



1 May 2018

**Re: ED PARK DEP Response**

Architectural diversity

The diversity of architectural form at Edmondson Park responds to the diversity in the project itself. Specifically:

- the programme mix which is rich and varied,
- urban context both existing and future,
- orientation and amenity

This inherently creates an architecture which is genuinely diverse rather than needing to fabricate diversity. We have sought to define the architecture through diversity of spatial experiences within the Town Centre - the forms then respond to this diversity. Diversity in uses generates diversity in people using the space, this generates diversity of experiences that have been crafted in the diversity of form to support this notion.

The architectural dialogue begins on Henderson Road where overt forms announce "arrival" at the Town Centre - immediately signifying Edmondson Park as a true mixed use development. The forms of both the residential and retail are present and dominant - this is a defining aspect- the close interweaving of architectural forms across the mix of uses is deliberate rather than the typical horizontal stratification which sets back the residential forms and dislocates the residential from the ground plane leaving it isolated and disconnected. These forms then 'turn' down Main Street where the architecture continues to respond to the variety of uses, changing as they approach Town Square to connote its importance. Town Square is marked by a stand alone "Market Hall" which changes the building typology to mark the 'civic heart' of Edmondson Park as it occupies and responds to both Main Street and Eat Street. The nature of the architecture responds to the gradation of forms as it meets The Greenway which forms a transition to lower residential forms. The architectural diversity along Soldiers Parade responds to amenity, orientation and a sensitivity to the transition to lower residential forms on the eastern side of the road. Commensurate with this approach where the new Community Park punctuates this row of low scale residences, the architectural form on the Town Centre edge responds to this with the civic form of the "Market Hall" which serves as an important gateway/entry signifier to Eat Street and the 'civic heart' of the development.

Whilst there is an overarching architectural language throughout the Town Centre we have been careful to provide enough distinction between the various uses present. The large scale folded forms present on Henderson Road, providing an arrival narrative, break down in scale as they turn to Main Street as an awning. The form further reduces in scale as it becomes the backdrop for the uses along Eat Street. The South-East quadrant, the "Market Hall", responds to the architectural forms across Eat Street and the facades further morph to provide unique architectural responses to Town Square, Soldiers Parade and Greenlink. The apartment towers all have unique architectural features to define and differentiate them from each other.

**hdrinc.com**

Level 1, 110 Walker Street, North Sydney NSW 2060  
T +61 2 9956 2666 W [hdrinc.com.au](http://hdrinc.com.au)  
HDR Pty. Limited ABN 76 158 075 220 trading as HDR  
Nominated Architect Jonathan Croft 10072 (NSW)



"Market Hall" (why there aren't any resi buildings over)

The "Market Hall" at Edmondson Park was created to define the Town Square as a special place in the Town Centre. This strategy speaks to the long history of this building typology within towns, where the market hall marked the 'agora' (or open public space). Equally the 'Town Hall' marked the town square (or open civic space). These buildings provided a legibility to the town and gave special meaning and definition to the primary public space. The building was often the 'grandest' within the town and quite often 'broke' the prevailing architectural language of the town to further signify its importance. The "Market Hall" at Edmondson Park is the only building that fronts the perimeter streets which is not residential - this was a conscious and important strategy to ensure one of the key principles of a seamless, legible and permeable connection to the surrounding precinct. As such the "Market Hall" forms an important gateway at Soldiers Parade as it leads into Eat Street, announcing the town centre core and establishing the town as a mix of vibrant uses not just a residential enclave. Its form breaks the architecture of the Town Centre core and is the only building to be viewed 'in the round' creating a variety of public interfaces. Given the importance attributed to this part of the development we felt that the architectural form needed to sit free of either a residential 'sleeve' or a further residential tower form over allowing the "Market Hall" to be a legible and iconic form marking the civic heart of Edmondson Park.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Susanne Pini', written over a horizontal line.

**Susanne Pini**  
Principal