preliminary concepts
7 July																			Discussion technical requirements
8 July																			Discussion re bridge crossing and funding
12 July																			Discussion of interaction between EPS and SWRL
13 July																			Briefing re boundary adjustment
14 July																			Discussion of potential Substation sites
15 July																			Discussion re boundary adjustment and interrelationship with biodiversity certification
16 July																			Planning Focus Meeting Update meeting with TNSW
19 July																			Site Inspection
26 July																			Development contributions
27 July																			Discussion on Railcorp future needs
29 July																			Heritage Precinct
30 July																			Infrastructure provision Campbelltown Road design criteria
6 August																			Boundary adjustment site inspection RTA review of Campbelltown Road options design criteria CCC – Open Space and Heritage
11 August																			Infrastructure provision
13 August																			DECCW – Regional Park Facilities workshop
17 August																			Update on progress with process
18 August																			Transport Workshop
19 August																			Development contributions

Table 2 – Stakeholder Consultation

Table 2 below identifies the issues raised by the stakeholder agencies throughout the preparation of the EAR and identifies how and where the issues are addressed in the EAR.

Agency	Issues Raised	How and where addressed in Environmental Assessment
Campbelltown City Council	Interaction with Draft Development Control Plan (DCP)	Statement of Commitments (SOC) Proponent has committed to work with Council to ensure DCP is consistent with Concept Plan. Ongoing consultation regarding design and commitment to construction certificate issue from CCC.
	Approval process	EA Proponent is and continues to work with Council to ensure that they are comfortable that the proposed development is generally consistent with CCC development standards.
	Discharge to MacDonald Road Drainage system	Water Cycle Management Report Proponent has met with Council’s engineers throughout the preparation of the EA and will continue to work with CCC throughout the exhibition period.
	Infrastructure arrangements	SOC Proponent has agreed a list of infrastructure requirements with CCC, the Proponent has committed to meeting the requirements.
	Mechanism for acquisition of land	SOC The Proponent has agreed to dedicate land to CCC for open space identified in the Concept Plan and the Project Application in lieu of Section 94 (s94) contributions.
	Development yield	SEPP Maps The Proponent has submitted proposed SEPP amendment maps with minimum dwelling number controls. The Proponent and CCC have agreed that the proposed dwelling yields are consistent with CCC’s yield expectations.
	Configuration of Campbelltown Road	The Proponent has agreed a configuration of Campbelltown Road reservation that facilitates the protection of the CCC heritage items and provides for connectivity between dwellings in the CCC LGA and the Edmondson Park railway station.
Liverpool City Council	Development Contributions	SOC The Proponent has agreed to undertake those s94 works identified on LCC’s Infrastructure Maps and dedicate that land identified in LCC s94 plan in lieu of s94 contributions. Council and the Proponent have agreed that a voluntary planning agreement (VPA) is appropriate and the Proponent has committed to entering into a VPA.

Agency	Issues Raised	How and where addressed in Environmental Assessment
	Extent of open space and open space facilities	The Proponent has agreed the extent of Open Space to be provided and is in the process of resolving the level of embellishment required on each of the open spaces. The scope is identified in monetary terms in the s94 plan however the embellishment will form part of a future VPA.
	Configuration of Campbelltown Road	The Proponent has agreed a configuration of Campbelltown Road reservation that facilitates the protection of the LCC heritage items.
	Connectivity across South West Rail Line (SWRL)	The Proponent has agreed to undertake the construction of the bridges across the SWRL as works in kind. This commitment will form part of a future VPA.
DECCW	Embellishment of Regional Park	The Proponent is working with DECCW to advance the detailed design of the facilities contemplated under the SIMI.
	Boundary adjustment to Regional Park	Ecological Report The Proponent has committed to an equal area land swap with an improved ecological outcome. DECCW has in principle agreed to the technical merit of the swap. The procedural variation of the amendment to the Conservation Agreement will be undertaken outside of this Part 3A process.
	Sewer crossing of Regional Park	Ecological Report / EA / Infrastructure report The Proponent has worked with DECCW to identify the most appropriate route for the sewer crossing of the Regional Park.
	Removal of STP and remediation of the land	SOC The Proponent has committed to the removal of the existing STP upon completion of the Ash Road carrier extension. The existing STP services North Ingleburn Public School, Bambi Kindergarten and the Heritage precinct.
	Edge effects of Campbelltown Road on Regional Park	The Proponent has agreed a configuration of Campbelltown Road reservation that minimises the width and removes any need for impact onto the Conservation lands contained within the Regional Park.
	Consultation with Indigenous community	Indigenous Heritage Report The Proponent has committed to ongoing consultation with the Indigenous community in accordance with the requisite guidelines.
NSW Office of Water	Configuration and extent of riparian corridors	Water Cycle Management Report and Ecological Report The Proponent has undertaken a detailed assessment and classification of the riparian corridors and will continue to consult with the NSW Office of Water throughout the exhibition period.

Agency	Issues Raised	How and where addressed in Environmental Assessment
Transport NSW	Connectivity between residential areas and Edmondson Park Station	<p>TMAP</p> <p>The Proponent has agreed a configuration of Campbelltown Road reservation that provides good connection between residential areas to the south of Campbelltown Road, Edmondson Park station and the Town Centre.</p>
	Overall design of the Town Centre to integrate with the Edmondson Park Station	<p>TMAP</p> <p>The Proponent through its meetings with Transport NSW, TCA and RTA has committed to ongoing workshops to develop the integration of the Town Centre and Edmondson Park Station.</p> <p>The conceptual layout for the circulation network, locations of bus interchanges, kiss and ride, and park and ride areas have been identified and have broad agreement.</p>
	Funding of the bridges across SWRL	<p>The Proponent has agreed to undertake the construction of the bridges across the SWRL as works in kind, this commitment will form part of a future VPA.</p>
	Provision for buses	<p>TMAP</p> <p>The Proponent has provided for the bus network, bus interchanges and bus lanes through the Town Centre and linking with the proposed bus routes to the north of the site.</p>
RTA	Configuration of Campbelltown Road, Proponent responsible for construction to cater until 2026	<p>TMAP</p> <p>The Proponent has agreed a configuration of Campbelltown Road reservation that provides good connection between residential areas to the south of Campbelltown Road and Edmondson Park rail station and the Town Centre.</p>
	Campbelltown Road reservation needs capacity to be able to accommodate requirements to 2036	<p>TMAP</p> <p>The Proponent has agreed a configuration of Campbelltown Road reservation that provides good connection between residential areas to the south of Campbelltown Road and Edmondson Park rail station and the Town Centre.</p>
	Campbelltown Road spacing of intersections	<p>TMAP</p> <p>The Proponent has agreed a configuration of Campbelltown Road signalised intersections with the RTA.</p>
	Campbelltown Road design speed	<p>TMAP</p> <p>The Proponent has agreed a design speed for Campbelltown Road with the RTA.</p>
DET	Effect of Campbelltown Road on public school	<p>Concept Plan and TMAP</p> <p>The Proponent has agreed a configuration of Campbelltown Road that allows for North Ingleburn Public School to be sleeved from Campbelltown Road by residential development.</p>

Agency	Issues Raised	How and where addressed in Environmental Assessment
	Relocation of North Ingleburn Public School after BER construction	<p>Concept Plan</p> <p>The Proponent has worked with DET to confirm the opportunity to remain in its current location and utilise recent BER works.</p>
	Location of high school on Campbelltown Road	<p>Concept Plan</p> <p>The Proponent has proposed an alternate location for the future Edmondson Park High School more centrally located within the catchment and off Campbelltown Road.</p>
	Impact of noise from SWRL on proposed new combined school site	<p>Acoustic Report</p> <p>The Proponent has demonstrated that the proposed high school site to the north of the SWRL can meet the appropriate noise amenity criteria.</p> <p>The Proponent will continue to consult with DET operational staff to develop concepts for the proposed school site.</p>
	Bus access to schools (particularly high school)	<p>Concept Plan and TMAP</p> <p>The Proponent has located the school site on the proposed bus route.</p>
TCA	Funding for Construction of bridges across SWRL corridor	<p>The Proponent has agreed to undertake the construction of the bridges across the SWRL as works in kind, this commitment will form part of a future VPA.</p>
	Access for rail construction	<p>The Proponent and TCA are finalising heads of agreement that will facilitate the necessary access for the construction of the SWRL.</p>
	Access for remediation of Proponent’s land across rail corridor.	<p>The Proponent and TCA are finalising Heads of Agreement that will facilitate the necessary access for the remediation of the site in accordance with the RAP for the site.</p>
Railcorp	Protection of the rail corridor into the future	<p>The Proponent will continue to consult with Railcorp to determine Railcorp’s exact needs.</p>
Commonwealth Department of Environment, Water, Heritage and the Arts	Protection of the Conservation Agreement	<p>Ecological Report</p> <p>The Proponent has committed to an equal area land swap, with land with improved ecological value to be brought into the Regional Park. The proposal is consistent with the provisions for a variation under the Conservation Agreement.</p>
Rural Fire Service	Design should be in accordance with RFS Planning for Bushfire Guidelines	<p>Bushfire Report and Concept Plan</p> <p>The Proponent has undertaken the design in accordance with the relevant provisions of the Planning for Bushfire Guidelines.</p>
Integral Energy	Need to secure site for Zone Substation	<p>Concept Plan and Infrastructure Report</p> <p>The Proponent has identified a site in consultation with IE that meets IE’s requirements in terms of size and location.</p>

Agency	Issues Raised	How and where addressed in Environmental Assessment
	Need to cross the SWRL	Infrastructure Report The Proponent has identified a location for the SWRL crossing that addresses both IE’s needs and TCA construction management issues.
Sydney Water	Needs to be satisfied in relation to any assets it will take ownership that on-going maintenance is addressed and design meet appropriate standards, particularly through Regional Park	Infrastructure Report The Proponent has compiled a preliminary design that addresses SWC design criteria. The Proponent will ensure that any necessary easements are created prior to the gazettal of the Regional Park.
	Need to cross the SWRL	Infrastructure Report The Proponent has identified a location for the SWRL crossing that addresses both IE’s needs and TCA construction management issues.
Department of Planning	Protection of the Conservation Agreement	Ecological Report The Proponent has committed to an equal area land swap, with land with improved ecological value to be brought into the Regional Park. The proposal is consistent with the provisions for a variation under the Conservation Agreement.
	Mechanism for Amendment to the Conservation Agreement	Ecological Report The Proponent has identified that the Conservation Agreement can be amended outside of the Part 3A process.
DoP (Heritage Branch)	Heritage Outcomes	SOC and Heritage Report The Proponent has committed to protecting, recording, interpreting and celebrating the heritage values of the site.
	The proposal does not respond in terms of open space, layout or extent to the heritage significance of the site	Heritage Report, SOC and EA The Proponent is committed to preserving the heritage of the site through protection and interpretation of appropriate elements of the site.
	Protection of the Biodiversity Certification	SEPP Amendment The Proponent has identified the appropriate mechanisms for the creation of the Major Projects SEPP amendment whilst protecting the integrity of the Biodiversity Certification.
	Owner’s consent	EA The Proponent understands that in its capacity as a SOC that Owner’s consent is required under Part 3A prior to a determination being made. The Proponent will forward Owner’s consent upon receipt.
Dept. Premiers and Cabinet	Timing for commencement of construction and delivery of land into the marketplace	The Proponent has committed to commence construction on receipt of an approval should the Minister grant such approval.

Ongoing Consultation Strategy

Exhibition phase

Whilst the project application and EA is on public exhibition, communications and consultation activities that will be undertaken include:

- Briefing sessions for State and Federal members of Parliament.
- Briefing session with individual Stakeholder Agencies including:
 - Campbelltown Council
 - Liverpool Council
 - Department of Planning
 - NSW Heritage Office
 - 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
 - Sydney Water
 - Integral Energy
 - Telstra
 - Jemena
- Consultation in accordance with the DECCW Consultation Guidelines with:
 - Identified Indigenous Interest Groups
 - Local Aboriginal Land Councils
- Briefing sessions with adjoining landowners, including:
 - Tree Valley Golf Course
 - The Developers of Ingleburn Gardens
 - Landowners within Edmondson Park whose land is traversed by the proposed extension to the Ash Road Sewer Carrier
- Briefing sessions with Community Interest Groups, including:
 - North Ingleburn Public School P and F
 - Bambi Pre-school committee
 - National Serviceman’s Association
- Communication with landowners and residents within the Edmondson Park Release Area, adjoining Ingleburn Gardens development and Denham Court via:
 - The Landcom Project Website
 - The distribution of a letter to stakeholders
 - The distribution of a community newsletter
 - A community information session and related letterbox drops

Table 3 – Community Consultation

Exhibition phase	
Landcom project website	Landcom’s project website provides an overall opportunity to inform the community about the project and promote the public exhibition period. Landcom will update the existing website information to include details of the exhibition period, community information session and how to make a submission on the project.
Letter to resident landowner stakeholders	A letter will be sent to stakeholders outlining the public exhibition, how and where to lodge a submission.
Community newsletter	Information brochure regarding the lodgement and the preferred project application.
Community information session/public display	<p>An information session will be held to inform and engage stakeholders in the project during public exhibition. The information session will be held at a location ideally on site, Landcom will coordinate with DET or Defence to hold the session at either the Heritage Precinct or North Ingleburn School.</p> <p>The information session will include:</p> <ul style="list-style-type: none"> • Graphics panels • Summary brochure • Reproductions of the concept plan.

Landcom will undertake consultation generally in accordance with its Stakeholder Consultation workbook.