

Outline of proposed Planning Agreement

Edmondson Park South



Parties

Landcom

Campbelltown City Council



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Introduction

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

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

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

Landcom intends to meet its obligations with respect to local development contributions (s94 or s94a) via a combination of carrying out of works in kind, dedication of land and provision of material public benefits.

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

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

- Dedicate land required for a public purpose on a stage by stage basis to 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.
- Carry out works in kind 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.
- Identify the level of embellishment / works for each work at the relevant detailed design stage to Council for agreement.
- Be responsible for works in kind, including design, construction, certification, authority approvals, construction and initial maintenance of each of the items.
- Maintain any open space and drainage works that are to be dedicated to the relevant Council for a period of 12 months from the date of practical completion of the works, unless otherwise agreed by Landcom and Council.
- Maintain any buildings that are to be dedicated to a public authority for a period of 3 months from the date of practical completion of the works, unless otherwise mutually agreed by the parties.

Purpose of this document

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

Benefits of the VPA

Given that the Edmondson Park South site is the only landholding within the Campbelltown City Council portion of the Edmondson Park Precinct, and that the whole of the landholding is to be the subject of a single comprehensive statutory approval (i.e. the Part 3A Concept Plan), delivery of local contributions under a VPA offers the following community benefits:

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

Description of the land to which this VPA will apply

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

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

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

Proposed change to the Environmental Planning Instrument

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

Under Liverpool LEP 2008 and Campbelltown LEP 2002, the site is the subject of partially gazetted and partially 'delayed' land use zonings. Across the whole of the site, there are 15 different zones that currently apply. The proposed listing of the Edmondson Park South Project site as a State Significant Site within Schedule 3 of the Major Development SEPP will establish a new planning regime for the land. The Schedule 3 amendment will supersede the current local environmental planning instruments applying to the land.

Overview of the proposed VPA

Objectives

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

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

The proposed Planning Agreement contributes to achieving these outcomes by:

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

Contribution items

The Planning Agreement will provide the following contribution works and items of material public benefit:

- ***Parks and open space***
Landcom will undertake embellishment works (including recreation facilities) and dedicate parks and open space within the proposed RE1 zoned areas as described in Schedule A and identified on the plan at Annexure B.
- ***Roads and traffic facilities***
Landcom will undertake works to existing local roads and creation of new roads and traffic facilities as described in Schedule A and identified on the plan at Annexure C.
- ***Drainage and riparian works***
Landcom will undertake drainage works, including water cycle management works and riparian planting, within the proposed RE1 zoned areas as described in Schedule A and identified on the plan at Annexure C.
- ***Cycleways and bus shelters***
Landcom will provide cycleways (on and off road) and bus shelters as described in Schedule A6.

The works and services outlined in the Schedules are consistent with and based on the Concept Plan and State Significant Site Environmental Assessment Report.

Standard of construction of works

Landcom will construct and complete each Item of Work:

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

Maintenance of works

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

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

Timing for provision

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

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

Schedule A – Contribution Items

Item	Commitment
1. Land	Dedicate all RE1 zoned lands as identified on the plan at Attachment B. Dedicate all public roads as identified on the Concept Plan.
2. Parks and Open Space	Works
A. Mont St Quentin Oval	1. AFL Field 2. Synthetic Cricket Pitch 3. Flood Lighting to 100 lux 4. Male and Female toilets 5. Home and Away Change rooms 6. Canteen 7. Storage 8. Referees Change room 9. First Aid room 10. Viewing platforms 11. BBQ area 12. Children’s Playground 13. Picket fencing around field 14. Perimeter vehicle exclusion Fencing / barrier 15. Sealed Car park 16. Irrigation system (plus sub soil) and water tanks 17. Seating and BBQ facilities 18. Interpretive plaques and sculptures 19. Tree plantings and landscaping 20. Bins 21. Water refill stations 22. General lighting 23. bollard lighting (Similar standard to Marsden Park -Park Central)
B. Local Park (Stage 1)	1. Large Adventure Playground 2. Fitness Circuit 3. Seating and BBQ facilities 4. Interpretive plaques and sculptures 5. tree plantings and landscaping 6. bins 7. water refill stations 8. general lighting 9. bollard lighting (Similar standard to Marsden Park -Park Central)
C. Maxwells Creek South Oval	1. 2 x Rugby League / Football pitches (International size) 2. Synthetic Cricket pitch 3. Flood Lighting to 100 lux 4. Male and Female toilets 5. Home and Away Change rooms 6. Canteen 7. Storage 8. Referees Change room 9. First Aid room 10. Viewing platforms 11. BBQ area 12. Children’s Playground 13. Perimeter vehicle exclusion Fencing / barrier 14. Sealed Car park 15. Irrigation system (plus sub soil) and water tanks 16. Seating and BBQ facilities 17. Interpretive plaques and sculptures 18. Tree plantings and landscaping 19. Bins 20. Water refill stations 21. General lighting 22. bollard lighting (Similar standard to Marsden Park -Park Central)
D. Local Park adjacent Ingleburn North Primary School	1. Small children’s Playground 2. Interpretive plaques and sculptures 3. Tree plantings, turf and landscaping 4. Bins 5. Drainage 6. general lighting (Similar standard to park at cnr Demetrius Street and Anthony Drive, Rosemeadow)
E. Southern Riparian Corridor	1. Tree planting 2. Landscaping 3. Bollard lighting 4. 2.5m wide cycleway (off road) 5. Briffen wire rope fencing
F. Northern Riparian Corridor	1. Tree planting 2. Landscaping 3. Bollard lighting 4. 2.5m wide cycleway (off road) 5. Briffen wire rope fencing
G. Environmental Living Water Quality Facility	Embellishment as per Concept Plan
H. Maxwell Creek South Water Quality Facility	Embellishment as per Concept Plan

Item	Commitment
3. Roads and Traffic Facilities	Works
A. New MacDonald Road	Construction in accordance with Concept Plan
B. All intersection treatments (excluding Campbelltown & MacDonald Road)	Construction in accordance with Concept Plan
C. All Local Area Traffic Management (LATM) works	Construction in accordance with Concept Plan
D. All roads fronting open space	Construction in accordance with Concept Plan
E. Zouch Road (where it fronts proposed Residential Lots)	Construction of road (two lane asphalt) to existing turning facility, reconstruction of turning facility, driveway emergency access from turning facility to the southern edge of the Basin reserve in E4 zone.
F. Connecting road to Ingleburn Gardens	Construction of a 2 lane road with 11m carriageway to the southern-boundary of Ingleburn Gardens.
4. Drainage and riparian works	Works
A. Drainage outlet connection to Council system in MacDonald Road	Construction in accordance with Concept Plan
B. Construct Basin rain garden and other WSUD works in Environmental Living Area (adjacent M5)	Construction in accordance with Concept Plan
C. Construct Basin rain garden and other WSUD works in Maxwell Creek South	Construction in accordance with Concept Plan
5. Cycleways and bus shelters	Works
A. On and off road cycleways with Edmondson Park South development	Construction in accordance with Concept Plan
B. Cycleway through to Ingleburn Gardens	Construction in accordance with Concept Plan. Cost sharing arrangement TBC with Council
C. Bus shelters	Provision of Bus Shelters in accordance with Council's DCP

Schedule B – Timing of Proposed Works in Development Areas

Works item	Development Area	Development Area	Development Area	Development Area
	Central	East	South	South-East
Mont St Quentin Oval Schedule A, Item of Work 2A	✓		✓	
Local Park (Stage 1) Schedule A, Item of Work 2B			✓	
Maxwells Creek South Oval Schedule A, Item of Work 2C		✓		
Local Park adjacent Ingleburn North Primary School Schedule A, Item of Work 2D	✓			
Southern Riparian Corridor Schedule A, Item of Work 2E				✓
Northern Riparian Corridor Schedule A, Item of Work 2F	✓			
Environmental Living Water Quality Facility Schedule A, Item of Work 2G			✓	
Maxwell Creek South Water Quality Facility Schedule A, Item of Work 2H			✓	
New MacDonald Road Schedule A, Item of Work 3A		✓		✓
Intersection treatments Schedule A, Item of Work 3B	✓	✓	✓	✓
Local Area Traffic Management (LATM) works Schedule A, Item of Work 3C	✓	✓	✓	✓
Roads fronting open space Schedule A, Item of Work 3D	✓	✓	✓	✓
Zouch Road Schedule A, Item of Work 3E			✓	
Connecting road to Ingleburn Gardens Schedule A, Item of Work 3F		✓		

Works item	Development Area	Development Area	Development Area	Development Area
	Central	East	South	South-East
Drainage outlet connection - MacDonal Road Schedule A, Item of Work 4A			✓	
Basin rain garden Environmental Living Area Schedule A, Item of Work 4B			✓	
Basin rain garden Maxwell Creek South Schedule A, Item of Work 4C			✓	
On and off road cycleways Schedule A, Item of Work 5A	✓	✓	✓	✓
Cycleway through to Ingleburn Gardens Schedule A, Item of Work 5B		✓		
Bus shelters Schedule A, Item of Work 5C	✓	✓	✓	✓

Annexure A – Land to which this VPA will apply

ANNEXURE A



KEY

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

Dwg Name: Concept Plan

Date: 27 Aug 2010



Land to which this VPA will apply



Annexure B – Location map for parks and open space

ANNEXURE B

Campelltown Local Government Area Schedule of Open Space Facilities

- A** Mont St Quentin Oval
 - AFL field
 - Synthetic cricket pitch
 - Amenities building and change rooms
 - Canteen
 - Children's playground (2-5 year-olds)
 - Sealed car park (20 cars)
 - Picket fence
 - Informal recreation
 - Perimeter fencing / bollards
- B** Local Park Stage 1
 - Large adventure playground
 - Fitness circuit
 - Picnic and barbecue facilities
 - Interpretive plaques and sculptures
 - Tree planting and landscaping
 - Bins and water refill
 - General and bollard lighting
- C** Local Park Adjacent School
 - Children's playground (2-5 year-olds)
 - Perimeter fencing / barriers
 - Tree planting and landscaping
- D** Northern Riparian Corridor
 - Perimeter fencing / barriers
- E** Maxwell Creek South Oval
 - 2 x International rugby league fields
 - Synthetic cricket pitch
 - Floodlighting to 100 lux
 - Male and female toilets
 - Amenities building and change rooms
 - Canteen
 - Boardwalks / viewing platforms
 - Picnic and barbecue facilities
 - Children's playground (2-5 year-olds)
 - Sealed car park (20 cars)
 - Perimeter fencing / barriers
- F** Maxwell Creek South Water Quality Facility
 - Detention basin and bioretention systems
 - General and bollard lighting
 - Picnic and barbecue facilities
 - Tree planting and landscaping
 - Perimeter fencing / barriers
- G** Southern Riparian Corridor
 - Tree planting and landscaping
 - Bollard lighting
 - 3m recreational path
 - Perimeter fencing / barriers
- H** Local Park
 - Bioretention systems
 - Tree planting and landscaping
 - Bollard lighting
 - 3m recreational path
 - Perimeter fencing / barriers

Legend

- | | |
|---------------------------|--|
| Existing | Ornamental ponds |
| Conservation areas | Amenities building |
| Canopy vegetation | Playgrounds |
| Creek lines | Car parks |
| Proposed | Shared user paths / footpaths |
| Public open space | Boardwalks |
| Large / small street tree | Footpaths / trails / bridges in conservation areas |
| Open space trees | Primary cycleway connections |
| Riparian vegetation | |



Scale
1 : 10 000 @ A3

Annexure C – Location map for roads & drainage works

ANNEXURE C

Roads and Traffic Facilities

- * 4A New MacDonald Road
- * 4E Zouch Road (where it fronts proposed Residential Lots)
- * 4F Connecting road to Ingleburn Gardens

Drainage and riparian works

- * 5A Drainage outlet connection to Council system in MacDonald Road
- * 5B Construct Basin rain garden and other WSUD works in Environmental Living Area (adjacent M5)
- * 5C Construct Basin rain garden and other WSUD works in Maxwell Creek South

KEY

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

Dwg Name: Concept Plan

Date: 27 Aug 2010

