



CAR PARKING REDUCTION REFUSED BY COMMISSION

8 November 2019

An application to modify the Concept Plan area known as ‘Frasers Town Centre’ in Edmondson Park to reduce the car parking rate for two-bedroom dwellings from 1.2 spaces to 1 space per dwelling, was today refused by the state’s Independent Planning Commission.

During the site inspection of ‘Frasers Town Centre’, the Commission identified a significant parking issue outside the commuter car parking area, including on the footpaths, verge and in No Stopping zones. Whilst the Commission acknowledges strategic policy supports the promotion of active travel and public transport usage, it noted that this area has higher car ownership rates compared to broader Sydney averages, and poorer levels of public transport access currently available in an emerging part of the South West Growth Area.

Liverpool City Council had expressed concerns about the application, stating “its geographical location away from major activity centres, high levels of car-based destinations in the region more generally and an overall high prevalence of motor vehicle ownership in Edmondson Park” would contribute to the unreasonable exacerbation of parking issues in Edmondson Park.

The Department of Planning, Industry and Environment referred the matter to the Commission in accordance with the *Environmental Planning and Assessment Act 1979* for determination because it received more than 25 public submissions objecting to the application.

Commissioners Helen Lochhead and Soo-Tee Cheong were appointed to consider the application. They met with the Applicant, Department and Council, and held a public meeting and inspected the site and surrounding area. After careful consideration of all the evidence, the Commission has today (Friday 8 November 2019) determined to refuse the SSD modification application.

In its Statement of Reasons for Decision, the Commission concluded the development was not in the public interest – finding:

- there is a clear and serious lack of public car parking in the Town Centre
- a reduction in car parking rates for dwellings in the Town Centre may result in overflow parking onto the surrounding streets, which would be likely to further exacerbate the parking problem; and
- this outcome would be inconsistent with the relevant objects of the EP&A Act with respect to the orderly development of land and amenity of the built environment.

The Commission’s Statement of Reasons for Decision is available here:

<https://www.ipcn.nsw.gov.au/projects/2019/08/edmondson-park-concept-approval-mod-8>

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