



PROF H. LOCHHEAD: Good morning, and welcome to this public meeting of the Independent Planning Commission, looking at the Edmondson Park Concept Approval MOD 8, MP 10\_0118. Before we begin, I'd like to acknowledge the Traditional Custodians of the land on which we meet today, the Gadigal people of the Dharug nation, and pay my respects to elders past, present and future, and to the elders from other communities who may be here today.

Australand Residential Edmondson Park Proprietary Limited, the applicant, is seeking approval for a modification to the portion of the concept plan area known as Frasers Town Centre, to reduce the car parking rate for the two-bedroom dwellings within residential flat buildings in the town centre core from 1.2 spaces per dwelling to one space per dwelling.

My name is Helen Lochhead, and I'm the chair of the planning panel today which has been appointed to review this proposal. Joining me is my fellow Commissioner Soo-Tee Cheong, and we're supported by Dennis Lee and Callum Firth from the Commission Secretariat. For the record, we are unaware of any conflicts in relation to our determination of this application, and you can find additional information on the way we manage potential and real conflicts on the Commission's website.

In the interests of openness and transparency, today's meeting is being recorded, and we're lucky to have a representative of Auscript here, and a full transcript will be produced and made available on our website. This public meeting gives us the opportunity to hear your views on the assessment report prepared by the Department of Planning and Environment before we determine the application.

And, turning to the role of the Commission, is the – in the determination, the Independent Planning Commission of New South Wales was established by the New South Wales Government on the 1st of March 2018 as an independent statutory body operating separately from other government agencies, including the Department of Planning, Industry and Environment.

The Commission plays an important role in strengthening transparency and independence in the decision-making processes for major development and land use planning in New South Wales. Key functions of the Commission include to determine state-significant development applications, conduct public meetings for development applications and other matters, and provide independent expert advice on any other planning and development matter when requested by the Minister for Planning or the Secretary of the Department of Planning, Industry and Environment.

The Commission is an independent consent authority for state-significant development applications where one of the following clauses applies: more than 25 public objections, as has happened in this case; reportable political donations; or objections from the relevant local council. It should be noted, the Commission is not involved in the department's assessment of this project, the preparation of its assessment report, or any findings within that report.

So where are we with the current process now? This public meeting is one of the parts – is one of the parts of the Commission’s process. We have also met with the applicant, and we will be meeting with the department and Liverpool Council after this public meeting. Transcripts of these meetings will also be available on our website. After today’s meeting, we will convene with relevant stakeholders if clarification or additional information is required on matters raised. Transcripts of all meetings will be published on our website. The Commission will continue to accept written comments in relation to the project until 5 pm Monday, the 30th of September 2019. The next steps: following today’s meeting will be – we will endeavour to determine the application as soon as possible. However, there may be delays if we find need for additional information, and if the Commission needs to do additional assessment.

Now to the ground rules for this morning. Before we hear from our first registered speaker, I’ll lay down these ground rules. And we expect everybody taking part in today’s meeting to follow them. First of all, the meeting is not a debate. Our panel will not take questions from the floor, and no interjections are allowed. Our aim is to provide maximum opportunity for people to speak and be heard by the panel. The panel, however, reserves the right to ask questions of the speaker. Public speaking is an ordeal for many people. Though you may not agree with everything you hear today, each speaker has the right to be treated with respect and heard in silence.

Today’s focus is public consultation. Our panel is here to listen, not to comment beyond asking questions. We may ask, as I said, questions for clarification; although this is not generally necessary, it is often for further information. It would be most beneficial if in your presentation you focus on issues of concern to you. It is important that everyone registered to speak receives a fair share of time, and everybody has been allocated the time they requested. With Dennis and Callum’s help, I’ll enforce the timekeeping of all allocated times. I reserve the right, however, to allow additional time, or to insert another speaker, if necessary. A warning bell will sound one minute before the speaker’s allotted time is up, and again when it turn – it – when it runs out. So please respect these time limits.

As I said, if I decide a – to allow another speaker, if somebody comes in late, um, and/or if you know somebody who can’t attend today, please tell Dennis or Callum, and then we can just move the schedule around. If you’d like to project something onto the screen, please give it to Dennis before your presentation. And if you have a copy of your presentation, it would be appreciated if you could give a copy to Dennis after you speak. And thank you to those who have already done that.

Please note that any information given to us may be made public, unless it’s in one of the categories that it is kept quiet. The Commission’s privacy statement governs our approach on this matter, and governs our approach to the information you give us. If you’d like a copy of our privacy statement, you can obtain it from the Secretariat, or – or, guess where – the website. And finally, request – request that you – I request that you turn your mobiles to silent during the meeting. Thank you. So I’d just like to check first, do we have any registered speakers?

MR D. LEE: No, no registered speakers today.

PROF LOCHHEAD: We do not have any registered speakers. Is there, um, anyone  
5 who has not registered who would like to speak at this meeting today? No. Do we  
wait an amount of time before - - -

MR LEE: Um, I don't think so. It – it's – it's been 15 minutes already. I say just  
we close.

10 MR S. CHEONG: Just invite – if nobody speaks, then we – you can close - - -

PROF LOCHHEAD: Well, if – if, um, there is nobody here registered to speak, and  
the, um, applicant doesn't want us – provide any additional information, I think that  
15 we could probably, um, say that the meeting has been held, and no one attended to  
make presentation or representation on behalf of the – objectors, um, or the  
supporters of the application. So I'd close the meeting on that basis. Thank you.

MR CHEONG: Thank you for coming.

20 PROF LOCHHEAD: Thank you for coming, yes.

**MATTER ADJOURNED at 9.43 am ACCORDINGLY**