



## The facts



### Project area

425ha



### Location

The release area is bounded by Camden Valley Way, M5 Motorway and Zouch Road



### Key geographic inclusions

The town centre is located around the Edmondson Park railway station



### Local government area

Liverpool and Campbelltown



### Delivery timing

2012-2025



### Town centre floor area

45,000m<sup>2</sup>



### Proposed residential dwellings

4,000



### New residents

12,000



### End value

\$2.5bn



### Key stakeholders

Liverpool and Campbelltown City Councils, National Parks and Wildlife Services, Sydney Water, Roads and Maritime Services, Military groups, Department of Education, Transport for NSW, new residents, Department of Planning and Environment and Office of Environment and Heritage.

## Overview

### The project and our role

Edmondson Park is a major land release area in the south west growth region of Sydney, 45km from the CBD. It covers the two adjoining suburbs of Edmondson Park in the north and Bardia in the south.

Landcom developed a masterplan for the area which includes a new town centre, new residential areas, schools, community facilities, recreation areas and a regional park.

We have released more than 600 lots for new residential home developments, and provided roads and underground services. We also released wholesale lots for private development with the potential to deliver more than 2,000 dwellings. We will continue to be involved in the coordination and delivery of local infrastructure.

### What is proposed

When complete, there will be about 4,000 new homes, a new town centre adjacent to a train station and a range of community facilities including schools and recreation areas at Edmondson Park.

The new town centre will feature a mix of retail, business and commercial space, as well as a town square.

### Outcomes and deliverables

Once complete, the development will include:

- a new town centre with up to 45,000m<sup>2</sup> of retail, business and commercial space
- about 4,000 new homes in a diverse mix of housing types
- upgrades to parts of Campbelltown Road
- new and upgraded schools
- a 150 hectare regional park and a network of smaller community parks, playgrounds and reserves
- new walkways and cycleways
- public art including sculptures and a major mural

### Current status

Work is well underway at Edmondson Park. More than 600 homes have been built, with a further 1,200 new lots being established. Further land releases will follow. A new childcare centre has been constructed and is now operational.

Mont St Quentin Oval will be upgraded in 2018 with a new amenities block, a children's playground, landscaping, barbecue facilities, seating and lighting.

# Project initiatives

## Heritage

Edmondson Park and Bardia have strong links to Australia’s military history. They were home to Australia’s first purpose-built training camp during World War Two.

Listed on the State Heritage Register the Ingleburn Military Heritage Precinct comprises of Bardia Barracks and Mont St Quentin Oval conserving the military history of the local area.

Landcom has incorporated the military history into the area. Many streets feature military names and some public artworks reflect military themes.

## Sustainability

Landcom has a commitment to develop Edmondson Park in a sustainable way. To do this we are:

- working with the National Parks and Wildlife Service to re-vegetate the landscape and enhance the natural features of the area
- ensuring a diverse housing mix, ranging from large rural residential lots to smaller terraces and apartments
- establishing higher density housing close to transport nodes.

# Location map



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# Project timeline



2012

- First sale of residential lots in Bardia



2013

- First homes occupied
- New parks created



2014

- Construction of main street, Soldiers Parade



2015

- Fraser’s Property Australia wins tender to develop the new town centre
- Dahua Group wins tender to develop residential land in Bardia



2016

- New childcare centre built
- Public art installed



2017 and beyond

- Memorial Forest Reserve upgrade
- Water tower mural installed
- Embellishment of Clermont Park
- Design and construction of Buchan Avenue

