

Table 1– Consideration of relevant State Environmental Planning Policies

SEPP	Requirement	Consistency
SEPP 19 – Bushland in Urban Areas	<p>The general aim of this Policy is to protect and preserve bushland within the urban areas referred to in the SEPP, which includes Liverpool and Campbelltown LGAs.</p> <p>When preparing draft local environmental plans council shall give priority to retaining bushland, unless it is satisfied that significant environmental, economic or social benefits will arise which outweigh the value of the bushland.</p> <p>The policy also provides mechanisms to prepare Plans of Management for bushland zoned or reserved for public open space purposes.</p>	<p>The Concept Plan delivers a network of open space comprising a 150 hectare Regional Park and a number of local neighbourhood parks and open spaces incorporate existing native bushland vegetation and ecological communities across Edmondson Park South. Appropriate zoning provisions in the SEPP Amendment have been chosen for retained and to be regenerated bushland areas including RE1 Public Recreation and E1 National Park and Nature Reserves. The Concept Plan structure itself sets up the basis for retained bushland and riparian areas.</p> <p>A range of mechanisms are available on the Edmondson Park South site for the protection of bushland including the 2009 Edmondson Park Conservation Agreement and the Growth Centres SEPP Biodiversity Certification Order. Refer to the EAR, Section 1.2 (Biodiversity Certification and Conservation), Section 3 (Riparian Corridors), (Ecological Characteristics and Values), Section 4 (Riparian Corridors), (Conservation and Open Space), Section (Biodiversity and Conservation) and the Ecological Assessment at <b>Appendix C</b> and <b>Water Cycle Management Study at Appendix H</b>.</p> <p>Considerations of the relevant provisions of SEPP 19 have therefore been addressed by the Concept Plan Assessment.</p>
SEPP 44 – Koala Habitat Protection	<p>SEPP 44 applies to development applications for sites great than 1 hectare in area and establishes a 3 step process for the protection of koala habitat in NSW. Step 1 requires the consent authority to determine whether the site is potential koala habitat, which is defined as 15% of the total trees being species listed in a schedule to the SEPP. If the answer to Step 1 is yes, Step 2 requires the consent authority to determine whether the site is core koala habitat, which is defined as containing a resident population of koalas. If the answer to Step 2 is yes, Step 3 requires an assessment of whether consent can be granted to development, and consideration to be given to a plan of management and any relevant guidelines for koala habitat. A plan of management must be approved by the Director-General of Planning.</p>	<p>As there are no koalas on site and no potential koala habitat, the provisions of SEPP 44 do not apply to the site. Refer to Ecological Assessment at <b>Appendix C</b>.</p>

SEPP	Requirement	Consistency
SEPP 55 – Remediation of Land	Contains state-wide planning controls for the remediation of contaminated land. When carrying out planning functions under the Act, SEPP 55 requires that a planning authority must consider the possibility that a previous land use has caused contamination of the site as well as the potential risk to health or the environment from that contamination.	The potential for contamination on has been assessed and a remediation strategy for the site is proposed. The Concept Plan seeks approval for remediation works on Landcom’s existing landholding in accordance with a Remediation Action Plan. Remediation works are underway within the Defence landholding, and are to be the subject of a Site Audit Statement provided to the Proponent at the time of transfer of the land to the State. Refer to EAR Section 4 (Remediation Works) and <b>Section 7</b> (Geotechnical, Soils and Contamination) and to the Geotechnical, Contamination and UXO – Site Suitability Assessment and Remedial Action Plan at <b>Appendix G</b> . Contamination and remediation has been assessed in accordance with SEPP 55 which allows for a staged approach to contamination assessments.
SEPP No. 64 - Advertising and Signage	Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.	No inconsistency arises. SEPP 64 will apply to future development on the site and will be a matter for consideration in any relevant future application. 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.
SEPP 65 – Design Quality of Residential Flat Development	Aims to improve the design quality of residential flat development in New South Wales. Raises the design quality of residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development. The accompanying regulation requires the involvement of a qualified designer throughout the design, approval and construction stages	No inconsistency arises. SEPP 65 will apply to future development on the site and will be a matter for consideration in any relevant future application.
SEPP (Infrastructure) 2007	Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.	No inconsistency arises. ISEPP 2007 will apply to future development on the site and will be a matter for consideration in any relevant future application.  The Concept Plan application will be referred to the RTA for comment based on the Traffic Generating Development referral requirement under Schedule 3 of the SEPP.  Referral of the application will be made to Railcorp, due to the relationship of the site to the South West Rail Link corridor.

SEPP	Requirement	Consistency
SEPP (Housing for Seniors or People with a Disability) 2004	Encourages the development of high quality accommodation for our ageing population and for people who have disabilities - housing that is in keeping with the local neighbourhood.	No inconsistency arises. SEPP will apply to future development on the site and will be a matter for consideration in any relevant future application.
SEPP (BASIX) 2004	Operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans.	No inconsistency arises. SEPP (BASIX) will apply to future development on the site and will be a matter for consideration in any relevant future application.
SEPP (Major Development) 2005	Defines certain developments that are major projects to be assessed under Part 3A of the Environmental Planning and Assessment Act 1979 and determined by the Minister for Planning. It also provides planning provisions for State significant sites. In addition, the SEPP identifies the council consent authority functions that may be carried out by joint regional planning panels (JRPPs) and classes of regional development to be determined by JRPPs.	The future approvals and assessment regime is to be determined through approval of the Concept Plan and gazettal of the SEPP Amendment. Refer to EAR <b>Section 4</b> Proposed Concept Plan and <b>Section 6</b> Major Development SEPP Amendment.
SEPP (Temporary Structures) 2007	Provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity.	No inconsistency arises. SEPP Temporary Structures will apply to future development on the site and will be a matter for consideration in any relevant future application.
SEPP (Exempt and Complying Development Codes) 2008	Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the EP&A Act.	No inconsistency arises. Codes SEPP will apply to future development on the site and will provide for exempt and complying development on the land.
SEPP (Rural Lands) 2008	Aims to facilitate the orderly and economic use and development of rural lands for rural and related purposes. Applies to land within the Liverpool and Campbelltown LGAs.	Under Liverpool LEP 2008 and Campbelltown LEP 2002, the site has been rezoned for a combination of urban and environmental purposes including the creation of a new 150 hectare regional park to be retained in State government ownership. Only a small portion of the site currently remains R5 Large Lot Residential under Liverpool LEP 2008 and 7(d5) Environmental Protection 1 ha min under Campbelltown LEP 2002.  This land is to be retained under an E4 Environmental Living land use zone (with some minor boundary adjustments). No inconsistency with SEPP Rural Lands arises.

SEPP	Requirement	Consistency
SEPP (Affordable Rental Housing) 2009	Establishes a consistent planning regime for the provision of affordable rental housing. The policy provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers. It also aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.	No inconsistency arises. SEPP Affordable Rental Housing will apply to future development on the site and will be a matter for consideration in any relevant future application.
Greater Metropolitan REP 2 – Georges River Catchment	Applies to the Campbelltown and Liverpool LGAs, establishing principles and provisions to ensure the maintenance and improvement of water quality and river flows within the Georges River Catchment and the delivery of ecologically sustainable development. The REP aims to establish a consistent and coordinated approach to environmental planning and assessment for land along the Georges River and its tributaries. General and specific planning principles are to be applied to development proposals.	The Concept Plan Water Cycle Management Plan has been developed to meet the requirements and principles for the Georges River Catchment. Refer to <b>Appendix H</b> .

Table 2 – Consideration of relevant s117 Ministerial Directions

S.117 Direction No. and Title	Contents of S.117 Direction	Proposal consistency
1.1 Business and Industrial Zones	A draft LEP shall retain the areas and locations of existing business and industrial zones; not reduce the total potential floor space area for employment uses and related public services in business zones; not reduce the total potential floor space area for industrial uses in industrial zones; and ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director General of the Department of Planning.	The proposal provides for a new Edmondson Park Town Centre with capacity for approximately 35,000 – 45,000 m <sup>2</sup> of commercial floor space for retail, office and business uses. Edmondson Park was the first precinct released in the South West Growth Centre and an identified town centre with suitable employment opportunities is consistent with the strategic intent for the area. It is proposed to rezone the existing B2 Local Centre land to B4 Mixed Use to reflect the changed status and significance of the new Town Centre. No reduction in land zoned for non residential purposes is proposed (refer to EAR Section 8.15).
1.2 Rural Zones – Liverpool and Campbelltown	A draft LEP shall not rezone land from a rural zone to a residential, business, industrial village or tourist zone, nor increase permissible density within a rural zone.  A draft LEP may be inconsistent with the terms of this direction if the Director-General of the Department of Planning can be satisfied that the proposed draft LEP is justified by a strategy, or justified by an environmental study, is in accordance with the relevant Regional Strategy, or is of minor significance.	Under Liverpool LEP 2008 and Campbelltown LEP 2002, the site has been rezoned for a combination of urban and environmental purposes including the creation of a new 150 hectare regional park to be retained in State government ownership. Only a small portion of the site currently remains R5 Large Lot Residential under Liverpool LEP 2008 and 7(d5) Environmental Protection 1 ha min under Campbelltown LEP 2002. . The proposed SSS listing provides the strategic justification to convert these zonings to an Environmental Living zone.
1.3 Mining, Petroleum Production and Extractive Industries	This direction applies when a relevant planning authority prepares a draft LEP or planning proposal that would have the effect of prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.	The SSS listing is not inconsistent with this provision. The provisions of the Petroleum (Onshore) Act 1991 and SEPP (Mining, Petroleum Production and Extractive Industries) 2007 will continue to apply with regards to any future potential exploration on the sites. It is considered unlikely that a viable production of resources will be explored on the site.
1.5 Rural Lands – Liverpool and Campbelltown	A draft LEP affecting land within an existing or proposed rural or environment protection zone, or changing existing minimum lot sizes, must be consistent with the Rural Planning Principles listed in SEPP (Rural Lands) 2008.  A draft LEP may be inconsistent with the terms of this direction if the Director-General of the Department of Planning can be satisfied that the proposed draft LEP is justified by a strategy, or is of minor significance.	The proposal is Strategy consistent, and meets the requirements for rezoning as a site of State and regional planning significance (refer EAR Section 2 Strategic Justification and Section 6 Major Development SEPP Amendment.)

S.117 Direction No. and Title	Contents of S.117 Direction	Proposal consistency
2.1 Environment Protection Zones	<p>A draft LEP must include provisions that facilitate the protection and conservation of environmentally sensitive areas, and must not reduce the environmental protection standards applying to land within an existing environment protection zone or otherwise identified for environmental protection purposes.</p> <p>A draft LEP may be inconsistent with the terms of this direction if the Director-General of the Department of Planning can be satisfied that the proposed draft LEP is justified by a strategy, or justified by an environmental study, is in accordance with the relevant Regional Strategy, or is of minor significance.</p>	<p>The SEPP Amendment proposes land that has been identified to be of environmental significance to be zoned RE1 Public Recreation, E1 National Park and Nature Reserves and E4 Environmental Living.</p> <p>The E1 National Parks and Nature Reserves zone is maintained, subject to a boundary adjustment that is detailed and justified in the Concept Plan proposal.</p> <p>Specifically, areas of environmental protection identified in the Campbelltown LEP 2002 (zone 7(d5) have been incorporated into the E4 Environmental Living Zone. 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.</p> <p>Riparian areas and areas of environmental sensitivity have been identified for protection and have been zoned accordingly (RE1) with transfer into the ownership of the relevant Council. Appropriate public acquisition clauses have been incorporated into the SEPP Amendment.</p> <p>No inconsistency arises.</p>
2.3 Heritage Conservation	<p>A draft LEP must facilitate conservation of places of heritage significance.</p>	<p>It is proposed to include retain the following existing European heritage items as items of environmental heritage under the proposed SEPP Amendment:</p> <ul style="list-style-type: none"> <li>▪ Ingleburn Village Site – three Riley-Newsum pre-fabricated cottages;</li> <li>▪ Ingleburn Military Heritage Precinct; and</li> <li>▪ Mont St Quentin Oval, including entry gates and flag pole.</li> </ul> <p>Defence is to demolish a number of items prior to transfer of the land to the State. Where other items are not proposed for listing this has been justified at <b>Appendix J</b>. A Heritage Map also accompanies the SEPP Amendment.</p> <p>It is proposed to include Standard LEP Template Clause 5.10 – Heritage Conservation in relation to the identified items.</p> <p>Aboriginal Cultural Heritage has been assessed, and it has been determined that no statutory identification of items is necessary under the SEPP. Refer to Cultural Heritage Assessment at <b>Appendix K</b>.</p>

S.117 Direction No. and Title	Contents of S.117 Direction	Proposal consistency
3.1 Residential Zones	Planning proposal must broaden the choice of building types in the housing market, make more efficient use of infrastructure and services, reduce consumption of land on the fringe, and be of good design.	<p>The R1 General Residential Zone is proposed for future residential areas. This zone is proposed to permit the broadest range of dwelling types possible under the Standard LEP Template provisions. Refer to EAR Section 4 (Land Uses and Distribution) and Section 6 (Proposed Land Use Zones).</p> <p>The Project will deliver a range of lot sizes and dwelling types and create a diverse community that is demographically balanced. The variety of housing forms will provide opportunities to respond to changing life cycle, lifestyle and work requirements over time, enabling people to age in place. It delivers key social sustainability outcomes. Refer to EAR Section 2, Section 4 (Dwelling Yield, Mix and Minimum Lot Sizes), Section 8 (Social and Community).</p>
3.3 Home Occupations	Draft LEPs must permit home occupations to be carried out in dwelling houses without the need for development consent.	Environmental Planning Policy (Exempt and Complying Development Codes) 2009 will continue to apply to the site. This SEPP permits home occupations within consent. Refer to discussion on exempt and complying development within the SSS listing at Section 6.
3.4 Integrating land use and transport	Planning proposal must be consistent with DUAP publications <i>"Improving Transport Choice"</i> and <i>"The Right Place for Business and Services"</i> .	<p>The Concept Plan and SEPP Amendment proposal are consistent with this requirement. The integration of land use and transport is specifically addressed in the TMAP at <b>Appendix M</b> and EAR Sections 3 (Planned Transport Upgrades), Section 4 (Access and Transport) and Section 8 (Transport and Accessibility).</p> <p>The project will support and promote transit oriented development in proximity to the new South West rail line. The South West Sector Bus Servicing Plan (AECOM, 2009) provides a long-term bus servicing strategy to cater for the future urban growth in the SWGC. Three services identified in the strategy operate via Edmondson Park, one regional and two district services.</p>
4.1 Acid Sulfate Soils	The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines adopted by the Director-General of the Department of Planning when preparing a planning proposal that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present.	Acid sulphate soils have been considered. Refer to EAR Section 8 (Geotechnical Soils and Contamination) and to Geotechnical, Contamination and UXO – Site Suitability Assessment included at <b>Appendix G</b> .

S.117 Direction No. and Title	Contents of S.117 Direction	Proposal consistency
4.3 Flood Prone Land	Planning proposal must be consistent with the NSW Government's Flood Prone Policy and the principles of the Floodplain Development Manual 2005, and the provisions of an LEP on flood land is to be commensurate with flood hazard and include consideration of the potential flood impacts both on and off the subject land.	Refer to EAR Section 3.10 Flooding and Stormwater and Section 7 and the Water Cycle Management Study at <b>Appendix H</b> .  The SEPP Amendment seeks to adopt the Model LEP Clause 7.3 Flood Planning which is equivalent to Clause 7.8 of Liverpool LEP 2008. A draft Flood Planning Area Map is also included.
4.4 Planning for Bushfire Protection	Draft LEPs must have regard to Planning for Bushfire Protection 2006, introduce controls that avoid placing inappropriate developments in hazardous areas, and ensure that bushfire hazard reduction is not prohibited within the APZ.	Bushfire is addressed at EAR Section 3 (Bushfire), Section 4 (Asset Protection Zones) and Section 7 (Bushfire Risk Assessment) and to the Bushfire Assessment included at <b>Appendix I</b> . The Concept Plan incorporates bushfire APZs in locations of known bushland interface.  The SEPP Amendment proposal (refer EAR Section 6.12 Miscellaneous Provisions includes Standard LEP Template clause 5.11 to ensure that bushfire hazard reduction is not prohibited within the APZ.
5.2 Sydney Drinking Water Catchments	The objective of this direction is to protect water quality in the hydrological catchment. When preparing a draft LEP that applies to land within the hydrological catchment, the relevant planning authority must include provisions that give effect to the principles of protecting the catchment.  A planning proposal may be inconsistent with the terms of this direction only if the inconsistent provisions are of minor significance.	A Water Cycle Management Study prepared by J Wyndham Prince Consulting Civil Infrastructure Engineers and is included at <b>Appendix H</b> and assessment of hydrological impact.  The provisions of the Concept Plan and suitable mitigation measures within the draft Statement of Commitments are considered suitable to minimise any water quality impacts on the catchment.
6.1 Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development. A draft LEP shall minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority,	As the proposal is subject to an SSS listing, this provides a clear designation of the approval regime on the site and does not result in any unnecessary duplication of processes through unnecessary concurrent or referral requirements.
6.2 Reserving Land for Public Purposes	A draft LEP must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General).	The SEPP Amendment proposal includes land to be zoned SP2 (Local Road), SP2 (Classified Road) , SP2 (Rail), SP2 (Sydney Water), RE1 Public Recreation and E1 National Parks and Nature Reserves. It is proposed to transfer these lands to the relevant authorities.
6.3 Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls	The SEPP Amendment (SSS listing) has been prepared in the Standard Template format with controls appropriate to the site and context. There are no unnecessary restrictive planning controls proposed. The SEPP Amendment proposal removes a number of existing LEP development control provisions that are considered unnecessary for retention within the framework of the Part 3A Concept Plan.

S.117 Direction No. and Title	Contents of S.117 Direction	Proposal consistency
7.1 Implementation of Metropolitan Strategy	This direction applies when a Relevant Planning Authority prepares a planning proposal. Planning proposals shall be consistent with: (a) the NSW Government's Metropolitan Strategy: City of Cities, A Plan for Sydney's Future, published in December 2005 ('the Metropolitan Strategy').	The SSS listing is consistent with the Metropolitan Strategy by facilitating housing and employment needs of the region's population over the next 25 years within an indentified release area within the South West Growth Centre Structure Plan.