

Figure 28 - Utility Services Strategy

4.12 Remediation Works

4.12.1 Proposed Remediation Works

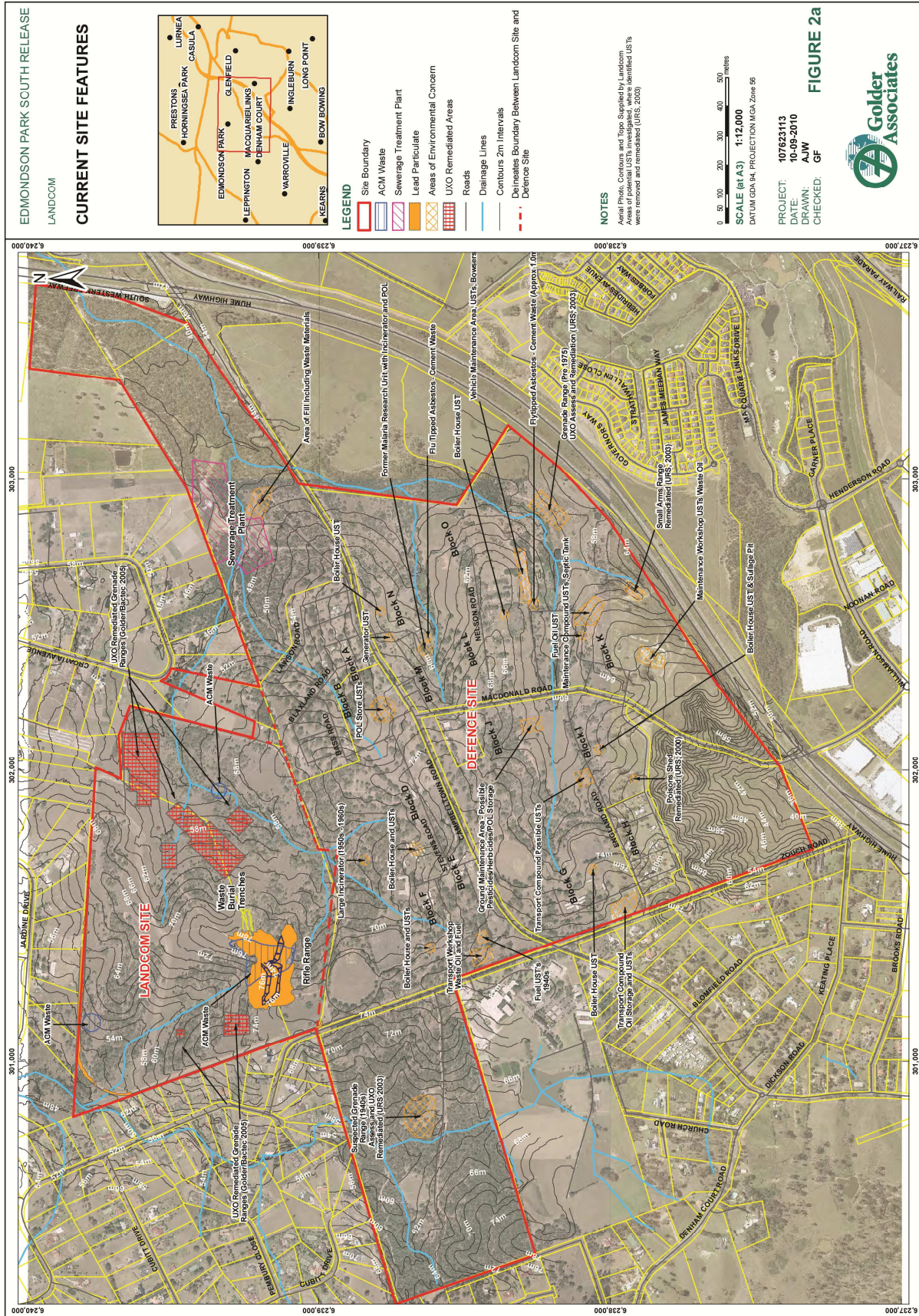
The Concept Plan seeks detailed approval to carry out remediation works on land legally described as Lot 1, 2, Part Lot 7 and Part Lot 8 in DP 1127652, located within the north-western portion of the site. The four areas of the site that are proposed to be remediated are shown on **Figure 29**.

The proposed remediation strategies to be implemented are generally as follows:

- **Lead Particulate Material (Rifle Range Area and Access Tracks):** The lead particulate impacted soils (approximately 40,000m³) will be excavated and relocated to the former rifle range area where it will be re-engineered and capped with suitable material;
- **Surface distributed asbestos containing materials (ACM):** ACM (fragmented fibro sheeting), impacted surface soils in the vicinity of the former rifle range and other areas of the Landcom site will be excavated and stockpiled prior to placement within a designated area located within the proposed re-engineered landform (former rifle range area) within the future Regional Park. The remediated surface level will be validated in accordance with the RAP. Remediation works will be carried out by a suitable qualified NSW WorkCover, AS A licensed contractor and the area validated by a suitably qualified occupational hygienist in accordance with relevant NSW WorkCover and NSW DECCW guidelines;
- **Waste Burial Pits (ACM):** ACM and other waste material (timber, general waste and steel) will be excavated from the identified waste burial pits, segregated, recycled where appropriate and ACM impacted material placed within a designated area excavated within the re-engineered landform (former rifle range); and
- **Hydrocarbon Impacted Fill Material:** Approximately 200m³ of hydrocarbon impacted fill material identified on the central part of the Landcom Site will be excavated, stockpiled, further characterised and disposed off site to an appropriately licensed General Solid Waste Landfill.

The proposed works are described in detail in the attached Remedial Action Plan, Environmental Management Plan and Site Environmental Management Plan included at **Appendix G**.

The existing sewerage treatment plant (STP) and associated infrastructure will be decommissioned as part of this application. Assessments currently being carried out will document any contamination and remediation works required prior to the issuing of a SAS by an independent NSW DECCW accredited Site Auditor prior to development.



4.12.2 Contamination Management

A Contamination Management Plan (CMP) has been prepared by Golder Associates and is included at **Appendix G**. The CMP provides a framework for identifying and addressing any unexpected discovery of contaminated materials or potentially explosive ordnance across the entire site.

The objective of the CMP is to provide clear guidance on the safe and appropriate actions in the event of encountering unexpected finds during the site's redevelopment. Unexpected finds may occur in areas which, although searched extensively, contain remnant materials which obscured by topography, the type of surface cover (e.g. under a building, road or vegetation) or at a depth preventing detection.

Approval is sought for the carrying out of all unexpected necessary remediation works in accordance with the CMP. It is intended that no further environmental assessment will be required should discovery of contaminated materials or potentially explosive ordnance be discovered during the site preparation phase of the development.

4.13 Demolition

The Concept Plan seeks detailed approval for the demolition of all existing buildings and structures (including former paved roadways) with the exception of the following:

- Ingleburn Military Heritage Precinct (Part of Lot 2 in DP 831152);
- Mont St Quentin Oval including entry gates and flag pole (Part of Lot 2 in DP 831150); and
- the group of three Riley-Newsum prefabricated cottages on the southern side of Bass Road within the former Ingleburn Village (Part of Lot 1 in DP 831152).

Plans showing existing buildings and structures to be demolished within Edmondson Park South are included at **Appendix R**.

Buildings and structures relating to the former Ingleburn Army Camp use of the site area are proposed to be demolished as part of this application. The demolition is proposed in order to make the subject site suitable for future urban development. Demolition will also enable detailed site investigations to be undertaken beneath existing structures and former roadways to assess the potential for contaminated land.

The proposed development will not impact upon underground services, except where they are required to be removed beneath buildings and roads during demolition. All existing services are disused.

Staging of works

It is estimated that demolition works will occur in phases over a period of approximately 2 to 5 years. In general the works within phases will follow the methodology set out below:

1. termination of licences / rental agreements currently in place with the Department of Defence
2. removal of hazardous material from buildings (if necessary);
3. demolition of buildings;

4. removal of paved surfaces. Existing roads will be retained until all other demolition is complete so that no new haul roads within the subject site are required.

Proposed hours of works

The proposed hours of work are:

- 7 am – 6 pm, Monday to Friday; and
- 7 am – 5 pm, Saturday and Sundays.
- No work will be carried out Public Holidays.

The demolition of existing structures will be undertaken in accordance with Australian Standard AS2601 – 2001 – The demolition of structures, the Occupational Health and Safety Act and in accordance with current Work Cover requirements.

A site supervisor is to be appointed to ensure that any person working on site follows all health and safety procedures, and to make daily checks of the site. During the demolition the site will be fenced to ensure that only relevant staff and contractors are within the demolition and earthworks zone.

Demolition Methodology

The detailed method of demolition will vary from structure to structure depending upon the construction of the structure. A detailed work method statement relating to the demolition of buildings will be prepared by the nominated contractor and approved by the superintendent prior to demolition.

A 10 m curtilage around each building and a 3 m curtilage around roads have been generally identified as 'Impact Zones' for the demolition works

Construction activity and impacts, including potential vegetation loss, are expected to be limited to within the impact zone around each identified structure. No vegetation loss is anticipated outside the impact zones.

Demolition equipment will vary from hand tools, to larger plant, such as an excavator. The proposed machinery includes:

- Excavators
- Backhoes
- Front End Loaders
- Bull Dozers
- Bobcats
- Off-road Trucks
- On-road Trucks

Hazardous materials

Any potential additional hazardous materials encountered throughout the demolition process, will be removed by a licensed contractor in accordance with the requirements of the "National Code of Practice for the Safe Removal of Asbestos (NOHSC: 2002(2005)).

4.14 Temporary Sales and Information Centre and Signage

The Concept Plan seeks detailed approval for the construction of a Temporary Sales and Information Centre, associated business and building identification signage, landscaping and car parking for up to 10 vehicles. The proposed location of the Temporary Sales and Information Centre and location of signs is shown in **Figure 30**.

The proposed temporary sales and information display suite will be constructed in accordance with the plans prepared by Landcom at **Appendix S**. The sales and information display will be accessed via a temporary road off Macdonald Road.

The Concept Plan also seeks consent for the use of a building within the Ingleburn Military Heritage Precinct as a second temporary sales and information centre. The location of this building is also shown in **Figure 30** and **Appendix S**.

4.14.1 Signage

It is proposed to provide 13 business and building identification signs to convey the purpose and location of each sales and information centre to the public. Each sign will be 4 m (height) x 2 m (width).

The sales and information signage will be provided through-out the construction and sales period of the overall development. As required by the Department of Planning, a strategy to manage the proposed temporary signage, including an outline of which signage is required during the construction of each stage is to be submitted prior to the determination of the Concept Plan.

4.14.2 Vehicular Access and Parking

A temporary parking area for use by customers of the sales and information display suite to the east of Macdonald Road will be provided. The car park will have capacity for 10 including one disabled space. Equitable access is provided from the sales and information centre and the proposed car park.

4.14.3 Landscaping

A Landscape Plan, prepared by Landcom is also included at **Appendix S**. The proposed landscaping concept for the sales and information centre includes feature planting (including Magnolia, Sugar Thyme, Weeping Lily Pily), screening shrubs (including Grey Myrtle, Blueberry Ash, Rosemary, Grevillea) and ground covers (including Flax, Peacock Flower, Grevillea, Native Bluebell).

4.14.4 Operational Details

Approval is sought for two temporary sales and display suites. Over the construction and sales period of the overall development, it is anticipated that the location and operation details of the temporary sales and display suites may change as each residential stage is released to market. The location and operational details of any subsequent temporary sales and display suites required over the life of the development will be the subject of future detailed applications.

The proposed sales and display suite, car park and signage are temporary and will operate for up to 3 years per stage.

Both sales and information centres and associated car park areas will operate between 10.00am and 6pm, seven days a week.

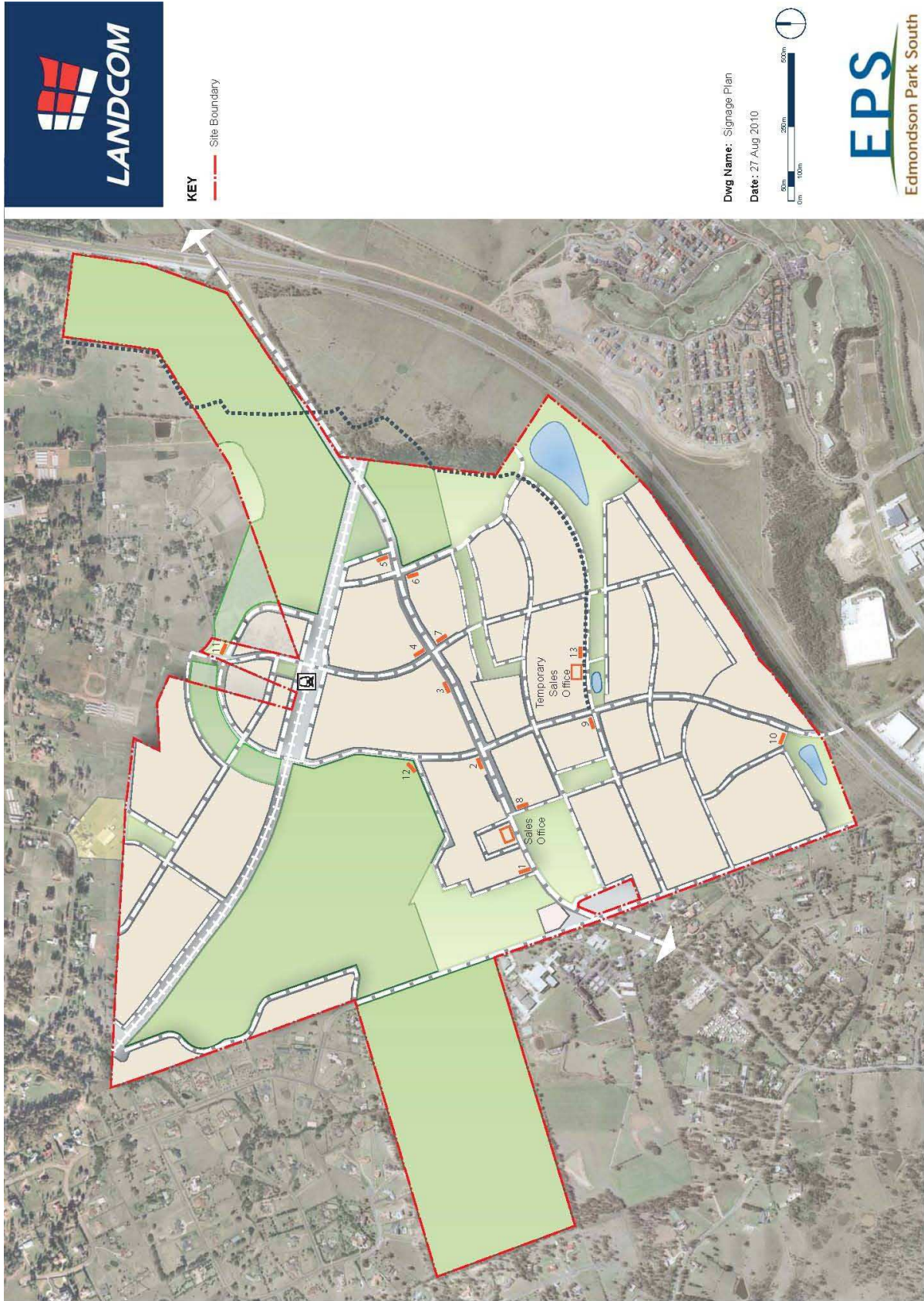


Figure 30 - Location of sales and information centre and associated signage

5.0 Development Contributions

5.1 State Development Contributions

The Project site is subject to the Special Infrastructure Contribution that applies to development in the North West and South West Growth Centres. The Special Infrastructure Contribution (SIC) is a contribution towards the funding of a range of regional infrastructure and services that have been identified as being required as a result of the development within the Growth Centres.

The SIC will provide a source of funding towards:

- New and upgraded regional roads;
- New and upgraded heavy rail;
- Bus services;
- Educational services;
- Health services;
- Emergency services;
- Attorney General's services;
- Provision of conservation lands; and
- Precinct planning and delivery.

The Proponent will meet its obligations with respect to the SIC in accordance with the Special Infrastructure Contribution Practice Note November 2008.

It is noted that the Concept Plan proposal identifies the preferred location of land for education in accordance with consultants with the Department of Education and Training, and accommodates regional road network improvements and bus services as required.

5.2 Regional Park

Approximately 150 hectares of land within Edmondson Park South is proposed as a Regional Park to be managed for conservation by the Department of Environment Climate Change and Water (DECCW) under the National Parks and Wildlife Act 1974 (NPWA).

The Regional Park lands, which are identified in Map 3 of Schedule 2 of the Edmondson Park Conservation Agreement 2009 (refer to Section 1.1 and **Appendix C**) fall within the proposed E1 National Parks and Nature Reserves land use zone. The land is to be transferred into State ownership and subject to long term use and management in accordance with a Plan of Management prepared under the NPWA.

The actions, responsibilities and timing for State agencies to establish and manage the Regional Park are set out in the Edmondson Park Conservation Agreement. Funding for establishment and ongoing maintenance of the Regional Park is the responsibility of the State.

A Statement of Interim Management Intent January 2008 (SIMI) is in place for the Regional Park providing a basis to guide the long term management of the Regional Park by DECCW. The SIMI includes a scheme of operations outlining the overall operation and maintenance plan for the Regional Park and includes a Concept Landscape Masterplan for it. A full copy of the SIMI is included at **Appendix C**.

5.3 Local Development Contributions

5.3.1 Existing local contributions regime

Currently, that part of the Edmondson Park South site that is located within the Liverpool LGA is subject to the existing **Liverpool Contributions Plan 2008 Edmondson Park (January 2008)**. Contributions Plan 2008 applies to all types of future development, including development within the Edmondson Park Town Centre.

Under the Plan, Liverpool Council is levying contributions for the provision of the following types of facilities:

- Community facilities (land and works);
- Open Space and Recreation (land and works);
- Transport and Access (land and works);
- Drainage (land and works);
- Technical Study Fees Recoverable; and
- Professional Fees.

Contributions under the Liverpool Contributions Plan are based on a per hectare rate as set out in **Table 9** (current to March 2010):

Table 9 - Existing Local Contributions, Liverpool Contributions Plan 2008

Net Site Density Control	Total Rate per Hectare
■ 38 dwellings per hectare*	■ \$663,164
■ 28 dwellings per hectare*	■ \$500,939
■ 17 dwellings per hectare*	■ \$367,654
■ 14 dwellings per hectare	■ \$353,705
■ 2 dwellings per hectare	■ \$50,529
■ Non-residential in R1 and R3 zones	■ \$377,303
■ B6 Zone	■ \$158,619
■ B2 Zone	■ \$948,901
■ Non-residential in B2 Zone	■ \$46,709

The Liverpool Contributions Plan Edmondson Park 2008 is subject to review following the announcement by the State Government on 4 June 2010 that Council-imposed Section 94 contributions are capped at \$20,000 per lot. Currently, that part of the Edmondson Park South site that is located within the Campbelltown LGA is subject to **Campbelltown Section 94A Development Contributions Plan (May 2007)**.

However, Campbelltown Development Contributions Plan 2007 does not contemplate future population growth associated with greenfields residential release areas, and therefore cannot reasonably be applied to the development at Edmondson Park South.

5.3.2 Proposed local contributions

Landcom intends to meet its obligations with respect to local development contributions via a combination of carrying out of works in kind, dedication of land free of cost and provision of material public benefits.

The Proponent will dedicate the land and works included in the Liverpool Contributions Plan 2008 that are within the Edmondson Park South site. Land and works within the Campbelltown area of the site are proposed to be delivered at a similar benchmark rate of provision as that provided in Liverpool, having regard to dual use of facilities that will be provided in Liverpool.

Given that the Edmondson Park South site is the only landholding within the Campbelltown City Council portion of the Edmondson Park Precinct, and that the whole of the landholding is to be the subject of a single comprehensive statutory approval (i.e. the Part 3A Concept Plan), the delivery of local works that might otherwise ordinarily form part of a Section 94 Contributions Plan can be appropriately imposed as conditions of approval.

Preliminary Schedules prepared by Landcom outlining the proposed scope of local contributions within both the Liverpool and Campbelltown LGAs are included at **Appendix O**.

The Schedules at **Appendix O** identify:

- The proposed facility and scope / requirements,
- Timing, including threshold staging as relevant; and
- Estimated values of each item (land and works).

Statements of Commitments are proposed with respect to the delivery of infrastructure in accordance with the Schedules at **Appendix O** (refer to Statements of Commitments Nos. 1-7).

In accordance with s.75J(5) of the EP&A Act, it is anticipated that the Minister will impose a condition of approval on the Concept Plan requiring Landcom to comply with each of these obligations of the Concept Plan Statement of Commitments.

In accordance with s.75R(4) of the EP&A Act – which states that Division 6 of Part 4 (Development Contributions) applies to both Concept Plans and Project Applications under Part 3A – Landcom’s proposed approach to local development contributions is consistent with:

- **s.94 Contribution towards provision or improvement of amenities or services** - which allows the Minister to require the dedication of land or payment of a monetary contribution in relation to a development that will or is likely to require the provision of or increase the demand for public amenities and public services within an area, and for that contribution to be met via the carrying out of works; and
- **s.94B(2) Contributions plans** - which allows the Minister to impose a condition under s.94 or 94A even though it is not authorised (or of a kind allowed) by, or is not determined in accordance with, a contributions plan, subject to the Minister having regard to any contributions plan that applies to the whole or any part of the area in which development is to be carried out;
- **s.94C Cross boundary issues** – which allows the Minister to impose a condition under section 94 or 94A for the benefit (or partly for the benefit) of an area that adjoins the local government area in which the development is to be carried out; and

- **s.94E Directions by Minister** – which allows the Minister to direct a consent authority as to the nature of local development contributions (scope and maximum amount).

Long term ownership and ongoing maintenance

The Schedules at **Appendix O** include all land that is identified under the Edmondson Park Conservation Agreement (as proposed to be amended) for Public Open Space for Conservation and other Public Open Space.

Under the Edmondson Park Conservation Agreement land designated as Public Open Space is to be transferred into the ownership of the relevant Council and must be managed in accordance with a plan of management prepared in accordance with the Local Government Act 1993.

Accordingly, all public open space and riparian land within public open space identified under the Conservation Agreement is proposed for transfer into the ownership of the relevant Council.

The Edmondson Park Conservation Agreement identifies that Plans of Management will need to be developed by Liverpool and Campbelltown Councils within 2 years of sale of the Defence land. It also identifies that the Plans of Management relating to the land categorized as Public Open Space for Conservation will incorporate measures to retain CPW values through:

- The retention of trees;
- Maintenance of the existing native understorey; and
- Location passive and active facilities cognisant of existing CPW values.

Delivery of works, facilities and services to the Councils, including open space, will be progressive and in proportion with the threshold timing of provision detailed in the Schedules.

The Proponent will provide details with respect to the proposed carrying out of works, and the land to be dedicated to the relevant council at the time of the application relating to each subsequent stage of the development. The land to be dedicated to the council(s) will be shown on the relevant plan(s) of subdivision. The proponent and relevant Council will agree the level of embellishment/works for the items in the Schedules at this time.

The implementation process relating to works, facilities and services approvals, maintenance and handover procedures will accord with the standard practices of the respective councils.

The Proponent has made Commitments with respect to the maintenance and handover periods for the land and works that are to be delivered.

6.0 Major Development SEPP Amendment Proposal

6.1 Introduction

The site forms part of the Edmondson Park Precinct within the South West Growth Centre under the Growth Centres SEPP. The Growth Centres SEPP establishes Liverpool LEP 2008 and Campbelltown LEP 2002 as the relevant local environmental planning instruments for the land.

Under Liverpool LEP 2008 and Campbelltown LEP 2002, the site is the subject of partially gazetted and partially 'delayed' land use zonings. Across the whole of the site, there are 15 different zones that currently apply.

The existing LEPs include a range of development standards relating to minimum subdivision lot sizes, maximum FSR, maximum building height and minimum dwelling density; as well as special provisions relating to a range of environmental management issues including flooding and vegetation protection.

These land use zones and the scope of key development control provisions are summarised in **Table 10**.

Table 10 - Summary of existing land use zoning and provisions

Liverpool LEP 2008		Campbelltown LEP 2002	
Current zonings	Key provisions	Current zonings	Key provisions
<ul style="list-style-type: none"> ▪ E1 National Park and Nature Reserves ▪ RE1 Public Recreation ▪ R1 General Residential ▪ R3 Medium Density Residential ▪ R5 Rural Residential ▪ B2 Local Centre ▪ SP2 Infrastructure 	<ul style="list-style-type: none"> ▪ Minimum Lot Size ▪ Maximum Height ▪ Maximum FSR ▪ Minimum Dwelling Density ▪ Minimum Lot Width ▪ Minimum Building Street Frontage ▪ Ground Floor Development ▪ Flood prone land ▪ Environmentally significant land ▪ Heritage 	<ul style="list-style-type: none"> ▪ 2(c) Higher Density Residential; ▪ 3(a) General Business; ▪ 6(a) Local Open Space, ▪ 3(c) Neighbourhood Business; ▪ 5 Special Uses; ▪ 6(c) Private Open Space; ▪ 7(d5) Environmental Protection 1 ha min; ▪ 8(b) National Parks and Nature Reserves. 	<ul style="list-style-type: none"> ▪ Minimum Residential Density ▪ Heritage

The proposed listing of the Edmondson Park South Project site as a State Significant Site within Schedule 3 of the Major Development SEPP will establish a new planning regime for the land. The Schedule 3 amendment will supersede the current local environmental planning instruments applying to the land.

It is proposed that the amendment to Schedule 3 (the Amendment) will rezone the whole of the land in accordance with the provisions of the Standard Instrument (Local Environmental Plans) Order 2006 (the Standard LEP Template).

Currently, the delayed rezoning provisions under Liverpool LEP 2008 are in accordance with the Standard LEP whilst the delayed rezoning under Campbelltown LEP 2002 is in a form pre-dating the template provisions.

A key component of the proposed rezoning will be to achieve consistent land use permissibility and development control provisions - including definitions and development standards - across the whole Project site area.

Further, there is an opportunity to rationalise and simplify the existing land use zones and zone boundaries, and to review existing development standards applying to the land having regard to the proposed Concept Plan.

The new zonings and proposed planning provisions that are described in the following sections.

6.2 Summary of Proposed Rezoning

The draft zoning provisions for the site propose the following:

Regional Park

- Application of the E1 National Parks and Nature Reserves Zone to all of the land that is proposed to form part of the future Regional Park and that is to be transferred into the ownership of the National Parks and Wildlife Service; including the existing E1 zoned land under Liverpool LEP 2008 and the 8(b) National Parks and Nature Reserves zoned land under Campbelltown LEP 2002; and
- Re-alignment of the E1 National Parks and Nature Reserves Zone boundary in the vicinity of the Town Centre to accommodate a perimeter access road as proposed under the Concept Plan and to facilitate retention of an area of higher quality vegetation that is currently outside the E1 zone.

Town Centre

- Application of the B4 Mixed Use Zone to the Town Centre instead of the B2 Local Centre Zone;
- Simplification of the Maximum Height of Buildings Map to apply a single maximum height control of 24 metres to the B4 Mixed Use Zone with a special provision to allow additional height (30 metres) in close proximity to the new railway station;
- Removal of the Maximum Floor Space Ratio, Minimum Dwelling Density, Minimum Lot Size, Minimum Building Street Frontage development standards.

Residential land

- Application of the R1 General Residential Zone generally to land currently zoned R1 General Residential and R3 Medium Density Residential under Liverpool LEP 2008, and to land zoned 2(c) Higher Density Residential under Campbelltown LEP 2002;
- Application of the R1 General Residential Zone generally to the land currently zoned 3(a) General Business, and 5(a) Special Uses School (refer to Section 8.15.2);
- Application of the E4 Environmental Living Zone to land currently zoned R5 Large Lot Residential under Liverpool LEP 2008, to the majority of the land zoned 7d(5) Environmental Protection 1 ha minimum, and to land currently zoned 6(c) Private Open Space adjacent to the South Western Freeway under Campbelltown LEP 2002;
- Simplification of the Minimum Lot Size development standard to apply a single minimum lot size of 125 m² to the consolidated R1 zone, and minimum lot

sizes of 900 m², 4,000 m² or 10,000 m² to the E4 Environmental Living Zone, subject to a special provision relating lot sizes for different dwelling typologies;

- Revision to the Maximum Height of Buildings development standard to apply a 9.5, 12 or 15 metre height limit to development in the R1 Zone (depending on location) and a 9.5 metre height limit to the E4 Environmental Living Zone;
- Removal of the Maximum Floor Space Ratio, Minimum Dwelling Density and Minimum Lot Width development standards.

Infrastructure

- Application of a SP2 Infrastructure Zone to the South West rail corridor (Rail), to the road reservations of Campbelltown Road (Classified Road) and McDonald Road (Local road); and
- Application of zonings consistent with other land currently zoned for infrastructure purposes including the land zoned Special Uses 5(a) School, 5(d) Special Uses Local Roads under Campbelltown LEP 2002, and SP2 Infrastructure (Educational establishment), SP2 Infrastructure (Local road) and SP2 Infrastructure (Community Facility) under Liverpool LEP 2008.

Open space

- Application of the RE1 Public Recreation Zone to land generally in accordance with the RE1 Public Recreation Zone under Liverpool LEP 2008 and 6(a) Local Open Space Zone under Campbelltown LEP 2002, with re-alignment and rationalization of some boundaries;
- Application of the RE1 Public Recreation Zone to land currently zoned 3(b) Neighbourhood Business under Campbelltown LEP 2002 (refer to Section 8.15.2);
- Deletion of a section of drainage corridor zoned 6(a) Local Open Space under Campbelltown LEP 2002; and
- Removal of the RE2 Private Recreation Zone under Liverpool LEP 2008 and 6(c) Private Open Space Zone under Campbelltown LEP 2002 (this land is now proposed to have an underlying residential / environmental living zoning applied).

Land reservation acquisition map

- Revisions to the Land Reservation Acquisition Map to reflect the revised land use zonings.

Other

- Removal from heritage listing of the Ingleburn Army Camp Mess Hall (Campbelltown LEP 2002) (to be demolished by the Department of Defence prior to handover of the site) and two Amals Saqvert Aktiebolaq (ASA) cottages (which are located on Lot 1 in DP 831152), which are being demolished as part of this application as shown on the demolition plans included at **Appendix R**. The Ingleburn Lecture Hall building (Nissen Hut) (Liverpool LEP 2008) heritage items, which is to be demolished by the Department of Defence prior to handover of the site is also proposed to be removed from the heritage listing. The heritage listing of the Mont St Quentin Oval (including entry gates), Ingleburn Military Heritage Precinct, and three Riley-Newsum prefabricated cottages (the cottages are given a 'moveable items' categorisation to allow for retention and adaptive re-use within the site) is retained;
- Retention of the existing flood assessment and vegetation protection provisions under Liverpool LEP 2008;

- Removal of the road access restrictions under cl.51J and 51K, and the noise impact assessment requirements under cl.51L of Campbelltown LEP 2002 on the basis that these requirements are now covered by the referral requirements under SEPP (Infrastructure 2007) and assessment requirements under cl.87 and 102 of that SEPP;
- Removal of the:
 - requirements to prepare Development Control Plans for various precincts within the site,
 - heads of consideration at Cl.51B, 51D and 51E of Campbelltown LEP 2002

on the basis that the Concept Plan and accompanying Statements of Commitment are considered to appropriately address these matters.

It is noted that at this stage it is not considered that retention of the existing Environmentally Significant Land Map and provisions under Liverpool LEP 2008 is necessary on the basis that the SEPP (Sydney Region Growth Centres) Biodiversity Certification Order and the Edmondson Park Conservation Agreement are in place. This is a matter to be resolved by DoP in conjunction with Parliamentary Counsel having regard to ensuring an appropriate statutory relationship between the rezoning proposal and the existing Growth Centres SEPP.

6.3 Land to which SEPP Amendment Will Apply

A draft Land Application Map is provided at **Figure 31**. The draft Land Application Map illustrates the land that is to be included in the SEPP Amendment.

It is noted that the draft SEPP maps show suggested land use zones and development control provisions for:

- Land that is outside of the Project site boundary but forms part of the future Edmondson Park Town Centre; and
- Land currently zoned SP2 Infrastructure (Educational Establishment) and located within the Edmondson Park Precinct to the immediate north of the site – this land will no longer be required for educational purposes as the school has been accommodated within the Concept Plan.

Although this land does not form part of the land to which this application relates, it has been included on the draft SEPP mapping to assist the DoP in its consideration of the rezoning proposal in the context of the wider Edmondson Park Precinct. This application does not pre-suppose, rely upon or seek to provide an environmental assessment with respect to the implications of the future rezoning of this land, however it demonstrates one appropriate resolution of the land use zoning.

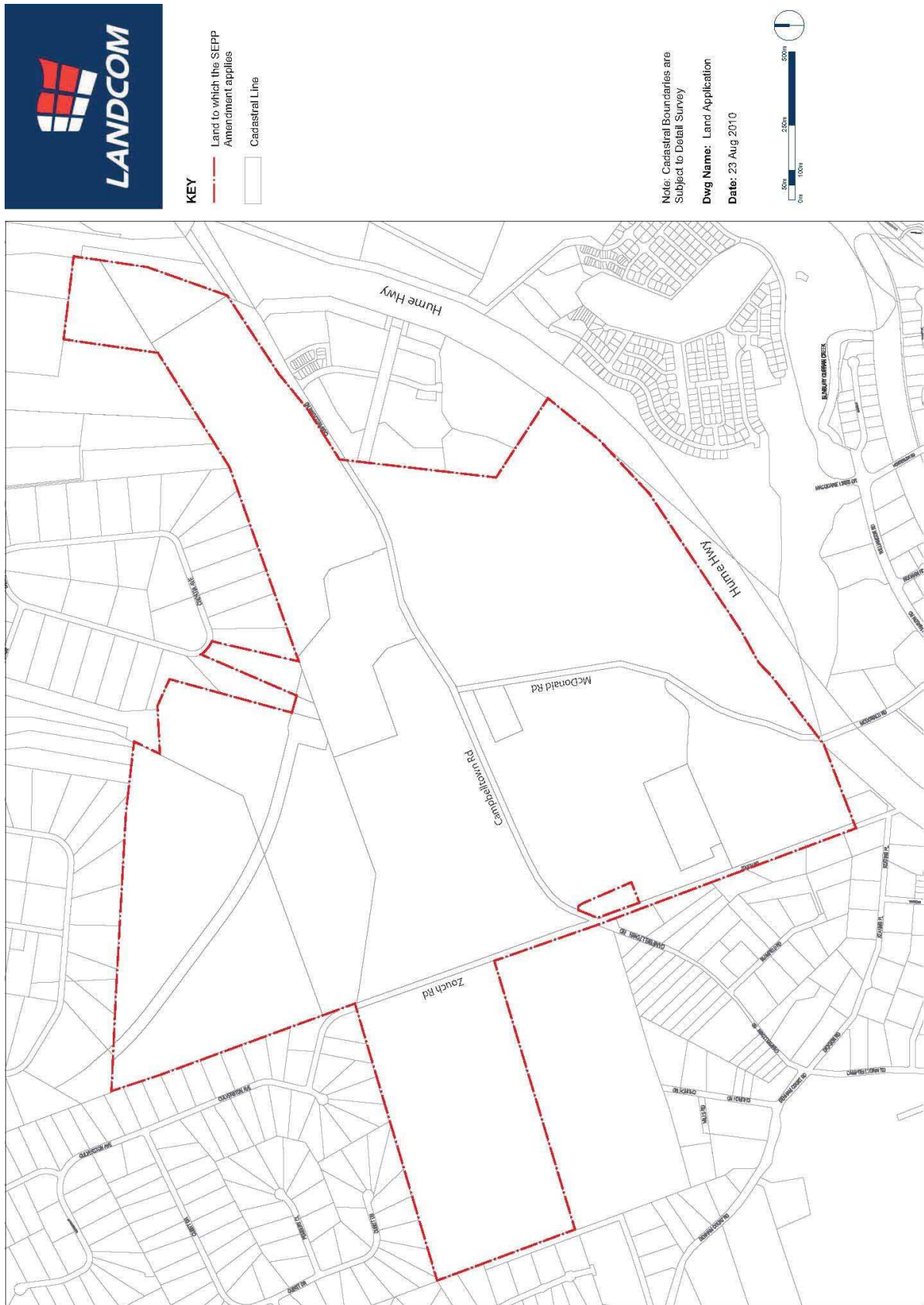


Figure 31 - Draft Land Application Map

6.4 Relationship to other EPIs

It is proposed that Liverpool LEP 2008 and Campbelltown LEP 2002, which are the existing local environmental planning instruments applying to the land, will cease to apply once the SEPP Amendment is gazetted.

It is proposed to include **Clause 1.8 Repeal of other local planning instruments applying to land** from the Standard LEP Template in this regard.

It is a key outcome of this project that the benefits of the Biodiversity Certification Order that applies to the Growth Centres SEPP continue in relation to the land. Therefore, it is intended that the manner in which the Schedule 3 listing is made will establish the appropriate statutory relationship between SEPP Major Development and the Growth Centres SEPP, and that the Growth Centres SEPP will continue to apply to the land. This is a matter to be appropriately resolved by the DoP in conjunction with Parliamentary Counsel as part of the preparation of the statutory instrument.

It is proposed that all other existing SEPPs will also apply to the site, except for:

- *State Environmental Planning Policy No 1 – Development Standards;*
- *State Environmental Planning Policy No 4 – Development Without Consent and Other Miscellaneous Exempt and Complying Development;* and
- *State Environmental Planning Policy No 60 – Exempt and Complying Development.*

Accordingly, the following key SEPPs will apply to future proposals within the development, with detailed consideration of the objectives and provision of these policies required to be addressed in future applications:

- SEPP (Sydney Region Growth Centres) 2006
- SEPP 55 – Remediation of Land
- SEPP 64 - Advertising and Signage
- SEPP 65 – Design Quality of Residential Flat Development
- SEPP (Infrastructure) 2007
- SEPP (Housing for Seniors or People with a Disability) 2004
- SEPP (BASIX) 2004
- SEPP (Temporary Structures) 2007
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Affordable Rental Housing) 2009

It is proposed to apply Standard LEP Template **Clause 1.9 Application of SEPPs and REPs** in this regard.

It is proposed to adopt the Standard LEP Template Dictionary in its entirety.

It is noted that the proposed temporary sales and information signage for which consent is sought under the Concept Plan is considered to constitute business identification signage and / or building identification signage within the definitions under SEPP 64 and is therefore not subject to the provisions at Part 3 of the SEPP.

6.5 Future Approvals and Environmental Assessment Requirements

It is proposed that the SEPP Amendment determine the future assessment and approvals regime for subsequent stages of the Edmondson Park site as follows:

- Part 3A approval (Minister as consent authority):
 - Public domain/site infrastructure/ bulk excavation works, except strata title subdivision, subdivision identified at cl.2.6 of the Standard Template as exempt, and other than works that would otherwise be exempt/complying development.
- Part 4 development consent (Council as consent authority):
 - All other development, other than works that would otherwise be exempt/complying.

6.6 Proposed Land Use Zones

It is proposed that the following Standard LEP Template land use zones be applied to the land:

- R1 General Residential;
- B4 Mixed Use;
- SP2 Infrastructure;
- RE1 Public Recreation;
- E1 National Park and Nature Reserves; and
- E4 Environmental Living.

A Draft Land Zoning Map illustrating the intended location of each proposed land use zone is provided at **Figure 32**.

The proposed development that is intended to be permissible without consent, with consent or prohibited in each zone is shown in **Table 12**. The relevant zone objectives are also shown. The provisions of **Table 12** are consistent with the Standard LEP Template.

It is noted that the existing Liverpool LEP 2008 land use table adopts the approach for the residential and centres zones of identifying development that is permissible with or without consent, and then prohibiting all development otherwise not specified. Campbelltown LEP 2002 takes the alternative approach of identifying development that is prohibited, and specifying that all development not otherwise specified is permissible.

Consistent with the DoP's LEP Practice Note PN 06-002, the proposed land use tables for the R1 and B4 zones have been drafted to maximise the range of appropriate uses that are permissible with or without consent in the residential, business and special purposes zones by listing the Standard Template mandated uses, and then:

- Specifically listing any uses that may be undertaken without consent under Item 2 as 'Permitted without consent',
- Specifically listing any land uses that are prohibited under Item 4, and
- Allowing all other unnamed (ie inominant) uses under Item 3 as 'Permitted with consent'.

Also in accordance with LEP Practice Note PN 06-002 the land use tables for the E1, E4 and RE1 zones specify permitted uses and prohibits other development.

Consistent with the DoP's Practice Note, this drafting approach will minimize the need to undertake 'spot rezonings' or other ad hoc LEP amendments over time to permit additional acceptable uses that were not anticipated during the initial LEP preparation.

The approach taken to drafting the proposed land use table is consistent with the approach that has been taken for other Precincts elsewhere in the North West and South West Growth Centres under SEPP (Sydney Region Growth Centres) 2006.

It is also noted that the proposed land use table has been drafted to avoid unnecessary repetition with the provisions of State Environmental Planning Policy (Infrastructure) 2007 and State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 as appropriate.

Table 11 identifies key development (not an exhaustive list) that is permitted (with or without consent) under SEPP (Infrastructure 2007) and SEPP (Exempt and Complying Development Codes) 2008.

Table 11 - Key development that is permitted with or without consent

SEPP (Infrastructure) 2007	SEPP (Exempt and Complying Development Codes) 2008
Undertaken by, or on behalf of a public authority on any land:	Home business
<ul style="list-style-type: none"> ▪ Education establishments ▪ Electricity transmission or distribution networks; ▪ Emergency services facilities; ▪ Flood mitigation works; ▪ Parks; ▪ Road infrastructure facilities; ▪ Stormwater management systems; ▪ Water reticulation systems; and ▪ Waterway foreshore management activities. 	Home industry
	Home occupations
	Home based child care
Undertaken by any person	
<ul style="list-style-type: none"> ▪ Sewage reticulation systems ▪ Telecommunications facilities 	

With respect to SEPP (Infrastructure) 2007 the Proponent is a public authority and in the majority of instances it can reasonably be expected that infrastructure delivery works will ultimately be undertaken by or on behalf of a public authority (either the Proponent or another public authority) and ultimately retained in public ownership.

Under SEPP (Infrastructure) 2007, special circumstances apply to land that is reserved under the National Parks and Wildlife Act 1974 as will be the case for the land within the Project site that is to be zoned E1 National Parks and Nature Reserves.

Further justification in relation to the selection / application of Standard LEP Template land use zones is provided at Section 6.6.1 below.

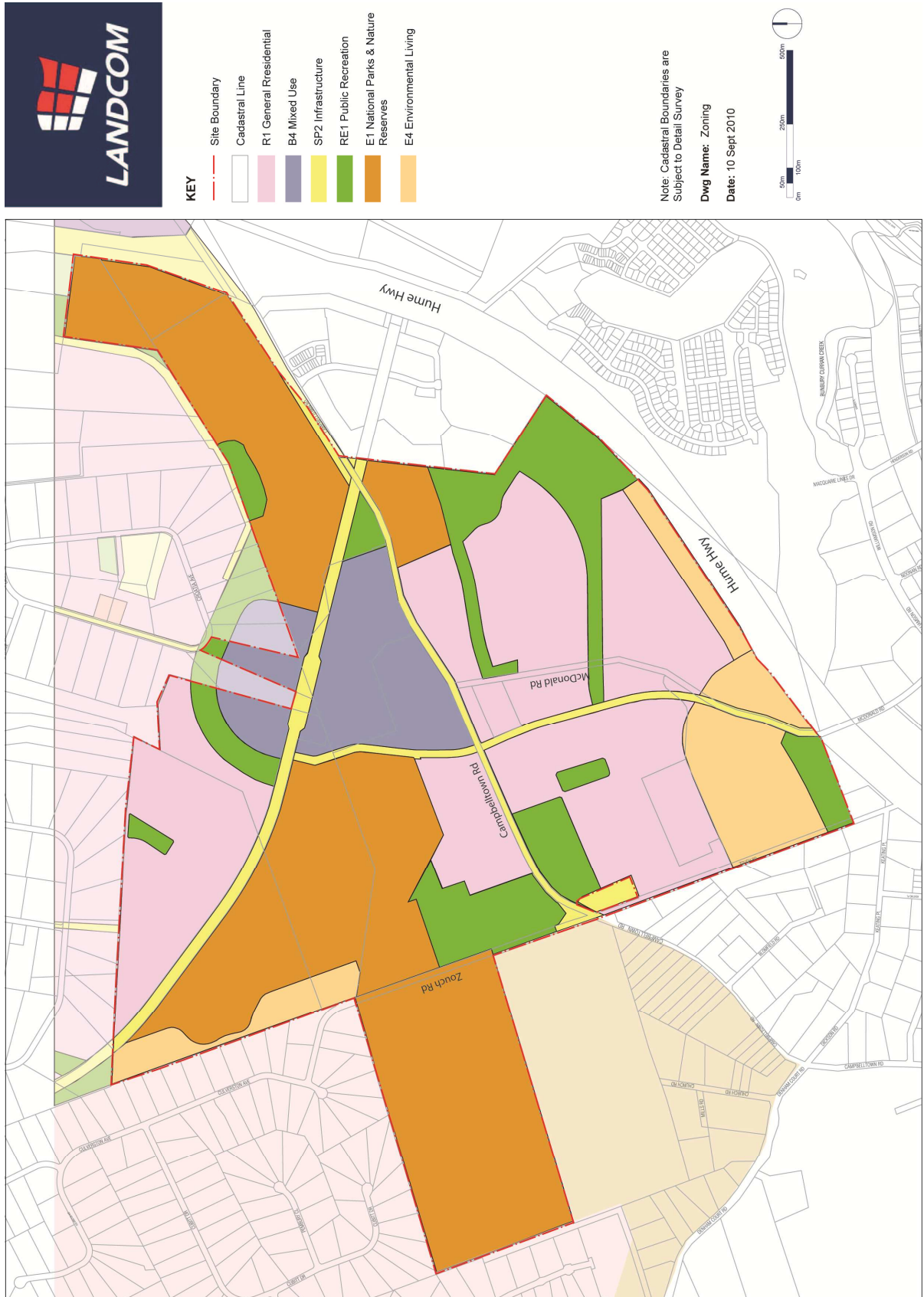


Figure 32 - Draft Land Use Zoning Map

Table 12 - Draft Land Zoning Table

Zone	Purpose (as per DoP guidelines)	Proposed Land Uses ¹
R1 General Residential	This zone is generally intended to provide for a variety of residential housing types and densities, including dwelling houses, multi-dwelling housing, residential flat buildings, boarding houses and seniors housing. The zone also provides for additional uses that provide facilities or services to residents, including neighbourhood shops and child care centres.	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> ■ To provide for the housing needs of the community. ■ To provide for a variety of housing types and densities. ■ To enable other land uses that provide facilities or services to meet the day to day needs of residents. <p>2 Permitted without consent Nil</p> <p>3 Permitted with consent Attached dwellings; Boarding houses; Child care centres; Community facilities; Dwelling houses; Eco-tourism facilities; Food and drink premises; Group homes; Health consulting rooms; Hostels; Kiosks; Markets; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4.</p> <p>4 Prohibited Agriculture; Air transport facilities; Amusement centres; Biosolid waste applications; Boat repair facilities; Boat sheds; Business premises; Bulky goods premises; Canal estate development; Caravan parks; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Entertainment facilities; Extractive industries; Forestry; Freight transport facilities; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industries; Manufactured home estates; Marinas; Mining; Moveable dwellings; Office premises; Passenger transport facilities; Port facilities; Public administration buildings; Recreation facilities (major); Research stations; Restriction facilities; Restricted premises; Retail premises; Rural industries; Service stations; Sex services premises; Storage premises; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Waste or resource management facilities; Wholesale supplies.</p>

¹ Note that the words identified in **red text** are additional to the Standard LEP Template mandated text. Black text is Standard LEP Template mandated.

Zone	Purpose (as per DoP guidelines)	Proposed Land Uses ²
B4 Mixed Use	This zone is generally intended for use where a wide range of land uses are to be encouraged, including retail, employment, residential, community and other uses	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> ■ To provide a mixture of compatible land uses ■ To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling <p>2 Permitted without consent Nil</p> <p>3 Permitted with consent Boarding houses; Business premises; Child care centres; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Office premises; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Retail premises; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4.</p> <p>4 Prohibited Agriculture; Air transport facilities; Biosolid waste applications; Boat repair facilities; Boatsheds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Extractive industries; Forestry; Freight transport facilities; Hazardous storage establishments; Heavy industries; Home occupations (sex services); Liquid fuel depots; Manufactured home estates; Mines; Moveable dwellings; Offensive storage establishments; Restricted premises; Restriction facilities; Rural industries; Sex services premises; Transport depots; Waste or resource management facilities</p>
SP2 Infrastructure (rail / local road / classified road)	<p>This zone is generally intended to cover a wide range of physical and human infrastructure uses such as transport (eg roads and railways), utility undertakings and works, community uses, educational establishments and hospitals.</p> <p>Land zoned SP2 Infrastructure must be included on the Land Reservation Acquisition Map</p>	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> ■ To provide for infrastructure and related uses. ■ To prevent development that is not compatible with or that may detract from the provision of infrastructure. ■ To reserve land for the provision of infrastructure. <p>2 Permitted without consent Nil</p> <p>3 Permitted with consent The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose; Environmental facilities; Environmental protection works; Kiosks; Roads.</p> <p>4 Prohibited Any development not specified in item 2 or 3</p>

² Note that the words identified in red text are additional to the Standard LEP Template mandated text. Black text is Standard LEP Template mandated.

Zone	Purpose (as per DoP guidelines)	Proposed Land Uses ³
RE1 Public recreation (local open space / regional open space etc)	<p>This zone is generally intended for a wide range of public recreation areas and activities, including local and regional open space. Councils may generally permit typical public recreation uses in this zone. A range of land uses compatible with the recreation use of the land should be permitted.</p> <p>Land zoned RE1 Public Recreation must be included on the Land Reservation Acquisition Map.</p>	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> To enable land to be used for public open space or recreational purposes. To provide a range of recreational settings and activities and compatible land uses. To protect and enhance the natural environment for recreational purposes. To provide sufficient and equitable distribution of public open space to meet the needs of residents. <p>2 Permitted without consent Nil</p> <p>3 Permitted with consent Building identification signs; Business identification signs; Child care centres; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Restaurants; Roads; Waterbodies.</p> <p>4 Prohibited Any development not specified in item 2 or 3</p>
E1 National Park and Nature Reserves	<p>This zone is for existing national parks, nature reserves and conservation areas and new areas proposed for reservation that have been identified and agreed by the NSW Government.</p>	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> To enable the management and appropriate use of land that is reserved under the <i>National Parks and Wildlife Act 1974</i> or that is acquired under Part 11 of that Act. To enable uses authorised under the <i>National Parks and Wildlife Act 1974</i>. To identify land that is to be reserved under the <i>National Parks and Wildlife Act 1974</i> and to protect the environmental significance of that land. <p>2 Permitted without consent Uses authorised under the <i>National Parks and Wildlife Act 1974</i></p> <p>3 Permitted with consent Nil</p> <p>4 Prohibited Any development not specified in item 2 or 3</p>

³ Note that the words identified in red text are additional to the Standard LEP Template mandated text. Black text is Standard LEP Template mandated.

Zone	Purpose (as per DoP guidelines)	Proposed Land Uses ⁴
E4 Environmental Living	This zone is for land with special environmental or scenic values, and accommodates low impact residential development.	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> ■ To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values. ■ To ensure that residential development does not have an adverse effect on those values. <p>2 Permitted without consent Nil</p> <p>3 Permitted with consent Bed and breakfast accommodation; Drainage; Dual occupancies; Dwelling houses; Earthworks; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home based child care; Home businesses; Home industries; Home occupations; Horticulture; Recreation areas; Recreation facilities (outdoor); Roads; Secondary dwellings; Swimming pools; Water recreation structures; Water recycling facilities; Waterbodies (artificial)</p> <p>4 Prohibited Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3</p>

⁴ Note that the words identified in red text are additional to the Standard LEP Template mandated text. Black text is Standard LEP Template mandated.

6.6.1 Explanation of Land Use Zone Selection

Table 13 summarises the manner in which the existing zones that apply to the site under Liverpool LEP 2008 and Campbelltown LEP 2002 have been translated into the land use zones proposed as part of the SEPP Amendment.

Table 13 - Summary of land use zone applications

Proposed Zone	Liverpool LEP 2008	Campbelltown LEP 2002
R1 General Residential	<ul style="list-style-type: none"> ▪ Applied to existing R1 General Residential zone ▪ Applied to former R3 Medium Density Residential zone ▪ Applied to majority of former SP2 Infrastructure (Education Establishment), (Community Facilities), (Local road) zone 	<ul style="list-style-type: none"> ▪ Applied to former 2(c) Higher Density Residential zone ▪ Applied to former 3(a) General Business zone ▪ Applied to part of former 6(a) Local Open Space zone ▪ Applied to part of former 7(d5) Environmental Protection zone ▪ Applied to former 5(a) Special Uses (School) zone
B4 Mixed Use	<ul style="list-style-type: none"> ▪ Applied to former B2 Local Centre zone 	N/A
SP2 Infrastructure (Local Roads) and (Classified Roads)	<ul style="list-style-type: none"> ▪ Applied to former SP2 Infrastructure zone 	<ul style="list-style-type: none"> ▪ Applied to former 5(b) Special Uses (Arterial Roads) zone ▪ Applied to former 5(d) Special Uses (Local Roads) zone
RE1 Public Recreation	<ul style="list-style-type: none"> ▪ Applied to former RE1 Public Recreation Zone zone 	<ul style="list-style-type: none"> ▪ Applied to former 6(a) Local Open Space zone
E1 National Park and Nature Reserves	<ul style="list-style-type: none"> ▪ Applied to E1 National Park and Nature Reserve zone 	<ul style="list-style-type: none"> ▪ Applied to former 8(b) National Parks and Nature Reserves zone
E4 Environmental Living	<ul style="list-style-type: none"> ▪ Applied to former R5 Large Lot Residential zone 	<ul style="list-style-type: none"> ▪ Applied to former 7(d5) Environmental Protection zone ▪ Applied to part of former 6(c) Private Open Space zone

R1 General Residential Zone

It is proposed to apply the R1 General Residential Zone to the majority of the residential development areas of the site. The existing 'pockets' of R3 Medium Density zoned land under Liverpool LEP 2008 are not proposed to be retained.

The application of the R1 General Residential zone is proposed on the basis that this zone is broad based, allows for and encourages the provision of the most diverse range of housing, and allows for maximum flexibility for subdivision and development over time.

A fundamental objective for development within the North West and South West Growth Centres is to ensure that minimum dwelling targets are delivered upon.

This will require the provision of a full range of housing types, including medium density dwellings and residential flat development. Delivery of higher density housing in conjunction with new centres, employment lands and transport networks is a further fundamental objective for development within the growth centres.

Application of a R1 General Residential Zone with the accompanying development controls is considered to be an appropriate outcome for the site and the Project as a whole given that it is a major urban development project with an implementation time frame of 15+ years. The land use zone applied needs to be flexible and responsive to circumstances that may arise over time, and should be established

in a manner that is permissive and facilitative without undue restriction and control.

The Concept Plan addresses distribution of dwelling yield across the site and demonstrates the manner in which a minimum dwelling target of 3,200 dwellings for the Project can be delivered. The precinct based dwelling targets under the Concept Plan are supported by the height and minimum lot size development standards for the R1 zone proposed for inclusion in the SEPP, and by the Development Control Plans of Liverpool and Campbelltown Councils. Refer to Section 6.8 for further discussion.

It is considered that the Concept Plan will provide an appropriate level of development control to ensure that the agreed future development outcomes for the site are delivered, within the proposed land use zoning framework.

It is considered that continuing to zone specific parcels of land R3 Medium Density Residential is unnecessarily restrictive, and may not address design issues as they arise during the detailed design phase or provide sufficient market flexibility to encourage higher density housing more broadly around the Town Centre.

E4 Environmental Living Zone

It is proposed to apply the E4 Environmental Living Zone to the areas of lower density residential development within the site in lieu of the existing R5 Large Lot Residential Zone under Liverpool LEP 2008 and the 7(d5) Environmental Protection and 6(c) Private Recreation Zone under Campbelltown LEP 2002.

As described in the DoP's LEP Practice Note PN 06-002 the E4 Environmental Living Zone is intended for:

"land with special environmental or scenic values where residential development could be accommodated."

DoP's LEP Practice Note PN 09-002 further identifies that the E4 Environmental Living Zone:

"is for land with special environmental or scenic values, and accommodates low impact residential development..... This zone will be typically applied to existing low impact residential development. This may include areas already zoned for rural residential that have special conservation values.....where environmental capabilities are the primary concern on land that may be zoned R5 Large Lot Residential, RU4 Rural Small Holdings or E4 Environmental Living, preference should be given to the E4 zone."

By contrast, the R5 Large Lot Residential Zone is intended to:

"cater for development that provides for residential housing in a rural setting. The allocation of large lot 'rural' residential land must be justified by a strategy prepared in accordance with guidelines issued by the Department. This zone was formerly known as a Rural Residential zone."

The areas of land proposed to be zoned E4 Environmental Living will support larger lot, low density residential development. It is considered that the E4 Environmental Living zone better reflects the nature of development proposed in these zones than does the R5 Large Lot Residential Zone, particularly given the context within the wider Edmondson Park urban development precinct.

The boundaries of the former 7(d5) Environmental Protection zone have also been rationalised in response to the more detailed site investigations and land capability analysis that has occurred as part of the development of the Concept Plan.

B4 Mixed Use Zone

It is proposed to apply the B4 Mixed Use Zone to the Edmondson Park Town Centre rather than the B2 Local Centre Zone on the basis that the B4 zone is considered to better reflect the intention of the Edmondson Park Town Centre to provide a range of residential development as well as non-residential development.

As described in the DoP's LEP Practice Note PN 06-002 the B2 Local Centre Zone is intended for:

"..centres that provide a range of retail, business, entertainment and community functions that typically service a wider catchment than a neighbourhood centre."

Whilst the Edmondson Park Town Centre fulfils this function with respect to its non residential role within the broader urban context, as described at Section 8.15, the Concept Plan proposal seeks approval for a range of higher density housing. Transit oriented development – including a wide mix of employment and business land uses and housing in close proximity to the railway station - is a fundamental component of the Project.

It is considered that the B4 Mixed Use Zone, which is described in the DoP's LEP Practice Note PN 06-002 as follows, better reflects the future intended role and development of the centre:

"This zone is generally intended for use where a wide range of land uses are to be encouraged, including retail, employment, residential, community and other uses."

Currently, additional local objectives have been added to the Standard LEP Template mandated objectives of the B2 Local Centres zone to try and articulate the desired future character of the Town Centre, including its residential component.

It is considered that the mandated objectives of the B4 zone also better reflect the intent of the new Town Centre:

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible location so as to maximise public transport patronage and encourage walking and cycling."*

It is also considered that application of the B4 Mixed Use Zone is consistent with DoP's *Promoting Economic Growth and Competition Through the Planning System Review Report April 2010*.

The Review Report identifies that land use planning systems should be flexible and should ensure that land use planning policies provide for the growth of centres to be responsive as the population density in the area changes and consumer needs shift over time with changes in demographics.

To have the best economic and innovative outcomes, the DoP Review Report concludes that strategic planning documents need to reflect the dynamic nature of land use and in particular, that it is important that centres can accommodate a range of mixed uses.

Mixed use land included within the Concept Plan proposal within the future Town Centre area is to be used for a wide range of retail, commercial, business, entertainment, civic, community, recreation, residential, tourist and visitor accommodation and mixed use employment.

It is considered that the B4 Mixed Use zone appropriately reflects this outcome.

SP2 Infrastructure Zone

With the exception of the South West rail and the road corridors of Campbelltown Road and McDonald Road, it is not proposed to apply the SP2 Infrastructure land use zone to other land that may be required for public infrastructure.

Currently, under the existing LEPs, land for schools, roads, community facilities etc is subject to a special uses infrastructure zoning.

The removal of the SP2 Infrastructure zone from the majority of this land is consistent with the DoP's LEP Practice Note PN 08-002 which advocates a zoning approach that provides greater flexibility and adaptive management of government land. The approach moves away from zoning public infrastructure land as 'special use' or 'special purpose' zones, which limits the ability of infrastructure providers to respond to changing demographic trends and provide the public with infrastructure and services outside of nominated locations.

Consistent with Practice Note PN 08-002, the majority of 'existing' infrastructure zones are proposed to be rezoned the same as immediately adjoining land.

The SP2 Infrastructure zone is retained in relation to the reservations of the South West rail line and Campbelltown Road and McDonald Road on the basis of the importance of these corridors in defining the structure of the overall Concept Plan.

E1 National Parks and Nature Reserves Zone

The current E1 National Parks and Nature Reserves Zone and 8(b) National Parks and Nature Reserve Zone are being retained, with a comparative land use zoning outcome.

The proposed re-alignment the E1 National Parks and Nature Reserves Zone Boundary is explained in detail and justified at Sections 4.7 and 8.4 of this EAR, and in the Flora and Fauna Assessment prepared by Ecological included at **Appendix C**.

As identified above, it is a key outcome of this Project that the benefits of the Biodiversity Certification Order that applies to the Growth Centres SEPP continue in relation to the land. It is also a key outcome of this Project that the Conservation Agreement that applies to the land is upheld.

An assessment of the Project in relation to the provisions of both the Biodiversity Certification Order and the Conservation Agreement is provided at Section 8.4 of the EAR.

Removal of 3(a) General Business and 3(c) Neighbourhood Business Zones

The 3(a) General Business and 3(c) Neighbourhood Business Zones are proposed for removal on the basis that the detailed planning for the site has identified that this quantum of non residential land is not required to be provided outside of the B4 Mixed Use Zone to appropriately service the future population (refer to detailed discussion at Section 8.15.2).

Removal of 6(c) Private Open Space and RE2 Private Recreation

It is proposed to remove the two areas of land currently zoned 6(c) Private Open Space under Campbelltown LEP 2002 and RE2 Private Recreation under Liverpool LEP 2008 and to rezone this land to R1 General Residential or E4 Environmental Living.

The intention is that this land will be subdivided into larger residential lots which accommodate a private open space / landscaped buffer to the freeway for retention in private ownership.

The RE2 Private Recreation Zone under the Standard LEP Template is intended to cover:

“a wide range of recreation areas and facilities on land that is privately owned or managed.”

The intended use of this land is not for recreation areas or facilities. It will form part of individual residential allotments ie ‘backyards’ within deep lots.

It is therefore considered more appropriate to apply an underlying residential land use zoning, and to restrict the location of future development via a special additional local provision. This approach also avoids the outcome of split land use zonings across future residential allotments.

6.7 Exempt and Complying Development

Environmental Planning Policy (Exempt and Complying Development Codes) 2009, State Environmental Planning Policy (Infrastructure 2007) and State Environmental Planning Policy No. 64 (Advertising and Signage) apply and will continue to apply to the site establishing a range of exempt and complying development.

It is also proposed that the exempt and complying provisions under Liverpool LEP 2008 will be adopted and will apply to the whole site.

It is therefore proposed to adopt Standard LEP Template provisions 3.1, 3.2 and 3.3 with reference to Schedules 2 and 3 of Liverpool LEP 2008.

6.8 Principal Development Standards

It is intended that the SEPP Amendment will contain principal development standards for:

- Minimum lot sizes for residential development in the R1 General Residential and E4 Environmental Living land use zones; and
- Maximum height of buildings in the R1 General Residential, E4 Environmental Living and B4 Mixed Use land zones.

A draft Minimum Lot Size Map and draft Height of Buildings Map are included at **Figures 33** and **34**.

It is proposed that the Standard LEP Template **Clause 4.1 – Minimum subdivision lot size**, **Clause 4.3 – Height of buildings** and **Clause 4.6 – Exceptions to development standards** be included.

It is not proposed to retain the existing development standards for:

- Minimum lot sizes for residential development in the B4 Mixed Use Zone;
- Minimum residential dwelling density development standards; or

- Maximum FSR development standards.

Further detail and justification in relation to the above follows.

Minimum subdivision lot sizes

For the purposes of subdivision, the draft Minimum Lot Size Map establishes minimum lot sizes of:

- 125 m² in the R1 General Residential Zone; and
- 900 m², 4,000m² or 10,000m² on land within the E4 Environmental Living Zone.

To facilitate and encourage the provision of a range of dwelling types within the R1 General Residential zone, it is proposed to establish minimum lot sizes for certain types of residential development in accordance with **Table 14**:

Table 14 - Minimum lot sizes

Dwelling Type	Minimum allotment size
Dwelling houses	250m ²
Semi-detached dwellings	250m ²
Dual occupancy	500m ²
Secondary dwellings	250m ²
Attached dwellings	125m ²
Multi-dwelling housing	1,500m ²
Residential Flat Buildings	1,500m ²

It is proposed that the SEPP Amendment include a special provision to this effect as follows:

4.1A Minimum allotment sizes for residential development

(1) *The objectives of this clause are as follows:*

- to establish minimum allotment sizes for residential development,*
- to ensure that residential development has adequate usable areas for buildings and open space, and*
- to facilitate and encourage the provision of a range of dwelling types.*

(2) *The minimum allotment size for certain residential development is set out in the table below.*

<i>Dwelling type</i>	<i>Minimum allotment size</i>
<i>Dwelling houses</i>	<i>250m²</i>
<i>Semi-detached dwellings</i>	<i>250m²</i>
<i>Dual occupancy</i>	<i>500m²</i>
<i>Secondary dwellings</i>	<i>250m²</i>
<i>Attached dwellings</i>	<i>125m²</i>
<i>Multi dwelling housing</i>	<i>1,500m²</i>
<i>Residential flat buildings</i>	<i>1,500m²</i>

The proposal to establish minimum lot sizes for different types of residential dwellings within the broader residential zone is consistent with the minimum lot size controls established for other Precincts within the North West and South West Growth Centres under SEPP (Sydney Region Growth Centres) 2006. Refer for example to Clauses 4.1A within Appendix 1 Oran Park and Turner Road

Precinct Plan, Appendix 2 North Kellyville Precinct Plan and Appendix 4 Alex Avenue and Riverstone West Precinct Plan 2010.

The draft Minimum Lot Size Map has adopted the 125 m² minimum lot size for attached dwellings, being the smallest torrens title lot size proposed within the zone.

No minimum lot size is proposed for the B4 Mixed Use zone.

Maximum Height of Buildings

The maximum height proposed for the R1 General Residential, E4 Environmental Living and B4 Mixed Use land use zones is summarised in **Table 15**.

Table 15 - Proposed maximum building heights

Zone	Maximum Height (m)
R1 General Residential	9.5m, 12 m, 15 m
E4 Environmental Living	9.5 m
B4 Mixed Use	24 m, with 30 m permitted in select locations

Currently, a maximum building height of 8.5 metres applies to the majority of the residential zoned land, with certain areas subject to a 12 and 15 metres height maximum.

It is considered that increasing the maximum permitted height within the R1 General Residential Zone from 8.5 to 9.5 metres is more appropriate as this will better allow for:

- 2 storey plus attic development with a pitched roof (e.g. 27 degrees) on sloping land; and
- Habitable floor to ceiling heights of 2.7 metres.

It is not intended that the 9.5 metre height control result in 3 storey walls – a Statement of Commitment has been included to guide the detailed design of future development in this area.

A 9.5 m height limit is also proposed for the E4 Environmental Living zone in recognition of the topographic characteristics of the majority of land within this zone and for the reasons identified above.

The areas of E4 Zoned land where a 9.5 metre height limit is proposed will be visually prominent. The Visual Assessment included with the Concept Plan includes criteria that is aimed to ensure that whilst a maximum 9.5 metre height is permitted, development in this area has appropriate setbacks to create landscaped gaps between buildings. Statement of Commitments have been included to guide the detailed design of future development within this area in accordance with the recommendations made in the Visual Assessment.

The adoption of a 9.5 metre maximum building height for the general residential development areas is consistent with that which has been used elsewhere in the South West Growth Centre. Refer to Appendix 1 Oran Park and Turner Road Precinct Plan of SEPP (Sydney Region Growth Centres) 2006.

It is proposed to retain the 12 metre and 15 metre height controls within the R1 General Residential zone generally in accordance with their existing locations.

Within the B4 Mixed Use Zone, a general maximum building height of 24 m is proposed, consistent with that which applies to the majority of the Town Centre

under the existing controls. Currently, there is one site within the Town Centre where a maximum building height of 30 metres is permitted. The additional height is permitted to facilitate the establishment of a landmark development in close proximity to the railway station.

It is intended that the town centre will comprise predominantly up to 6 storey buildings in the centre, with lower buildings or set down edges to the street of 3 – 5 storeys.

Consistent with the existing planning controls it is also intended to continue to allow for additional height to be provided for development close to the railway station that will emphasise the location of the station and provide a landmark for the future centre.

However, it is considered premature to determine the precise location of any such development at this stage of the project.

Therefore, instead of nominating a specific site for additional height on the Maximum Height of Buildings Map, it is proposed to include a special local provision in the SEPP that permits development to a maximum height of 30 metres (approximately 10 storeys, consistent with the existing planning controls) on land within close proximity to the new railway station.

The land that is subject to the special local provision that will permit development to a maximum height of 30 m is shown in **Figure 34**.

Removal of Minimum Residential Density Development Standard

Under the existing Liverpool LEP 2008 and Campbelltown LEP 2002 provisions, the site is subject to a range of minimum residential density development standards.

The minimum residential density provisions are defined geographically by the precinct structure plan assumed at the time, and accordingly are quite complex and prescriptive.

The objective of delivering a minimum dwelling yield within the site to assist in meeting State government targets remains a fundamental component of the Project.

However, it is considered that the minimum residential density development standard is unnecessarily complicated and restrictive given that the land is to be developed as an integrated land release project under an umbrella Part 3A Concept Plan approval.

Unlike circumstances in which the development of fragmented land holdings in multiple ownership may make achieving certainty in delivery of minimum density problematic, in this case the Concept Plan will establish a statutory approval framework that provides a level of certainty at least as strong as would a Development Control Plan, but with the appropriate degree of flexibility to allow the implementation of the Project to respond to changing circumstances over time.

It is considered that the Concept Plan is the appropriate statutory planning mechanism by which to demonstrate certainty with respect to achieving minimum dwelling density given that future detailed subdivision applications will have to demonstrate compliance with it.

Removal of the minimum residential densities as a development standard under the SEPP is considered to be appropriate on the basis that it is preferable to 'lock in' the dwelling yield for the whole site, and for precincts within the site via the Concept Plan and allow for greater flexibility in ensuring that dwelling types,

variety of dwellings, and optimisation of density in areas of high amenity and close to public transport including bus routes.

Removal of Maximum FSR Development Standard

It is not proposed to set a maximum FSR for any building on any land within the Edmondson Park site.

FSR controls are effective development controls for high density development in urban areas. Medium and low rise residential development requires a combination of controls to achieve public and private domain outcomes, and different housing types need quite different FSRs. A better alternative to appropriately deal with a range of dwelling types is use of building footprint limits, minimum landscaped area, solar access controls and minimum rear boundary setbacks. These matters are appropriately dealt with in the Council's DCPs.

Summary of proposed changes to key development standards

Table 16 provides a summary of the existing key development standards that apply to the Edmondson Park South site under Liverpool LEP 2008 and Campbelltown LEP 2002 as well as the development standards proposed as part of the SEPP amendment.

Table 16 – Summary of existing and proposed key development standards

Standard	Liverpool LEP 2008	Campbelltown LEP 2002	Proposed Standard
Minimum Lot Size	180m ² to 4,000m ²	10,000m ²	125m ² to 10,000m ²
Maximum Building Height	8.5 m to 35 m	-	9.5 m to 30 m
Maximum Floor Space Ratio	0.65:1 to 3:1	-	-
Minimum Dwelling Density	17 to 38 dwellings per hectare	12 to 50 dwellings per hectare	-

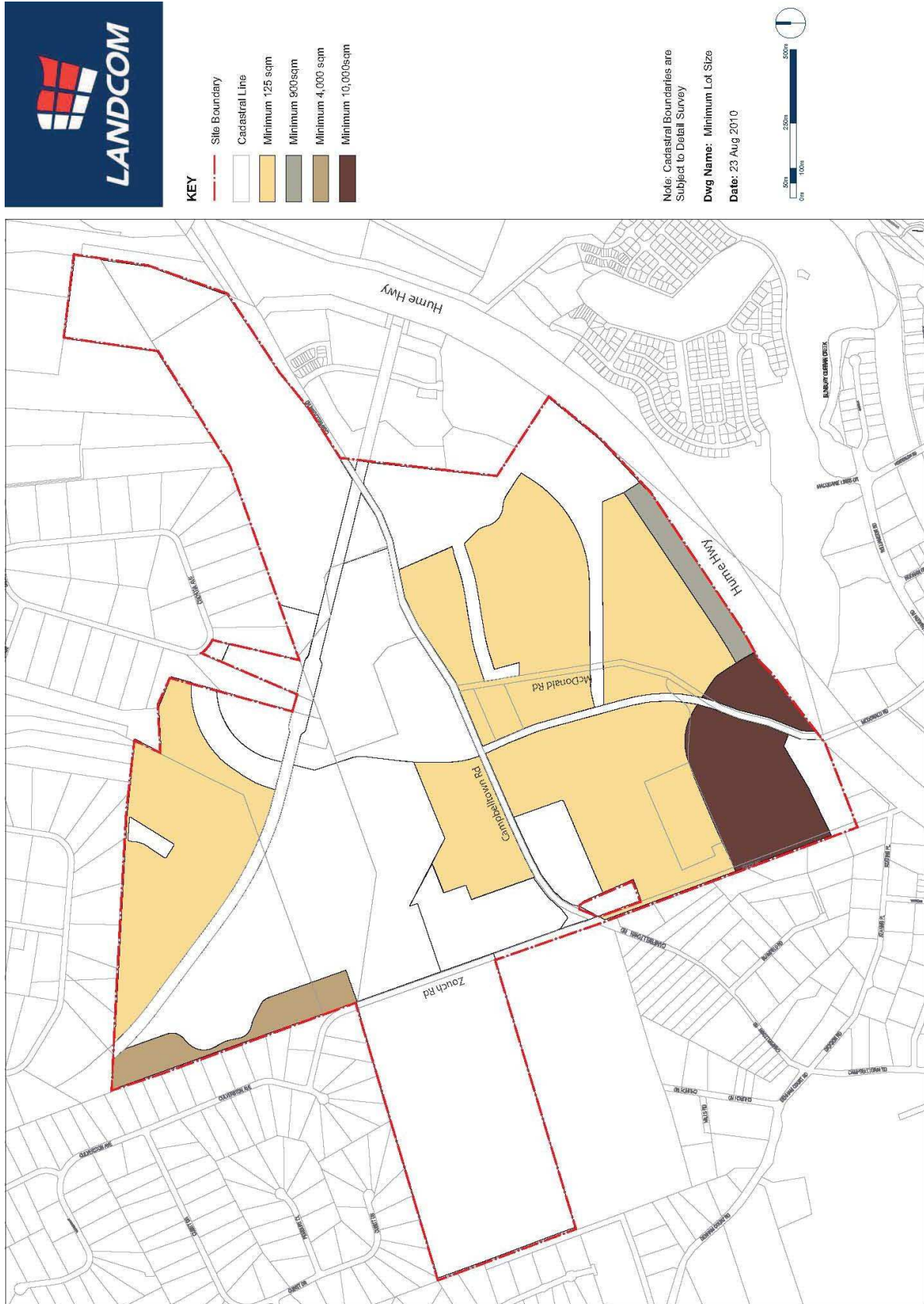


Figure 33 - Draft Minimum Lot Size