

Hassell

ED. SQUARE PUBLIC DOMAIN PLAN

TOWN CENTRE WEST AND RP3 - MODIFICATION 12





SYDNEY OPERA HOUSE

LET THE ADVENTURE BEGIN!

ED SQUARE TOWN CENTRE
Ed.
DINING · SHOPPING · ENTERTAINMENT

TRAIN STATION

THE COLOSSEUM, ROME

COLES

Contents

Acknowledgment of Country

We acknowledge and respect Traditional Owners across Australia as the original custodians of our land and waters, their unique ability to care for country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has, and will, ensure the continuation of cultures and traditional practices.



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ED. SQUARE

INTRODUCTION

This Public Domain Plan has been prepared by Hassell on behalf of Frasers Property Australia. It forms part of the Concept Plan modification (MOD 12) 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 approved Concept Plan obtained in 2011 has been amended.

The subject site, referred to as Edmondson Park Frasers Town Centre (EPFTC otherwise known as Ed. Square), 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.

The purpose of the 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 Reserve
- Community title streets
- Public streets

This plan describes Ed. Square design narrative, master plan principles, open spaces for public

uses and resident uses.

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

The site is surrounded by Cumberland Plain Forest. Ed. Square will provide strong connections to this surrounding Forest. Opportunities exist to extend this vegetation type within the development, particularly along a heavily landscaped General Boulevard.

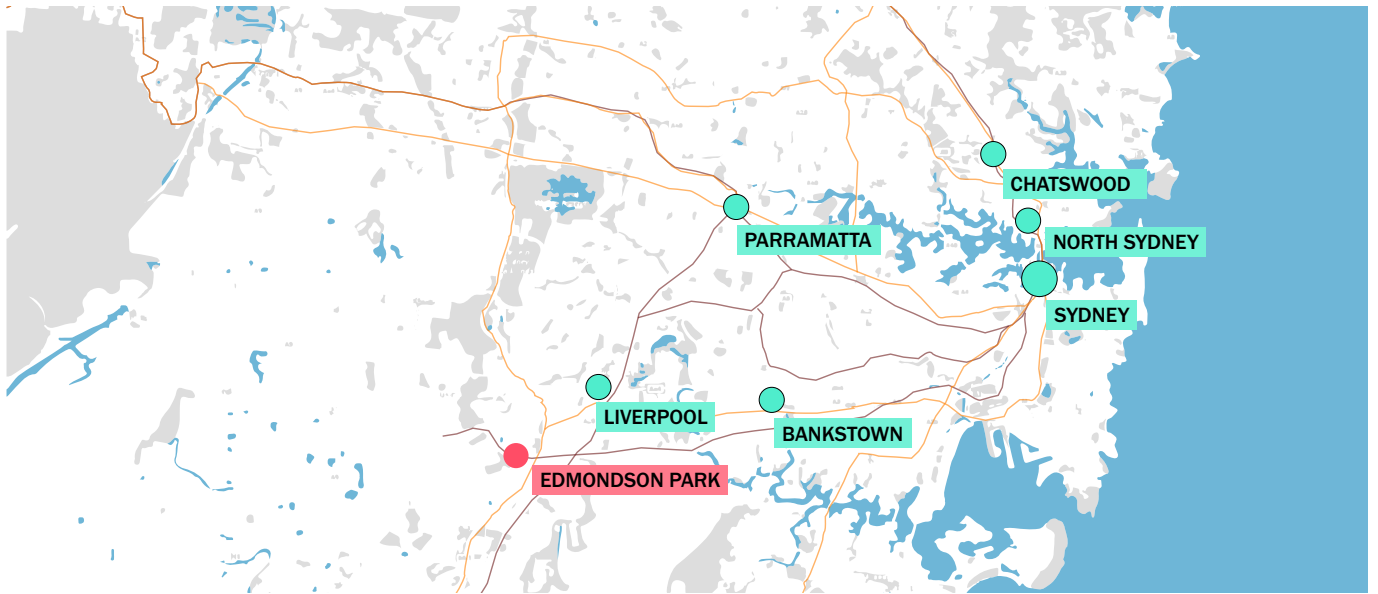
Application of the Public Domain Plan

The Public Domain Plan provides a design framework to inform future Development Applications. Masterplan or illustrative details shown within this plan are indicative only and subject to detailed resolution by any relevant DA.

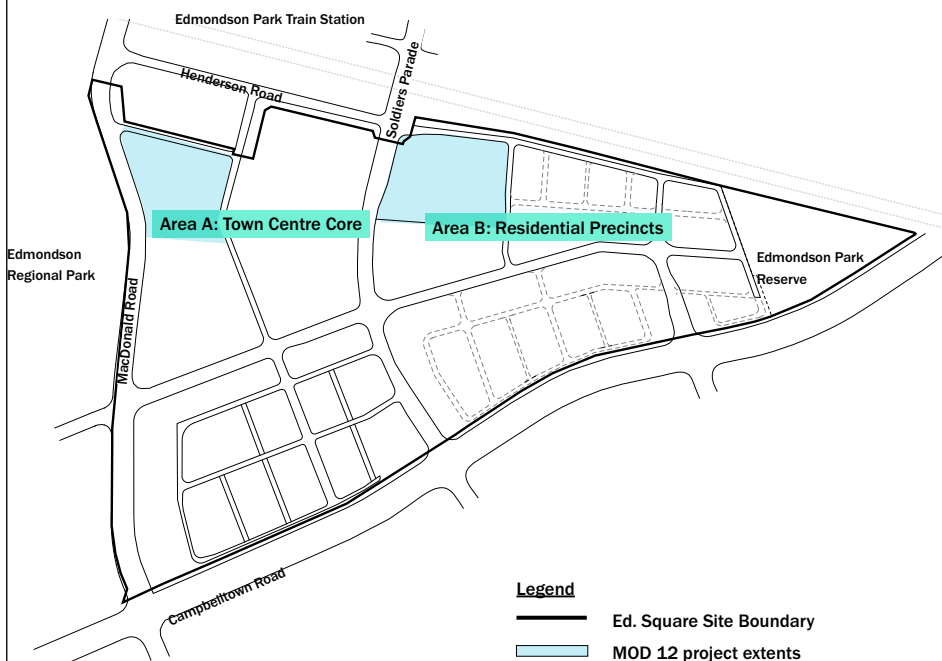
The Public Domain Plan does not establish a fixed outcome and each DA is to demonstrate general consistency with the Plan. Council is to undertake a merit assessment where alternative design solutions are proposed.

To the extent of any inconsistency with Edmondson Park Frasers Town Centre Public Domain Plan [2017] or Ed Square Public Domain Plan Residential Precincts MOD 11 (2021), this document prevails.

Introduction



Regional context



Ed. Square Site Plan

Legend

- Ed. Square Site Boundary
- MOD 12 project extents

All diagrams, layouts and arrangement are shown indicatively and will be subject to change with any relevant application.

MASTER PLAN

VISION

Ed. Square is fast becoming 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 Ed. Square 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 General Boulevard (FKA Greenway) (linking areas of green public space), and an Urban Axis (linking areas of urban public space).

Public Space

A public plaza and pedestrianised 'Eat-Street' directly adjacent to Sergeant Street in the town centre forms the urban heart of the Town Centre Core. A 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 and laneways) 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

Ed. Square sits within a growth

centre of rapid transition from predominantly 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. In the residential precinct attached medium density, multi dwelling housing, townhouse, terrace and studio dwellings are provided.

Approach to planting

Planting at Ed Square celebrates the character of both the surrounding Cumberland Plain Woodland and the historic gardenesque style colonial homesteads which once occurred on site.

Across Ed Square's public realm, the design target is for 75% native groundcovers and tree planting. Final planting selections will be guided by micro-climatic conditions to ensure long-term viability including solar access and soil conditions. Where viable, local native provenance plants may be used.

ED. SQUARE IS....

Sydney's healthiest and happiest community

At Ed. Square you will find a place where healthy, active living is easy.

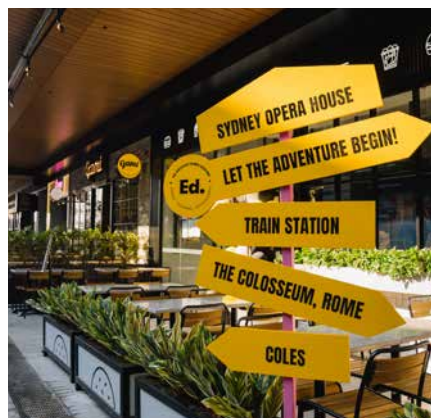


An exemplar of green living

Ed. Square is fast becoming South West Sydney's green neighbourhood.

The stage for all aspects of everyday life

Ed. Square has won the hearts of the local community and is a place to live, to work, to visit – again and again.



A super-connected local centre

Ed. Square is a place where connections are made – between the suburbs and the city, between urban lifestyle and natural environment, and most critically, between people.

2.

**MASTER PLAN
NARRATIVE**

EDMONDSON PARK

HERITAGE

‘Historically, the site provides evidence of layers of use and change, including Indigenous occupation, colonial settlement, the establishment and later decommissioning of the Ingleburn Defence Site’

Source: Edmondson Park Heritage Interpretation Strategy
TKD Architects, July 2016

First Custodians

The original occupants of southern and south western Sydney were the Dharawal people of the Tharawal Nation. Located south of Botany Bay to east of the Georges River around Holsworthy, and as far south as Jervis Bay. The Darawal people moved between Campbelltown, Liverpool, Camden and Picton.

The Georges River and its sandstone escarpments remained in the hands of Aboriginal people who were highly mobile, and used the river to travel considerable distances down to the Cooks River and then out to Botany Bay.

The river facilitated large ceremonial and social gatherings, aided trade and was an important food source. In the escarpments overhanging the river, Aboriginal people made tools and camped.

A Base for Explorers

Some of the colony’s most active explorers either visited or settled in South West Sydney. The region acted as a base from which these individuals moved beyond the Cumberland Plain in search of productive land and economic opportunity. Explorers included George Bass, Mathew Flinders, John Warby, Charles Crosby and Charles Sturt.

County of Cumberland

Edmondson Park is one of the earliest areas of European settlement in New South Wales. Its development directly relates to pioneer industrialists and entrepreneurs like J.H. Atkinson. Atkinson established an irrigation scheme at Liverpool, perhaps the first in Australia, sparking the growth of market gardens, many run by Chinese immigrants, near towns and rail.

The area was described as “a beautiful romantic spot suitable for country residence, fruit or vine growing”, by a local realtor in the 1880’s.

At the time of colonisation the English Landscaping School had reached its zenith, the first notable landscape fashion in Australia. The style aimed to unite houses and landscapes. Estates were transformed to informal picturesque arrangements of clumped trees, curving paths, lakes and sweeping pasture land surrounded by the Australian bush.



Images:

1. Dharawal and Gandagara at Camden Park 1850
2. Tracker Dog Julian with Private Bob Pearson
3. Edmondson Park Military Barracks
4. Camden Park House. Example of a typical colonial picturesque garden

CONNECTING LOCAL ECOLOGIES

Creating east-west links for the Cumberland plain woodlands.

The Ed. Square proposal aims to link remnant pockets of Cumberland Plains Woodland predominating the site and surrounds. The Cumberland Plain Shale Woodlands are nationally unique, and hold great importance in the landscape.

The preservation of woodland remnants within the Edmondson

Park Reserve, will contribute to native vegetation corridors improving quality of life as the area becomes increasingly urbanised.

Retention of the woodlands within the adjoining Regional Park and within Edmondson Park Reserve shall help to maintain valuable connectivity among native vegetation remnants that are essential to retain the fauna that live or migrate through the region. For example, birds and bats, including some threatened species, use the ecological community to

move from north to south through western Sydney and beyond, and from east to west across the Great Dividing Range to the coast, as seasons change.

The tree canopy is typically dominated by *Eucalyptus moluccana* (grey box), *E. tereticornis* (forest red gum), and/or *E. fibrosa* (red ironbark). Smaller trees and shrubs grow underneath the tree canopy. The vegetation on the ground is a mix of grasses and herbs.



Illustrative concept diagram: connecting local ecologies

All diagrams, layouts and arrangement are shown indicatively and will be subject to change with any relevant application.

GARDENS WITHIN BUSHLAND

Picturesque planting surrounded by bushland — recalling picturesque garden landscapes established at early colonial homesteads.

Edmondson Park, located within the County of Cumberland, is one of the earliest areas of European settlement in New South Wales. Development began in the Ingleburn area, known as “the bend in the river”.

It’s establishment directly relates to Sydney’s first agricultural

development. The area was described as “a beautiful romantic spot suitable for country residence, fruit or vine growing”, by a local realtor in the 1880’s.

At the time of colonisation the English Landscaping School had reached its zenith, the first notable landscape fashion in Australia. The style aimed to unite houses and landscapes. Estates were transformed to informal picturesque arrangements of clumped trees, curving paths, lakes and sweeping pasture land.

As Sydney’s colony prospered, influence of this landscape movement grew and layout of houses were designed with free planning,

wide lawns and clumped trees. Flower, fruit and vegetable planting remained an essential component of colonial gardens.

The early settlers who followed this style were creating the aesthetic ideal, the dream of a classical landscape in the English parkland. Specimens from Australian native forests were incorporated in gardens.

Key design techniques included;

- Small groups of trees planted as a small woodlands, contrasted against low growing dense foliage
- Curving paths, undulating lawns, paths and pastureland
- Design layering textures and character
- Punctuate the soft contours of the landscape



Illustrative concept diagram: gardens within bushlands

All diagrams, layouts and arrangement are shown indicatively and will be subject to change with any relevant application.

A PLACE FOR PLAY

Surprise and delight around every corner

The diverse collection of spaces provided within the public realm places a strong emphasis on the outdoors, recreation and social engagement.

The urban fabric of Ed. Square shall provide playful spaces for people of all ages to come together - to stop, slow down and engage with the environment and each other.

Passive and active recreation, playfulness, colour and whimsy will be scattered throughout the public domain. Key spaces include the following open spaces.

1. Town Square (East and West) & Eat Street

The Town Centre is alive day and night - providing an array of opportunities for play including; integrated playground, water features and outdoor dining.

2. Town Park

The Town Park will be a place for visitors and residents to enjoy. The multifunctional open space will include passive and active open spaces including informal lawn areas, informal performance space and playground.

3. Local Parks

Local Parks are places where residents of the Ed. Square Residential Precincts can meet, interact and get to know each other. They build a sense of cohesion within an otherwise diverse community.

Local Park amenities may include active recreation spaces such as outdoor fitness stations and learn to cycle tracks .

Residents may enjoy passive recreation and

play spaces including BBQ picnic facilities, playground, informal aquatic play and informal lawns.

4. Pocket Parks

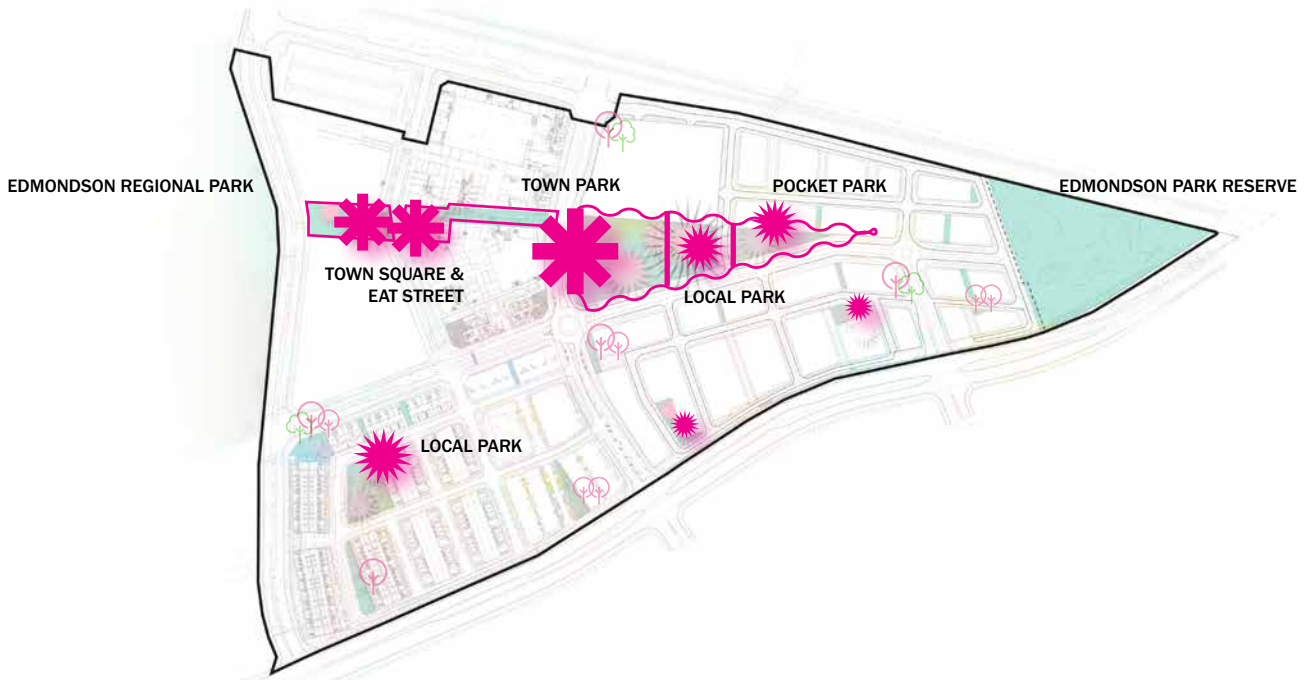
Pocket Parks are locally accessible walk-to outdoor recreation amenity, providing passive and low-intensity active enjoyment outdoors and nature.

5. Edmondson Park Reserve

This reserve will provide a large, informal recreation space for activities such as bicycle trails, picnic spots and dog tracker trail.

6. Edmondson Regional Park (not part of the estate or being delivered by FPA)

This reserve adjoining the site to the west will provide visitor access to parklands without compromising ecological connectivity. This reserve may provide pedestrian and cycle paths, nature based adventure playground, picnic and BBQs.



Illustrative concept diagram: a play for play

All diagrams, layouts and arrangement are shown indicatively and will be subject to change with any relevant application.



Images: Town Square East

3.

**MASTER PLAN
PRINCIPLES**

The master plan vision for Ed. Square

The public domain vision for Ed. Square 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.

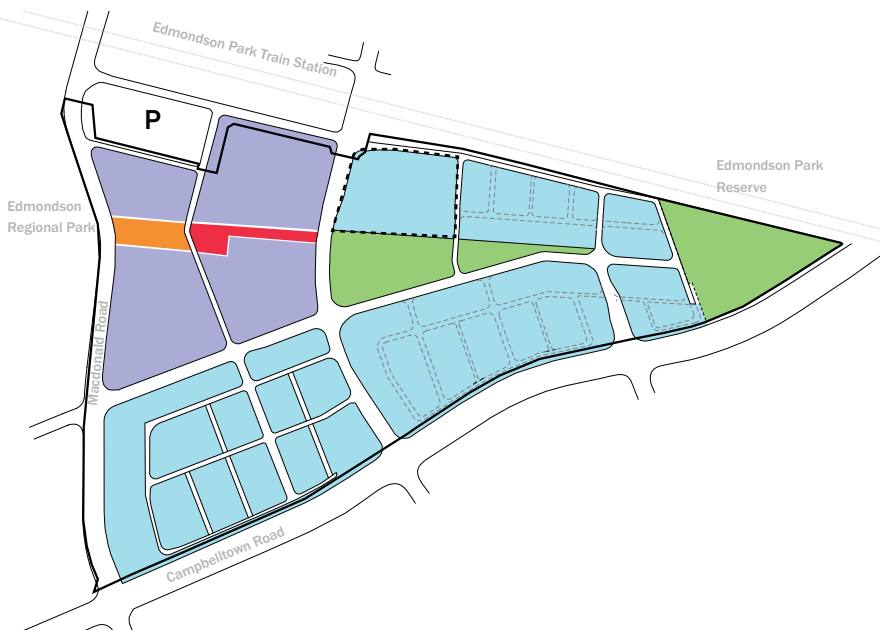
Central to the structure is a focus on creating a healthy living community incorporating all aspects of well-being – physical, mental and social. A diversity of community and day-to-day living uses, pedestrian friendly Main Street, multifunctional public spaces and direct connections to the surrounding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

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

- Community parks
- Community pocket parks
- Edmondson Park Reserve
- Community title streets
- Public streets

This chapter illustrates character and function of each area of open space.

The design of these spaces is indicative only and are not restricted to the recommendations identified in this plan. The design may be expanded as the detailed design process progresses.



Structure plan

Structure plan

- Ed. Square Boundary
- Town Centre Core Mixed Use
- Residential Precinct
- - - High Density Residential Precinct 3 Stage 9
- Open Space and Resident Community Facilities
- Town Square (East) and Eat Street
- Town Square (West)
- Current and future street network
- - - Potential street network (subject to change)
- P Commuter Parking

All diagrams, layouts and arrangement are shown indicatively and will be subject to change with any relevant application.



Open Space Plan

The diverse collection of spaces provided within the public realm places a strong emphasis on the outdoors, recreation and opportunities for social engagement. The urban fabric will frame playful spaces for people of all ages to come together – to stop, slow down and engage with the environment and each other. Passive and active recreation, playfulness, colour and whimsy will be scattered throughout the public domain.

Legend

- Ed. Square Site Boundary
- Street network
- Indicative future street network
- Edmondson Park Reserve
- Town Square (East) & Eat Street
- Town Square (West)
- Town Park
- Local Park
- Pocket Park, Gateway Park & Linear Parks
- Pocket Park, Gateway Park & Linear Parks (Residential Precinct B potential location)



Open Space Titling Plan

The public open spaces dedicated to Liverpool City Council are illustrated adjacent. These including public parks, streetscapes and the Edmondson Park Reserve.

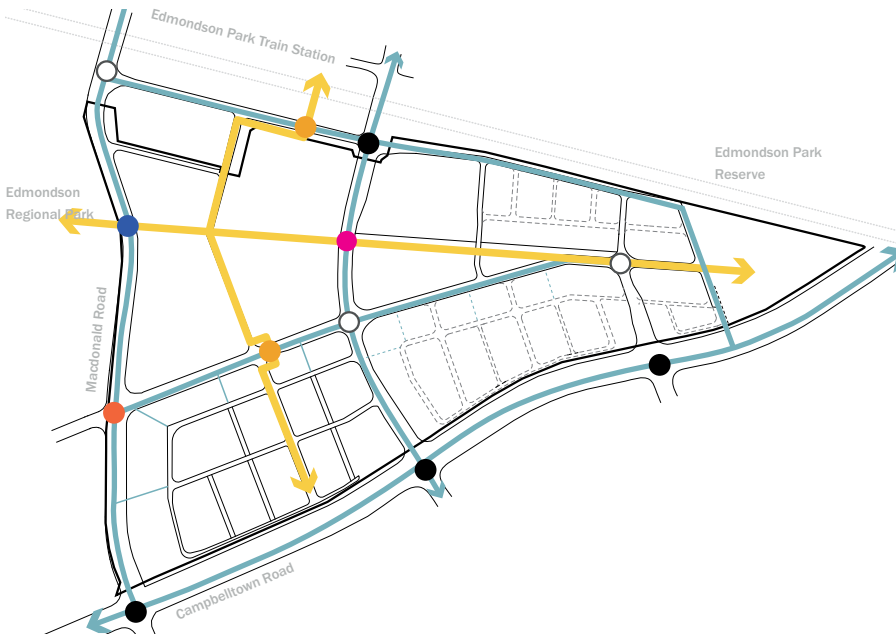
Potential future street locations to be dedicated within 'Area B Residential Precincts' are also illustrated. The locations are shown indicative only and subject to future application design development.

Legend

- Ed. Square Site Boundary
- Frasers Property Australia
- Liverpool City Council
- Liverpool City Council potential future road & open space network (to be determined in future development applications)

All diagrams, layouts and arrangement are shown indicatively and will be subject to change with any relevant application.

Master plan principles



Pedestrian Network

An integrated pedestrian network will link key activities and surrounding areas, community facilities, and open space to the town centre and station. A network of shared paths, footpaths and a secondary network of laneways and pedestrian links, creates a highly permeable town centre structure.

Pedestrian routes will be complete with appropriate lighting, signage, shade, natural surveillance, human scaled built frontages and a well designed public domain to create an attractive, safe and comfortable walkable environment for all ages.

The Town Centre Core is structured around Sergeant Street in the north-south direction and Eat Street in the east-west direction. Eat Street will be a pedestrianised street, providing a strong east-west connection between the heart of the Town Centre and Town Park and residential precinct to the east.

Intersections and pedestrian crossings at key locations provide safe connections between the Town Centre Core, Town Square, residential precincts, and surrounding areas.

Legend

- Ed. Square Site Boundary
- Street network
- - - - Indicative future street network
- Main Pedestrian Links
- Shared Path
- Existing/ proposed roundabout
- Existing signalised intersection
- Signalised intersection
- Feature treatment at pedestrian crossing intersection
- Existing Non signalised Crossing
- Potential Non signalised Crossing

Street Network

A clear road hierarchy each with its own unique character has been established across the precinct to strengthen wayfinding, sense of place and function. Primary pedestrian streets, including Sergeant Street and General Boulevard (FKA Greenway) provide the main north-south and east-west pedestrian and cycle connections through the Town Centre. Each has been designed to have a dual function. Not only will they function as movement corridors, but will function equally important as destinations.

Legend

- Ed. Square Site Boundary
- Tree Lined Boulevards
- Neighbourhood Streets
- Neighbourhood Streets indicative location
- Local Streets
- Local Streets indicative location
- Mews and Laneways
- Mews and Laneways indicative location
- Henderson Lane with school pick-up/drop-off



All diagrams, layouts and arrangement are shown indicatively and will be subject to change with any relevant application.

4.

OPEN SPACE NETWORK

OPEN SPACE PRINCIPLES

At Ed. Square, you will find a place where healthy, active living is easy. The design proposes a collection of open spaces that will support active and healthy communities. The design proposal focuses on delivering high-quality and diverse open spaces.

This chapter of the Public Domain Plan outlines open spaces to be added into the suite of typologies within the Ed. Square precinct.

The open spaces detailed within this chapter are to be read in conjunction with the open spaces proposed in the 'Edmondson Park Frasers Town Centre Public Domain Plan' [2017] and Ed. Square Public Domain Plan Residential Precincts MOD 11 (2021). To the extent of any inconsistency, this document prevails.

Open space typologies from Public Domain Plan (2017) and Ed. Square Public Domain Plan Residential Precincts MOD 11 (2021)

The open space typologies for the Ed. Square master plan are outlined below. New or revised typologies introduced in this planning application are indicated in this list with an asterisk (*).

1. Town Centre Core
 - Eat Street
 - Town Square East
 - Town Centre West (previously identified as Urban Street)*
2. Town Park
3. Local Parks
 - Residential Precinct 1
 - Residential Precinct B
4. Pocket Parks
 - Residential Precinct 1
 - Residential Precinct B
5. Edmondson Park Reserve



TOWN SQUARE WEST

Town Square West - a dynamic and engaging place that transitions park to plaza

Town Square West will be vibrant and active public space that acts as the transition between Edmondson Regional Park to the west and Town Square East.

The public domain will be an active and vibrant place that provides an extension of Town Square East as well as Eat Street and visually connects to the Regional park to the west. The public domain will be structured into three key zones

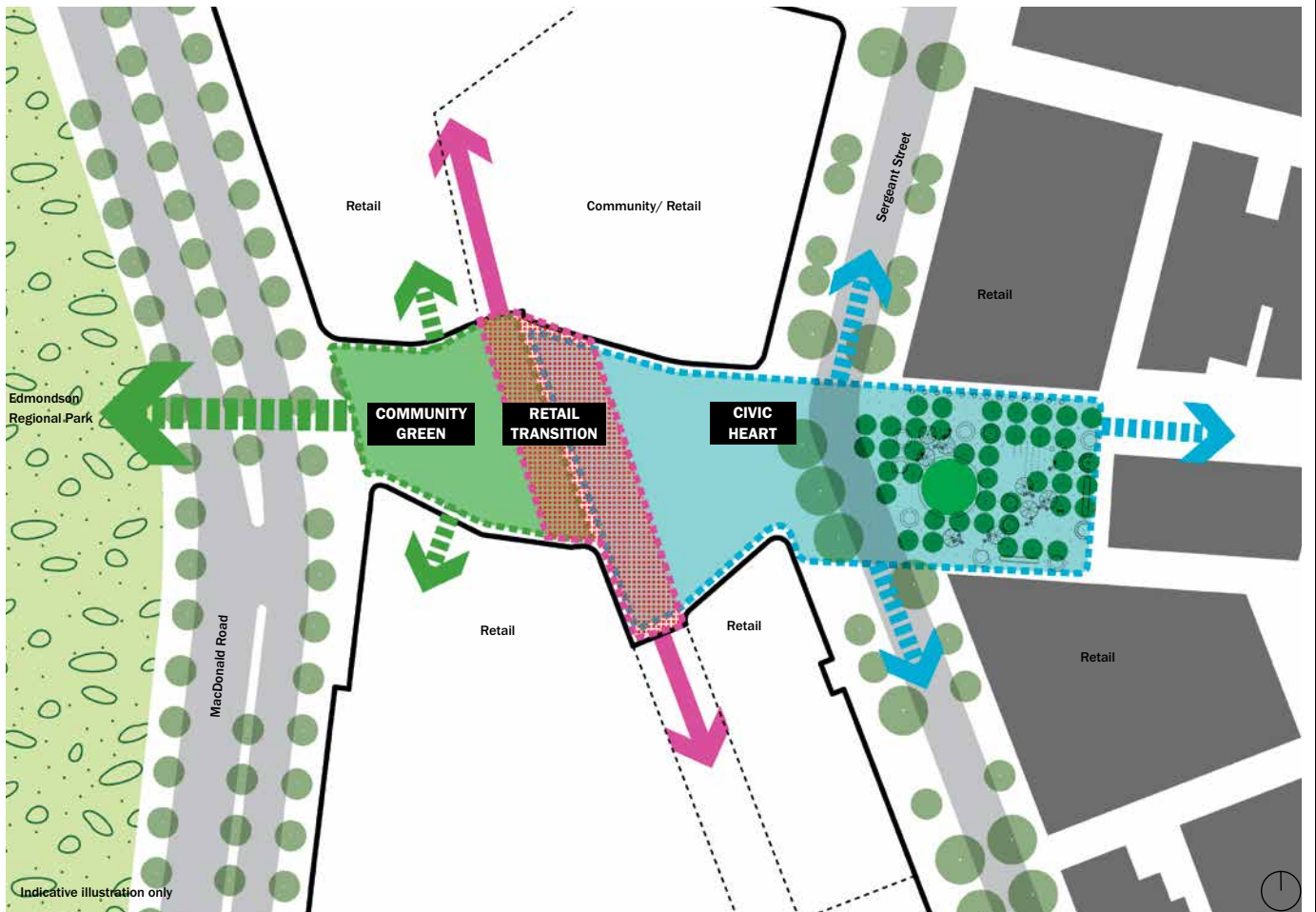
- Community green
- Retail transition
- Civic heart

Targets

- 40% canopy coverage across public domain areas
- 20-30%, of the total Town Square (West) site area, to be deep soil to support tree growth and ground water recharge. Refer to 'structure plan' on page 15 'open space plan' on page 16

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