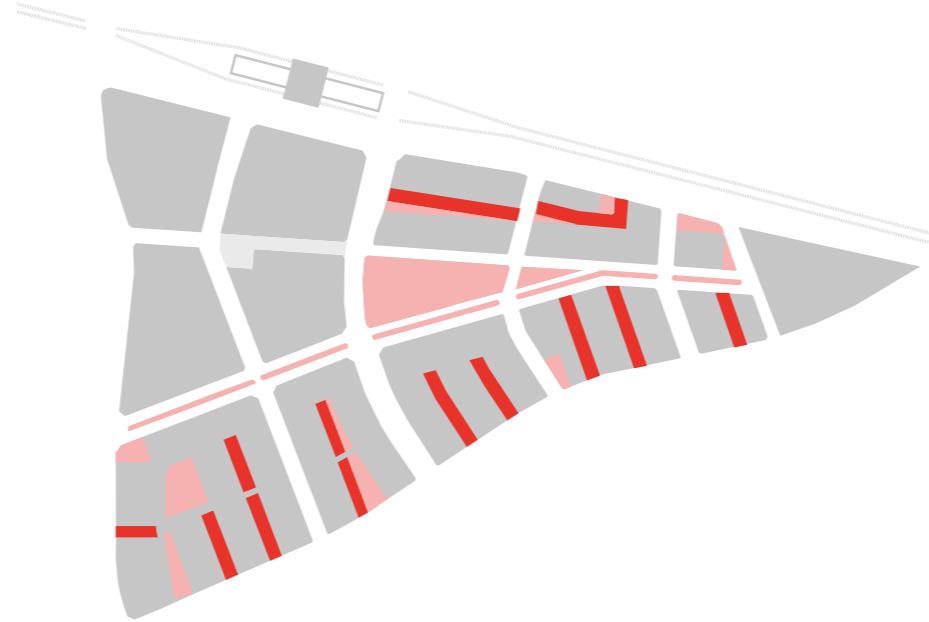




Figure\_1.14. Principle 10

### Principle 10

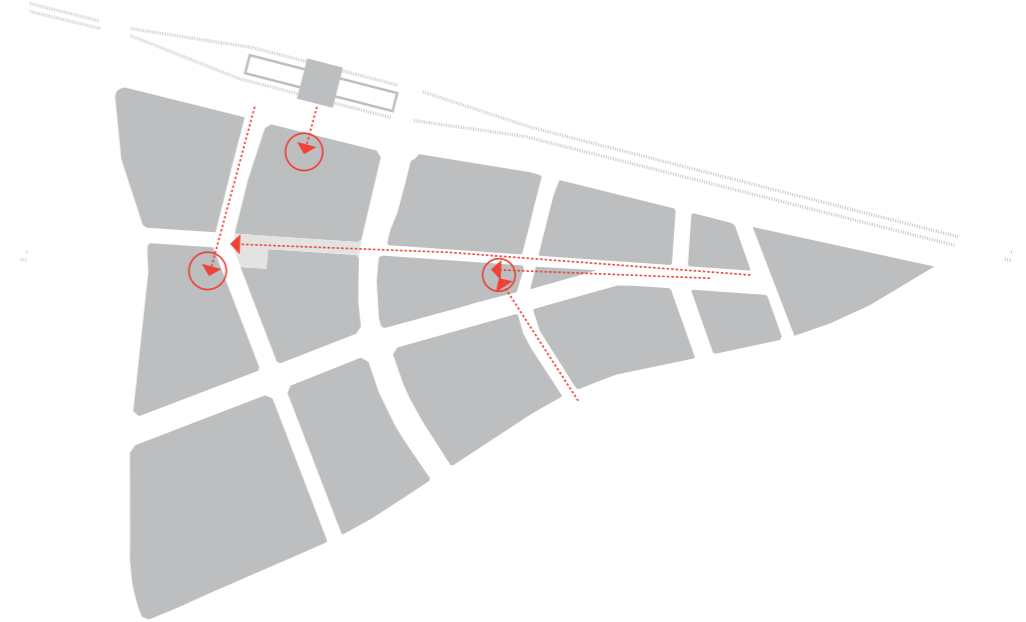
A mix of community, social and entertainment uses in the heart of the Town Centre



Figure\_1.15. Principle 11

### Principle 11

Neighbourhoods focused around low traffic, low-speed shared zones and pocket parks and community facilities



Figure\_1.16. Principle 12

### Principle 12

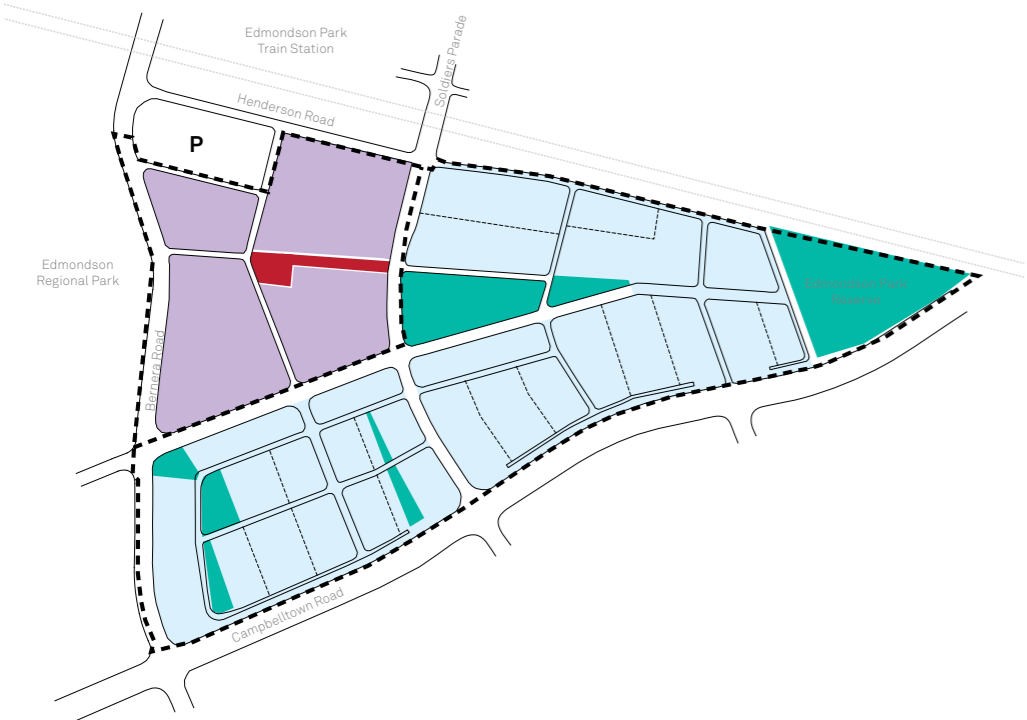
Clear lines of sight terminating at civic / community uses and / or architectural landmarks

The Master Plan

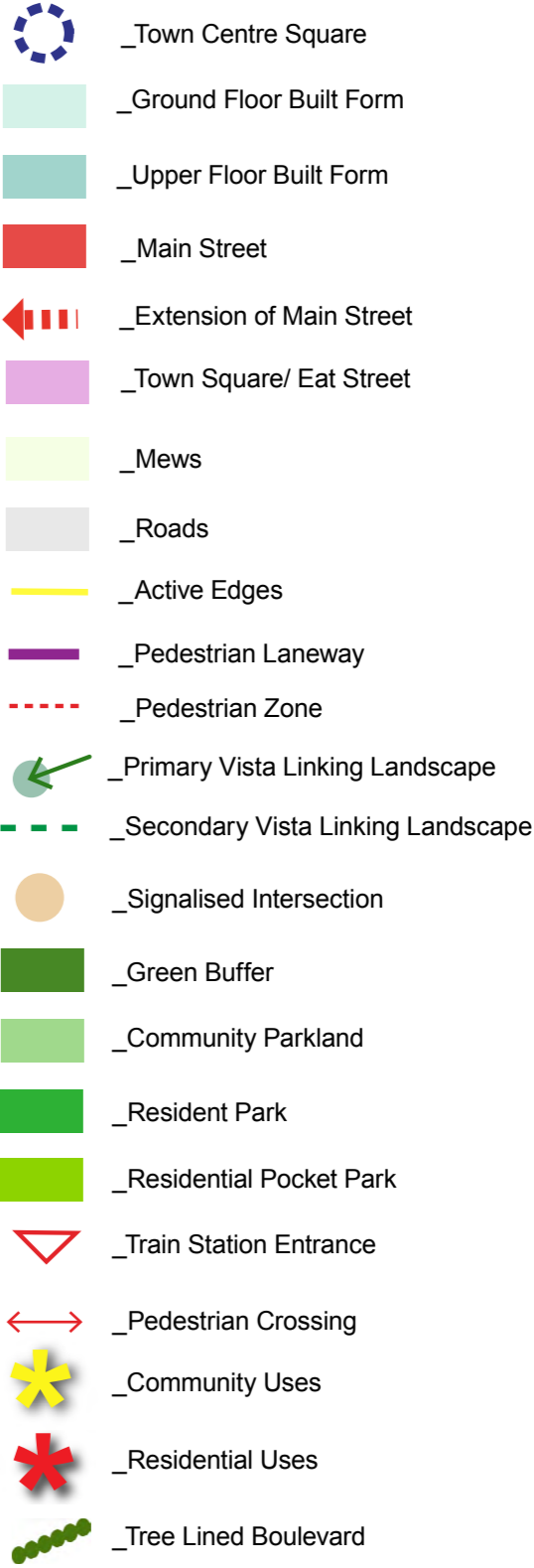
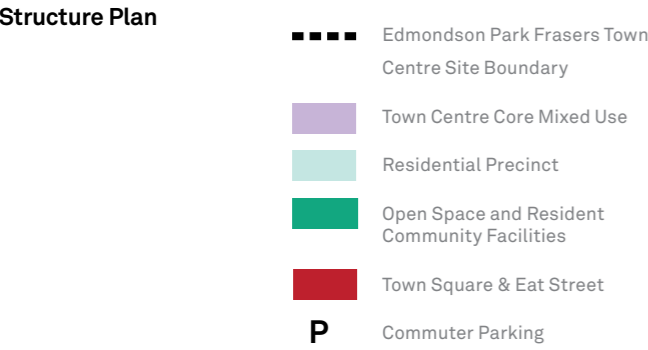
The master plan for Edmondson Park Frasers Town Centre is structured around the key defining urban design principles to create a compact, mixed-use, safe, and well-connected walkable and cyclable Town Centre Core directly adjacent to the Edmondson Park rail/bus interchange.

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, multi-functional 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 entertainment 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.



Figure\_1.17. Structure Plan





# **EDMONDSON PARK FRASERS TOWN CENTRE ILLUSTRATIVE STRUCTURE PLAN**

HASELL  
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ILLUSTRATIVE DESIGN SCHEME FOR INFORMATION ONLY

ILLUSTRATIVE DESIGN SCHEME FOR INFORMATION ONLY  
Figure\_1.18. Illustrative Structure Plan

Precincts



Figure\_1.19. Site Plan (Area A)

**Introduction**  
Area A - Town Centre Core, is the retail, commercial and community heart of the precinct, combining a mix of active uses with residential apartment living above. It will be the predominate retail and commercial precinct in the Edmondson Park South development area.

The Town Centre Core is structured along a north-south Main Street with the Town Square at the centre. The Main Street provides a direct link from Edmondson Park Train Station into the precinct, and continues south to link with the southern residential precinct. Main Street is transected by an important east- west Urban Street which knits the Town core to the residential precinct in the east and adjoining community and regional parks.

The Town Centre Core supports higher densities and heights, with a centrally located residential tower. Variation in the built form, its heights, materials, uses, architectural expression, etc. contributes to the diversity and activity of a vibrant mixed use village style centre.

Town Centre Core Precinct



Figure\_1.20. Artist's Impression of the potential look and feel of an active laneway

**Commercial and Retail**  
A variety of commercial and retail choices will be provided in the Town Centre Core to cater for the needs of the community and promote an active town centre. The mix of shops and commercial venues may include specialty and convenience shops, supermarkets, department stores, a fresh food market hall, gymnasium, medical centre, child care centre, cinemas and a family-friendly food and entertainment venue - 'The Pavilion@Edmondson Park.'

Retail uses can be easily accessed off an active main street, including the entrance to the primary retail units. Food and beverage and other entertainment options will typically be accessed off the Town Square and pedestrianised 'eat-street.' A finer grain laneway network connecting back to the Main Street and 'Eat-Street' also provides additional opportunities for retail and commercial uses.

While commercial and retail uses are typically located at ground level, opportunities exist for upper level commercial use, particularly opposite Edmondson Park Train Station, to increase passive surveillance and activity into the night.



Shared Spaces (pps.org)



Markets (visitmadeira.pt)



Figure\_1.21. Artist's Impression of the potential look and feel of the Town Square

**Community**  
Edmondson Park Frasers Town Centre will be committed to improving the convenience, health, and social activities for both residents and visitors.

Featured in the Town Centre will be a variety of health and community facilities, including a medical centre, gymnasium, child care centre, multi-purpose community building and Town Square. Each community use will be located within the heart of the Town Centre Core or directly opposite the Edmondson Park transport interchange.

In addition, a Market Hall will be the contemporary 'town hall,' or civic building of the town centre and will be directly linked to public spaces and laneways. The Market Hall offers the opportunity to celebrate the region's history as the food bowl of Sydney and will provide a range of retail experiences and social activities.



Figure\_1.22. Artist's Impression of the potential look and feel of the Town Centre Core

**Residential**  
Residential apartments exist within the Town Centre Core and contribute to the creation of a truly mixed use centre where people live, work, socialise and shop. These uses also help create round-the-clock usage and activation increasing the sense of safety and surveillance into the night.

- \_Residential apartments to the edges of the town centre ensure articulated and activated facades along key streets.
- \_A landmark tower is proposed for the corner of Main Street and Urban Street fronting Town Square acting as an urban marker to Edmondson Park Station.
- \_Shop top housing will be provided along the main street and help provide natural surveillance and activation along the main spine of the Town Centre Core.
- \_Ground level residential may exist along Bernera Road and Urban Street in the north-west quadrant, and along sections of Greenway and Soldiers Parade in the other three quadrants. These uses help provide habitable edges to otherwise inactive loading dock and carpark frontages.



**Built Form & Scale**  
The scale of built form supports the future character desire of the South-West 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 formed by Main Street with a series of vertically, highly, articulated buildings which combine uses in a dynamic and vibrant manner.

A landmark tower is proposed for the corner of Main Street and Urban Street fronting Town Square acting as an urban marker to the Town Centre Core.

Built form and scale along Henderson Street within the north-east quadrant largely addresses Edmondson Park Station and as such gives presence to the Town Centre core and in particular the start of Main Street.

The south-east portion of the site houses the articulated form of the Market Hall which acts as the 'civic building' at the Town Square and Soldiers Parade. This built form and scale responds to the laneway character of the alfresco precinct formed by Eat Street, provides an animated edge to Main Street and also introduces a visual dialogue with the Community Park to the east.

The built form in the south-west quadrant responds in scale and form not only to reinforce the streetscape along The Greenway but also to recognise the topographical changes along Bernera Road.

In the north-west quadrant, the scale and built form responds to the more intimate character created by ground floor residential uses along Urban Street. The built form scale here also provides a framing of Main Street.

Precincts



Figure\_1.23. Site Plan (Area B)

**Introduction**  
Area B - Residential Precinct, characterises a mix of medium density housing typologies to accommodate a variety of community housing needs, including multi-dwelling townhomes (mews housing), studio dwellings, and terraces. A wider range of medium density housing typologies could be developed within this precinct, including, but limited to the typologies listed above. This precinct also has the potential to support residential flat buildings in appropriate locations such as adjacent to the rail line and town centre core.

This precinct is structured around a number of publicly accessible spaces, including shared neighbourhood streets (*the Mews*), community park, pocket parks, resident club EP facilities, and direct access to surrounding regional parks to supplement the private open space and help create a sense of community with a focus on health and wellbeing.

Residential Precinct



Figure\_1.24. Artist's Impression of the potential look and feel of Greenway

**Typology Type 1 - Terrace Housing**  
The Terraces will comprise a mix of three and four bedroom terraces, either two or three storeys in height, with an option for four storeys where there is a home office component on the ground floor.

Individual, self-contained studio dwellings may be located above the rear garages and will have their own access from the rear street. Car parking for the terraces will also be accessed from the rear, with front door access from the front. A central private courtyard separates the garage and studio above from the terrace dwelling.

The Terraces are generally either fully or semi-attached. They are organised in short runs, which break to provide visual and physical connections from the residential precinct to Greenway and Town Centre Core and community park to the north.

The architectural treatment and detail of the Terraces also varies between dwellings to increase diversity. A zone for building articulation will also reduce bulk, and increase opportunities for architectural expression.



Figure\_1.25. Artist's Impression of the potential look and feel of the Mews

**Typology Type 2 - Townhomes (Mews Housing)**

The Townhomes will feature an innovative housing type that will allow for increased density without increasing building scales. They will typically front shared neighbourhood streets (*the Mews*) or pocket parks, with internal car parking accessed from the end via a shared driveway.

The Townhome typology typically includes a single-level one and two bedroom dwelling on the ground floor with car parking behind, with two storey three and four bedroom dwellings location on the first and second floors.

All Townhome residences will have a front door to the Mews giving each an individual address improving the sense of identity and ownership of 'your own home' within the urban neighbourhood.

The built form of the Townhomes will generally be three storeys in character with slight variations in height between modules to provide relief and diversity.

The architectural treatment and detail of the Terraces, including front fences, gates and screening, also varies between dwellings to increase diversity. A zone for building articulation will also reduce bulk, and increase opportunities for architectural expression.

Built form at corners, particularly along Campbelltown Road, will address both frontages with balconies and windows providing opportunities for natural surveillance.

View corridors and pedestrian links from the Mews through to both the Town Centre Core and Campbelltown Road are achieved to increase permeability, walkability, and safety through design.