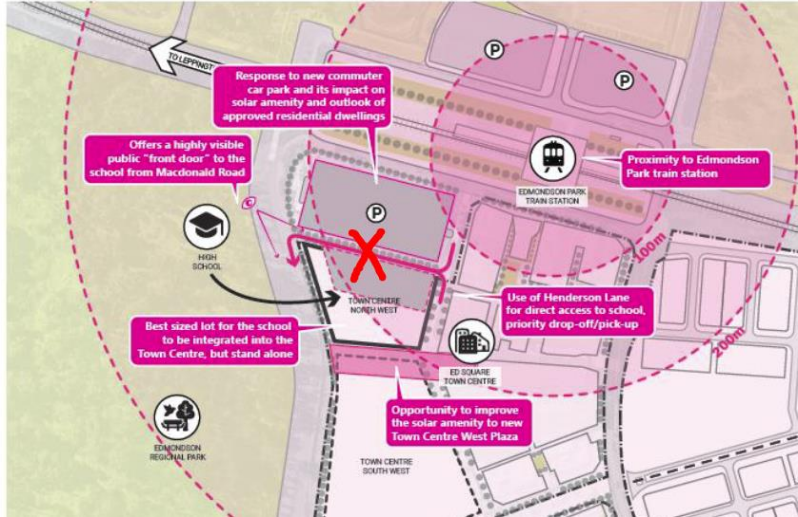



Hi Emma,

I write in relation to the Edmondson Park Concept Plan Modification Request 12 Application No. **MP 10_0118 Mod 12**.

My grounds for support and objection are listed below table, with a diagram is also attached as a PDF for reference.

I declare I have no reportable political donations made in the previous two years.

Proposed Modification	Support / Objection	Grounds
<p><i>introduce a high school within the North-West quadrant of the Town Centre</i></p>	<p>Object</p>	<ul style="list-style-type: none"> - The North-West precinct site footprint is quite limited for a school (all streams), resulting in the need for a very high tower form - There is already a high landmark tower proposed adjacent to the precinct and two tall forms seems excessive - There is an existing Ed. Square west car park entrance that may be a limitation to the tower footprint - There is a west APZ that creates a limiting set back of the building form - Noise levels to residents of The Belmont from rooftop play areas - Henderson Lane is not an existing street, and the use of Sergeant Street to access this lane for school pick up and drop off may be a hazard to Ed. Square pedestrians  <ul style="list-style-type: none"> - A school over a predominantly commercial and retail precinct seems to be an unusual placement with fundamentally two opposing user groups

		<ul style="list-style-type: none"> - The new Edmondson multi-storey carpark situated north of the North-East precinct over time can be adapted to retail space and for the North East precinct to remain predominantly retail will allow expansion to the car park in the future - It seems better suited for ground and upper levels of retail, with two levels of a <i>community library</i> and residential tower component above no higher than RL105.8. - An Edmondson Park community library hub could have a digital emphasis, with areas enriching multicultural and indigenous learning, promote workshops and include exhibition areas and a museum educating about Edmondson Park, Liverpool and Cabrogal and Dharug peoples and surrounding natural environment. - The high school tower is better positioned at the Ed. Square east Reserve, with opportunities for the high school to expand north of the rail line or south to the regional park, and a greater overall site footprint for play areas, school traffic drop off which could utilise the existing Campbelltown slip lane. School drop-off and pick up is separated from the Ed Square retail Town Centre easing congestion and reducing pedestrian conflict 
<i>Relocate the approved residential apartments out of the Town Centre Core to the Residential Precinct...</i>	<i>Object</i>	<ul style="list-style-type: none"> - For above reasons, the north west precinct appears better suited for a mix of retail, public library and residential given the footprint and immediate contextual constraints
<i>... to create a new High-Density Residential Precinct</i>	Support	Support
<i>Introduce maximum Gross Floor Area (GFA)...</i>	Support	Support

<i>and building heights for the High-Density Residential Precinct</i>	<i>Object</i>	- The North East high density residential north precinct appears too tall for 103.0RL and should be increased only to 93.5RL maximum to preserve some views for existing residents of The Easton and The Emerson
<i>Amend the existing maximum height and GFA for the Town Centre Core Quadrants to accommodate the school</i>	Support	- Support a north-west precinct mixed retail, library and residential height of 105.8RL maximum - Support a south-west precinct mixed retail and residential height <i>increase</i> of 105.8 RL to match that of the north-west precinct to offset the lower height of the north-east precinct
<i>extend the existing town centre square (Eat Street to the west.</i>	Support	Support

Regards,

Ian Tsui

