

Stakeholder Engagement Outcomes Summary Report

**Edmondson Park
Concept Plan and SEPP
Modification Application**

23 August 2018

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1 Introduction

This report has been prepared to document stakeholder engagement undertaken to inform the proposed modifications to the Edmondson Park Concept Plan (MP10_0118) and *State Environmental Planning Policy (State Significant Precincts) 2005* (SEPP). Engagement outcomes have informed the preparation of an Environment Assessment to respond to the Secretary's Environmental Assessment Requirements (SEARs), issued by the NSW Department of Planning and Environment (DPE).

Landcom is proposing to modify the Edmondson Park Concept Plan (the Concept Plan) and the SEPP, where they relate to the Town Centre North (Precinct 9) and Precinct 3.

The proposal will modify the boundary of the Concept Plan and the SEPP to include land owned by Office of Strategic Lands in Precinct 9. The proposal also includes other development modifications relating to the school zone, road layout, dwelling yield and mix, building height, and bushfire asset protection zones.

Landcom is proposing these amendments to the Concept Plan and the SEPP to:

- improve the layout of roads and footpaths
- increase the number of homes near the train station in Precinct 9
- vary the types of homes that will be built
- provide new community facilities and better access to open space.

The area has changed significantly since the Concept Plan was approved in 2011. It is now a growing local centre with shops, services and transport infrastructure that provides easy access to jobs.

Changes to the strategic and city-wide importance of multiple areas across Western Sydney, including Edmondson Park, have resulted in the proposed amendments to increase dwelling types and numbers to better match future land uses in the surrounding areas, particularly the Western Sydney Employment Area and the future Western Sydney Airport.

The proposal responds to this change and will provide a range of housing types at different price-points to allow a greater number of people, with different incomes, to purchase homes in Edmondson Park.

Consultation with stakeholders has been required prior to the submission of the Environmental Assessment for the application to modify the Concept Plan and the SEPP. This report summarises the pre-submission engagement undertaken and details:

- planning requirements for stakeholder consultation
- consultation process undertaken, including key meetings with stakeholders
- summary of feedback received, and issues raised, by specific stakeholders
- demonstration of how feedback has been considered in the development of the modification application.

2 Background

2.1 Project context

The Concept Plan and the SEPP set the planning framework for future development in Edmondson Park.

The Concept Plan covers a 423-hectare area between Edmondson Park in the north, and Bardia in the south. When complete, the area will include:

- a mix of housing, including detached homes, terraces, and apartment blocks
- a town centre with up to 45,000m² of retail, business and commercial space
- upgrades to parts of Campbelltown Road
- new and upgraded schools
- a 150-hectare regional park and a network of smaller community parks, playgrounds and reserves
- new walkways and cycleways
- public art.

Landcom is proposing to modify the Concept Plan and the SEPP for Precinct 9 and part of Precinct 3 to:

- provide more homes and increased development heights adjacent to the train station
- prohibit apartment buildings in specific locations
- better link housing with roads, cycling and walking connections
- provide more direct access to public open spaces and parks, and provide new and upgraded community facilities
- allow subdivision for studio dwellings above the garage of townhouses in specified areas of Precinct 9 and Precinct 3 (this is the only part of the modification which applies to Precinct 3).

A detailed list of the proposed changes is included in **Section 3** of this report.

2.2 Secretary's Environmental Assessment Requirements

Landcom submitted a request to amend the SEARs for proposed modifications to the Concept Plan on 20 June 2018. The revised SEARs were issued to Landcom on 6 July 2018. This is the fifth time the Concept Plan has been modified and is referred to as MOD 5.

The SEARs specify consultation with relevant authorities, service providers and the local community during preparation of the Environmental Assessment to describe the pre-submission consultation process, issues raised and how the proposed development has been amended in response to these issues.

During the preparation of the Environmental Assessment, Landcom consulted with the relevant local and State Government authorities, service providers, and the local community.

In particular, Landcom consulted:

- Liverpool City Council
- Campbelltown City Council
- Camden Council
- Roads and Maritime Services
- Transport for NSW
- Sydney Trains
- Department of Education and Training
- Department of Planning and Environment
- Government Architect NSW
- NSW Rural Fire Service
- Utility and infrastructure providers including Sydney Water, Endeavour Energy, Opticomm, NBN Co and Jemena
- Tharawal Local Aboriginal Land Council.

3 Concept Plan and SEPP modification application

The proposed MOD 5 to the Concept Plan and changes to the SEPP that relate to Precinct 9 and part of Precinct 3 are outlined below.

- Introduce a maximum gross floor area (GFA) consistent with the Floor Space Ratio (FSR) allowed under the SEPP applying within the 'Station Precinct' of Precinct 9
- Increase the anticipated residential yield in the Concept Plan from 440 dwellings to 3,030 - 3,286 dwellings (depending on the area of land required by Department of Education and Training for the school site).
- Increase height limits in Precinct 9 as follows:
 - 'Station Precinct' (allowing heights up to 50m and up to 67m for one landmark building)
 - 'Maxwells Creek Precinct' (allowing heights up to 28m)
 - 'Parkland Precinct' (allowing heights up to 21m)
 - 'School Site' (allowing heights up to 21m).
- Introduce controls to deliver a diverse housing mix and range of dwelling sizes through 'Residential Flat Buildings', 'Multi-dwelling Housing' and 'Secondary Dwellings', including 'Studio Dwellings' (ie Fonzie flats).
- Revise the road layout.
- Add the definition of 'Studio Dwelling' to the SEPP where this is not finalised pursuant to the Frasers Modification 4 of the Concept Plan 10_0118.
- Specify areas within part of the R1 General Residential zone (in Precinct 9 and Precinct 3) where 'Studio Dwellings' (as per the new definition under the SEPP) are permitted with consent and are able to be subdivided onto a separate title.
- Prohibit 'Residential Flat Buildings' in a portion of the 'Parkland Precinct' in Precinct 9.

4 Consultation approach

4.1 Consultation objectives

The objectives of the pre-submission consultation were to:

- ensure consistent messaging about the modification application was shared with all stakeholders
- ensure stakeholders were well informed of the modification application and its impact on the local community, services and infrastructure
- ensure local community members, businesses and other key stakeholders had an opportunity to provide feedback on the modification application
- ensure stakeholder views were identified, understood and considered during the preparation of the Environmental Assessment for the modification application.

4.2 Snapshot of consultation activities

Consultation has been undertaken to satisfy the objectives outlined above, as well as to satisfy the SEARs for MOD 5 of the Concept Plan. Activities included stakeholder meetings and invitations to stakeholders to provide feedback (details provided in **Table 1**), and a community information session for interested local residents and landowners.

4.3 Stakeholder meetings and correspondence

Landcom issued letters by email to a range of key stakeholders and invited their feedback on the proposed modification. Landcom also held a number of meetings with key stakeholders during the development of the modification application. A summary of this correspondence and feedback is detailed in **Table 1** below.

In addition to the formal meetings listed below, Landcom continues to meet regularly with Frasers and Dahua to collaborate on the delivery of the Concept Plan.

Table 1 - Stakeholder meetings and correspondence

Meeting dates	Stakeholder	Issues raised
8 June 2018 and 24 July 2018	Liverpool City Council	Council advised it would submit comments in early August 2018. At the time of lodgement, Council had provided no further comment.
8 June 2018 and 24 July 2018	Campbelltown City Council	Council provided no further comment.
8 June 2018 and 24 July 2018	Camden Council	Council advised contact details for its Growth Centres Team Leader. Council provided no further comment.
8 June 2018 and 24 July 2018	Roads and Maritime Services (RMS)	<ul style="list-style-type: none">• RMS advised that additional information about the expected traffic impacts for the classified road network and details of proposed changes to the local road network were required.• RMS further advised that consultation would be required with its Strategic Land Use team if the amendment proposed land use not currently permissible within the Town Centre. <i>[It is noted that 'Studio Dwellings' are already permitted at the site as 'Secondary Dwellings' and that the amendment proposes to refine the definition of that form of residential</i>

Meeting dates	Stakeholder	Issues raised
		<p>accommodation. Thus, the amendment does not create new land uses.]</p> <ul style="list-style-type: none"> In response to the additional information sent via letter on 24 July 2018, RMS requested advice on new traffic signals proposed for the local road network. RMS advised that if no new traffic signals were proposed, then its comments provided on the SEARs (dated 3 August 2017) would still apply. RMS further advised it would review the Environmental Impact Statement and Transport Management and Accessibility Plan and provide comments to the Department of Planning and Environment as part of the referral process.
8 June 2018, 12 June 2018 and 24 July 2018	Transport for NSW (TfNSW)	TfNSW provided no further comment.
8 June 2018 and 24 July 2018	Sydney Trains	Sydney Trains provided no further comment.
8 June 2018 and 24 July 2018	Department of Education and Training (DET)	<p>DET advised that enrolment projections indicated the proposal would generate an additional 571 public school primary students and 289 public school secondary students (based on an assumed 25% single dwellings, 50% medium density dwellings and 25% high density dwellings).</p> <p>DET confirmed priority planning for a new primary school and a new secondary school in Edmondson Park. It further advised that potential delivery options are being considered, which include options to co-locate the schools (as a K-12 arrangement) or as separate school sites. It also advised that a number of potential locations are under consideration.</p> <p>DET advised it supported the retention of an identified site for the potential new school.</p> <p>DET noted that the final option for new education facilities was not resolved and they would work with Landcom to evaluate the various delivery options.</p>
8 June 2018 and 24 July 2018	Rural Fire Service (RFS)	RFS advised of no objections.
8 June 2018 and 24 July 2018	Sydney Water	Sydney Water advised there is adequate capacity in its trunk network systems to support the proposal. It further advised the additional dwelling yield is within its broader allowance for Edmondson Park.
June 2018	Endeavour Energy	Endeavour Energy expected to confirm energy infrastructure capacity to service the proposal in mid-September 2018.
September 2017 and 2 July 2018	Jemena	Jemena advised there is sufficient capacity in the gas network to support the proposal.

Meeting dates	Stakeholder	Issues raised
July 2018	Opticomm	Opticomm is providing telecommunication services to the Frasers Town Centre to the south of the train station and confirmed it can supply telecommunications infrastructure to support the proposal.
July 2018	NBN Co	NBN Co has confirmed it can service the proposal.

4.4 Community information session

Landcom hosted a community information session on Saturday 4 August 2018. Local residents and interested stakeholders were invited to drop-in at any time between 11.00am and 1.00pm at the Bardia Barracks on Campbelltown Road.

The information session was advertised to the local community and key stakeholders as follows:

- flyer letterbox-dropped to 4,665 properties within approximately two-kilometre radius of the site on 27 July 2018 (refer **Appendices A and B**)
- flyer handed out at Edmondson Park Station during the morning and afternoon peaks (7.00am-9.00am and 4.00pm-6.00pm) on Thursday 2 August 2018
- advertisements in the Liverpool Leader and Macarthur Chronicle on 31 July 2018 (refer **Appendices C and D**)
- event page created on Landcom's Facebook page on 25 July 2018
- notification emails sent directly to representatives at Liverpool City Council, as well as to Anoulack Chanthivong MP, Member for Macquarie Fields.

Information about the modification application was presented on 12 display boards (refer **Appendix E**). Thirteen representatives of Landcom's project team were available to describe and discuss the proposal, answer questions and explain key aspects of the modification application. A total of 37 people attended the session, providing feedback directly to the project team or via feedback forms. The key issues raised during the session and in the feedback forms received are outlined in **Section 5** of this report.

Images 1 and 2: Community Information Session, Saturday 4 August 2018



4.5 Communication channels

Communication channels were made available to complement face-to-face consultation activities. Information about the modification application was available through:

- Landcom's Facebook page and project website (refer **Appendix F**)
- operation of a community information phone line and project email address.

These communication channels provided stakeholders with information and contact details for the project team to ask questions and/or provide feedback.

5 Community feedback

Feedback received through consultation identified key issues of community interest for consideration during the preparation of the Environmental Assessment.

Key issues included:

- local traffic and congestion
- connectivity and access to Edmondson Park Station
- car parking for commuters and weekday off peak customers at Edmondson Park Station
- need for increased bus services
- availability of community facilities
- access to open spaces
- housing density impacts
- property value reduction due to higher buildings
- building height impacts
- shadowing and privacy loss
- wind tunnel effect
- town centre activation.

Four key themes have been identified and are outlined below.

5.1 Local traffic management

A common matter raised was the management of traffic in Edmondson Park and the surrounding areas. Specifically, traffic congestion on Campbelltown Road was considered to impact travel times and the safety of traffic accessing local streets adjoining Campbelltown Road.

A local resident suggested the use of surface treatments to indicate speed zones, particularly in highly pedestrianised areas. It was also suggested that improved traffic management was needed for smaller, local roads in new areas.

The following matters were identified as key areas of concern:

- potential use of Zouch Road as rat-run
- the alignment of Macdonald Road
- Buchan Avenue connection.

5.2 Access to train station

The most common matter raised by commuters was the availability of parking. Feedback indicated that commuters from surrounding areas to the north of the station, such as Prestons, drove to Edmondson Park Station for convenience, which added to the parking demand from local residents. One submission suggested that parking for off peak train customers was an issue due to the high demand for parking by commuters. It was suggested the station was difficult to access for pedestrians and cyclists due to a lack of directly-connecting pathways.

5.3 Local facilities and open spaces

Another common theme for feedback was the current lack of facilities and activities in local open spaces, particularly for children of all ages and culturally-diverse family groups. It was felt that families needed to travel to other neighbourhoods to access sporting and recreational facilities to suit their needs.

Some residents also felt that transport connections across the wider area, beyond Edmondson Park are necessary, particularly for people who need to access services that are not provided at Edmondson Park.

It was mentioned that dedicated, off-road bike paths should be provided, linked with broader cycling routes, and not require cyclists to dismount at roadways. It was thought that facilities for cyclists should be provided at the train station and local shops.

The following matters were identified as key areas of opportunity:

- playgrounds
- skateboarding
- broad off-road cycling network
- cyclists' facilities
- water play area or pond
- sporting facilities, such as aquatic centre and sporting fields
- public library
- multi-generational parks and activity areas
- update on what is happening with local schools
- allotments and community gardens
- shaded areas, BBQ areas and public toilets
- different types of toilets and amenities to suit a culturally diverse area
- meeting places for large groups
- tree canopies
- child care for 0-4 years
- wildlife protection around Maxwells Creek.

5.4 Impacts of housing density

There were concerns raised about the proposed higher density living in Edmondson Park. Some residents considered Edmondson Park to be a suburban area that should not have buildings above six storeys in height. Other residents felt it was good to have higher density at the train station. It was also felt that access to cafes, restaurants and shops within Edmondson Park would be a positive outcome of higher housing density. Feedback indicated that some residents in Denham Court felt the area was rural-residential in character, which should not be changed by nearby development.

One resident suggested that although they supported increased building heights near the train station, they did not support the proposed change in building heights extending to the boundaries of existing houses, on Learoyd Road, Somme Avenue and McFarlane Road. It was felt that a buffer should be introduced to reduce the impact on surrounding homes.

Another resident did not support the amendments as they felt the area would become overcrowded, reduce on-street parking availability and change the quiet nature of the neighbourhood.

6 Project response

The feedback received during consultation has been considered in the preparation of the Environmental Assessment. **Table 2** provides a detailed summary of all feedback received and the corresponding project response.

Table 2 - Community and Stakeholder Feedback

Key issues	Project response	Relevant reports
Local traffic management		
Campbelltown Road traffic congestion	Roads and Maritime Services is planning a proposed upgrade of Campbelltown Road between Hume Highway/ Camden Valley Way, Casula and Brooks Road, Denham Court. The upgrade will be built in stages. Stage 1 includes the upgrade of 1.2 kilometres of Campbelltown Road between East Town Centre and New Macdonald Road, Bardia. The project is jointly funded by the NSW Government Housing Acceleration Fund and Landcom and is likely to be completed in mid-2020.	Transport Management and Accessibility Plan (prepared by Aecom)
Zouch Road – potential rat-running	Future development applications for Precinct 9 and Precinct 3 would include an assessment of impacts on Zouch Road.	Transport Management and Accessibility Plan (prepared by Aecom)
Buchan Avenue connection	Landcom is bringing forward construction of Buchan Avenue which will provide direct access to the train station from Precinct 9. The new road will include an off-road pedestrian footpath and separate cycle lane and will provide an alternate method of accessing the train station for residents. The development application to construct the road is being assessed by Liverpool City Council.	Environmental Assessment Report (prepared by Willowtree Planning) Transport Management and Accessibility Plan (prepared by Aecom)
Alignment of Macdonald Road	Works relating to Macdonald Road are included in the upgrade of Campbelltown Road Stage 1 project, which is outlined above.	Transport Management and Accessibility Plan (prepared by Aecom)
General traffic management in the area	A full assessment of the local road network has been undertaken in the context of future development and road upgrades planned to 2036. Although MOD 5 would result in additional vehicles using the local road network, modelling has shown the increase can be accommodated. The site is within walking distance of the train station. MOD 5 includes sustainable transport measures, encouraging residents and employees to reduce reliance on private vehicle usage.	Transport Management and Accessibility Plan (prepared by Aecom)
Bus services needed	Edmondson Park is serviced by the 869 bus route with stops along Croatia Avenue, providing a link between Ingleburn and Liverpool via Edmondson Park and the train station. Transport for NSW is operating a trial On-Demand bus service to provide a flexible alternate transport service to Edmondson Park to the north to the train station, up to Camden Valley Way.	Transport Management and Accessibility Plan (prepared by Aecom)
Access to train station		
Commuter car parking	The site comprises three distinct precincts around the train station. Most residents will live within walking distance to the train station providing an alternative to car use for commuting or shopping. The site will include car parking for future residents, their visitors, and employees and will not exacerbate current	Transport Management and Accessibility Plan (prepared by Aecom)

	<p>commuter car parking issues. The proposal will focus on reducing car use by future residents and employees by providing dedicated, high quality cycle routes, bicycle parking and accessible and safe pedestrian paths.</p> <p>Landcom is working with Transport for NSW to help them explore opportunities to address commuter parking over the long term.</p>	
Cycling and pedestrian access	<p>Edmondson Park is largely undeveloped or under construction so there are currently limited pedestrian and cycling facilities.</p> <p>MOD 5 includes multiple active transport initiatives including separated cycleways and footpaths, which would provide an opportunity for connection to centres beyond Edmondson Park, through Liverpool City Council's cycling strategies. Landcom will continue strategic planning for active transport in consultation with councils.</p> <p>As development occurs, more pedestrian and cycle connections will be constructed in the broader network, which will provide alternatives to private vehicle use.</p>	Transport Management and Accessibility Plan (prepared by Aecom)
Local facilities and open spaces		
Open space needed	<p>The approved Concept Plan includes a 150ha Regional Park. In addition to this, the Concept Plan includes 45ha of local parks, district parks, recreation spaces and riparian parks, which will be delivered by Landcom and other landowners.</p> <p>Clermont Park, to the west of Precinct 9, is currently under construction by Landcom and will include a new playground, BBQ facilities, landscaping and public art. The park will be open in 2018.</p> <p>Future development of Precinct 9 will include revegetation of Maxwells Creek which is a 5ha riparian park. The development will also include 1ha of open space in the Station Precinct, to the north of the train station.</p> <p>Suggestions for activity stations and embellishments which could be included in new open space at Edmondson Park will inform future detailed plans for new parks and recreation spaces.</p>	<p>Environmental Assessment Report (prepared by Willowtree Planning)</p> <p>Design Guidelines and Urban Design Report (prepared by Roberts Day)</p>
Community facilities needed	An holistic assessment of social needs has been informed by industry-standard demand benchmarks for community facilities, interviews with Liverpool City Council and other developers in Edmondson Park to identify facilities that are required across Edmondson Park.	Social Infrastructure Assessment (prepared by Urbis)
Playing fields needed	<p>The approved Concept Plan includes a school site in Precinct 9. MOD 5 maintains the future school site. In the 2018 NSW State Budget, two new schools were confirmed for Edmondson Park, which included a primary school and a high school. The future schools will include new open space and playing fields.</p> <p>Landcom has recently received development approval from Campbelltown City Council to upgrade Mont St Quentin Oval,</p>	Social Infrastructure Assessment (prepared by Urbis)

	which is located on Campbelltown Road in Bardia. The upgrade will include a new amenities building, children's playground, BBQ facilities and an AFL field.	
Long-day childcare centre needed	The approved Edmondson Park Concept Plan allows up to 45,000m ² of retail, business and commercial space. This provides an opportunity for one or more long-day childcare centres to operate in the town centre, within walking distance of the train station to cater for local demand.	Social Infrastructure Assessment (prepared by Urbis)
Impacts of higher density		
Density concerns	<p>MOD 5 seeks to increase the yield in the Concept Plan to 3,030–3,286 dwellings (depending on the area of land required for a future school).</p> <p>The increase in floor space in the 'Station Precinct' of Precinct 9 is consistent with the density currently allowed under the SEPP, which allows for around 3,194 dwellings.</p> <p>The proposed changes seek to increase the height controls in the SEPP to increase the number of dwellings adjacent to the train station. The proposed amendment would allow for taller buildings near the train station, transitioning down to 2-3 storey terraces in the 'Parkland Precinct' near existing low-rise areas. The proposed amendments prohibit apartment buildings in most of the 'Parkland Precinct' to ensure a diversity of housing types is achieved and that building heights transition down from the train station to the suburban edges of the Town Centre North, adjoining existing low-rise neighbourhoods.</p> <p>The changes will provide more land for open space by reducing the area occupied by buildings.</p>	<p>Urban Design Report (prepared by Roberts Day)</p> <p>Environmental Assessment Report (prepared by Willowtree)</p>
Building height concerns	<p>The proposed increase in building heights focuses taller buildings adjacent to the train station, while retaining the suburban character of surrounding areas.</p> <p>An increase in height controls will:</p> <ul style="list-style-type: none"> allow for one landmark building which will match the height of a similar landmark building within the Town Centre South to further identify and reinforce the town centre enable taller buildings to deliver more dwellings near the train station, maximising investment in rail infrastructure and not exceeding the height of buildings in the Town Centre South allow for a range of building heights to be provided which respond more sensitively to adjoining low rise areas, while providing certainty over the scale of development by maintaining a maximum GFA and reducing the area occupied by buildings, which will increase the areas of open space. 	<p>Urban Design Report (prepared by Roberts Day)</p> <p>Environmental Assessment Report (prepared by Willowtree)</p>

Loss of property value	MOD 5 provides opportunities to meet the demand for housing in the area, plan for future growth and provide amenity to benefit the local community.	Environmental Assessment Report (prepared by Willowtree)
Overshadowing impacts	The proposed height increase will retain an acceptable level of solar access to surrounding land uses. Detailed solar access studies will be prepared to inform future development applications.	Urban Design Report (prepared by Roberts Day) Environmental Assessment Report (prepared by Willowtree)
Loss of character and amenity	The proposal will contain the demand for increased housing within the 'Station Precinct', while retaining the suburban character of surrounding areas and provide sufficient residential amenity within and surrounding the town centre.	Urban Design Report (prepared by Roberts Day) Environmental Assessment Report (prepared by Willowtree)

7 Next steps

In preparing the proposed MOD 5 to the Concept Plan and the SEPP, Landcom has kept all stakeholders, including the local community, adjoining landowners and government authorities informed of the proposed changes.

Landcom has demonstrated in this report how we have engaged with the range of stakeholders and how feedback received has been incorporated in the proposal. Landcom will continue to engage with stakeholders and the community during the statutory exhibition of the modification application, as well as during future stages of the planning and development process.

Specifically, Landcom will continue to work closely with Department of Planning and Environment and Liverpool City Council to plan and coordinate the implementation of the Concept Plan.

Landcom will continue to update its website and produce regular updates for stakeholders who have registered an interest.

Appendices

Appendix A – Flyer



Edmondson Park Town Centre North Have your say



Community information and feedback session

You are invited to learn about Landcom's proposed amendments to the Edmondson Park Town Centre (North) Concept Plan.

The amendments include changes to increase the number of homes in the town centre north, vary the types of homes that will be built, improve the layout of roads and footpaths, and provide new community facilities and open space.

When

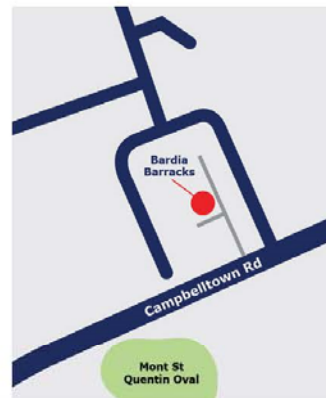
Saturday 4 August 2018 from 11am until 1pm.

There is no need to RSVP. Please drop-in at any time to speak with the project team.

You can have your say on the proposal from 4 August until 17 August 2018.

Where

Bardia Barracks, on the northern side of Campbelltown Road (opposite Mont St Quentin Oval), in Edmondson Park.



Can't make it?

Find out about plans and have your say

Visit: www.landcom.com.au/edmondsonpark

Call: 9841 8600

Email: edmondsonpark@landcom.nsw.gov.au

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Appendix B – Flyer distribution map



Appendix C – Liverpool Leader advertisement

NEWS 09

LIVERPOOL



Chief Superintendent Peter Gillam was farewelled at Liverpool police station last week.

Top cop's farewell

A Green Valley boy leaves from 'spiritual home'

Gindy Ngo

FORMER Liverpool police commander Chief Superintendent Peter Gillam has come full circle.

After 40 years of service with the NSW Police Force, Supt Gillam was last week farewelled at Liverpool police station, where he began his career in 1978.

It is an area close to his heart, with Green Valley the scene of his childhood. Entering the police force had always been his ambition and despite stringent height and weight restrictions back in the day, he "just scraped through".

Supt Gillam spent the first couple of years of his career at Liverpool before moving to specialist areas. He returned to Liverpool in 2013 as commander.

Supt Gillam is considered an expert in tactical response after spending 21 years in that field.

The 60-year-old said he was "lucky enough" to oversee the construction of the new Liverpool police station.

"I always looked at Liverpool as my spiritual home, for want of a better term," he said.

Supt Gillam now looks forward to a retired life and spending time with family.

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NSW GOVERNMENT

Edmondson Park Town Centre North

Have your say



Community information and feedback session

You are invited to learn about Landcom's proposed amendments to the Edmondson Park Town Centre (North) Concept Plan.

The amendments include changes to increase the number of homes in the town centre north, vary the types of homes that will be built, improve the layout of roads and footpaths, and provide new community facilities and open space.

When
Saturday 4 August 2018 from 11am until 1pm.
There is no need to RSVP. Please drop-in at any time to speak with the project team.
You can have your say on the proposal from 4 August until 17 August 2018.

Where
Bardia Barracks, on the northern side of Campbelltown Road (opposite Mont St Quentin Oval), in Edmondson Park.



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FOOD MUSIC MARKETS GAMES

www.liverpool.nsw.gov.au

Champion



Appendix D – Macarthur Chronicle advertisement

TUESDAY, JULY 31, 2018 | MACARTHURCHRONICLE.COM.AU

NEWS 07

streetwatch

Crime Stoppers
1800 333 000

IF you have information on a crime

Police Assistance
131 444

IF you are a victim of crime

VERTICAL RESCUE TRAINING

Luiza Cogno

FIREFIGHTERS from Picton Fire and Rescue Station 421 took part in vertical rescue and roping training at Maldon on the weekend.

This skills maintenance, training and re-accreditation is seen as crucial in the Wollondilly shire, which is home to the Mermaid Pools, in Tahmoor.

Captain Bill Morris said over the last two summers, firefighters recovered 12 to 13 people from Mermaid Pools. The firefighters also conducted motor vehicle rescue training.



The vertical rescue and roping training was held at Maldon on the weekend. Picture: Facebook

KENTLYN

Campbelltown City detectives are seeking information about a bushfire in Kentlyn which they believe may have been deliberately lit. The fire burned 118ha of land after starting in the vicinity of Freres Crossing, and near Old Coach Rd, at lunchtime on Sunday, July 22. It took firefighters three days to contain the fire. The blaze was finally put out on Friday but firefighters returned on the weekend due to strong winds in the area. Luckily, no homes were at risk of the bushfire. Detectives are keen to speak to anyone who was in the area on Sunday, July 22, particularly between 9am and noon and witnessed anything suspicious to contact Campbelltown City detectives on 9605 0499 and quote the event number C71005289.



Detectives believe the fire which burned 118ha of land at Kentlyn may have been deliberately lit. Picture: Steve Marriott: RFS

LEUMEAH

A man, 41, has been charged after 162 cannabis plants with an estimated street value of \$324,000 were found at a Leumeah house. Campbelltown City police will allege they found a hydroponic cannabis set up at the home after executing a search warrant just after 5am last Tuesday. Police allege the plants were found in seven rooms of the house. The man was charged with cultivating a prohibited plant, commercial quantity, dealing with the proceeds of crime and using electricity without authority. He was refused bail.

CAMDEN

Police are warning restaurant and small business owners to be vigilant after a number of break-ins in the Camden and Wollondilly areas targeting small amounts of cash left on the premises. Over night yesterday, thieves smashed the front glass door at a takeaway food shop in Tahmoor Town Centre, opened the till but found no money was inside. Camden police said the alarm sounded and the robbers left empty-handed. A restaurant in Hill St, Camden, was broken into sometime between Thursday night and Friday morning. Robbers broke in through a window and stole the till and a small amount of cash left there as a float. On the same night, a restaurant in Argyle St, Camden, was also targeted. Police said the robbers entered through a window and ransacked the premises but no cash was left

on the premises. A pool business in Henry St, Picton, was broken into overnight on Sunday. Robbers forced open the door and stole a TV. Police are reminding business owners to remove cash from the premises when the shop is closed or place money in a locked safe. People are also urged to display a sign near the front of the business that no cash is kept onsite overnight. CCTV with a motion sensor, should also be left active, police said.

WOODBINE

A Woodbine man, 40, has been charged with possessing a prohibited drug and banned from driving for 24 hours after detectives approached a vehicle parked in Smeaton Grange on Sunday about 1.45pm. Camden police said the man would be issued with further charges once test results are further analysed.

Edmondson Park Town Centre North
Have your say

Indicates artist's impression, subject to change and subject to approvals

Community information and feedback session

You are invited to learn about Landcom's proposed amendments to the Edmondson Park Town Centre (North) Concept Plan.

The amendments include changes to increase the number of homes in the town centre north, vary the types of homes that will be built, improve the layout of roads and footpaths, and provide new community facilities and open space.

When
Saturday 4 August 2018 from 11am until 1pm.
There is no need to RSVP. Please drop-in at any time to speak with the project team.
You can have your say on the proposal from 4 August until 17 August 2018.

Where
Bardia Barracks, on the northern side of Campbelltown Road (opposite Mont St Quentin Oval), in Edmondson Park.

Can't make it?
Find out about plans and have your say
Visit: www.landcom.com.au/edmondsonpark
Call: 9841 8600
Email: edmondsonpark@landcom.nsw.gov.au

landcom.com.au

V1 - 00201203MA

FREE

Household E-waste DROP OFF EVENT

Recycle your old electronic waste!

Saturday and Sunday
4-5 August 2018
8am-3pm
Leumeah Station Car Park
Plough Inn Rd, Leumeah
(Woodbine side of railway station)

Please remove any data from devices

For more information, visit campbelltown.nsw.gov.au/ewaste or call Campbelltown City Council on 4645 4000.

MACARTHURCHRONICLE CAMPBELLTOWN, Tuesday, July 31, 2018 07

07.30.2018 14:17 NewsCorp Australia - Tearsheet

Appendix E – Display boards



Edmondson Park Town Centre North



Indicative artist's impression, subject to change and subject to approvals

Welcome

Welcome to the Edmondson Park Town Centre North community information session.

Landcom is proposing to amend the Edmondson Park Concept Plan for the Town Centre North.

Amendments include changes to:

- improve the layout of roads and footpaths
- increase the number of homes in the Town Centre North, near the train station
- vary the types of homes that will be built
- provide new community facilities and better access to open space.

Today you can find out about the proposed changes and provide feedback.

Members of the project team can answer your questions and explain the proposal.

Your feedback will help inform our application to the Department of Planning and Environment to amend the Concept Plan, and the State Environmental Planning Policy (State Significant Precincts) 2005.

Fill out a feedback form today or return it by 17 August 2018.

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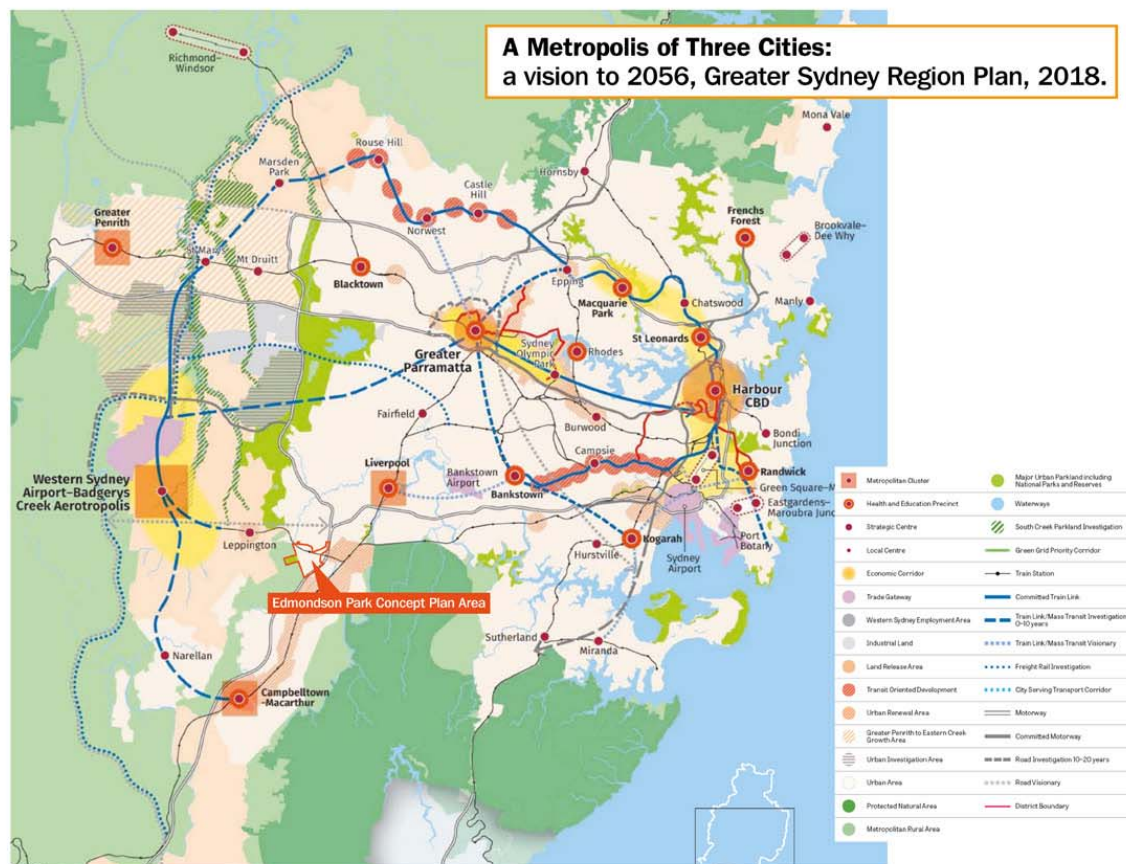
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Strategic context

Good planning is needed to ensure:

- residents have quick and easy access to jobs and essential services
- homes are built to accommodate the growing population
- different housing types are available to meet the different needs and income levels of the community
- infrastructure is planned and delivered to support jobs growth and the construction of new homes
- open spaces, community and recreational facilities are provided
- the environment and precious resources such as water are protected for the benefit of future populations
- government investment is optimised by focusing population growth near infrastructure.





Edmondson Park Town Centre North

Background

The Edmondson Park Concept Plan was approved in 2011. The Concept Plan and the State Environmental Planning Policy (State Significant Precincts) 2005 (SEPP) set the planning framework for future development.

The Concept Plan covers a 423 hectare area between Edmondson Park in the north, and Bardia in the south.

The Concept Plan includes a new town centre, residential areas, schools, community facilities, recreation areas and a regional park.

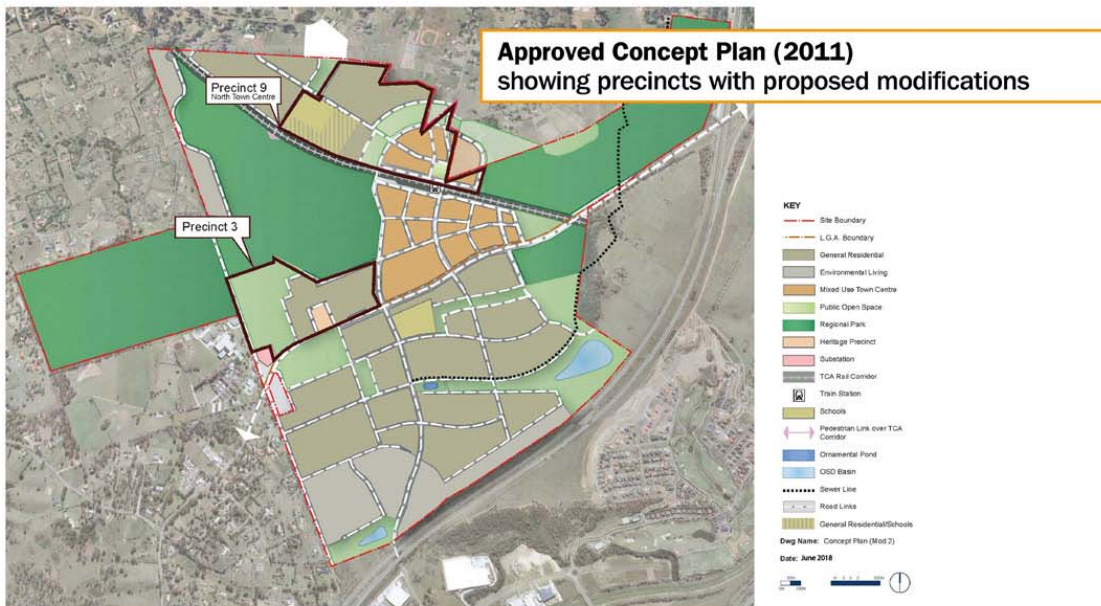
When complete the area will include:

- a mix of housing including detached homes, terraces, and apartment blocks
- a town centre with up to 45,000m² of retail, business and commercial space
- upgrades to parts of Campbelltown Road
- new and upgraded schools

- a 150 hectare regional park and a network of smaller community parks, playgrounds and reserves
- new walkways and cycleway
- public art.

Landcom is proposing to modify the Concept Plan and SEPP for the Town Centre North to:

- provide more homes and increased development heights adjacent to the train station
- prohibit apartment buildings in specific locations
- better link housing with roads, cycling and walking connections
- provide more direct access to public open spaces and parks, and provide community facilities
- allow strata subdivision for studio dwellings above the garage of townhouses in Precincts 3 and 9.



Edmondson Park Town Centre North

Three distinct areas in the Town Centre North

Parkland Precinct

Mixed density living within 800 metres of the train station. This area will suit those who want to live a short walk or ride to the conveniences of the town centre.

Maxwells Creek Precinct

Medium density living within 400 metres of the train station. This area will suit those who want a short walk or ride to open space, public transport, shops and cafés. This area will look over native bushland along Maxwells Creek.



Indicative Concept Plan Scheme
subject to detail design and further development approvals

Station Precinct

Higher density living in the town centre core. This area will suit those who want the benefits of urban living, with active streets and direct access to trains, buses, open space, community facilities, shops and restaurants.

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Edmondson Park Town Centre North

Why are we making changes to the Town Centre North?

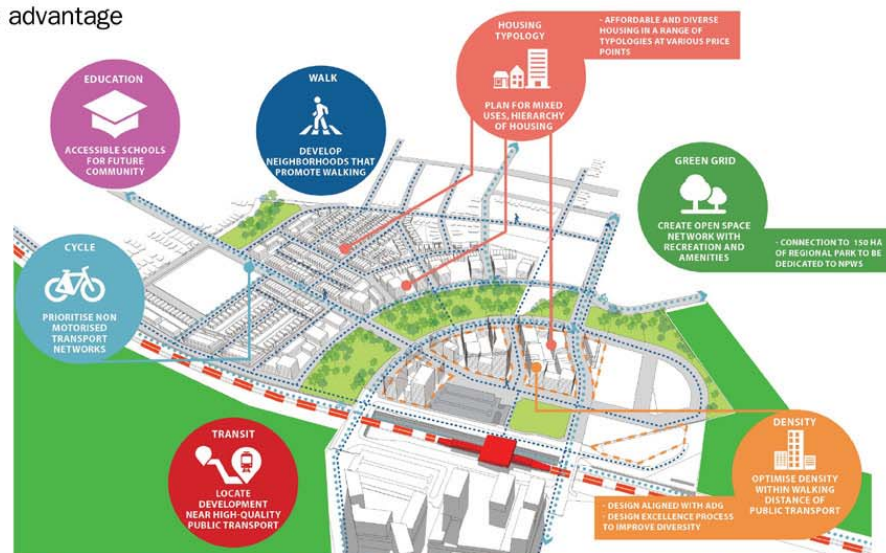
Although it is difficult to imagine now, over the next seven years Edmondson Park will become a vibrant new community with homes, shops, community facilities, open spaces and great transport services.

Over the next 20-plus years, the train station will provide easy access to jobs in the future Liverpool and Campbelltown Health and Education Precincts. The future South West Rail Link will also connect Edmondson Park to the new Western Sydney Airport and growing centres in Penrith and Campbelltown.

It is important to optimise development opportunities to take advantage of the government's investment in transport infrastructure in Edmondson Park.

As market preferences for housing in Western Sydney have shifted, Edmondson Park has become an attractive area that can provide more homes for Sydney's growing population.

The changes proposed for the Town Centre North will provide houses that give people with different needs and incomes an opportunity to live in Edmondson Park and benefit from the area's easy access to jobs, services, community facilities and transport services.



Images are indicative artist's impression, subject to change and subject to approvals



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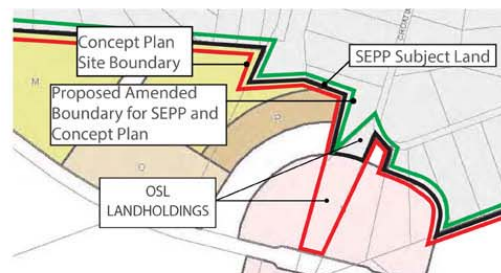
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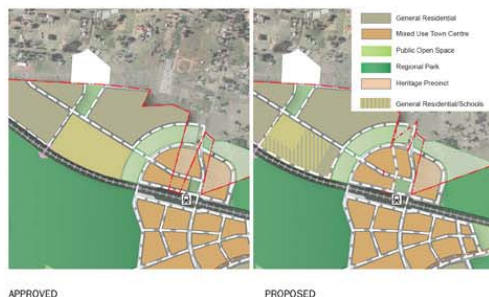
Snapshot of proposed Concept Plan amendments

Amendment 1 Site boundary

Proposed adjustment to the Concept Plan and SEPP to include land owned by the Office of Strategic Lands. The planning controls for the Concept Plan and the SEPP would extend to include this additional land, shown as the green line on this image.



Amendment 2 Concept Plan land uses



The Department of Education and Training has confirmed a new high school and a primary school at Edmondson Park.

Changed land uses on sites mapped as "Schools":

- relabel as a 4ha portion as 'General Residential/ Schools' to allow other uses if the whole area is not needed for the planned schools
- relabel a 2ha portion as "General Residential" as the area is no longer required for a future school.

Amendment 3 Built form controls

Allow for additional minimum floor space and increased building heights close to the station.

The number of proposed dwellings is consistent with the density controls in the SEPP.

The exact number of future homes is dependent on the size of land required for a future school.



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Snapshot of proposed Concept Plan amendments

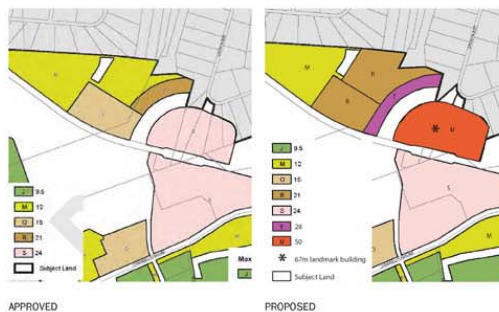
Amendment 4 Bushfire protection zones

Comply with Rural Fire Service Guidelines and reduce the minimum Asset Protection Zone (APZ) between Maxwells Creek and the Maxwells Creek Precinct from 50m to 15m to reflect the change from 'School' to 'General Residential' (see Amendment 2).

APZs are used as a bushfire protection measure.



Amendment 5 Increased building heights





Edmondson Park Town Centre North

Housing to suit different needs

The NSW Government is taking action to improve housing affordability. Landcom has a lead role in improving the supply, diversity and affordability of new housing in Sydney and NSW.

Our housing and lifestyle needs change throughout our lives. We need homes of different sizes, price-points and locations to match these changing needs.

Just as a one bedroom unit does not suit a family of six, a large family home does not suit a single-person household.

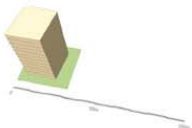
A variety of housing types will be provided in the Town Centre North to cater for different households, such as families, single-person households, seniors, young couples and students.

This housing will include:

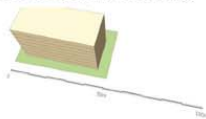
- detached dwellings
- semi detached townhouses
- terrace houses
- studio dwellings
- low-mid rise apartment buildings
- high rise apartment buildings.

Building typologies for the Town Centre North

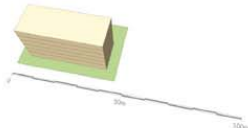
12-20 storey apartment building



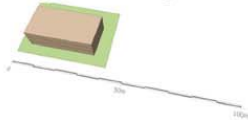
8-20 storey apartment building



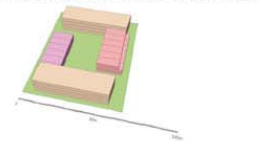
5 storey apartment building



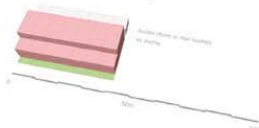
3 storey apartment building



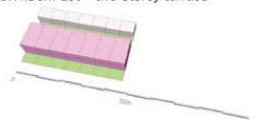
Integrated apartments and terrace houses



6x28m Lot – three storey terrace



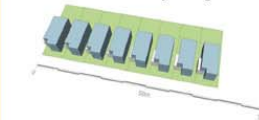
6.7x30m Lot – two storey terrace



7.5x30m Lot – two storey terrace



10x30m Lot – two storey cottage



We will look to provide 5-10% of new homes as Affordable Housing.

Affordable Housing is housing for rent for very low, low and moderate income households, managed by a Community Housing Provider.

Managing traffic and transport

We are completing traffic and transport studies to understand how the proposed amendments will impact the way people travel around, within – and to and from – Edmondson Park.

The studies will assess how the proposal will impact roads, parking, and public transport services and identify improvements that are required to support the new population in the Town Centre North.

The Town Centre North will be built around the train station. Many people will live within walking distance to the station and will not need to use a car for commuting or shopping.

The development will include car parking for future residents, their visitors, shoppers and employees.

The proposal will also focus on reducing car use by future residents and employees by providing:

- dedicated, high quality cycle routes
- accessible and safe pedestrian paths
- car-sharing spaces in basement car parks.

We know that commuter parking is an issue in Edmondson Park. We are working with Transport for NSW to help them explore opportunities to address commuter parking over the long term.

Plan showing active travel initiatives



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Edmondson Park Town Centre North

Open spaces and community facilities

We are completing a social infrastructure assessment to understand the needs of the future community.

The Liverpool and Campbelltown local government areas are the fastest growing areas of Sydney and new developments generally attract a younger population.

Future housing in Edmondson Park is likely to follow this trend, and attract a mix of young families with children, from a mix of cultural backgrounds. Although, the Town Centre North will provide a range of housing types.

New open spaces and community facilities could include:

- a community centre
- playgrounds
- a revegetated creek corridor
- public plazas.

Landcom will work with Liverpool City Council to ensure that open spaces and community facilities meet community needs.

What facilities do you think are needed in Edmondson Park?
How would you like to use new open space?

Planning for new open space and playgrounds in the Town Centre North



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Edmondson Park Town Centre North

Environmental assessment studies

We are currently completing a number of studies to support the proposed amendments to the Concept Plan to address:

- | | |
|-------------------------------------|------------------------------------|
| 1. Aboriginal heritage | 6. Traffic and transport |
| 2. Biodiversity | 7. Social infrastructure |
| 3. Bushfire prevention | 8. Stormwater |
| 4. Ecological sustainability | 9. Utilities infrastructure |
| 5. Noise and vibration | 10. Waste management. |

When finalised, the reports will be submitted to the Department of Planning and Environment to support the application to amend the Concept Plan. The reports will be made available during the public exhibition of the application.



Indicative artist's impression. View from Bernera Road

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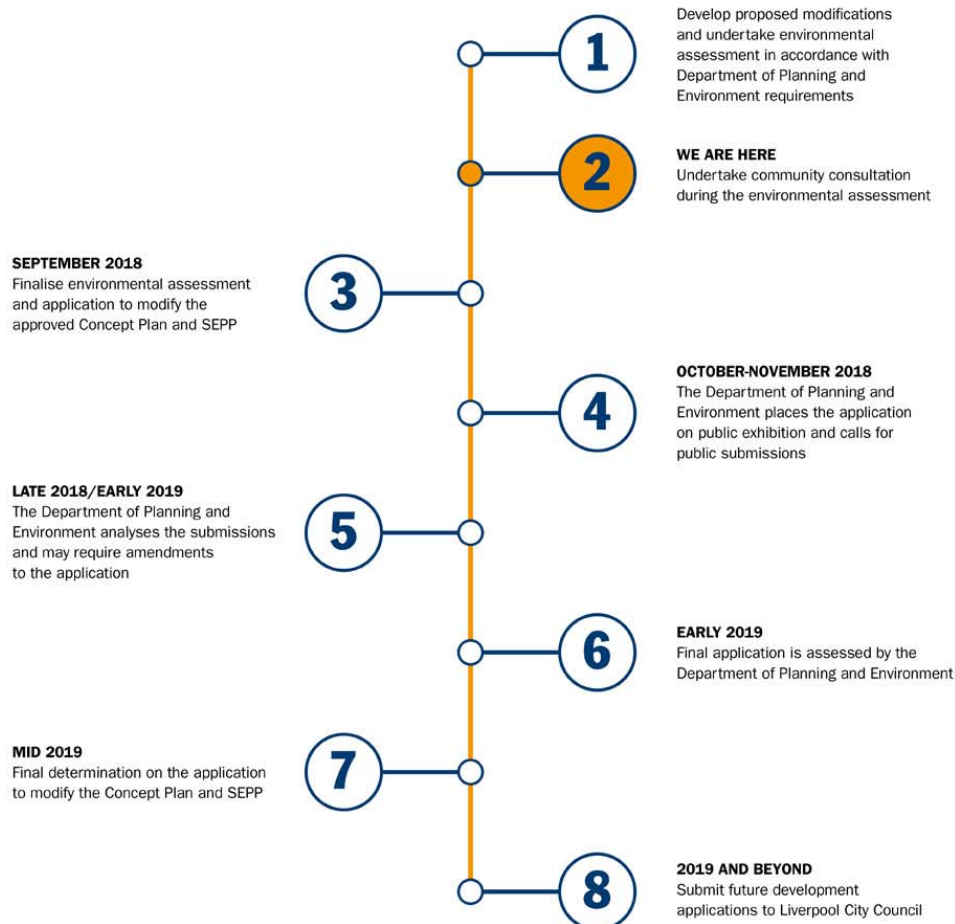
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Edmondson Park Town Centre North

Next steps in the planning process



Have your say by 17 August 2018.

The next opportunity to provide feedback will be during the public exhibition of the application to modify the Concept Plan and SEPP, which will be managed by the Department of Planning and Environment.

For more information about Edmondson Park:

Visit www.landcom.com.au/edmondsonpark

Call 9841 8600

Email edmondsonpark@landcom.nsw.gov.au

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Appendix F – Web page

