

# Preferred Project Report

## Edmondson Park South Stage 1 Project Application


Submitted to  
Minister for Planning  
On Behalf of Landcom

November 2010 ■ 10279

Reproduction of this document or any part thereof is not permitted without prior written permission of JBA Urban Planning Consultants Pty Ltd.

JBA Urban Planning Consultants Pty Ltd operates under a Quality Management System. This report has been prepared and reviewed in accordance with that system. If the report is not signed below, it is a preliminary draft.

This report has been prepared by: Elise Crameri

Signature  Date 23/11/10

This report has been reviewed by: Lesley Bull

Signature  Date 23/11/10

# Statement of Validity

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

---

<b>Preferred Project Report Environmental Assessment prepared by:</b>	
Name	Lesley Bull
Qualifications	BTP(Hons), MEL, MPIA
Address	Level 7, 77 Berry Street, North Sydney
In respect of	Part 3A Stage 1 Project Application

---

<b>Project Application</b>	
Applicant name	Landcom
Applicant address	
Land to be developed	Edmondson Park South
Proposed development	Refer to Environmental Assessment Report

---

<b>Environmental Assessment</b>	An Environmental Assessment (EA) is attached
Certificate	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"><li>▪ It is in accordance with the Environmental Planning and Assessment Act and Regulation.</li><li>▪ It is true in all material particulars and does not, by its presentation or omission of information, materially mislead.</li></ul>

Signature



Name

Lesley Bull

Date

23 November 2010



# Contents

<b>1.0</b>	<b>Introduction</b>	<b>2</b>
1.1	Project Update	3
1.2	Concept Plan PPR	3
<b>2.0</b>	<b>Key Issues and Proponent’s Response</b>	<b>5</b>
2.1	Stage 1 – Preferred Project	5
2.2	Street and Open Space Landscaping	5
2.3	Roads and Drainage Design	5
<b>3.0</b>	<b>Final Statement of Commitments</b>	<b>6</b>

## Tables

<b>1</b>	<b>Revised Statements of Commitment</b>	<b>7</b>
----------	---	----------

## Appendices

<b>A</b>	<b>Response to Council, Agency and Public Submissions</b> <i>Landcom and JBA</i>
<b>B</b>	<b>Amended Stage 1 Plans</b> <i>JWP</i>
<b>C</b>	<b>Final Aboriginal Cultural Heritage Assessment Report</b> <i>Kelleher Nightingale Consulting</i>



## 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 24 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 Stage 1 Project Application (referred to herein as 'the Stage 1 Project'). Matters arising specifically in relation to the Concept Plan and State Significant Site Listing are dealt with in a separate PPR.

Key revisions to the Project include:

- Amended Subdivision and Roadwork Plans (Drawings 9015/DA00 to DA9015/DA04 (Rev F), 9015/DA05 (Rev E) 9015/DA06 (Rev F), 9015/DA06A (Rev C), 9015/DA07 (Rev F) to 9015/DA09 (Rev F), 9015/DA10 to 9015/DA 27 (Rev E), 9015/DA28 (Rev F), 9015/DA29 (Rev E), 9015/DA100 to 9015/DA102 (Rev G) inclusive, dated 17 November 2010, prepared by J Wyndham Prince; 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.

This PPR should be read in conjunction with the Stage 1 Project Application 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 (both the Concept Plan and SSS Listing and the Stage 1 Project Application) 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 – 8;
- Local Councils – 2;
- Members of the public - 14.

The Proponent's detailed response to issues raised specifically in relation to the Stage 1 Project Application is provided at **Appendix A**.

## 1.1 Project Update

A number of relevant events have occurred since the Stage 1 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.

## 1.2 Concept Plan PPR

A number of key issues raised in relation to the overall Edmondson Park South project have been addressed in the PPR for the Concept Plan that has been separately submitted to the DoP. These key issues include:

- 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.

Detailed responses to each of the matters raised in relation to the Concept Plan and SSS proposals is provided at Appendix A of the Concept Plan PPR.

The following additional / supporting documentation has been prepared to respond to specific issues raised in relation to the Concept Plan proposal and has been submitted with the Concept Plan PPR:

- Detailed dwelling density analysis and amended Concept Plan Dwelling Yield Plan (refer to Appendix C of the Concept Plan PPR).
- Letter to Minister for Planning and Minister for Climate Change and the Environment in support of an amendment to the Conservation Agreement (dated 19 November 2010) (refer to Appendix D of the Concept Plan PPR).
- Revised location of existing heritage items plan (refer to Appendix E of the Concept Plan PPR).
- Final Aboriginal Cultural Heritage Assessment (refer to Appendix F of the Concept Plan PPR).
- Supplementary Ecological Assessment (refer to Appendix G of the Concept Plan PPR).
- Demolition Plans (refer to Appendix H of the Concept Plan PPR).
- Supplementary Noise and Vibration Impact Assessment (refer to Appendix I of the Concept Plan PPR).
- Amended Sales and Information Centre Signage Plans (refer to Appendix J of the Concept Plan PPR).
- Revised local development contribution schedules (refer to Appendix K of the Concept Plan PPR).
- Campbelltown Road Plans and Sections (refer to Appendix L of the Concept Plan PPR).
- Sewer Options Report (refer to Appendix M of the Concept Plan PPR).

The amendments made and documentation submitted as part of the PPR for the Concept Plan and SSS Listing proposals does not give rise to any consequential amendments to the Stage 1 Project Application.

## 2.0 Key Issues and Proponent's Response

The following section provides a detailed response to the key issues raised by the DoP 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 Stage 1 project can be summarised into the following categories:

- Street and Open Space Landscaping; and
- Roads and Drainage Design.

### 2.1 Stage 1 – Preferred Project

In response to the matters raised by the DoP and in the submissions the proponent has revised the Stage 1 Project Application as follows:

- Amended Subdivision and Roadwork Plans (Drawings 9015/DA00 to DA9015/DA04 (Rev F), 9015/DA05 (Rev E) 9015/DA06 (Rev F), 9015/DA06A (Rev C), 9015/DA07 (Rev F) to 9015/DA09 (Rev F), 9015/DA10 to 9015/DA 27 (Rev E), 9015/DA28 (Rev F), 9015/DA29 (Rev E), 9015/DA100 to 9015/DA102 (Rev G) inclusive, dated 17 November 201, prepared by J Wyndham Prince (**Appendix B**);
- Final Aboriginal Cultural Heritage Assessment (refer to **Appendix C** of the Stage 1 PPR).
- Revised Statements of Commitment in relation to provision of a detailed landscape plan and revised species list and other revisions to Statements of Commitments to respond to a range of issues arising from the submissions made during public exhibition and assessment by the DoP.

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

### 2.2 Street and Open Space Landscaping

Council has reviewed the indicative street and open space landscaping plans and considers that the various species list within the 'Preliminary Plant Schedule' requires amending. Council has also requested that a detailed landscape plan accompany the application for Construction Certificate. Landcom has no issue with Council's preferred tree species list for planting within road reserves. A new Statement of Commitment requiring the Proponent to submit a detailed landscape plan for road reserves, reflecting preferred street tree species, be submitted with the application for Construction Certificate (refer to Statement of Commitment No. 20).

### 2.3 Roads and Drainage Design

Council has carried out a detailed review of the proposed subdivision and roadwork drawings submitted with the Stage 1 Project Application. Council has raised a number of detailed issues in relation to road geometry and drainage as well as requesting clarification of information provided on the submitted drawings. The Proponent has reviewed the issues raised by Council and suggested amendments have been incorporated.

## 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 Stage 1 proposal. These commitments replace the draft commitments included with the EAR (refer to **Table 1**).

Table 1 - Revised Statements of Commitment

Project Component		Environmental Outcome	Commitment	Timing for Completion
1.	<b>Traffic and transport</b>	Sustainable traffic management and transport system	Implement the package of traffic and transport measures in accordance with the Concept Plan for Edmondson Park South	Prior to completion of dwelling construction
2.	<b>Traffic and transport</b>	Management of traffic generated by construction activities	Prepare Construction Traffic Management Plan as part of the Construction Management Plan	Prior to commencement of construction
3.	<b>Non-indigenous Heritage</b>	Heritage conservation measures are incorporated into the development of Stage 1 Edmondson Park South	Prepare Heritage Interpretation Strategy in accordance with the recommendations of Tanner Associates at Appendix H of the EAR for the Stage 1 Project Application, and establish archaeological supervision at the time works commence.	Prior to commencement of construction
4.	<b>Aboriginal heritage</b>	Conservation measures implemented into the Stage 1 area	Implement the conservation measures in accordance with the Aboriginal Cultural Heritage Assessment Report prepared by Kelleher Nightingale Consulting at <b>Appendix C</b> of the Stage 1 Preferred Project Report	Prior to commencement of construction
5.	<b>Surface and groundwater</b>	Quality of water discharged to the catchment meets statutory requirements	Implement Water Cycle Management Plan prepared by J. Wyndham Prince at Appendix C of the EAR for the Stage 1 Project Application.	Ongoing as per the plan
6.	<b>Surface and groundwater</b>	Post development flows attenuated to pre-development levels	Implement Water Cycle Management Plan prepared by J. Wyndham Prince at Appendix C of the EAR for the Stage 1 Project Application.	On completion of Stage 1 works

Project Component		Environmental Outcome	Commitment	Timing for Completion
7.	<b>Surface and groundwater</b>	Long-term management and maintenance of stormwater infrastructure	Prepare site-specific operation and maintenance manual as per Water Cycle Management Plan prepared by J. Wyndham Prince at Appendix C of the EAR for the Stage 1 Project Application.	On completion of Stage 1 works
8.	<b>Water Cycle Management</b>	To ensure appropriate water cycle management	Further and detailed information in relation to proposed design of regional detention basins and rain garden treatment areas is to be provided to Council	Prior to commencement of construction
9.	<b>Flooding</b>	Compliance with the Flood Development Manual	Implement flood management measures as per Water Cycle Management Plan prepared by J. Wyndham Prince at Appendix C of the EAR for the Stage 1 Project Application.	On completion of Stage 1 works and as part of dwelling construction
10.	<b>Noise</b>	Mitigation of traffic noise	Extension by 250 metres of existing noise wall along M5 motorway as per report prepared by Wilkinson Murray at Appendix J of the EAR for the Stage 1 Project Application.	Prior to completion of first dwellings in Environmental Living area
11.	<b>Noise</b>	Mitigation of traffic noise	Assess need for mechanical ventilation in dwellings in Environmental Living area as per report prepared by Wilkinson Murray at Appendix J of the EAR for the Stage 1 Project Application.	With construction of dwellings in Environmental Living area
12.	<b>Noise</b>	Mitigation of traffic noise	Future detailed applications (as relevant) will demonstrate compliance with the relevant noise criteria and will be accompanied by a noise assessment report.	With construction of dwellings

Project Component		Environmental Outcome	Commitment	Timing for Completion
13.	Soils	Management of potential salinity	Prepare and implement Soil and Water Management Plan as per guidelines in Golder Associates report at Appendix K of the EAR for the Stage 1 Project Application.	Prior to commencement of construction
14.	Geotechnical conditions	Slope stability	Undertake detailed investigations as per the Golder Associates report at Appendix K of the EAR for the Stage 1 Project Application. Report to provide detailed information on presence of sandstone within area of Bringelly Shale.	Prior to commencement of construction
15.	Geotechnical Elements	Minimise extent of excavation and fill	Prepare and implement excavation report detailing strategies to minimise excavation works on the site for site preparation works and construction of dwellings	Prior to commencement of construction
16.	Site contamination and UXO	Unidentified contamination	Manage the site in accordance with protocols recommended by Golder Associates at Appendix K of the EAR for the Stage 1 Project Application.	Ongoing
17.	Site contamination and UXO	Unexpected UXO	Manage the site in accordance with protocols recommended by Golder Associates at Appendix K of the EAR for the Stage 1 Project Application.	Ongoing
18.	Contributions to social infrastructure	Social infrastructure is provided to support the Stage 1 Edmondson Park South community.	State and local contributions to social infrastructure are to be provided as specified in Section 7.12 of the EAR for the Stage 1 Project Application.	As specified in Section 7.12 of the EAR for the Stage 1 Project Application.

Project Component	Environmental Outcome	Commitment	Timing for Completion
19. Construction management	Construction activities and impacts on the environment and health are managed.	Prepare a Construction Management Plan as specified in Section 7.13 of the EAR for the Stage 1 Project Application, including the measures to mitigate impacts on interface areas in the Ecological Assessment at Appendix E of the EAR for the Stage 1 Project Application.	Prior to commencement of construction.
20. Street and Open Space Landscaping	Appropriate provision of landscaping within road verges	<p>Prepare a detailed Landscape Plan for the Stage 1 Project Application street and open space landscaping. Selected trees species may include (as relevant):</p> <ul style="list-style-type: none"> <li>• <i>Hymenosporum flavum</i> (Native Frangipanni);</li> <li>• <i>Elaeocarpus reticulatus</i> (Blue Berry Ash);</li> <li>• <i>Callistemon salignus</i> (Willow Bottlebrush);</li> <li>• <i>Pyrus calleryana</i> (Ornamental Pear);</li> <li>• <i>Gordonia axillaris</i> (Fried Egg tree); and</li> <li>• <i>Lagerstroemia x fauriei</i> (Crepe Myrtle).</li> </ul>	Prior to commencement of landscaping works.
21. Roads and Drainage Design	To ensure appropriate design of drainage	Prepare Design Statement for proposed grading. Statement to include criterion of curve length determination, design speed and proposed departures (if any) from typical guide values as outlined in design guides.	Prior to commencement of construction.
22. Roads and Drainage Design	To ensure appropriate design of drainage	Prepare a Design Report for lot and pavement drainage including summary of drainage design loads	Prior to commencement of construction.