



**Liverpoolcitycouncil**  
creating our future together

Our Ref: 2007/0341  
Contact: T. O'Brien  
9821 9341  
t.obrien@liverpool.nsw.gov.au  
Date: 1 November 2010

Ms Anna Johnston  
Strategic Assessment  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Dear Ms Johnston

**RE: EXHIBITION OF ENVIRONMENTAL ASSESSMENT AND STATE SIGNIFICANT SITE STUDY EDMONDSON PARK**

Thankyou for referring the Part 3A Project application for Edmondson Park South – Stage 1 to Council for our comment. While Council is broadly supportive of the project proceeding, the following comments are made in light of the application's consistency with local provisions and the Section 94 plan for the area.

It is noted that the project Stage 1 is fully within the Campbelltown City Council area, however the overall project expands to cover areas within both Campbelltown and Liverpool LGAs.

**Urban Design**

It is envisaged that the works contained within this proposal will result in a well serviced and integrated community. The density is consistent with objectives for release areas, and over time the project will increase densities to take best advantage of the proposed Rail service through the Edmondson Park town centre. The delivery timeframe for the project is such that higher density products can be brought incrementally into the project to match the market demands.

**Biodiversity**

The removal of vegetation in this case is supported as any losses are more than compensated by the provision of a regional park within the site. Further the site is included within the biodiversity certification for the South West Growth Centre.



*Celebrating 200 years  
1810-2010*

*The First Macquarie Town*

### **Transport**

The project will take best advantage of the South West Rail Line, and provide linkages to public transport routes. It should be noted that the 60km/hr speed limit for Campbelltown Road, is considered to be an appropriate outcome for an area that in the future will become highly urbanised. The 60km/hr speed does not require as much width for this road, which means that heritage sites at the western extent of Edmondson Park can be retained.

### **Works through the Liverpool LGA**

In order to facilitate Stage 1 of this project, there are a number of works which are to be constructed within the Liverpool LGA. It is noted that these facilities such as the Sewer connection, are substantial costs to developers, and the provision of these trunk facilities may increase the viability of development of other landholdings in the northern part of the release area.

### **Provision of works and facilities**

Council have met with Landcom regarding this proposal, and understand that that Landcom intend to undertake works in kind and dedicate land to Council in lieu of Contributions Payments. Liverpool Council is supportive of this approach on the proviso that the extent of and detailed designs of the works are carried out in accordance with the Liverpool Contributions Plan – Edmondson Park and Council construction standards. Council is prepared to continue working with Landcom to ensure that the scope of works meets these standards and is delivered in a timely manner to match the development timeframes.

### **Other considerations**

The report seems to adequately address impacts of heritage, water cycle, flood risk, bushfire protection, however a detailed assessment of these matters has not been undertaken as the main impacts of the proposal are well within Campbelltown LGA.

As outlined in the application, the proposal has considerable direct and in-direct benefits to south western Sydney. As such Council is supportive of the proposal. Council will undertake to work with the proponents to deliver future stages of this project.

Should you require further information please contact me on 9821 9341.

Yours faithfully,



Tanya O'Brien  
MANAGER STRATEGIC PLANNING