

NSW Planning Assessment Commission Determination Modification to the Edmondson Park South Concept Plan (MP 10_0118 MOD4)

12 October 2017

The Planning Assessment Commission has granted consent to the modification application (MP 10_0118 MOD4) from Frasers Property Australia to modify the Concept Plan for a mixed-use town centre and residential subdivision at Edmondson Park, subject to conditions. The decision follows the public meeting in Casula on 28 September 2017.

In reaching this decision, the Commission considered carefully whether the proposed modification is within the scope of section 75W, the relevant matters for consideration under the Environmental Planning and Assessment Act 1979, a concern raised by a member of the community at the public meeting, and the Department of Planning and Environment's (the Department's) assessment report.

The Commission is satisfied that the proposed modification is within the scope of section 75W of the Environmental Planning and Assessment Act (EP&A Act), and considers that the modification does not fundamentally change the intent of the existing approved development.

The Commission finds that the proposed increase in building heights in the Town Centre Core will contribute to housing supply, diversity and choice, be close to public transport, satisfying the goals and objectives of the NSW Government's *A Plan for Growing Sydney* and Greater Sydney Commission's *draft South West District Plan*. The Commission finds that there are adequate measures to address any potential impacts of the increased building heights in the Town Centre Core and this will occur through the assessment of future development applications.

The Commission supports the proposed distribution of Gross Floor Area in the Town Centre Core across four quadrants to provide a variety of building forms and heights to achieve a better urban design outcome. The Commission is satisfied that the proponent's design guidelines can be applied with the same weight as a Development Control Plan when Liverpool City Council assesses future development applications, and supports the Department's proposed amendments to the guidelines outlined in the instrument of approval.

The Commission finds that the proposal will deliver adequate car parking for residents of the Frasers Town Centre and a future bus route can be provided to service the development subject to consultation with Transport for NSW. Any impacts from the development on Campbelltown Road and intersections with the Frasers Town Centre can be addressed through further assessment and approval by Liverpool City Council, in consultation with Roads and Maritime Services.

The Commission has made administrative changes to the conditions of concept approval and accepts the changes agreed to by the proponent and the Department.



Mr David Johnson (Chair)
Member of the Commission



Dr Peter Williams
Member of the Commission



Dr Maurice Evans
Member of the Commission