

Attachment

Modification to Edmondson Park South Concept Plan (Town Centre North & Precinct 3) & Planning Controls

MP10_0118 MOD 5

We object to this proposal because it is an overdevelopment, which will dominate the whole suburb and also be excessively intrusive.

It will be out of character in terms of height, scale and bulk as most of Edmondson Park consists of detached dwellings that will be negatively impacted by the proposed building heights of up to 67m. As it is on a hill, the increased building heights will result in a significant decrease in privacy in the surrounding neighbourhood, almost down to Camden Valley Way.

This is an unnecessary and unacceptable intrusion.

The increased density will also severely negatively impact traffic and parking. During the workweek, the station carparks are overflowing, with cars parked on the roads and even on verges and footpaths. Increasing density will only exacerbate an already unsatisfactory situation of clogged roads and inadequate parking provisions.

Given that this request also proposes to decrease the school site by 25% to 75%, any approval of this aspect would appear to be very shortsighted. Surely, no-one could believe that an increased residential density would require fewer educational facilities?

Furthermore, it was envisaged that people from Campbelltown and Liverpool LGAs would share facilities, including co-use of school playing fields but this could only happen if these facilities existed, which they wouldn't, if this unsustainable form of development is permitted.

This proposal does not fit the urban aspect of the area nor is its almost 8 fold increase in density sustainable.