

Modification of Minister's Approval

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

As delegate of the Minister for Planning, I modify the Concept Approval referred to in Schedule 1, subject to the conditions in Schedule 2.



Ben Lusher
Director
Key Sites Assessments

Sydney

 March 2018

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 6: redistribution of gross floor area within the town centre core.

SCHEDULE 2

The Concept Approval is modified as follows:

- (a) Schedule 2 Part C – Further Environmental Assessment Requirement 1.3A is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold struck out**~~ words / numbers as follows:

- 1.3A Future development applications within the Frasers Town Centre Core are not to exceed the GFA and building heights specified in the table below:

a)

TCC Quadrant	Gross floor area (m ²)	Maximum height (RL)
North West	20,000	99.5
North East	45,000 <u>41,500</u>	105.8
South West	56,500 <u>55,500</u>	95.7
South East	23,525 <u>28,025</u>	96.4
Total	145,025	

- b) Notwithstanding the GFA figures in a) above, GFA in any quadrant may exceed the maximum by up to 10 per cent, provided that the total GFA for all quadrants is not exceeded; and
- c) Notwithstanding the maximum height figures in a) above, only one single 'landmark' building may be approved in the South West quadrant to a height of RL 132.9.