



NSW National Parks and Wildlife Service

Your ref: SSD-88953706
Our ref: SF26/61789

Development Assessment
Liverpool City Council
Locked Bag 7064
Liverpool NSW 2170

Thank you for notifying the NSW National Parks and Wildlife Service (NPWS) of the State Significant Development Application SSD-88953706, being for the proposed mixed-use development and rezoning at Lots 4-5, 6-7 and 8 Buchan Avenue Edmondson Park.

NPWS is interested in this development as the site is adjacent to the Edmondson Regional Park.

In assessing the proposal, NPWS requests Council consider the matters listed in the published guideline [Developments adjacent to National Parks and Wildlife Service lands | NSW Environment and Heritage](#) (DPIE-NPWS 2020). These guidelines were prepared for consent authorities and outline key matters of concern for NPWS which are commonly encountered with development on lands next to our parks and reserves.

NPWS has reviewed the Environmental Impact Statement (EIS) and other documents attached to SSD-88953706 and has identified that there are no specific concerns and the development is unlikely to affect the park adversely.

If the consent authority decides to approve SSD-88953706, NPWS recommends the following as conditions of consent:

- No access to or works on the park are to occur as part of this proposal unless written authorisation is granted by NPWS under the *National Parks and Wildlife Act 1974* or the National Parks and Wildlife Regulation 2019. In particular, the park is not to be used for the storage of materials, equipment, workers' vehicles or machinery at any time.
- Request that the landscaping plan avoid the use of potentially invasive plant species, specifically *Pyrostegia venusta*, *Phormium 'Anna Red'*, and *Dianella 'Tas Red'*, due to their proximity to the adjacent park. These species have demonstrated invasive tendencies in similar environments, and their exclusion would support the protection of local biodiversity and ecological integrity.

If you have any further questions on this matter, please contact Mr Bradley Cameron, Ranger Cumberland Area, on 9914 7808 or at bradley.cameron@environment.nsw.gov.au.

Kind regards,

Katie Littlejohn
Manager, Cumberland Area
NSW National Parks and Wildlife Service

29 April 2026