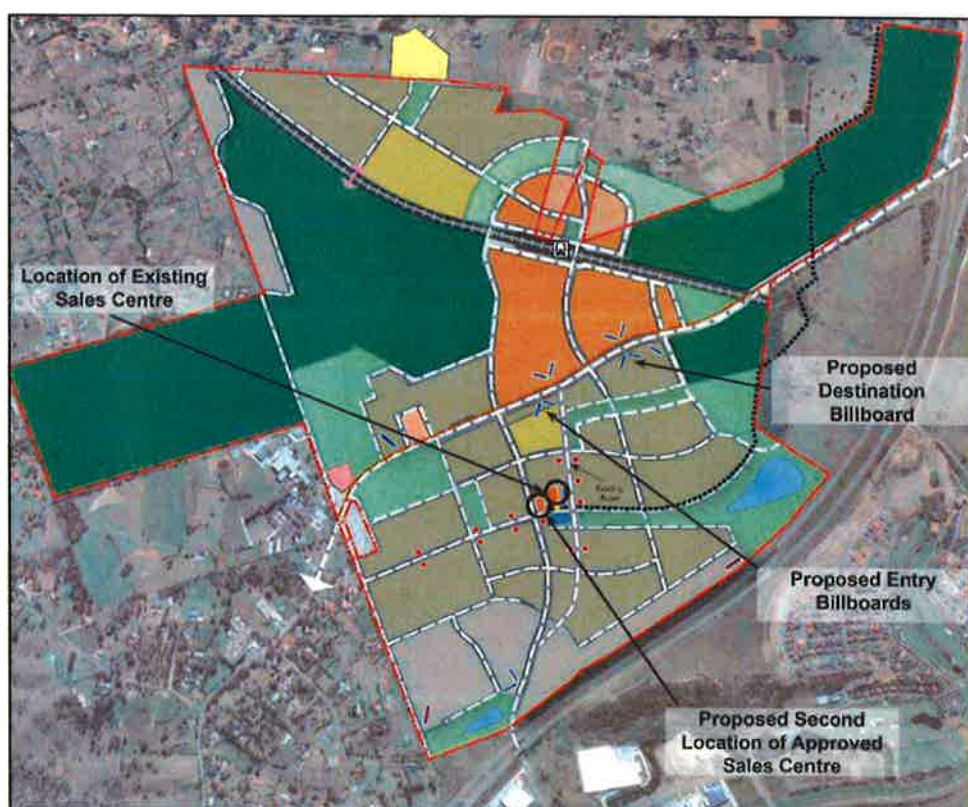


**MODIFICATION REQUEST:
MP10_0118 MOD 2**

Edmondson Park South



Environmental Assessment Report
Section 75W of the *Environmental Planning and Assessment Act*
1979

January 2017

Cover image: Aerial photograph of approved development with extent of modified proposal included
(Source: Section 75W modification request)

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1. BACKGROUND

1.1 Introduction

This report assesses a request to modify the approved Concept Plan and Project Approval (MP10_0118) for Edmondson Park South, lodged under Section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act). APP Corporation Pty Ltd on behalf of Dahua Group Sydney (the Proponent) proposes additional signage on Campbelltown Road, an alternate location for an approved sales and information office and to extend the approval of the sales office by a further five years.

1.2 Site and locality

The Edmondson Park South site comprises an area of approximately 413.3 hectares and forms part of the larger Edmondson Park Precinct, located within the South West Growth Centre (SWGCG) (Figure 1). The site is located to the north and south of Campbelltown Road, with the area to the north being within Liverpool local government area and the area to the south within Campbelltown local government area. It is located approximately 40km south west of the Sydney Central Business District. Under the Growth Centres Structure Plan, the Edmondson Park Precinct will provide a new residential precinct (approximately 3,500 dwellings), with a new town centre and the Edmondson Park rail station.

The site is characterised as a rural / semi-rural setting. Construction has commenced on several residential street blocks in the south west corner of the site, however construction of the approved temporary sales and information office has not commenced. Temporary signage associated with the sale of the land is approved throughout the site, including to the north of Campbelltown Road and north of the M5 Motorway (Figure 2).



Figure 1: Site location (base plan provided by the Proponent)

1.3 Surrounding context

The surrounding context is summarised as follows and generally shown on **Figure 1**:

- land to the north of the site also forms part of the Edmondson Park Precinct and comprises large privately owned lots used for rural residential and small scale agricultural purposes;
- to the west of the site is the suburb of Denham Court, which comprises predominately large rural residential lots;
- the Ingleburn Gardens residential subdivision adjoins the site to its east;
- land located immediately south of the M5 Motorway comprise an industrial park, and the Macquarie Links residential estate; and
- further to the south and south-east are the established residential suburbs of Ingleburn and Macquarie Fields.

1.4 Previous approvals

On 18 August 2011, the Planning Assessment Commission (Commission) approved a concept plan and project approval for the Edmondson Park residential release area (MP10_0118) including:

- residential development of 3,530 dwellings;
- development of the Edmondson Park town centre, including up to 45,000m² of retail, business and commercial uses;
- upgrade of Campbelltown Road and construction of three signalised intersections; and
- a temporary sales and information office and temporary signage.

On 27 January 2012, the Department approved a modification application (MP10_0118 MOD 1) in relation to the timing for the preparation of a rehabilitation plan.

2. PROPOSED MODIFICATION

2.1 Description of the proposal

The proposal, as amended in response to submissions, seeks to modify the concept plan and project approval (MP10_0118) as described in **Table 1** and shown in **Figure 2** below. A link to the Proponent's modification request can be viewed at **Appendix A**.

Table 1: Proposed modifications

Aspect	Description
Signage	<ul style="list-style-type: none">• Provide two additional 'entry billboard' signs (measuring 6m x 3m) and two additional 'destination billboard' signs (measuring 8m x 4m) on the south side of Campbelltown Road; and• Replace an approved 'destination billboard' sign (measuring 8m x 4m) with two 'destination billboard' signs (measuring 8m x 4m) on the north side of Campbelltown Road.
Sales and Information Office	<ul style="list-style-type: none">• Extend the development consent issued for the previously approved sales and information office by five years, to 18 August 2021.• Provide an alternate location for the temporary sales and information office further west of its existing location and adjacent to the realigned Macdonald Road.

2.2 Project need and justification

The Proponent has advised that the additional signs are essential to communicate the location of the sales office to the public from key roads and intersections. The Proponent also contends that the temporary sales and information office should be relocated so it is in close proximity to the residential stages that are being released to the market. The modification does not seek to change the approved design of the temporary sales and information office, operational details including hours of operation, landscape plan or car park layout. The Department notes that a five year extension for the temporary sales and information office is required as the time limit for this office has concluded.

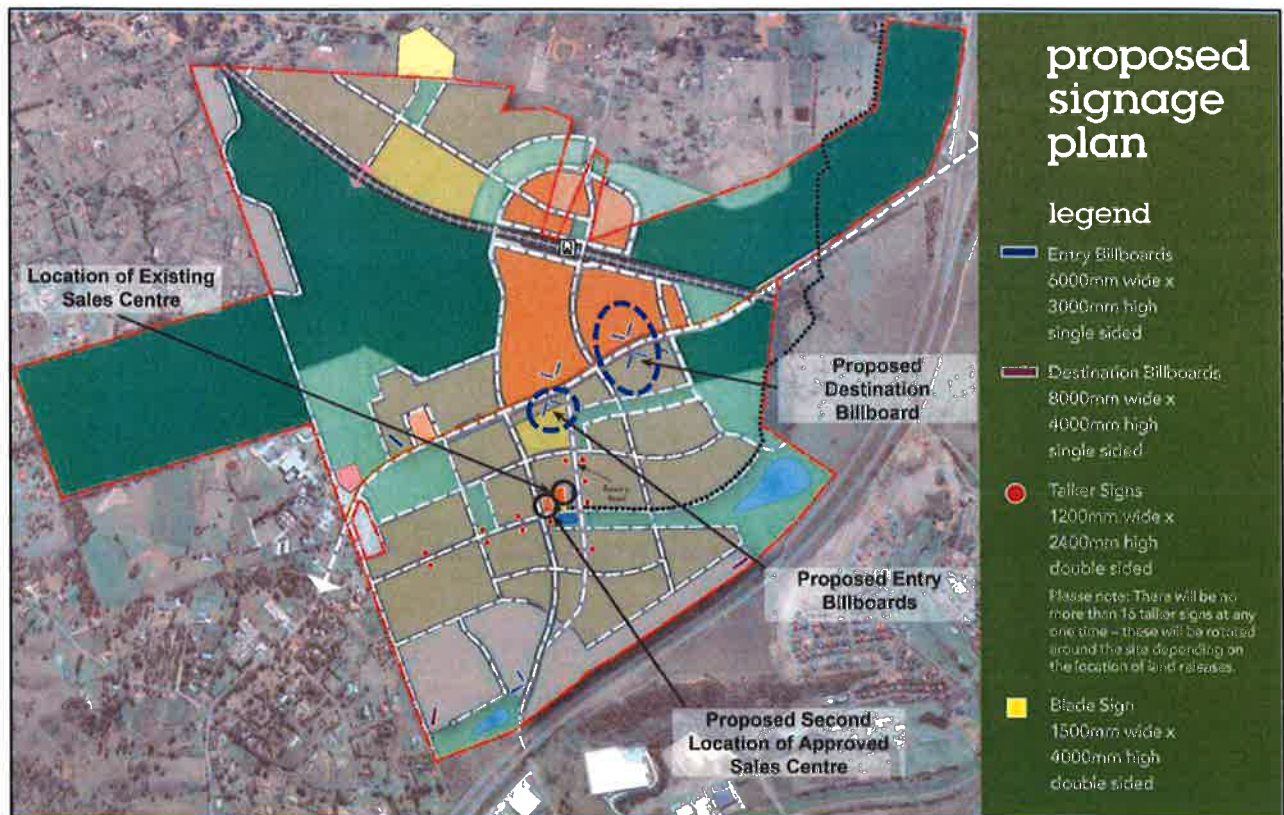


Figure 2: Location of the proposed signage (shown in blue) and alternative location for the sales and information office (source: Proponent's proposed signage plan, dated December 2016)

3. STATUTORY CONTEXT

3.1 Continuing operation of Part 3A to modify approvals

The project was approved on 18 August 2011 under Part 3A of the EP&A Act. Part 3A was repealed on 1 October 2011. In accordance with Clause 3 of Schedule 6A of the EP&A Act, Section 75W of the Act (as in force immediately before its repeal on 1 October 2011 and as modified by Schedule 6A), continues to apply to transitional Part 3A projects. Consequently, this report has been made under Section 75W of the EP&A Act, and the Minister (or his delegate) may approve or disapprove of the carrying out of the project under section 75W of the Act.

3.2 Modification of the Minister's approval

Section 75W provides for the modification of a Minister's approval, including revoking or varying a condition of the approval or imposing an additional condition on the approval. The Minister's approval for a modification is not required if the project as modified will be consistent with the existing approval. This proposal seeks to make changes to aspects of the approved project, and modify a number of conditions of approval, and as such requires further assessment and approval.

3.3 Environmental Assessment Requirements

Section 75W(3) of the EP&A Act provides that the Secretary may notify the Proponent of environmental assessment requirements with respect to the proposed modification, that the Proponent must comply with before the matter will be considered by the Minister. In this instance, further environmental assessment requirements were not considered necessary for the modification, as sufficient information was initially provided to assess the modification application.

3.4 Environmental Planning Instruments

The Department assessed the original proposal against the following environmental planning instruments (EPIs):

- *State Environmental Planning Policy (Major Development) 2005*;
- *State Environmental Planning Policy No. 55 – Remediation of Land*;
- *Draft State Environmental Planning Policy 66 – Integration of Land Use and Transport*;
- *Draft State Environmental Planning Policy 44 – Koala Habitat*;
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*;
- *State Environmental Planning Policy (Infrastructure) 2007*;
- *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*; and
- *Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment*.

Given the minor nature of the proposed modifications, the Department is satisfied that the proposed modification remains consistent with these EPIs.

Given the proposal for additional signs, the Department has also undertaken an assessment under *State Environmental Planning Policy 64 – Advertising and Signage* (SEPP 64) (see **Section 5**).

3.5 Delegated Authority

On 16 February 2015, the then Minister for Planning delegated functions under Section 75W of the EP&A Act to the Directors who report to Executive Directors in the Planning Services division in cases where:

- the relevant local Council has not made an objection, and
- a political disclosure statement has not been made, and
- there are no public submissions in the nature of objections.

In this instance, Liverpool and Campbelltown Councils do not object to the proposed modification, no political disclosure statement has been made by the Proponent and no objections from the public have been received. The Director, Key Sites Assessments can therefore determine the modification request under delegated authority.

4. CONSULTATION AND SUBMISSIONS

4.1 Notification

In accordance with Section 75X(2)(f) of the EP&A Act, the Department is required to make the modification publicly available. The modification request was made publicly available on its website from 7 July 2016. Letters were also sent to Liverpool City Council, Campbelltown City Council and adjoining landowners, with submissions requested by 1 August 2016 (25 days).

The Department received submissions from Liverpool and Campbelltown City Councils, which are summarised in **Table 2** below and a link to the submissions may be viewed at **Appendix B**. No submissions from the public were received. The Department has considered the comments raised in submissions in the assessment of the application in **Section 5** of this report.

Table 2: Summary of public authority submissions

Council	Submission
Liverpool City Council	Council does not object to the proposal, but noted the following: <ul style="list-style-type: none">• the additional billboards have the potential to cause visual distraction for users of Campbelltown Road due to their close proximity to previously approved signs; and• the modification should be referred to RMS for comment to ensure the signs do not adversely affect the safety of motorists and other road users.
Campbelltown City Council	Council does not object to the proposal and no comments or recommendations were provided.

4.3 Response to Submissions

The Proponent provided a Response to Submissions (RtS) (**Appendix B**), which provided the following clarification in response to Liverpool City Council comments:

- there is no statutory requirement to refer the proposal to RMS for comment under either Clause 17 or 18 of SEPP 64;
- an assessment of the proposed signage against Clause 17 and 18, and the assessment criteria contained in Schedule 1, of SEPP 64 has been provided;
- the proposed signs will not adversely impact on road safety as there is minimal existing signage in the area and they are sufficiently set back from Campbelltown Road; and
- the modification is minor and does not alter the assessment of the potential impacts considered as part of the original or modified concept plan and project approval.

The Department referred the modification request and RtS to RMS for comment on the suitability of the proposed sign locations in terms of road safety for motorists and other road users. RMS raised the following concerns:

- the angle of the proposed destination billboard sign, being parallel to Campbelltown Road, is deemed to be a road safety risk; and
- the signs will need to be located outside of the Campbelltown Road reserve.

In response to concerns raised by the RMS, the Proponent replaced the single destination billboard to the south of Campbelltown Road with two repositioned billboards to address road safety concerns that were raised. Likewise, the Proponent amended an approved billboard sign on the north of Campbelltown Road to address road safety concerns raised by RMS (**Figure 2**). The Proponent has also confirmed that all signs will be located outside of the Campbelltown Road reserve, within private property.

RMS have subsequently advised that it is satisfied with the revised proposal (see **Section 5**).

5. ASSESSMENT

The Department considers the key assessment issues are:

- signage; and
- sales and information office.

5.1 Signage

The existing consent allows for 'entry billboards', 'destination billboards', 'talker signs' and 'blade signs' to provide temporary signage associated with the sale of the land at Edmondson Park South for no more than 10 years from the date of the approval. Approval is sought to provide additional 'entry billboard' signs and 'destination billboard' signs (**Figure 2**) to better communicate the location of the sales office to the public from key roads and intersections.

Liverpool City Council initially raised concerns regarding road safety as a result of the location of the additional signs as these may cause visual distraction for users of Campbelltown Road due to their close proximity to previously approved signs, and sought that RMS be consulted in this regard.

The Proponent contends that the proposed signs will be of high quality design and finish, will not result in additional clutter and are not proposed to be illuminated. The signage will be visible to drivers on Campbelltown Road, but are considered by the Proponent to be set back sufficiently to avoid road safety issues. The Proponent considers that the proposed signage will not reduce safety for pedestrians or cyclists or reduce sightlines from public areas.

The Proponent has also provided an assessment of the proposed signs against Schedule 1 of SEPP 64 (**Table 3**).

Table 3: Summary of SEPP 64 Schedule 1 – Assessment criteria

SEPP 64 Schedule 1 – Assessment Criteria	Proponent's Response	Department's Consideration
Is the proposal compatible with the existing or desired future character of the area?	The proposed signage is compatible with the construction, development and sales phase of Edmondson Park South.	The proposed signs are in the vicinity of the approved signs and as such considered to be compatible with the area. The signs are temporary (for up to ten years from the date of approval) solely for the purposes of promoting the sale of land, and will then be removed, and as such will not impact on the future character of the area.
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposed signs will not detract from the visual amenity of any special areas.	The additional signs are in the vicinity of the approved signs and as such assessed as not detracting from any special areas.
Does the proposal impact on views and vistas?	The proposed directional signage will not obscure views, reduce the quality of vistas, or obscure the views of any advertisers.	The additional signs are in the vicinity of the approved signs and as such assessed as not impacting on views and vistas.
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The proposed signage is not excessively large, visually cluttered, illuminated, or protrude above buildings or trees.	The additional signs are of the same scale as the approved signs and as such assessed as appropriate for the area.
Is the proposal compatible with the scale, proportion and other characteristics of the site?	There are no important features on the site.	The additional signs are of the same scale as the approved signs and as such assessed as appropriate for the area.
Associated devices and logos with advertisements and advertising structures.	No such devices will be integral to the signs.	The additional signs are static signs similar to the approved signs, with no associated devices or logos.
Illumination.	The signs will not be illuminated.	No further comment.
Would the proposal reduce the safety for and road users?	The proposed signs will be visible to drivers, will not reduce safety for pedestrians or cyclists, and will not reduce sightlines from public areas.	The issue of road safety has been specifically addressed below, and RMS do not raise concerns about the amended proposal.

The Department has considered the proposed signs against the assessment criteria in Schedule 1 of SEPP 64 (**Table 3**), together with the comments raised by Council, and considers that the key assessment issue in relation to the signs are road safety impacts.

The Department referred the application to RMS who initially advised that the proposed signs are deemed to be a road safety risk, as they appear to be positioned at 90 degrees to the road user, where a driver would need to turn their head away from the road. RMS also identified that signs

need to be located outside the road reserve, within private property, and relocated when Campbelltown Road is widened in the future.

In response to concerns raised by RMS, the Proponent amended the proposal by replacing the proposed destination billboard sign on the south side of Campbelltown Road with two oblique billboard signs similar to the approved entry billboard sign. In addition, the Proponent has also amended the approved destination billboard sign on the north side of Campbelltown Road to include two oblique billboard signs, similar to the approved entry billboard signs (**Figure 2**).

RMS subsequently advised that the Proponent's amendments had resolved the concerns about road safety and recommended a condition of consent so that the proposed signs are located outside of the road reserve, within private property.

As the signs comply with the assessment criteria in Schedule 1 of SEPP 64 and initial concerns raised by Council and RMS have been resolved, the Department supports the proposed signs, subject to recommended conditions.

5.2 Sales and information office

Approval is also sought for an alternate location for the temporary sales and information office to be located further to the west of the existing site and adjacent to the approved realigned Macdonald Road (**Figure 2**). No change to the approved design of the temporary sales office and information office, operational details including hours of operation, landscape plan or car park layout are proposed. It is also proposed to extend the approval of the sales office by a further five years, to 18 August 2021.

No additional environmental assessment has been undertaken by the Proponent as the proposed modification is considered to be minor and does not result in any alteration to the assessment of the potential impacts considered as part of the original approval.

The Department previously determined that subject to the preparation of a construction management plan, no further assessment is required for this element of the proposal. The alternate location for the sales and information office is directly adjacent to the approved location, sits on similar terrain, and no objections have been raised concerning the alternate location. The Department therefore considers that the existing conditions of approval are sufficient to manage any construction and/or operational impacts associated with the sales and information office.

The Department also considers that extending the approval of the sales office to a total of 10 years (to 2021) will not result in significant long term impacts. The Department notes that the sales office is intended solely for the use of residential sales as they are being released to the market. As such it is not intended to be used beyond completion of development. The current condition of approval requires that the sales office is to be removed within five years of the approval. This would simply be changed so that the sales office is to be removed within ten years of the approval.

6. CONCLUSION

The Department has assessed the modification request and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes that the proposed modification is appropriate on the basis that:

- it addresses road safety concerns raised by Liverpool City Council and the RMS;
- the amendments are minor and do not require any alteration to the assessment of the potential impacts considered as part of the original approval, apart from road safety concerns; and
- appropriate additional conditions of approval have been included regarding location and alignment of signage to address road safety issues.

Consequently, it is recommended that the modification be approved subject to the recommended conditions.

7. RECOMMENDATION

It is recommended that the Director, Key Sites Assessments as delegate for the Minister for Planning:

- (a) consider the findings and recommendations of this report;
- (b) approve the modifications under delegated authority, under Section 75W of the *Environmental Planning and Assessment Act 1979*; and
- (c) sign the attached Instrument of Modification for MP 10_0118 MOD 2 at **Appendix C**.

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Endorsed by:



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Team Leader
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Approved by:



Ben Lusher
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Key Sites Assessments

APPENDIX A MODIFICATION REQUEST

See the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7640

APPENDIX B SUBMISSIONS

The following supporting documents and information to this assessment report can be found on the Department of Planning and Environment's website as follows:

- 1 Submissions
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7640
- 2 Proponent's Response to Submissions
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7640

APPENDIX C RECOMMENDED MODIFYING INSTRUMENT
