

Ms Evelyn Ivinson  
Department of Planning & Environment  
Director Land Release  
GPO Box 39  
**Sydney NSW 2001**

Attention: Evelyn Ivinson

By email: [evelyn.ivinson@planning.nsw.gov.au](mailto:evelyn.ivinson@planning.nsw.gov.au)

Dear Ms Ivinson

**Re: Exhibition of Draft Lowes Creek Maryland Precinct Plan**

I refer to the correspondence received on 8 October 2018 from Mr George Koshy advising of the exhibition of a draft precinct plan for Lowes Creek Maryland. Liverpool City Council appreciates the opportunity to contribute to the planning process of the South West Growth Area (SWGA).

As advised, this precinct plan will guide the future development of the area and will create the opportunity to deliver approximately 7,000 homes within an area covering 517 hectares of land. The planned precinct will also include a local centre, a combined school, community facility and open spaces. We anticipate this will provide additional opportunities for housing and employment through the delivery of improved infrastructure and appropriate regulatory controls.

Lowes Creek Maryland precinct is in Camden Local Government Area and borders the Liverpool LGA. There are likely impacts on Liverpool including increased traffic on local and regional roads and increased demand for public transport and other higher order services including access to regional facilities, health, education and jobs.

There are a number of significant arterial roads that will service this precinct. These roads will link to the Liverpool City Centre via the local and regional road network. Council continues to advocate for improvements to the local and regional road network to cater for an increasing population. Many local and regional roads in the vicinity of the Liverpool City Centre, for which new residents may access as a centre for jobs and services, are currently at or over capacity. Timely provision of public transport, including the extension of the metro from Bankstown to Liverpool, extension of the South West Rail Link connecting Leppington to future Western Sydney Airport (WSA) and the proposed north south rail line linking St Marys with the WSA and areas to the south should be investigated in order to reduce reliance on private vehicle trips, and to assist in delivering the concept of the 30 minute city in Western Sydney.

Major projects such as the Western Sydney Airport and the Western Sydney Airport Growth Area will have infrastructure, housing, employment and planning significance for our City and the entire Western Sydney region. Liverpool City Council would continue to advocate for greater co-ordination and staging of land release investigations. The release of urban land should be focused on areas where infrastructure has been, or is easily delivered, and in a staged manner. Staging is particularly important to ensure that local government can deliver essential infrastructure, such as roads and drainage in areas of high land fragmentation, to provide for orderly development.



Similarly, staging development can provide greater liveability outcomes for residents, as Councils will be able to focus the delivery of open space and community facilities in a progressive manner, as residents move in.

The provision for regional community facilities for the future population is deemed a key consideration that needs to be further investigated for this area. The future residents of the precinct and the broader Western Sydney Area will depend on the existing regional facilities located in neighbouring LGAs until new facilities are identified and provided. The capacity of existing regional facilities needs to be identified to determine if such facilities meet the demand for this increasing population. It will need to be determined whether the regional facilities will be provided at a centre, such as the Western Sydney Aerotropolis, and the likely impacts of such facilities not being available for several years. A coordinated planning and implementation investigation of regional community and recreation infrastructure should be utilised in the co-ordination and staging of urban release areas.

As a major stakeholder in South West Sydney, and home to the Western Sydney Airport, Liverpool City Council has a keen interest in ensuring the orderly and co-ordinated release of land for urban purposes, with appropriate infrastructure to support the growing population. Therefore, Council wishes to be involved in any future comprehensive planning relating to Lowes Creek Maryland Precinct and the wider SWGA.

I trust this information is of assistance. For further enquiries regarding this matter, please contact Masud Hasan, Senior Strategic Planner on 8711 7383.

Yours sincerely,

A handwritten signature in black ink that reads "Ian Stendara". The signature is written in a cursive, slightly slanted style.

**Ian Stendara**  
Executive Planner