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Submission: SSD-77211717 – Lot 303 Croatia Avenue, Edmondson Park South

Submitted via the NSW Planning Portal

To the Department of Planning, Housing and Infrastructure,

Thank you for the opportunity to provide feedback on the State Significant Development (SSD) proposal for the construction of an affordable housing development at Edmondson Park South, comprising approximately 58 dwellings.

I support the intent of this project to deliver affordable rental housing in a rapidly growing and strategically important part of Western Sydney. The site's location—adjacent to public transport, the Edmondson Park Town Centre, and key arterial roads—makes it an ideal candidate for high-quality, affordable, and well-integrated urban infill. I commend Landcom for taking a leadership role in demonstrating how design quality can coexist with social impact.

However, I encourage the Department and the proponent to consider the following improvements:

Secure Long-Term Affordability Outcomes

While the proposal targets 100% affordable rental housing for key workers, the submission does not yet clarify how this affordability will be preserved and managed over time. I encourage the Department to require a clear delivery mechanism—such as a partnership with a Community Housing Provider (CHP), or enforceable planning agreement—to ensure the housing remains affordable for the long term. Where possible, affordability should be maintained for a minimum of 20–30 years, or ideally in perpetuity.

Improve Streetscape and Architectural Modulation

The architectural concept is generally strong, particularly the podium and use of durable materials. However, the building's length along Soldiers Parade risks creating a visually monotonous façade. More variation in materiality, balcony treatment, or recesses could break up the mass and better align with the principles of 'Better Placed'

and SEPP 65. The building should continue to prioritise human scale and visual interest at street level.

Ensure Long-Term Maintenance of Communal Spaces

The inclusion of BBQ areas, communal gardens, and raised planters is welcomed. However, these spaces often fail over time without clear governance. I recommend that conditions of consent include a requirement for a maintenance and stewardship strategy for these areas—particularly if tenancy is managed by a CHP or government agency.

Promote Sustainable and Active Transport

While 20 car spaces (including 6 accessible) is a modest provision, I encourage the proponent to go further in supporting sustainable transport. End-of-trip facilities, bike and pram storage, EV charging infrastructure, and a Green Travel Plan could support reduced car dependency and help future residents take full advantage of the site's connectivity.

Cultural and Community Identity

Given the strong regional presence of First Nations communities, I support the reference to Connecting with Country principles and recommend the inclusion of interpretive design elements, wayfinding, or public art that reflects the cultural identity and history of the area.

This is a well-located, timely and socially impactful project. With several targeted improvements—particularly around longevity of affordability, architectural detailing, and stewardship of communal areas—this proposal could become a model for inclusive, high-quality affordable housing in the Western Parkland City.


Thank you for considering this submission.

Sincerely,



Local Resident and Advocate for better housing outcomes in Greater Western Sydney

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