

Wednesday, 4 July 2012

### **Have your say on development standards for Edmondson Park South**

The public is being invited to comment on plans which have the potential to reduce house prices, by allowing dwellings on smaller lots alongside the South West Rail Link.

The draft development control plan (DCP) for Edmondson Park South is being publicly exhibited by the NSW Department of Planning and Infrastructure for one month from **Wednesday 4 July to Friday 3 August 2012**. The draft DCP was prepared by consultants JBA Urban Planning, on behalf of the proponent Landcom, in consultation with Campbelltown and Liverpool councils.

The draft DCP proposes comprehensive development standards to promote a range of affordable housing options, characterised by higher density housing on smaller lots than what is typically found in other new residential subdivisions in western Sydney.

The development will be centred around the future Edmondson Park railway station and town centre and will promote use of public transport, walking and cycling via a network of well-connected pathways and pedestrian-friendly development.

The draft DCP is accompanied by a proposal to reduce the minimum lot size within Edmondson Park South to 200 square metres, rather than 250 square metres, for:

- Detached houses and semi-detached dwellings in the general residential zone; and
- Semi-detached dwellings in the general residential and mixed use zones.

Landcom has indicated that a smaller lot size would allow for a wider range of housing at different price points, including for moderate income households.

Edmondson Park South is listed as a state significant site and has already been zoned for urban development. In addition, the site has concept plan approval for a variety of development types across 413 hectares including:

- Up to 3,530 residential dwellings;
- An Edmondson Park town centre including 35,000 to 45,000 square metres of commercial, retail and associated land uses; and
- Protection of approximately 150 hectares of conservation lands within regional parklands.

Landcom also has project approval to commence construction on stage one, including a 206 residential lot subdivision, 15 environmental living lots, eight superlots for future subdivision and three lots for dedication to council and public open space.

Future subdivision stages and applications for construction will require either a council development application approval or a complying development approval from the council or a private certifier. The state significant site listing requires a DCP to be in place to guide future development, before any subdivision works or construction can be approved by the local council.

The key features of the draft DCP include:

- The establishment of eight character areas, ranging from a low-density residential area west of the Ingleburn Conservation Area to suburban neighbourhoods with European style landscaping and development within an Australian bushland setting;
- Development controls to provide an attractive and safe urban streetscape with pedestrian and cycle connections to the station, town centre, schools and parks;
- Development controls that respect and enhance heritage features including Mont St Quentin Oval, Bardia Barracks, Bardia Village Cottages and the Memorial Forest;
- Promoting access to public transport including the future railway station and bus services;
- Developing community spaces with distinct local identity;
- Detailed design controls to guide things such as building setbacks, solar access, visual amenity, height and floor space, fencing and landscaping; and
- Measures to protect and enhance biodiversity.

Detailed controls for the town centre are being prepared separately and will be exhibited at a later date.

A copy of the draft DCP can be viewed on the department's website, by visiting [www.planning.nsw.gov.au/onexhibition](http://www.planning.nsw.gov.au/onexhibition). The documents are also available to view during opening hours at:

- **Department of Planning and Infrastructure** - Information Centre, 23-33 Bridge Street, Sydney;
- **Liverpool City Council** – Administration Centre, 33 Moore Street, Liverpool;
- **Liverpool City Library** – 170 George Street, Liverpool;
- **Campbelltown City Council** – Civic Centre, Corner Queen and Broughton streets, Campbelltown; and
- **Greg Percival Library** – Corner Oxford Street and Cumberland Road, Ingleburn.

Submissions can be lodged until **Friday 3 August** and can be:

- Emailed to [plan\\_comment@planning.nsw.gov.au](mailto:plan_comment@planning.nsw.gov.au);
- Faxed to (02) 9228 6455; or
- Posted to Director, Strategic Assessment, Department of Planning and Infrastructure, GPO Box 39, SYDNEY NSW 2001.

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