



19 November 2010
File: UD/10986

The Hon Tony Kelly MLC
Minister for Planning
Level 34 Governor Macquarie Tower
1 Farrer Place
SYDNEY NSW 2000

Dear Minister Kelly,

Edmondson Park Conservation Agreement

Landcom is seeking your support and assistance to obtain a very minor variation to the 'Edmondson Park Conservation Agreement', pursuant to clause 7(a) of the Agreement. The amendment will not materially affect the agreed conservation outcomes or alter the actions required to be undertaken by the Agreement's signatories.

The need for the variation arises from the detailed investigations Landcom has undertaken whilst seeking planning approval under Part 3A of the Environmental Planning and Assessment Act 1979 for the former Ingleburn Army Camp. Located within the South West Growth Centre the site includes a new town centre, the new Edmondson Park rail station and bus rail interchange, a regional park and 1,000 new jobs.

The proposed changes to the Conservation Land have been discussed with the State and Commonwealth agencies involved in the implementation of the Conservation Agreement. The proposal has support on ecological grounds from these agencies.

The scope of the required variation is:

1. a boundary adjustment that enables approximately 1650m² of land currently zoned for development with high quality vegetation to be conserved whilst approximately 1247m² of land with lower ecological value currently identified for conservation would be developed. The amendment smooths a jagged boundary of the regional park providing an improved management boundary and road alignment; and;
2. the addition of two areas of open space to be managed by Campbelltown City Council for conservation purposes; and;
3. replacement of **Map 3** in the Agreement to reflect the adjustments in #1 and #2 above and reflect modification in the other forms of open space land which are not managed for conservation purposes. These other open space lands were included in **Map 3** of the Agreement to show how the land set aside for conservation purposes relates to other forms of open space. Minor text changes will be required in the Conservation Agreement to refer to the revised zoning instruments applying to the land.

Whilst the proposed variation sought is relatively simple and delivers an improved conservation outcome, Landcom understands this requires Ministerial approval at both state and federal government level. Edmondson Park is a large release area. Over 7,500 dwellings with a town centre will be developed over 15 to 20 years. During this time other minor map amendments may be required.

Landcom request that consideration be given to varying clause 7a of the Agreement to delegate authority to state and federal government officers to amend **Map 3** where, as in this instance, there is no material effect on the agreed Conservation outcomes.

Landcom requests that you, together with Minister for the Environment and Climate Change, seek agreement to the variation with the Federal Minister for Sustainability Environment Water Population and Communities (formerly Department of Environment Water, Heritage and Arts) and that a Deed of Variation be prepared and executed.

Thank you for your assistance in this matter.

Yours sincerely



Sean O'Toole
Managing Director

Attachments:

- 1. Edmondson Park Conservation Agreement Review, November 2010*