

MP 10 0118 MOD 8 Modification to Edmondson Park South Concept Plan

We object to the above application for the following reasons:

Insufficient Public Transport

The proponent's response to submission is flawed because it is comparing Edmondson Park with Rhodes, Liverpool, Cabramatta and Fairfield where community facilities like schools, community centres, shops, parks, library, post offices, etc. are already in operation and easily accessible. Taking Public Transport to such facilities are not an issue for these established estates.

However, there are no schools, community centres, library or even post office in Edmondson Park. It is impossible to reach these facilities without access to the second car.

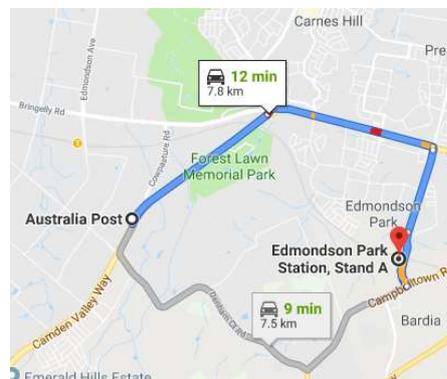
The allocated school for the purchasers of Fraser's "ED" apartments and Town houses is **Preston Public School** and **Casula High School**. It is impossible to bring our kids to these schools without a car at the moment.

There appears to be a plan to build a new Primary and High School in Edmondson Park, however, we are not sure when it will be built or ready. As a result, the residents of these new apartments would have to send their kids to these schools or other faraway schools which will require a second car in the foreseeable future.



As residents of Edmondson Park, the post office for us to collect missed parcel deliveries and letters is at **Leppington Post office** which is not accessible by any public transport at all. The post office is 7.8km away and it is impossible to get there without a car.

It is assumed that residents of these newly built apartments will need to visit Leppington Post office for their letters and parcels if current arrangements do not change.



There are insufficient public transport in the area and the following are our opinion why the public transport in Edmondson Park is a failure and a second car is needed to get to work or to run errands:

- 869 – Liverpool to Ingleburn.
 - This bus does not even link Edmondson Park with Casula Mall which is a major shopping centre for current residents.
- 868 – Edmondson Park to Ingleburn
 - This bus is usually empty, no one catches it as it is going to nowhere.
 - It should be extended to service whole of Edmondson Park.
- 859 – Carnes Hill – Edmondson Park
 - This bus appears to link Carnes Hill via West Hoxton and Horningsea Park to Edmondson Park only, it is not for the benefit of Edmondson Park Residents.
 - This Bus does not service Talana Hills Estate or Gallipoli Dr Estate in Edmondson Park.
- On Demand – Edmondson Park Trial Service
 - This Bus services Talana Hills Estate and Gallipoli Dr Estate.
 - However, On demand buses are trial only, unreliable and only operate limited hours on weekdays only.

Non-Existent Major activity centres, regionally significant facilities and infrastructure

The proponent's response to submission states that "*Edmondson Park is being developed as a **major activity centre** that will provide regionally **significant facilities and infrastructure** currently not available in the locality. The mixed-use town centre will be a major centre offering mixed use commercial and retail immediately adjacent to a railway station. It is not appropriate to compare the future town centre to the current situation(sic).*"

We have concerns that the "**major activity centre**" and "**regionally significant facilities and infrastructure**" will never get built or developed. This is because the proponents do not have any responsibilities to build or provide these facilities themselves but relying on 3rd parties to build these.

The following examples for your reference:

Regional Park

We have been residents of Edmondson Park Since 2016, having bought land off the original developer "Landcom". In Landcom's advertising material (Which we are still holding a copy now), there is a proposed 150 HA "Edmondson Regional Park", however, the Regional Park available now is only 48HA.

Road Access

As for regionally significant facilities and infrastructure, Landcom has proposed to build a "Buchan Road Extension" linking Jardine Drive direct to Soldiers Parade. As recent as 23 Aug 2018, Stakeholder Engagement Outcomes Summary Report¹, "*Landcom is bringing forward construction of*

¹ <https://www.landcom.com.au/assets/Downloads/Ed-park/506deef454/edmondson-park-town-centre-north-stakeholder-engagement-outcomes-summary-report.pdf>

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”.

From Landcom’s communications to us, it was anticipated that the road will be completed end of year 2019.

From our understanding, DA-509/2018 for project has been submitted and approved by Liverpool Council in 01/05/2019, but till date nothing has been done yet. It is unclear why there is a delay for this project.

Schools

A total of 8 Hectares of land was set aside in the area to build the proposed Primary and Secondary School in the original concept plan.

However, MP10_ 0118 MOD 5 - Edmondson Park Concept Plan seeks to “*Revise land use configuration to **reduce** the area allocated to school land from 8ha to a minimum 2ha and maximum 6ha*”. This Section 75W² Request to modify the Edmondson Park South Concept Plan has been lodged with the status “Proponent Reviewing Submissions”.

These 3 examples show that “major activity centre” and “regionally significant facilities and infrastructure” that has been proposed are either stalled without a good reason or will be potentially reduced in size rendering them regionally insignificant.

Conclusion

The proponent is making Amendment to the Edmondson Park Frasers Town Centre Guidelines to reduce the car park rate for 2 bedroom dwellings in the Town Centre Core based on Edmondson Park is being developed as a major activity centre that will provide regionally significant facilities and infrastructure.

However, there are no major activity centres, no regionally significant facilities and infrastructure at this moment in time in Edmondson Park. There is no visibility on when these major activity centres, regionally significant facilities and infrastructure will ever be built in the near future, and if they are finally built, whether they will be reduced in size rendering them regionally insignificant. Reducing the standard as proposed could have a long-term effect on the functionality and amenity of the Edmondson Park. It will also increase car parking constraints in the local area.

Therefore, the MP 10_0118 MOD 8 Modification to Edmondson Park South Concept Plan amendment to the Edmondson Park Frasers Town Centre Guidelines to reduce the car park rate for 2 bedroom dwellings is not in the best interest of the public and should be declined.

² http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8607