

Outline of proposed Planning Agreement

Edmondson Park South



Parties

Landcom

Liverpool City Council



Contents

Introduction	3
<i>Purpose of this document</i>	3
<i>Benefits of the VPA</i>	4
Description of the land to which this VPA will apply	4
Proposed change to the Environmental Planning Instrument	4
Overview of the proposed VPA.....	5
<i>Objectives</i>	5
<i>Contribution items</i>	5
<i>Standard of construction of works</i>	6
<i>Maintenance of works</i>	6
<i>Timing for provision</i>	6

Introduction

In accordance with the *Environmental Planning and Assessment Act 1979*, Landcom proposes to enter into a Voluntary Planning Agreement with Liverpool City Council for the delivery of infrastructure and facilities within the Edmondson Park South Project.

The Director General's Requirements issued by the NSW Department of Planning on 28 July 2010 under Part 3A of the *Environmental Planning and Assessment Act 1979* required Landcom to:

Outline the likely scope of developer contributions between the Proponent and Liverpool and Campbelltown Councils, to deliver an adequate level of local infrastructure to meet the needs of the future population arising from the proposed development. This should be informed by consultation with the relevant councils.

Landcom intends to meet its obligations with respect to local development contributions (s94 or 94a) via a combination of carrying out of works in kind, dedication of land and provision of material public benefits.

Appendix O of the Concept Plan Environmental Assessment Report prepared by JBA Urban Planning Consultants Pty Ltd dated September 2010 outlines the proposed facilities and scope/requirements and timing.

In the Statement of Commitments submitted with the Environmental Assessment report, with respect to the local infrastructure contributions outlined in Appendix O, Landcom has made a commitment to:

- Identify the land proposed to be dedicated (providing a Material Public Benefit in lieu of s94 contributions)
- Carry out works in kind and dedicate those works on a stage by stage basis to the relevant council, providing works in kind subject to Council's agreement to take ownership of those works and subject to obtaining a satisfactory planning approval.
- Identify the level of embellishment / works for each work at the relevant detailed design stage to Council for agreement.
- Be responsible for works in kind, including design, construction, certification, authority approvals, construction and initial maintenance of each of the items.
- Maintain any open space and drainage works that are to be dedicated to the relevant Council for a period of 12 months from the date of practical completion of the works, unless otherwise agreed by Landcom and Council.
- Maintain any buildings that are to be dedicated to a public authority for a period of 3 months from the date of practical completion of the works, unless otherwise mutually agreed by the parties.

Purpose of this document

This outline of the proposed Voluntary Planning Agreement (VPA) describes the intended approach to the delivery of the local contributions within that part of the Edmondson Park South site within the Liverpool Council Local Government Area (LGA). This document updates Appendix O of the Concept Plan Environmental Assessment Report prepared by JBA Urban Planning Consultants Pty Ltd dated September 2010 and is to be submitted as part of Landcom's Preferred Project Report (PPR).

Benefits of the VPA

Delivery of local contributions under a VPA offers the following community benefits:

- Integrated planning and delivery of community facilities and services, open space/recreation and drainage facilities
- Staged and timely delivery of facilities

Description of the land to which this VPA will apply

The Edmondson Park South Project site comprises an area of approximately 413 hectares and forms part of the larger Edmondson Park Precinct within the South West Growth Centre. It is located to the north west of the M5 Motorway and lies approximately 40 km to the south west of Sydney CBD. Approximately 260 hectares of the site is located within the Liverpool LGA and approximately 153 hectares is located within the Campbelltown LGA.

The proposed Edmondson Park South development consists of a mix of residential, employment, retail, education, conservation and open space uses. The development proposes approximately 3,530 dwellings and up to 45,000m² of retail and commercial space, 150ha Regional Park, public open space, community facility, schools and heritage precinct (across Campbelltown and Liverpool LGAs). The overall development will accommodate approximately 10,000 people.

A preliminary Concept Plan showing the land within Liverpool Council LGA to which the proposed Planning Agreement applies is shown in Annexure A.

Proposed change to the Environmental Planning Instrument

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 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.

Overview of the proposed VPA

Objectives

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 and provision of material public benefits.

The objectives of the proposed Planning Agreement are to enable the timely and efficient provision of infrastructure to accommodate the demand arising from the Edmondson Park South development.

The proposed Planning Agreement contributes to achieving these outcomes by:

- Identifying the facilities and infrastructure needed to support development on the site.
- Funding and constructing the identified facilities, services and infrastructure as works-in-kind contributions to wholly exclude the Project from the application of Section 94 of the EP&A Act.
- Identifying where facilities, services and infrastructure will be required and when they will be provided. As a general principle, the provision of facilities, services and infrastructure will be progressive and contiguous with each Development Area.

Contribution items

A preliminary review of current contribution requirements (based on June 2010 contributions rates) indicates Landcom has an obligation to provide contributions to the value of approximately \$34M. According to Liverpool Council's calculations, contribution items (land, works and material public benefit) within that part of the Concept Plan area within the Liverpool LGA total approximately \$62M.

Following a detailed review of Landcom's obligations for making development contributions to Liverpool Council, the draft list of items outline at Appendix O of the Concept Plan EA Report has been amended. The finer grain planning for the Concept Plan has resulted in modifications to some contribution items (e.g. changes to areas, road alignments etc) and the potential for some items to be removed or consolidated with other items.

Landcom considers that a significant proportion of the works and some of the designated land can be provided by Landcom in lieu of s94 contributions. Due to the difference in the value of contribution items within the area to that required for this development, the VPA will need to make provision for Council funding of certain works and acquisition of open space lands (RE1 zoned land) utilising contributions received from other development within the Edmondson Park Release Area.

The VPA will provide the following contributions and items of material public benefit:

- ***Community facilities***
Landcom will construct a co-located Community Centre and Family and Children's Centre in the future town centre as described in Schedule A - 2 and identified on the plan at Annexure B.
- ***Parks and open space***
Landcom will undertake embellishment works (including recreation facilities) within the proposed RE1 zoned areas as described in Schedule A - 3 and identified on the plan at Annexure B.
- ***Roads and traffic facilities***
Landcom will undertake works to existing local roads and creation of new roads and traffic

facilities as described in Schedule A - 4 and identified on the plan at Annexure B.

- ***Drainage***

Landcom will undertake drainage works within the proposed RE1 zoned areas as described in Schedule A – 5 and identified on the plan at Annexure B.

- ***Cycleways and bus shelters***

Landcom will provide cycleways (on and off road) and bus shelters as described in Schedule A – 6.

Standard of construction of works

Landcom will construct and complete each Item of Work:

- In accordance with the requirements of, or consents issued by relevant authorities;
- In accordance with any Australian Standards applicable to works of the same nature as the relevant Item of Work; and
- In a proper and workmanlike manner complying with current industry practice and standards relating to the relevant Item of Work.

Maintenance of works

Landcom will maintain parks and open space areas for 12 months and buildings for 3 months following practical completion of the works.

Prior to transfer of the land to Council, Landcom will assist Council in the preparation of Plans of Management for each of parks and open space areas.

Timing for provision

Landcom must complete each of the agreed items of Work in each Development Area indicated with '✓' in the table in Schedule B before a Subdivision Certificate is issued for a plan of subdivision which creates the final Residential Lot within that Development Area.

The final scope of works for inclusion in the VPA is subject to agreement with Liverpool City Council.

Schedule A – Preliminary Contribution Items

Item	Commitment
1. Land	Dedicate land forming the public roads.
2. Community facilities	Works
A. Community Centre & Family and Children’s Centre (co-located)	<p><i>Community Centre:</i></p> <p>1. Meeting space for community groups and organisations 2. Multi-purpose working space for community groups 3. Rooms for visiting and specialist services 4. Offices and interview rooms 5. Room subdivider 6. Kitchen and toilet areas 7. Veranda /walkway 8. Kitchen bench and cupboards to meeting room 9. Veranda /walkway 10. Toilets / Showers 11. Kiosk / kitchen / equipment 12. Air conditioning 13. Car parking 14. Shade structure to outdoor play area 15. Landscaping and grassed areas 16. Lighting to external space and car park 17. Furniture fittings & equipment</p> <p><i>Family and Children's Centre:</i></p> <p>1. Meeting rooms 2. Room subdivider 3. Kitchen and toilet areas 4. Veranda /walkway 5. Kitchen bench and cupboards to meeting room 6. Air conditioning 7. Car parking 8. Landscaping and grassed areas 9. Lighting to external space and car park 10. Furniture fittings & equipment</p>
3. Parks and Open Space	Works
A. Maxwells Creek Passive Area	<p><i>Areas (7), (8) and (9) within the Concept Plan area:</i></p> <p>1. Passive Area 2. Planting of shrubs & ground covers 3. Hydro mulch & spray seeding to all other exposed areas 4. Concrete pathway</p> <p>Directional signage 5. Concrete block seats 6. Bins 7. Water supply for bubbler or tap for cleaning 8. Solar powered street light(s) on pole</p>
B. Local Park (North)	<p><i>Area OS2</i></p> <p>Passive area:</p> <p>1. Planting of shrubs & ground covers 2. Hydro mulch & spray seeding to all other exposed areas 3. Concrete pathway 4. Directional signage 5. Concrete block seats 6. Bins 7. Water supply for bubbler or tap for cleaning 8. Solar powered street light on pole</p> <p>Children’s play area:</p> <p>1. Soft fall area 2. Perimeter concrete ring beam / mow strip 3. Play equipment supply & installation 4. Concrete block seating 5. Signage allowance 6. Power pole with solar powered light 7. Bubbler / tap for cleaning</p>
C. Local Park (East of Town Centre)	<p><i>Area OS6</i></p> <p>Passive area:</p> <p>1. Planting of shrubs & ground covers 2. Hydro mulch & spray seeding to all other exposed areas 3. Concrete pathway 4.</p>

Item	Commitment
	<p>Directional signage 5. Concrete block seats 6. Bins 7. Water supply for bubbler or tap for cleaning 8. Solar powered street light on pole 9. Children play area</p> <p>Soft fall area: 1. Perimeter concrete ring beam / mow strip 2. Play equipment supply & installation 3. Concrete block seating 4. Signage allowance 5. Power pole with solar powered light 6. Bubbler / tap for cleaning</p>
D. District Park (Zouch Road)	<p><i>Areas OS7 and OS8</i></p> <p>Active area: 1. Four (4) playing fields 2. Two (2) synthetic cricket pitches 3. Goal posts 4. Amenities building – Canteen, toilets, showers, canteen & meeting room 5. Field lighting towers 6. Spectator embankment 7. Garden beds 8. Post & rail fence to ground perimeter 9. Concrete footpaths 10. Asphalt Car park</p> <p>Children’s play area: 1. Soft fall area 2. Perimeter concrete ring beam / mow strip 3. Play equipment supply & installation 4. Concrete block seating 5. Signage allowance 6. Power pole with solar powered light 7. Bubbler / tap for cleaning</p>
4. Roads and Traffic Facilities	Works
A. Main Neighbourhood Connector (North)	<i>Items RMN7, RMN 8, RMN9 (within the Concept Plan area)</i> Construction in accordance with Concept Plan
B. Neighbourhood Connector (North – Maxwells Creek Passive Area)	<i>Item RC12 (within the Concept Plan area)</i> Construction in accordance with Concept Plan
C. Local Street (fronting Local Park - North)	<i>Items RPS20 and RLR18a</i> Construction in accordance with Concept Plan
D. Connector Road (Town Centre West - extended MacDonald Road)	<i>Modified items RTC44, RAP41, RTC38, RC37 (west of Croatia Road)</i> Construction in accordance with Concept Plan
E. Main Street (Town Centre – extended Croatia Road)	<i>Modified RBC51</i> Construction in accordance with Concept Plan
F. Connector Road (Town Centre East - extended MacDonald Road)	<i>Modified RC37 (east of Croatia Road) RAP46</i> Construction in accordance with Concept Plan
G. Road fronting open space OS6 – Town Centre	<i>Modified RLR45</i> Construction in accordance with Concept Plan
H. Residential asset protection roads (West)	<i>Modified items RAP42a, 42b, 43b</i> Construction in accordance with Concept Plan
I. Environmental Living asset protection roads (North)	<i>Modified items RLR52a and RLR52b</i> Construction in accordance with Concept Plan
J. Main Street culvert (Croatia Road extension)	<i>Item RCCE</i> Construction in accordance with Concept Plan
K. Main Neighbourhood Connector culvert (North)	<i>Item RCCF</i> Construction in accordance with Concept Plan

Item	Commitment
L. Pedestrian Rail Bridge	<i>Modified item RCB90</i> Construction in accordance with Concept Plan
M. Main Street Rail Bridge	<i>Modified item RCB91</i> Construction in accordance with Concept Plan
N. Connector Road Rail Bridge (Town Centre West)	<i>Modified item RCB92</i> Construction in accordance with Concept Plan
O. Town Centre Traffic Signals	<i>Modified items RTCS 112,113, 114</i> Construction in accordance with Concept Plan
5. Drainage	Works
A. Rain garden in Maxwells Creek Passive Area	<i>Item D5</i> Construction in accordance with Concept Plan
B. Rain garden adjacent Regional Park	<i>Item D9</i> Construction in accordance with Concept Plan
6. Cycleways and bus shelters	Works
A. On and off road cycleways with Edmondson Park South development	Construction in accordance with Concept Plan
B. Bus shelters	Provision of Bus Shelters in accordance with Council's standards

Schedule B – Preliminary Timing of Proposed Works in Development Areas

Works item	Development Area	Development Area	Development Area
	Town Centre	North	West
Community Centre & Family and Children’s Centre - Item of Work 2A	✓		
Maxwells Creek Passive Area - Item of Work 3A	✓		
Local Park (North) – Item of Work 3B		✓	
Local Park (East of Town Centre) – Item of Work 3C	✓		
District Park (Zouch Road) – Item of Work 3D			✓
Main Neighbourhood Connector (North) – Item of Work 4A			✓
Neighbourhood Connector (North – Maxwells Creek Passive Area) – Item of Work 4B			✓
Local Street (fronting Local Park - North) – Item of Work 4C			✓
Connector Road (Town Centre West) – Item of Work 4D	✓		
Main Street (Town Centre) – Item of Work 4E	✓		
Connector Road (Town Centre East) – Item of Work 4F	✓		
Road fronting open space OS6 – Item of Work 4G	✓		
Residential asset protection roads – Item of Work 4H			✓
Environmental Living asset protection roads – Item of Work 4I		✓	
Main Street culvert (Croatia Road extension) – Item of Work 4J	✓		
Main Neighbourhood Connector culvert – Item of Work 4K	✓		✓

Works item	Development Area Town Centre	Development Area North	Development Area West
Pedestrian Rail Bridge – Item of Work 4L		✓	
Main Street Rail Bridge – Item of Work 4M	✓		
Connector Road Rail Bridge – Item of Work 4N	✓		
Town Centre Traffic Signals – Item of Work 4O	✓		✓
Rain garden in Maxwells Creek Passive Area – Item of Work 5A	✓		
Rain garden adjacent Regional Park - Item of Work 5B	✓		
On and off road cycleways with Edmondson Park South development – Item of Work 6A	✓	✓	✓
Bus shelters – Item of Work 6B	✓	✓	

Annexure A – Land to which this VPA will apply

ANNEXURE A



KEY

- Site Boundary
- L.G.A. Boundary
- General Residential
- Environmental Living
- Mixed Use Town Centre
- Public Open Space
- Regional Park
- Heritage Precinct
- Substation
- TCA Rail Corridor
- Train Station
- Schools
- Pedestrian Link over TCA Corridor
- Ornamental Pond
- OSD Basin
- Sewer Line
- Road Links
- Former School Site

Dwg Name: Concept Plan

Date: 27 Aug 2010



Land to which this VPA will apply

Annexure B – Location map for contribution items

LIVERPOOL CONTRIBUTIONS PLAN 2009

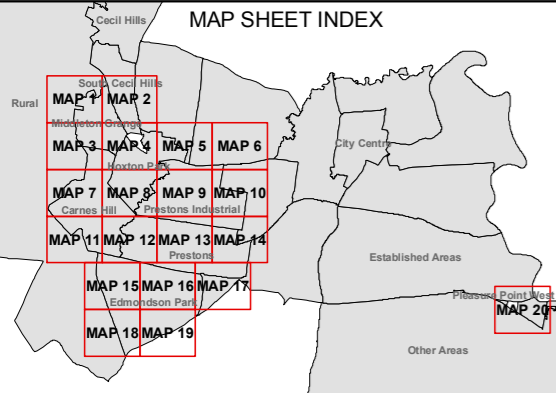
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DATE OF EFFECT:

LEGEND

INFRASTRUCTURE FACILITIES

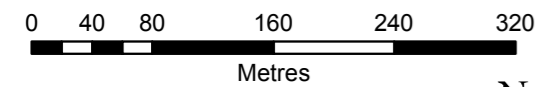
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- BRIDGE
- RAILWAY BRIDGE
- ROUNDABOUT
- TRAFFIC LIGHTS
- STREETScape
- PEDESTRIAN ACCESS
- DRAINAGE PIT
- DRAINAGE PIPE
- DISTRICT RECREATION
- DISTRICT DRAINAGE
- ROAD FRONTAGE FUNDING
- FULL ROAD FUNDING
- PARTIAL ROAD FUNDING
- LOCAL DRAINAGE
- DISTRICT COMMUNITY
- OPEN SPACE



Note: Variation between property boundaries and the boundary of infrastructure may occur as there is flexibility in zone boundaries permitted by Liverpool LEP 2008.

Map Produced by:
LIVERPOOL CITY COUNCIL
G.I.S. SERVICES

MAP PROJECTION: TRANSVERSE MERCATOR
MAP ELLIPSOID: GEODETIC REFERENCE SYSTEM 1980
COORDINATE SYSTEM: GDA94 MGA ZONE 56
Source: Land and Property Information (NSW) and Liverpool City Council.



SCALE: 1:5000@A3



DATE OF ISSUE: 13 MAY 2010



LIVERPOOL CONTRIBUTIONS PLAN 2009

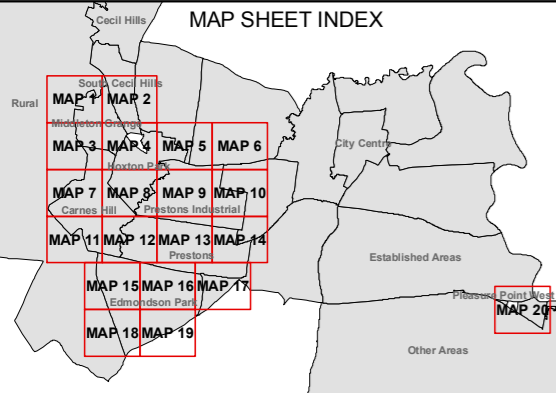
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DATE OF EFFECT:

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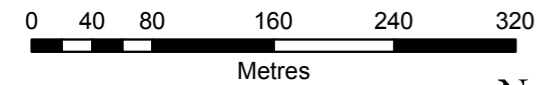
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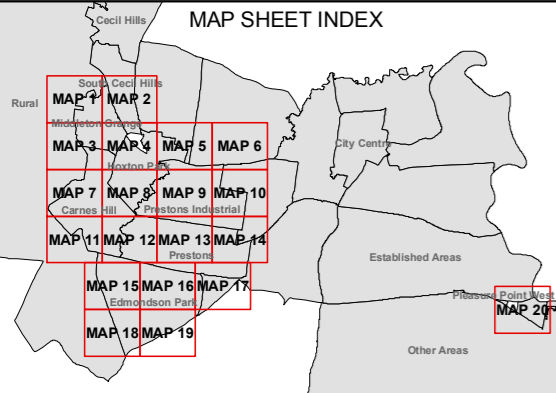
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DATE OF EFFECT:

LEGEND

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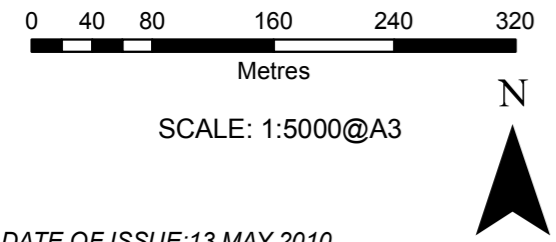
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