

25 October 2010

Ms Anna Johnston  
A/Team Leader, Strategic Assessment  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Dear Ms Johnston

**Subject: Exhibition of Environmental Assessments and State significant study for Edmondson Park (MP10\_0118 and MP10\_0119)**

Thank you for the opportunity to respond to the concept plan and project application by Landcom at Edmondson Park.

As you are aware the Office of Strategic Lands (OSL) administers the Minister for Planning's 'corporation sole' which acquires, manages and disposes of land to achieve planning objectives for the Sydney Metropolitan region. OSL is a business unit within the Land and Property Management Authority.

OSL's interest in the Edmondson Park area is as the acquiring authority for the South West Rail Link. A number of land parcels in the release area have already been purchased with further acquisitions required of the rail corridor in the Commonwealth Defence land.

OSL supports Landcom's application to create a consistent planning regime in the area particularly as it relates to the development of the new Edmondson Park Town Centre. However, OSL is concerned by the omission of one of its parcels from the defined site boundary for the application.

Attached at **TAB A** is a copy of Figure 6 'Land Ownership' from the State significant site study (the study). The Minister's ownership as 'corporation sole' is listed as '*Minister administering the Environmental Planning and Assessment Act, 1979*' and shown shaded yellow. However, the Minister is also the owner of Lot 6 in DP 1127652 shown in blue. This was recently compulsory acquired to enable access from a public road to the future town centre and station site.

OSL requests that this land parcel be included in the subject area of the application. Given its purchase was to assist the future orderly planning of the station and town centre its inclusion is necessary to achieve 'consistent land use permissibility and development control provisions' as outlined by the applicant on page ix of the study. It would be much more effective for the same zoning and controls such as maximum building height and minimum lot size apply to this parcel and avoid this wedge having the existing Liverpool LEP controls apply.

An example of the importance of its inclusion can be demonstrated by Figure 20 'Concept Plan' on page 69 from the study, a copy of which is attached at **TAB B**. This concept plan highlights that the Minister's parcel is a key component of the mixed use town centre by the inclusion of access roads to the future station through the Minister's land.

Clearly the non inclusion of the Minister's land complicates the delivery of roads and land use patterns that will best achieve a mixed use town centre.

In summary, whilst OSL supports the application's intent, the inclusion of Lot 6 in DP 1127652 is required to achieve the key objective of the application, as outlined on page 20 of the study, namely 'a Project to be planned, assessed and delivered in an holistic manner, with a uniform set of planning provisions'.

Should you wish to discuss this submission further please contact Stephen Dewick, Senior Manager Divestments on 9895 7940 or alternatively myself on 9895 7738.

Yours sincerely



Carl Malmberg  
A/Director  
Office of Strategic Lands  
**Authorised delegate of the Landowner**



**KEY**  
 Site Boundary  
 Cadastral Line  
 Note: Cadastral Boundaries are Subject to Detail Survey

ADDITIONAL LAND OWNED BY  
 MINISTER ADMINISTERING THE  
 ENVIRONMENTAL PLANNING &  
 ASSESSMENT ACT, 1979!

Dwg Name: Land Ownership  
 Date: 13 Sept 2010

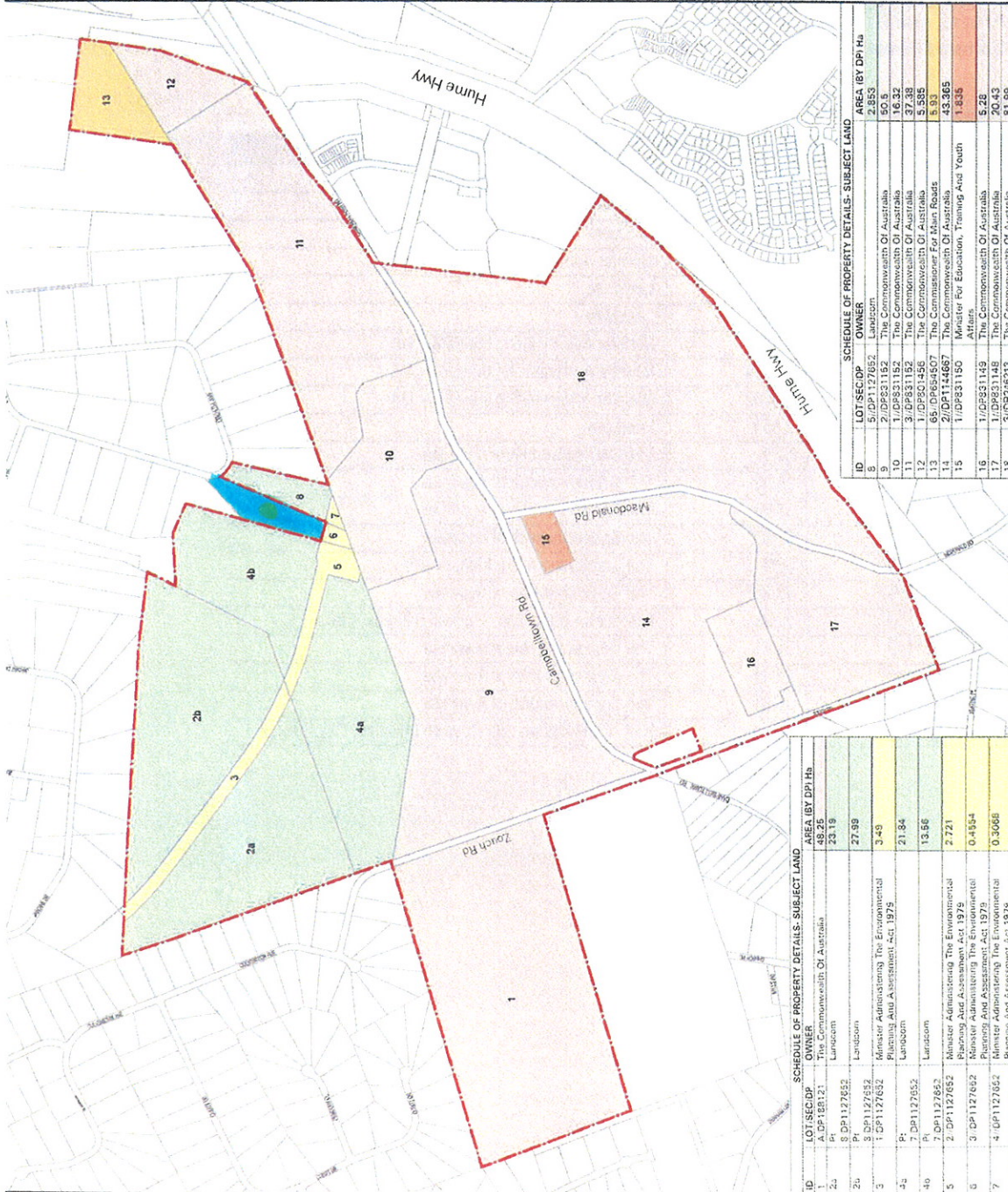


Figure 6 - Land ownership



Figure 20 - Edmondson Park South Concept Plan