



Section 75W Modification Application
Environmental Assessment Report

Edmondson Park South Concept Plan (MP10_0118)

Prepared for Urban Property Group

Beam Planning acknowledge that Aboriginal and Torres Strait Islander peoples are the First Peoples and Traditional Custodians of Australia. We pay respect to Elders past and present and commit to respecting the lands we walk on, and the communities we work with.

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Contents

1.0	Introduction	5
2.0	Consent Proposed to be Modified	6
3.0	Proposed Modifications to the Consent	11
3.1	Modification to the Conditions	11
3.2	Modifications to the Design Guidelines.....	12
3.3	Edmondson Park Town Centre North Mapping	12
4.0	Substantially the Same Project	14
5.0	Environmental Assessment	17
5.1	Built Form and Urban Design	17
5.2	Contributions.....	17
5.3	Transport and Parking Impacts	17
5.4	Bushfire	17
5.5	Stormwater	17
6.0	Conclusion	18
	Appendix A – Edmondson Park Town Centre North Mapping.....	19

Appendices

Appendix Item	Prepared by
A. Amended Maps	<i>Beam Planning</i>

Figures

Figure 1 Edmondson Park South Concept Plan.....	6
Figure 2 Town Centre North Precinct within the Edmondson Park South Concept Plan.....	9
Figure 3 Edmondson Park Town Centre sub-precincts	9

Tables

Table 1 Summary of Modifications	7
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1.0 Introduction

This Environmental Assessment Report (EAR) has been prepared by Beam Planning on behalf of Urban Property Group (UPG) in support of a Section 75W Modification application pursuant to clause 3C, schedule 2 of the *Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017* (Savings and Transitional Regulation) to modify the Edmondson Park South Concept Plan approval MP 10_0118.

The approved Concept Plan provides a high-level framework for the staged delivery of the Edmondson Park South Precinct as a mixed-use centre. Key elements of the approval include:

- Residential development with a target of over 3,500 dwellings;
- The Edmondson Park retail town centre, comprising approximately 35,000m²-45,000m² of retail, business and commercial floor space;
- Upgrades to Campbelltown Road and construction of associated signalised intersections; and,
- Open space, landscaping and infrastructure works to support the development.

The approval also incorporated a Stage 1 development area, which was completed in 2012. Since that time, the Concept Plan has been modified on several occasions, with the currently approved dwelling target being approximately 4,500 dwellings across a mix of housing types, complemented by retail and community uses and a network of open spaces.

UPG owns 4-5, 6-7 and 8 Buchan Avenue, Edmondson Park (Lots 4, 5, 6, and 7 in DP1275478) (the site) which forms part of the Concept Plan site. The redevelopment of the UPG site has been identified by the NSW Housing Delivery Authority (HDA) as a key housing initiative aimed at accelerating the delivery of diverse and affordable housing within metropolitan Sydney. It will deliver substantial community benefits through the delivery of a new residential precinct, including shop-top housing, residential flat buildings, co-living housing, affordable housing, and build-to-rent components.

A State Significant Development Application (SSDA) and a concurrent rezoning proposed for a new mixed-use development has been submitted for the UPG site. This Modification, referred to as Modification 14 (Mod 14), seeks to amend the boundary of the approved Concept Plan to exclude the UPG site from the Concept Plan, which will enable the HDA application to provide a replacement planning framework and approval to guide the future development of the site.

This EAR describes the site, its environs, and provides an assessment of the proposed modifications in the context of the approved Concept Plan. It should be read in conjunction with the supporting documentation appended to this report (see table of contents).

2.0 Consent Proposed to be Modified

2.1.1 Edmondson Park South Concept Plan

In March 2010, Landcom lodged a Concept Plan (MP 10_0118) along with a concurrent Project Application (MP 10_0119) for the development of the Edmondson Park South Precinct, under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The Planning Assessment Commission approved the Concept Plan on August 18, 2011.

The Edmondson Park South Concept Plan comprised:

- Residential development of 3,530 dwellings;
- Development of the Edmondson Park town centre including 35,000-45,000m² of retail, business and commercial floor space, along with associated uses, including a single 'landmark' development' of up to 30m in height within 300m of the proposed station;
- Protection of approximately 150ha of conservation lands within regional parklands;
- Adaptive relocation 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;
- Upgrade of Campbelltown Road;
- 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; and
- Associated infrastructure.

On October 1, 2011, Part 3A of the EP&A Act was repealed, however transitional arrangements were introduced for approved Part 3A projects, including the Edmondson Park South Concept Plan. According to Schedule 2, Clause 2 (Transitional Part 3A Projects) of the *Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017*, the approved Concept Plan retains its validity and enforceability (**Section 2.1.3**).

The extent of the Edmondson Park South Precinct and the approved concept plan is shown below, at **Figure 1**.

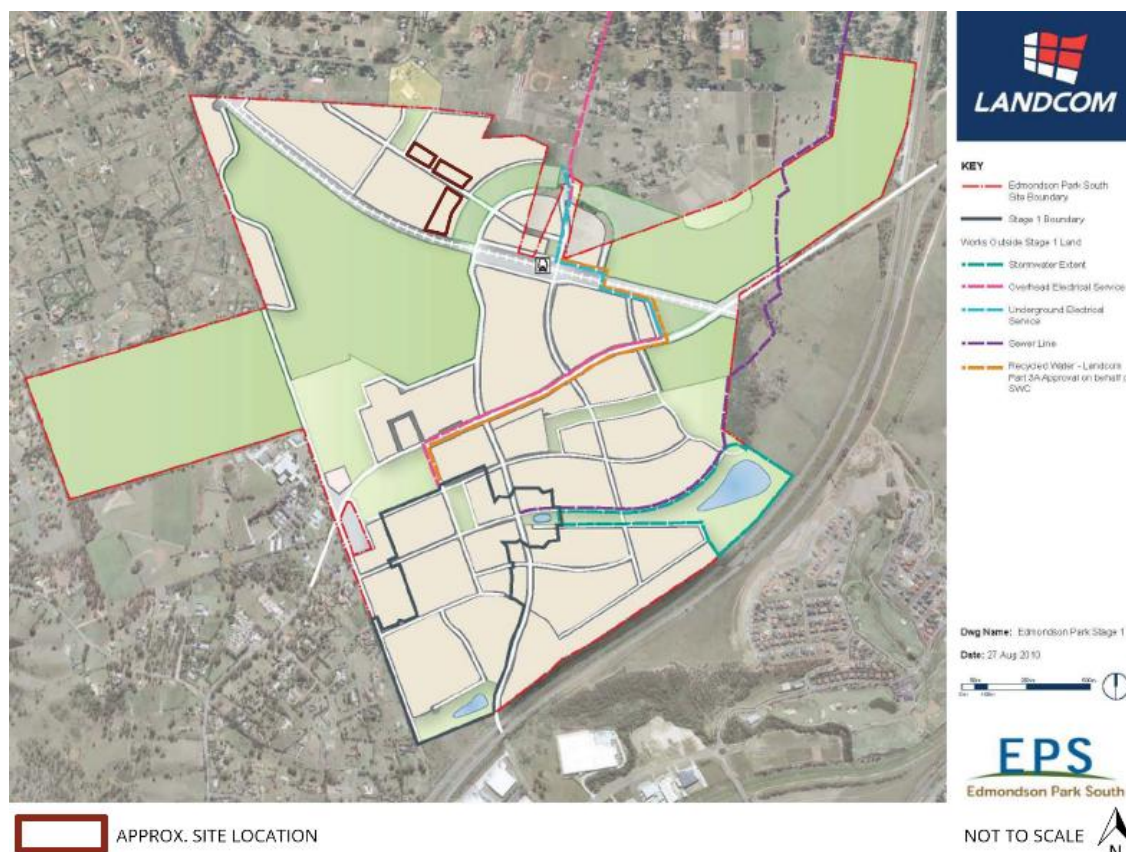


Figure 1 Edmondson Park South Concept Plan

To facilitate the development of the Edmondson Park South precinct as envisaged under the Concept Plan, the precinct was listed under Appendix 16 of *State Environmental Planning Policy (State Significant Precincts) 2005*.

In 2021 the State Significant Precincts SEPP was repealed and replaced by *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (Precincts SEPP). The Precincts SEPP, specifically Appendix 1, and accompanying Maps, zones the Edmondson Park precinct and provides maximum building height, FSR and minimum lot size development standards, as well as miscellaneous provisions.

2.1.2 Modifications to the Concept Plan

The Edmondson Park South Concept Plan (MP 10_0118) has been modified on several occasions (**Table 1**). The number and scale of the modifications reflect the on-going evolution of Edmondson Park over a number of decades since the planning process first commenced as a greenfield area.

Table 1 Summary of Modifications

Application Number	Determination Date	Consent Authority	Modification Description
MP10_0118 Mod 1	26 November 2013	Director, Strategic Assessment	Modification of the concept plan approval, Schedule 3, Part B, Condition 1.2, in relation to the timing for preparation of a rehabilitation plan.
MP10_0118 Mod 2	25 January 2017	Director, Key Sites Assessments	MP 10_0118 MOD 2 – Modifications to the Concept Plan and Project Approval include to: <ul style="list-style-type: none"> provide an additional entry and destination billboards on Campbelltown Road; provide an alternate location for the temporary sales and information centre; and a five year extension to the approved sales and information centre, to 18 August 2021.
MP10_0118 Mod 3	23 May 2017	Planning Assessment Commission	MP 10_0118 MOD 3: the modification expands the scope of approved works under the project approval to include remediation works relating to the former sewage treatment plant, associated oxidation ponds and structures.
MP10_0118 Mod 4	12 October 2017	Planning Assessment Commission	MP10_0118 MOD 4: the modification changes the Concept Plan in relation to the Town Centre as follows: <ul style="list-style-type: none"> introduce a maximum gross floor area limit of 145,025m² for the Town Centre Core increase the maximum building height in the Town Centre Core from 30m to 67.4m increase the approximate number of dwellings in the Town Centre from 912 to 1,884 introduce car parking rates and change the road networks introduce new design guidelines and a public domain plan.
MP10_0118 Mod 5	14 February 2025	Deputy Secretary	MP 10_0118 MOD 5: modifications to the Edmondson Park South Concept Plan Town Centre North Precinct, including: <ul style="list-style-type: none"> 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 m² 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

MP10_0118 Mod 6	6 March 2018	Director, Key Sites Assessments	MP 10_0118 MOD 6: redistribution of gross floor area within the town centre core.
MP10_0118 Mod 7	Withdrawn		
MP10_0118 Mod 8	Refused by Planning Assessment Commission Approved by LEC	Land and Environment Court	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.
MP10_0118 Mod 9	Withdrawn		
MP10_0118 Mod 9	Withdrawn		
MP10_0118 Mod 11	6 May 2022	Director, Regional Assessments	MP 10_0118 MOD 11: modification to the Town Centre to: <ul style="list-style-type: none"> • amend the approved Design Guidelines to enable additional attached dwelling typologies within Residential Precincts 2 and 3 • modify the Public Domain Plan to account for the new dwelling typologies and amend the streetscape and open space.
MP10_0118 Mod 12	Withdrawn		
MP10_0118 Mod 13	Under consideration	Minister for Planning and Public Spaces	<p>The proposal seeks to modify the Edmondson Park Concept Plan by:</p> <ul style="list-style-type: none"> • incorporating the site, previously part of Lot 2 DP 1200987 (located on the corner of Buchan Avenue and Braithwaite Road) into Edmondson Park Concept Plan (Town Centre North) • adopting a residential yield of approximately 420 dwellings, increasing the total dwelling yield of the concept plan to 7,512 dwellings. • including site specific design guidelines. <p>The proposal seeks to amend the State Environmental Planning Policy (Precincts – Western Parklands City) 2021 by:</p> <ul style="list-style-type: none"> • providing a 20-storey building envelope and 67m building height control at the site • removing the existing floor space ratio control applicable to the site

The most relevant Modification to the site is Mod 5, which provided an updated concept for the area known as the 'Landcom Town Centre North Precinct' (**Figure 2**). The Modification introduced a range of changes primarily aimed at increasing residential capacity and heights in the Town Centre North, modifications to the road network and hierarchy, reduction in APZs in select locations and the introduction of Design Guidelines.

Specifically, modifications to the Edmondson Park South Concept Plan Town Centre North Precinct approved under Mod 5 included:

- Reduction in the size of the public high school site from 8 hectares to 6 hectares;
- Reallocation of 2 hectares of former school land for residential use;
- Introduction of a maximum gross floor area (GFA) limit of 140,389 m² for the Station Precinct (being one of the 'precincts' in the Town Centre North – see **Figure 4**);
- Increase in the anticipated dwelling yield from 440 to 3,030 dwellings;
- Increase in maximum building heights to between 12m and 50m, with a maximum of 67m permitted for one landmark building;
- Amendments to road layouts, bushfire asset protection zones (APZs), and permitted dwelling types within the precinct;
- Introduction of minimum parking rates for cars, motorcycles, and bicycles;
- Implementation of a Design Excellence Strategy, Design Guidelines, and a Public Domain and Landscaping Plan;
- Adjustment and expansion of the Concept Plan site boundary to include additional land; and
- Amendments to conditions of approval and the Statement of Commitments.

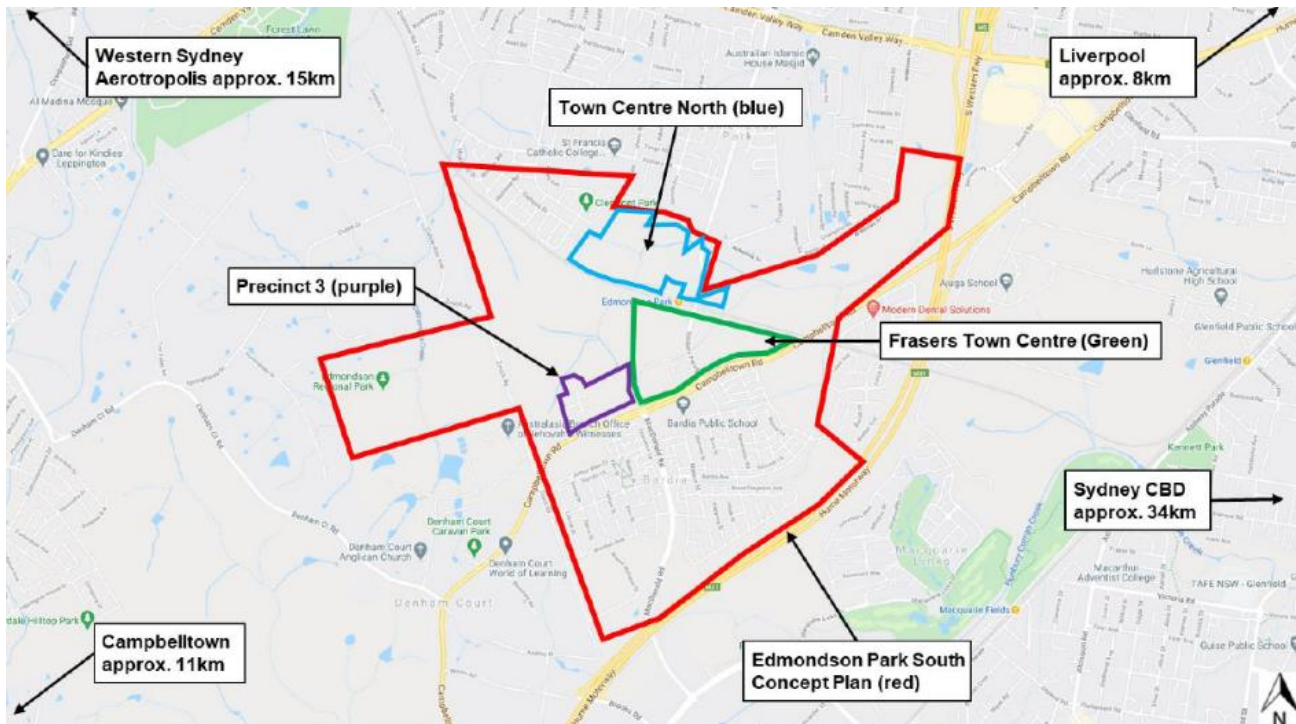


Figure 2 Town Centre North Precinct within the Edmondson Park South Concept Plan

Source: Department of Planning, Housing and Infrastructure (Modification 5 Assessment Report)

Edmondson Park Town Centre North comprises of three sub-precincts, which are known as the 'Station Precinct', 'Maxwells Creek Precinct' and the 'Parkland Precinct'. As shown at **Figure 3**, the site is located within both the Maxwells Creek Precinct and the Parkland Precinct.

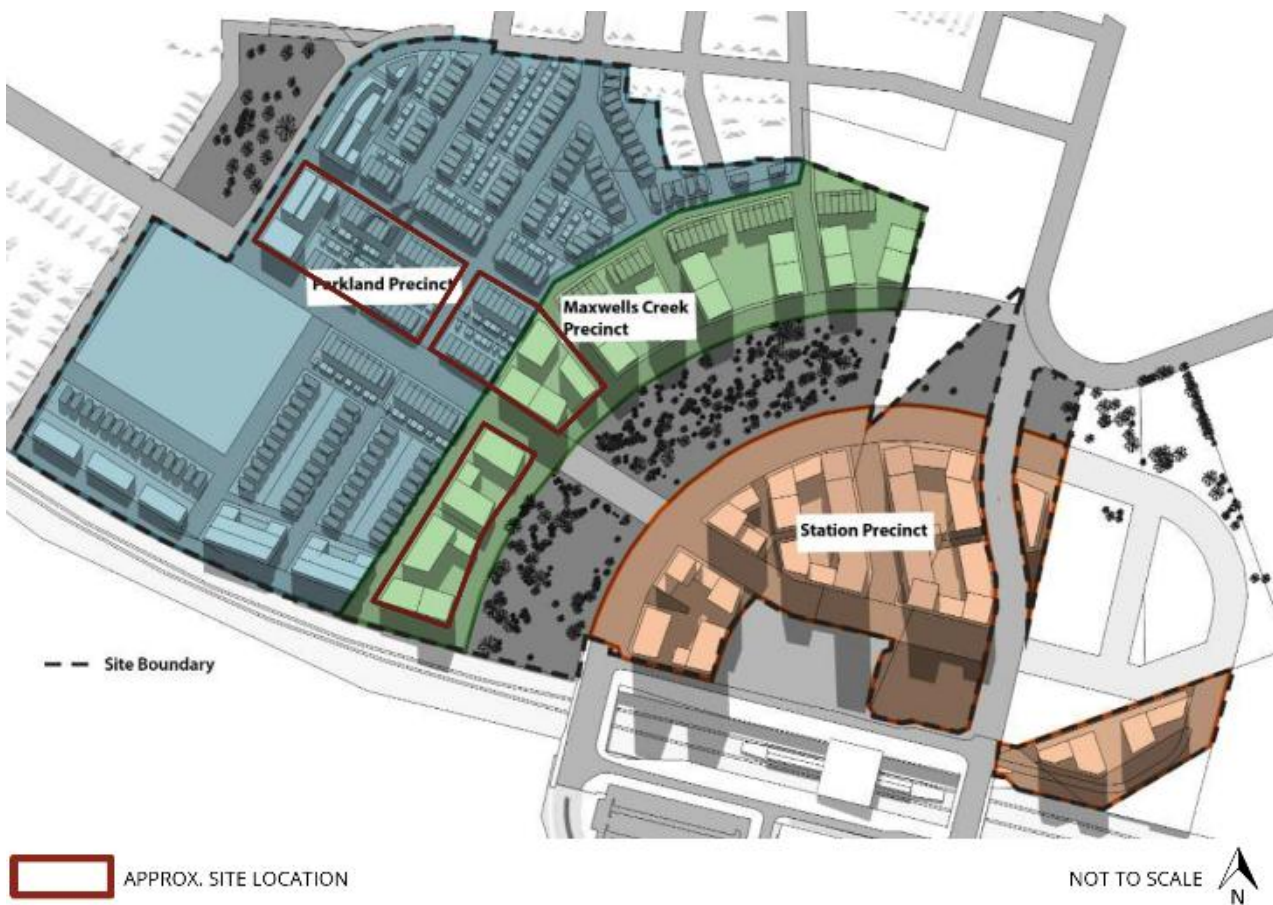


Figure 3 Edmondson Park Town Centre sub-precincts

Source: Landcom, edits by Beam Planning

2.1.3 Part 3A Repeal

The Concept Plan for the Edmondson Park South precinct was originally approved under part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act). On 1 October 2011, the NSW Government repealed Part 3A, however, transitional provisions were introduced to ensure that existing Part 3A projects remained valid. These provisions are contained within the Savings and Transitional Regulation.

In accordance with schedule 2, clause 2 of the Savings and Transitional Regulation, approvals granted under the former Part 3A continue to operate and retain statutory effect as *transitional Part 3A projects*. Further, schedule 2, clause 3B confirms that concept plan approvals issued under the former regime remain in force and are to be treated as if they had been granted under the current legislative framework.

Importantly, Section 75W of the former EP&A Act continues to apply to modification applications relating to concept plans approved before or after the repeal of Part 3A, as preserved by schedule 2, clause 3C(1) of the Savings and Transitional Regulation.

3.0 Proposed Modifications to the Consent

The proposed modification to the approved Edmondson Park South Concept Plan (MP 10_0118) involves a boundary adjustment to exclude 4-5, 6-7 and 8 Buchan Avenue, Edmondson Park (Lots 4, 5, 6, and 7 in DP1275478) from the Concept Plan area.

The primary intent of the modification is to facilitate the separate development of the subject lots through a concurrent SSDA and rezoning proposal, while maintaining the integrity and intent of the approved Concept Plan for the remainder of the Edmondson Park site.

The Modification represents an administrative change only and does not alter the overall development concept, land use framework or approved yield of the remaining Concept Plan area. The amendment ensures planning consistency between the existing Concept Plan and the revised planning pathway being pursued for the land being excised.

It is noted that no changes are proposed to the Public Domain Plan, Statement of Commitments or Contributions Framework approved under the Concept Plan.

3.1 Modification to the Conditions

The proposed adjustment to the Concept Plan boundary as described above necessitates amendments to the consent conditions which are identified below. Deleted words are shown in *strike through* and proposed words to be inserted are shown in **bold**.

Summary of Modifications

Application Number	Determination Date	Decider	Modification Description
MP10_0118 Mod 11	6 May 2022	Director, Regional Assessments	MP 10_0118 MOD 11: modification to the Town Centre to: <ul style="list-style-type: none"> amend the approved Design Guidelines to enable additional attached dwelling typologies within Residential Precincts 2 and 3 modify the Public Domain Plan to account for the new dwelling typologies and amend the streetscape and open space.
MP10_0118 Mod 12	Withdrawn		

The above amendment seeks to update the 'Summary of Modifications' table to reflect the submission and withdrawal of Mod 12 which has occurred since the last amendment.

PART A – PROJECT

Approval in summary for:	<p>Concept Plan for a development on approximately 413 410 hectares comprising:</p> <ul style="list-style-type: none"> residential development of 7,092 6,487 dwellings; 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"> 67.4 metres in the Frasers Town Centre 67 metres in the Landcom Town Centre North protection of approximately 150 hectares of conservation lands within regional park/ands; retention of the Ingleburn Military Precinct and Mont St Quentin Oval; upgrade of Campbelltown Road with a maximum road width of 38.8 metres, and construction of three signalised intersections with Campbelltown Road;
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	<ul style="list-style-type: none"> • 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; and • associated infrastructure.
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The above amendments will give effect to the changes sought under this Modification Application, reducing the concept plan area and dwelling yield to reflect the exclusion of the site.

PART B – DEFINITIONS

<i>Landcom Town Centre North</i>	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, and Lots 4, 5, 6, and 7 in DP1275478 (4-5, 6-7, and 8 Buchan Avenue, Edmondson Park).
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The above amendments will give effect to the changes sought under this Modification Application by removing the site from the Landcom Town Centre North.

SCHEDULE 2, PART A – ADMINISTRATIVE CONDITIONS

1.1 The Proponent shall carry out the Concept Plan generally in accordance with the:

(d) Section 75W modification applications, including:

viii. Environmental Assessment Report – Modification 14 to Edmondson Park Concept Plan MP 10_0118, prepared by Beam Planning and dated 25 February 2026.

The above amendments will give effect to the changes sought under this Modification Application.

3.2 Modifications to the Design Guidelines

The proposed adjustment to the Concept Plan boundary as described above necessitates amendments to the *Landcom Town Centre North Design Guidelines* identified below. Deleted words are shown in ~~strike through~~ and proposed words to be inserted are shown in **bold**.

PART 1 INTRODUCTION

1.8 TERMS AND ACRONYMS

The names of all places, streets and laneways used in the design guidelines are for placeholder purposes only. Actual names may be determined in the future with the involvement of the relevant statutory authorities.

The following terms are used throughout these design guidelines.

<i>Landcom Town Centre North</i>	<i>The area of Edmondson Park South which is located to the north of the South West Railway Line, but excludes Lots 4, 5, 6, and 7 in DP1275478 (4-5, 6-7, and 8 Buchan Avenue, Edmondson Park). This is the portion of the Edmondson Park South State Significant Precinct which is subject to these Design Guidelines.</i>
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The above amendments will give effect to the changes sought under this Modification Application by removing the site from the Landcom Town Centre North.

3.3 Edmondson Park Town Centre North Mapping

To reflect the removal of 4–5, 6–7 and 8 Buchan Avenue, Edmondson Park (Lots 4, 5, 6 and 7 in DP1275478) from the Concept Plan boundary, revised mapping for the Edmondson Park Town Centre North Precinct has been prepared by Beam Planning.

The updated mapping provides a consistent representation of the amended Concept Plan area and ensures that all graphical documentation aligns with the proposed boundary adjustment. The revised figures include the following:

- Land to which the Design Guides Apply;
- Landcom Town Centre North Precincts;
- Urban Structure;
- Facades; and,
- Setbacks.

The revised maps have been appended to this report at **Appendix A** and will supersede those currently approved under Mod 5 for consistency.

4.0 Substantially the Same Project

As noted above in **Section 2.1.3**, Section 75W continues to apply to Modification Applications to a Concept Plan approved before or after the repeal of Part 3A pursuant to Schedule 2, Clause 3C(1) of the Savings and Transitional Regulation.

However, Clause 3BA(5) limits the powers under Section 75W to only if the Minister is satisfied that:

- (a) *The proposed modification is to correct a minor error, misdescription or miscalculation; or*
- (b) *The proposed modification is of minimal environmental impact; or*
- (c) *The project to which the concept plan as modified relates is substantially the same as the project to which the concept plan currently relates (including any modifications previously made under section 75W).*

The test to determine if the development is 'substantially the same' development is to consider those changes qualitatively and quantitatively. This test is drawn from *Moto Projects (No.2) Pty Limited v North Sydney Council* [1999] NSWLEC 280; (1999) 106 LGERA 298, where Bignold J described the process as follows:

The requisite factual finding obviously requires a comparison between the development, as currently approved, and the development as proposed to be modified. The result of the comparison must be a finding that the modified development is "essentially or materially" the same as the (currently) approved development.

More recently, in *Realize Architecture Pty Ltd v Canterbury-Bankstown Council* [2023] NSWLEC 1437, a decision which was upheld by Chief Justice Preston on appeal in (*Canterbury-Bankstown Council v Realize Architecture Pty Ltd* [2024] NSWLEC 31) Commissioner Espinosa found at [57]:

"After considering the various opinions, I find that there are a number of quantitative differences between the two developments which on face value alone and without further consideration may otherwise lead to a conclusion that the two developments are not substantially the same. However, this is not the test and is not of itself conclusive for the purpose of s.4.55(2) of the EPA Act"

In consideration of the above, the Court approached its interpretation of the 'substantially the same' test in the following ways):

- Comparing the quantitative differences between the proposed modified development against the approved development
- Comparing the qualitative differences between the proposed modified development against the approved development
- Comparing the critical elements of the proposed modified development against the approved development
- Most importantly, by then balancing the evidence in respect of all of those factual comparisons before forming a subjective opinion as to whether the proposed modified development was 'substantially the same' as the original approved development.

The "substantially the same" test in this case compares the proposed modification to the approved Concept Plan (as modified) rather than the original approval. This is a slightly different test, as the modifications already made to the Concept Plan provide the baseline against which the current proposal is assessed. Therefore, the test here is to determine whether the proposed modification is substantially the same as the most recent approved version of the Concept Plan, as opposed to the original approval.

The following sections provide a quantitative and qualitative comparison of the approved and proposed developments generally as per the principles outlined above.

4.1.1 Quantitative Comparison

A quantitative comparison between the approved development and the proposed modifications demonstrates that these do not fundamentally alter the nature of the development.

The total site area would be reduced by 0.73%, from 413 hectares to 410 hectares. This slight decrease does not materially affect the quantum of land to which the development relates or its ability to meet its intended objectives.

The number of dwellings planned for the Edmondson Park South Concept Plan (MP 10_0118) has evolved over time since it was originally approved in August 2011. Under Mod 4 the original dwelling yield of 3,530 increased by 972 to a total of 4,502 and under Mod 5 this was increased again by 2,590 to total 7,092 dwellings.

The dwelling yield approved for the site under the Concept Plan is 605 dwellings. By excising this area from the Concept Plan as proposed under this amendment, the total number of dwellings approved in the remaining area reduces to 6,487 dwellings, representing a decrease of 605 dwellings, or approximately 8.6% compared to the latest approved number, as modified.

If approved, Mod 13 will add back a further 420 dwellings to the remaining 410 ha area.

If Mod 13 (currently under assessment) is approved, it would increase the dwelling yield by 300 dwellings, reducing the overall decrease to 5.4%.

These changes in dwelling numbers reflect a minor shift in density, but the overall approach to high-density development and a mixed-use centre remains consistent with the objectives of the approved Concept Plan. The reduction in dwelling yield does not alter the fundamental character or purpose of the project.

It is noted that previous modifications have set a precedent for adjusting dwelling yields based on merit, which is in line with the ongoing evolution of the project and current housing policy change. Given the age of the approval, these adjustments are expected and are a necessary reflection of the contemporary housing environment.

4.1.2 Qualitative Comparison

The development, as modified does not result in a radical transformation of the development, as already modified and maintains the essential elements of the development as originally approved. In this regard, the following qualitative analysis demonstrates that the development remains substantially the same:

- The broader Edmondson Park South precinct continues to deliver a mixed-use, transit-oriented town centre centred around Edmondson Park Station. The role and function of the Town Centre North remain unaffected, and the modified boundary does not alter the established land use pattern or disrupt the delivery of a cohesive, high-amenity town centre.
- The Modification distinguishes land that will be subject to a separate SSDA and rezoning process, while maintaining overall consistency and coordination with the wider precinct's planning outcomes.
- The Concept Plan's approved road hierarchy, public domain plan, open space framework, and infrastructure delivery strategy remain unchanged.
- The removal of the subject site does not impact the provision or location of key community infrastructure, including the public high school site, open space networks, community facilities, or the broader residential and employment mix. These elements remain unchanged and continue to be integrated within the development.
- The Modification does not alter the fundamental purpose or objectives of the Edmondson Park South Concept Plan, which remains focused on providing a mixed-use, transit-oriented centre with residential, retail, commercial, and community uses, all supported by open space and infrastructure.
- The only changes to the Concept Plan approval are minor updates to the land description, boundary definition, and associated conditions to reflect the exclusion of the subject lots. These are procedural adjustments that do not affect the intended outcomes of the Concept Plan.

4.1.3 Comparison of Critical Elements

A comparison of the critical elements of the approved development and the proposed modifications reveal the modifications have minimal impact on the core objectives of the Concept Plan.

- The broader Edmondson Park South precinct continues to deliver a mixed-use, transit-oriented town centre centred around Edmondson Park Station. The role and function of the Town Centre North remain unaffected, and the modified boundary does not alter the established land use pattern or disrupt the delivery of a cohesive, high-amenity town centre.
- The built form being delivered under the Concept Plan, including the maximum building heights, road network, and key urban design principles, remains unchanged. The planned urban structure, including the integration of public spaces and a focus on transit-oriented development, continues to be maintained.

- Community infrastructure, such as open spaces, educational facilities, and retail/commercial spaces, remains consistent with the approved Concept Plan. The proposed changes do not affect the provision or distribution of these facilities.
- The transport strategy, including the road network and public transport connections, remains as previously approved. The reduction in dwelling numbers has no impact on the planned transportation or connectivity outcomes for the precinct.
- Environmental measures, including stormwater management, green space provision, and conservation area retention, are unchanged. The modification does not affect the environmental sustainability objectives of the development.

In summary, the comparison of critical elements demonstrates that the proposed modifications do not result in a substantial change to the development's core aspects. The overall purpose, function, and design of the precinct remain consistent with the approved Concept Plan, ensuring that the project continues to meet its objectives for a high-density, mixed-use development.

5.0 Environmental Assessment

5.1 Built Form and Urban Design

The proposed modification does not introduce any new built form outcomes under the Concept Plan. The detailed built form for the excluded sites will be addressed under the concurrent SSDA. Accordingly, this Modification does not generate any new built form or visual impacts beyond those already assessed and approved. The Design Guidelines and Public Domain Plan for the remaining Concept Plan area will continue to apply unchanged, specifically excised sites also do not change the urban structure established under the Concept Plan.

5.2 Contributions

The Modification does not change the approved infrastructure delivery or contributions framework for the Edmondson Park South Precinct, specifically the requirement under Condition 1.8B for Landcom to 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. The terms of the offer to support the density approved under Mod 5 will still be delivered by Landcom under the VPA independent of the redevelopment of the site.

Further, all road upgrades, open space, drainage and utility infrastructure required under the existing Concept Plan approval will continue to be delivered in accordance with the Statement of Commitments and Contributions Framework. Any additional density over and above that currently approved for the site and provided for under the agreed contributions will be addressed separately through the SSDA process for the excluded sites.

5.3 Transport and Parking Impacts

The Modification has no impact on the approved road network, access arrangements or parking rates within the Concept Plan area. These matters remain as approved under Mod 5. Any additional traffic generation or parking requirements associated with future development of the excluded lots will be assessed as part of the SSDA. The SSDA will consider the adequacy of access, traffic parking provision, public transport accessibility, and pedestrian and cycle connections. Accordingly, there are no transport or parking implications arising from this modification.

5.4 Bushfire

Part of the land proposed to be excluded from the Concept Plan (Lots 4–7 DP 1275478) is located within the vegetation buffer. The proposed modification does not change the extent or operation of the Asset Protection Zones (APZs) that apply to the remainder of the Concept Plan area, and all existing bushfire protection measures will remain in place.

Any bushfire-related considerations arising from future development of the excluded lots will be addressed as part of the concurrent SSDA. The SSDA will include a Bushfire Assessment Report prepared in accordance with *Planning for Bush Fire Protection 2019* and reviewed by the NSW Rural Fire Service.

Accordingly, the modification does not increase bushfire risk to the approved Concept Plan area, and the existing bushfire management measures remain appropriate and effective.

5.5 Stormwater

Stormwater management for the Edmondson Park South precinct is guided by a precinct-wide approach, as outlined in the *Edmondson Park Town Centre North Water Cycle Management Strategy Report* prepared by J. Wyndham Prince (August 2018). Under this strategy, no stormwater infrastructure is proposed or required to be delivered on the subject lots.

The proposed Modification will therefore not affect the implementation or performance of the existing stormwater management framework established for the Concept Plan area.

Any site-specific stormwater design and management measures associated with future development of the excluded lots will be addressed as part of the concurrent SSDA. Accordingly, this modification does not give rise to any stormwater impacts on the approved Concept Plan area.

6.0 Conclusion

The proposed Modification Application seeks to make a administrative amendment to the approved Edmondson Park South Concept Plan by excluding Lots 4, 5, 6 and 7 in DP 1275478 (4-5, 6-7, and 8 Buchan Avenue, Edmondson Park) from the application of the Concept Plan. The modification will facilitate the concurrent SSDA and rezoning proposal being progressed for those lots through the HDA without altering the broader intent, structure, or outcomes of the approved Concept Plan.

In accordance with Schedule 2, Clause 3BA(5) of the Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017, the consent authority may modify the consent as:

- the proposed modification is of minimal environmental impact; and
- substantially the same development as the project for which the consent was granted.

Furthermore, the changes are suitable for the site, and in the public interest. We trust that this information is sufficient to enable a prompt assessment of the proposed Modification Application.

Appendix A – Edmondson Park Town Centre North Mapping

Figure 1 Land to which the Design Guides Apply



Figure 1 Land to which the Design Guidelines Apply

Approved



Figure 1 Land to which the Design Guidelines Apply

Proposed

Figure 2 Landcom Town Centre North Precincts

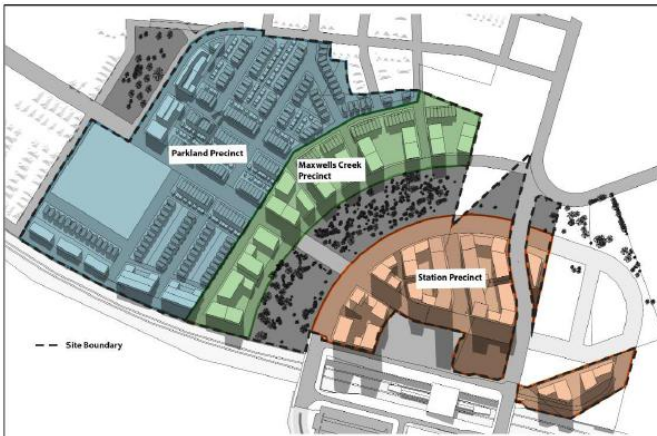


Figure 2 Landcom Town Centre North Precincts

Approved



Figure 2 Landcom Town Centre North Precincts

Proposed

Figure 3 Urban Structure

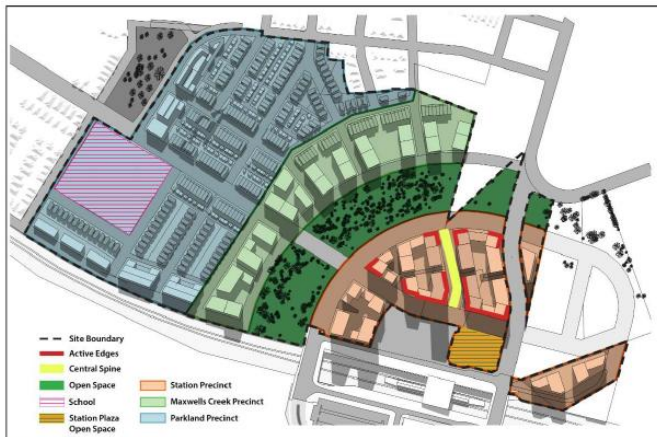


Figure 3 Urban Structure

Approved



Figure 3 Urban Structure

Proposed

Figure 4 Facades



Figure 4 Facades
Approved



Figure 4 Facades
Proposed

Figure 6 Setbacks



Figure 6 Setbacks
Approved

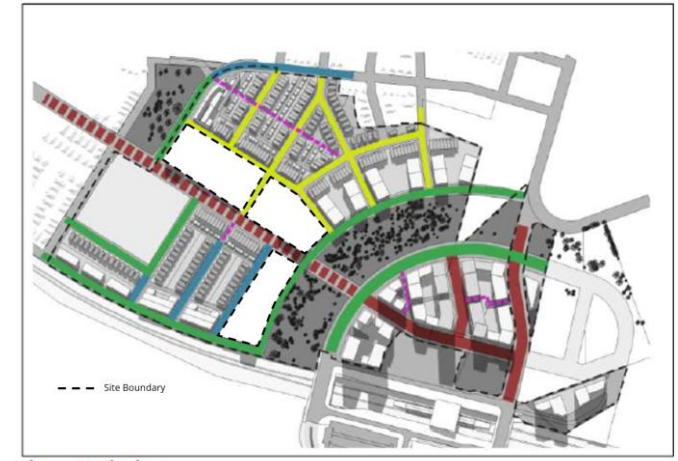


Figure 6 Setbacks
Proposed