

Modification of Approval

Section 75W of the Environmental Planning & Assessment Act 1979

I, the Director, Key Sites Assessments, of the Department of Planning and Environment, in accordance with the Instrument of Delegation issued by the Minister for Planning & Infrastructure, on 16 February 2015, pursuant to section 75W of the *Environmental Planning and Assessment Act 1979* determine to approve the modification to the approval referred to in Schedule 1 in the manner set out in Schedule 2.



Ben Lusher
Director
Key Sites Assessments

Sydney,

25 JANUARY

2017

SCHEDULE 1

Concept & Project Approval:

Granted by the Planning Assessment Commission on 18 August 2011

In respect of:

Concept Plan and Project Approval MP10_0118 made by Landcom for land located at Edmondson Park South (Liverpool & Campbelltown local government areas)

For the following:

A concept plan and project approval involving:

- residential development of 3,530 dwellings;
- mixed use development of the Edmondson Park Town Centre including 35,000 – 45,000 sqm of commercial and retail development;
- a temporary sales and information office and temporary signage associated with the sale of land;
- protection of a 150 hectare regional park; and
- associated infrastructure.

Modification:

MP 10_0118 MOD 2 – Modifications to the Concept Plan and Project Approval include to:

- provide an additional entry and destination billboards on Campbelltown Road;
- provide an alternate location for the temporary sales and information centre; and
- a five year extension to the approved sales and information centre, to 18 August 2021.

SCHEDULE 2

The Concept Approval is modified as follows:

SCHEDULE 2

PART A – ADMINISTRATIVE CONDITIONS

Amend Conditions 1.1 and 1.2 as follows:

- 1.1 The Proponent shall carry out the Concept Plan generally in accordance with the:
- (a) 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;
 - (d) Request to modify major project MP 10 – 0118 (MOD 1), prepared by Landcom and dated January 2012;
 - (e) Section 75W Modification of Concept Plan and Project Approval MP10-0118 (MOD 2), prepared by APP Corporation Pty Ltd and dated May 2016; and
 - (f) this approval.
- 1.2 In the event of an inconsistency between:
- (a) the modifications of this approval and any document listed from condition 1.1a) to ~~1.1e)~~ 1.1e) inclusive, the conditions of this approval shall prevail to the extent of the inconsistency; and
 - (b) any document listed from condition 1.1a) to ~~1.1e)~~ 1.1e) inclusive, the most recent document shall prevail to the extent of the inconsistency.

SCHEDULE 3

CONDITIONS OF PROJECT APPROVAL

PART A – ADMINISTRATIVE CONDITIONS

Amend 'Development in Accordance with Plans and Documents' as follows:

The development shall be in accordance with the following plans, documentation and recommendations made therein:

- the Remediation Action Plan and the Environmental Management Plan prepared by Golder and Associates and included in Appendix G of the Environmental Assessment;
- the Contamination Management Plan prepared by Golder Associates and included in Appendix G of the Environmental Assessment;
- the demolition plan provided at Appendix H of the preferred project report;
- the temporary sales office plans at Appendix S of the environmental assessment (as amended in the Section 75W Modification (MOD 2)); and
- the sales and information centre signage plans at appendix J of the preferred project report (as amended in updated signage plans prepared by APP Corporation Pty Ltd and dated December 2016).

PART B – CONDITIONS

Amend Conditions 1.4 to 1.7 as follows:

Signage

- 1.4 All signage is to be located within the R1 General Residential, E4 Environmental Living and B4 Mixed Use zones. **Within these zones, all signs are to be situated outside the current road reserve and within private property, and relocated outside the new road reserve when Campbelltown Road upgrades are complete.**
- 1.5 All signs are to be removed within 10 years of the date of this approval.
- 1.6 Only the proposed 'talker' signs are to be relocated during the timeframe of the approval. All other signs are to be located as shown within the Preferred Project Report **and the amended signage plan prepared by APP Corporation Pty Ltd and dated December 2016.**
- 1.6a) All billboard signs are to be angled to reduce road safety issues, as required by RMS. RMS is to be consulted prior to the installation of all billboard signs within the Edmondson Park South.**

Sales and Information Office

- 1.7 The sales information centre is to be removed within **5 10** years of this approval.