

EDMONDSON PARK TOWN CENTRE CORE

SECTION 75W - SEPP 65 PRELIMINARY ANALYSIS

MARCH 2016

A preliminary assessment of the Illustrative Design Scheme that informs the key parameters of this modification to the concept plan approval has been undertaken and is provided below. The development application for future built form will include a detailed SEPP65 assessment.

PRINCIPLE 1 - CONTEXT & NEIGHBOURHOOD CHARACTER



ADG Definition

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

The site is located within the suburb of Edmondson Park which sits 40 kilometres south-west of the Sydney CBD, in the local government area of the City of Liverpool. Edmondson Park South is a state significant site that lies within the South West Growth Area and is slated to see significant development over the coming years. The subject site occupies an area of 24ha within Edmondson Park South and immediately adjoins Edmondson Park station. Campbelltown road lies directly to the south, and a regional park largely to the west. At the far eastern end of the site, between the railway line and Campbelltown Road is a future public open space, recognised for its conservation values. Edmondson Park is also expected to be five stations away from the future airport at Badgerys Creek on the planned South-West rail link. The proposed Edmondson Park Frasers Town Centre is 8 kilometres from Liverpool's CBD with easy access to the M5 and M7.

Set on the former site of Ingleburn Army Camp, Edmondson Park is named after John Edmondson (VC) who trained at the Camp and who was the first Australian soldier in WWII to receive a Victorian Cross – the highest award for acts of bravery in wartime. In honour of this, the Town Centre Core is bounded by aptly named Soldiers Parade to the East which links the Edmondson Park train station to Campbelltown Road via the Town Centre Core. Edmondson Park's historical significance will be experienced through place making and public space strategies which honour its rich history.

The context of growth is a pivotal force as Edmondson Park sits in a corridor of rapid transition from predominantly single dwelling housing estates of relative low density to a high quality urban precinct formed by the Town Centre Core. Edmondson Park Frasers Town Centre responds to both the past and future character by providing a village style centre with strong linkages to open green space at a fine walkable scale with an urban lifestyle linked to strong bus and rail networks. Links to the Cumberland Plains Regional Park are provided on the Western edge of the Town Centre Core formed by Bernera Rd. The proposed mix of land uses comprising retail, residential, commercial, and community uses creates a sustainable, vibrant and high quality precinct that responds to the centres proximity to significant transport infrastructure. The Town Centre Core responds to its adjacency to the station by providing an active edge on the northern boundary of Henderson St with a mix of synergistic uses optimising the movement economy along this interface.

PRINCIPLE 2 - BUILT FORM & SCALE



ADG Definition

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The scale of built form supports the future character desire of the SW growth corridor which supports strategic density within walking distance of major transport infrastructure as is the case in Edmondson Park. The built form is used to frame the public domain and the main 'spine' of the Town Centre Core formed by Main Street with a series of vertically, highly, articulated buildings which combine uses in a dynamic and vibrant manner. A rich mix of uses including residential, retail and community will line shady, intimately scaled streets and urban places so that the uses are experienced at pedestrian level helping to organically activate the public domain. The scale, orientation and articulation of future buildings form their response in symbiotic relationship to the spaces and streetscapes they create, the use and the surrounding context- both built and open.

The variant in scale of the buildings also responds to the desire to create an animated silhouette against the skyline which marks the Town Centre Core against the backdrop of the Edmondson Park Frasers Town Centre and then the remainder of Edmondson Park creating a natural transition between built form, density and public domain experience. This creates differing urban places and streetscapes which help lend diversity and richness of experience to the ground plane.

Punctuation of built form and sensitive placement has been carefully considered to maximize visual connection to important features which sit outside the Town Centre Core. This strategy also operates in the reverse allowing visual connection into the Town Centre Core from the surrounding streets which emphasises the layering of scale and allows it to be visually rich on approach. Built form and scale at Henderson St responds to the NE portion of the site which largely addresses Edmondson Park Station and as such gives presence to the Town Centre Core and in particular the start of Main Street. The SE portion of the site houses the articulated form of the Market Hall which acts as an appropriate 'civic building' at the Town Square and Soldiers Parade which considers the duality of both Edmondson Park Frasers Town Centre as a village and also the desire to create a rich urban precinct. The Market Hall also speaks to the history of the region as the food bowl of Sydney. This built form and scale responds to the laneway character of the alfresco precinct formed by Eat St and also the desire to have a visual dialogue with the Community Park which bounds the Town Centre Core while forming an animated edge to Main St.

The built form in the SW quadrant responds in scale and form not only to reinforce the streetscape along The Greenway but as importantly recognising the topographical changes afforded along Bernera Road allows the built form to provide a softer transition to the National Park where the building departs from the perimeter block form and opens to the view and amenity of the park. This also allows the vista and experience of Bernera Road to be more animated. The use of the topography also allows for the site to be permeable as the built form frames a green spine through to Main St and Soldiers Parade beyond. A landmark tower is proposed for the corner of Main St and Urban St fronting Town Square acting as an urban marker to Edmondson Park Station. It is important that the Town Centre Core marks its centre as has been the case in town centres for centuries; it is also relevant that in a corridor which is slating greater urban density that this marker is a residential form.

In the NW the scale and built form responds to the more intimate character as residential lines Urban St at the Ground Plane and then faces over the National Park at Bernera Rd. Having Urban St lined with residential at Ground within the core of the Town Centre allows the public domain to feel as if it has evolved over time in a natural manner and lends an authenticity and a different form of activation. The built form scale here also provides a framing of Main St which is important especially as the Town Centre Core is viewed from the station defining a pleasant and vibrant town vista visually 'crowned' by the landmark tower.

PRINCIPLE 3 - DENSITY



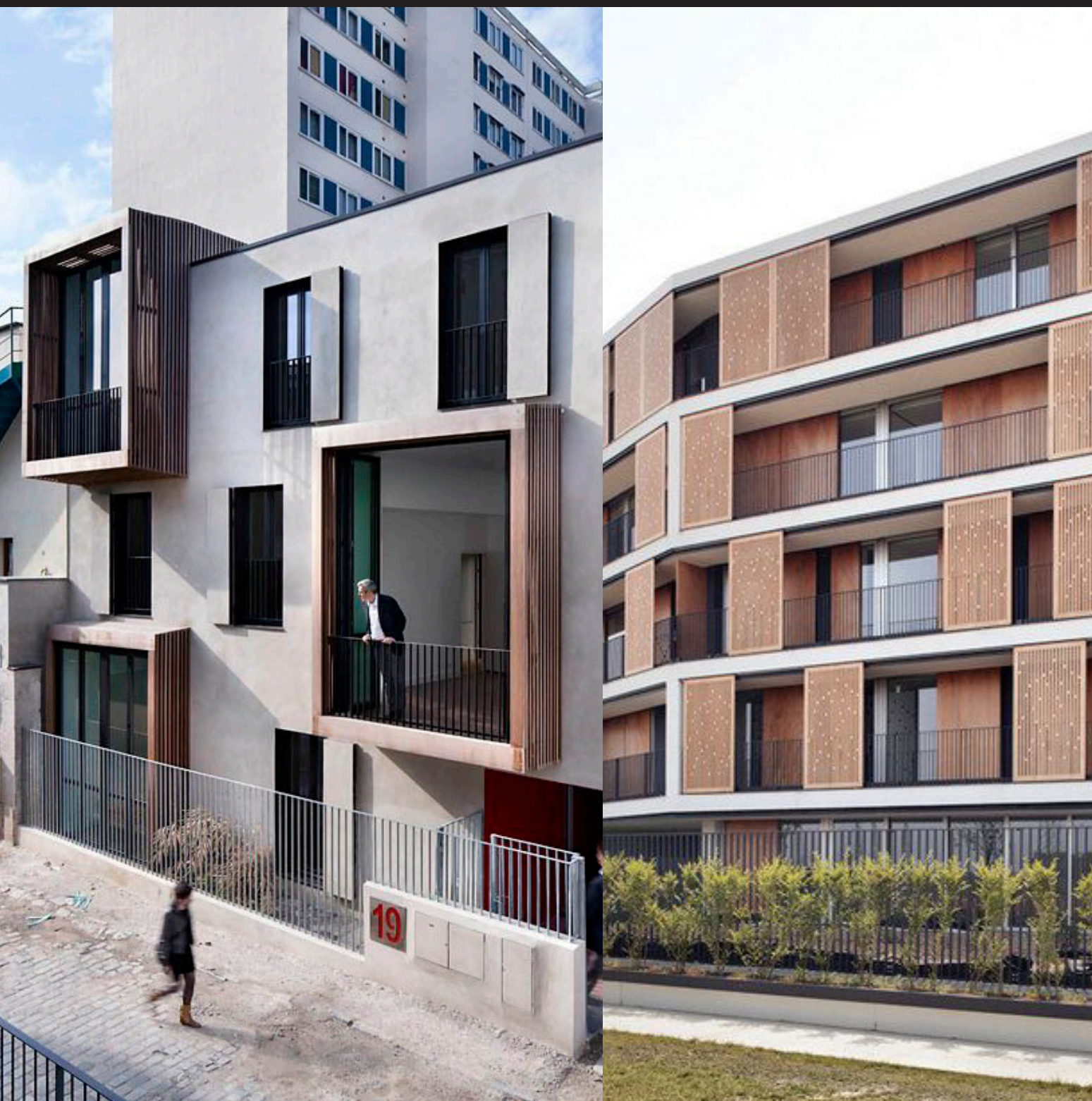
ADG Definition

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area’s existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

Density is consistent with the urban consolidation strategy for Edmondson Park which builds on the Town Centre Core’s adjacency to transport and access to green space providing amenity for the surrounding neighbourhood of Edmondson Park, workers, residents and the public. Density is carefully considered against amenity of the public domain and streetscapes as well as within the apartments themselves consistent with providing a high quality mixed use outcome for the Town Centre Core. Ensuring a comfortable and rich pedestrian experience with dwellings which protect amenity and preserve views drives the density of the Town Centre Core. In particular the experience of Main St, Town Square and Eat Street set a strong framework for an appropriate scale of built form and placement of density to ensure appropriate amenity is ensured. On the periphery of the Town Centre Core preservation of amenity to the surrounding streets and residential product drive the built form and placement of density while respecting the green open space surrounding; this is a consideration both within the Town Centre Core and beyond.

PRINCIPLE 4 - SUSTAINABILITY



ADG Definition

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

The Edmondson Park Town Centre Core embeds the key principles of sustainability in the design approach to buildings, utilities, landscape and public domain.

The Town Centre Core buildings are benchmarked against the Green Star D&AB; making use of natural ventilation and natural light, high performance building fabric and façade, efficient systems, embedded renewable energy generation and connection to resource-efficient utility supplies.

The smart utilities include connection to alternative water sources across the precinct and innovative smart metering and grid design to enable renewable energy sharing and low-carbon electricity procurement. A district approach to rainwater harvesting, storm-water control and maintaining environmental flows makes use of above-ground treatment in swales and rain gardens as well as below-ground storage and treatment prior to discharge.

The public domain enables effective active transport by providing a high amenity pedestrian environment and connected bicycle infrastructure and end-of-trip facilities. It facilitates electric vehicle charging in publically accessible parking areas and provides a permeable environment enabling easy connection to public transport. The landscape includes interpretation of ecology and heritage and green spaces link key nodes of public parkland to support habitat connectivity and recreational use.

All this strategy is overseen by innovative community governance structures within Frasers Property Australia and the precinct sustainability is further assured with a Green Star Communities commitment.

PRINCIPLE 5 - LANDSCAPE



ADG Definition

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

Edmondson Park will connect people with the natural environment. The community will have convenient pedestrian access to regional parklands and neighbourhoods. Streets will be lined with trees and rain gardens. The Main Street and surrounding laneways will be open to the sky (with the exception of awnings/shade structures). Public spaces for dining, entertainment and relaxation will be throughout the Town Centre Core, celebrating the outdoor lifestyle that Sydneysiders treasure.

A range of public open space is provided across the precinct, from urban plazas and laneways to shared neighbourhood streets and from green parkland and community parks to green access links. The diversity of places provided and activities these offer places a strong emphasis on the outdoors, recreation and social engagement.

The surrounding natural landscape will be drawn into the Town Centre Core via streetscapes and parks, tying residential, retail and community uses within a "green grid" of vegetation. A Greenway will bisect the town, linking regional parklands in to the east and west. People will move on foot, cycle or car along this greenway beneath dappled sunlight from a canopy of mature eucalypts.

PRINCIPLE 6 - AMENITY



ADG Definition

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

A core fundamental of the proposal at Edmondson Park Frasers Town Centre is the notion of well being and the manner in which positive public domain and built outcomes can foster and engender a healthy lifestyle. This thinking extends not only to the Town Centre Core but to the whole of the suburb with the majority of residents being within a comfortable walkable distance.

The consideration of density is synergetic with the consideration of the resultant amenity and the proposal seeks to ensure that good building orientation and built form outcomes enhance outlook, visual privacy, sunlight and natural ventilation by responding to the context of each building balanced against a rich public domain outcome. Many buildings will have their primary aspect oriented to district views and surrounding green open space while maximising daylight. Apertures between buildings allow for visual permeability while allowing natural ventilation.

Resident amenity is further enhanced by the inclusion of both public and private open space which provide recreational and all age accessible options within walkable distances. Landscaped podiums in addition to the public domain on ground also contribute to the overall level of amenity by offering a rich and varied response to open space.

PRINCIPLE 7 - SAFETY



ADG Definition

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

Well designed mixed use by definition allows for a rich tapestry of uses which allow for a highly optimised safe and secure public domain outcome. In Edmondson Park Town Centre Core streets and public spaces lined with residential, retail, commercial and community uses at the ground level provide maximum opportunity to ensure passive surveillance as a natural outcome of the activation each use brings. The built form is designed to ensure that private spaces while maintaining privacy are also legible and clearly defined to ensure secure access. Careful consideration is given within the proposal that the public space is well defined and detailed to ensure a quality outcome where people want to dwell. Both public and private spaces are framed by built form containing typically a variety of uses thereby making them visible for longer overlapping periods of the day and night- increased diversity thereby increasing security and safety. A variety of transport options which operate again at overlapping periods also ensures another network of activation and therefore surveillance while optimising pedestrian and bicycle safety.

PRINCIPLE 8 - SOCIAL DIMENSIONS



ADG Definition

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.

Edmondson Park Frasers Town Centre proposes an increase in residential product in response to the SW growth corridor mandate for densification along major transport corridors. Perhaps more important than the number of dwellings is the fact that with this increase the proposal introduces true housing diversity in a region largely lacking any diversity of residential product. This radically increases housing choice through a variation of apartment size, type and levels of affordability thereby responding to existing and future demographic needs. This variation ensures that both existing and future social contexts are considered within Edmondson Park adding to the richness and social sustainability of Frasers Town Centre.

With diversity in residential typology also comes natural diversity in the public domain providing meaningful spaces to meet and dwell within the town- town square, main street, the Market Hall and Eat St all become opportunities to grow community and a feeling of well being and neighbourhood. Different communal spaces for social interaction are also provided in the residential precincts adding to the opportunities create a village sensibility within an urban framework.

PRINCIPLE 9 - AESTHETICS



ADG Definition

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The aesthetics of the individual buildings will be detailed in future development applications for the built form. Suffice to note that well articulated, fine grained buildings which come to the ground and frame streetscapes and the public domain of the Town Centre Core are fundamental to the proposal. Achieving an outcome where the rich mix of integrated uses is experienced at pedestrian level is vital in ensuring an active place which imbues the town with a strong and intuitive sense of place. The built form response coupled with the public domain and landscape design are integral components of the visual outcome and are treated as synergistic and responsive to each other. Diversity of experience, form driven by use and balanced composition will drive the architectural response as it frames public and private life. Materiality in the built form will be used to articulate the public domain response increasing legibility while enhancing diversity of experience. Contextually the architecture will respond to a strong sense of future character while respecting the history of the region and the site.

END