

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning, the Independent Planning Commission approves the modification of the Concept Approval referred to in Schedule 1, subject to the modified conditions of approval outlined in Schedule 2.

Member of the Commission

Member of the Commission

Sydney

2019

SCHEDULE 1

Concept & Project Approval: MP 10_0118 granted by the (then) Planning Assessment Commission on 18 August 2011

For the following:

Concept Plan 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 square metres 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 reuse 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
- 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
- associated infrastructure.

Project Approval for:

- remediation works in accordance with a remediation action plan relating to lots 1, 2, part lot 7 and part lot 8 DP 1127652
- remediation of unexpected contamination in accordance with the protocols set out in the concept plan
- construction and use of a temporary sales office
- temporary signage associated with the sale of the land.

Modification:

MP 10_0118 MOD 8: the modification seeks approval to reduce the car parking rate for 2 bedroom apartments in the Frasers Town Centre Core.

SCHEDULE 2

The Concept Approval is modified as follows:

- (a) Schedule 2 Conditions of Concept Approval Part A – Administrative Conditions are amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold struck out**~~ words / numbers 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 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 MP 10_0118 (MOD 2), prepared by APP Corporation Pty Ltd and dated May 2016;
 - f) Section 75W Modification Application (Mod 3), prepared by JBA Urban Planning Consultants and dated July 2016;
 - g) Environmental Assessment Report – Concept Plan Modification and Major Development SEPP Amendment (Mod 4), prepared by JBA and dated March 2016;
 - h) Consolidated Response to Submissions (Mod 4), prepared by JBA and dated March 2017; and
 - i) **Section 75W Modification of the Concept Plan MP 10_0118 (MOD 8), prepared by Ethos Urban and dated 21 March 2019; and**
 - j) this approval.

- (b) Schedule 2 Conditions of Concept Approval Part B – Modifications to the Concept are amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold struck out**~~ words / numbers as follows:

- 1.7A Car and bicycle parking within the Edmondson Park Town Centre must be provided in accordance with the Frasers Town Centre Design Guidelines **revision 5, dated March 2019** (as amended by FEAR 1.3C).

End of Modification