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EDMONDSON PARK FRASERS TOWN CENTRE SITE URBAN DESIGN REPORT



Prepared for Frasers Property Australia
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HASSELL

Front cover image: Indicative Town Centre
Laneway view
Edmondson Park. Image by Doug & Wolf

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Introduction

Introduction

This Urban Design Report 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 Edmondson Park South Development Control Plan (DCP) was adopted in 2012.

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.

Vision

The Edmondson Park Frasers 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).

Public Space

A public plaza, 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 and shared neighbourhood streets (*the Mews*) 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 medium density, multi dwelling housing, townhouse, terrace and studio dwellings in the residential precinct.

Edmondson Park Frasers Town Centre
Proposed Development Summary

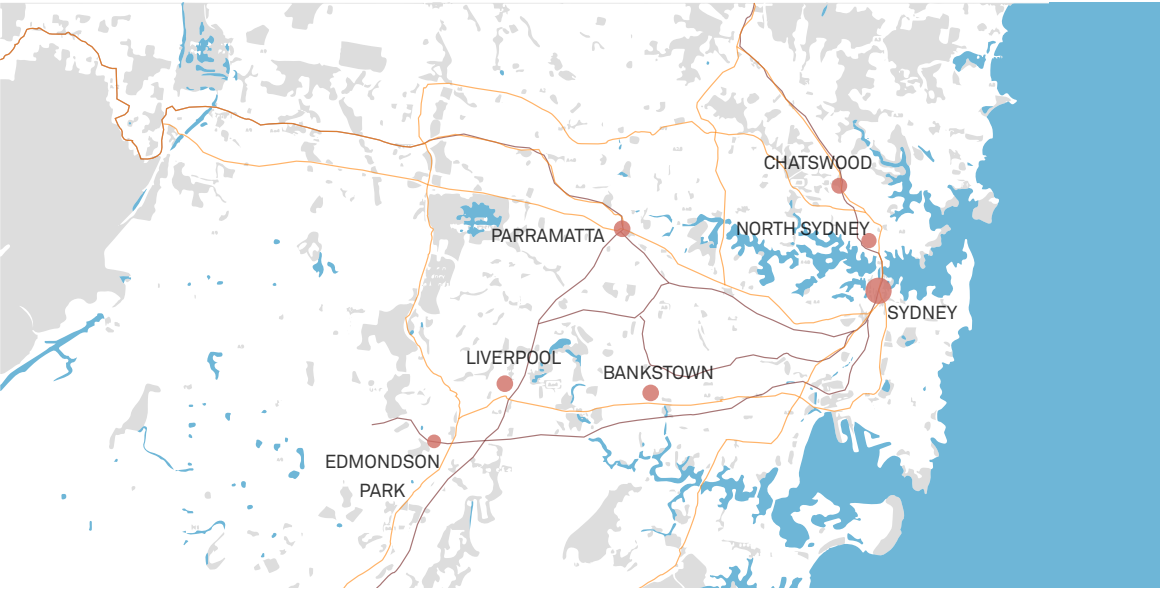
| | |
|---|--|
| Site Location | Lots 1-2 in DP 12041198 and Lot 62 in DP 1191356 |
| Site Area | Approximately 25.16 hectares |
| Maximum height in Town Centre Core (RL) | 132.90 RL |
| Estimated number of residential dwellings | 1884 |



Figure_1.1. Site Location

--- EPFTC Town Centre Site Boundary

Introduction



Figure_1.2. Regional Context Map

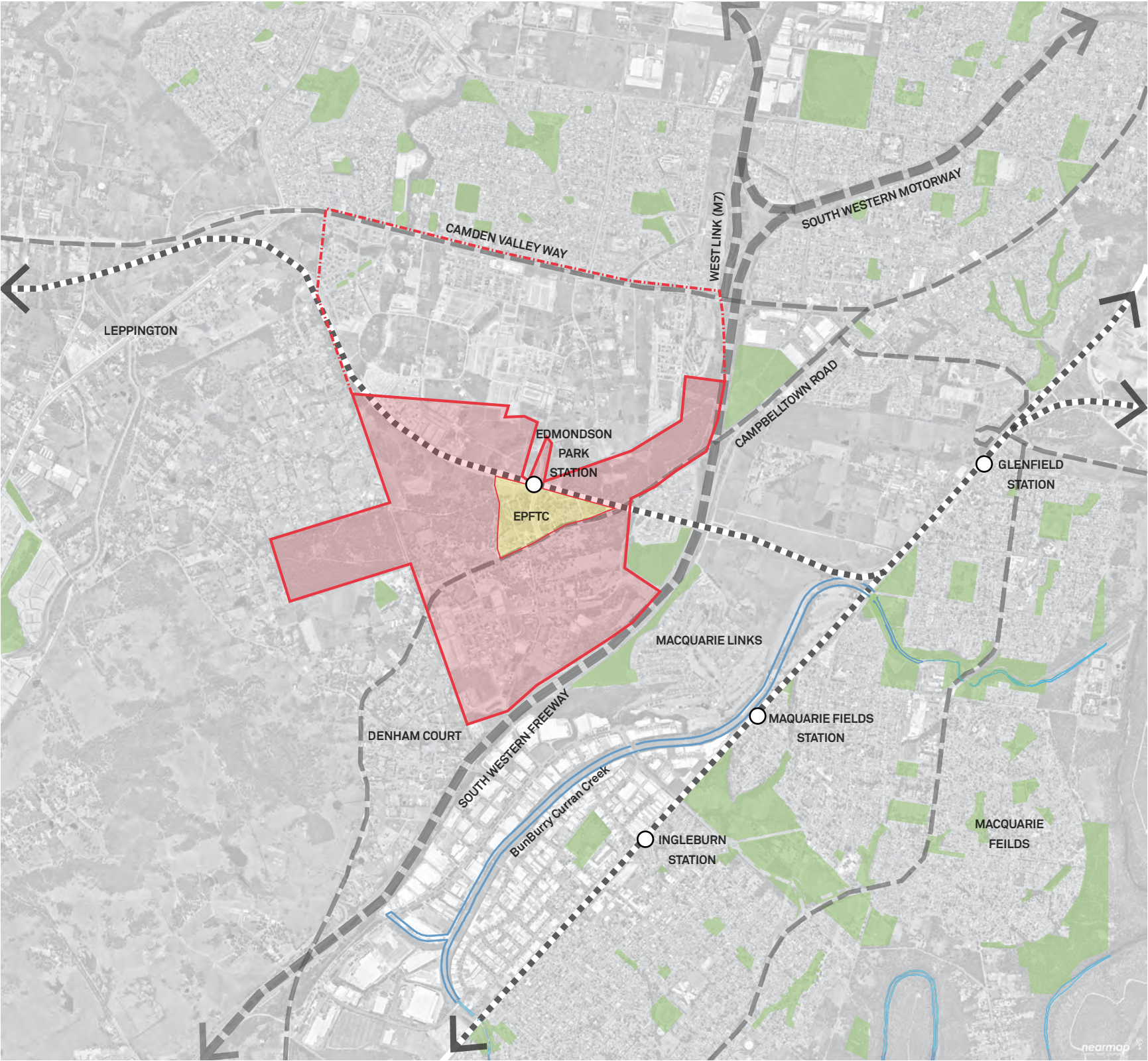
Context

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 Badgerys 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 Frasers Town Centre will provide strong connections to this surrounding Forest. Opportunities exist to extend this vegetation type within the development, particularly along a heavily landscaped Greenway.

- Site Area
- Edmondson Park South
- Edmondson Park Release Area
- Motorways
- Regional Roads
- Rail
- Water Bodies
- Open Green Space



Figure_1.3. Local Context Map

Design Approach

Vision

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

Strategically located in South West Sydney between the new employment nodes of the Moorebank Intermodal and the future Badgerys Creek Airport, with arterial road connections to Sydney CBD, Edmondson Park Frasers Town Centre Precinct is ideally positioned to leverage local and regional, residential, retail and commercial opportunities.

Edmondson Park Frasers Town Centre includes economic employment clusters targeting health services and a range of retail, personal and professional service offerings. At the heart of this new community will be an activated Town Centre Core, framed around the recently opened Edmondson Park Station and an extensive network of parks, walkways and cycleway linkages. Residents and visitors alike will enjoy the array of shopping, dining and entertainment facilities in an urban style, higher density, mixed-use precinct.

Residential dwellings will be located across the whole Town Centre. The master plan provides for higher-scale urban built form in the Town Centre Core transitioning to lower-scale medium density form throughout the Residential Precincts. Each of these precincts is driven by urban design principles guiding villaging, forming, density and character.

One of the key innovations of the master plan is the way that density is achieved with a mix of housing typologies including town houses, terraces, studios and apartment buildings without relying solely on the latter. This innovation-by-design creates the best of density, scale and character and embraces the wellbeing lifestyle and comfortable relaxed feel of Edmondson Park.

Central to this vision will be a Greenway link, drawing from the great cities across the world. It will run from the new Town Centre and connect through to the eastern Edmondson Park Reserve, providing a structured green spine through the precinct connecting the regional western and eastern parks through a vibrant residential precinct.



A place of health and wellbeing



A town centre focused on the creation of active, vibrant pedestrian spaces

Figure_1.4. Artist's Impression of the potential look and feel of the Town Square