

# Request to modify a major project



NSW GOVERNMENT  
Department of Planning

Date duly made: 13/01/2012

Modification No. \_\_\_\_\_

## 1. Before you lodge

This form is required under section 75W of the *Environmental Planning and Assessment Act 1979* (the Act) in order to request the Minister to modify the Minister's approval to carry out a project or concept plan to which Part 3A of the Act applies.

Before making this request, it is recommended that you first consult with the Department of Planning (the Department) concerning your modification. The Director-General may issue environmental assessment requirements that must be complied with before your request will be considered by the Minister. If the changes proposed by the modification will result in a project that is consistent with the existing approval, the Minister's approval for a modification is not required.

### Disclosure Statement

Persons making a request to modify a project or concept plan are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years.

Note: For more details about political donations disclosure requirements, including a disclosure form, go to [www.planning.nsw.gov.au/donations](http://www.planning.nsw.gov.au/donations).

### Lodgement

All modification requests must be lodged with the Director-General of the Department of Planning, by courier or mail. An electronic copy should also be e-mailed to the assessment contact officer assigned to the project.

NSW Department of Planning  
Ground floor, 23-33 Bridge Street, SYDNEY NSW 2000  
GPO Box 39 SYDNEY NSW 2001  
Phone 1300 305 695

## 2. Details of the proponent

Company/organisation/agency		ABN	
<u>LANDCOM</u>		<u>79 268 260 688</u>	
<input type="checkbox"/> Mr <input checked="" type="checkbox"/> Ms <input type="checkbox"/> Mrs <input type="checkbox"/> Dr <input type="checkbox"/> Other			
First name		Family name	
<u>DONNA</u>		<u>SAVAGE</u>	
Position			
<u>ACTING GENERAL MANAGER DEVELOPMENT</u>			
STREET ADDRESS			
Unit/street no.	Street name		
<u>330</u>	<u>CHURCH ST</u>		
Suburb or town	State	Postcode	
<u>PARRAMATTA</u>	<u>NSW</u>	<u>2150</u>	
POSTAL ADDRESS (or mark 'as above')			
<u>PO BOX 237</u>			
Suburb or town	State	Postcode	
<u>PARRAMATTA</u>	<u>NSW</u>	<u>2124</u>	
Daytime telephone	Fax	Mobile	
<u>9844 8000</u>		<u>0448 104 377</u>	
Email			
<u>dsavage@landcom.nsw.gov.au</u>			

### 3. Identify the land

STREET ADDRESS (where relevant)

Unit/street no.

Street or property name

Suburb, town or locality

Postcode

Local government area(s)

State Electorate(s)

REAL PROPERTY DESCRIPTION

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands.

Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the proposed modification applies to more than one piece of land, please use a comma to distinguish between each real property description.

OR: detailed description of land attached:

MAP: A map of the site and locality should also be submitted with this request.

### 4. Details of the original major project or concept plan

Briefly describe what the original approval allows

#### Vegetation management and rehabilitation

- 1.2 A rehabilitation plan is required to be prepared, and approved by Office of Environment and Heritage, **prior to commencement of works** under the remediation action plan, and is to demonstrate how areas to be cleared for remediation purposes can be revegetated and rehabilitated to an appropriate standard.

What was the original project application no.?

What was the date of the approval?

What was the original application fee?

Note: Clause 245K of the *Environmental Planning and Assessment Regulation 2000* provides information on calculating the maximum fee for a request for modification.

### 5. Describe the modification you propose to make to the approval

Describe the proposed modification

Your modification request may need to be accompanied by an Environmental Assessment, including plans. An electronic and hard copy of this document will be required.

ESTIMATED CAPITAL INVESTMENT VALUE

Please indicate the estimated capital investment value (CIV) of the modification to the project approval or concept plan (excluding GST).

**FULL TIME EQUIVALENT JOBS**

Please indicate the number of jobs created by the proposed modification. This should be expressed as a proportion of full time equivalent (FTE) jobs over a full year. **NO CHANGE**

Construction jobs (FTE)

Operational jobs (FTE)

**6. Landowner's consent (where required)**

As the owner(s) of the above property, I/we consent to this request being made by the proponent:

Land

Signature

Name

Date

Land

Signature  
Signed by me **Donna Savage** as delegate of Landcom and I hereby certify that I have no notice of revocation of such delegation.

Name

Date

Note: Under Clause 8F of the *Environmental Planning and Assessment Regulation 2000* (the Regulation), certain applications for approval under Part 3A of the Act do not require consent of the landowner, however, the proponent is required to give notice of the application (e.g. linear infrastructure, mining & petroleum projects, and critical infrastructure).

**7. Political donation disclosure statement**

Persons making a request to modify a project or concept plan are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years.

Have you attached a disclosure statement to this request?

- Yes
- No

Note: For more details about political donations disclosure requirements, including a disclosure form, go to [www.planning.nsw.gov.au/donations](http://www.planning.nsw.gov.au/donations).

**8. Proponent's signature**

As the proponent(s) of the project and in signing below, I/we hereby:

- provide a description of the modification to the project approval or concept plan and address all matters required by the Director-General pursuant to Section 75W of the Act, and
- declare that all information contained within this form is accurate at the time of signing.

Signature

Name

Date

In what capacity are you signing if you are not the proponent

Name, if you are not the proponent



27 August 2010

Mr Michael File  
Director, Strategic Assessment  
Major Projects  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Dear Mr File


**Re: Landcom Concept Plan Application MP-0118  
and Project Application MP-0119**

Landcom, in making the above applications, confirms it has Nil political donations to disclose under the *Local Government & Planning Legislation Amendment (Political Donations) Act 2008*.

Yours sincerely

  
Donna Savage  
Development Director

*This disclosure statement  
still applies as at  
13/1/2012.*







## Remediation works at Edmondson Park - condition of consent requiring rehabilitation plan

Donna Savage to: anna.johnston  
Cc: Jessica Touma, David Schofield

12/01/2012 03:06 PM

Anna,

I seek your urgent comment in relation to Condition 1.2 of the Edmondson Park Project Approval (MP10\_0118)

### Vegetation Management and rehabilitation

1.2 A rehabilitation plan is required to be prepared, and approved by the Office of Environment and Heritage (*ie NPWS*) prior to commencement of works under the remediation action plan, and is to demonstrate how areas to be cleared for remediation purposes can be revegetated and rehabilitated to an appropriate standard.

### Brief background

The remediation of the site is required to deal with ex military use (remediation of mostly lead - remnants of bullets and asbestos(remains of old buildings)

The site is divided into two parts, split by a rail corridor. To the north we have approval to clear vegetation as this land is to be developed for residential purposes. To the south of the rail corridor is the future Edmondson Regional Park. The remediation method within the future Regional Park does not involve vegetation clearance except for the 'cap and cover' pit and the area where asbestos is being removed. Thus the rehabilitation plan specifically needs to deal with the re vegetation of both these areas. For the remainder of the Regional Park the remediation method is a pick and clean, ie a physical walkover of the site and hand pick up of materials.

We are ready to start the remediation works. A contractor, environmental consultant, superintendent and the site auditor have been appointed and we wish to commence site establishment next week. Please note that the remediation programme provides for a 2 week set up phase from the 16th January before physical works commence so strictly speaking we need to have a rehabilitation plan ok'd by NPWS by the end of January. We have a good working relationship with NPWS. Both NPWS and Elizabeth Kinkade of DoP (who negotiated the Edmondson Park Conservation Agreement) are keen for Landcom to complete the remediation works. The works have to be finished by 31 August 2012 in time for the Conservation Agreement's requirement that the land be handed over to NPWS. The remediation programme is tight. I have been in touch with one major Ecological Consultancy and they advise that it will take 2-3 weeks to prepare the rehabilitation plan, I'm not sure how quickly NPWS can provide their approval, I assume it will take a week or so.

We sought comments from NPWS in late Oct 2011 so that we could prepare the rehabilitation plan. NPWS provided the attached preliminary comments in early Jan. We needed their comments to draft a rehabilitation plan. The red text is my suggested changes which have been forwarded to NPWS.


The tendered remediation programme is attached. As can be seen, the revegetation component of the remediation works takes place at the end of the contract period - ie July 2012. Given this timing for the revegetation works, the fact that the extent of the works are quite minor (restricted to the cap and cover area and the area where asbestos is being removed) and Landcom's good working relationship with NPWS, Landcom is seeking confirmation either that it can commence the remediation works prior to formal approval of the vegetation rehabilitation plan OR if this is not appropriate that condition 1.2 can be urgently amended to require that the rehabilitation plan be approved prior to the revegetation component of the remediation works being undertaken.



comment to Donna on planned rem...doc programme of works.pdf

Regards

Donna Savage  
Acting General Manager Development  
9841 8680

RE: Remediation Works at Edmondson Park   
Donna Savage to: Ayallew Dessalegn  
Cc: Jessica Touma, David Schofield

05/01/2012 02:20 PM

Des,

Thank you for this it is helpful. I have made a minor edit to your draft to clarify that the rehabilitation works relate to the remediation works.

We'll refer these requirements to our ecologist to incorporate them into a rehabilitation plan, the ecologist will liaise with you/Travis in drafting the document to ensure we have a DECCW approved rehabilitation plan in place before we commence any rehabilitation works.

Regards,  
Donna Savage  
Acting General Manager Development

Landcom



Level 2, 330 Church St Parramatta NSW 2150 comment to Donna on planned rem...doc  
(T) 02 9841 8680 (F) 02 9841 8666  
(W) www.landcom.nsw.gov.au  
Ph 9841 8680  
Fax 9841 8666

Ayallew Dessalegn ---05/01/2012 10:18:33 AM---Hi Donna, I have prepared a draft response in relati...

From: Ayallew Dessalegn <Dessalegn.Ayallew@environment.nsw.gov.au>  
To: "dsavage@landcom.nsw.gov.au" <dsavage@landcom.nsw.gov.au>  
Date: 05/01/2012 10:18 AM  
Subject: RE: Remediation Works at Edmondson Park

Hi Donna,

I have prepared a draft response in relation to the comment you required on the remediation plan for the proposed Edmondson Regional Park. Unfortunately, our manager, Mike, is ill and I do not want to disturb him. I can send you the draft while you wait for the final from Mike who is currently ill. Please let me know if the letter fulfils your requirement.

Many thanks

Des Ayallew  
A/Manager  
Cumberland South Area  
NSW National Parks & Wildlife Service  
Office of Environment & Heritage  
Phone 9895 5007  
Mob. 0418 228 362  
Fax 9895 7699  
Email: [dessalegn.ayallew@environment.nsw.gov.au](mailto:dessalegn.ayallew@environment.nsw.gov.au)

-----  
-----  
-----  
This email is intended for the addressee(s) named and may

DOC/12/3  
File/06/04900

Donna Savage  
A/General Manager Development  
Landcom  
Level 2, 330 Church St  
Parramatta NSW 2150

Re: Edmondson Regional Park - Rehabilitation requirements for Encapsulation Area

Dear Ms Savage,

I refer to your email of 16/12/2011 in relation to the required revegetation and rehabilitation 'Cap and Cover' plan for a section of the proposed Edmondson Reserve, Zouch Road, Edmondson Park, NSW. I wish to advise that National Parks and Wildlife Service (NPWS) will work hand-in-hand with Landcom to achieve the desired outcome in terms of rehabilitation and revegetation of those parts of these subject site which will be affected by past land usage- the remediation works.

NPWS has a vested interest in enhancing the conservation and recreation value of the proposed regional park, and thus will do everything possible to positively influence the proposal.

As you know, one of the most important factors in establishing a healthy and vibrant bushland is use of appropriate and suitable soil types. As such, NPWS recommends that soils to be used for the proposal should be sourced from the immediate surroundings. In order to avoid the introduction of weeds to the capped area, we suggest the soil should be well prepared and maintained prior to depositing it onto the site.

Another important factor that influences the growth and development of plants is the maintenance of appropriate soil moisture regimes. NPWS suggests that soil moisture contents should remain at field capacity for four to six weeks after seeds/seedlings are planted.

The proposed regional park is a habitat to a variety of native/indigenous plant species that could be used for the planned revegetation and rehabilitation project. Most of these species are found growing naturally within the proposed Edmondson Regional Park. Small shrubs or grass species indigenous to the locality of Edmondson Park would be the most suitable plants that could grow and develop on the specified site without being affected by environmental stresses. Taking this into consideration, we suggest that plants to be used in the rehabilitation program should be indigenous to the area. The following are for instance some groundcover plant species that could be utilised for the remediation work: *Brunoniella australis*, *Themeda australis*, *Hibbertia scondens*, *Aristida ramose*, *Glycine tabacina*, *Dichondra repens*, *Commelina cyane*, *Dianella longifolia*, *Echinopogon caespitosus*, *Einadia hastata*, *Einadia trigonos*, *Microlaena stipoides*, *Pratia purpurascens*.

NPWS will have no objections whether seeds are directly scattered or tube stocks are used in the revegetation program. However, the usage of tube stocks is likely to reduce the chance of weed proliferation on the subject site

NPWS remains ready to assist in selecting plant species and soil qualities for the proposed rehabilitation program. Should you have any queries on this matter, please do not hesitate to contact me on 9895 5007 or Area Manager, Travis Roberts on 47748662 during office hours.

Yours sincerely

Des Ayallew  
A/Manager  
Cumberland South Area  
NSW National Parks & Wildlife Service  
Office of Environment & Heritage  
Phone 9895 5007  
Mob. 0418 228 362  
Fax 9895 7699  
Email: [dessalegn.ayallew@environment.nsw.gov.au](mailto:dessalegn.ayallew@environment.nsw.gov.au)



## Rehabilitation Plan for Remediation Works at Edmondson Park

Donna Savage to: travis.roberts

13/01/2012 11:23 AM

Cc: Mike.Patrick, Dessalegn.Ayallew, Jessica Touma

Travis,

The earliest I can have a draft Rehabilitation Plan to NPWS will be late January, I do not want delay the remediation works given that handover of the site to NPWS is required on 31 August 2012 and the remediation programme is already tight. However our current Part 3a Project Approval condition 1.2 states,

A rehabilitation plan is required to be prepared, and approved by Office of Environment and Heritage, prior to commencement of works under the remediation action plan, and is to demonstrate how areas to be cleared for remediation purposes can be revegetated and rehabilitated to an appropriate standard.

I have discussed the need to start the works asap with Anna Johnson of DoP and she advises DoP is happy to amend the above condition to allow us to start the remediation works as long as we obtain OEH agreement to the proposed amended condition.

The proposed revised condition is:

### **Vegetation management and rehabilitation**

1.1 A rehabilitation plan is required to be prepared, and approved by ~~Office of Environment and Heritage, prior to commencement of works under the remediation action plan, and is to demonstrate how areas to be cleared for remediation purposes can be revegetated and rehabilitated to an appropriate standard.~~ The rehabilitation plan is to be approved by Office of Environment and Heritage prior to the issue of a site audit statement for the remediation works and commencement of any rehabilitation works.

DoP will be able to amend this condition very quickly and DoP has asked for email confirmation from OEH that it has no objection to the amended condition. As DoP's consultation with OEH was originally with Giselle Howard/Richard Bonner's section, DoP has asked that someone in this section endorse your response.

I have provided Des' draft comments for the revegetation requirements to our Ecological Consultant (the consultant is *Ecological*). Do you wish to provide any additional information re revegetation? If not Ecological will use the comments provided by Des on 5th Jan 2012 to prepare a first draft of the Rehabilitation Plan. We will organise a site meeting with you once we have the first draft. So there is no need to meet next week on site.

Your agreement to the proposed amended condition is very urgently sought.

Regards

Donna Savage  
Acting General Manager Development



ABN 79 268 260 688

REMITTANCEADVICE

061744

DEPARTMENT OF PLANNING  
PO BOX 3720  
PARRAMATTA NSW 2124

Account Code	Name	Remittance Date	Cheque No.	Page
C2860	DEPARTMENT OF PLANNING	13/01/2012	0000061744	1

Date	Reference	Description	Amount (\$)
13/01/2012	SAVAGE	AMENDMENTS TO EDMONDSON P	750.00

Level 2, 330 Church Street Parramatta NSW 2150  
PO Box 237 Parramatta NSW 2124. DX 28448 Parramatta. Telephone 61 2 9841 8600. Facsimile 61 2 9841 8688.  
[www.landcom.nsw.gov.au](http://www.landcom.nsw.gov.au) ABN 79 268 260 688

Total : \$ 750.00



13/01/2012

SEVEN HUNDRED AND FIFTY DOLLARS AND 00 CENTS.

PAY THE SUM OF

TO THE  
ORDER  
OF

DEPARTMENT OF PLANNING

For and on behalf of  
Landcom Operating Account

NOT NEGOTIABLE  
A/C PAYEE ONLY

\*\*\*\*\*750.00  
\$

ENDORSEMENT

⑈06 1744 ⑈0 12 370⑈ 8370 16506⑈

Security feature included in this cheque is a microprinted signature line/s; the absence of which could indicate a fraudulent cheque