

18 August 2011

Concept Plan & Project Application Edmondson Park

1.0 The Proposal

The proposal seeks concept plan approval for development on approximately 413 hectares comprising:

- residential development of 3,530 dwellings
- development of Edmondson Park town centre including 35,000 – 45,000 m² of commercial, retail and associated land uses
- protection of approximately 150ha of conservation lands within regional parklands
- remediation of contamination
- associated infrastructure
- a temporary sales and information centre and temporary signage and
- demolition.

The Proposal also seeks **project approval** for stage one of the concept plan consisting of:

- subdivision to create 206 residential lots
- 15 environmental living lots
- 8 super lots for future subdivision
- 3 lots for dedication to Council and public open space,
- associated infrastructure, and
- earthworks including cut and fill.

2.0 Delegation to the Commission

On 17 July 2011 the Minister for Planning and Infrastructure, the Hon Brad Hazzard MP, delegated his power to determine the Project Application and the Concept Plan to the Planning Assessment Commission. This Delegation replicates the Minister's general delegation of 28 May 2011 to the Commission.

The Commission members nominated to determine the application were Emeritus Professor Kevin Sproats (Chair) and Mr John Court.

3.0 The Assessment Report

The Director General's report identified the following key issues:

- Urban design, development controls and land use
- biodiversity
- establishment of the Regional Park
- traffic and transport
- social infrastructure/contributions
- heritage
- flooding
- surface water, groundwater quality and riparian corridors
- bushfire
- noise
- subdivision

- geotechnical and contamination
- site preparation works
- construction impacts
- sales and information centre and signage, and
- utilities

4.0 Submissions to the Department of Planning

A total of 14 submissions from the public and 14 from government agencies were received by the Department during the public exhibition period. The main issues raised in public submissions related to:

- Location of substation and underground power lines
- extension of sewer mains
- removal of Bambi Kindergarten
- access
- widening of Campbelltown Road
- traffic generation
- requests to have land rezoned, and
- location of water quality infrastructure.

The Department considered that the issues raised in submissions can be addressed through appropriate conditions of consent and is satisfied that potential impacts have been adequately addressed by the proponent via the Environmental Assessment, Response to Submissions, Statement of Commitments and the Department's recommended conditions of approval.

5.0 Meeting with the Department of Planning and Infrastructure

The Commission met with senior Departmental staff on 16 August 2011 for a briefing. The discussion focused on the following issues:

- background of the proposal
- biodiversity conservation agreement
- flooding
- traffic, and
- contamination

6.0 Commission's Comment

The Commission has examined the documents and plans provided by the Department including the Director General's assessment report, public and agencies' submissions to the Department and the Commission and the preferred project report and has focussed on the following key issues:

Flooding

To ensure compliance with the flood management measures proposed, the Department included a condition requiring that any future applications demonstrate compliance with the flood management measures outlined in the concept plan application and Council requirements.

To ensure greater accuracy in flood management the Commission amended Condition 1.20 of the Concept Plan to include a requirement that flood modelling is updated to include experience with recent significant rainfall events.

Biodiversity

On 1 July 2011 the Federal Minister for Sustainability, Environment, Water, Population and Communities agreed to vary the Conservation Agreement signed in 2009 by way of letter, this letter is yet to be signed by the NSW Minister for Planning and NSW Minister for the Environment in order for it to become operational.

The Commission understands that it is able to determine the applications without the amendment of the Conservation Agreement.

Traffic and Access

The RTA raised concerns regarding the reduced width of the road in the vicinity of the heritage items and advised that it was in the process of scoping an EA for the subject upgrade and that an appropriate corridor width in this location should be determined through this process. The Department supported this approach and recommended that the written endorsement of the RTA be obtained for any relocation of heritage items.

The Commission considers that this approach is acceptable and would allow for the appropriate road width to be determined with appropriate consideration of heritage items.

Contamination

The concept Plan includes remediation works on land currently within Landcom's ownership and seeks approval for the carrying out of these works. The Proponent has also requested approval to carry out remediation works associated with any unexpected discovery of contaminated materials or explosive ordinance. The Department has recommended that where the clearing is on land not certified for clearing or is proposed to offset the impacts of clearing, the Department must review and approve the remediation works prior to its commencement.

The Commission is satisfied that the impacts of potential contamination have been addressed through the Proponent's SoC and the Department's recommended conditions of approval.

7.0 Commission's Determination

The Commission noted that the amendment to the Major Projects SEPP has been gazetted, listing the site as State Significant and rezoning it to make the proposed developments permissible. The Commission is satisfied that the Department has appropriately considered all relevant aspects of the proposal in their assessment and has determined that the concept plan and project applications should be approved, subject to the recommended conditions by the Department as modified.



John Court
PAC member



Kevin Sproats
PAC Member

