

# EDMONDSON PARK

SECTION 75W MODIFICATION  
RESIDENTIAL PRECINCTS DESIGN REPORT AND ILLUSTRATIVE DESIGN SCHEME

FOR FRASERS PROPERTY AUSTRALIA

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## INTRODUCTION

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This design report and illustrative design scheme have been prepared to outline the vision, design principles and neighbourhood character for the Edmondson Park Frasers Town Centre Residential Precincts. This report introduces and describes an innovative medium density housing typology for the mews in addition to the provision of terraces and studio dwellings.

The character of the residential precinct is underpinned by the street typologies and subdivision geometry.

An illustrative design scheme has been prepared for the residential precincts to outline potential medium density housing typologies that may be developed within this site. This scheme does not include apartment development, however such development may not be precluded from the residential precincts in the future.





Figure 1: Edmondson Park Frasers Town Centre Residential Precinct ( Illustrative Design Scheme)

- A** - Edmondson Park transport (rail and bus) interchange
- B** - Town Park West, including informal sports and activity zones and playground.
- C** - Club EP, provided for resident use which may include fitness equipment, playground, pool and community room.
- D** - The Greenway, the major east-west connector of the Town Centre, with a canopy of mature eucalypts, generous pedestrian cycle pathways and central median green space / ecological corridor.
- E** - Terrace housing with laneway studios, creating diverse and flexible housing typologies.
- F** - Mews style neighbourhoods featuring townhomes, focused around a shared zone for vehicle and people movement, informal play and generous streetscape landscaping.
- G** - Legible and regular street network with street tree planting
- H** - Regional parklands
- J** - Edmondson Park Frasers Town Centre Reserve

## VISION & CONCEPT

The Residential Precincts will feature an innovative housing type that will allow for increased density with a low to medium building scale. Mews housing in the form of new townhomes provides for additional diversity and housing affordability. The mews housing removes residential car parking from the street through internal car parking, meaning the street is not dominated with garages and driveways.

The illustrative design scheme includes circa 900 dwellings in a mix of single and multi level townhomes, terrace houses and separate studio dwellings.

The townhomes will comprise a variety of one, two, three and four bedroom configurations and have their primary outdoor private space on the deck over the car parking and/or balcony/courtyard at the front. All residences therefore have a front door to the shared street and the Mews public realm. In addition, they also have a direct access to their respective car parking, which is secure and enclosed, as well as to their private open outdoor space.

An integral component of the illustrative Design Scheme for the Residential Precincts is the development of an innovative housing typology (townhomes). To complement this, the development also offers attached housing in the form of terrace houses and studio dwellings above garages.

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## RESIDENTIAL CHARACTER

To facilitate appropriately scaled, clear and intuitive wayfinding through the development it is intended that the residential precincts will be further developed into a series of neighbourhoods defined by their character.

The built form is proposed to be highly articulated to provide diversity and richness and it shall be supported by a varied palette of materials. The palette will be developed in a language that unifies the residential precincts but allows for individuality and expression with the neighbourhood.

A palette of colours, finishes and materials will be developed for the residential precincts to support the key principles of sustainability, lifestyle and engagement with the landscape.

Built form and landscaped planting within each neighbourhood will assist in achieving a unique and liveable sense of place, that shall support an overall place-making strategy.



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TOWN HOMES



## INDICATIVE TOWNHOMES MODULES



Figure 2: Indicative Townhome streetscape

The Residential Precincts will provide choice through a diversity of product and scales. This diversity comes through innovative dwelling typologies which feature new forms of townhomes, studio dwellings and terraces.

The aim is to achieve this diversity of types and sizes to suit market demands with the objective of providing a high level of residential amenity for the community.

Integral to the provision of a sustainable and pedestrian focused community is the clear definition of public and private realm and the focus on removing core residential cars is the main idea of the Mews. This provides a safe and pedestrian friendly public realm for the residents.

The clear distinction between private and public spaces also encourages passive surveillance of the street through the frontage of private open space to the public realm.

The residential precincts are divided into neighborhoods, each with a unique character that unifies architecture and landscape in a complimentary palette of facade articulation and planting. The diversity of dwelling types and variation in articulation creates diverse residential characters in each of the neighbourhoods.