

Delivering affordable homes for our growing community

60%

Liverpool's predicted population growth from 2019 to 2035 – creating strong demand for homes

16,700

new homes need to be built by 2029

7,000

households identified by Liverpool Council spend over 30% of their income on rent

4,000

households identified as being in severe financial stress paying over 50% of their income in rent

What is affordable housing?

Affordable rental housing provides homes for people on very low to moderate incomes who meet specific eligibility criteria.

The rent is discounted by 25 percent of the market rent and will typically not exceed 30 percent of the household income.

Supporting local housing needs

Council wants to increase affordable rental housing because it can help job growth, improve financial stability for low-income families, strengthen community ties and reduce social isolation.

Demand for affordable housing in the Liverpool area is rising faster than in other parts of Sydney. By 2036, the area is expected to have the highest need for social and affordable housing in Western Sydney.

What's proposed?

The proposal is for **172 new affordable rental homes** and aims to deliver high-quality, tenure-blind affordable housing that blends into the Edmondson Park area.

The project includes five townhouses and two residential towers (nine-storey and fifteen-storey).

The unit mix comprises:

- **67** 1-bedroom
- **88** 2-bedroom
- **17** 3-bedroom dwellings.

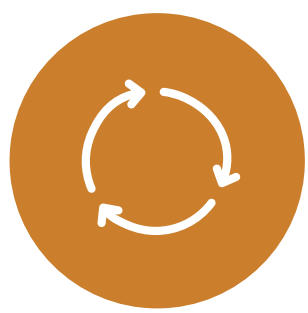
Car and bicycle parking provisions for the development include:

- **61** basement car spaces for residents
- **3** car share spaces on ground floor
- **2** retail car spaces on ground floor
- **2** motorcycle spaces on ground floor
- **172** bicycle spaces for residents
- **4** retail bicycle spaces on ground floor.

*Delivery of affordable housing is subject to funding/subsidies.

Designing a connected, sustainable community

The design aims to enhance liveability, sustainability and community connection. Key features include easy pedestrian access, plenty of natural light and fresh air, green spaces for everyone to enjoy and homes designed to suit families. These elements aim to create a safe, comfortable environment that supports everyday life.



Connected and accessible

- Lobbies and lifts are placed to make getting around easy.
- Paths and laneways are landscaped to feel safe and welcoming.
- The site layout includes clear links to nearby streets and public areas.



Light, air and healthy spaces

- Corridors in the podium levels have added openings for daylight.
- Breezeway corridors help with airflow and include spots for casual chats.
- Design supports better ventilation and natural light in the buildings.



Green and sustainable

- Trees are planted along building edges and in shared spaces to provide shade.
- Greenery and nature play spaces are included in the communal area, which creates a sense of community.
- Building materials are durable and energy efficient.



Family-friendly and outdoor living

- Homes include flexible spaces for prams, toys and work nooks.
- Larger units have living areas with room for play.
- Balconies are deep and protected, making them usable and safe all year round.



Landcom's role and next steps



Who is Landcom?

Landcom is a NSW Government owned land and property development organisation. We supply home sites through the delivery of sustainable masterplanned communities and development projects, with a focus on expanding the stock of affordable and diverse housing.

Acknowledgment of Country

Landcom respectfully acknowledges the Traditional Custodians of Country throughout NSW and recognises and respects their continuing cultural heritage, beliefs and connection to land, sea and community.

The Darug/Dharug, Dharawal and Gundangara people occupying the Edmondson Park area for thousands of years before the arrival of European settlers. We thank them for their care and custodianship since time immemorial.

Have your say



Planning pathway for Block 20A (Affordable Housing)

- 1 Community consultation to help shape plans.
- 2 Landcom will lodge a State Significant Development Application with the NSW Department of Planning, Housing and Infrastructure.
- 3 Once submitted, the application will be placed on public exhibition so the community can provide feedback.
- 4 The Department will pass the application, consider community feedback and make a decision.
- 5 Subject to approval, construction will start in mid-2027.
- 6 Keys in doors expected in mid-2029.

Planning pathway for new open space in the town centre

- 1 Community consultation to help shape plans.
- 2 Landcom will lodge a Development Application with Liverpool City Council for the proposed open space.
- 3 Once submitted, the application will be placed on public exhibition so the community can provide feedback.
- 4 Council will assess the application, consider community feedback and make a decision.
- 5 When approved, detailed construction plans will be prepared before work begins.
- 6 Subject to approval, construction will start in mid-late 2026.
- 7 The new park is expected to be open to the public in mid-2027.

Community engagement is an important part of our planning process

Provide your feedback to help inform the design:

- Speak to a team member today
- Complete our online survey – visit joinin.landcom.nsw.gov.au/EdmondsonPark or scan the QR code



edmondsonpark@landcom.nsw.gov.au

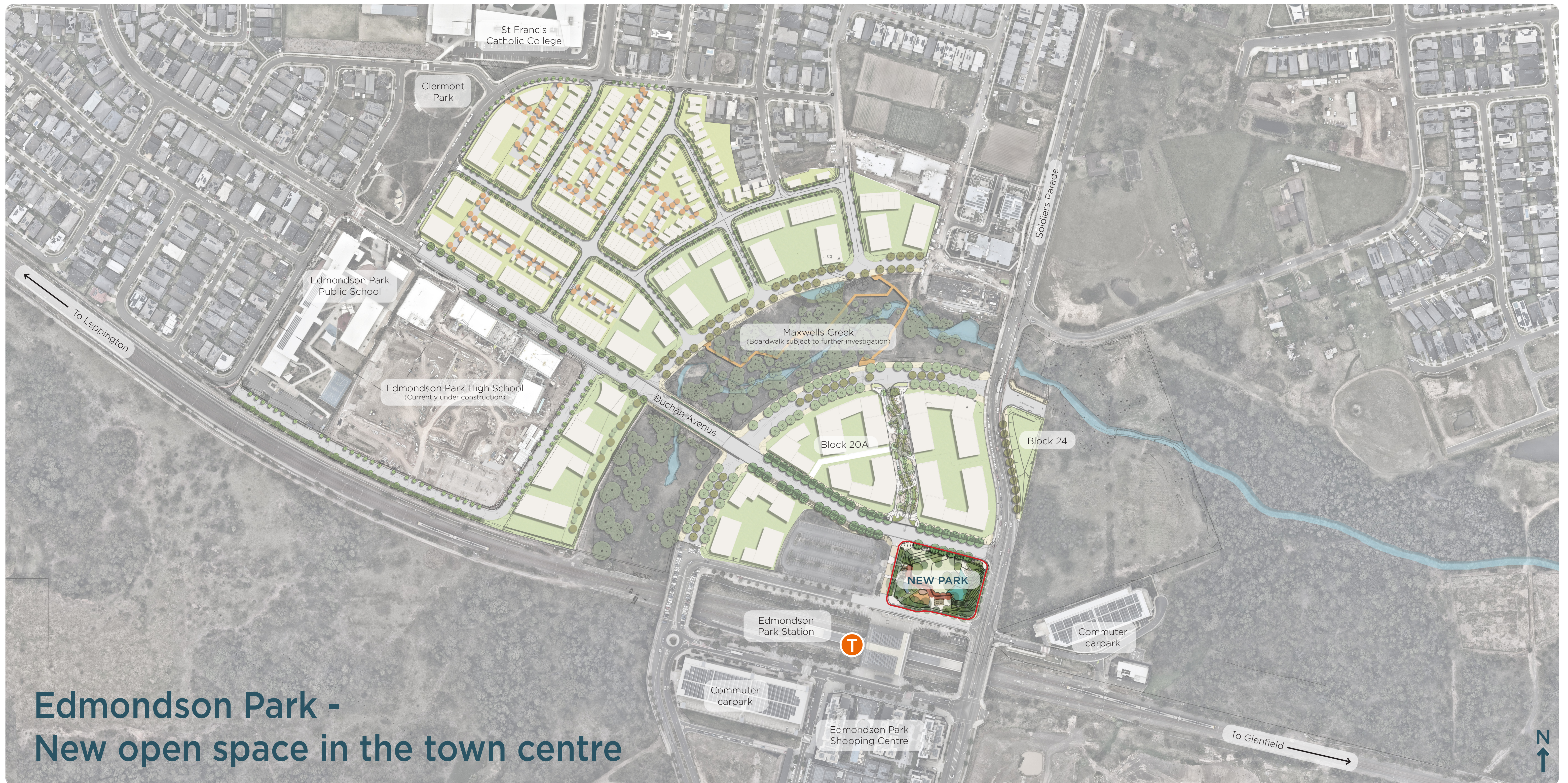


Call (02) 9841 8659



Need an interpreter?
Phone TIS on 131 450

Stay informed – we will keep the community informed throughout the planning process. To sign up for project email newsletters, visit joinin.landcom.nsw.gov.au/EdmondsonPark or scan the QR code.



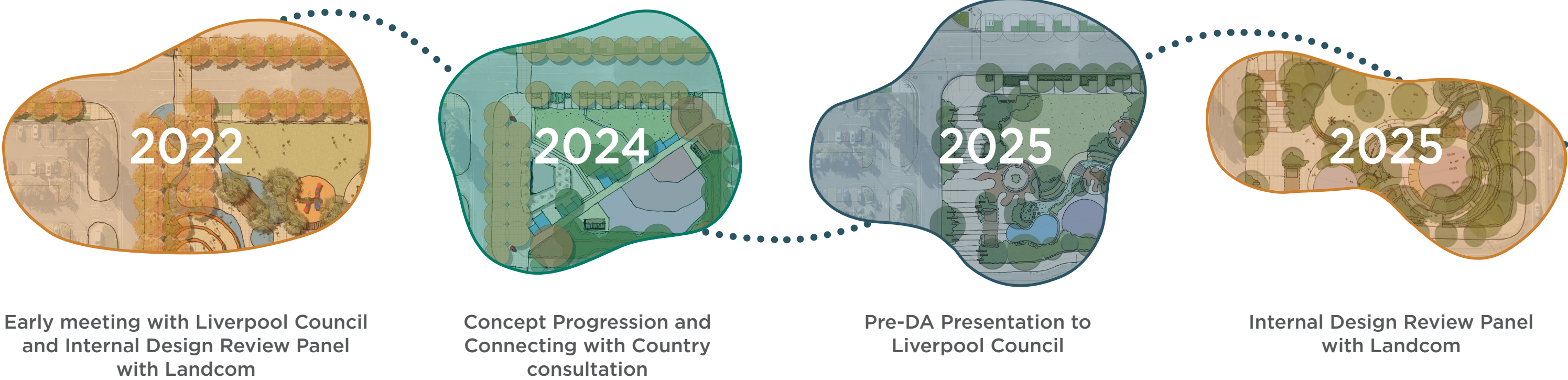
Edmondson Park - New open space in the town centre

About the park

The park is located on the traditional lands of Cabrogal clan of the Darug language group. It is centrally located within the Edmondson Park town centre, providing a gateway and green link from the adjacent train station to the residential and commercial buildings to the north.

The design of the park reflects feedback received from Landcom's internal design reviews, Council, and Connecting with Country consultation. The design looks to provide a mix of active and passive recreation opportunities for local residents, of all ages and abilities, that are rooted in the stories and design principles of Country.

We encourage you to provide feedback, to help create a place that is unique to the needs of future residents.



“help create a place that is unique to the needs of future residents”

Disclaimer: This document is for general information purposes. The information, images and maps contained in it are indicative only and subject to statutory and legal requirements and approvals. All images shown are indicative of different play opportunities and feedback on community preferences will inform detailed plans.



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Water play

Which image do you like best?



Unstructured



Structured



Natural

Do you have any suggestions?

Kids play

Which image do you like best?



Swings



Multiplay unit



Nature play

Do you have any suggestions?

Tower play

Which image do you like best?



Platforms and slides



Rope tower



Natural style

Do you have any suggestions?