



Anoulack Chanthivong MP

MEMBER FOR MACQUARIE FIELDS

21 September 2020

Submission on Modification to Edmondson Park South Concept Plan (MP10_0118 MOD 5) – Response to Submissions

I refer to the Response to Submissions for the Modification to Edmondson Park South Concept Plan (MP10_0118 MOD 5) and make the following comments.

The increase in dwelling numbers is excessive and I believe the developer has failed to justify the need for such a substantial increase. Nor has Landcom adequately addressed the very real concerns from local residents about the future of their suburb.

I realise that developers will always seek to squeeze out as much yield as possible from a site.

But the State Government should be concerned about what's best for local communities, not the developer's interests. The Government's planning department needs to ensure it is protecting current and future residents from overdevelopment.

Planning authorities should make developers justify their plans against the most stringent standard that puts quality of life over profit or maximising density. The modification to the Edmondson Park South Concept Plan does not meet that standard.

I wish to make comment in relation to the following aspects of the Response to Submissions:

1. The school site

I note that the "Edmondson Park Primary & Secondary Schools Masterplan Report", submitted to the Department of Planning in March 2019 as part of SSD-10224, requires 6 hectares of land for a combined primary and high school.

It is imperative that any modification to the Edmondson Park South Concept Plan must not limit the size of the school site below 6 hectares.

Local families have waited long enough for the provision of much-needed public educational facilities in Edmondson Park. This modification application should not limit the ability of the Department of Education to build a primary and high school in the suburb.

2. Parking

Page 22 of the Response to Submissions states: "Reduced parking rates are proposed as part of this modification for high density developments within the Town Centre North. A reduced parking rate is introduced to encourage the use of public and active transport, and reduced car ownership".

This statement does not reflect reality.

Whilst commuters may take advantage of public transport to go to and from work, the developer has failed to acknowledge the fact local residents would be car-dependent for social, recreational and sporting purposes, particularly on weekends and outside of working hours.

Reducing the car parking rates in the Edmondson Park Town Centre will inevitably result in tenants and owners seeking on-street parking. The car-lined streets around high-rise development in the Campbelltown and Liverpool CBDs are evidence of this fact.

3. Social infrastructure

Page 18 of the Response to Submissions states: "There is an opportunity to locate a community facility to the north of Station Park and orientate the facility toward the open space".

Similarly, the Social Infrastructure Assessment Report states: "One delivery option could be a multi-purpose family and children's centre".

It is of great concern that the language used is completely non-committal. If the developer wants to flaunt a potential community facility or multi-purpose centre to justify approval, then the provision of these facilities should be enforced by the consent authority.

The community submissions have made it clear that the community is crying out for social infrastructure.

As the entity poised to profit from this modification to the Edmondson Park South Concept Plan, the onus must be placed on the developer to provide the social infrastructure expected by current and future residents. It is the responsibility of the consent authority to ensure that happens.

4. Affordability

Page 36 of the Response to Submissions states: "The proposed MOD 5 is driven by Landcom's strategic direction to increase the affordability, the supply and diversity of housing, making it easier for people to own their own home and meet the need for housing in the area".

Similarly, page 42 states: "The proposed modification to the Concept Plan will provide a range of housing types and sizes at a range of price points to cater for different households and income levels within the community".

These are lofty statements that provide no certainty in dwellings being designated as affordable housing. There is no protection for future residents that ensures Landcom offers housing that is affordable.

I wish to reiterate a point made in my original submission on this matter: this modification to the Edmondson Park South Concept Plan can only be classified as overdevelopment.

Any planning decision on this matter must put the needs and views of the community ahead of a developer's objectives. Preventing overdevelopment is an important step in preserving suburban character and protecting our community's quality of life.

Yours sincerely,



Anoulack Chanthivong MP
Member for Macquarie Fields