

# Modification of Minister's Approval

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

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



David Gainsford  
**Deputy Secretary**  
**Development Assessment and Sustainability**

Sydney

14 February 2025

## SCHEDULE 1

<b>Concept Approval:</b>	<b>MP 10_0118</b> granted by the Minister for Planning on 18 August 2011
<b>For the following:</b>	<p>Concept Plan for a development on approximately 413 hectares comprising:</p> <ul style="list-style-type: none"><li>• residential development of 3,530 dwellings;</li><li>• 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;</li><li>• protection of approximately 150 hectares of conservation lands within regional parklands;</li><li>• 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;</li><li>• a temporary sales and information office and temporary signage associated with the sale of land;</li><li>• site remediation works;</li><li>• demolition of a number of existing buildings across the site; and</li><li>• associated infrastructure.</li></ul> <p>Project Approval for:</p> <ul style="list-style-type: none"><li>• remediation works in accordance with a remediation action plan relating to lots 1, 2, part lot 7 and part lot 8 DP 1127652;</li><li>• remediation of unexpected contamination in accordance with the protocols set out in the concept plan;</li><li>• construction and use of a temporary sales office; and</li><li>• temporary signage associated with the sale of the land.</li></ul>
<b>Applicant:</b>	Landcom
<b>Consent Authority:</b>	Minister for Planning and Public Spaces
<b>The Land:</b>	Land at Gallipoli Drive, Bezentin Ridge Road, Croatia Avenue and Campbelltown Road, Edmondson Park
<b>Modification:</b>	<b>MP 10_0118 MOD 5:</b> modifications to the Edmondson Park South Concept Plan Town Centre North Precinct, including:

- reduce the size of land allocated to a school site from 8ha to 6ha;
- allow residential use on the 2ha of land formerly identified as school land;
- introduce a maximum gross floor area limit of 140,389 m<sup>2</sup> for the Station Precinct;
- increase the anticipated number of dwellings from 440 to 3,030;
- increase maximum building heights to between 12m and 50m in nominated locations and up to 67m for one landmark building;
- amend the Town Centre North road layouts, bushfire asset protection zones and dwelling typology;
- introduce car, motorcycle and bicycle parking rates;
- introduce a Design Excellence Strategy, Design Guidelines and a Public Domain and Landscaping Plan;
- adjust and increase the Concept Plan site boundary; and
- amendments to conditions and Statement of Commitments.

## SCHEDULE 2

The Edmondson Park South Concept Plan (MP 06\_0118) is modified as follows:

- (a) Schedule 1 Part A – Project is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold struck out**~~ words/numbers as follows:

### PART A – PROJECT

Proponent:	Landcom																		
Application made to:	Minister for Planning																		
Major Project Number:	MP10_0118																		
On land comprising:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Lot A DP 188121</td> <td style="width: 33%;">Lot 4 DP 1127652</td> <td style="width: 33%;">Lot 65 DP654507</td> </tr> <tr> <td>Lot 8 DP 1127652</td> <td>Lot 5 DP 1127652</td> <td>Lot 2 DP1144667</td> </tr> <tr> <td>Lot 1 DP 1127652</td> <td>Lot 2 DP831152</td> <td>Lot 1 DP831150</td> </tr> <tr> <td>Lot 7 DP 1127652</td> <td>Lot 1 DP831152</td> <td>Lot 1 DP831149</td> </tr> <tr> <td>Lot 2 DP 1127652</td> <td>Lot 3 DP831152</td> <td>Lot 1 DP831148</td> </tr> <tr> <td>Lot 3 DP 1127652</td> <td>Lot 1 DP801456</td> <td>Lot 3 DP 246213</td> </tr> </table>	Lot A DP 188121	Lot 4 DP 1127652	Lot 65 DP654507	Lot 8 DP 1127652	Lot 5 DP 1127652	Lot 2 DP1144667	Lot 1 DP 1127652	Lot 2 DP831152	Lot 1 DP831150	Lot 7 DP 1127652	Lot 1 DP831152	Lot 1 DP831149	Lot 2 DP 1127652	Lot 3 DP831152	Lot 1 DP831148	Lot 3 DP 1127652	Lot 1 DP801456	Lot 3 DP 246213
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Lot 2 DP 1127652	Lot 3 DP831152	Lot 1 DP831148																	
Lot 3 DP 1127652	Lot 1 DP801456	Lot 3 DP 246213																	
Local Government Area:	Liverpool City Council and Campbelltown City Council																		
Approval in summary for:	<p>Concept Plan for a development on approximately 413 hectares comprising:</p> <ul style="list-style-type: none"> <li>• residential development of <del>4,502</del> <b><u>7,092</u></b> dwellings;</li> <li>• development of the Edmondson Park town centre including 35,000-45,000 sqm of retail, business and commercial floor space, along with associated uses, and a single landmark development of up to: <ul style="list-style-type: none"> <li>○ 67.4 metres <b><u>in the Frasers Town Centre</u></b></li> <li>○ <b><u>67 metres in the Landcom Town Centre North;</u></b></li> </ul> </li> <li>• protection of approximately 150 hectares of conservation lands within regional parklands;</li> <li>• retention of the Ingleburn Military Precinct and Mont St Quentin Oval;</li> <li>• upgrade of Campbelltown Road with a maximum road width of 38.8 metres, and construction of three signalised intersections with Campbelltown Road;</li> <li>• a temporary sales and information office and temporary signage associated with the sale of land;</li> <li>• site remediation works;</li> <li>• demolition of a number of existing buildings across the site; and</li> <li>• associated infrastructure.</li> </ul>																		
Capital Investment Value:	\$273 million																		
Type of development:	Concept Plan approval under Part 3A of the Act																		
Date of commencement of approval:	This approval commences on the date of the Planning Assessment Commission's approval																		
Date approval will lapse:	10 years from the date of determination unless specified action has been taken in accordance with Section 75Y of the Act.																		

- (b) Schedule 1 Part B – Definitions is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold struck out~~** words/numbers as follows:

**PART B – DEFINITIONS**

<b>Act, the</b>	<i>Environmental Planning and Assessment Act 1979</i> (as amended)
<b>APZ</b>	Asset Protection Zone
<b>Certified lands</b>	Land certified for clearing by the Biodiversity Certification Order (2007).
<b>Concept Plan</b>	Plan approved by this instrument, as defined by the environmental assessment and preferred project report.
<b>Conservation Agreement</b>	The Conservation Agreement under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> which was entered into by the former NSW Minister for Planning, the former NSW Minister for Climate Change and the Environment, and the former Federal Minister for Environment, Heritage and the Arts on 20 August 2009.
<b>Council</b>	Liverpool City Council and Campbelltown City Council subject to which Local Government Area the development is located.
<b>Department, the</b>	NSW Department of Planning, <b><u>Housing and &amp;</u></b> Infrastructure
<b>Director-General, the</b>	<del>Director-General of the Department of Planning &amp; Infrastructure (or delegate)</del>
<b>Environmental assessment (EA)</b>	State Significant Site Study and Environmental Assessment – Edmondson Park concept plan and State significant site listing, prepared by JBA Planning, September 2010.
<b>Frasers Town Centre</b>	The land within the Edmondson Park Town Centre, south of the South West Rail Link but excluding the Transport for NSW commuter car park
<b>IMO</b>	Items of Military Origin includes but is not limited to Unexploded Ordinance (UXO), Exploded Ordinance Waste (EOW) and Small Arms Ammunition (SAA)
<b><u>Landcom Town Centre North</u></b>	<b><u>The area of Edmondson Park South which is located to the north of the South West Railway Line and which includes the Parkland Precinct, Maxwells Creek Precinct, Station Precinct and the school site and excludes the former Transport for NSW commuter car park site located to the north of Edmondson Park train station</u></b>
<b>Minister, the</b>	Minister for Planning <b><u>&amp; Infrastructure and Public Spaces</u></b>
<b>Non certified lands</b>	Land that are not certified for clearing under the Biodiversity Certification Order (2007).
<b><u>Planning Secretary</u></b>	<b><u>Planning Secretary of the Department of Planning, Housing and Infrastructure</u></b>
<b>PMF</b>	Probable Maximum Flood
<b>Proponent</b>	Landcom or any party acting on this approval
<b>Preferred project report (PPR)</b>	Preferred Project Report Edmondson Park South - state significant site listing and concept plan, prepared by JBA Planning November 2010
<b>RFS</b>	NSW Rural Fire Service
<b>RTA</b>	NSW Roads and Traffic Authority
<b>Site</b>	Land to which Concept Plan Application MP10_0118 applies
<b>Regulation, the</b>	<i>The Environmental Planning and Assessment Regulation 2000</i> (as amended)
<b>Statement of commitments</b>	Final statement of commitments dated 10 February 2025

- (c) Schedule 2 Part A – Administrative Conditions condition 1.1 and 1.2 is 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) **Section 75W modification applications, including:**
- ~~d-i)~~ Request to modify major project MP 10\_0118 (MOD 1), prepared by Landcom and dated January 2012;
  - ~~e-ii)~~ 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-iii)~~ Section 75W Modification Application (Mod 3), prepared by JBA Urban Planning Consultants and dated July 2016;
  - ~~g-iv)~~ 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;
  - ~~j-v)~~ Section 75W Modification of the Concept Plan MP10\_0118 (MOD 11), prepared by Ethos Urban and supporting appendices dated 4 June 2021, Response to Submissions and supporting appendices dated 23 November 2021 and Response to Request for Additional Information and supporting appendices dated 25 February 2022; ~~and~~
  - ~~vi)~~ **Environmental Assessment Report – Modification 5 to Edmondson Park Concept Plan MP 10\_0118 and SEPP amendment, prepared by Willow Tree Planning and dated September 2018, as amended by Response to Submissions dated August 2020, and further information dated 10 December 2020, March 2021, September 2021, November 2023, February 2024, March 2024, August 2024 and November 2024;**
- ~~h-e)~~ 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 ~~4.1h1.1d)~~ inclusive, the conditions of this approval shall prevail to the extent of the inconsistency; and
- b) any document listed from condition 1.1a) to ~~4.1h1.1d)~~ inclusive, the most recent document shall prevail to the extent of the inconsistency.

- (d) Schedule 2 Part A – Administrative Conditions condition 1.8 is added by the insertion of the **bold and underlined** words / numbers as follows:

**1.8 In the event of a dispute between the Proponent and a public authority, in relation to a requirement in this approval or relevant matter relating to the development, either party may refer the matter to the Planning Secretary for resolution.**

- (e) Schedule 2 Part B – Modifications to the Concept condition 1.1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold struck out~~ words/numbers as follows:

#### **Urban design and built form**

1.1 The concept plan is modified to require preparation of a development control plan instead of the proposed development control strategy. The development control plan is to be prepared in consultation with Liverpool and Campbelltown Councils and adopted by the Director-General prior to the lodgement of any application for subdivision of a subsequent stage, or construction of a dwelling. Prior to determination of any application for subdivision or development within the Edmondson Park town centre (outside the Frasers Town Centre **and Landcom Town Centre North**), the development control plan is to be amended to include built form and development controls for the remainder of the Edmondson Park town centre (outside the Frasers Town Centre **and Landcom Town Centre North**), including controls to achieve active street frontages for buildings within close proximity of the train station.

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

1.3 Any future development application within the:

- 1) Frasers Town Centre must demonstrate it is consistent with the:
  - a) Frasers Town Centre Maximum Height of Buildings Plan;
  - b) Frasers Town Centre Maximum Gross Floor Area Plan;
  - c) Frasers Town Centre Public Domain Plan; and
  - d) Frasers Town Centre Design Guidelines dated February 2022 (as amended by FEAR 1.3C).
  
- 2) **Landcom Town Centre North must demonstrate it is consistent with the:**
  - a) **Edmondson Park South Height of Buildings plan dated November 2020;**
  - b) **Edmondson Park Town Centre North – GFA Distribution Per Quadrant plan dated 29/02/2024**
  - c) **Edmondson Park Town Centre North Public Domain and Landscape Plan (Revision P8) dated 16.11.2020;**
  - d) **Design Excellence Strategy Landcom Town Centre North Edmondson Park, dated May 2024; and**
  - e) **Edmondson Park Town Centre North Design Guidelines dated October 2024.**

### **Frasers Town Centre**

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)

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

- b) Notwithstanding the GFA figures in **1.3A** a) above, GFA in any quadrant may be varied by up to 10 per cent, provided that the total GFA is not exceeded; and
- c) Notwithstanding the maximum height figures in **1.3A** a) above, only one building may be approved to a height of RL 132.9.

- (g) Schedule 2 Part C – Further Environmental Assessment Requirements is amended by the insertion of new conditions 1.3D to 1.3F as follows:

### **Landcom Town Centre North**

**1.3D Future development applications within the Landcom Town Centre North, Station Precinct are not to exceed the GFA and building heights specified in the table below:**

a)

<b>Station Precinct Quadrant</b>	<b>Gross floor area (m<sup>2</sup>)</b>	<b>Maximum height (m)</b>
<b><u>Quadrant 1</u></b>	<b><u>31,669</u></b>	<b><u>50 (RL 113.07)</u></b>
<b><u>Quadrant 2</u></b>	<b><u>50,896</u></b>	<b><u>50 (RL 113.07)</u></b>
<b><u>Quadrant 3</u></b>	<b><u>47,807</u></b>	<b><u>50 (RL 113.07)</u></b>
<b><u>Quadrant 4</u></b>	<b><u>10,017</u></b>	<b><u>50 (RL 113.07)</u></b>
<b>Total</b>	<b>140,389</b>	

- b) **Notwithstanding the GFA figures in 1.3D(a) above, GFA in any quadrant may be varied by up to 10 percent, provided that the total GFA (140,389m<sup>2</sup>) is not exceeded; and**
- c) **Notwithstanding the maximum height figures in 1.3D(a) above, only one building may be approved to a height of 67 m (RL 126.65).**

- (h) Schedule 2 Part C – Further Environmental Assessment Requirements condition 1.7A is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold struck out~~** words/numbers as follows:

### **Car and Bicycle Parking**

1.7A Car and bicycle parking within the Edmondson Park Town Centre must be provided in accordance with the:

- 1) **Frasers Town Centre Design Guidelines (as amended by FEAR 1.3C); and;**
- 2) **Edmondson Park Town Centre North Design Guidelines dated October 2024.**

- (i) Schedule 2 Part C – Further Environmental Assessment Requirements is amended by the insertion of new conditions 1.6C and 1.6D as follows:

**1.6C** **Prior to the issue of a subdivision certificate for the 1,500<sup>th</sup> dwelling or by 31 December 2025, whichever occurs first under this concept approval to which development is to be carried out, the Proponent must upgrade the Camden Valley Way / Croatia Avenue, Campbelltown Road / Bernera Road and Campbelltown Road / East Town Centre Street intersections as follows:**

- a) **Camden Valley Way / Croatia Avenue (Soldiers Parade) intersection: extend the eastbound right turn bay to 180m;**
- b) **Campbelltown Road / Bernera Road intersection: provide an additional shared through and left turn short lane in length of 60m on the northern approach; and**
- c) **Campbelltown Road / East Town Centre Street intersection: provide an additional right turn lane in length of 120m on the eastern approach and provision of a left turn slip land on the northern approach.**

**1.6D** **The upgrade of intersections required under condition 1.6C must be carried out in accordance with the following requirements:**

- a) **be designed:**
  - i) **to meet TfNSW requirements;**
  - ii) **and endorsed by suitably qualified practitioner(s);**
  - iii) **in accordance with AUSTRROADS and other Australian Codes of Practice;**
- b) **certified copies of the civil design plans must be submitted to TfNSW for consideration and approval prior to the release of the Construction Certificate by the Certifier and commencement of road works. Documents should be submitted to [Development.Sydney@transport.nsw.gov.au](mailto:Development.Sydney@transport.nsw.gov.au);**
- c) **the developer is required to enter into a Works Authorisation Deed for the abovementioned works; and**
- d) **TfNSW fees for administration, plan checking, civil works inspections and project management must be paid by the developer prior to the commencement of works.**

- (j) Schedule 2 Part C – Further Environmental Assessment Requirements new condition 1.8 is deleted.

- (k) Schedule 2 Part C – Further Environmental Assessment Requirements new condition 1.8B is created by the **bold and underlined** words / numbers as follows:

**1.8B** **This condition outlines the local contribution requirements for the Landcom Town Centre North precinct**

- a) **Within 12 months of the date of this consent or prior to the determination of any development application which would result in the approval of a cumulative total of 755 dwellings within the Landcom Town Centre North precinct (Precinct 9), whichever occurs sooner, the proponent must enter into a planning agreement under section 7.7(3) of the EP&A Act with Liverpool City Council and the Minister for Planning in accordance with the commitments contained in the letter of offer titled Edmondson Park Precincts 3, 5 and 9 Planning Agreement – Revised Letter of Offer and dated 10 February 2025 prepared by Landcom.**
- b) **If the planning agreement has not been entered into by the time required by paragraph (a), the proponent must enter into a planning agreement under section 7.7(3) of the EP&A Act with the Minister for Planning in accordance with commitments contained in the letter of offer titled Edmondson Park Precincts 3, 5 and 9 Planning Agreement – Revised Letter of Offer and dated 10 February 2025 prepared by Landcom. The timeframe for a planning agreement with the Minister for Planning must be agreed to by the Planning Secretary.**
- c) **Any development application for development involving the construction of dwellings (up to a maximum of 754 dwellings) within the Landcom Town Centre North precinct prior to the execution of a planning agreement in accordance with a) or b) above is liable for contributions under the relevant Contributions Plan.**

- (l) Schedule 2 Part C – Further Environmental Assessment Requirements is amended by the insertion of a new condition 1.9A as follows:

**1.9A Future subdivision / development within the Landcom Town Centre North must demonstrate compliance with the bushfire management measures outlined in the concept plan and be in accordance with:**

**a) Planning for Bushfire Protection 2019; and**

**b) the requirements within RFS's submission to MP10\_0118 MOD5, reference DA-2017-05115 and dated 20 January 2021.**

- (m) Schedule 2 Part C – Further Environmental Assessment Requirements condition 1.21 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold struck out~~** words/numbers as follows:

**Water quality and riparian corridors**

1.21 Any future applications are to provide details on the proposed water sensitive urban design infrastructure, to the satisfaction of the consent authority. Future applications within the:

**1) Frasers Town Centre must provide water sensitive urban design in accordance with the Water Cycle Management Plan Addendum Report prepared by J. Wyndham Prince, March 2016. Any increased water flow through the rail corridor may require the approval of Transport for NSW.**

**2) Landcom Town Centre North must provide water sensitive urban design in accordance with the Edmondson Park Town Centre North Water Cycle Management Strategy Report prepared by J. Wyndham Prince, August 2018.**

**End of Modification  
(MP 10\_0118 MOD 5)**