

Preferred Project Report

Edmondson Park South

Stage Significant Site Listing and Concept Plan

Submitted to
Minister for Planning
On Behalf of Landcom

November 2010 ■ 10279

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Statement of Validity

Prepared under Part 3A of the Environmental Planning and Assessment Act, 1979
(as amended)

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In respect of	State Significant Site Study and Concept Plan Application

Concept Plan

Applicant name	Landcom
Applicant address	
Land to be developed	Edmondson Park South
Proposed development	Refer to Environmental Assessment Report

Environmental Assessment

Certificate	An Environmental Assessment (EA) is attached I certify that I have prepared the content of this Environmental Assessment and to the best of my knowledge: <ul style="list-style-type: none">■ It is in accordance with the Environmental Planning and Assessment Act and Regulation.■ It is true in all material particulars and does not, by its presentation or omission of information, materially mislead.
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Signature



Name Lesley Bull

Date 19 November 2010

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1.0 Introduction

An Environmental Assessment Report (EAR) for the Edmondson Park South Concept Plan (MP 10_0118) and associated State Significant Site (SSS) Study, and an EAR for the Edmondson Park South Stage 1 Project Application (MP 10_0119) were publicly exhibited for a period of 4 weeks between 22 September 2010 and 25 October 2010.

In response to the public exhibition, it is understood that the NSW Department of Planning (DoP) has received a total of 23 submissions from State agencies, councils and the general public.

The Proponent, Landcom, and its specialist consultant team have reviewed and considered the submissions and, in accordance with clause 75H(6) of the *Environmental Planning and Assessment Act 1979* (the EP&A Act), this Preferred Project Report (PPR) sets out the Proponent's response to the issues raised in relation to the Concept Plan and SSS Study (referred to herein as 'the Project'). Matters arising specifically in relation to the Stage 1 Project Application are to be dealt with in a separate PPR.

Key revisions to the Project include:

- Concept approval for a minimum dwelling yield of 3,530 dwellings, an increase of 330 dwellings (the Concept Plan as originally submitted comprised 3,200 dwellings);
- Concept approval for a minimum dwelling yield of 1,140 dwellings within the Edmondson Park Town Centre, an increase of 330 dwellings (previously 810 dwellings);
- Application of a Floor Space Ratio (FSR) development standard to land proposed to be zoned B4 Mixed Use. A FSR of 2:1 is proposed for B4 Mixed Use zoned land to the north of the Edmondson Park railway station, with an FSR of 2.5:1 proposed to be applied to B4 Mixed Use zone to the south of the railway station;
- Deletion of 'dwelling houses' as a permissible land use in the proposed B4 Mixed Use zone;
- Amendment to the proposed SEPP Heritage Map to correct the location of two heritage items;
- Revised local contribution schedules for Liverpool and Campbelltown; and
- Revised Statements of Commitments to respond to a range of issues arising from the submissions made during public exhibition and assessment by the DoP.

Landcom has committed to preparation of a consolidated Development Control Strategy (DCS) to guide the assessment of future detailed development within the framework of the approved Concept Plan. The DCS will compile into a single consolidated document all of the existing development controls under Liverpool DCP 2008 and Campbelltown Council's Draft Bardia Sub-Precinct Development Control Plan which are proposed to apply to land uses or activities within Edmondson Park South. In addition, the DCS will incorporate new development controls for residential development on small lots. It is proposed that these controls be finalised in consultation with both Liverpool and Campbelltown Council's and submitted to the Director General of the Department of Planning prior to lodgement of any future subdivision application.

Other minor revisions to the proposal have also been made and are outlined in the PPR.

This PPR should be read in conjunction with the Concept Plan and SSS EAR prepared by JBA Urban Planning Consultants Pty Ltd dated September 2010 and forms part of that application.

Submissions (Section 2.0 and Appendix A)

Submissions in response to the public exhibition of the Project were received from Liverpool and Campbelltown Councils, State Government agencies and authorities, and the general public. The source of submissions is summarised as:

- State Authorities and agencies – 7;
- Local Councils – 2;
- Members of the public - 14.

The Proponent's detailed response to issues raised is provided at **Appendix A**.

1.1 Project Update

A number of relevant events have occurred since the Project was submitted to the DoP in September 2010:

- Draft Bardia Sub Precinct Development Control Plan was placed on public exhibition by Campbelltown City Council from 5 October 2010 to 3 November 2010. The Draft DCP has not been adopted by Council.
- In accordance with Clause 7(a) and 12 of the Conservation Agreement, Landcom has written (letter dated 19 November 2010) to the Minister for Planning and the Minister for Climate Change and the Environment seeking their support for an amendment to the Conservation Agreement and requesting that they seek the agreement of the Commonwealth Minister for Sustainability, Environment, Water, Population and Communities.
- Landcom has proposed to enter into a Voluntary Planning Agreement with Liverpool and Campbelltown Councils and has progressed negotiations with both of the councils with respect to the nature and scope of infrastructure to be delivered.
- A Sewer Options report has been submitted to Sydney Water.
- Consultation with Local Aboriginal Land Councils in relation to the Concept Plan and Stage 1 Project Application occurred on 16 September 2010.
- Community Information Session held at Ingleburn North Public School Hall, Ingleburn on 16 October 2010.

2.0 Key issues and Proponent's Response

The following section provides a detailed response to the key issues raised by the Department of Planning following a detailed review of the submissions.

Appendix A identifies each of the matters raised by public agencies, the DoP and the general public in submissions made in response to the public exhibition of the project. **Appendix A** also provides a detailed response by the Proponent to each of the matters raised.

The key issues raised in relation to the project can be summarised into the following categories:

- Dwelling yield within the larger Edmondson Park South site and the Edmondson Park Town Centre;
- Retail floor space within the Edmondson Park Town Centre;
- Location of envisaged 30 m landmark development within the Edmondson Park Town Centre;
- Proposed Development Control Regime and consistency with Liverpool Development Control Plan 2008 and Draft Bardia Sub-precinct DCP (Campbelltown);
- Rezoning of RE1 Public Recreation and Open Space Public (for conservation) to E2 Environmental Conservation; and
- Proposed rezoning of existing 6(a) Local Open Space and 6(c) Private Open Space to E4 Environmental Living.

2.1 Concept Plan – Preferred Project and Revised SEPP Amendment

In response to the matters raised by the DoP and in the submissions the proponent has revised the Concept Plan for the site as follows:

- Concept Approval is sought for an increase in the minimum number of dwellings from a minimum 3,200 to a minimum 3,530 dwellings (an increase of 330 dwellings). This has been achieved by increasing the dwelling yield within the Town Centre from 810 dwellings to 1,140 dwellings. A corresponding amendment has been made to the Concept Plan Dwelling Yield Plan. A copy of the proposed amended Concept Plan Dwelling Yield Plan is included at **Appendix C**.
- Approval for the location of a temporary sales and information centre within the Ingleburn Military Heritage Precinct, which formed part of the Concept Plan proposal as originally submitted, is no longer sought.
- Commitment to preparation of a consolidated Development Control Strategy (DCS) to accompany the Concept Plan, post approval. The DCS will compile into a single consolidated document all development controls which have been proposed to apply to land uses or activities which are permitted within Edmondson Park South and fall within either the LGA of Liverpool or Campbelltown.
- Revised local contribution schedules have been prepared in consultation with Liverpool and Campbelltown Councils. A copy of the updated schedules is included at **Appendix K**.

- The Sales and Information Centre Signage Plans has been amended to reduce the total number of signs and to confirm their location. A copy of the proposed Sales and Information Centre Signage Plans is included at **Appendix J**.
- The Concept Plan Statements of Commitments have been revised to respond to a range of issues arising from the submissions made during public exhibition and assessment by the DoP. Refer to Section 3 of this PPR.

In addition to the above amendments to the Concept Plan proposal, the following additional / supporting documentation has been prepared to respond to specific issues raised in relation to the Concept Plan proposal:

- Detailed dwelling density analysis (refer to **Appendix C**).
- Final Aboriginal Cultural Heritage Assessment (refer to **Appendix F**).
- Supplementary Ecological Assessment (refer to **Appendix G**).
- Demolition Plans (refer to **Appendix H**).
- Supplementary Noise and Vibration Impact Assessment (refer to **Appendix I**).
- Campbelltown Road Plans and Sections (refer to **Appendix L**).

Further explanation and justification in relation to the proposed Concept Plan amendments is provided in the following sections, and / or in the table of responses to submissions included at **Appendix A**.

The SEPP Amendment proposal is also amended as follows:

- Inclusion of a Floor Space Ratio (FSR) development standard for land proposed to be zoned B4 Mixed Use (i.e. the Edmondson Park Town Centre). A FSR of 2:1 is proposed for B4 Mixed Use zoned land to the north of the railway station, and a FSR of 2.5:1 is proposed for B4 Mixed Use zoned land to the south of the railway station. A figure showing the proposed FSR control is included at **Appendix C**. The FSR control will need to be reflected in the final SEPP mapping.
- It is proposed to delete 'dwelling houses' as a permissible form of residential accommodation from the B4 Mixed Use zone.
- An amended figure has been prepared correcting the location of two proposed heritage items and is included at **Appendix E**. The corrected location of the two heritage items will need to be reflected in the final SEPP mapping.
- At the request of the DoP is proposed to remove the 30 metre height provision for landmark development from the SEPP Building Height Map. An alternative special provision relating to the circumstances in which additional height may be achieved within the Town Centre is now proposed. Refer to Section 2.5 of this PPR. In order to accommodate a landmark building at 30 metres in height, it is proposed to also include in the SEPP Amendment a special provision that allows for the FSR development standard to be waived where such development is proposed.

In addition to the above, Landcom has separately provided to the DoP GIS information to facilitate the preparation of a Flood Planning Area Map for Edmondson Park South.

Further explanation and justification in relation to the proposed SEPP amendments is provided in the following sections, and / or in the table of responses to submissions included at **Appendix A**.

As identified above, Landcom has written to the Minister for Planning and the Minister for Climate Change and the Environment in support of a proposed amendment to the Edmondson Park Conservation Agreement. A copy of the letter is included at **Appendix D**.

As also identified above, Landcom has submitted a Sewer Options Report to Sydney Water as requested by that agency. A copy of the Sewer Options Report is included at **Appendix M**.

2.2 Dwelling Yield & Density

The DoP has requested:

- Provision of a detailed analysis of the proposed dwelling yield against the dwelling yield that would be achieved under the existing planning controls that apply to the land, in order to demonstrate that the Concept Plan proposal will provide a sufficient proportion of dwellings to contribute to the target of 7,500 dwellings for the overall Edmondson Park Precinct.
- An analysis of the proposed dwelling density within the Edmondson Park town centre against the minimum dwelling yield that would be achieved under the existing planning controls that apply to the land that is within the town centre, and justification for any variation in dwelling yield.
- Demonstration as to how an appropriate distribution of residential densities will be achieved across the site within the overall R1 General Residential zone.
- Justification for the inclusion of dwelling houses, attached dwellings and semi-detached dwellings as permitted forms of housing in the B4 Mixed Use zone, with respect to the fact that the existing planning controls only allow residential flat buildings where they are part of a mixed use development.

As detailed at Section 2.1 of this PPR, the Concept Plan proposal has been amended to increase the total number of dwellings to be delivered within Edmondson Park South to 3,530 dwellings. The increased dwelling yield arises as a result of an increase in the dwelling yield within the town centre precinct from 810 dwellings to 1,140 dwellings.

As also detailed at Section 2.1 of this PPR, the Concept Plan / SEPP Amendment proposal has been amended to propose that 'dwelling houses' be removed as a permissible use from the B4 Mixed Use Zone. Retention of attached dwellings and semi-attached dwellings as permissible development in the B4 Mixed Use Zone is still sought and is further justified below.

Overall proposed dwelling yield

Both Liverpool LEP 2008 and Campbelltown LEP 2002 include minimum dwelling density development standards. A copy of the relevant Dwelling Density Map from Liverpool LEP 2008 and the Net Site Density Maps from Campbelltown LEP 2002 is included at **Appendix B**.

Under Liverpool LEP 2008, 'dwelling density' means:

"the ratio of the number of dwellings to the area of the land to be occupied by the development, including internal streets and half the width of any roads adjoining the development that provide vehicular access to the development but excluding land used for public open space and non-residential purposes."

Under Campbelltown LEP 2008, 'net site density' means:

"the ratio that the number of dwellings concerned bears to the area occupied by those dwellings, excluding any public roads, open space or drainage corridors."

The Growth Centres Development Code requires dwelling density to be calculated on net developable area, which means:

“the land occupied by development, including internal streets plus half the width of any adjoining access roads that provide vehicular access, but excluding public open space and other non-residential land.”

In accordance with the Growth Centres Development Code, the DoP has established the proportion of total dwellings within the South West Sector that are to be delivered from the Edmondson Park Precinct. The number of dwellings targeted for delivery from the overall Edmondson Park precinct is 7,500 dwellings.

Landcom has calculated the dwelling yield for the overall Edmondson Park Precinct based on the existing minimum density development standards applying to the Precinct under both Liverpool LEP 2008 and Campbelltown LEP 2002. As the definitions of dwelling density and net site density differ between Liverpool and Campbelltown Councils, for the purposes of consistency the calculation has been presented on the basis of inclusion of roads in the measurement of net developable hectares. This has required an adjustment of figures presented for land within Campbelltown from ‘net / net’ to ‘net’ density.

The dwelling yield for the overall Edmondson Park Precinct in accordance with the existing planning controls is illustrated at **Appendix C**.

As demonstrated at **Appendix C**, the existing planning controls require delivery of a minimum of 8,226 dwellings across the whole of the Edmondson Park Precinct including 1,695 dwellings within the Campbelltown LGA and 6,531 dwellings within the Liverpool LGA. Under the existing planning controls land included in the Edmondson Park South site is required to deliver a minimum of 3,479 dwellings including 1,695 dwellings within the Campbelltown LGA and 1,784 dwellings within the Liverpool LGA.

The 3,530 dwellings proposed under the Concept Plan therefore accords with the 3,479 minimum dwelling yield envisaged under the existing planning controls.

Landcom has further calculated (using the same methodology) the anticipated dwelling yield for the overall Edmondson Park Precinct assuming:

1. Delivery of 3,530 dwellings within Edmondson Park South in accordance with the proposed Concept Plan Dwelling Yield (refer to the amended Concept Plan Dwelling Yield Plan included at **Appendix C**); and
2. That the remainder of the Edmondson Park Precinct is developed in accordance with the existing minimum residential density development standards required under Liverpool LEP 2008.

The combined yield incorporating the proposed Edmondson Park South Concept Plan is also illustrated at **Appendix C**.

As demonstrated at **Appendix C**, the combined dwelling yield incorporating the Concept Plan proposal for the Edmondson Park South is 8,216 dwellings including 1,710 dwellings within the Campbelltown LGA and 8,216 dwellings within the Liverpool LGA.

The Edmondson Park South Concept Plan proposal will deliver 47% of the total 7,500 dwelling target for the Edmondson Park Precinct, and 43% of the total 8,226 dwellings required under the existing Campbelltown and Liverpool Council LEP controls.

The net developable area of Edmondson Park South is approximately 178 hectares which represents approximately 39% of the total net developable area within the Edmondson Park Precinct (i.e. approximately 463 hectares).

With approximately 39% of the net developable land area, delivery of 47% of the 7,500 dwelling target from Edmondson Park South is considered to be both sufficient and appropriate. Edmondson Park South will deliver a higher proportion of the overall dwelling target relative to its proportion of the total net developable land area given that it incorporates the future Town Centre and surrounding lands which will support higher residential densities than may be achievable elsewhere. The ability to support higher residential densities is, however, counter balanced by the need to accommodate a significant component of non-residential development within Edmondson Park South, including 35,000 – 45,000 m² of retail and commercial floor space, plus community facilities and open space within the Town Centre. The proposed dwelling yield and density for the Town Centre is considered further below.

The analysis included at **Appendix C** demonstrates that the overall dwelling target of 7,500 dwellings, and the dwelling yield anticipated by the existing planning controls that apply to the land (i.e. 8,226 dwellings) will be achieved under the Concept Plan proposal.

Furthermore, it has been demonstrated that the Concept Plan proposal does not inhibit development within the remainder of the Edmondson Park Precinct proceeding in accordance with the existing Liverpool LEP 2008 minimum density controls.

Town Centre dwelling density and yield

As demonstrated at **Appendix C**, the amended Edmondson Park Concept Plan proposal will deliver a minimum of 1,140 dwellings within the Edmondson Park Town Centre (i.e. within the area of land that is proposed to be zoned B4 Mixed Uses). Including land that is outside of the Edmondson Park South site, but will form part of the future Town Centre, a total of 1,310 dwellings will be delivered. By comparison, the existing minimum density development standards under Liverpool LEP 2008 would require a minimum of 1,228 dwellings to be accommodated on this land. The Concept Plan proposal will therefore deliver slightly in excess of the minimum number of dwellings required under the existing Town Centre residential density provisions.

Both the Concept Plan proposal (as amended) and the existing planning controls applying to the town centre land represent a minimum net dwelling density of 38 dwellings per hectare for the Town Centre.

The Concept Plan proposal (as amended) is therefore consistent with the minimum dwelling density and yield required for the Town Centre under the existing planning controls applying to the land.

As identified above, in response to submissions and matters raised by the DoP of Planning, Landcom has proposed that the SEPP Amendment include a floor space ratio (FSR) be applied to land within the B4 Mixed Use zone. A FSR of 2:1 is to be applied to land in the northern part of the Town Centre, and a FSR of 2.5:1 applied to land in the southern part of the Town Centre. Refer also to Section 2.3 below.

The gross land area of the B4 Mixed Use zone is 30 hectares (including internal roads etc). Excluding approximately 30% of the land area for the provision of internal roads and open space, the net developable land area of the Town Centre is approximately 21 hectares.

The Concept Plan proposal includes the provision of 35,000 – 45,000 m² of retail and commercial floor space within the Town Centre, which will also need to accommodate additional non residential floor space (eg community uses). It can reasonably be assumed that the majority of this floor space will be at ground and / or first floor level.

Assuming approximately 200,000 m² residential gross floor area and 45,000 m² retail / commercial gross floor area, the Concept Plan proposal represents a FSR of approximately 1.2:1 (calculated over the 21 hectare developable land area). At an FSR of 1.2:1, the Concept Plan proposal fits well within the proposed FSR development standards.

Distribution of residential densities

The Concept Plan as originally submitted included a minimum dwelling yield for the Edmondson Park South development and demonstrated the manner in which the total 3,200 proposed dwellings would be distributed across the site. The amended Concept Plan Dwelling Yield reflecting the 3,530 dwellings is shown at **Appendix C**.

Detailed applications for future stages of the development will demonstrate implementation of the dwelling yield targets within the framework of the Concept Plan Dwelling Yield. This has been incorporated into the Concept Plan Statements of Commitments.

The calculation of net dwelling density set out at **Appendix C** further demonstrates how the total number of dwellings to be delivered in Edmondson Park South will be distributed across the land, including across the parts of the site that are proposed to be zoned R1 General Residential Zone.

With respect to how the Concept Plan will facilitate the development of medium and higher density development near the planned Edmondson Park Town Centre and train station, the following is noted:

- Within the Town Centre (i.e. within the B4 Mixed Use zone) a minimum of 1,140 dwellings will be delivered. This represents a net dwelling density of 38 dwellings per hectare, consistent with existing planning controls that apply to the Town Centre.
- The dwelling yield and density analysis included at **Appendix C** demonstrates that proposed densities within Edmondson Park South range from 1 to 38 dwellings per hectare, increasing towards the town centre.
- There are 3 areas of land that adjoin the future Town Centre – Areas 4, 5 and 2 shown on the dwelling yield and density analysis included at **Appendix C**. In accordance with the principal of increasing density towards the Town Centre and rail station, the Concept Plan proposes the following for this land:
 - Area 5, which includes land to the immediate south of the Town Centre on the southern side of Campbelltown Road will deliver 430 dwellings. This represents a net dwelling density of 38 dwellings per hectare which is slightly higher than the density required for this land under Campbelltown LEP 2002 (ie 35 dwellings per hectare).
 - Area 4, which includes land to the immediate west of the Town Centre on the northern side of Campbelltown Road will deliver 270 dwellings. This represents a net dwelling density of 28 dwellings per hectare which is considerably higher than the 17 dwellings per hectare that applies to the corresponding area of land under Liverpool LEP 2008.

- Area 2, which includes land to the immediate north-west of the Town Centre will deliver 396 dwellings. This represents a net dwelling density of 17 dwellings per hectare which is generally consistent with the range of densities that apply to the corresponding area of land under Liverpool LEP 2008 – this land is currently subject to partly 14, partly 17 and partly 28 dwellings per hectare under existing controls.

Each future residential stage will contain a range of lot sizes and a variety of housing types. The mix of housing forms to be provided within Edmondson Park South aim to encourage population diversity and help create a socially balanced and stable community. The development will provide housing choice to satisfy the needs of a wide spectrum of households, at differing life cycle stages and with varying socio-economic circumstances and lifestyle preferences.

The Concept Plan does not seek approval for the indicative mix and specifically does not pre-determine the number of dwellings or mix within each stage of the development. Dwelling mix is subject to change over the significant time period for implementation of the development as market requirements change. The actual dwelling mix and yield for each dwelling type will be determined as part of future detailed applications for each development stage.

The fact that the final mix of dwellings within each stage is not yet determined does not in any way undermine the provision of the minimum number of dwellings identified for each of the sub-precincts.

Range of dwelling types permissible in the town centre

Landcom has amended the proposed land use zones to remove 'dwelling houses' as a permissible form of residential accommodation from the B4 Mixed Use zone. This is on the basis that it is acknowledged that this form of residential accommodation may potentially detract from the achievement of minimum required dwelling yield within close proximity to the new rail station. Landcom wishes to retain 'attached dwellings' and 'semi detached dwellings' as permissible forms of residential accommodation within the B4 zone.

As defined, 'attached dwelling' means:

"a building containing 3 or more dwellings, where:

- (a) each dwelling is attached to another dwelling by a common wall, and*
- (b) each of the dwellings is on its own lot of land (not being an individual lot in a strata plan or community title scheme), and*
- (c) none of the dwellings is located above any part of another dwelling."*

and '**semi-detached dwelling**' means:

"a dwelling that is on its own lot of land (not being an individual lot in a strata plan or community title scheme) and is attached to only one other dwelling."

Attached and semi detached dwellings therefore include a range of row / terrace housing forms.

Landcom has proposed minimum lot sizes for attached dwellings of 125 m², and for semi-detached dwellings of 250 m². Attached dwellings, dual occupancies and semi detached dwellings are expected to account for approximately 20% of total dwelling yield (or approximately 710 out of the total 3,350 dwellings proposed). It can be anticipated that a significant proportion of attached and semi attached dwellings will be located within, or on land immediately adjoining the Town Centre.

In simple terms, a minimum lot size of 125 m² for attached dwellings represents 80 dwellings per hectare. Similarly, semi detached dwellings at a minimum lot size of 250 m² represents a density of 40 dwellings per hectare. Even taking into account that these forms of housing would be developed at a range of lot sizes (and not just the minimum), and that the land area required for roads will typically increase with this form of housing, it is considered that attached and semi detached housing product can readily be delivered in a manner that maintains achievement of the 38 dwellings per hectare required for the Town Centre. It is considered both appropriate and desirable to retain attached and semi-detached dwellings as permissible within the B4 Mixed Use zone. The land area of the Town Centre (ie approximately 21 hectares of net developable area) is sufficient to accommodate a range of non residential, mixed use, residential flat building and multi dwelling housing, as well as attached and semi-detached housing product without undermining the ability to deliver the required minimum of 1,140 dwellings.

Landcom intends on submitting a single integrated application for the whole of its B4 Mixed Use / Town Centre land area that will both create the road network and the residual development parcels. The single integrated application will demonstrate how an appropriate mix of dwelling types will be accommodated.

2.3 Floor Space Ratio

Issue

The DoP has advised that it considers that an FSR control should be applied to the Edmondson Park Town Centre (consistent with the recommended approach in the LEP Practice Note PN 08-001). Accordingly, if Landcom considers that the FSR controls under the Liverpool LEP are not appropriate, an alternative FSR should be nominated and justified.

Proponent's Response

Landcom proposes that a maximum FSR of 2:1 be applied to land to the north of the proposed railway station proposed to be zoned B4 Mixed Use, and a maximum FSR of 2.5:1 be applied to land to the south of the proposed railway proposed to be zoned B4 Mixed Use. A figure illustrating the intended location of the 2:1 and 2.5:1 FSR development standards is included at **Appendix C**.

These FSR controls are consistent with the FSR controls that currently apply to the land under Liverpool LEP 2008.

Notwithstanding the above proposed FSR controls, it is requested that the SEPP Amendment include a special provision that has the effect of setting aside the FSR development standard (i.e. 2:1 and / or 2.5:1) in so far as may be required to accommodate the envisaged 30 m high landmark tower that is proposed to be located within 300 m of the Edmondson Park Railway Station. The precise location of the landmark building will be confirmed as part of the single integrated application prepared for Landcom's landholding within the Edmondson Park Town Centre.

2.3.1 Retail Floor Space

Issue

The Edmondson Park Precinct is identified in the South West Growth Centre's Structure Plan as containing a 'town centre' under the Centre types. The DoP has requested further information in relation to how the proposed floor space for the town centre was derived, and justification as to how it will fit within the Growth Centre's Structure Plan.

Proponent's Response

As stated in Section 8.15 of the Concept Plan, the draft South-West Sub Regional Strategy (2007) identifies Edmondson Park as a 'Town Centre'. The South-West Sub Regional Strategy describes town centres as being centres that have one or two supermarkets, community facilities, medical centre, schools etc and contain between 4,500 and 9,500 dwellings.

The draft South-West Sub Regional Strategy identifies that based on retail analysis, the Town Centre will provide a minimum of 25,000m² of retail uses and a minimum 10,000 m² of commercial uses. It is envisaged under the draft Strategy that the town centre will contain two supermarkets (each 4,000 m² in area) a discount department store (7,000m²), and a range of speciality shops in a minimum of three development blocks. Finer grained specialty shops are to line the supermarkets and discount department stores, so that an active street edge is presented to the public domain. A cinema complex is envisaged within a few minutes' walk of the rail/bus interchange.

The draft South-West Sub Regional Strategy also identifies that as the civic and community focus for the wider area, the Edmondson Park Town Centre will provide district civic and local cultural and community facilities.

The Concept Plan provides for a new Edmondson Park Town Centre with capacity for approximately 35,000m² – 45,000m² of non-residential floor space for retail, office and business uses. The Edmondson Park Town Centre is therefore consistent with the draft South West Growth Centre's Structure Plan.

A Centres and Retail Analysis to support the urban release, rezoning and development of the Edmondson Park Precinct was prepared on behalf of Liverpool and Campbelltown City Councils by Patrick Partners (May 2003). A copy of the Centres and Retail Analysis is included at Appendix W of the Concept Plan.

The Centres and Retail Analysis assessed the potential for retail within the Edmondson Park Precinct. It assumed a population catchment of 52,200 people, including the future population within the overall Precinct (i.e. approximately 30,500). The assessment concluded that whilst the major retail and commercial centres at Liverpool and Campbelltown were located some 5 km and 10 km respectively from the Edmondson Park Precinct, there was insufficient provision to the west of Edmondson Park in areas such as Leppington, Denham Court, Austral and Catherine Fields. In addition, access to retail centres from these areas was considered inadequate. The Analysis concluded that with the estimated population catchment, the Edmondson Park Town Centre could operate as a district centre of some 25,000m² - 30,000m² retail floor space with two supermarkets (3,000m² to 4,000m² each) and one discount department store (5,000m² to 6,000m²) as the core component and 10,00m² to 15,000m² of specialty retail. The estimated 25,000m²-30,000m² of floor space relates to retail floor space and does not include commercial floor space for office, business and community uses.

Consistent with the draft South-West Sub Regional Strategy, and with the findings and conclusions of the earlier Centres and Retail Analysis, the proposed Edmondson Park Town Centre will be a sustainable, transit oriented and cohesive centre incorporating a mix of retail, commercial, business, civic, community, recreation, residential and mixed use employment with up to 45,000m² of retail, business and commercial floor space. It will provide employment opportunities for up 1,000 people.

The Concept Plan provision of up to 45,000m² of non-residential floor space (commercial, business as well as retail uses) within a new town centre that has excellent access to a railway station will contribute to the use and viability of new the SWRL and Station at Edmondson Park and will satisfy the demand for additional retail floor space within areas to the west of Edmondson Park South as well as incoming residents and workers within the development site itself.

The proposed Town Centre, and the quantum of retail, business and commercial floor space proposed within it, is entirely consistent with the South-West Sub Regional Strategy, Growth Centre's Structure Plan and the Centres and Retail Analysis prepared to support the urban release, rezoning and development of the Edmondson Park Precinct in 2006.

2.4 Landmark Development

Issue

Concern has been raised by the DoP in relation to the way in which certain land, which is to be the subject of special local provision that will permit development to a height of 30 m, within the Edmondson Park Town Centre has been expressed. It is understood that the DoP has no issue with applying a maximum height of 30 m to certain land within the Town Centre.

Proponent's Response

As discussed in Section 6.8 of the Concept Plan, under Liverpool LEP 2008 there is currently one site within the Edmondson Park Town Centre where a maximum building height of 30 m is permitted. The additional height is permitted to facilitate the establishment of a landmark development in close proximity to the Edmondson Park Railway Station.

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

It is Landcom's intention to prepare a separate application for all of its land that forms part of the future Edmondson Park Town Centre. The single application will provide an integrated proposal for the establishment of the key elements of the road network, public domain framework, water cycle management network and distribution of residual development lots for land within the Town Centre including the precise location of any landmark development. It is considered premature to determine the precise location of any such development at this stage of the project, when detailed master planning and a detailed site analysis has not yet been undertaken.

Currently, the land that is to be subject to the special local provision that will permit development to a maximum height of 30 m is shown hatched on the Draft Maximum Building Height Map contained at Figure 34 of the Concept Plan (page 130).

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 planning controls. In response to the DoP's concerns, instead of nominating an area subject to additional height on the Maximum Height of Buildings Map, it is now 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 300 m of the new railway station.

As discussed above, it is now proposed to apply a FSR control of 2:1 to the north of the proposed railway station and a FSR of 2.5:1 to the south of the proposed railway station on land zoned B4 Mixed Use. A landmark development with a 30 height limit may not comply with the proposed FSR standards.

Therefore, it is also requested that the SEPP Amendment include a special provision which states that notwithstanding the otherwise applicable FSR control, development consent may be granted to landmark development within 300 m of the Edmondson Park Railway Station that exceeds the maximum FSR standards for the B4 Mixed Use zone.

2.5 Development Control Regime

Issue

The DoP has requested additional information in relation the proposed development control regime for the Project site. In particular, the DoP requires:

- an analysis of the Concept Plan against all aspects of the Liverpool DCP 2008 which apply to the site and the recently exhibited draft Bardia Sub-precinct DCP prepared by Campbelltown Council;
- clarification on how the Concept Plan is intended to operate alongside the relevant DCPs and information in relation to how future development within the site will be guided by an integrated set of development and built form controls; and
- identification of additional controls that will apply to lots smaller than those envisaged under the existing planning framework.

Proponent's Response

As discussed in Section 7.0 of the Concept Plan EAR, the following parts of Liverpool DCP 2008 currently apply to the Edmondson Park Precinct:

- Part 1.1 General Controls for all Development and 1.2 Additional General Controls for Development (except for controls for dwelling houses, dwelling houses on hatchet shaped lots and semi detached dwellings and attached dwellings);
- Part 2.11 Land Subdivision and Development in Edmondson Park; and
- Part 3.8 Non Residential Development in Residential Zones.

Parts 3.1 to 3.7 of DCP 2008 do not apply to Edmondson Park. Table 18 on page 136-138 of the Concept Plan sets out the manner in which the existing Liverpool DCP 2008 Part 2.11 controls are proposed to be applied. In response to the DoP request, this table has been updated to also include Parts 1.1, 1.2 and 3.8 of the DCP (refer to Tables 1–5).

Under Liverpool LEP 2008, the majority of land the Edmondson Park South is subject to a minimum lot size of 300 m². Notwithstanding, Clause 4.1 of LEP 2008 allows for minimum subdivision lot sizes within Edmondson Park South for multi dwelling housing, attached dwellings and semi attached dwellings as follows:

- Area 1: 180 – 225 m²
- Area 2: 200 – 250 m²
- Area 3: 240 – 300 m²

It is noted that notwithstanding that multi-dwelling houses, attached dwellings and semi-detached dwellings are not currently permissible in the B2 Local Centre zone applying to the Edmondson Park Town Centre, Clause 4.1 and the accompanying Lot Size Map of LEP 2008 set out minimum subdivision controls of between 180 m² and 225 m² for this type of residential development on land within the Edmondson Park Town Centre (refer to Area 1 shown on the Lot Size Map).

The development controls for residential development set out at Part 2.11 of Liverpool DCP 2008 relate to development on any size of lot within Edmondson Park.

As set out at Table 18 included in the Concept Plan EAR, it has been proposed to adopt the following controls from Part 2.11 of Liverpool DCP:

- Residential flat buildings and multi-dwelling housing development: adopt the controls for Residential Development in the 28 Dwellings/Hectare Area.
- Dwelling houses, attached dwellings and semi-detached dwellings: adopt the controls for Residential Development in the 17 Dwellings / Hectare Area.

Table 5 below provides an assessment of the Concept Plan against the recently exhibited draft Bardia Sub-precinct DCP prepared by Campbelltown Council. It is noted that at the time of writing the draft DCP has been publicly exhibited, but not yet adopted in its final form.

As the DoP is aware, the draft Bardia Sub-Precinct DCP was not publicly available during the preparation of the Concept Plan and Stage 1 Project Application. Notwithstanding, Landcom met with Campbelltown Council on a number of occasions in relation to both applications (i.e. Concept Plan and Stage 1 Project Application). The proposal is considered generally consistent with the aims and objectives of Council's draft DCP as has been acknowledged by the Council in its submission to the DoP.

The draft Bardia DCP currently proposes that residential development on lots less than 450 m² be the subject of an integrated development (ie combined built form and subdivision).

Landcom is committed to working with Campbelltown Council during the finalisation of its DCP to establish appropriate controls that allow for subdivision on blocks less than 450 m² without forming part of an integrated development.

Accordingly, Landcom has committed to preparation of a consolidated Development Control Strategy (DCS) to guide the assessment of future detailed development within the framework of the approved Concept Plan. The DCS will compile into a single consolidated document all of the existing development controls under Liverpool DCP 2008 and Campbelltown Council's Draft Bardia Sub-Precinct Development Control Plan which are proposed to apply to land uses or activities within Edmondson Park South. The DCS will incorporate new development controls for residential development on small lots. It is proposed that these controls be finalised in consultation with both Liverpool and Campbelltown Council's and submitted to the Director General of the Department of Planning prior to lodgement of any future subdivision application.

In relation to the Edmondson Park Town Centre, and as discussed above, Landcom will prepare a single application that includes all of the land within the Edmondson Park South Project site that will form the future Edmondson Park Town Centre. The single application will provide an integrated proposal for the establishment of the key elements of the road network, public domain framework, water cycle management network and distribution of residual development lots for land within the Town Centre.

It will also demonstrate how the objectives for the Town Centre will meet the relevant principles and provisions set out at Sections 1.1, 1.2, 2.11 and 3.8 of Liverpool DCP 2008 and the draft Bardia Sub-precinct DCP, or equivalent document.

The single application will also demonstrate how future development within the Edmondson Park Town Centre is integrated with land that does not form part of the Concept Plan proposal but is included in the overall Town Centre (refer to revised Statement of Commitment No.11).

The single application will include development controls for both Landcom and non-Landcom land. The DCS will be applied to future subdivision and built form proposals. Landcom is committed to ongoing liaison with both Councils in relation to the preparation of a specific DCP amendment for Edmondson Park South.

Table 1 - Application of Liverpool DCP 2008 Part 1.1 to Edmondson Park South Project

Liverpool Development Control Plan 2008 Part 1.1		
Section	Provision	Application to Project / Comment
1	▪ Preliminary	▪ Adopted
2	▪ Tree Preservation	▪ Adopted
3	▪ Landscaping and Incorporation of Trees	▪ Adopted
4.	▪ Bushland and Fauna Habitat Preservation	▪ Adopted
5.	▪ Bush Fire Risk	▪ Adopted
6.	▪ Water Cycle Management	▪ Adopted, subject to <i>Concept Plan Water Cycle Management Plan</i> . Site wide Water Cycle Management Plan included in Concept Plan proposal.
7.	▪ Development near a Watercourse	▪ Adopted, subject to <i>Concept Plan Water Cycle Management Plan</i> . Site wide Water Cycle Management Plan included in Concept Plan proposal.
8.	▪ Erosion and Sediment Control	▪ Adopted.
9.	▪ Flooding Risk	▪ Adopted, subject to <i>Concept Plan Water Cycle Management Plan</i> . Site wide Water Cycle Management Plan included in Concept Plan proposal.
10.	▪ Contaminated Land Risk	▪ No adopted. Remediation of existing defence lands to be completed and site audit statement issued under Commonwealth approvals processes. Concept Plan includes approval for completion of remediation works on non-defence lands without further environmental assessment. Concept Plan includes removal of the existing STP and remediation in accordance with the requirements of SEPP 55 following the construction of the extension to the Ash Road Carrier.
11.	▪ Salinity Risk	▪ Adopted
12.	▪ Acid Sulphate Soils Risk	▪ Adopted. Future detailed applications will include a commitment that if, during construction activities, any Potential Acid Sulphate Soils or Acid Sulphate Soils are disturbed on site, an Acid Sulphate Soil Management Plan will be prepared and certified as appropriate by a suitably qualified person.
13.	▪ Weeds	▪ Adopted

Liverpool Development Control Plan 2008 Part 1.1		
14.	<ul style="list-style-type: none"> ▪ Demolition of Existing Developments 	Adopted. Note. 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).
15.	<ul style="list-style-type: none"> ▪ On Site Sewage Disposal 	<ul style="list-style-type: none"> ▪ Not Adopted, all future lots will be connected to a reticulated sewer system.
16.	<ul style="list-style-type: none"> ▪ Aboriginal Archaeology 	<ul style="list-style-type: none"> ▪ Adopted
17.	<ul style="list-style-type: none"> ▪ Heritage and Archaeological Sites 	<ul style="list-style-type: none"> ▪ Adopted
18.	<ul style="list-style-type: none"> ▪ Notification of Applications 	<ul style="list-style-type: none"> ▪ Adopted
19.	<ul style="list-style-type: none"> ▪ Used Clothing Bins 	<ul style="list-style-type: none"> ▪ Adopted

Table 2 - Application of Liverpool DCP 2008 Part 1.2 to Edmondson Park South Project

Liverpool Development Control Plan 2008 Part 1.2		
Section	Provision	Application to Project / Comment
1	<ul style="list-style-type: none"> ▪ Preliminary 	<ul style="list-style-type: none"> ▪ Adopted
2	<ul style="list-style-type: none"> ▪ Car Parking and Access 	
2.1	<ul style="list-style-type: none"> ▪ Overall Design Considerations 	<ul style="list-style-type: none"> ▪ Adopted
2.2	<ul style="list-style-type: none"> ▪ Car Parking Provision 	<ul style="list-style-type: none"> ▪ Adopted, subject to Edmondson Park South Traffic Management and Accessibility Plan.
2.3	<ul style="list-style-type: none"> ▪ Car Park Design 	<ul style="list-style-type: none"> ▪ Adopted, subject to Edmondson Park South Traffic Management and Accessibility Plan.
2.4	<ul style="list-style-type: none"> ▪ Internal Driveways 	<ul style="list-style-type: none"> ▪ Adopted, subject to Edmondson Park South Traffic Management and Accessibility Plan.
2.5	<ul style="list-style-type: none"> ▪ Driveway Crossings 	<ul style="list-style-type: none"> ▪ Adopted, subject to Edmondson Park South Traffic Management and Accessibility Plan.

Liverpool Development Control Plan 2008 Part 1.2		
2.6	<ul style="list-style-type: none"> Pavement Requirements 	
2.7	<ul style="list-style-type: none"> Transport Impact 	<ul style="list-style-type: none"> Not Adopted, a Transport Management and Accessibility Plan has been prepared for the entire site. Where it is likely that the construction phase of a development will have a significant impact on traffic movement, the proponent will prepare a Construction Transport Plan in accordance with Section 2.7 of DCP 2008.
3.	<ul style="list-style-type: none"> Subdivision of Land and Buildings 	
3.1	<ul style="list-style-type: none"> Specifications 	
3.2	<ul style="list-style-type: none"> Rural Zones – RU1 and RU4 	<ul style="list-style-type: none"> Not adopted, no land is proposed to be zoned RU1 or RU4.
3.3	<ul style="list-style-type: none"> Rural Zone – RU2 and Residential Zone – R5 	<ul style="list-style-type: none"> Not adopted, no land is proposed to be zoned RU2 or R5
3.4	<ul style="list-style-type: none"> Residential Zones (Except R5) 	<ul style="list-style-type: none"> Minimum lot sizes and lot widths not adopted, alternate minimum lot sizes for residential dwelling types proposed Minimum road widths and road work provisions not adopted, alternate road cross sections and road hierarchy proposed Provisions in relation to water and sewerage, electricity, street lighting, telephone, stormwater, street tree planting and signage - adopted
3.5	<ul style="list-style-type: none"> Industrial and Business Zones 	<ul style="list-style-type: none"> Not adopted, no land is proposed to be zoned IN1, 2 or 3 or B1 or B2. The Proponent will prepare a Staged Development Application that includes all of the land within the Edmondson Park South Project site that will form the future Edmondson Park Town Centre. The Staged Development Application will provide an integrated proposal for the establishment of the key elements of the road network, public domain framework, water cycle management network and distribution of residual development lots for land within the Town Centre. The Staged Development Application will demonstrate how the objectives for the Town Centre will meet the relevant principles and provisions set out at Sections 1.4 and 3 of Part 2.11 of Liverpool DCP 2008.
3.6	<ul style="list-style-type: none"> Hatchet Shaped Allotments 	<ul style="list-style-type: none"> Not adopted, no hatchet shaped allotments are proposed
3.7	<ul style="list-style-type: none"> Strata Subdivision 	<ul style="list-style-type: none"> Adopted
4.	<ul style="list-style-type: none"> Water Conservation 	<ul style="list-style-type: none"> Adopted, subject to <i>Concept Plan Water Cycle Management Plan</i>. Site wide Water Cycle Management Plan included in Concept Plan proposal.
5.	<ul style="list-style-type: none"> Energy Conservation 	<ul style="list-style-type: none"> Adopted
6.	<ul style="list-style-type: none"> Landfill 	<ul style="list-style-type: none"> Adopted
7.	<ul style="list-style-type: none"> Waste Disposal and Re-use Facilities 	<ul style="list-style-type: none"> Adopted

Liverpool Development Control Plan 2008 Part 1.2

8.	<ul style="list-style-type: none"> ■ Outdoor Advertising and Signage 	<ul style="list-style-type: none"> ■ Adopted, subject to sales and display suite signage proposed as part of the Concept Plan proposal.
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Table 3 - Application of Liverpool DCP 2008 Part 2.11 to Edmondson Park South Project**Liverpool Development Control Plan 2008 Part 2.11**

Section	Provision	Application to Project / Comment	
1	Preliminary	Adopted in part	
1.1	Indicative Layout	<ul style="list-style-type: none"> ■ Not adopted 	Alternative layout provided by Edmondson Park South Concept Plan
1.2	Development within Sub Precincts	<ul style="list-style-type: none"> ■ Not adopted 	Alternative layout provided by Edmondson Park South Concept Plan
1.3	Hierarchy of Centres	<ul style="list-style-type: none"> ■ Adopted, except for Control 1 relating to preparation of Town Centre DCP 	Concept Plan Statement of Commitments provides for preparation of an integrated Stage 1 Development Application relating to the establishment of the Town Centre
1.4	Character Area Statements	<ul style="list-style-type: none"> ■ Adopted, except for 'Village Centres' and subject to layout and built form principles shown on Edmondson Park South Concept Plan 	Village Centre shown on DCP Figure 6 is not proposed by the Edmondson Park South Concept Plan
1.5	Public Transport	<ul style="list-style-type: none"> ■ Adopted, subject to layout shown on Concept Plan 	Alternative layout provided by Edmondson Park South Concept Plan
2	Controls for the Public Domain	Adopted in part	
2.1	Street Network and Access	<ul style="list-style-type: none"> ■ Figure 8 Fixed Roads not adopted ■ Controls for Regional Network Connections not adopted ■ Objectives for Local Street Network adopted ■ Controls for Street Types & Hierarchy not adopted ■ Controls for Laneways and Garage Connections, Carports and Garages, Private Driveways adopted 	<p>Alternative fixed road layout and signalised regional network intersections provided by Edmondson Park South Concept Plan</p> <p>Alternative road cross sections and road hierarchy proposed</p>

Liverpool Development Control Plan 2008 Part 2.11			
2.2	Pedestrian and Cycleway Network	Adopted, subject to layout shown on Edmondson Park South Concept Plan	Alternative pedestrian and cycleway network provided by Edmondson Park South Concept Plan
2.3	Streetscape and Street Trees	Adopted	
2.4	Open Space	Adopted, subject to layout and hierarchy shown on Edmondson Park Concept Plan	Alternative open space layout / hierarchy provided by Edmondson Park Concept Plan
2.5	Environmental Management	Adopted, subject to Edmondson Park South Concept Plan and Water Cycle Management Plan References to R5 Large Lot Residential to apply to E4 Environmental Living Zone	Alternative open space layout / hierarchy provided by Edmondson Park South Concept Plan Site wide Water Cycle Management Plan provided
2.6	Water Cycle Management	Adopted, subject to Concept Plan Water Cycle Management Plan	Site wide Water Cycle Management Plan included in Concept Plan proposal
2.7	Contamination	Not adopted	Remediation of existing defence lands to be completed and site audit statement issued under Commonwealth approvals processes Concept Plan includes approval for completion of remediation works on non-defence lands without further environmental assessment. Concept Plan includes removal of the existing STP and remediation in accordance with the requirements of SEPP 55 following the construction of the extension to the Ash Road Carrier.
3	Controls for Residential Development in the 38 Dwellings / Hectare Area and the Edmondson Park Town Centre	Generally adopted for the B4 Mixed Use Zone, subject to layout shown by Edmondson Park South Concept Plan	Proposed B4 Mixed Use zone incorporates DCP 38 Dwellings / Hectare Area and Edmondson Park Town Centre
4	Controls for residential development in the 28 Dwellings / Hectare Area	Adopted for Residential Flat Building and Multi Dwelling Housing development in R1 General Residential Zone	Dwellings per hectare control no longer proposed. Adoption of Section 4 controls for Residential Flat Building and Multi Dwelling Housing in R1 General Residential Zone provides consistency with existing DCP controls.
5	Controls for residential development in the 17 Dwellings / Hectare Area	Adopted for Dwelling Houses, Attached Dwellings and Semi detached dwellings in R1 General Residential Zone	Dwellings per hectare control no longer proposed. Adoption of Section 5 controls for Dwelling Houses, Attached Dwellings and Semi detached dwellings in R1 General Residential Zone provides consistency with existing DCP controls.

Liverpool Development Control Plan 2008 Part 2.11			
6	Controls for residential development in the 14 Dwellings/Hectare area	Not adopted	Not required, appropriately addressed by adoption of controls in DCP Sections 4 and 5
7	Controls for Residential Development in the 0.4 Dwelling/Hectare area	Adopted for the E4 Environmental Living Zone	Proposed E4 Environmental Living Zone incorporates former area of restricted lot development potential
8	Controls of Land in the R3 Zone "The Neighbourhood Centres"	Not adopted	Project site will not include any R3 Zoned land
9	Controls for Land in the B6 Zone – Enterprise Corridor	Not adopted	Project site does not include any B6 Zoned land
10	Controls for Certain Sites	Adopted	

Table 4 - Application of Liverpool DCP 2008 Part 3.8 to Edmondson Park South Project

Liverpool Development Control Plan 2008 Part 3.8		
Section	Provision	Application to Project / Comment
1	■ Preliminary	■ Adopted
2	■ Child Care Centres	■ Adopted
3	■ Education Establishments	■ Adopted
4	■ Health Consulting Rooms	■ Adopted
5	■ Neighbourhood Shops and Shop Top Housing	■ Adopted
6	■ Places of Public Worship	■ Adopted

Liverpool Development Control Plan 2008 Part 3.8		
7	<ul style="list-style-type: none"> Exhibition Homes / Exhibition Villages 	<ul style="list-style-type: none"> Adopted
8	<ul style="list-style-type: none"> Home Businesses and Home Industries 	<ul style="list-style-type: none"> Adopted
9	<ul style="list-style-type: none"> Large Vehicle, Vessel and / or Trailer Parking 	<ul style="list-style-type: none"> Adopted

Table 5 – Draft Bardia Sub-Precinct Development Control Plan – Edmondson Park Precinct – August

Liverpool Development Control Plan 2008 Part 3.8		
Section	Provision	Application to Project / Comment
2.	<ul style="list-style-type: none"> Bardia Sub-Precinct 	<ul style="list-style-type: none"> Generally adopted, subject to Edmondson Park South Concept Plan and amended character areas
3.	<ul style="list-style-type: none"> Public Domain 	<ul style="list-style-type: none"> Adopted, subject to Concept Plan Road Hierarchy Plan, Concept Plan Pedestrian, Cycle and Public Transport Network and Concept Plan Open Space Network
4.	<ul style="list-style-type: none"> Private Domain Controls 	<ul style="list-style-type: none"> Subdivision controls, building form and appearance (except 4.2.10), private and communal open space (except 4.3.3)- not adopted. Access, parking, servicing - adopted, subject to Concept Plan Road Hierarchy Plan, Concept Plan Pedestrian, Cycle and Public Transport Network, Environmental Building controls - adopted

2.6 Rezoning of RE1 Public Recreation and Open Space Public (for conservation) to E2 Environmental Conservation

Issue

The DoP considers that appropriate zones and controls are required to ensure the ongoing protection of the proposed 4.36 hectares of Existing Native Vegetation (ENV) located on 'certified' lands and that this land should be zoned E2 Environmental Conservation with development controls imposed to restrict vegetation clearing.

Proponent's Response

The 4.36 hectares of existing certified ENV that is proposed to be retained as part of the Concept Plan is currently zoned RE1 Public Recreation under Liverpool LEP 2008. Under the proposed SEPP Amendment this land (i.e. the 4.36 hectares) is proposed to remain zoned RE1 Public Recreation.

The Edmondson Park Precinct has a long history of rigorous and detailed survey and assessment of ecological values. This assessment information has been used to assist in the preparation of the Western Sydney Growth Centres Conservation Plan and subsequent Biodiversity Certification of the Growth Centres SEPP conferred by the Minister for the Environment on 11 December 2007 under the Threatened Species Conservation Act 1995 (TSCA).

The 2007 Biodiversity Certification Order identifies lands under the Growth Centres SEPP as 'certified' and 'non-certified'. The proposed 4.36 hectares of land is identified as 'certified' under the Biodiversity Certification Order. 'Certified' areas include areas of lower conservation value. Due to its location, dimensions, configuration and separation, the proposed 4.36 hectares of certified ENV does not form part the core conservation values of the larger Edmondson Park Precinct, rather this area is considered to have a secondary level of importance.

The majority of the 4.36 hectares of certified ENV is already zoned RE1 Public Recreation and Open Space under Council's existing LEPs (except for Area 1 on Figure 1 of Addendum 1 in **Appendix G** which is currently zoned 2(c) Higher Density Residential under Campbelltown LEP 2002). In terms of protecting vegetation, under the Local Government Act 1993, (the LGA Act), Council must prepare and implement a Plan of Management for this land (i.e. land zoned RE1 Public Recreation). Chapter 6, Part 2, Division 2 of the LGA Act sets out a number of elements that must be addressed in a plan of management including requirements for land that includes endangered species and ecological communities. In addition, this land is also subject to the provisions of the Conservation Agreement, an agreement between the Commonwealth and Government of NSW. Clause 3.2 and Table 2 in Schedule 4 of the Conservation Agreement (pages 19-20) set out management prescriptions for open space as well as the actions, responsibilities and timing for State agencies to ensure the sympathetic management of public open space.

It is further noted that the proposed rezoning of RE1 Public Recreation to E2 Environmental Conservation would significantly limit opportunities for Council's to enable the land to be used for public open space or recreational purposes. The uses that are generally permitted within the E2 Environmental Conservation zones are limited to environmental facilities and environmental protection works.

Liverpool and Campbelltown Council's have not raised any objection to the proposed 'like for like' translation of existing RE1 Public Recreation zones under Liverpool LEP 2008 or proposed rezoning of 6(a) Local Open Space to RE1 Public Recreation under Campbelltown LEP 2002. It is considered that certified ENV within the 4.36 hectares of land can be appropriately managed within a RE1 Public Recreation zone.

2.7 Proposed rezoning of 6(a) Local Open Space and 6(c) Private Open Space to E4 Environmental Living

Issue

Campbelltown Council have raised a range of concerns in relation to the proposed rezoning of some 6(a) Local Open Space and 6(c) Private Open Space to E4 Environmental Living. The proposed zoning changes of concern relate to the existing strip of Private Open Space 6(c) zoned land that adjoins the South Western Freeway, and that area of land adjoining the Freeway currently zoned Local Open Space 6(a) proposed to be rezoned to Residential General R1. Council has objected to this proposal given that the intention of preserving this area as a vegetated strip (also incorporating the retention and enhancement of the memorial forest established by the ex-serviceman of the Ingleburn Army Camp) would be compromised.

Proponent's Response

In relation to the proposed rezoning of the existing strip of Private Open Space 6(c) land that adjoins the South Western Freeway, it is noted that the Department of Defence (refer to letter dated 27 October 2010) raises no objection to the proposed rezoning of this land to Environmental Living E4.

In accordance with LEP Practice Note PN 09-002, the E4 Environmental Living is intended to be applied to land with special environmental or scenic values, but at the same time accommodating low impact residential development. It is noted that the proposed E4 zone is supplemented by a detailed Statement of Commitment which will assist in the preservation of the Memorial Forest which will ensure that no structures are established within 37 to 45 metres of the site boundary to the Freeway reservation, and which will retain existing vegetation within private backyards where possible". This restriction is proposed to be included on title of relevant lots (refer to revised Statement of Commitment No. 16).

Post approval of the concept plan, Landcom will prepare a DCS that will provide a single, integrated set of planning controls for the site. The DCS will also address future design, construction and management of future uses within the proposed E4 Environmental Living zone that adjoins the South-Western Freeway.

It is considered that an E4 Environmental Living zone is more appropriate than a Private Open Space 6(c) or equivalent RE2 Private Recreation zoning, in that the underlying objective of this zone is intended to cover a wide range of recreation areas and facilities on land that are privately owned or managed. Mandated permissible uses include community facilities, recreation facilities (indoor and outdoor) and including squash courts, bowling alleys, golf courses, rifle range, lawn bowling greens and privately owned or managed recreation areas. It is considered that the most appropriate means of preserving the Memorial Forest is to apply a E4 residential zoning, which permits low density residential development with a built structure restriction on part of the land, arguably a less intensive use than a mandated permissible under a private open space / recreation zoning. No change to the proposed zoning of this land as set out in the SEPP Amendment is proposed.

3.0 Final Statement of Commitments

In accordance with Part 3A of the *Environmental Planning and Assessment Act 1979*, the following are the commitments made by Landcom to manage and minimise potential impacts arising from the proposal. These commitments replace the draft commitments included with the EAR.

Table 6 - Revised Statements of Commitment

Subject	#	Commitment	Responsibility / Timing
Local infrastructure contributions	1	The Proponent will dedicate the land required for a public purpose as identified at Appendix K of the Concept Plan PPR prepared by JBA Urban Planning Consultants Pty Ltd dated November 2010 on a stage by stage basis to the relevant council free of cost, providing a Material Public Benefit in lieu of s94 contributions, subject to Council's agreement to take ownership of that land and subject to obtaining a satisfactory planning approval.	To be demonstrated at the time of release of the relevant subdivision certificate.
	2	The Proponent will identify the land proposed to be dedicated as identified at Appendix K of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants Pty Ltd dated November 2010 at the relevant detailed design stage to the relevant Council for agreement.	To be demonstrated by the proponent at the time of any relevant detailed application.
	3	The Proponent will carry out the works in kind identified at Appendix K of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants Pty Ltd dated November 2010 and dedicate those works on a stage by stage basis to the relevant council free of cost, providing works in kind subject to Council's agreement to take ownership of those works and subject to obtaining a satisfactory planning approval.	To be demonstrated at the time of release of the relevant subdivision certificate.
	4	The Proponent will identify the level of embellishment / works for each work in kind item identified at Appendix K of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants Pty Ltd dated September 2010 at the relevant detailed design stage to the relevant Council for agreement.	To be demonstrated by the proponent at the time of any relevant detailed application.
	5	The Proponent will be responsible for works in kind, including design, construction, certification, authority approvals, construction and initial maintenance of each of the items identified on the Schedules at Appendix K of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants Pty Ltd dated November 2010.	Proponent, ongoing.
	6	The Proponent will 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 the Proponent and the relevant authority.	Proponent, ongoing.
	7	The Proponent will 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 Proponent and the relevant Council.	Proponent, ongoing.
	8	Landcom will assist the relevant Council in the preparation of the plan of management for land proposed to be zoned RE1 Public Recreation prior to handover of the land to the relevant Council.	To be demonstrated by the proponent within 2 years of the sale of the Defence land
Urban design / controls	9	The future detailed design of subdivision and built form within the Liverpool LGA will be generally in accordance with the provisions of Part 1.1, 1.2, 2.11, 3.8 of Liverpool Development Control Plan Edmondson Park 2008, subject to Commitment 10 below.	To be demonstrated by the proponent at the time of any relevant detailed application.
	10	The Proponent will prepare of a consolidated Development Control Strategy (DCS) to guide the assessment of future detailed development within the framework of the approved Concept Plan. The DCS will compile into a single consolidated document all of existing development controls under Liverpool DCP 2008 and Campbelltown Council's Draft Bardia Sub-Precinct Development Control Plan which are proposed to apply to land uses or activities within Edmondson Park South. The DCS will incorporate new development controls for residential development on small lots.	To be demonstrated by the proponent prior to the lodgement of any future subdivision application.

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		These controls are to be finalised in consultation with Liverpool and Campbelltown Council's and submitted to the Director General of the Department of Planning prior to lodgement of any future subdivision application.	
	11	The Proponent will prepare a single integrated application that includes all of the land within the Edmondson Park South Project site that will form the future Edmondson Park Town Centre. The single integrated application will provide an integrated proposal for the establishment of the key elements of the road network, public domain framework, water cycle management network and distribution of residual development lots for land within the Town Centre. The single integrated application will demonstrate how the objectives for the Town Centre will meet the relevant principles and provisions set out at Sections 1.4 and 3 of Part 2.11 of Liverpool DCP 2008. The single integrated application will also demonstrate how future development within the Edmondson Park Town Centre is integrated with land that does not form part of the Concept Plan proposal. The single application will demonstrate how future development within the Edmondson Park Town Centre is integrated with land that does not form part of the Concept Plan proposal but is included in the overall Town Centre. The single application will also propose development controls for both Landcom and non-Landcom land. These controls will be in a form suitable for inclusion in the DCS for Edmondson Park South and / or into a DCP Amendment. Landcom will work with and encourage both Liverpool and Campbelltown Council to include proposed development controls into a DCP amendment.	To be demonstrated by the proponent at the time of the first relevant detailed application for the town centre.
	12	The detailed design of each stage of residential subdivision will demonstrate implementation of the Concept Plan Dwelling Yield Plan included at Appendix C of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants Pty Ltd dated September 2010.	To be demonstrated by the proponent at the time of any relevant detailed application.
	13	The detailed design of future development will address the Landscape Strategies and Landscape Strategies contained within the Visual Assessment prepared by Hassell included at Appendix V of the Concept Plan Environmental Assessment Report prepared by JBA Urban Planning Consultants Pty Ltd dated September 2010.	To be demonstrated by the proponent at the time of any relevant detailed application.
	14	Existing significant trees within the Campbelltown Road reservation and on the adjoining ridgeline will be retained where possible and new evergreen street tree planting provided along Campbelltown Road. Public domain streetscape treatment along Campbelltown Road will differentiate between the town centre zone and the conservation zone.	To be demonstrated by the proponent at the time of any relevant detailed application.
	15	The detailed design of development on the slopes within the E4 Environmental Living Zone in the south-western portion of the Edmondson Park South site will retain existing scattered trees where possible, and establish new tree canopy to assist in the screening of new housing in this location. The detailed design of future built form will provide side, front and rear setbacks and landscaped area that consider the visual prominence of this location.	To be demonstrated by the proponent at the time of any relevant detailed application.
	16	The detailed design of development in the E4 Environmental Living Zone along the South Western Freeway edge of the site will ensure that no built structures are established within 37 to 45 metres of the site boundary to the Freeway reservation, and will retain existing vegetation within private backyards where possible. A restriction will be placed on the title of individual lots to this affect.	To be demonstrated by the proponent at the time of any relevant detailed application.
	17	The detailed design of residential development within the general residential areas will consider planning lot depths deep enough to allow private backyard tree planting to assist in establishing canopy trees that will provide natural shade, amenity and temperature control for dwellings, as well as softening the visual appearance of the development.	To be demonstrated by the proponent at the time of any relevant detailed application.
	18	The detailed design of future built form along the new Zouch Road extension will provide setbacks that contribute to the creation of a high quality streetscape edge to the conservation zone. Street tree planting on the new Zouch Road extension will be informal to respond to the low density character of the area.	To be demonstrated by the proponent at the time of any relevant detailed application.

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		Side setbacks will consider views from Culverstone Avenue through to the adjoining Conservation Zone.	
	19	The detailed design of future built form will consider views from Croatia Avenue, Camden Valley Way and Fox Valley Way by retaining existing riparian and mature vegetation wherever possible and providing selective screening in linear riparian parks to screen and buffer new housing. Street tree planting will reinforce the Concept Plan Landscape Plan and create comfortable, pedestrian friendly and shady avenue streets.	To be demonstrated by the proponent at the time of any relevant detailed application.
	20	The Proponent will prepare a Public Art Strategy for the incorporation of public art into the public domain.	To be demonstrated by the proponent at the time of any relevant detailed application.
	21	Bicycle parking will be provided in close proximity to schools and sports facilities, in the Town Centre and at the rail station and will also be encouraged as part of the development of employment and other commercial uses. Other areas of key open space will also have bicycle parking for leisure and recreational use. An additional 50 bike racks (in addition to the 10 bike parking spaces recommended by SWRL) will be provided at the station interchange or the Town Centre to encourage cycling.	To be demonstrated by the proponent at the time of any relevant detailed application
	22	Bus stops will be provided on bus routes at regular intervals, at approximately 400 metres between stops, throughout residential areas, to provide good access to public transport networks and in the town centre. Stops will be strategically placed adjacent to major trip attractors, in the town centre, at schools and leisure facilities. Bus stops will be designed with high standards of infrastructure, to provide shelter, seating, information such as timetable and network map. The facilities provided at each bus stop will be determined by surrounding land uses, account for service frequency and potential patronage.	To be demonstrated by the proponent at the time of any relevant detailed application
Sustainability	23	The provision of parking in the town centre will be co-ordinated and where possible shared across multiple land uses or shared between retail and commuter parking that do not have similar peak parking demands to demonstrate creation of a more walkable, liveable centre, which is not car dominated and ensure balanced access across all modes. Dedicated parking for individual land uses will not be provided and general parking areas should be made available to provide access to town centre employment, retail and services and the rail station, but without encouraging unnecessary vehicle travel.	To be demonstrated by the proponent at the time of any relevant detailed application
	24	Parking provision will encourage short stay trips, with some limited long stay parking for commuters around the rail station and on the fringe of the town centre. Any on-street parking will be limited to short term, disabled and taxi parking.	To be demonstrated by the proponent at the time of any relevant detailed application
	25	The Proponent will liaise with the relevant Councils to review existing and draft development control plans with respect to the rate of parking required for high density residential and non residential land uses in close proximity to the new Edmondson Park Station to reduced car dependence and encourage uptake of other modes. The implementation of this measure will require further discussion with relevant Councils and may need to revise the DCP, if appropriate.	Proponent, ongoing
	26	The Proponent will prepare a Construction Transport Plan where it is likely that the construction phase of a development will have a significant impact on traffic movement in the locality. The Construction Transport Plan will address the following: 1. The existing traffic environment. 2. Traffic generation anticipated from the construction of the proposed development.	To be demonstrated by the proponent at the time of any relevant detailed application

Subject	#	Commitment	Responsibility / Timing
		3. The impact on traffic in the locality. 4. Proposed heavy vehicle routes. 5. The need for transport management and hours of operation and access in the locality, 6. Sight distance and other safety issue.	
	27	As part of a subsequent project application, details in relation to the timing of the proposed relocation of Macdonald Road will be provided to the RTA.	To be demonstrated by the proponent at the time of any relevant detailed application
	28	Each household will be provided with a household information pack (HIP) which will include a sustainable travel kit. This will be delivered to each new residence upon completion to set out the sustainable travel options available to residents and the specific local initiatives available to encourage sustainable travel. The kit will incorporate public transport leaflets, route maps and timetables (including direction to the 131500 travel information line and website and bus, train and fare information), pedestrian and cycle network maps including leisure maps, and information on sustainable community initiatives, such as Bicycle User Groups, Car Sharing Schemes, the Community Farm/ Garden and Sydney Connect scheme, and other local community projects to reduce travel or encourage uptake of sustainable modes.	Proponent, ongoing
	29	The Proponent will investigate opportunities to develop a household based personalised journey planning (PJP) approach to encourage sustainable travel	Proponent, ongoing
	30	The local community will be encouraged to set up a dedicated Bicycle User Group (BUG) for Edmondson Park, or join an existing BUG which is active in the local vicinity and which works to encourage bicycle use and promotes bicycle rides and initiatives.	Proponent, ongoing
	31	The Proponent will liaise with the Department of Education to encourage preparation of school travel plans for schools within Edmondson Park South to encourage access by walk (such as a "Walking School Bus"), and cycle to help develop a healthy, active culture and meet travel targets.	Proponent, ongoing.
	32	The Proponent will encourage the development of workplace travel plans for new businesses in the town centre, which may be implemented be through the provision of shared area-based initiatives and facilities wherever possible.	Proponent, ongoing.
	33	The Proponent will liaise with Liverpool and Campbelltown Councils to encourage consideration of the councils extending the provision of established car share schemes using an established provider (such as GoGet) to set up a car sharing network for the site.	Proponent, ongoing.
	34	The Proponent will work with Liverpool and Campbelltown City Councils to investigate the establishment of a local community garden and farm to help create social cohesion and a local community focal point as well as ensuring local produce is available for residents. Food Connect Sydney, part of the umbrella Food Connect organisation which originated in SE Queensland, is an organisation which operates to coordinate local food producers and buyers.	Proponent, ongoing
	35	Future detailed applications will accord with BASIX requirements.	To be demonstrated by the proponent at the time of any relevant detailed application.
	36	The Proponent will develop an Environmental Living Education Kit for distribution to future residents including information about how residents can adopt a sustainable lifestyle in their new community.	To be developed by the Proponent prior to occupation of the first dwelling.

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Engineering Infrastructure & Utility Services	37	The proposed cycleway for Road 5 will be shown on the Concept / Stage 1 civil works plan.	To be demonstrated by the Proponent, post concept plan approval
	38	Proposals in respect of the supply of water, sewerage, stormwater, gas, electricity and telephone services within the site, including the adoption of technologies to reduce the demand or need for servicing and the supply of sustainable services, are to be generally in accordance with the Infrastructure Delivery Strategy prepared by JWP included at Appendix N of the Concept Plan Environmental Assessment Report prepared by JBA dated September 2010.	To be demonstrated by the proponent at the time of any relevant detailed application.
	39	Landcom will continue to work with Sydney Water in relation to funding of necessary infrastructure to service the development	Proponent, ongoing
Ecology and riparian	40	The detailed design of each stage of the development will provide perimeter roads at the interface of the Regional Park to avoid private residential lots backing on to the Regional Park.	To be demonstrated by the proponent at the time of any relevant detailed application.
	41	Riparian corridors that perform a requisite hydrological function will be maintained in accordance with the Landscape Concept Plan.	To be demonstrated by the proponent at the time of any relevant detailed application.
	42	During construction activities within the development areas of the site, the potential to damage the environmental values of the Regional Park will be mitigated through: <ol style="list-style-type: none"> 1. Provision of fencing to manage contractors in and around the Regional Park; 2. Provision of signage that identifies the location of critically endangered ecological communities and liability for prosecution under State and Commonwealth legislation; 3. Inclusion of an environmental site induction; 4. Identification of environmental protection requirements in contracts; 5. Installation of sediment control devices (sediment fences, hay bales, ponds) during construction 6. Use of sterile cover crops in spray grass applications; 7. Regular weed management along the interface. 	To be demonstrated by the proponent at the time of any relevant detailed application and during construction activities.
Drainage and stormwater	43	Future relevant detailed applications will demonstrate consistency with the approved Concept Plan Water Cycle Management Strategy prepared by JWP and included at Appendix H of the Concept Plan Environmental Assessment prepared by JBA Urban Planning Consultants dated March 2010 including the provision of: <ul style="list-style-type: none"> - A regional detention basin within Maxwells Creek; 	To be demonstrated by the proponent at the time of any relevant detailed application.

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		<ul style="list-style-type: none"> - A regional detention basin within the Bunbury Curran Catchment; - Bio-retention raingardens located within public reserves and adjacent to the riparian corridors; and - Proprietary gross pollutant traps. 	
	44	<p>At the detailed design stages of the development, a Soil and Water Management Plan will be prepared to outline the methods through which stormwater runoff is controlled throughout the construction phase. The Soil and Water Management Plan is to:</p> <ul style="list-style-type: none"> - Propose arrangements for regular periodic and event based water quality monitoring and reporting throughout the construction period with particular emphasis on monitoring during larger rainfall events when sediment export is most likely; and - Propose arrangements for ensuring compliance with the Soil and Water Management Plan by constructing agents and contractors operating on site. 	To be demonstrated by the proponent at the time of any relevant detailed application.
Indigenous Heritage	45	Archaeological Sites MC3, MC4, MC5, MC6, DD1, DD5, DD6, ISF2, ISF4, EPCS3 identified in the Aboriginal Cultural Heritage Assessment Report prepared by Kelleher Nightingale Consulting Pty Ltd included at Appendix F of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants dated November 2010 will be identified in a construction environmental management plan, construction heritage sites map and project inductions to ensure they are not inadvertently damaged as a result of construction works. Archaeological sites bordering construction will be fenced off prior to the commencement of construction works to ensure that they are not inadvertently affected as a result of construction work. Fencing will be maintained throughout the duration of works.	Proponent, prior to any relevant works commencing.
	46	Archaeological Sites MC7, DD2, DD3, DD4 identified in the Aboriginal Cultural Heritage Assessment Report prepared by Kelleher Nightingale Consulting Pty Ltd included at Appendix F of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants dated November 2010 as of moderate to high Aboriginal heritage significance will be the subject of archaeological salvage excavation. Archaeological salvage excavation and surface collection will be carried out in accordance with the methodology specified in Appendix C of the Aboriginal Cultural Heritage Assessment Report. Opportunity will be provided for the local Aboriginal community to be involved in archaeological salvage activities.	Proponent, prior to any relevant works commencing.
	47	Archaeological Sites ISF1, EPCS9, EPCS11, EPCS10, SW2, SW5, SW6, ED1, SWRL1, SWRL2 identified in the Aboriginal Cultural Heritage Assessment Report prepared by Kelleher Nightingale Consulting Pty Ltd included at Appendix F of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants dated November 2010 will be the subject of archaeological salvage excavation through collection of surface artefacts within the impact area. Surface collection will only occur after project approval is obtained. Collection will be undertaken concurrently with the bulk earthworks program). Archaeological salvage excavation and surface collection will be carried out in accordance with the methodology specified in Appendix C of the Aboriginal Cultural Heritage Assessment Report. Opportunity will be provided for the local Aboriginal community to be involved in archaeological salvage activities.	Proponent, prior to any relevant works commencing.
	48	<p>The management and conservation of Aboriginal heritage in relation to salvage activities and construction activities (or fencing, investigative drilling, minor clearing, establishing site compounds, adjustment to services/utilities etc) will be undertaken as follows:</p> <p><i>Responsibility for compliance with Management Policy</i></p> <ol style="list-style-type: none"> 1. The Proponent will ensure all of its employees, contractors and subcontractors and agents are made aware of and comply with this management policy. 	Proponent, during relevant works.

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		<p>2. The Proponent will appoint a suitably qualified and experienced environmental manager who is responsible for overseeing the activities related to this management policy.</p> <p>3. The Proponent will appoint a suitably qualified and experienced Archaeologist who is responsible for overseeing, for and on behalf of the Proponent, the salvage activities relating to the project.</p> <p><i>Operational constraints</i></p> <p>4. Where salvage activities have been nominated for impacted sites, no construction activities (or fencing, investigative drilling, minor clearing, establishing site compounds, adjustment to services/utilities etc) will occur on the lands to be salvaged until the relevant salvage activities at the nominated site have been completed. This restriction only relates to the specifically identified portion of an archaeological site to be salvaged and not the entire archaeological site (unless specified). Construction activities may proceed on the portion of a site not designated for salvage provided they do not impact or impede the salvage excavation and that the area to be salvaged is fenced in consultation with the Archaeologist prior to the commencement of those construction activities.</p> <p>5. Prior to the commencement of early works activity (e.g. fencing, minor clearing, establishing site compounds etc) a construction heritage site map identifying Aboriginal sites to be excavated will be prepared. The construction heritage site map should be prepared to the satisfaction of the Proponent.</p> <p>6. All employees, contractors, subcontractors and agents carrying out construction activities (e.g. fencing, minor clearing, establishing site compounds etc) will undertake a Project induction (including the distribution of a construction heritage site map) to ensure that they have an understanding and are aware of the Aboriginal heritage issues affecting the activity.</p>	
	49	If potential human remains are disturbed the Proponent must follow the procedures outlined in section 9.7 of the Aboriginal Cultural Heritage Assessment Report prepared by Kelleher Nightingale Consulting Pty Ltd included at Appendix F of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants dated November 2010.	Proponent, during relevant works.
	50	Any salvaged Aboriginal objects will be relocated as soon as practicable to a temporary storage location pending discussions with the Proponent and Aboriginal stakeholders in relation to a permanent storage location or reburial. In the event that Aboriginal stakeholders choose to undertake a care agreement for the salvaged Aboriginal objects the Proponent will assist in the permit application process. In the event that a suitable storage location or reburial area cannot be identified the Proponent will request in writing that DECCW identify a suitable storage location or reburial area. If reburial occurs, pursuant to s.91 of the <i>National Parks and Wildlife Act 1974</i> the location of each reburial area will be notified in writing to the DECCW as soon as practicable after reburial occurs.	Proponent, ongoing.
	51	<p>Where the Proponent reasonably suspects that an incident has occurred that contravenes the management policy referred to in Commitment 43 the Proponent will prepare a written report within 5 days detailing that incident. The report must describe</p> <ol style="list-style-type: none"> the nature of the incident the notification of the environmental manager, and specialist where required the nature and location of relevant Aboriginal sites with reference to and provision of maps and photographs where appropriate the impact of the incident on Aboriginal sites with the appropriate specialist input where required the measures which have been taken or will be taken to prevent a reoccurrence of the incident. 	Proponent, ongoing.
	52	If, as a result of alterations to the project design, an impact on Aboriginal heritage is considered to be greater than identified by the Concept Plan approval, further consultation with the Aboriginal community will be undertaken by the Proponent. This consultation will either entail a phone call and phone log of comments received or the provision of a report for comment (10 working days).	Proponent, ongoing.

Subject	#	Commitment	Responsibility / Timing
European Heritage	53	All of the heritage items contained within the Ingleburn Military Heritage Precinct will be retained and conserved. Appropriate adaptive reuse of the buildings will be investigated to ensure ongoing maintenance and Conservation.	Proponent, ongoing.
	54	Representative examples of the prefabricated cottages within the Ingleburn Village heritage site as identified in the Concept Plan will be retained and relocated to an open space part of the site. Subject to identification of an appropriate adaptive re-use(s) of these structures, consideration will be given to their placement being organised so that their original relationships to each other can be interpreted, and to their possible placement for adaptive reuse associated with the Mont St Quentin Oval. The process of relocation will be undertaken in association with specialist engineers and conservation practitioners to ensure appropriate methods are used. The future use of the buildings will not involve residential use due to the compromises that would need to be made to the buildings to bring them up to acceptable contemporary standards.	Proponent, ongoing.
	55	Archival recording will be undertaken for all heritage buildings and structures that are to be demolished or relocated.	To be demonstrated by the proponent prior to any relevant demolition or relocation works commencing.
	56	A history of the site (which includes oral history), will be commissioned to address the great social and historic significance of the site. The history project will include a component which addresses the use of standard buildings on site, including collection and consideration of historic plans, site plans and construction drawings for the standard building types.	To be demonstrated by the proponent prior to commencement of any relevant demolition or relocation works in proximity to the Ingleburn Military Heritage Precinct.
	57	A detailed Heritage Interpretation Strategy and specific site works proposed throughout the precinct to implement interpretation of the Ingleburn Army Camp, will be prepared and submitted for comment by the Heritage branch before commencement of construction in proximity to the Ingleburn Military Heritage Precinct. The Heritage Interpretation Strategy will address the relocation and sensitive adaptive reuse of the selected prefabricated cottages that are to be retained and relocated within the open space areas of the site in accordance with the Concept Plan. The retention of the name 'Bambi Kindergarten' will form part of the interpretation strategy for the site and its use will be encouraged for a pre-school facility within the site.	To be demonstrated by the proponent prior to commencement of any relevant demolition or relocation works in proximity to the Ingleburn Military Heritage Precinct.
	58	Trees along Campbelltown Road identified in the Heritage Impact Assessment prepared by Tanner Architects included at Appendix J of the Concept Plan Environmental Assessment Report prepared by JBA Urban Planning Consultants Pty Ltd dated September 2010 as of 'High Significance' will be retained within the future development where possible. New trees will be planted in this general location after road widening has been undertaken to assist regaining the sense of Campbelltown Road as a tree-lined drive and as a defining element for the former Defence use of the site.	To be demonstrated by the proponent at the time of any relevant detailed application.
	59	Memorials in the Ingleburn Military heritage Precinct will be retained. The Korean War Memorial will be relocated to the Heritage Precinct.	To be demonstrated by the proponent at the time of any relevant detailed application.
	60	Should any European historical archaeology be discovered during any site excavation works, the required steps under the relics provisions of the NSW Heritage Act and contacts will be followed. Should any European relics be exposed during the Project construction process, work will halt at that location. The nominated excavation director will be called in to assess and determine the appropriate management strategy for the relics. Care will be taken in the establishment and post work rehabilitation of stockpile areas to avoid disturbing potential relics. Archaeological supervision will be established at the time that work on the site commences.	Proponent, ongoing.

Subject	#	Commitment	Responsibility / Timing
	61	The detailed design of any buildings associated with recreational use at the Mont St Quentin Oval will acknowledge the design of former military buildings in this part of the site.	To be demonstrated by the proponent at the time of any relevant detailed application.
Geotechnical / Soils	62	A Soil and Water Management Plan will be prepared for each relevant stage of the development to document proposed management strategies including salinity, soil erosion and surface water management during and post construction.	To be demonstrated by the proponent at the time of any relevant detailed application.
	63	Future detailed applications will include a commitment that if, during construction activities, any Potential Acid Sulphate Soils or Acid Sulphate Soils are disturbed on site, an Acid Sulphate Soil Management Plan will be prepared and certified as appropriate by a suitably qualified person.	To be demonstrated by the proponent at the time of any relevant detailed application.
	64	Future detailed applications will include details of any proposed cut and fill and appropriate assessment of ground conditions in these areas. Future earthworks will be carried out in accordance with AS 3789 and relevant engineering standards.	To be demonstrated by the proponent at the time of any relevant detailed application.
Bushfire	65	Bushfire Asset Protection Zones at known areas of bushland / development interface are to be in accordance with the bushfire protection measures required by the Acceptable Solutions of Planning for Bushfire Protection 2006 as generally illustrated in the Bushfire Assessment prepared by McKinley Morgan included at Appendix I of the Concept Plan Environmental Assessment Report prepared by JBA Urban Planning Consultants dated September 2010. The final placement of Asset Protection Zones will be as required in relation to the nature of the specific land use at each interface segment.	To be demonstrated by the proponent at the time of any relevant detailed application.
	66	The detailed design of subdivision and development will provide for a perimeter road system adjacent to open space and the proposed Regional Park to provide separation to the bushfire hazard of 24 – 29 metres as identified in Figure 5 and Table 1 of the Bushfire Assessment prepared by McKinley Morgan included at Appendix I of the Concept Plan Environmental Assessment Report prepared by JBA Urban Planning Consultants dated September 2010.	To be demonstrated by the proponent at the time of any relevant detailed application.
	67	Landscaping within the perimeter road APZ system will consider type and application of mulches, plant formation in the context of the separation of tree canopies and the ability to act as a conduit for fire to traverse from any adjoining bushfire hazard. The proponent will prepare management plans for landscaping within the perimeter road system prior to handover to the relevant council.	To be demonstrated by the proponent at the time of any relevant detailed application.
	68	During the detailed design stages, access to the Regional Park from the perimeter road network will be considered with respect to bushfire suppression and mitigation strategies and water hydrants will be provided adjacent to these access points.	To be demonstrated by the proponent at the time of any relevant detailed application.
	69	Access to the north western portion of the Edmondson Park South site will be provided via an extension of Zouch Road to ensure the objectives of Planning for Bushfire Protection 2006 are met.	To be demonstrated by the proponent at the time of any relevant detailed application.

Subject	#	Commitment	Responsibility / Timing
Social and Community Initiatives	70	The Proponent will deliver 5% of total housing for Moderate Income Housing. Moderate Income Housing is housing that is affordable to households on moderate incomes being between 80% - 120% of the median gross household income in the Greater Sydney Region.	Proponent, ongoing.
	71	The Proponent will target delivery of 5% of total housing for Seniors Housing. This includes all forms of seniors housing defined under State Environmental Planning Policy (Housing for Seniors and People with a Disability) including residential care facility, hostel and self-contained dwellings.	Proponent, ongoing.
	72	The Proponent will develop a Welcome Program for the Edmondson Park South Project. The Welcome Program will be tailored to the incoming community and will include distribution of 'welcome packs' delivered by 'welcome workers' providing new residents with information on their new neighbourhood, and key information for services and facilities including bus and train timetables will identify specific community development programs, community events, newsletters and the like. Community development initiatives to be included in the Welcome Program may include community intranet, funding for community initiatives, community development committees, neighbourhood associations, playgroups, newsletters, community development programs, and community events.	To be developed by the Proponent prior to occupation of the first dwelling.
	73	An on-going program of information to and consultation with the surrounding community is to be implemented as planning for the site continues. This will include regular updates (for example via a project website) or press articles to keep people informed of progress, and further consultation with key stakeholders around the detailed design of the development.	Proponent, ongoing.
	74	The Proponent will retain and enhance parts of the Memorial Forest located within the RE1 Public Recreation zone along the South Western Freeway edge of the site. This includes the provision of appropriate interpretative signage and / or a memorial plaque within this part of the Memorial Forest area.	To be demonstrated by the proponent during the relevant works.
	75	Landcom is committed to working with Campbelltown Council to address future design, construction and management of future uses within the proposed E4 Environmental Living zone that adjoins the South-Western Freeway (refer to Statement of Commitment No. 16).	Proponent, ongoing
Demolition works	76	An Environmental Management Plan (EMP) will be prepared by a suitably qualified person. The EMP will detail surface water and ground water management; air quality management; noise and vibration management; waste management and demolition traffic management. The site traffic control recommendations for each worksite gate entry or exit point (including all appropriate signage) will be determined by means of a "Traffic Control Plan" to be prepared by an RTA accredited contractor. Each site entry and/or exit gate number and the name or other description of its proposed activity should be clearly signposted for the benefit of all approaching site traffic, in particular emergency services vehicles.	Proponent, prior to commencement of demolition works.
	77	A Demolition Work Method Statement will be prepared by a suitably qualified person who is registered with the Work Cover Authority. The Statement will comply with AS2601-1991 Demolition of Structures, the Occupational Health and Safety Act 2000 and Regulation, the Waste Management Act 1995, and all other relevant acts and regulations.	Proponent, prior to commencement of demolition works.
	78	A Tree Management Plan will be prepared by a suitably qualified person with the relevant tree protection measures to minimise any potential impacts on the trees to be retained.	Proponent, prior to commencement of demolition works.

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	79	Prior to any proposed demolition works, a Hazardous Materials assessment is to be undertaken for any building proposed to be removed. This will allow the creation of a register of hazardous materials, which will directly influence the method of demolition.	Proponent, prior to commencement of demolition works
Remediation works	80	Remediation works on land as identified in the Remediation Action Plan will be carried out in accordance with the Remediation Action Plan (RAP), Environmental Management Plan and Contamination Management Plan prepared by Golder Associates included at Appendix G of the Concept Plan Environmental Assessment Report prepared by JBA Urban Planning Consultants dated September 2010.	Proponent, subject to conditions of Concept Plan approval
	81	Prior to the commencement of any earthworks, an Unexpected Finds Protocol relating to the potential existence of isolated occurrences of contamination is to be developed in accordance with the requirements of any relevant Remediation Action Plan (RAP).	To be demonstrated by the proponent at the time of any relevant detailed application
	82	Prior to the decommissioning of the Sewer Treatment Plant (STP), detailed site investigations will be undertaken by a suitably qualified person to identify any remedial works. This investigation will inform the preparation of a Remediation Action Plan (RAP), if required. Decommissioning works will be carried out in accordance with the relevant RAP and Site Audit Statement is issued by a NSW DECCW accredited Contaminated Land Site Auditor.	To be demonstrated by the proponent prior to decommissioning works and before transfer of the land to DECCW.
Acoustic	83	The detailed design of future development will address the recommendations contained within the Noise and Vibration Impact Assessment, prepared by Wilkinson Murray included at Appendix U of the Concept Plan Environmental Assessment Report prepared by JBA Urban Planning Consultants Pty Ltd dated September 2010 and Supplementary Noise and Vibration Impact Assessment, prepared by Wilkinson Murray included at Appendix I of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants Pty Ltd dated November 2010	To be demonstrated by the proponent at the time of any relevant detailed application
	84	Future applications, as relevant, will be accompanied by an noise assessment report demonstrating compliance with the noise criteria set out in the 'Development near Rail Corridors and Busy Road - Interim Guideline', DoP (December, 2008).	To be demonstrated by the proponent at the time of any relevant detailed application
Transport Construction Authority	85	Landcom will work with TCA to facilitate the integration of the SWRL project with the proposed development and will consult with TCA regarding the provision of utilities, regrading of land near the station and land uses adjacent to the corridor.	Proponent, ongoing
	86	Landcom will continue to work with TCA to discussion options to connect the proposed Edmondson Park Station to the sewer system.	Proponent, ongoing
	87	Landcom will work with TCA to facilitate the provision of a rail traction substation on the north side of the town centre within the SWRL corridor.	Proponent, ongoing
	88	Landcom will consult with TCA on the proposed pedestrian crossing west of Edmondson Park Station.	Proponent, ongoing

Subject	#	Commitment	Responsibility / Timing
Local infrastructure contributions	1	The Proponent will dedicate the land required for a public purpose as identified at Appendix K of the Concept Plan PPR prepared by JBA Urban Planning Consultants Pty Ltd dated November 2010 on a stage by stage basis to the relevant council free of cost, providing a Material Public Benefit in lieu of s94 contributions, subject to Council's agreement to take ownership of that land and subject to obtaining a satisfactory planning approval.	To be demonstrated at the time of release of the relevant subdivision certificate.
	2	The Proponent will identify the land proposed to be dedicated as identified at Appendix K of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants Pty Ltd dated November 2010 at the relevant detailed design stage to the relevant Council for agreement.	To be demonstrated by the proponent at the time of any relevant detailed application.
	3	The Proponent will carry out the works in kind identified at Appendix K of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants Pty Ltd dated November 2010 and dedicate those works on a stage by stage basis to the relevant council free of cost, providing works in kind subject to Council's agreement to take ownership of those works and subject to obtaining a satisfactory planning approval.	To be demonstrated at the time of release of the relevant subdivision certificate.
	4	The Proponent will identify the level of embellishment / works for each work in kind item identified at Appendix K of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants Pty Ltd dated September 2010 at the relevant detailed design stage to the relevant Council for agreement.	To be demonstrated by the proponent at the time of any relevant detailed application.
	5	The Proponent will be responsible for works in kind, including design, construction, certification, authority approvals, construction and initial maintenance of each of the items identified on the Schedules at Appendix K of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants Pty Ltd dated November 2010.	Proponent, ongoing.
	6	The Proponent will 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 the Proponent and the relevant authority.	Proponent, ongoing.
	7	The Proponent will 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 Proponent and the relevant Council.	Proponent, ongoing.
	8	Landcom will assist the relevant Council in the preparation of the plan of management for land proposed to be zoned RE1 Public Recreation prior to handover of the land to the relevant Council.	To be demonstrated by the proponent within 2 years of the sale of the Defence land
Urban design / controls	9	The future detailed design of subdivision and built form within the Liverpool LGA will be generally in accordance with the provisions of Part 1.1, 1.2, 2.11, 3.8 of Liverpool Development Control Plan Edmondson Park 2008, subject to Commitment 10 below.	To be demonstrated by the proponent at the time of any relevant detailed application.
	10	The Proponent will prepare of a consolidated Development Control Strategy (DCS) to guide the assessment of future detailed development within the framework of the approved Concept Plan. The DCS will compile into a single consolidated document all of existing development controls under Liverpool DCP 2008 and Campbelltown Council's Draft Bardia Sub-Precinct Development Control Plan which are proposed to apply to land uses or activities within Edmondson Park South. The DCS will incorporate new development controls for residential development on small lots.	To be demonstrated by the proponent prior to the lodgement of any future subdivision application.

Subject	#	Commitment	Responsibility / Timing
		These controls are to be finalised in consultation with Liverpool and Campbelltown Council's and submitted to the Director General of the Department of Planning prior to lodgement of any future subdivision application.	
	11	The Proponent will prepare a single integrated application that includes all of the land within the Edmondson Park South Project site that will form the future Edmondson Park Town Centre. The single integrated application will provide an integrated proposal for the establishment of the key elements of the road network, public domain framework, water cycle management network and distribution of residual development lots for land within the Town Centre. The single integrated application will demonstrate how the objectives for the Town Centre will meet the relevant principles and provisions set out at Sections 1.4 and 3 of Part 2.11 of Liverpool DCP 2008. The single integrated application will also demonstrate how future development within the Edmondson Park Town Centre is integrated with land that does not form part of the Concept Plan proposal. The single application will demonstrate how future development within the Edmondson Park Town Centre is integrated with land that does not form part of the Concept Plan proposal but is included in the overall Town Centre. The single application will also propose development controls for both Landcom and non-Landcom land. These controls will be in a form suitable for inclusion in the DCS for Edmondson Park South and / or into a DCP Amendment. Landcom will work with and encourage both Liverpool and Campbelltown Council to include proposed development controls into a DCP amendment.	To be demonstrated by the proponent at the time of the first relevant detailed application for the town centre.
	12	The detailed design of each stage of residential subdivision will demonstrate implementation of the Concept Plan Dwelling Yield Plan included at Appendix C of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants Pty Ltd dated September 2010.	To be demonstrated by the proponent at the time of any relevant detailed application.
	13	The detailed design of future development will address the Landscape Strategies and Landscape Strategies contained within the Visual Assessment prepared by Hassell included at Appendix V of the Concept Plan Environmental Assessment Report prepared by JBA Urban Planning Consultants Pty Ltd dated September 2010.	To be demonstrated by the proponent at the time of any relevant detailed application.
	14	Existing significant trees within the Campbelltown Road reservation and on the adjoining ridgeline will be retained where possible and new evergreen street tree planting provided along Campbelltown Road. Public domain streetscape treatment along Campbelltown Road will differentiate between the town centre zone and the conservation zone.	To be demonstrated by the proponent at the time of any relevant detailed application.
	15	The detailed design of development on the slopes within the E4 Environmental Living Zone in the south-western portion of the Edmondson Park South site will retain existing scattered trees where possible, and establish new tree canopy to assist in the screening of new housing in this location. The detailed design of future built form will provide side, front and rear setbacks and landscaped area that consider the visual prominence of this location.	To be demonstrated by the proponent at the time of any relevant detailed application.
	16	The detailed design of development in the E4 Environmental Living Zone along the South Western Freeway edge of the site will ensure that no built structures are established within 37 to 45 metres of the site boundary to the Freeway reservation, and will retain existing vegetation within private backyards where possible. A restriction will be placed on the title of individual lots to this affect.	To be demonstrated by the proponent at the time of any relevant detailed application.
	17	The detailed design of residential development within the general residential areas will consider planning lot depths deep enough to allow private backyard tree planting to assist in establishing canopy trees that will provide natural shade, amenity and temperature control for dwellings, as well as softening the visual appearance of the development.	To be demonstrated by the proponent at the time of any relevant detailed application.
	18	The detailed design of future built form along the new Zouch Road extension will provide setbacks that contribute to the creation of a high quality streetscape edge to the conservation zone. Street tree planting on the new Zouch Road extension will be informal to respond to the low density character of the area.	To be demonstrated by the proponent at the time of any relevant detailed application.

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		Side setbacks will consider views from Culverstone Avenue through to the adjoining Conservation Zone.	
	19	The detailed design of future built form will consider views from Croatia Avenue, Camden Valley Way and Fox Valley Way by retaining existing riparian and mature vegetation wherever possible and providing selective screening in linear riparian parks to screen and buffer new housing. Street tree planting will reinforce the Concept Plan Landscape Plan and create comfortable, pedestrian friendly and shady avenue streets.	To be demonstrated by the proponent at the time of any relevant detailed application.
	20	The Proponent will prepare a Public Art Strategy for the incorporation of public art into the public domain.	To be demonstrated by the proponent at the time of any relevant detailed application.
	21	Bicycle parking will be provided in close proximity to schools and sports facilities, in the Town Centre and at the rail station and will also be encouraged as part of the development of employment and other commercial uses. Other areas of key open space will also have bicycle parking for leisure and recreational use. An additional 50 bike racks (in addition to the 10 bike parking spaces recommended by SWRL) will be provided at the station interchange or the Town Centre to encourage cycling.	To be demonstrated by the proponent at the time of any relevant detailed application
	22	Bus stops will be provided on bus routes at regular intervals, at approximately 400 metres between stops, throughout residential areas, to provide good access to public transport networks and in the town centre. Stops will be strategically placed adjacent to major trip attractors, in the town centre, at schools and leisure facilities. Bus stops will be designed with high standards of infrastructure, to provide shelter, seating, information such as timetable and network map. The facilities provided at each bus stop will be determined by surrounding land uses, account for service frequency and potential patronage.	To be demonstrated by the proponent at the time of any relevant detailed application
Sustainability	23	The provision of parking in the town centre will be co-ordinated and where possible shared across multiple land uses or shared between retail and commuter parking that do not have similar peak parking demands to demonstrate creation of a more walkable, liveable centre, which is not car dominated and ensure balanced access across all modes. Dedicated parking for individual land uses will not be provided and general parking areas should be made available to provide access to town centre employment, retail and services and the rail station, but without encouraging unnecessary vehicle travel.	To be demonstrated by the proponent at the time of any relevant detailed application
	24	Parking provision will encourage short stay trips, with some limited long stay parking for commuters around the rail station and on the fringe of the town centre. Any on-street parking will be limited to short term, disabled and taxi parking.	To be demonstrated by the proponent at the time of any relevant detailed application
	25	The Proponent will liaise with the relevant Councils to review existing and draft development control plans with respect to the rate of parking required for high density residential and non residential land uses in close proximity to the new Edmondson Park Station to reduced car dependence and encourage uptake of other modes. The implementation of this measure will require further discussion with relevant Councils and may need to revise the DCP, if appropriate.	Proponent, ongoing
	26	The Proponent will prepare a Construction Transport Plan where it is likely that the construction phase of a development will have a significant impact on traffic movement in the locality. The Construction Transport Plan will address the following: 7. The existing traffic environment. 8. Traffic generation anticipated from the construction of the proposed development. 9. The impact on traffic in the locality.	To be demonstrated by the proponent at the time of any relevant detailed application

Subject	#	Commitment	Responsibility / Timing
		10. Proposed heavy vehicle routes. 11. The need for transport management and hours of operation and access in the locality, 12. Sight distance and other safety issue.	
	27	As part of a subsequent project application, details in relation to the timing of the proposed relocation of Macdonald Road will be provided to the RTA.	To be demonstrated by the proponent at the time of any relevant detailed application
	28	Each household will be provided with a household information pack (HIP) which will include a sustainable travel kit. This will be delivered to each new residence upon completion to set out the sustainable travel options available to residents and the specific local initiatives available to encourage sustainable travel. The kit will incorporate public transport leaflets, route maps and timetables (including direction to the 131500 travel information line and website and bus, train and fare information), pedestrian and cycle network maps including leisure maps, and information on sustainable community initiatives, such as Bicycle User Groups, Car Sharing Schemes, the Community Farm/ Garden and Sydney Connect scheme, and other local community projects to reduce travel or encourage uptake of sustainable modes.	Proponent, ongoing
	29	The Proponent will investigate opportunities to develop a household based personalised journey planning (PJP) approach to encourage sustainable travel	Proponent, ongoing
	30	The local community will be encouraged to set up a dedicated Bicycle User Group (BUG) for Edmondson Park, or join an existing BUG which is active in the local vicinity and which works to encourage bicycle use and promotes bicycle rides and initiatives.	Proponent, ongoing
	31	The Proponent will liaise with the Department of Education to encourage preparation of school travel plans for schools within Edmondson Park South to encourage access by walk (such as a "Walking School Bus"), and cycle to help develop a healthy, active culture and meet travel targets.	Proponent, ongoing.
	32	The Proponent will encourage the development of workplace travel plans for new businesses in the town centre, which may be implemented be through the provision of shared area-based initiatives and facilities wherever possible.	Proponent, ongoing.
	33	The Proponent will liaise with Liverpool and Campbelltown Councils to encourage consideration of the councils extending the provision of established car share schemes using an established provider (such as GoGet) to set up a car sharing network for the site.	Proponent, ongoing.
	34	The Proponent will work with Liverpool and Campbelltown City Councils to investigate the establishment of a local community garden and farm to help create social cohesion and a local community focal point as well as ensuring local produce is available for residents. Food Connect Sydney, part of the umbrella Food Connect organisation which originated in SE Queensland, is an organisation which operates to coordinate local food producers and buyers.	Proponent, ongoing
	35	Future detailed applications will accord with BASIX requirements.	To be demonstrated by the proponent at the time of any relevant detailed application.
	36	The Proponent will develop an Environmental Living Education Kit for distribution to future residents including information about how residents can adopt a sustainable lifestyle in their new community.	To be developed by the Proponent prior to occupation of the first dwelling.
	37	The proposed cycleway for Road 5 will be shown on the Concept / Stage 1 civil works plan.	To be demonstrated by the Proponent, post concept plan approval

Subject	#	Commitment	Responsibility / Timing
Engineering Infrastructure & Utility Services	38	Proposals in respect of the supply of water, sewerage, stormwater, gas, electricity and telephone services within the site, including the adoption of technologies to reduce the demand or need for servicing and the supply of sustainable services, are to be generally in accordance with the Infrastructure Delivery Strategy prepared by JWP included at Appendix N of the Concept Plan Environmental Assessment Report prepared by JBA dated September 2010.	To be demonstrated by the proponent at the time of any relevant detailed application.
	39	Landcom will continue to work with Sydney Water in relation to funding of necessary infrastructure to service the development	Proponent, ongoing
Ecology and riparian	40	The detailed design of each stage of the development will provide perimeter roads at the interface of the Regional Park to avoid private residential lots backing on to the Regional Park.	To be demonstrated by the proponent at the time of any relevant detailed application.
	41	Riparian corridors that perform a requisite hydrological function will be maintained in accordance with the Landscape Concept Plan.	To be demonstrated by the proponent at the time of any relevant detailed application.
	42	During construction activities within the development areas of the site, the potential to damage the environmental values of the Regional Park will be mitigated through: <ol style="list-style-type: none"> 8. Provision of fencing to manage contractors in and around the Regional Park; 9. Provision of signage that identifies the location of critically endangered ecological communities and liability for prosecution under State and Commonwealth legislation; 10. Inclusion of an environmental site induction; 11. Identification of environmental protection requirements in contracts; 12. Installation of sediment control devices (sediment fences, hay bales, ponds) during construction 13. Use of sterile cover crops in spray grass applications; 14. Regular weed management along the interface. 	To be demonstrated by the proponent at the time of any relevant detailed application and during construction activities.
Drainage and stormwater	43	Future relevant detailed applications will demonstrate consistency with the approved Concept Plan Water Cycle Management Strategy prepared by JWP and included at Appendix H of the Concept Plan Environmental Assessment prepared by JBA Urban Planning Consultants dated March 2010 including the provision of: <ul style="list-style-type: none"> - A regional detention basin within Maxwells Creek; - A regional detention basin within the Bunbury Curran Catchment; 	To be demonstrated by the proponent at the time of any relevant detailed application.

Subject	#	Commitment	Responsibility / Timing
		<ul style="list-style-type: none"> - Bio-retention raingardens located within public reserves and adjacent to the riparian corridors; and - Proprietary gross pollutant traps. 	
	44	<p>At the detailed design stages of the development, a Soil and Water Management Plan will be prepared to outline the methods through which stormwater runoff is controlled throughout the construction phase. The Soil and Water Management Plan is to:</p> <ul style="list-style-type: none"> - Propose arrangements for regular periodic and event based water quality monitoring and reporting throughout the construction period with particular emphasis on monitoring during larger rainfall events when sediment export is most likely; and - Propose arrangements for ensuring compliance with the Soil and Water Management Plan by constructing agents and contractors operating on site. 	To be demonstrated by the proponent at the time of any relevant detailed application.
Indigenous Heritage	45	Archaeological Sites MC3, MC4, MC5, MC6, DD1, DD5, DD6, ISF2, ISF4, EPCS3 identified in the Aboriginal Cultural Heritage Assessment Report prepared by Kelleher Nightingale Consulting Pty Ltd included at Appendix F of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants dated November 2010 will be identified in a construction environmental management plan, construction heritage sites map and project inductions to ensure they are not inadvertently damaged as a result of construction works. Archaeological sites bordering construction will be fenced off prior to the commencement of construction works to ensure that they are not inadvertently affected as a result of construction work. Fencing will be maintained throughout the duration of works.	Proponent, prior to any relevant works commencing.
	46	Archaeological Sites MC7, DD2, DD3, DD4 identified in the Aboriginal Cultural Heritage Assessment Report prepared by Kelleher Nightingale Consulting Pty Ltd included at Appendix F of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants dated November 2010 as of moderate to high Aboriginal heritage significance will be the subject of archaeological salvage excavation. Archaeological salvage excavation and surface collection will be carried out in accordance with the methodology specified in Appendix C of the Aboriginal Cultural Heritage Assessment Report. Opportunity will be provided for the local Aboriginal community to be involved in archaeological salvage activities.	Proponent, prior to any relevant works commencing.
	47	Archaeological Sites ISF1, EPCS9, EPCS11, EPCS10, SW2, SW5, SW6, ED1, SWRL1, SWRL2 identified in the Aboriginal Cultural Heritage Assessment Report prepared by Kelleher Nightingale Consulting Pty Ltd included at Appendix F of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants dated November 2010 will be the subject of archaeological salvage excavation through collection of surface artefacts within the impact area. Surface collection will only occur after project approval is obtained. Collection will be undertaken concurrently with the bulk earthworks program). Archaeological salvage excavation and surface collection will be carried out in accordance with the methodology specified in Appendix C of the Aboriginal Cultural Heritage Assessment Report. Opportunity will be provided for the local Aboriginal community to be involved in archaeological salvage activities.	Proponent, prior to any relevant works commencing.
	48	<p>The management and conservation of Aboriginal heritage in relation to salvage activities and construction activities (or fencing, investigative drilling, minor clearing, establishing site compounds, adjustment to services/utilities etc) will be undertaken as follows:</p> <p><i>Responsibility for compliance with Management Policy</i></p> <ol style="list-style-type: none"> 7. The Proponent will ensure all of its employees, contractors and subcontractors and agents are made aware of and comply with this management policy. 8. The Proponent will appoint a suitably qualified and experienced environmental manager who is responsible for overseeing the activities related to this management policy. 	Proponent, during relevant works.

Subject	#	Commitment	Responsibility / Timing
		<p>9. The Proponent will appoint a suitably qualified and experienced Archaeologist who is responsible for overseeing, for and on behalf of the Proponent, the salvage activities relating to the project.</p> <p><i>Operational constraints</i></p> <p>10. Where salvage activities have been nominated for impacted sites, no construction activities (or fencing, investigative drilling, minor clearing, establishing site compounds, adjustment to services/utilities etc) will occur on the lands to be salvaged until the relevant salvage activities at the nominated site have been completed. This restriction only relates to the specifically identified portion of an archaeological site to be salvaged and not the entire archaeological site (unless specified). Construction activities may proceed on the portion of a site not designated for salvage provided they do not impact or impede the salvage excavation and that the area to be salvaged is fenced in consultation with the Archaeologist prior to the commencement of those construction activities.</p> <p>11. Prior to the commencement of early works activity (e.g. fencing, minor clearing, establishing site compounds etc) a construction heritage site map identifying Aboriginal sites to be excavated will be prepared. The construction heritage site map should be prepared to the satisfaction of the Proponent.</p> <p>12. All employees, contractors, subcontractors and agents carrying out construction activities (e.g. fencing, minor clearing, establishing site compounds etc) will undertake a Project induction (including the distribution of a construction heritage site map) to ensure that they have an understanding and are aware of the Aboriginal heritage issues affecting the activity.</p>	
	49	If potential human remains are disturbed the Proponent must follow the procedures outlined in section 9.7 of the Aboriginal Cultural Heritage Assessment Report prepared by Kelleher Nightingale Consulting Pty Ltd included at Appendix F of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants dated November 2010.	Proponent, during relevant works.
	50	Any salvaged Aboriginal objects will be relocated as soon as practicable to a temporary storage location pending discussions with the Proponent and Aboriginal stakeholders in relation to a permanent storage location or reburial. In the event that Aboriginal stakeholders choose to undertake a care agreement for the salvaged Aboriginal objects the Proponent will assist in the permit application process. In the event that a suitable storage location or reburial area cannot be identified the Proponent will request in writing that DECCW identify a suitable storage location or reburial area. If reburial occurs, pursuant to s.91 of the <i>National Parks and Wildlife Act 1974</i> the location of each reburial area will be notified in writing to the DECCW as soon as practicable after reburial occurs.	Proponent, ongoing.
	51	<p>Where the Proponent reasonably suspects that an incident has occurred that contravenes the management policy referred to in Commitment 43 the Proponent will prepare a written report within 5 days detailing that incident. The report must describe</p> <ol style="list-style-type: none"> the nature of the incident the notification of the environmental manager, and specialist where required the nature and location of relevant Aboriginal sites with reference to and provision of maps and photographs where appropriate the impact of the incident on Aboriginal sites with the appropriate specialist input where required the measures which have been taken or will be taken to prevent a reoccurrence of the incident. 	Proponent, ongoing.
	52	If, as a result of alterations to the project design, an impact on Aboriginal heritage is considered to be greater than identified by the Concept Plan approval, further consultation with the Aboriginal community will be undertaken by the Proponent. This consultation will either entail a phone call and phone log of comments received or the provision of a report for comment (10 working days).	Proponent, ongoing.

Subject	#	Commitment	Responsibility / Timing
European Heritage	53	All of the heritage items contained within the Ingleburn Military Heritage Precinct will be retained and conserved. Appropriate adaptive reuse of the buildings will be investigated to ensure ongoing maintenance and Conservation.	Proponent, ongoing.
	54	Representative examples of the prefabricated cottages within the Ingleburn Village heritage site as identified in the Concept Plan will be retained and relocated to an open space part of the site. Subject to identification of an appropriate adaptive re-use(s) of these structures, consideration will be given to their placement being organised so that their original relationships to each other can be interpreted, and to their possible placement for adaptive reuse associated with the Mont St Quentin Oval. The process of relocation will be undertaken in association with specialist engineers and conservation practitioners to ensure appropriate methods are used. The future use of the buildings will not involve residential use due to the compromises that would need to be made to the buildings to bring them up to acceptable contemporary standards.	Proponent, ongoing.
	55	Archival recording will be undertaken for all heritage buildings and structures that are to be demolished or relocated.	To be demonstrated by the proponent prior to any relevant demolition or relocation works commencing.
	56	A history of the site (which includes oral history), will be commissioned to address the great social and historic significance of the site. The history project will include a component which addresses the use of standard buildings on site, including collection and consideration of historic plans, site plans and construction drawings for the standard building types.	To be demonstrated by the proponent prior to commencement of any relevant demolition or relocation works in proximity to the Ingleburn Military Heritage Precinct.
	57	A detailed Heritage Interpretation Strategy and specific site works proposed throughout the precinct to implement interpretation of the Ingleburn Army Camp, will be prepared and submitted for comment by the Heritage branch before commencement of construction in proximity to the Ingleburn Military Heritage Precinct. The Heritage Interpretation Strategy will address the relocation and sensitive adaptive reuse of the selected prefabricated cottages that are to be retained and relocated within the open space areas of the site in accordance with the Concept Plan. The retention of the name 'Bambi Kindergarten' will form part of the interpretation strategy for the site and its use will be encouraged for a pre-school facility within the site.	To be demonstrated by the proponent prior to commencement of any relevant demolition or relocation works in proximity to the Ingleburn Military Heritage Precinct.
	58	Trees along Campbelltown Road identified in the Heritage Impact Assessment prepared by Tanner Architects included at Appendix J of the Concept Plan Environmental Assessment Report prepared by JBA Urban Planning Consultants Pty Ltd dated September 2010 as of 'High Significance' will be retained within the future development where possible. New trees will be planted in this general location after road widening has been undertaken to assist regaining the sense of Campbelltown Road as a tree-lined drive and as a defining element for the former Defence use of the site.	To be demonstrated by the proponent at the time of any relevant detailed application.
	59	Memorials in the Ingleburn Military heritage Precinct will be retained. The Korean War Memorial will be relocated to the Heritage Precinct.	To be demonstrated by the proponent at the time of any relevant detailed application.
60	Should any European historical archaeology be discovered during any site excavation works, the required steps under the relics provisions of the NSW Heritage Act and contacts will be followed. Should any European relics be exposed during the Project construction process, work will halt at that location. The nominated excavation director will be called in to assess and determine the appropriate management strategy for the relics. Care will be taken in the establishment and post work rehabilitation of stockpile areas to avoid disturbing potential relics. Archaeological supervision will be established at the time that work on the site commences.	Proponent, ongoing.	

Subject	#	Commitment	Responsibility / Timing
	61	The detailed design of any buildings associated with recreational use at the Mont St Quentin Oval will acknowledge the design of former military buildings in this part of the site.	To be demonstrated by the proponent at the time of any relevant detailed application.
Geotechnical / Soils	62	A Soil and Water Management Plan will be prepared for each relevant stage of the development to document proposed management strategies including salinity, soil erosion and surface water management during and post construction.	To be demonstrated by the proponent at the time of any relevant detailed application.
	63	Future detailed applications will include a commitment that if, during construction activities, any Potential Acid Sulphate Soils or Acid Sulphate Soils are disturbed on site, an Acid Sulphate Soil Management Plan will be prepared and certified as appropriate by a suitably qualified person.	To be demonstrated by the proponent at the time of any relevant detailed application.
	64	Future detailed applications will include details of any proposed cut and fill and appropriate assessment of ground conditions in these areas. Future earthworks will be carried out in accordance with AS 3789 and relevant engineering standards.	To be demonstrated by the proponent at the time of any relevant detailed application.
Bushfire	65	Bushfire Asset Protection Zones at known areas of bushland / development interface are to be in accordance with the bushfire protection measures required by the Acceptable Solutions of Planning for Bushfire Protection 2006 as generally illustrated in the Bushfire Assessment prepared by McKinley Morgan included at Appendix I of the Concept Plan Environmental Assessment Report prepared by JBA Urban Planning Consultants dated September 2010. The final placement of Asset Protection Zones will be as required in relation to the nature of the specific land use at each interface segment.	To be demonstrated by the proponent at the time of any relevant detailed application.
	66	The detailed design of subdivision and development will provide for a perimeter road system adjacent to open space and the proposed Regional Park to provide separation to the bushfire hazard of 24 – 29 metres as identified in Figure 5 and Table 1 of the Bushfire Assessment prepared by McKinley Morgan included at Appendix I of the Concept Plan Environmental Assessment Report prepared by JBA Urban Planning Consultants dated September 2010.	To be demonstrated by the proponent at the time of any relevant detailed application.
	67	Landscaping within the perimeter road APZ system will consider type and application of mulches, plant formation in the context of the separation of tree canopies and the ability to act as a conduit for fire to traverse from any adjoining bushfire hazard. The proponent will prepare management plans for landscaping within the perimeter road system prior to handover to the relevant council.	To be demonstrated by the proponent at the time of any relevant detailed application.
	68	During the detailed design stages, access to the Regional Park from the perimeter road network will be considered with respect to bushfire suppression and mitigation strategies and water hydrants will be provided adjacent to these access points.	To be demonstrated by the proponent at the time of any relevant detailed application.
	69	Access to the north western portion of the Edmondson Park South site will be provided via an extension of Zouch Road to ensure the objectives of Planning for Bushfire Protection 2006 are met.	To be demonstrated by the proponent at the time of any relevant detailed application.

Subject	#	Commitment	Responsibility / Timing
Social and Community Initiatives	70	The Proponent will deliver 5% of total housing for Moderate Income Housing. Moderate Income Housing is housing that is affordable to households on moderate incomes being between 80% - 120% of the median gross household income in the Greater Sydney Region.	Proponent, ongoing.
	71	The Proponent will target delivery of 5% of total housing for Seniors Housing. This includes all forms of seniors housing defined under State Environmental Planning Policy (Housing for Seniors and People with a Disability) including residential care facility, hostel and self-contained dwellings.	Proponent, ongoing.
	72	The Proponent will develop a Welcome Program for the Edmondson Park South Project. The Welcome Program will be tailored to the incoming community and will include distribution of 'welcome packs' delivered by 'welcome workers' providing new residents with information on their new neighbourhood, and key information for services and facilities including bus and train timetables will identify specific community development programs, community events, newsletters and the like. Community development initiatives to be included in the Welcome Program may include community intranet, funding for community initiatives, community development committees, neighbourhood associations, playgroups, newsletters, community development programs, and community events.	To be developed by the Proponent prior to occupation of the first dwelling.
	73	An on-going program of information to and consultation with the surrounding community is to be implemented as planning for the site continues. This will include regular updates (for example via a project website) or press articles to keep people informed of progress, and further consultation with key stakeholders around the detailed design of the development.	Proponent, ongoing.
	74	The Proponent will retain and enhance parts of the Memorial Forest located within the RE1 Public Recreation zone along the South Western Freeway edge of the site. This includes the provision of appropriate interpretative signage and / or a memorial plaque within this part of the Memorial Forest area.	To be demonstrated by the proponent during the relevant works.
	75	Landcom is committed to working with Campbelltown Council to address future design, construction and management of future uses within the proposed E4 Environmental Living zone that adjoins the South-Western Freeway (refer to Statement of Commitment No. 16).	Proponent, ongoing
Demolition works	76	An Environmental Management Plan (EMP) will be prepared by a suitably qualified person. The EMP will detail surface water and ground water management; air quality management; noise and vibration management; waste management and demolition traffic management. The site traffic control recommendations for each worksite gate entry or exit point (including all appropriate signage) will be determined by means of a "Traffic Control Plan" to be prepared by an RTA accredited contractor. Each site entry and/or exit gate number and the name or other description of its proposed activity should be clearly signposted for the benefit of all approaching site traffic, in particular emergency services vehicles.	Proponent, prior to commencement of demolition works.
	77	A Demolition Work Method Statement will be prepared by a suitably qualified person who is registered with the Work Cover Authority. The Statement will comply with AS2601-1991 Demolition of Structures, the Occupational Health and Safety Act 2000 and Regulation, the Waste Management Act 1995, and all other relevant acts and regulations.	Proponent, prior to commencement of demolition works.
	78	A Tree Management Plan will be prepared by a suitably qualified person with the relevant tree protection measures to minimise any potential impacts on the trees to be retained.	Proponent, prior to commencement of demolition works.

Subject	#	Commitment	Responsibility / Timing
	79	Prior to any proposed demolition works, a Hazardous Materials assessment is to be undertaken for any building proposed to be removed. This will allow the creation of a register of hazardous materials, which will directly influence the method of demolition.	Proponent, prior to commencement of demolition works
Remediation works	80	Remediation works on land as identified in the Remediation Action Plan will be carried out in accordance with the Remediation Action Plan (RAP), Environmental Management Plan and Contamination Management Plan prepared by Golder Associates included at Appendix G of the Concept Plan Environmental Assessment Report prepared by JBA Urban Planning Consultants dated September 2010.	Proponent, subject to conditions of Concept Plan approval
	81	Prior to the commencement of any earthworks, an Unexpected Finds Protocol relating to the potential existence of isolated occurrences of contamination is to be developed in accordance with the requirements of any relevant Remediation Action Plan (RAP).	To be demonstrated by the proponent at the time of any relevant detailed application
	82	Prior to the decommissioning of the Sewer Treatment Plant (STP), detailed site investigations will be undertaken by a suitably qualified person to identify any remedial works. This investigation will inform the preparation of a Remediation Action Plan (RAP), if required. Decommissioning works will be carried out in accordance with the relevant RAP and Site Audit Statement is issued by a NSW DECCW accredited Contaminated Land Site Auditor.	To be demonstrated by the proponent prior to decommissioning works and before transfer of the land to DECCW.
Acoustic	83	The detailed design of future development will address the recommendations contained within the Noise and Vibration Impact Assessment, prepared by Wilkinson Murray included at Appendix U of the Concept Plan Environmental Assessment Report prepared by JBA Urban Planning Consultants Pty Ltd dated September 2010 and Supplementary Noise and Vibration Impact Assessment, prepared by Wilkinson Murray included at Appendix I of the Concept Plan Preferred Project Report prepared by JBA Urban Planning Consultants Pty Ltd dated November 2010	To be demonstrated by the proponent at the time of any relevant detailed application
	84	Future applications, as relevant, will be accompanied by an noise assessment report demonstrating compliance with the noise criteria set out in the 'Development near Rail Corridors and Busy Road - Interim Guideline', DoP (December, 2008).	To be demonstrated by the proponent at the time of any relevant detailed application
Transport Construction Authority	85	Landcom will work with TCA to facilitate the integration of the SWRL project with the proposed development and will consult with TCA regarding the provision of utilities, regrading of land near the station and land uses adjacent to the corridor.	Proponent, ongoing
	86	Landcom will continue to work with TCA to discussion options to connect the proposed Edmondson Park Station to the sewer system.	Proponent, ongoing
	87	Landcom will work with TCA to facilitate the provision of a rail traction substation on the north side of the town centre within the SWRL corridor.	Proponent, ongoing
	88	Landcom will consult with TCA on the proposed pedestrian crossing west of Edmondson Park Station.	Proponent, ongoing