

# Development Application Statement of Environmental Effects



## Bulk Earthworks - Town Centre and Residential Precincts Edmondson Park Frasers Town Centre

Submitted to Liverpool City Council  
On Behalf of Frasers Property Australia

July 2016 ■ 15895

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# Contents

<b>1.0</b>	<b>Introduction</b>	<b>1</b>
<b>2.0</b>	<b>Background</b>	<b>2</b>
2.1	Concept Approval	2
2.2	The Frasers Bid and Concept Plan Modification	3
2.3	Part 3A Repeal	5
2.4	Consultation	6
<b>3.0</b>	<b>Site Analysis</b>	<b>7</b>
3.1	Site Location and Context	7
3.2	Site Description	8
3.3	Existing Development and Structures	8
3.4	Vegetation	10
3.5	Site Contamination	10
3.6	Topography	11
3.7	Heritage	11
3.8	Surrounding Development	11
3.9	Future Development	15
<b>4.0</b>	<b>Description of Proposed Development</b>	<b>17</b>
4.1	Vegetation Clearing	17
4.2	Bulk Excavation	17
4.3	Retention and Stabilisation Works	17
4.4	Site Stockpiling	17
4.5	Infrastructure and Services Removal	17
4.6	Construction Management	18
4.7	Interim Stormwater Works	18
<b>5.0</b>	<b>Assessment of Environmental Impacts</b>	<b>19</b>
5.1	Compliance with Relevant Strategic and Statutory Plans and Policies	19
5.2	Consistency with the Concept Plan	20
5.3	Edmondson Park South Development Control Plan 2012	25
5.4	Flora and Fauna	25
5.5	Heritage	27
5.6	Water Cycle Management	27
5.7	Noise and Vibration Impacts	28
5.8	Contamination	29
5.9	Relationship to South-West Rail Line	30
5.10	Bambi Kindergarten	30
<b>6.0</b>	<b>Conclusion</b>	<b>31</b>

# Contents

## Figures

<b>1</b>	The Edmondson Park South Approved Concept Plan	2
<b>2</b>	Context Plan	7
<b>3</b>	Aerial Photograph	8
<b>4</b>	The site from Soldier Parade	9
<b>5</b>	The site adjacent to Edmondson Park rail station	9
<b>6</b>	Entry point to existing internal road network viewed from Soldiers Parade.	10
<b>7</b>	Edmondson Park Train Station	12
<b>8</b>	Edmondson Train Station Road and adjoining southern car park	12
<b>9</b>	Soldiers Parade	13
<b>10</b>	Typical rural landscape surrounding the site	13
<b>11</b>	Vegetation part of the future regional park to the west of the site	14
<b>12</b>	Approved Edmondson Parks South Concept Plan	15
<b>13</b>	Frasers Town Centre Plan as proposed to be modified	16
<b>14</b>	Site catchment and flow path diagram	28

## Tables

<b>1</b>	Summary of consistency with key strategic and statutory plans and policies	19
<b>2</b>	Assessment of consistency with Concept Plan of Approval	21
<b>3</b>	Summary of measured noise levels	28
<b>4</b>	Construction noise management levels	29

## Appendices

<b>A</b>	Bulk Earthworks and Services Removal Plans <i>J Wyndham Prince</i>
<b>B</b>	Flora and Fauna Assessment <i>Ecological Australia</i>
<b>C</b>	Water Cycle Management <i>J Wyndham Prince</i>
<b>D</b>	Noise and Vibration Assessment <i>Wilkinson Murray</i>
<b>E</b>	Remediation Action Plan <i>DLA Environmental Services</i>
<b>F</b>	Statement of Commitments Assessment <i>JBA</i>

## 1.0 Introduction

This Statement of Environmental Effects (SEE) is submitted to Liverpool City Council in support of a Development Application (DA) for the clearing of vegetation, bulk earthworks, temporary stormwater and drainage works and services removal within the Town Centre Core and Residential Precincts of the Edmondson Park Frasers Town Centre.

The SEE has been prepared by JBA on behalf of Frasers Property Australia (Frasers), and is based on the Bulk Earthwork and Services Removal Plans provided by JWP (see **Appendix A**) and other supporting technical information appended to the report (see Table of Contents).

This report describes the site, its environs, the proposed development, and provides an assessment of the environmental impacts and identifies the steps to be taken to protect or lessen the potential impacts on the environment.

## 2.0 Background

### 2.1 Concept Approval

In March 2010 Landcom (now UrbanGrowth NSW (UGNSW)) lodged a Concept Plan (MP 10\_0118) and concurrent Project Application (MP 10\_0119) for the development of Edmondson Park South. The Concept Plan was approved by the Planning Assessment Commission (PAC) on 18 August 2011 and provides for a development on approximately 413 hectares comprising:

- residential development of 3,530 dwellings;
- development of the Edmondson Park town centre including 35,000-45,000 sqm of retail, business and commercial floor space, along with associated uses, including a single 'landmark development' of up to 30 metres in height within 300 metres of the proposed station;
- protection of approximately 150 hectares of conservation lands within regional parklands;
- adaptive relocation of three heritage listed 'Riley Newsum' pre-fabricated cottages, within the open space network, and retention of the Ingleburn Military Precinct and Mont St Quentin Oval;
- upgrade of Campbelltown Road with a maximum road width of 38.8 metres, and construction of three signalised intersections with Campbelltown Road;
- a temporary sales and information office and temporary signage associated with the sale of land;
- site remediation works;
- demolition of a number of existing buildings across the site; and
- associated infrastructure.

Figure 1 illustrates the approved Concept Plan.



Figure 1 – The Edmondson Park South Approved Concept Plan

In approving the Concept Plan, the PAC also made a series of determinations in relation to the scope of the Concept Plan approval, concurrent Project Approval and future consent arrangements, namely:

- approval to carry out future stages of the Edmondson Park development is subject to the terms (Schedule 1) and modifications set out in Schedule 2 of the Concept Plan Instrument of Approval and the Statement of Commitments as required under Schedule 2 of that same Instrument;
- pursuant to section 75P(1)(a) of the EP&A Act, future development is subject to the further environmental assessment requirements identified in Schedule 2, Part C of the Concept Plan Instrument of Approval;
- pursuant to section 75P(1)(c) of the EP&A Act, no further environmental assessment is required for the following works which are approved under section 75J of the Act (subject to the conditions set out in Schedule 3 of the approval) (herein referred to as the Project Approval);
  - remediation works in accordance with a remediation action plan relating to lots 1, 2, part lot 7 and part 8 DP 1127652;
  - remediation of unexpected contamination in accordance with the protocols set out in the concept plan;
  - demolition of existing buildings and other structures including paved roadways as set out in the concept plan;
  - construction and use of temporary sales office; and
  - temporary signage associated with the sale of the land; and
- pursuant to section 75P(1)(b) of the EP&A Act, approval to carry out future stages of the Edmondson Park development is subject to the provisions of Part 4 of the EP&A Act.

The Project Approval component of the approved Concept Plan has been modified once. The Modification, which was approved on 27 January 2012 related to the timing for preparation of a rehabilitation plan in Condition B1.2.

### 2.1.1 State Environmental Planning Policy (State Significant Precincts) Schedule 3 Part 12

To facilitate the redevelopment of the Edmondson Park site under the Concept Plan, the site was listed in Part 31 of Schedule 3 of the Major Development SEPP now referred to as "State Significant Precincts SEPP".

The State Significant Precincts SEPP zones the Edmondson Park site whilst providing maximum building height, FSR and minimum lot size development standards. The listing also includes a range of miscellaneous provisions, including heritage listings and the requirement to prepare a Development Control Plan to guide the future redevelopment of the Edmondson Park site.

## 2.2 The Frasers Bid and Concept Plan Modification

In August 2014 UGNSW started a two-stage sale process to select a preferred tenderer to purchase and develop the future mixed use town centre site at Edmondson Park.

Stage one of the sale process involved an Expression of Interest (EOI) being issued to the open market. A strong response was received from the industry, and five organisations were identified to progress to stage 2.

In August 2015, UGNSW confirmed that Australand (now Frasers), had been awarded the tender for the purchase and development of the Town Centre (south of the railway line).

In March 2016 Frasers lodged a Section 75W Modification to the Concept Plan (Concept Plan (Mod 2)) to incorporate the winning concepts of the bid process with a number of consequential and related changes to the built form and public domain outcome for the site.

The key modifications to the Concept Plan as it relates to the Frasers Town Centre are:

- introducing a maximum GFA limit for the Town Centre Core;
- increasing the maximum building heights in the Town Centre Core;
- increasing the approximate number of dwellings from 912 to 1884;
- revising the road network and hierarchy;
- introducing maximum car parking rates;
- provision of the Edmondson Park Frasers Town Centre Public Domain Plan to guide the future design of the public domain; and
- provision of the Edmondson Park Frasers Town Centre Design Guidelines to guide the detailed design of the future buildings.

For the entire Edmondson Park site, the modifications to the Town Centre will result in an increase in the approximate total number of dwellings from 3,530 to 4,502.

The changes described above necessitate modifications to the existing Instrument of Approval and Statement of Commitments for the Concept Plan.

This Modification does not propose any amendments to the land outside of the Frasers Town Centre.

The proposed modifications to the Concept Plan depart from the existing framework for the Town Centre established under the Major Development SEPP. A SEPP Amendment is required to reconcile the Major Development SEPP planning provisions with proposed Concept Plan (Mod 2) and, more specifically, to:

- remove the maximum height of building development standard in the Town Centre Core;
- remove the maximum FSR development standard in the Town Centre Core;
- include the definition of a 'Studio Dwelling' in the Interpretation section (definitions) and include it as a nominated permissible use within the B4 Mixed Use zone;
- provide an exception for a DCP to be prepared where there are approved Design Guidelines in place; and
- delete the heritage listing for the Three Riley Newsum Prefabricated Cottages on the Ingleburn Village site which have since been demolished by UGNSW under DA595/2014.

### 2.2.1 Frasers Development Applications

As a result of the scale of the Town Centre a number of separate DAs will be lodged for the site. This DA represents the first Frasers DA for detailed development under the Concept Plan. The final scope of works and DA is still to be determined but indicatively will include:



- Sales and Marketing Centre
- Town Centre Core Roads and Infrastructure
- Town Centre Core Stage 1 Retail
- Town Centre Core Stage 1 Residential
- Residential Precinct 1 DA
- Town Centre Core Stage 2 Retail
- Town Centre Core Stage 2 Residential
- Residential Precinct 2 Bulk Earthworks
- Residential Precinct 2 Roads and Infrastructure
- Residential Precinct 2 Built Form
- Residential Precinct 3 Bulk Earthworks
- Residential Precinct 3 Roads and Infrastructure
- Residential Precinct 3 Built Form

## 2.3 Part 3A Repeal

On 1 October 2011, Part 3A of the EP&A Act was repealed by the NSW Government, however transitional arrangements were introduced to apply to approved Part 3A projects. Under Schedule 6A, Clause 3B (Transitional arrangements—repeal of Part 3A) of the EP&A Act, the approved Concept Plan continues to have substantial weight and force.

Reference is made to the following clauses which collectively have the effect of reinforcing the Concept Plan approval:

### *3B Provisions applying with respect to approval of concept plans*

*(1) This clause applies to development (other than an approved project) for which a concept plan has been approved under Part 3A, before or after the repeal of Part 3A, and so applies whether or not the project or any stage of the project is or was a transitional Part 3A project.*

*(2) After the repeal of Part 3A, the following provisions apply (despite anything to the contrary in section 75P (2)) if approval to carry out any development to which this clause applies is subject to Part 4 or 5 of the Act:*

*(a) ...*

*(c) any development standard that is within the terms of the approval of the concept plan has effect,*

*(d) a consent authority must not grant consent under Part 4 for the development unless it is satisfied that the development is generally consistent with the terms of the approval of the concept plan,*

*(f) the provisions of any environmental planning instrument or any development control plan do not have effect to the extent to which they are inconsistent with the terms of the approval of the concept plan,*

*(g) any order or direction made under section 75P (2) when the concept plan was approved continues to have effect.*

The DA's consistency with the provisions of Schedule 6A, Clause 3B (Transitional arrangements—repeal of Part 3A) is addressed at Section 5.2 of this SEE.

## 2.4 Consultation

### Liverpool City Council

Frasers and its consultant team have been engaged in on-going consultation with Liverpool City Council regarding the redevelopment of the entire Edmondson Park site.

A formal pre lodgement meeting was held with Council on 27 April 2016 to specifically discuss the development the subject of this DA. Council's comments raised during the meeting have been incorporated in the proposed design.

## 3.0 Site Analysis

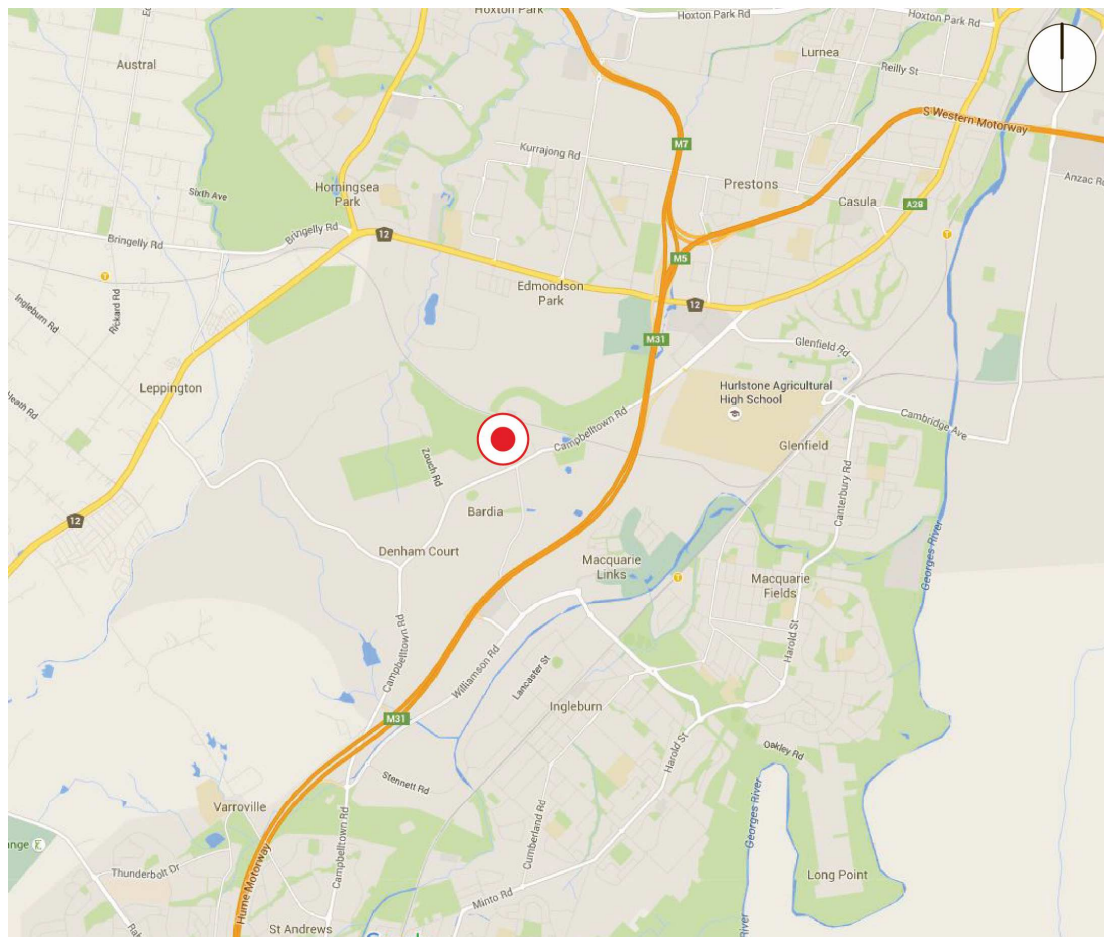
### 3.1 Site Location and Context

Edmondson Park is located to the north-west of the M5 Motorway and lies approximately 40 km to the south-west of Sydney CBD. The area subject to this application is within the Liverpool LGA. Campbelltown Road marks the boundary of the Liverpool and Campbelltown LGA's.

Edmondson Park is undergoing significant transformation from rural to urban land centred on the Edmondson Park railway station. Development of Edmondson Park will see the introduction of a new town centre featuring a diverse mix of commercial, mixed, retail and residential uses.

The Edmondson Park development site is generally bound by the South West Railway and Edmondson Park rail station, Campbelltown Road and Soldiers Parade.

The locational context of Edmondson Park is shown at **Figure 2**.



● The Site

**Figure 2 – Context Plan**

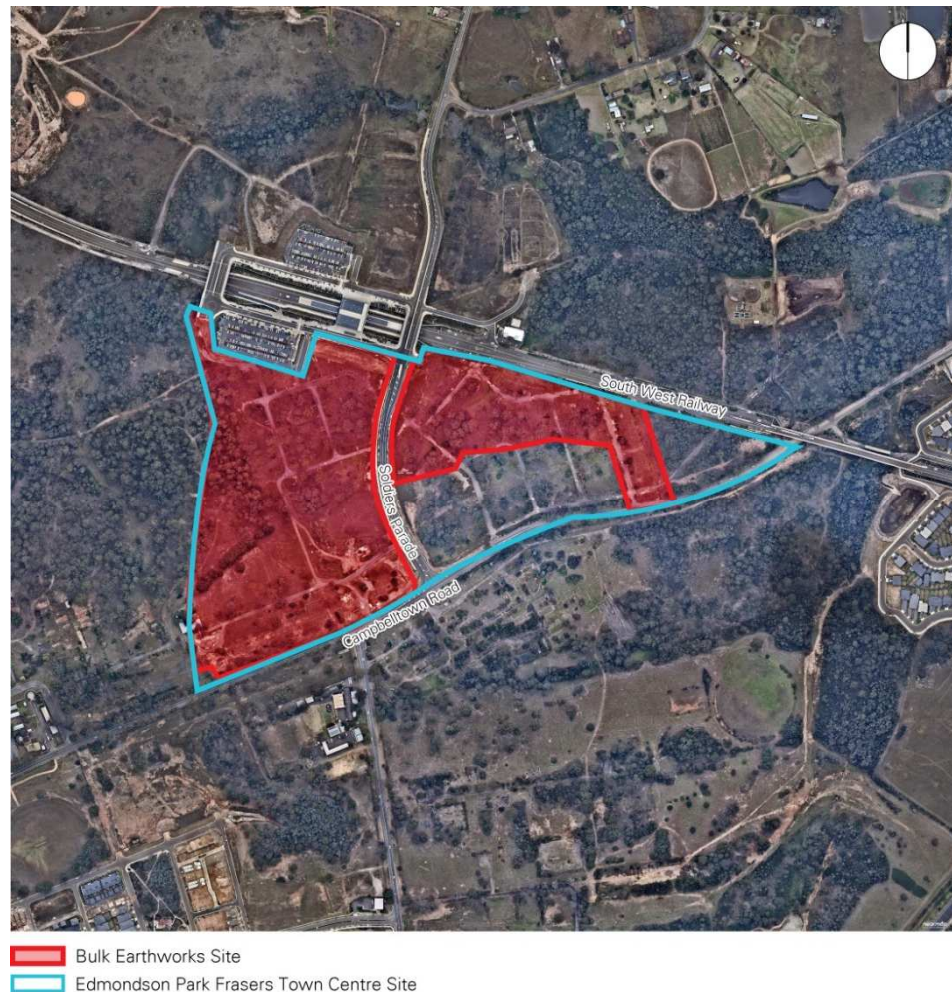
Source: Googlemap

### 3.2 Site Description

The site is legally described as Lots 1-2 in DP 1204198 and Lot 62 in DP 1191356, which are owned by Urban Growth NSW.

The site's area is approximately 190,000m<sup>2</sup>. It is irregularly shaped. A survey plan is located at **Appendix A**.

An aerial photo of the site in relation to the overall Edmondson Park Town Centre site is shown at **Figure 3**.



**Figure 3** – Aerial Photograph

### 3.3 Existing Development and Structures

The site is largely vacant with the former defence buildings associated with the Ingleburn Village having now been demolished by UGNSW in anticipation of the future town centre development. The internal roads associated with the former camp largely remain along with the recently constructed Soldiers Parade, which connects Campbelltown Road to the new Edmondson Park South Station. Photos of the site are provided at **Figures 4-6**.





**Figure 4** – The site from Soldier Parade



**Figure 5** – The site adjacent to Edmondson Park rail station



**Figure 6** – Entry point to existing internal road network viewed from Soldiers Parade.

### 3.4 Vegetation

Large parts of the site are covered with vegetation including scattered trees of varying maturity. Patches of grasses exist in locations that have been cleared of structure.

### 3.5 Site Contamination

A number of contamination studies and environmental site investigations have been undertaken to assess the extent and nature of contaminants within the Edmondson Park South site as a whole, as well as within the Town Centre.

The Geotechnical, Contamination and UXO Site Suitability Assessment prepared by Golder Associates and dated 10 September 2010 for the Concept Plan, concluded that there was some form of localised contamination, potential unexploded ordnances, and small arms ammunition on what was then termed 'the Defence Site' which includes the Edmondson Park Frasers Town Centre.

However, the Assessment noted that A NSW DECCW accredited Site Auditor was engaged by Defence in 2003 to carry out a non-statutory site audit of the Defence Lands. The Auditor concluded that the investigated and remediated areas were *"considered suitable for residential land use with gardens and accessible soils (home grown produce contributing to less than 10% fruit and vegetable intake, no poultry)"*.

The Concept Plan accordingly granted approval for implementation of the Remediation Action Plan and remediation of unexpected contamination finds in accordance with the protocols set out in the Contamination Management Plan as submitted with the original application. The proposals consistency with the Concept Approval is provided at **Section 5.2** and in relation to contamination at **Section 5.8**.

### 3.6 Topography

The site experiences a cross site fall south-west to north of approximately 22.5 metres from its high point at AHD 73.5 to the low point at AHD 51.0. The levels range from AHD 73.5 in the south-west corner of the site to AHD 57.0 in the north-west and AHD 57.0 at the eastern boundary.

### 3.7 Heritage

At the time of the original Concept Plan the heritage listed 'Ingleburn Village site – three Riley Newsum Prefabricated cottages were located within the Frasers Town Centre. These buildings were approved to be demolished by Liverpool Council under DA595/2014. The buildings were demolished in accordance with their development consent by UGNSW and there are now no listed heritage items within or in the immediate proximity of the site.

### 3.8 Surrounding Development

Generally the surrounding landscape of the site is rural in character with limited development. The development surrounding the site include the following, shown in **Figures 7-11**.

#### To the north

The site is co-located and adjacent to the Edmondson Park railway station to the north and is bound by Henderson Road. The station is fully developed and operating with regular services along the Southwest Railway line between Leppington and Liverpool. There are two large commuter car parks that service the station, one adjoins the northern site boundary, south of the railway line and another is located north of the railway.

#### To the east

The site is bound to the east by Soldiers Parade which is the principle north-south road connection through Edmondson Park. Further east is the future residential precinct of Edmondson Park. At present this land is cleared of development and features vegetation of varying density.

#### To the south

The site is bound to the south by Campbelltown Road which provides regional connections to the Hume Highway and Hume Motorway. The Bardia Public School is located directly opposite Campbelltown Road. The Edmondson Park South residential development is located approximately 350m south of Campbelltown Road.

#### To the west

The Edmondson Regional Park is located to the west of the site opposite Zouch Road. Land that is between the site and the park is well vegetated and is designated to be part of a larger regional park. The Ingleburn Military precinct is located on Campbelltown Road while the Bambi Preschool is located on the northern side of Campbelltown Road, in close proximity to the site. As discussed further at **Section 5.10** the Kindergarten will close and be demolished prior to commencement of the proposed works.





**Figure 7** – Edmondson Park Train Station



**Figure 8** – Edmondson Train Station Road and adjoining southern car park





**Figure 9** – Soldiers Parade



**Figure 10** – Typical rural landscape surrounding the site



**Figure 11** – Vegetation part of the future regional park to the west of the site

### 3.9 Future Development

#### Approved Concept Plan

The approved Concept Plan established a broad vision for the future development of the (Fraser's) town centre. **Figure 12** shows the indicative layout by the approval. As outlined in **Section 2.1** the approved Concept Plan and associated site specific listing in the State Significant Precincts SEPP provided for the future development of the town centre including:

- development of the Edmondson Park town centre including 35,000-45,000sqm of retail, business and commercial floor space, along with associated uses, including a single 'landmark development' of up to 30 metres in height within 300 metres of the proposed station;
- provision of 912 dwellings across the town centre;
- a FSR of 2.5:1 that applies to the entire town centre; and
- maximum building height of 24 metres across the site.



**Figure 12** – Approved Edmondson Parks South Concept Plan

#### Modified Concept Plan (Mod 2)

The Concept Plan as proposed to be modified (Mod 2) seeks to incorporate the winning Frasers concepts with a number of consequential and related changes to the built form and public domain outcome for the site.

The Master Plan for the Frasers Town Centre is structured around the key defining urban design principles to create a compact, mixed-use, safe, and well-connected walkable and cyclable Town Centre directly adjacent to the Edmondson Park rail/bus interchange.

The Frasers design establishes greater detail to the shape and function of the town centre. As shown in **Figure 13** the town centre will feature a mixed use core in the north-west of the overall town centre, adjacent to the railway station.

The Town Centre Core will be surrounded by a residential precinct that provides desirable medium density housing that complements the vibrant retail centre in the core and provides a transition in scale to the lower density residential areas beyond.

The key modifications to the Concept Plan include:

- the introduction of a maximum GFA limit to the Town Centre Core;
- increasing the maximum building heights in the Town Centre Core; and
- increasing the number of dwellings from 912 to 1884.

The overall FSR remains unchanged from that approved under the Original Concept Plan, being 2.5:1 when applied to the overall site. However, the modified Concept Plan will see some quadrants being above the FSR while some will be below.

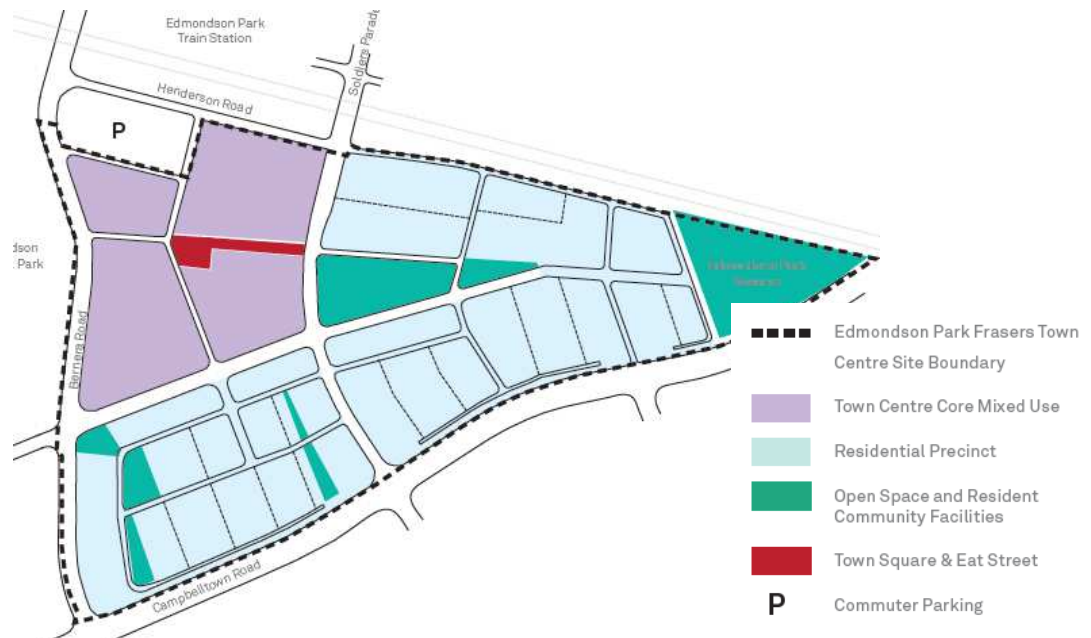


Figure 13 – Frasers Town Centre Plan as proposed to be modified



## 4.0 Description of Proposed Development

This chapter of the report provides a detailed description of the proposed development. Bulk Earthworks and Services Removal Plans are included at **Appendix A**.

The DA seeks approval for the clearing of vegetation, bulk earthworks, temporary stormwater and drainage works and services removal within the Edmondson Park Frasers Town Centre and Residential Precinct 1, as part of the first stage of the Concept Plan delivery.

### 4.1 Vegetation Clearing

The proposal seeks approval for the clearance of all vegetation within the site. The identification of all vegetation to be removed is provided at the tree removal plan at **Appendix A**.

### 4.2 Bulk Excavation

The proposal includes changes to the existing levels on the site to accommodate the future Edmondson Park Frasers Town Centre Core and Residential Precinct, including excavation for the future town centre core basement. Engineering Drawings prepared by J. Wyndham Prince are included at **Appendix A** that show the area subject to cut and fill. The bulk earthworks are required to create an excavated platform for the future Town Centre Core and the broader regrading of the Residential Precinct area for future residential development.

### 4.3 Retention and Stabilisation Works

The Town Centre Core will be excavated to accommodate the future multi-level car park and platform for the future development of the mixed use, retail precinct. Engineering details of site stabilisation and retaining walls are provided at **Appendix A**.

### 4.4 Site Stockpiling

The excavation works will be staged within the Town Centre Core as shown at **Appendix A**. Surplus excavated material from the Town Centre Core and Residential Precinct 1 will be placed into four controlled stockpile formation within the residential precinct east of Soldiers Parade. Subject to future development applications the stockpiled material will be re-used in a controlled manner to create the future Residential Precincts east of Soldiers Parade.

### 4.5 Infrastructure and Services Removal

The site will be largely cleared of existing utility infrastructure. Most services will be relocated outside the site development boundary. A summary of works to infrastructure and services is provided at **Appendix A**.

## 4.6 Construction Management

A Construction Management Plan and Soil Management Plan will be prepared prior to the issue of the first Construction Certificate. The Construction Management Plan will outline measures to manage or mitigate potential impacts arising from construction. The Soil Management Plan will ensure the appropriate erosion and sediment controls are implemented in order to ensure that there are no adverse impacts from any potential sediment exports from the disturbed soils on site, in accordance with Council's requirements.

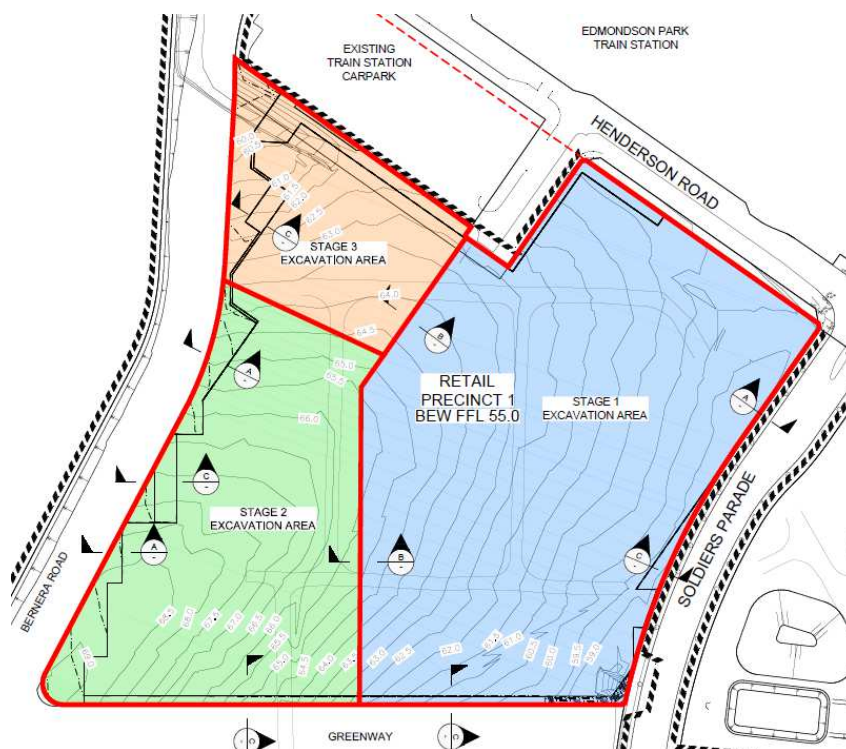
## 4.7 Interim Stormwater Works

Approval is sought for an interim water quality management program. Details of temporary stormwater management and erosion control measures are provided at **Appendix A**.

## 4.8 Staging of Construction Certificates

It is proposed to stage construction of the proposal across three stages. Undertaking the bulk earthworks across multiple stages has the benefit of reducing the balance of cut and fill on the site and minimises the need for stockpiling.

The excavation of the town centre core for the future car park will be constructed across three stages as shown on Drawing DA18 at **Appendix A** and reproduced at **Figure 14** below. The general bulk excavation of the residential precinct will be undertaken in conjunction with "Stage 1 Excavation Area" of the retail precinct. It is requested that Council draft conditions of consent to enable staged construction to occur.



**Figure 14** – Staging program for retail precinct  
Source: J. Wyndham Prince

## 5.0 Assessment of Environmental Impacts

This section considers the planning issues relevant to the proposed development. It contains our assessment of the environmental impacts of the proposal and identifies the steps to be taken to prevent or mitigate the potential impacts on the environment.

### 5.1 Compliance with Relevant Strategic and Statutory Plans and Policies

The DA's consistency and compliance with the relevant statutory plans and policies is located in **Table 1** below. Variations to, and non-compliance with, the key standards and guidelines highlighted in the table are discussed in the following sections of this environmental assessment.

**Table 1** – Summary of consistency with key strategic and statutory plans and policies

Plan	Comments				
Environment Protection and Biodiversity Conservation Act 1999	An assessment of the potential impacts of the proposal in accordance with the EPBC Act has been undertaken by Eco Logical and provided in <b>Appendix B</b> . The assessment found the works would not be significant. Flora and Fauna is further addressed at <b>Section 5.4</b> .				
Threatened Species Conservation Act 1995	An assessment of the potential impact of the proposal in accordance with s5A of the EP&A Act has been undertaken by Eco Logical and provided at <b>Appendix B</b> . The assessment found the works proposed would not be significant. Flora and Fauna is further addressed at <b>Section 5.4</b> .				
EP&A Regulations 2000 – Designated Development	The proposed earthworks are wholly ancillary to the future development of are proposed to be carried out in conjunction with the development program for the town centre. Accordingly, in accordance with Clause 37(A)(1) of Schedule 3 the proposed works are not designated development.				
SEPP 55	Assessment undertaken for the Concept Plan identified localised contamination across the site associated with the historic use of the site for Defence land. The Remediation Action Plan prepared for the site ( <b>Appendix E</b> ) confirms the site is suitable for suitable for the future residential uses. See Section 5.8.				
SEPP (State and Regional Development)	As the proposal is a class of development described in Schedule 4A of the EP&A Act, being a development that has a capital investment value of more than \$20 million, Part 4 of the State and Regional Development SEPP applies to the DA.  Under Part 4 of the SEPP the Council's consent function is exercised by the Joint Regional Planning Panel (JRPP)				
The Greater Metropolitan Regional Environmental Plan (GMREP) No. 2 – Georges River Catchment	The proposal is consistent with the aims and objectives and planning principles established by the deemed SEPP. Appropriate soil and water management protocols will be implemented to ensure the proposed works will not have an adverse impact to Georges River or its tributaries.  The Water Cycle Management Assessment ( <b>Appendix C</b> ) confirms the bulk earthworks will be managed to ensure the existing overland flow is maintained directing flows within the site. There are no external catchments that flow into the proposed site area. The earthworks will be profiled to ensure surface flows are directed to site water quality management devices.				
SEPP (State Significant Precincts) 2005	The site is within the Edmondson Park South State Significant Precinct under Schedule 3, Part 31.  <table border="1"> <tr> <td>Clause 10 – Zone</td><td>The proposed earthworks are permissible with development consent in the B4 zone.</td></tr> <tr> <td>Clause 31 – Preservation of Trees</td><td>The Concept Plan along with the Biodiversity Certification Order and Edmondson Park Conservation Agreement set up the framework for the future clearance of the existing trees within the developable area of the Town Centre whilst retaining the native vegetation in the Reserve in the east of the site (see Section 5.4)</td></tr> </table>	Clause 10 – Zone	The proposed earthworks are permissible with development consent in the B4 zone.	Clause 31 – Preservation of Trees	The Concept Plan along with the Biodiversity Certification Order and Edmondson Park Conservation Agreement set up the framework for the future clearance of the existing trees within the developable area of the Town Centre whilst retaining the native vegetation in the Reserve in the east of the site (see Section 5.4)
Clause 10 – Zone	The proposed earthworks are permissible with development consent in the B4 zone.				
Clause 31 – Preservation of Trees	The Concept Plan along with the Biodiversity Certification Order and Edmondson Park Conservation Agreement set up the framework for the future clearance of the existing trees within the developable area of the Town Centre whilst retaining the native vegetation in the Reserve in the east of the site (see Section 5.4)				

Plan	Comments
Clause 33 – Heritage Conservation	There are no indigenous or non-indigenous heritage items within or located in proximity to the site. The Statement of Commitments establish protocols to be followed in the event of unexpected finds and other procedures as further discussed at Section 5.5.
Clause 34 – Public Utility Infrastructure	The proposal does not involve the need for the supply of water, electricity or gas and does not require the disposal and management of sewage at this stage of the development program.
Clause 36 – Development Control Plan	To guide future design and assist with the development assessment process the modified Concept Plan seeks to introduce a set of site specific Design Guidelines. The Concept Plan in conjunction with the Design Guidelines therefore makes the need for a separate DCP redundant. Once approved, the existing Edmondson Park DCP will no longer apply to the Frasers Town Centre.
Clause 37 – Relevant Acquisition Authority	The proposal includes works to land identified by the Land Acquisitions Map. The proposal is consistent with the future acquisition requirements under Clause 37.

## 5.2 Consistency with the Concept Plan

The Edmondson Park Concept Plan was approved for the site by the (former) Minister for Planning on 18 August 2011. The approval provides for mixed use development including commercial, residential and retail uses. Open space, and associated facilities/infrastructure are also provided for.

In March 2016 a modification (Mod 2) to the Concept Plan was submitted to the Department of Planning and Environment. The proposed earthworks to facilitate the future town centre is entirely consistent with the approved and as proposed to be modified Concept Plan.

The Concept Plan modification currently under assessment (Mod 2) seeks to provide for the delivery of the winning Frasers concept for the Town Centre, and accordingly incorporates a framework for the heights, floor space, public domain, car parking, stormwater, bushfire and waste management. Accordingly, the future development applications within the Frasers Town Centre will be focused on the detailed design resolution of the Concept Plan design.

The approval of the earthworks in this DA is not contingent on or predetermine any outcomes the subject of the modification. The subject application seeks approval for site preparation and bulk earthworks under the existing Concept Plan approval independent of the Concept Plan modification.

The following sections further demonstrate the DA is consistent with the Concept Plan and Statement of Commitments.

### 5.2.1 Concept Plan

The transitional arrangements introduced during the NSW Government's repeal of the former EP&A Act's Part 3A provisions states that a consent authority must not grant consent to development unless it is satisfied that the development is generally consistent with the terms of an approved concept plan (Schedule 6A, Clause 3B(2)(d) of the EP&A Act). This application is accordingly required to be generally consistent with the Concept Plan as approved and not the Concept Plan as proposed to be modified (Mod 2).

**Table 2** identifies where relevant conditions have been addressed, and demonstrates that the proposal is generally consistent with the key controls established by the original Concept Plan.



**Table 2** – Assessment of consistency with Concept Plan of Approval

<b>Instrument of Approval</b>		<b>Consistency</b>
<b>Schedule 2, Part A – Administrative Conditions</b>		
1.1a)	The Proponent shall carry out the Concept Plan generally in accordance with the Concept Plan Application MP10_0118;	✓
b)	State Significant Site Study and Environmental Assessment – Edmondson Park concept plan and State significant site listing, prepared by JBA Planning and dated September 2010;	✓
c)	Preferred Project Report - Edmondson Park South state significant site listing and concept plan, prepared by JBA Planning September and dated November 2010; and	✓
d)	this approval.	✓
1.2 a)	In the event of an inconsistency between: the modifications of this approval and any document listed from condition 1.1a) to 1.1c) inclusive, the conditions of this approval shall prevail to the extent of the inconsistency; and	✓
b)	any document listed from condition 1.1a) to 1.1c) inclusive, the most recent document shall prevail to the extent of the inconsistency	✓
1.3	<b>Determination of Future Applications</b> The determination of future applications for development on the Site is to be generally consistent with the terms of this approval.	✓
<b>Schedule 2, Part B – Modifications to the Concept</b>		
1.1	<b>Urban design and built form</b> The concept plan is modified to require preparation of a development control plan instead of the proposed development control strategy. The development control plan is to be prepared in consultation with Liverpool and Campbelltown Councils and adopted by the Director-General prior to the lodgement of any application for subdivision of a subsequent stage, or construction of a dwelling. Prior to determination of any application for subdivision or development within the Edmondson Park town centre, the development control plan is to be amended to include built form and development controls for the entire Edmondson Park town centre, including controls to achieve active street frontages for buildings within close proximity of the train station.	✓ (see Section 5.2 below)
1.2	The development control plan is to include appropriate design controls which will ensure that development in the vicinity of identified heritage items does not detract from the heritage significance of these items including associated views.	✓ (see Section 5.2 below)
1.3	<b>Traffic and transport</b> The final design of Campbelltown Road, including any reduced road width (less than 38.8m) and kerbside parking, is to be determined through the detailed design being carried out by RTA in consultation with the Department and in accordance with the requirements of Part B, condition 1.6. The final design should fully explore opportunities to provide at grade pedestrian access across Campbelltown Road in the vicinity of the Mont St Quentin Oval and the Ingleburn Military Heritage Precinct.	N/A
1.4	Prior to undertaking works on Campbelltown Road the applicant must enter into a Works Authorisation Deed with RTA for the proposed works. All works on Campbelltown Road are to be designed and constructed to RTA requirements. All intersection approaches on Campbelltown Road are to provide a single 100m long right turn storage bay and must operate with double overlap diamond phasing. Campbelltown Road is infrastructure to be funded through the Growth Centres special infrastructure contribution area (SIC) levy. The proponent must pay the required SIC levy or alternatively may enter into an agreement for the provision of a material public benefit in lieu of payment of the SIC levy, or any component thereof, for the construction of and dedication of road widening along Campbelltown Road.	N/A
1.5	<b>Regional Park</b> The concept plan is modified such that the environmental living lots proposed in the north west corner of the site are to be located entirely within the E4 Environmental	N/A

Instrument of Approval		Consistency
	Living zone, and outside the E1 National Parks and Nature Reserves Zone under the Major Development SEPP.	
1.6	<b>Heritage</b> The final design of Campbelltown Road is to respond to the heritage value of the adjoining heritage items. Any proposed relocation of heritage items to accommodate the road would be required to be justified through a heritage impact assessment, have regard to the implications on the approval of the sale of the land by the Commonwealth under the Environmental Protection and Biodiversity Conservation Act 1999, and requires the written endorsement of the Director-General.	N/A
1.7	<b>Decommissioning of Sewerage Treatment Plant</b> The existing sewerage treatment plant is to be decommissioned as soon as practicable following the connection of the Bambi Kindergarten and Ingleburn North Primary School to the proposed Ash Road Carrier Stage 1.	N/A
<b>Schedule 2, Part C – Further Environmental Assessment Requirements</b>		
1.1	<b>Built form and urban design</b> Each subsequent residential subdivision application is to demonstrate how higher density development within that stage is to be located in close proximity to proposed services and public transport infrastructure.	N/A
1.2	Each subsequent subdivision application is to demonstrate consistency with the development control plan to be prepared under Part B, condition 1.1.	N/A
1.3	Any future project or development application for the proposed 'landmark development' within the town centre of up to 30 metres in height, may be approved in accordance with the exceptions to development standards provision of the relevant environmental planning instrument. Alternatively an amendment to the height of buildings provisions in that instrument is required prior to approval.	N/A
1.4	<b>Traffic and transport</b> Any future application which proposes additional intersections with Campbelltown Road is to be supported by a traffic analysis and is to have the concurrence of the RTA.	N/A
1.5	Any future application is to address the need for the relocation of Macdonald Road, with timing to be supported by a detailed traffic assessment to RTA's satisfaction.	N/A
1.6	Any future application for the Edmondson Park town centre must be supported by a detailed traffic and transport study, including a micro-simulation model. This should identify appropriate bus priority measures along the proposed Main Street, and ensure integration with the transport interchange, through consultation with Department of Transport.	N/A
1.7	Any future application for development within 25m of the South West Rail Link must identify and mitigate any impacts on the South West Rail Link, in consultation with Department of Transport.	N/A (See Section 5.9)
1.8	<b>Development contributions</b> The subsequent subdivision application within each council area must include an offer to enter into a voluntary planning agreement for payment of local infrastructure contributions, with the details of the contributions, and the nature of any land dedications or works in kind to be negotiated with the relevant council.	N/A
1.9	<b>Bushfire hazard</b> Future subdivision applications must demonstrate compliance with the bushfire management measures outlined in the concept plan, and be in accordance with Planning for Bushfire Protection 2006.	N/A
1.10	Future subdivision applications are to demonstrate that the APZs are located outside any area of public open space, unless agreed to by the relevant council, and outside the regional park, unless agreed to by Office of Environment and Heritage.	N/A
1.11	<b>Conservation Agreement</b> Prior to determination of any future application for any aspect of the concept plan which is inconsistent with the Conservation Agreement, the Conservation	N/A (see Section 5.4 below)

	Instrument of Approval	Consistency
	Agreement is to be amended by way of written agreement between the relevant parties to be consistent with the concept plan.	
1.12	<b>Vegetation management</b> Each subsequent stage is to provide details on: <ul style="list-style-type: none"> <li>strategies to manage interface issues between the construction site and both the regional park and any vegetation identified as an offset under the concept plan; and</li> <li>appropriate procedures for clearing of vegetation and strategies to retain mature trees where possible.</li> </ul> Any procedures and strategies are to be carried into a vegetation management plan prior to commencement of works on the site.	✓ (See Section 5.4 below)
1.13	<b>Regional Park</b> Any future application for subdivision to create the regional park is to include an easement in favour of Sydney Water over the proposed sewer pipeline.	N/A
1.14	<b>Heritage</b> Any future applications are to be accompanied by a Heritage Interpretation Strategy for the former Ingleburn Army Camp, Ingleburn villages and Indigenous cultural heritage, prepared by a suitably qualified heritage conservation practitioner in accordance with the NSW Heritage Office guidelines Interpreting Heritage Places and Items (2005) and Heritage Interpretation Policy (2005). The Heritage Interpretation Strategy is to be prepared in consultation with the Office of Environment and Heritage, the relevant council(s) and should include a detailed history of the Site.  The Heritage Interpretation Strategy is to address the relocation and sensitive adaptive reuse of selected prefabricated cottages in accordance with the approved concept plan.	N/A (See Section 5.5 below)
1.15	Any future applications are to be accompanied by a Statement of Heritage Impact prepared by a suitably qualified heritage conservation practitioner in accordance with the NSW Heritage Office guideline Statements of Heritage Impact (2002) which assesses potential impacts of proposed works on heritage items and their settings.	✓ (see Section 5.5 below)
1.16	Any future application to demolish, remove or relocate the Lecture Hall (Nissen Hut), the kitchen/dining complex (Mess Hall), and historic plantings, or the Riley-Newsum prefabricated cottages, is to be accompanied by a photographic archival recording of all items proposed to be relocated or demolished. The archival recording is to be prepared by a suitably qualified heritage conservation practitioner in accordance with the NSW Heritage Office guideline Photographic Recording of Heritage Items Using Film or Digital Capture (2006). Typical examples of elements and structures should be included as well as views and spatial relationships between elements. Copies of the archival recording are to be provided to the Department, Campbelltown City Council and Liverpool City Council.	N/A (See Section 5.5 below)
1.17	Any future applications involving the relocation of prefabricated cottages is to demonstrate that work will be undertaken in association with specialist engineers and conservation practitioners.	N/A
1.18	Future applications are to identify how the detailed design has responded to opportunities to further mitigate impacts on Aboriginal archaeological heritage.	✓ (See Section 5.5 below)
1.19	<b>Site filling and disposal</b> Any future applications are to provide details of the nature and extent of any cut and fill that is required to be undertaken. Compliance with the relevant council's requirements (as relevant to cut and fill) should also be demonstrated.	✓ (See Section 5.3 below)
1.20	<b>Flooding</b> Any future applications are to demonstrate compliance with the flood management measures outlined in the Part 3A Concept Plan, Water Cycle Management Plan prepared by J. Wyndham Prince, September 2010. Compliance with Campbelltown and Liverpool City Council requirements (as relevant to flooding) should also be demonstrated.	✓ (See Section 5.6 below)
1.21	<b>Water quality and riparian corridors</b> Any future applications are to provide details on the proposed water sensitive urban design infrastructure, to the satisfaction of the consent authority.	✓ (See Section 5.6 below)

Instrument of Approval		Consistency
1.22	Any future applications for residential lots adjacent to Cabramatta Creek are to demonstrate that the lot layout and dwelling locations can accommodate an adequate riparian corridor and associated buffer.	N/A
1.23	The channel restoration along corridor B (as identified in the concept plan) is to be designed to accommodate a 1:2 to 1:5 year flow and comprise a soft engineering solution	N/A
1.24	<b>Future Development</b> Any future applications for construction of buildings and associated structures (that are not defined as exempt or complying development) within the Site shall: a) include an assessment of construction impacts, including noise, traffic, soil and erosion (including acid sulphate soils where relevant), waste, and dust, and identify the mitigation and management measures that would be implemented to address these impacts; b) demonstrate compliance with the Water Sensitive Urban Design principles established in the concept plan; c) where applicable, demonstrate compliance with the commitments and management procedures detailed in the Vegetation Management Plan, including the strategy for retention of trees on site; d) demonstrate that habitable floor levels are located above the 100 year ARI flood level plus 500mm freeboard, and that appropriate flood evacuation can be provided for dwellings located below the probable maximum flood level; e) demonstrate compliance with the Planning for Bushfire Protection 2006; and f) demonstrate that ESD measures have been incorporated into the design of the buildings to reduce water and energy consumption in accordance with State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.	N/A
1.25	Noise assessments are required for dwellings located in the areas affected by traffic and rail noise. Future applications are to include detailed assessments of the design of the dwellings that confirm compliance with the noise goals outlined in the South Edmondson Park Concept Application, Noise and Vibration Impact Assessment, August 2010 prepared by Wilkinson Murray.	N/A
<b>Schedule 3, Part A, B and C</b>		
	Schedule 3 of the consolidated instrument of approval is not applicable.	N/A

### Requirement for a Single DA

The wider Town Centre is controlled by multiple land owners and cannot be lodged as a single application. Because of the size and complexity of the town centre Frasers will lodge multiple DA's. The proposed strategy will still enable the coordinated delivery of the town centre as intended.

### Requirement for a DCP

The Concept Plan approval requires the preparation of a development control plan for the entire Edmondson Park town centre prior to the determination of any application for development within the town centre.

To guide future design and assist with the development assessment process the modified Concept Plan seeks to introduce a set of site specific Design Guidelines. The Concept Plan in conjunction with the Design Guidelines therefore makes the need for a separate DCP redundant. Once approved, the existing Edmondson Park DCP will no longer apply to the Frasers Town Centre.

Accordingly, the authority should be satisfied that the application is not required to provide a DCP for the Edmondson Park Town Centre for the bulk earthworks. As discussed previously, the existing DCP will ultimately be replaced with a site specific Design Guide under the modified Concept Plan permanently satisfying the requirement to provide a DCP for Frasers Town Centre.

### 5.2.2 Statement of Commitments

The DA will satisfy all relevant Statement of Commitments made in relation to the development as part of the Concept Plan. An assessment of the proposal's consistency with the approved Concept Plan Statement of Commitments is located at **Appendix F**.

## 5.3 Edmondson Park South Development Control Plan 2012

Part 8.0 of The Edmondson Park South DCP provides broad design principles and key requirements to assist in the forming of detailed planning and design controls for the Town Centre. The proposal is consistent with the DCP in that it is consistent with the character, design, layout, pedestrian amenity and public domain established by Part 8.0 and will facilitate the delivery of the future town centre.

The cut and fill controls contained in the existing Edmondson Park South DCP 2012 (Part 6.12) are in relation to development of R1 General Residential zoned land for the purposes of dwelling houses, semidetached and attached dwellings, multi-unit housing and studio dwellings. Accordingly, the controls are not relatable to the proposed scale of works proposed for the town centre which will involve construction of a new town centre and multi-storey basement car park. This will require excavation of approximately 13.35m below the existing surface at the town centre core.

Detailed plans are provided at **Appendix A** that outlining the cut and fill proposed across the site including:

- plans showing existing contours (at 0.5m intervals);
- plans showing future contours (after proposed cut and fill); and
- full details of proposed retaining wall(s).

## 5.4 Flora and Fauna

### Certified Land

This application seeks approval to clear the site of all vegetation. An Ecological assessment was undertaken as part of the Concept Plan environmental assessment (see Appendix C of the EAR) which considered the significance of the vegetation. The Concept Plan along with the Biodiversity Certification Order and Edmondson Park Conservation Agreement set up the framework for the future clearance of the existing trees within the developable area of the Town Centre whilst retaining the native vegetation in the Reserve in the east of the site.

Ecological has provided a statement that confirms the requirements of the proposal in relation to the Concept Plan approval (**Appendix B**). Ecological confirm that the site is located on 'biodiversity certified land' according to Part 7 of Schedule 7 of the *Threatened Species Act 1995* (TSC Act). Accordingly, no further assessment of impact to threatened species, populations or ecological communities is required for certified land.

Ecological also confirm the site is exempt from further assessment under the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) and referral to the Commonwealth Department of Environment is not required.

### Non-Certified Land

Ecological have undertaken further assessment of Flora and Fauna in relation to site works within land that is not certified (**Appendix B**). The assessment has considered two locations within the overall Edmondson Park Frasers Town centre area being:

- the western batter of the future Bernera Road; and
- a manhole required within the eastern park.

The Ecological assessment has considered the combined impact to these areas, however we note that this application does not propose any works to the eastern park where the manhole is proposed. This will be addressed as part of a future development application.

The assessment found the proposed Bernera Road study area contains Shale Plains Woodland (SPW). SPW corresponds to Cumberland Plains Woodland (CPW) in the Sydney Basin Bioregion which is a critically endangered ecological community under the TSC Act and EPBC act.

Within the study area a combination of Good SPW and Derived Native Grassland was found. The proposed works will require the removal of 0.27 ha of CPW in total. Ecological undertook an assessment of significance for the CPW consistent with s5A of the EP&A Act and EPBC Act and found the removal of 0.27 ha would not be significant.

Further, the assessment has addressed the potential impact to fauna for the Bernera Road study area. The assessment found potential foraging habitat has been recorded within the study area associated with seven threatened fauna species. However, Ecological found the removal of 0.27 ha of native vegetation is not considered to be significant to the long term survival of these species as the Edmondson Park Regional park has 82.82 ha of connected, high quality habitat being retained in accordance with the Concept Plan.

The assessment has made recommendations to mitigate impact to flora and fauna including:

- Any hollow bearing trees that require removal should be felled using soft fall technique that will allow animals inhabiting the hollow times to escape;
- A qualified ecologist should be on-site during tree felling to capture and re-locate and fauna;
- Any coarse woody debris moved from the proposed impact area will be retained and placed in adjacent vegetated areas in order to maintain the level of shelter and food resource for invertebrates, small reptiles and mammals that may occur in the area;
- Wash down machinery before conducting works to limit weed spread; and
- Strict erosion and sediment control measures must be implemented on site to protect the retained vegetation, especially downslope towards the adjacent CPW within Edmondson Regional Park. Sediment control is to be routinely inspected after rainfall events and periodically inspected during normal conditions.

The above management measures will be carried into a vegetation management plan prior to commencement of works on the site.

## 5.5 Heritage

### 5.5.1 Non-Indigenous Heritage

At the time of the original Concept Plan the heritage listed 'Ingleburn Village site – three Riley Newsum Prefabricated cottages were located within the Frasers Town Centre. These buildings were approved to be demolished by Liverpool Council under DA595/2014. The buildings were demolished in accordance with their development consent by UGNSW and there are now no listed heritage items within or in the immediate proximity of the site.

The Statement of Commitments establish protocols to be followed should any non-indigenous historical archaeological be discovered during site excavation.

### 5.5.2 Indigenous Heritage

The Aboriginal Cultural Heritage Assessment submitted with the original Concept Plan confirms there are no Aboriginal Heritage sites within Frasers Town Centre. Frasers are committed to managing potential impacts to non-indigenous heritage throughout the ongoing development of Frasers Town Centre.

The Statement of Commitments establish key protocols for the management and conservation of indigenous heritage in relation to salvage activities, construction activities, incident reporting and requirements for consultation with the Aboriginal community where necessary. These protocols will be incorporated into induction and site management plans to be adopted by the contractor prior to the commencement of any site works.

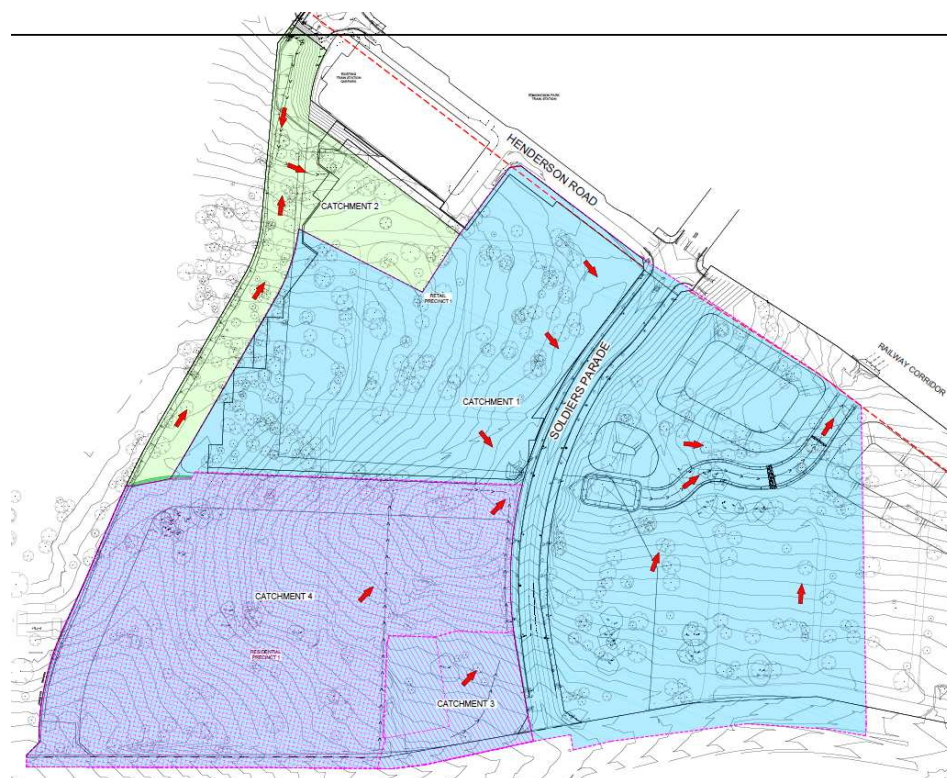
## 5.6 Water Cycle Management

An assessment of Water Cycle Management has been provided by J. Wyndham Prince (**Appendix C**). The assessment confirms the bulk earthworks will be managed to ensure the existing overland flow is maintained directing flows within the site and limiting impact to other properties and other parts of the Town Centre.

The earthworks will be profiled to ensure surface flows are directed to site water quality management devices. **Figure 15** shows catchment flow paths for the site. There are no external catchments that flow into the proposed site area.

The assessment has considered the proposals consistency with the flood management measures outlined in the Water Cycle Management Plan prepared by JWP for the Original Concept Plan. The assessment confirm the proposal would not generate an increase in catchment flows that would trigger the need for a broader regional detention basin.





**Figure 15** – Site catchment and flow path diagram

Source: J. Wyndham Prince

The proposal includes an interim water quality management program via a local sediment basin with detention capacity capable of handling stormwater flows.

Details of the temporary stormwater management and erosion control measures are provided at **Appendix A**. The future stages of Frasers Town Centre will incorporate appropriate permanent Water Sensitive Urban Design management structures consistent with the Concept Plan.

## 5.7 Noise and Vibration Impacts

### 5.7.1 Noise

An assessment of construction noise and vibration has been undertaken by Wilkinson Murray (**Appendix D**) consistent with that undertaken for the Concept Plan. The assessment has utilised existing noise levels recorded in the area as part of the Noise and Vibration assessment submitted with the original Concept Plan (Appendix U or the Concept Plan). The typical background levels recorded are detailed at **Table 4**.

**Table 3** – Summary of measured noise levels

Noise Logging Site	Address	Rating Background Level (dBA)				LAeq period (dBA)			
		Day	Evening	Night	Saturday	Day	Evening	Night	Saturday
		7am-6pm	6pm-10pm	10pm-7am	8am-1pm	7am-6pm	6pm-10pm	10pm-7am	8am-1pm
A	South-East	49	46	41	46	56	53	51	52
B	Bardia Ave	48	49	44	46	55	55	51	51
C	South-West	51	52	44	49	58	58	56	56



Based on the above measured noise levels, Wilkinson Murray has established noise goals for the project as detailed below (**Table 5**). These are based on the closest residential logger location at Leichardt Road to the south of the site. Wilkinson Murray confirm the proposed construction activities are likely to meet the established management levels at all residential receivers and Bardia Public School.

**Table 4 – Construction noise management levels**

Location	Construction Management Level, LAeq (dBA)				Maximum Construction Noise Level LAeq (dBA)
	Day	Evening	Night	Saturday	
All Residences	58	54	49	56	75
Active recreation areas (parks)					
Schools*	65				

\* Based on open window reducing noise levels by 10 dBA

## 5.7.2 Vibration

The criteria for assessment of construction vibration are set out in British Standard 6472-1992 with 'preferred' and 'maximum' vibration levels in *Assessing Vibration: A Technical Guideline (2006)* by NSW DECCW. Based on the recommended criteria, Wilkinson Murray confirms that all residential dwellings are too far to be affected by construction vibration. Recommended safe working distances for vibration intensive plant is provided as part of the assessment.

### Mitigation measures

The likelihood of adverse noise and vibration impacts from the proposed bulk earthworks program is considered low. However, the following mitigation measures are provided, in line with industry best practice, to be included in the Environment Management Plan.

- Inform affected residents/owners of the works program and contact details for the site representative.
- Diesel powered machines such as trucks, bobcats and excavators should be switched off if not required for more than a few minutes, rather than left idling unnecessarily.
- Machines used on site should be maintained in good condition, particularly considering the exhaust system on diesel powered machines, to minimise noise emissions. Excessively loud machines should be repaired, modified or removed from the site. Sound pressure level measurements should be conducted on all plant prior to works beginning on-site.
- Reversing alarms should be controlled to the minimum sound level consistent with safety by replacing, shielding or relocating the alarm unit on noisy machines.
- A representative should be nominated by the contractor to monitor, manage and respond to complaints.

## 5.8 Contamination

A number of contamination studies and environmental site investigations have been undertaken to assess the extent and nature of contaminants within the Edmondson Park South site as a whole, as well as within the Town Centre.

The Geotechnical, Contamination and UXO Site Suitability Assessment prepared by Golder Associates and dated 10 September 2010 for the Concept Plan,

concluded that there was some form of localised contamination, potential unexploded ordnances, and small arms ammunition on what was then termed 'the Defence Site' which includes the Edmondson Park Frasers Town Centre.

However, the Assessment noted that A NSW DECCW accredited Site Auditor was engaged by Defence in 2003 to carry out a non-statutory site audit of the Defence Lands. The Auditor concluded that the investigated and remediated areas were *"considered suitable for residential land use with gardens and accessible soils (home grown produce contributing to less than 10% fruit and vegetable intake, no poultry)"*.

In support of the bulk earthworks application DLA Environmental Services has prepared a Remediation Action Plan (RAP) (**Appendix E**). The RAP sets remediation goals, management procedures and environmental safeguards to be implemented to ensure the Site will be rendered suitable for the future residential land use.

To ensure the potential existence of isolated occurrences of contamination are appropriately managed an Unexpected Finds Protocol (UFP) has been developed by DLA (available at **Appendix E**).

## 5.9 Relationship to South-West Rail Line

The Concept Plan approval requires an application for development within 25m of the South West Rail Link to identify and mitigate any impacts on the South West Rail Link, in consultation with Department of Transport.

The Drawings at **Appendix A** identify the site in relation to the south-west rail line corridor which is located to the north of the proposal and generally runs parallel to the northern site boundary. The drawings confirm that all proposed works are located greater than 25 metres of the South-West rail corridor and accordingly, consultation with Transport for NSW is not required.

### 5.10 Bambi Kindergarten

The Bambi Kindergarten on Stephens Road, Ingleburn is located close to the south-west site boundary and at such proximity would be potentially impacted by the proposal. However, confirmation has been provided by UGNSW that the Child Care facility will be re-located to an alternate location in preparation of the development of the Edmondson Park Town Centre. The Kindergarten is expected to be demolished by the end of 2016, prior to the commencement of works proposed by this application.

## 6.0 Conclusion

This DA seeks approval for bulk earthworks and associated early works at Edmondson Park Frasers Town Centre. Undertaking the bulk earthworks across multiple stages has the benefit of reducing the balance of cut and fill on the site and minimises the need for stockpiling.

The Concept Plan approval established the suitability of the site and assessed the general building form and environmental impacts, as well as the social and economic impacts of the proposed development.

The proposed works will facilitate the future delivery of a next generation town centre that draws on the key principles of successful historical town centres whilst integrating contemporary planning and urban design to achieve high quality density, amenity and place making.

The proposed development is consistent with the Terms of the Concept Plan (as proposed to be modified) and the Statement of Commitments. The assessment of the DA has demonstrated that it will have no adverse or additional environmental effects beyond those already approved as being acceptable under the Concept Plan.

Given the planning merits described in this SEE, and in light of no adverse environment, social or economic impacts, it is requested that the subject DA be approved.