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# Introduction

01

# Introduction

## Public Domain Plan Preamble

This Public Domain Plan has been prepared by HASSELL on behalf of Frasers Property Australia. It forms part of the Section 75W submission for the proposed amendment of the Edmondson Park South Concept Plan Approval obtained in 2011 under Part 3A of the Environmental Planning & Assessment Act 1979 (EP&AA).

The subject site, referred to as Edmondson Park Frasers Town Centre (EPFTC), falls within the Liverpool Council Local Government Area, located centrally within the Edmondson Park Release Area. It sits directly to the south of the recently completed Edmondson Park Rail Station and is bounded by the rail corridor to the north, Campbelltown Road to the south, and the proposed new regional park to the west. See adjacent Site Plan.

The purpose of this Public Domain Plan is to guide and coordinate the design and construction of improvements to the public domain including;

- \_Community parks
- \_Community pocket parks
- \_Edmondson Park Frasers Town Centre Reserve
- \_Community title streets
- \_Public streets

This plan describes Edmondson Park Frasers Town Centre design narrative, master plan principles, open spaces for public uses and resident uses, and street character including materiality, lighting and planting.

Future applications are to demonstrate general consistency with this plan, albeit some flexibility is possible to respond to various site opportunities and constraints at detailed design phase. Accordingly, some minor variation to dimensions and design details are possible, provided the overall design intent and character is maintained.

## Edmondson Park Context

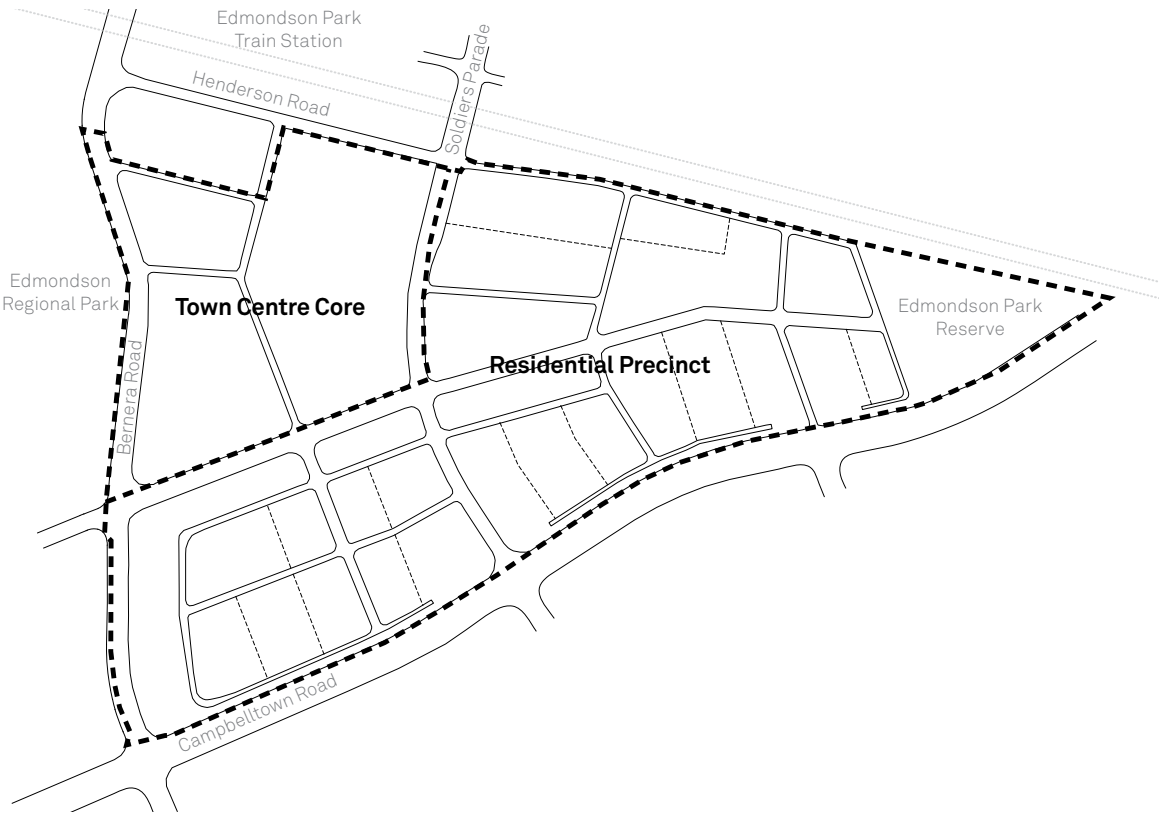
The site is located within the Edmondson Park Release Area of the South West Growth Corridor, 8kms from the Liverpool CBD and approximately 45kms from the Sydney CBD. It is well connected to the surrounding context with a new rail connection and easy access to the M5 and M7. Edmondson Park Rail Station sits directly to the north of the subject site, providing a key link via a new transport interchange at Glenfield to major employment centres including Liverpool, Parramatta and the Sydney CBD. Edmondson Park STA Rail Station is also expected to be connected to the future airport at Badgery's Creek.

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 receive a Victorian Cross - the highest award for acts of bravery in wartime.

The site is surrounded by Cumberland Plain Forest. Edmondson Park Town Centre will provide strong connections to this surrounding bushland. Opportunities exist to either preserve or renew this vegetation type within the development, particularly along a heavily landscaped Greenway.



Location Plan



Site Plan

■■■■■ Edmondson Park Frasers Town Centre Site Boundary



Introduction

We believe Edmondson Park will be....

The Edmondson Park Town Centre Precinct is set to become a regionally significant community and a benchmark Town Centre development characterised by modern enterprise, attractive and vibrant lifestyle offerings as well as diverse social, economic and housing opportunities.

Urban Design Framework

The urban design principles and structuring framework which define the Edmondson Park Frasers Town Centre Master Plan are largely consistent with the strategies approved in the Concept Plan. Our aim is to create a legible pattern of streets and blocks with clear lines of sight, that link key elements of public spaces and destinations creating a logical framework for the development of the site.

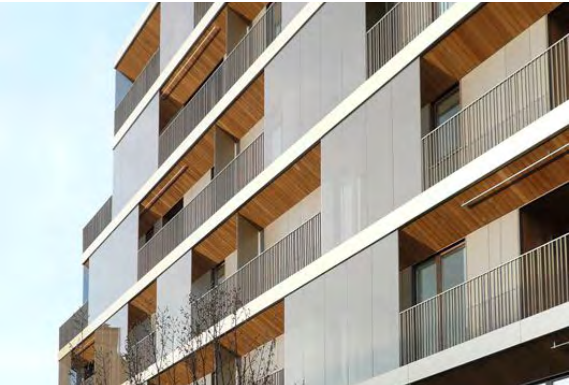
The proposed configuration maintains the three main north-south linkages while improving the east-west connectivity through the introduction of a Greenway (linking areas of green public space), and an Urban Street (linking areas of urban public space).

Open Space

The Town Square, market hall and pedestrianised 'eat-street' directly adjacent to an active main street in the town centre forms the urban heart of the Town Centre Core. A heavily landscaped green boulevard links Edmondson Park Reserve with the future Regional Park to the west. A series of pocket parks, shared neighbourhood streets (the Mews) and resident community facilities provides secondary community spaces for local residents. In addition, a new town centre park will be made publicly accessible for the use and enjoyment of the broader local community and shoppers. All vehicular streets and pedestrian laneways will be publicly accessible at all times.

Built Form

Edmondson Park sits within a growth centre of rapid transition from predominately single dwelling housing estates of relatively low density multi-dwelling housing, to a more compact urban village characterised by mixed use with apartments up to 21 storeys in the town centre core, and attached multi dwelling housing, townhouse, terrace and studio dwellings in the residential precinct.



Sydney's healthiest and happiest community

'Escaping to Edmondson Park you will find a place where healthy, active living is easy'

An exemplar of green living

'We want Edmondson Park Frasers Town Centre to be South West Sydney's green neighbourhood'

The stage for all aspects of everyday life

'Edmondson Park Frasers Town Centre will win the hearts of the local community. It will be the place to live, to work, to visit – again and again'

A super-connected local centre

'Edmondson Park will be a place where connections are made – between the suburbs and the city, between urban lifestyle and natural environment, and most critically, between people'



The Master Plan Structure

The Illustrative Master Plan for Edmondson Park Frasers Town Centre is structured around the key defining urban design principles to create a compact, mixed-use, safe, and well-connected walkable and cyclable Town Centre directly adjacent to the Edmondson Park rail/bus interchange.

Central to the structure is a focus on creating a healthy living community incorporating all aspects of wellbeing – physical, mental and social. A diversity of community and day-to-day living uses, pedestrian friendly Main Street, multifunctional public spaces and direct connections to the surrounding landscape via green spines, have been incorporated into the master plan to achieve this vision.

Key features of the Master Plan include:

- \_A traditional north-south Main Street providing direct connection to the bus/rail interchange to the north and residential precinct to the south. This will be the main urban spine through the Town Centre core lined with mixed use, fine grain active frontages and shop-top housing.
- \_A key principle of the retail Town Centre design is that the retail outlets be accessed off a variety of street and laneway connections.
- \_A multi-functional, north oriented Town Square at the heart of the Town Centre Core directly accessed off the Main Street and activated by “The Pavilion@ Edmondson Park” a family-friendly food and beverage establishment.
- \_Higher density apartment living in the Town Centre core.
- \_Attached medium density living to the east and south of the Town Centre core centred around the creation of a healthy, communal and playful neighbourhood environment.
- \_An east-west vegetated Greenway linking areas of open green space and extending the Cumberland Plain woodland vegetation into the precinct.
- \_A legible and well defined street hierarchy establishing clear lines of sight to open space, civic uses, or architectural landmark features. Each street type has its own unique character to strengthen wayfinding and sense of place.
- \_Direct connections to the existing and planned surroundings.



Illustrative Structure Plan