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EDMONDSON PARK_ FRASERS TOWN CENTRE PUBLIC DOMAIN PLAN



Prepared for Fraser's Property Australia
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HASSELL

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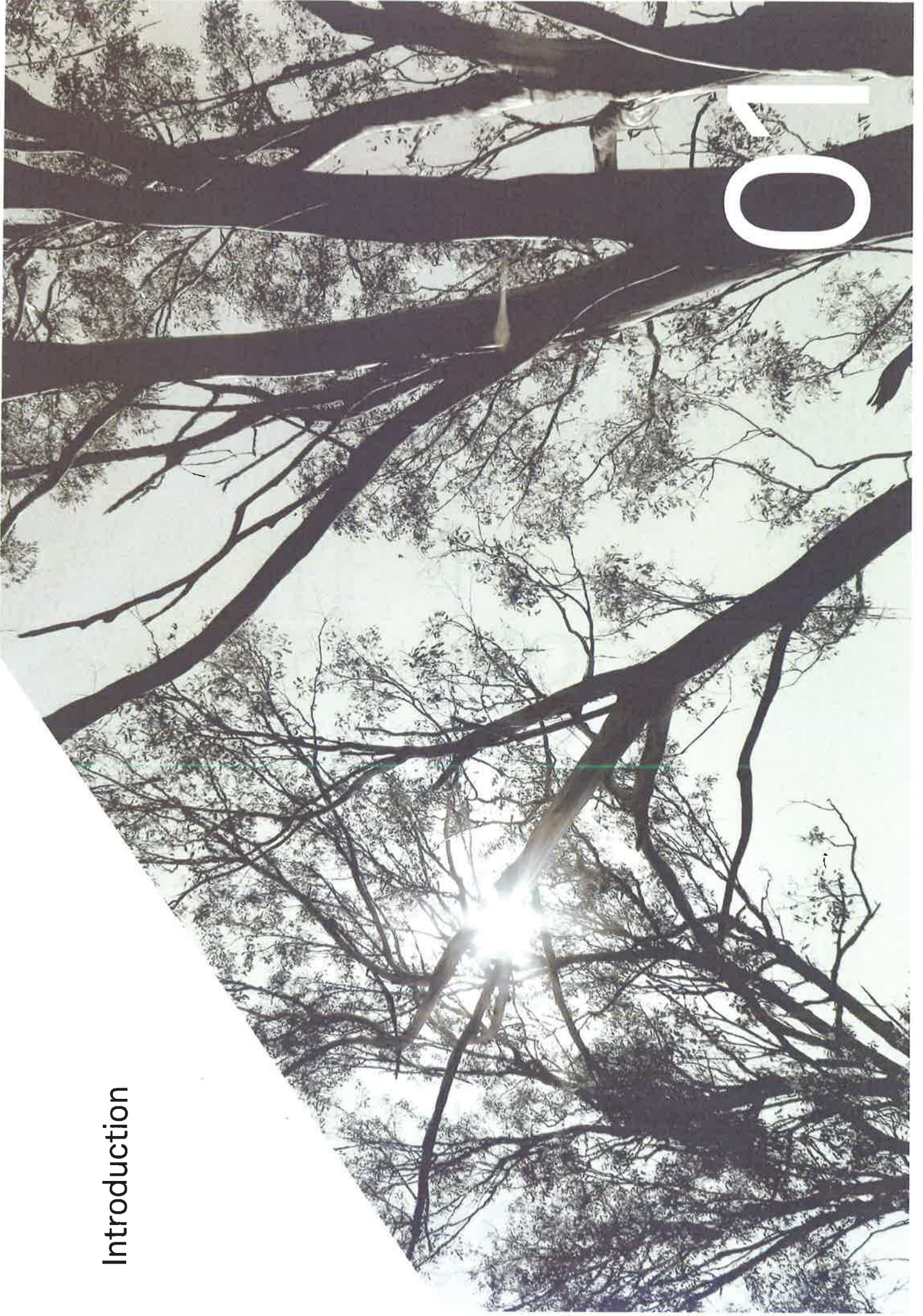
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Introduction

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Introduction

Public Domain Plan Preamble

This Public Domain Plan 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 subject site, referred to as Edmondson Park Frasers Town Centre (EPFC), 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. See adjacent Site Plan.

The purpose of this 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 Frasers Town Centre Reserve
- Community title streets
- Public streets

This plan describes Edmondson Park Frasers Town Centre design narrative, master plan principles, open spaces for public uses and resident uses, and street character including materiality, lighting and planting.

Future applications are to demonstrate general consistency with this plan, albeit some flexibility is possible to respond to various site opportunities and constraints at detailed design phase. Accordingly, some minor variation to dimensions and design details are possible, provided the overall design intent and character is maintained.

Edmondson Park Context

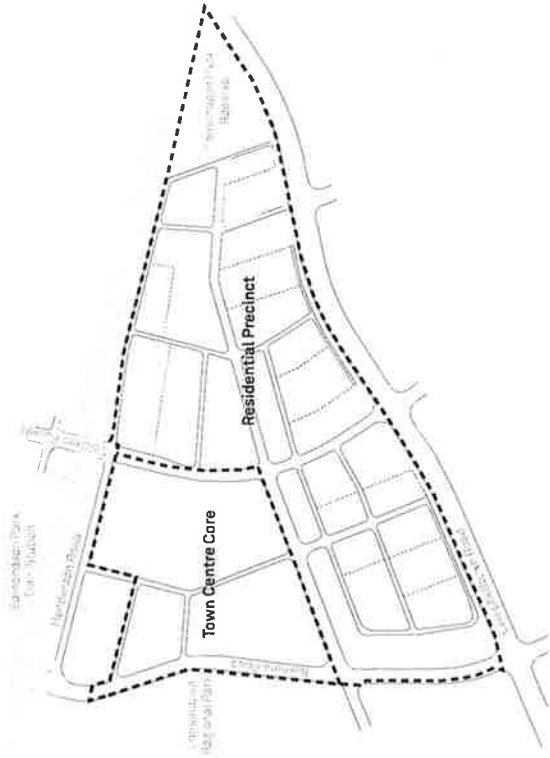
The site is located within the Edmondson Park Release Area of the South West Growth Corridor, 8kms from the Liverpool CBD and approximately 45kms from the Sydney CBD. It is well connected to the surrounding context with a new rail connection and easy access to the M5 and M7. Edmondson Park Rail Station 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 receive a Victorian Cross - the highest award for acts of bravery in wartime.

The site is surrounded by Cumberland Plain Forest. Edmondson Park Town Centre will provide strong connections to this surrounding bushland. Opportunities exist to either preserve or renew this vegetation type within the development, particularly along a heavily landscaped Greenway.



Location Plan



Site Plan

----- Edmondson Park Frasers Town Centre Site Boundary

Introduction

The Edmondson Park 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).

Open Space

The Town Square, 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, shared neighbourhood streets (the Mews) and resident community facilities 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 multi dwelling housing, townhouse, terrace and studio dwellings in the residential precinct.

We believe Edmondson Park will be...



Sydney's healthiest and happiest community

"Edmondson Park will be a place where people are active, living and thriving"

An exemplar of green living

"We want Edmondson Park to be a place where people are active, living and thriving"

The stage for all aspects of everyday life

"Edmondson Park will be a place where people are active, living and thriving"

A super-connected local centre

"Edmondson Park will be a place where people are active, living and thriving"

The Master Plan Structure

The illustrative 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 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, multifunctional 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 beverage 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.



Illustrative Structure Plan

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Edmondson Park
Narrative

02



An attractive spot beyond the head of the harbour was found, 'a gently undulating plain extending westward to a river flowing at the foot of the steep scarp of the Blue Mountains. To both the north-east and the south-east the plain was edged with foothills fringing highlands as high, and as rugged, as the Blue Mountains themselves. For almost thirty years this plain was the vital centre of the colony; it contained almost the whole of its population, grazed most of its sheep and cattle, and grew all its crops.'

Source: ILLA-Environnements, 2003, Non-Indigenous Heritage Assessment Edmondson Park, New South Wales, Liverpool City Council, Pymble

Pre-European History

The Edmondson Park Frasers Town Centre occupies part of the former Ingleburn Defence Site located in a transitional area between different Aboriginal language groups. The Georges River/Appin/Camden area was used as an arbitrary boundary between the Darug, Dharawal and Gundungurra language groups.

Early Settlement

Edmondson Park, located in the County of Cumberland, is one of the earliest areas of European settlement in NSW. Its establishment relates directly to Sydney's early agricultural and social development.

The first set of Crown Grants in the area included:

- 'Macquarie Fields' to James Meenan (8th October 1816)
- 'Parkers Farm' to Charles Parker (1817)
- 'Claremont' to Henry Kitching (1819)
- 'Forest Home' to Robert Bostock (1819)
- 'Glenfield' to Charles Throsby (1819)
- 'Montrose' to Simeon Lord
- 'God of Love' to Daniel Cubbit
- 'Swafflam' to William Lily

The dairy farm at Edmondson Park once was resumed by the Department of Defence as it was the best land to build a camp and military area.

Ingleburn Military Area

Edmondson Park South was once predominately comprised of the former Ingleburn Defence Site

The Ingleburn Army Camp, one of Australia's major army camps from 1899-1970s, is of considerable historic significance as the first purpose-built training camp for World War II. It played a central role in the mobilisation of Australia's citizens in their military training throughout the war and was the assembly point for the first military contingent assembled for overseas service in the war.

Edmondson Park and the Edmondson Family

The Edmondson family occupied land within the study area from 1906 when Joseph Edmondson a hotel proprietor, purchased 562 acres of land. In 1916, his son Joseph William Edmondson relocated his family to his father's land.

The Liverpool Historical Society recalls the Edmondson's weatherboard farmhouse became known as 'Forest Home', 'wreathed in poinsettias and situated in a historic environment'.

Source: ILLA-Environnements, 2003, Non-Indigenous Heritage Assessment Edmondson Park, New South Wales, Liverpool City Council, Pymble

*"And the bush hath friends to meet him, and their kindly voices greet him
In the murmur of the breezes and the river on its bars,
And he sees the vision splendour of the sunlit plains extended.
And at night the wondrous glory of the everlasting stars."*

Banjo Paterson, Excerpt from 'Clancy of the Overflow'



- 01 Edmondson Family House
- original site
- 02 Edmondson Family House
- wreathed in poinsettias
- 03 'Vindictive' House - typical colonial picturesque garden
- 04 Ingleburn Army Barracks

Connecting Endemic Ecologies

Creating an east-west link for Cumberland Plain Woodlands

The Edmondson Park 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.

"There is waving of grass in the breeze
And a song in the air,
And a murmur of myriad bees
That toll everywhere,
There is scent in the blossom and
bough,
And the breath of the Spring
Is as soft as a kiss on a brow --
And Spring-time I sing."

Julia Paterson, Excerpt from 'A Song to the Bush'



Edmondson Regional
Park

East-West Streets

Town Park & Resident
Facility

Edmondson Park
Reserve

It is anticipated that
the corridor will
provide a link for
native vegetation
remnants within
the corridor, and
will provide a link
for native vegetation
remnants within
the corridor, and
will provide a link
for native vegetation
remnants within
the corridor.

The corridor will
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for native vegetation
remnants within
the corridor.



Picturesque Mews

Picturesque planting within a native forest

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 woodland, 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

The picturesque – "an aesthetic quality existing between the sublime and the beautiful, and one marked by pleasing variety, irregularity, asymmetry, and interesting textures."





View of proposed Mews looking north

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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 Edmondson Park 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:

Town Square & Eat Street

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

Town Park West

The Town Park West will be a place for visitors and residents to enjoy. It shall include informal sports and activity zones, multiuse court, and playground.

Town Park East

Town Park East shall be a resident facility which may include: fitness equipment, playground, pool and community room.

Local Park

The Local Park shall be a resident facility, offering community recreation for gathering and play, which may include: swimming pool, multiuse court, group gathering zones, BBQ and playground.

Edmondson Park Reserve

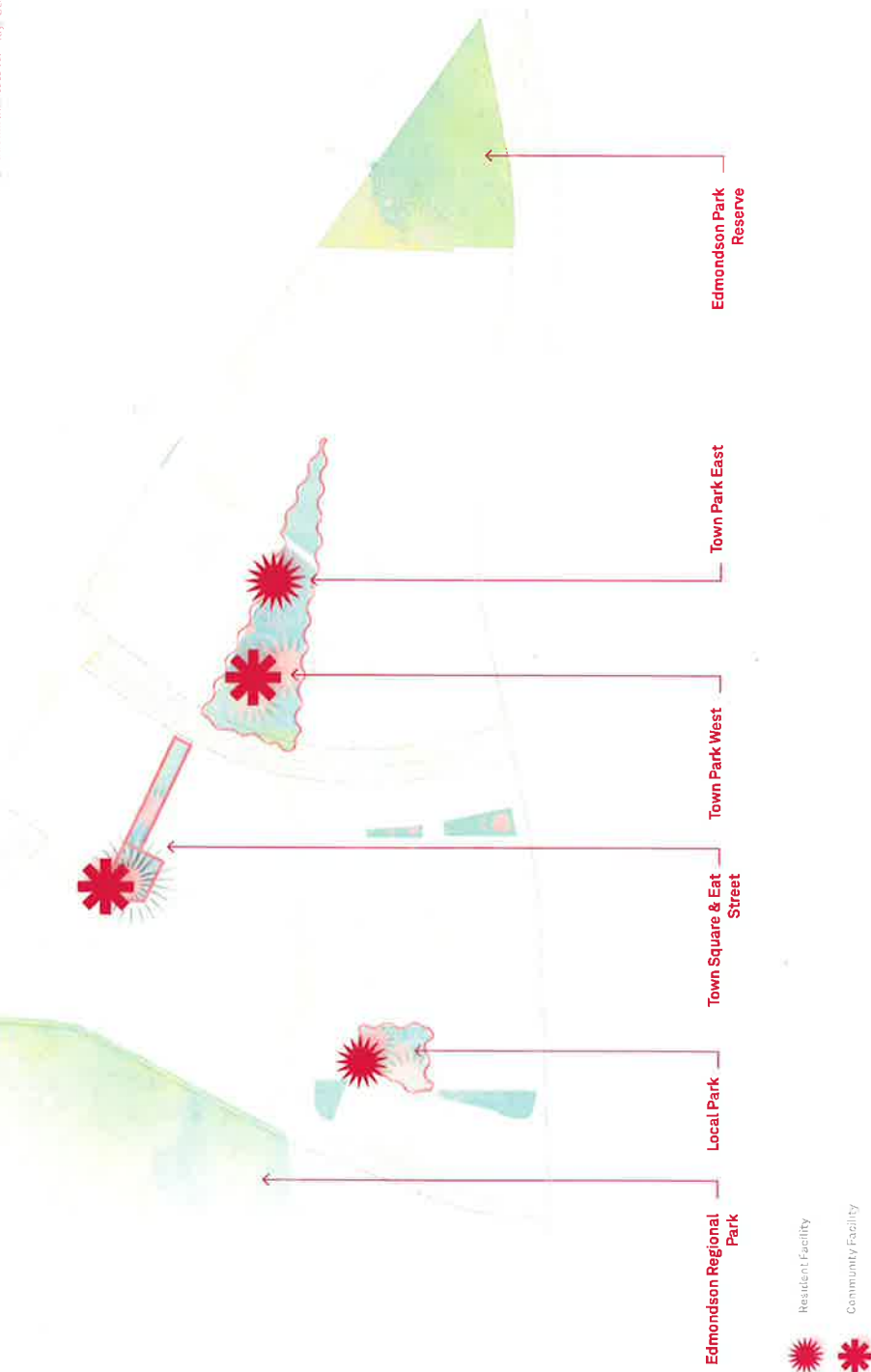
This reserve will provide a large, informal recreation space for activities such as bicycle trails, kick about facilities, BSEQs, picnic spots and dog tracker trail.

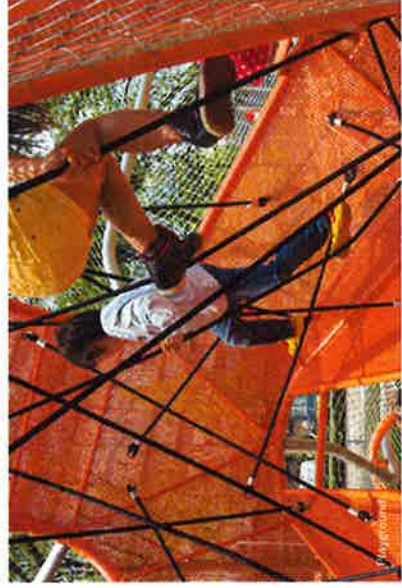
Edmondson Regional Park

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

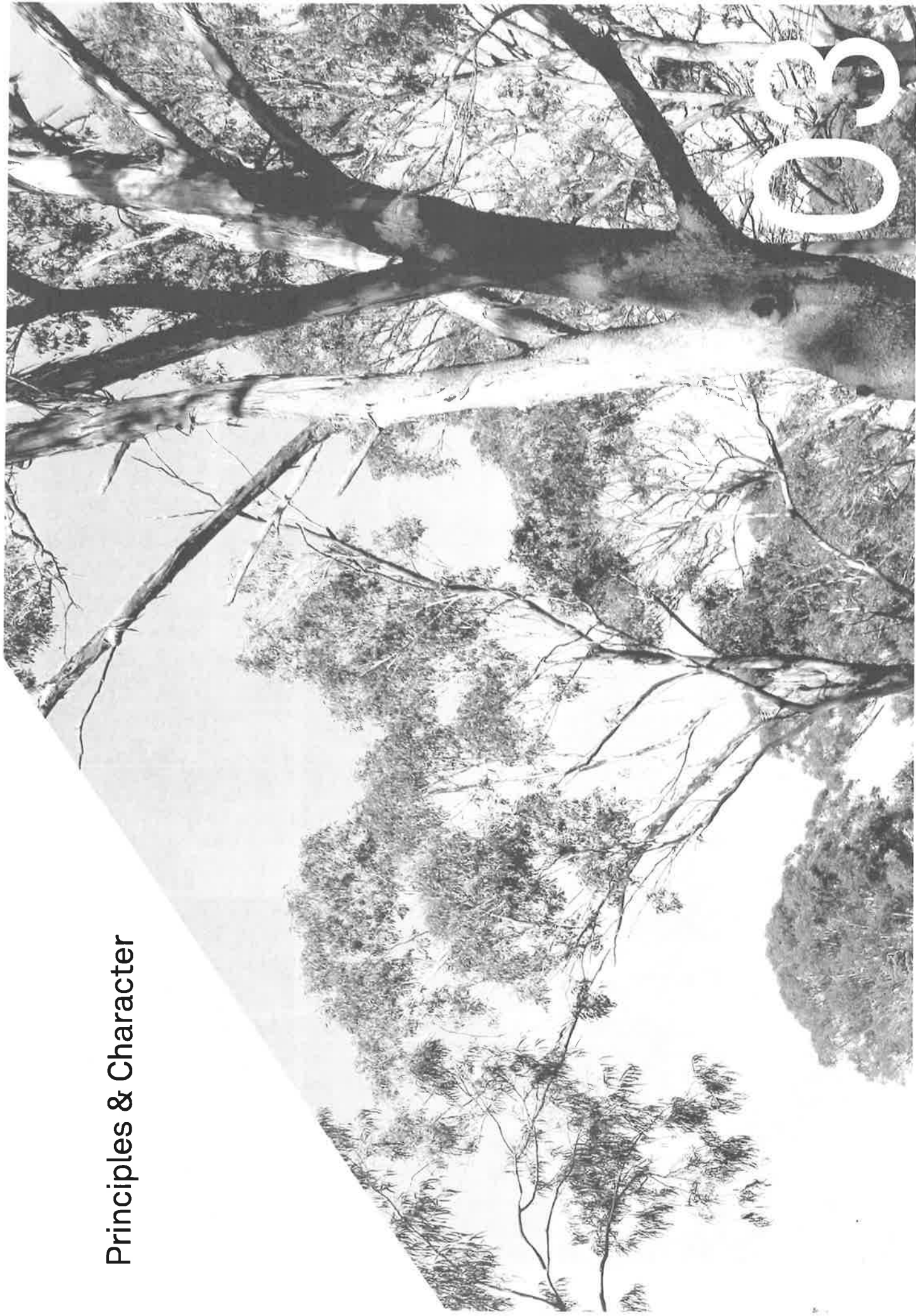
"Play is the gateway to vitality. By its nature it is uniquely and intrinsically rewarding, it generates optimism, seeks out novelty, makes perseverance fun, leads to mastery, gives the immune system a bounce, fosters empathy and promotes a sense of belonging and community."

The National Institute for Play, USA





Principles & Character



Master Plan Principles

Public Domain Principles and Character Preamble

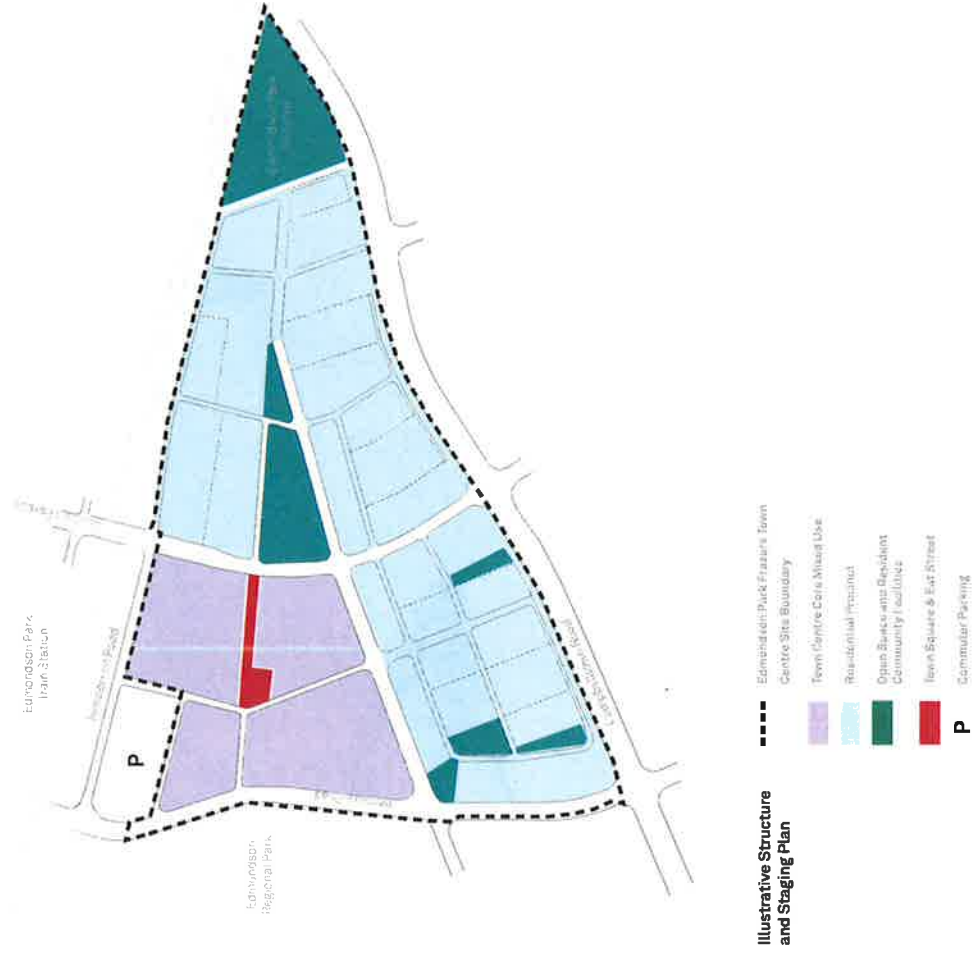
The purpose of this section of the Public Domain Plan is to guide and coordinate the design and construction of improvements to the public domain at Edmondson Park Town Frasers Centre including:

- _Community parks
- _Community pocket parks
- _Edmondson Park Frasers Town Centre Reserve
- _Community title streets
- _Public streets

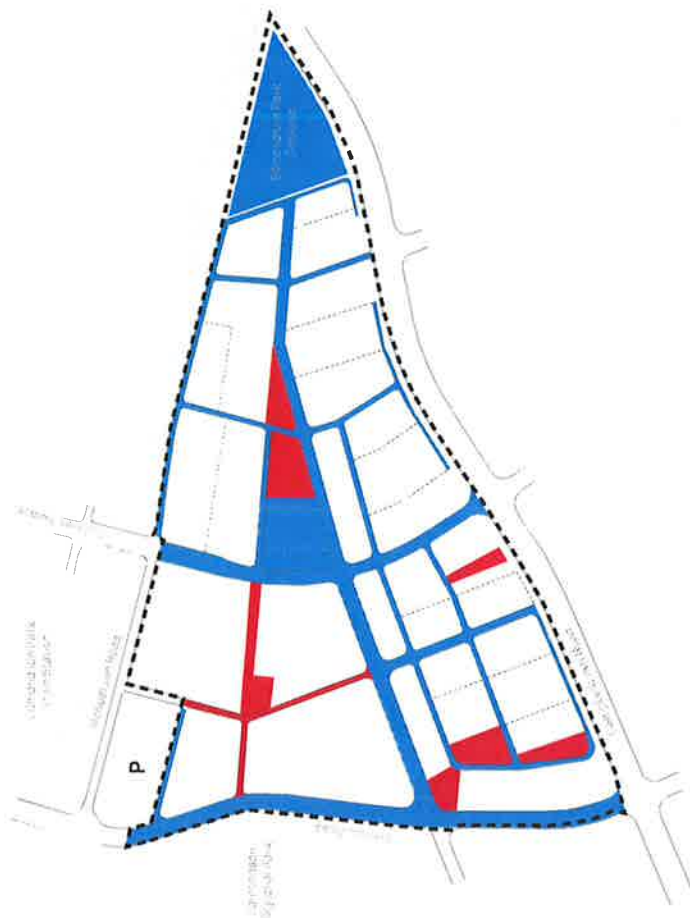
This chapter illustrates character and function of each area of open space, including:

- _Colour palette
- _Planting palette
- _Material palette
- _Key dimensions

The planting, lighting and finishes are not restricted only to the recommendations identified in this plan and may be expanded as the detailed design process progresses.

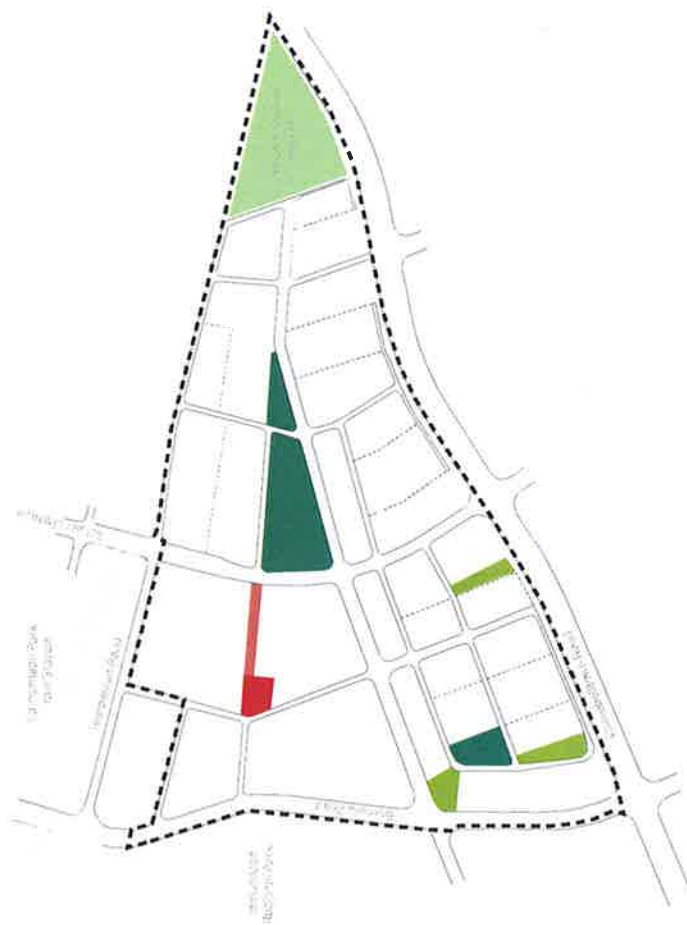


Master Plan Principles



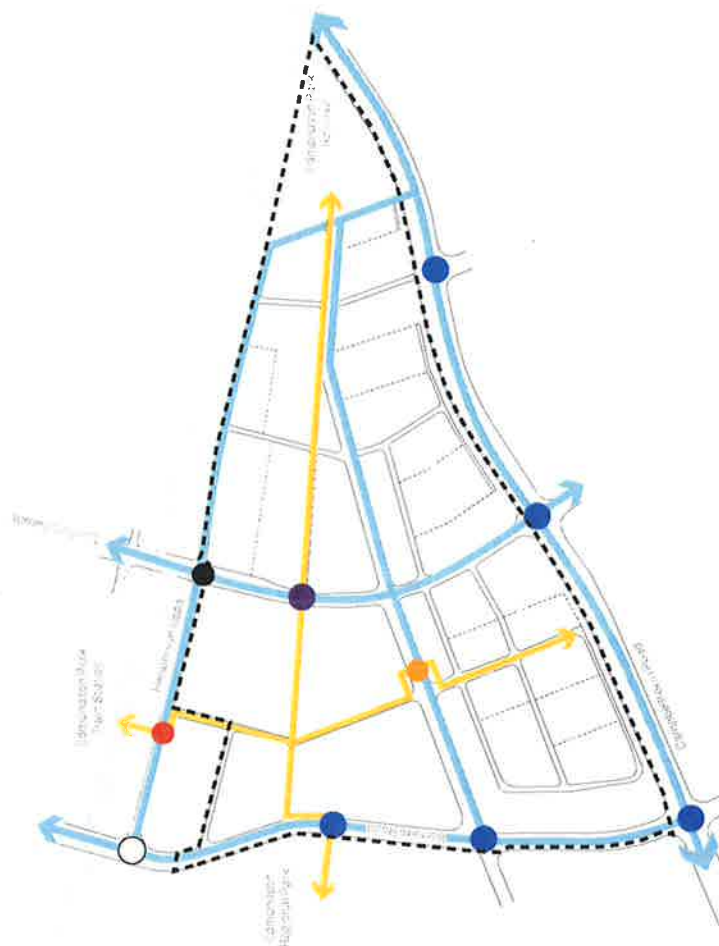
Open Space Titling Plan

- Edmondson Park Frasers Town Centre Site Boundary
- Frasers Property Australia
- Liverpool City Council
- Note: Areas of parks shown to be administered in future.



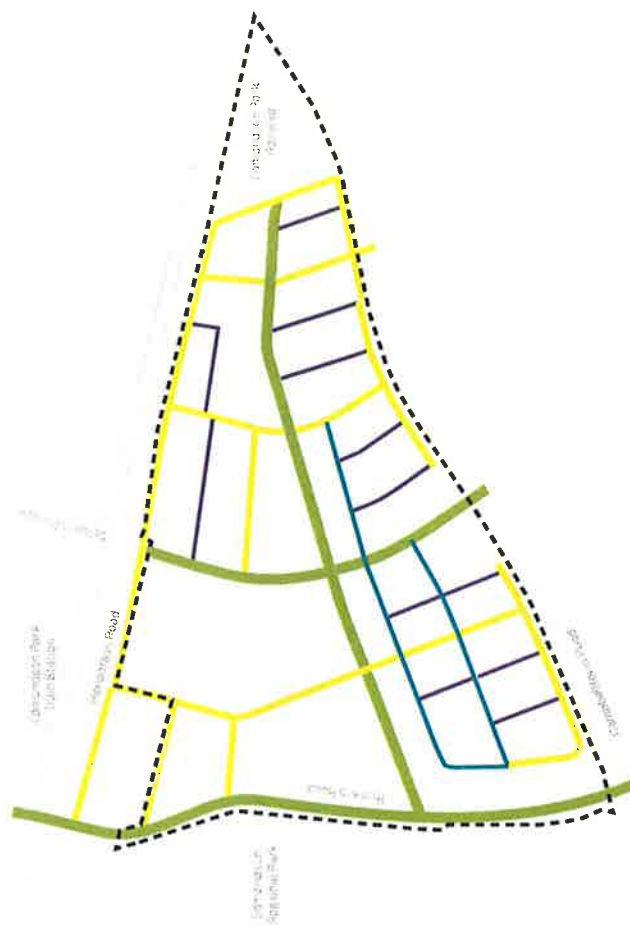
Open Space Plan

- Edmondson Park Frasers Town Centre Site Boundary
- Town Square
- Town Street
- Town Park / Local Park / Recreation / Community Facilities
- Pocket Parks
- Edmondson Park Reserve
- Note: Publicly accessible through site links will also be located within the Town Centre Core



Pedestrian and Cycle Plan

- Edmondson Park Frasers Town Centre Site Boundary
- Shared Path
- Main Pedestrian Links
- Existing Roundabout
- Potential New Roundabout
- Existing signalised intersection
- Signalised intersection
- Agree/Disagree at signalised intersection
- Existing Non-signalised Crossing
- Potential Non-signalised Crossing



Street Network Plan

- Edmondson Park Frasers Town Centre Site Boundary
- Tree Lined Boulevard
- Native Neighbourhood & Town Centre Streets
- Local Streets
- Picturesque Move

Street Character

Tree Lined Boulevards



Colour Palette

Colours within Eucalypt Boulevards reference shades of the surrounding Cumberland Plain Woodland. Vegetation shall consist of dark olive foliage, bleached cream trunks, pops of light golden flowers in canopies and violet flowers in the groundplane. The hardscape shall be light in colour, animated by dappled shade from overhead canopies.

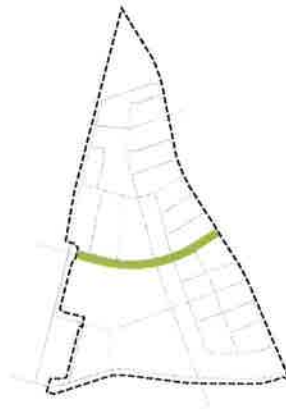
Planting

Tree planting along these main precincts streets will be planned out in a formal grid of tall Eucalypts, linking Edmondson Park Reserve with Edmondson Regional Park. The tree canopies will be the unifying element, a 'continuous canopy' or 'green ceiling' which will extend along the length of precinct.

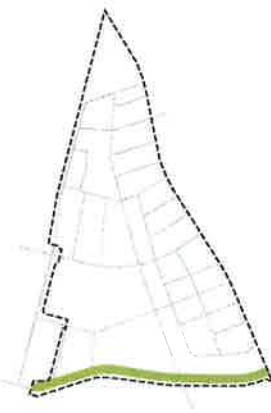
A verdant green tapestry of understory planting will soften the verges and medians, planting will include will include a palette of native grasses. Grasses are shall be compact in habit and low maintenance.

Materiality

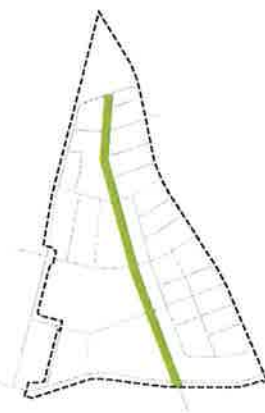
The material palette along Eucalypt Boulevards will be refined and considered. Materials along shall be robust and hard wearing.



Soldiers Parade



Bernera Road



Greenway

Recommended Tree Planting



Corymba altilobata



Fraxinus pennsylvanica Urbanite



Fraxinus pennsylvanica Urbanite



Fraxinus pennsylvanica Urbanite

Recommended Understory Planting



Dianella virgata



Dianella revoluta



Dianella virgata



Dianella revoluta

Recommended Landscape Finishes



Standard white in-situ concrete pedestrian paths



In-situ concrete pedestrian paths with exposed aggregate



In-situ concrete pedestrian paths with exposed aggregate



Trafficable pavement sets

Recommended Lighting



JLD Street light with banner fixing



JLD Street light

Note: The planting, lighting and finishes are not restricted only to the recommendations identified in this plan and may be expanded as the detailed design process progresses.

Traffic lanes are proportioned to allow for the higher speed movement of vehicles and access to and from basement parking in the town centre.



29.0m
Road Reserve
(May vary along the length of the street)



Street Character

Soldiers Parade Indicative Section

Soldiers Parade is an existing road that provides access to the Town Centre from surrounding residential areas.

Traffic lanes are proportioned to allow for higher speed of movement and access in and out of Town Centre Core basement parking/ loading points.

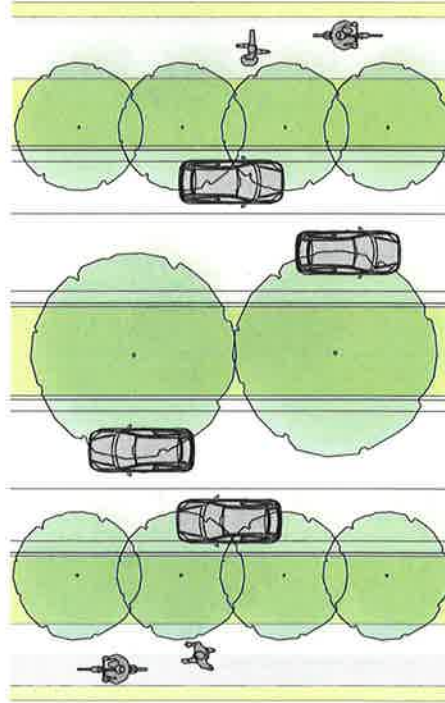
An avenue of trees shall provide shade to wide footpaths and on-street bicycle lanes, linking to Edmondson Park Train Station interchange.

In order to increase street amenity, there is an opportunity to modify the street and introduce a centrally planted median.



3.0	2.8	2.5	3.5	3.8	3.5	2.5	3.0
Shared path	Landscape	Parking lane	1 lane	Landscape	1 lane	Parking lane	Shared path

Road Reserve
(May vary along the length of the street)



Greenway Indicative Section

Greenway will become a grand boulevard, connecting Cumberland Plain Woodland from Edmondson Regional Park to Edmondson Park Reserve.

The generous east-west Greenway, lined with native street tree planting, provides an extension of the surrounding native landscape into the town centre.

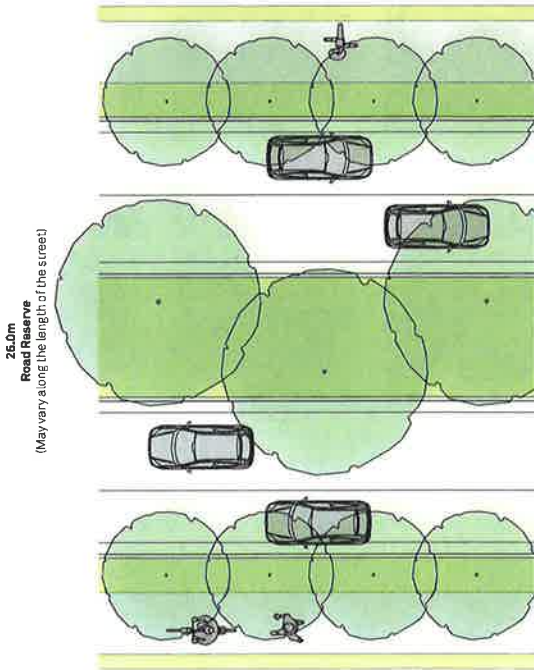
This landscaped boulevard provides a direct movement corridor for pedestrians, cyclists and vehicles.

Traffic lanes are proportioned to allow for movement of larger vehicles and access to and from major streets such as Berniera Road and Soldiers Parade.

The Greenway has a generous planted median, as well as street trees, parking and shared cycle/ pedestrian path along the southern edge.



3.0	1.5	2.5	3.0	6.0	3.0	2.5	1.5	3.0
Shared path	Landscaped	Parking	1 lane	Landscaped	1 lane	Parking/ Turning	Landscaped	Footpath
4.5				17.0				4.5
Verge				Carriageway				Verge



Street Character

Native Neighbourhood & Town Centre Streets



Colour palette

Colours within the Native Neighbourhood & Town Centre Streets shall draw upon the palettes of greens found within the Cumberland Plain Bushland. Lime to olive canopies shall shade aquamarine to jade grasses. The mixed palette of planting shall create seasonal interest, with flowering species in pinks, reds, yellow and lilacs.

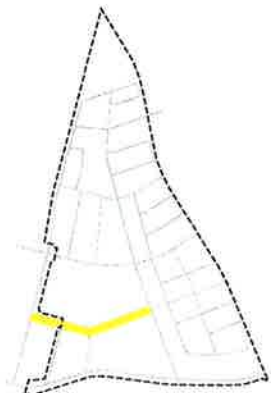
Planting

Trees in these streets shall be native, varied form and colour, creating precincts of varying characters.

Tree and groundcover species in the Town Centre Core shall respond to the urban environment. Planting here shall be neat and compact in form, accommodating to canopies and outdoor activation zones. Grasses are shall be compact in habit and low maintenance.

Materiality

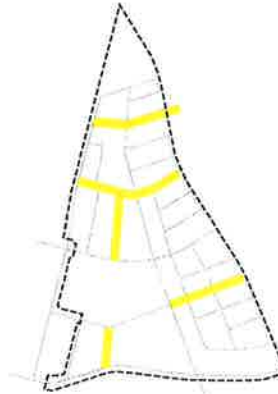
The material palette along these streets will be refined and considered. Materials shall be robust and hard wearing. There are opportunities to provide trafficable pavement across roads at key pedestrian crossings/intersections.



Town Centre Street



Town Centre Street



Neighbourhood Street (Type 1 & 2)



Service Lane

Recommended Tree Planting



Corymbia cristata



Corymbia cristata



Corymbia cristata



Corymbia cristata



Eucalyptus amabilis



Eucalyptus amabilis



Eucalyptus amabilis



Eucalyptus amabilis



Eucalyptus amabilis



Eucalyptus amabilis



Eucalyptus amabilis



Eucalyptus amabilis



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Eucalyptus amabilis

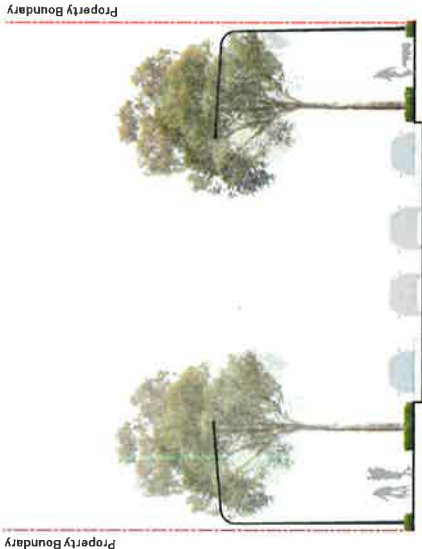


Eucalyptus amabilis

Town Centre Street Indicative Section

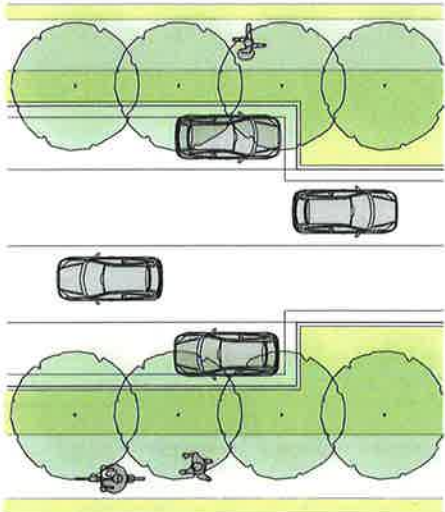
Town Centre Street shall extend west from Henderson Road, acting as the east-west urban spine through the town centre.

This street will link Edmondson Regional Park and the northern residential precinct with the Town Centre Core and Edmondson Park Train Station/ interchange.



Services	0.6	2.5	1.9	2.5	3.0	3.0	1 lane	3.0	1 lane	2.5	Parking/ Landscape	1.4	Footpath	2.0	0.6	Services
5.0				11.0				4.0								
Verge				Carriageway				Verge								

20.0m
Road Reserve
(May vary along the length of the street)



Street Character

Main Street Indicative Section

Main Street will become the Town Centre's spine, providing direct north-south connection from Residential Precincts and Town Centre to Edmondson Park Train Station.

The street shall be a pedestrian friendly environment lined with finely grained, mixed use active frontages.

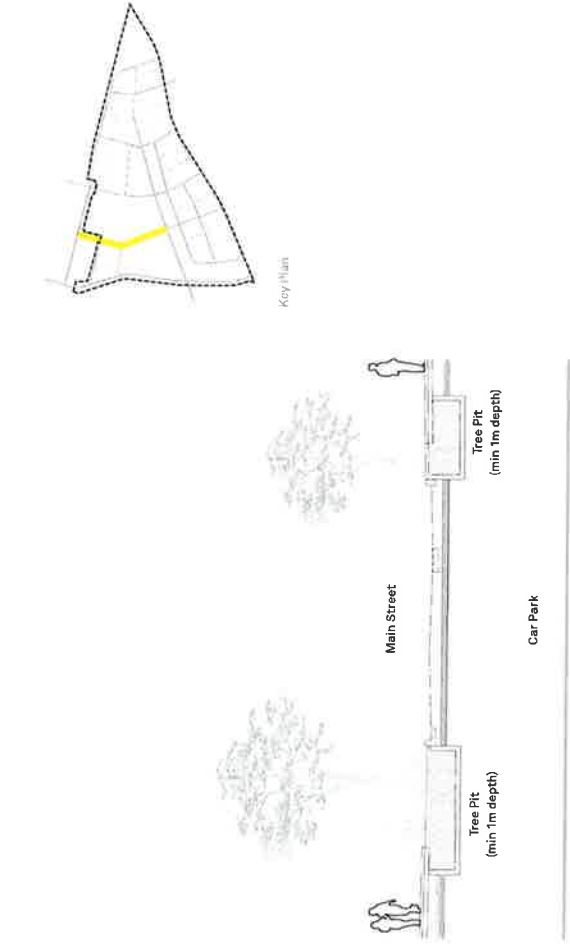
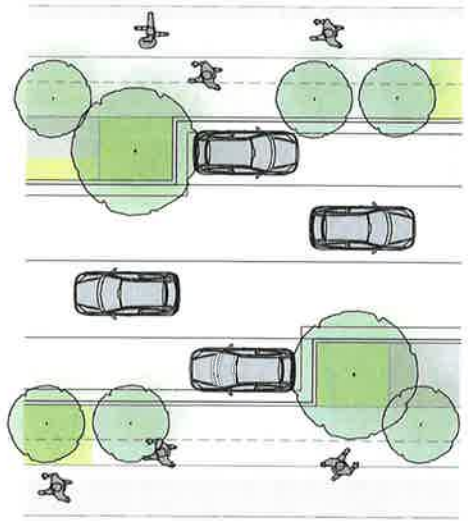
Wide footpaths provide areas for active street uses including gathering nodes, incidental meeting points, and generous pockets of planting.

Parking is provided in key locations along the Main Street.



2.0	2.5	2.5	3.0	3.0	2.5	2.5	2.0
Footpath	Gathering	Parking/ Landscape	1 lane	1 lane	Parking/ Landscape	Gathering	Footpath
4.5		11.0				4.5	
Verge		Carriageway				Verge	

20.0m
Road Reserve
(May vary along the length of the street)



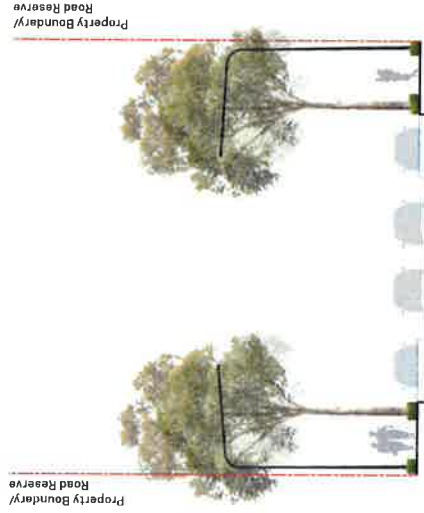
This street shall allow for on-street parking and provide additional turning lanes for access to/from Campbelltown Road.



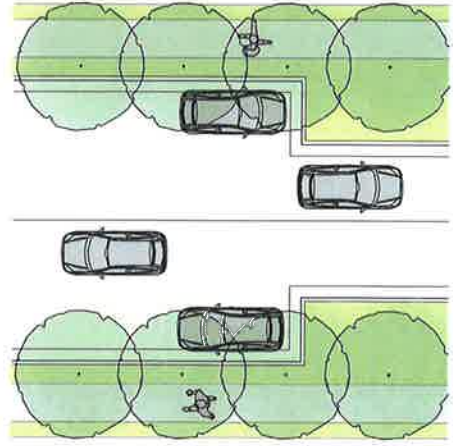
Neighbourhood Street - Type 2 Indicative Section

Neighbourhood streets are the key connections into and through residential areas.

These streets will provide a pedestrian-focused environment, with narrower lane widths, smaller scale street trees and opportunities for on-street parking.

[illegible]

17.0m
Road Reserve
(May vary along the length of the street)

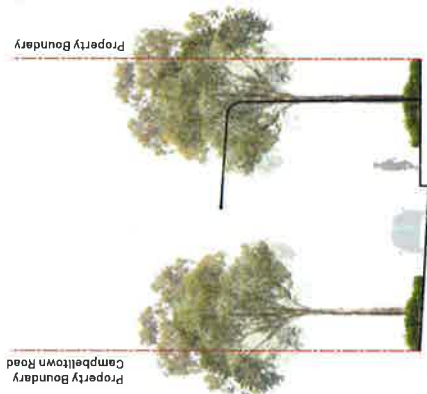


**Service Laneway (adjacent to Campbelltown Road)
- Indicative Section**

The residential laneway is integrated into the landscape zone along Campbelltown Road, allowing for limited, low-speed vehicular access.

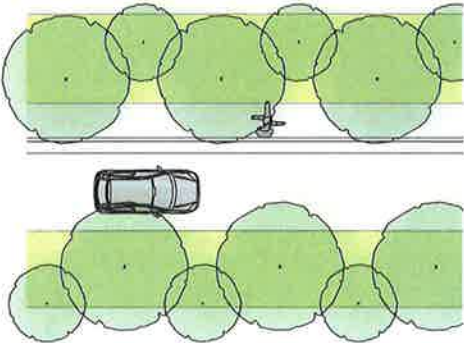
It is a single one-way lane, with a footpath along its northern edge.

Generous planting provides a visual and acoustic screen between residential buildings and Campbelltown Road.



3.0	3.5	1.5	3.0
Landscape	One-way lane	Footpath	Landscape

11.0m Road Reserve
(May vary along the length of the street)



Street Character

Local Streets



Colour palette

Verges shall be comprised of an understorey of crisp greens, and a mixed palette of flowering purple and white species.

Flowering trees will bring a mixed palette of pinks, purple and yellows.

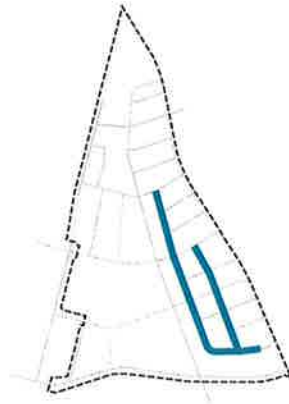
Planting

The southern edge of Local Streets shall be planted with a mixed palette of textural grasses at various heights.

To the north, tree surrounds shall be planted with native trees and compact grass species.

Materiality

Materials along the these streets shall be simple and robust, including: in situ concrete pavements and LED street lights.



Recommended Tree Planting



Eucalyptus globulus



Casuarina ovata



Warrumbungle Shrub



Eucalyptus sideroxylon



Eucalyptus sideroxylon



Warrumbungle Shrub

Recommended Understorey Planting



Dianthus barbatus



Dianthus barbatus



Dianthus barbatus



Dianthus barbatus



Dianthus barbatus



Dianthus barbatus



Dianthus barbatus



Dianthus barbatus



Dianthus barbatus

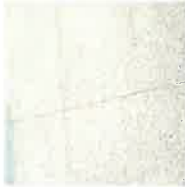


Dianthus barbatus

Recommended Landscape Finishes



Standard white in-situ concrete pedestrian paths



In-situ concrete pedestrian paths with exposed aggregate



In-situ concrete pedestrian paths with exposed aggregate

Lighting



LED street light

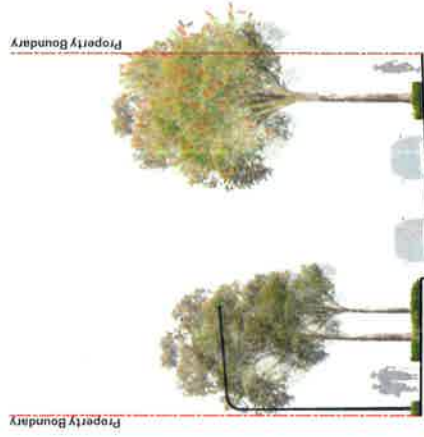
Note: The planting, lighting and finishes are not restricted only to the recommendations identified in this plan and may be expanded as the detailed design process progresses.

**Local Street
Indicative Section**

Local streets provide connectivity within residential neighbourhoods.

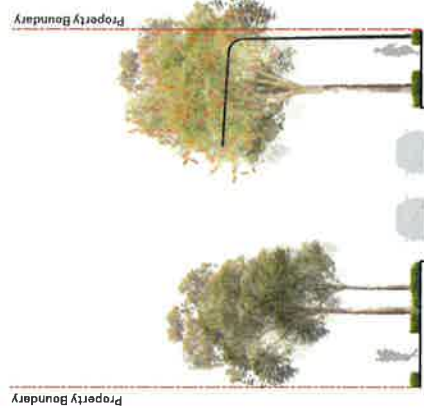
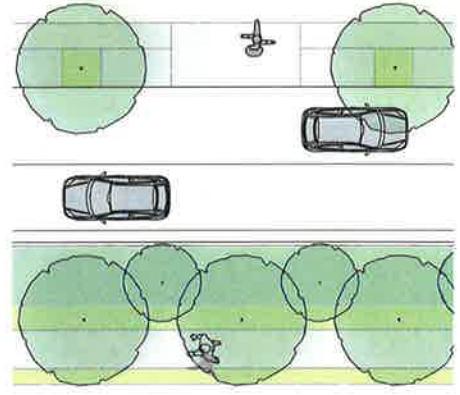
These streets will be heavily planted with footpaths protected by dappled shade from colourful native street tree planting.

Planting to these streets is asymmetrical. Planting mixes will be composed of native street trees and compact grasses.



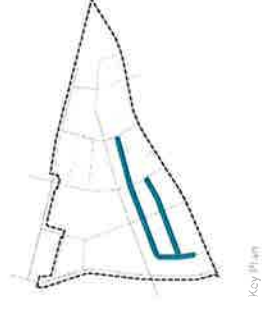
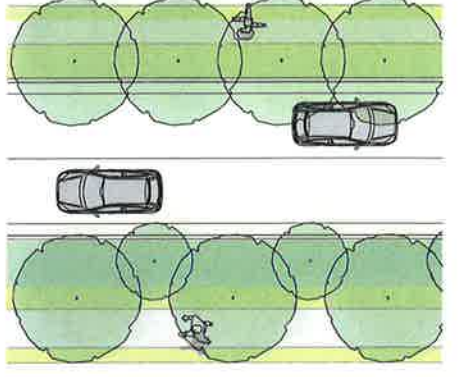
	Services	Footpath	Landscape	1 lane	1 lane	Verge	Carriageway	Verge
0.6	1.5	2.9	3.0	3.0	3.0	5.0	5.0	3.0

14.0m
Road Reserve A
(May vary along the length of the street)



	Services	Footpath	Landscape	1 lane	3.0	3.0	6.0	Carriageway	Verre	3.0
	0.6	1.5	2.9						5.0	Verre

14.0m
Road Reserve B
(May vary along the length of the street)



Street Character

Picturesque Mews



Colour palette

Mews shall be divided into Village Character zones, each with their own unique palette of colours, materials and planting. Colour palettes shall range from playful pinks/purples, to rich reds/oranges and fresh yellow/whites.

Planting

- Small groups of trees planted as a tiny woodland, contrasted against low growing dense foliage
- Curving, undulating lawns, paths and trees planted in groups
- On-street parking and access is configured in order to maximise the area of tree planting
- Colourful feature tree species shall provide interest
- Deciduous species provide summer shade and winter sun

Materiality

While planting palettes of the mews shall vary across precincts, materials of the mews shall be consistent, refined and considered. Materials along shall be robust and hard wearing - including trafficable surfaces and LED light fittings.

Recommended Tree Planting



Magnolia grandiflora
"Greenstock"



Cornus uginoides "Nana"



Liquidambar styraciflua x *L. faurii*
"Natchez White"



Lagerstrœmia indica x *L. faurii*
"Sera"



Zelkova serrata "Green Vase"



Myrica x soloncheca



Bassia parviflora "Imbricaria"

Recommended Understorey Planting



Leucanthemum
"Bright Star"



Geranium sanguineum
"Ravenscroft"



Impatiens sulcata



Hebe
"Hector"



Salvia
"Sage"



Agapanthus
"African Lily"



Hydrangea



Abutilon x *guttatum*



Fritillaria



Convolvulus
"Impatiens"

Recommended Landscape Finishes

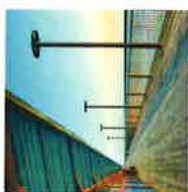


Trafficable pavement sets



Trafficable pavement sets

Recommended Lighting



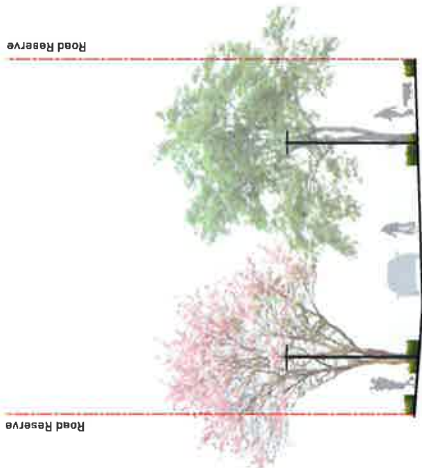
Shared zinc pole light

Picturesque Mews Indicative Section

The mews are shared neighbourhood spaces, allowing for limited, low speed vehicle movement, parking for residential visitors, trees and landscaped areas.

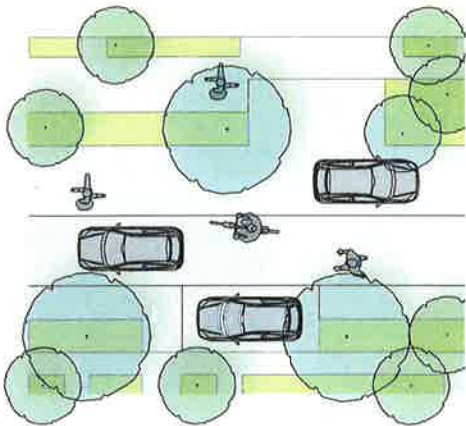
The mews are an extension of private open spaces into shared, pedestrian prioritised spaces where people are able to interact and children can play safely within the confines of their local home environment.

This space will have flush kerb lines, with landscape and paving delineating different areas for vehicular movement and parking.



1.95	2.3	5.5	2.3	1.95
Footpath	Parking/ Landscape	Shared Zone	Parking/ Landscape	Footpath
1.65	6.0			1.65
Verge	Carriageway			Verge

14.0m
Road Reserve
(May vary along the length of the street)



Scale
1:200@A3
1:100@A1



Street Geometry Study: Radii and Sightlines

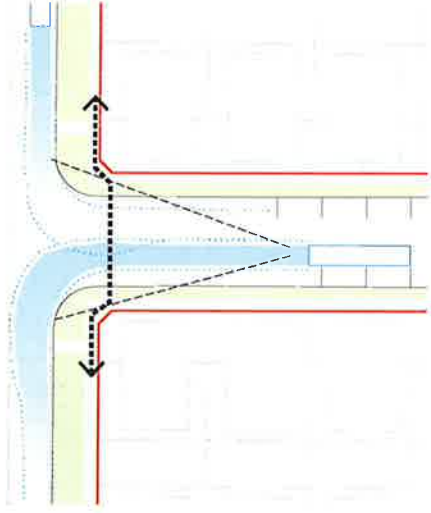
Summary

Street intersections along the nominated service vehicle routes are to be designed to accommodate service vehicles (10.5m length) such as the Council garbage truck and a removalist van.

Where possible, street intersections will be designed to encourage a slow-speed environment, while prioritising pedestrians and cyclists. Traffic calming devices, such as landscaped blister treatments, and paved surfaces will exist to help create a walkable environment.

Large kerb radii are undesirable as they discourage vehicles from significantly slowing down to turn the corner and impact on the direct line of pedestrian movement. Large kerb radii and lot splays will be minimised where possible.

A number of intersection types have been developed for Edmondson Park Frasers Town Centre each with the aim of minimising the kerb radii or increasing landscaped treatments to create a comfortable, and attractive public domain for residents and visitors, while facilitating the appropriate turning circles and drive sightlines.



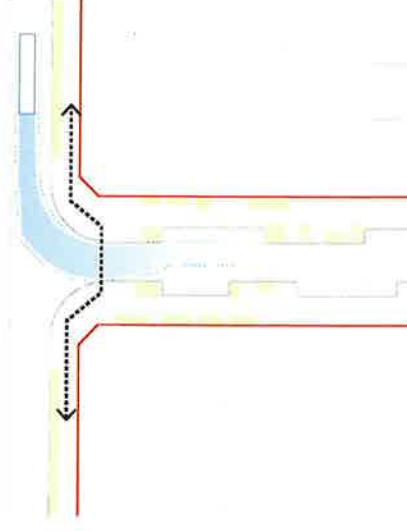
Intersection Type 1 Example

The desire of pedestrians is to take the shortest possible route between two points, particularly for the visually impaired. Large kerb radii impact on the direct line of pedestrian movement lengthening the time taken to cross and increasing the risk of dangerous crossing by pedestrians.

Relocating the kerb line to the outer edge of on-street car parking allows for a smaller kerb radii. Reduced kerb radii help to slow vehicles turning the corner. The direct line of travel for pedestrians across the intersection is also improved.

Pedestrian safety and convenience is therefore enhanced with this intersection typology.

Minimum lot splays are preferable (providing adequate driver sight lines are maintained, adequate setback from the kerb line is achieved, and services can be accommodated).



Intersection Type 2 Example

Alternatively, the kerb line could extend to the inner line of on-street car parking to create landscaped blister treatments at the intersection and at nominated intervals along the length of the street. Although this creates a larger kerb radii, the landscape treatment will denote a slower speed environment, encouraging vehicles to slow down as they turn the corner.

This intersection typology has the added benefit of reducing the area of hard surface, moderating the micro-climatic condition with soft, landscaped areas, while creating a more attractive public domain.

Minimum lot splays are preferable (providing adequate driver sight lines are maintained, adequate setback from the kerb line is achieved, and services can be accommodated).



Stokenold Mews, Docklands, Victoria (nearmondo.com)



Amsterdam shared street (courtesyurban.org)



Dutch residential courtyard (nearmondo.com)

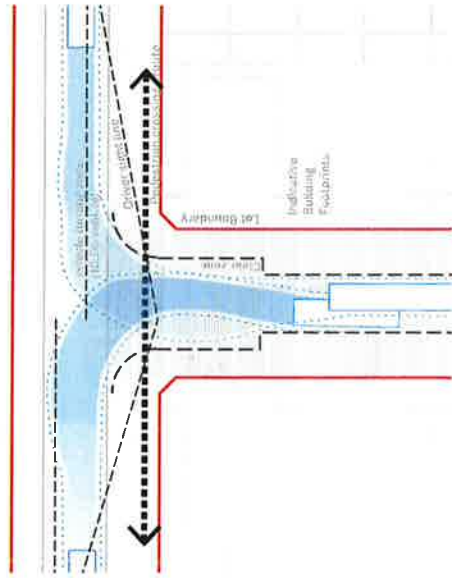


Figure 3.1: Intersection Diagram (A)

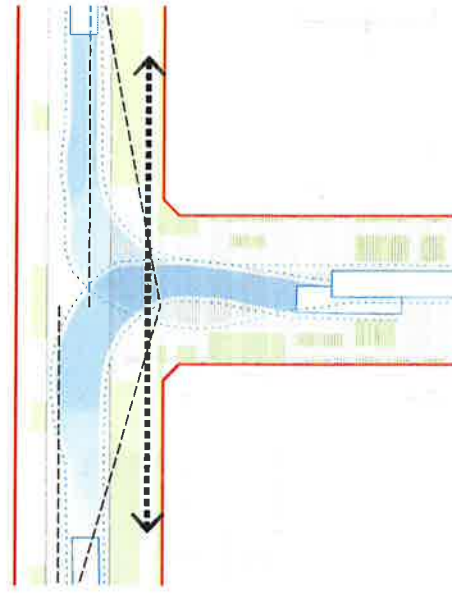


Figure 3.2: Intersection Diagram (B)

Intersection Type 3 Example

The transformation of quiet residential streets into Mews are proposed in the residential precinct between the townhome typologies (where appropriate).

Characteristics of the Mews are:

- pedestrian prioritised
- driveway type entry onto raised pavement surface
- shared neighbourhood spaces, allowing for limited, low speed vehicle movement
- parking for residential visitors
- generous landscaped areas
- landscaping, paving and flush kerb lines delineate different areas for vehicular movement and parking
- an extension of private open spaces into shared, pedestrian-prioritised spaces where people are able to interact and children can play safely within the confines of their home environment.

The intersection typology is designed to accommodate the 10.5m vehicles turning circle within the flush pavement treatment of the Mews. Landscape and on-street visitor parking zones will be provided outside of the turning radius zone.

The elimination of kerb radii and level change allows for a seamless transition of pedestrians across the intersection.

Minimum lot splays are preferable (providing adequate driver sight lines are maintained, adequate setback from the kerb line is achieved, and services can be accommodated).

Legend

- Lot line boundary
- Pedestrian-prioritised landscape zone
- Vehicle turning circle (10.5m)
- Property or fence
- Pedestrian-prioritised landscape zone
- Driver's eye view

Public Open Space

Town Square and Eat Street



The urban fabric of the Town Centre and Eat Street shall provide playful spaces for people of all ages to come together - to stop, slow down and engage with the environment and each other. These spaces shall be focused on the creation of active, vibrant, pedestrian spaces.

A multifunctional, 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 beverage recreation and entertainment precinct for families to come together to socialise.

Adjacent to the market hall and square, linking the Town Square and Town Park is 'Eat Street'. This pedestrianised street is lined with outdoor dining and features a central activation zone with integrated play and seating.



Concept image - view looking south across Town Centre Square



Barbeque lawn



Water play



Urban play restaurant



Urban play elements



A Meeting Place



Outdoor dining



A Bustling Main Street



Gathering and seating zones



Key Plan

Town Park and Local Park



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

Town Park West shall provide areas of outdoor recreation for public visitation. Facilities may include kick-about facilities, playgrounds, exercise and cycle circuits.

In Town Park East and Local Park residents will enjoy two community buildings Frasers Property Australia have called Club EP potentially accommodating swimming pools, tennis courts, meeting rooms and activity areas. These buildings and spaces are where people meet, interact and get to know each other. They build a sense of cohesion within an otherwise diverse community.



Concept image - view looking across park



Swimming pool



Iconic playground



Climbing playground



Kick about areas



Exercise circuit



Multi-use sports courts



Multi-use sports courts



Connection with nature

Public Open Space

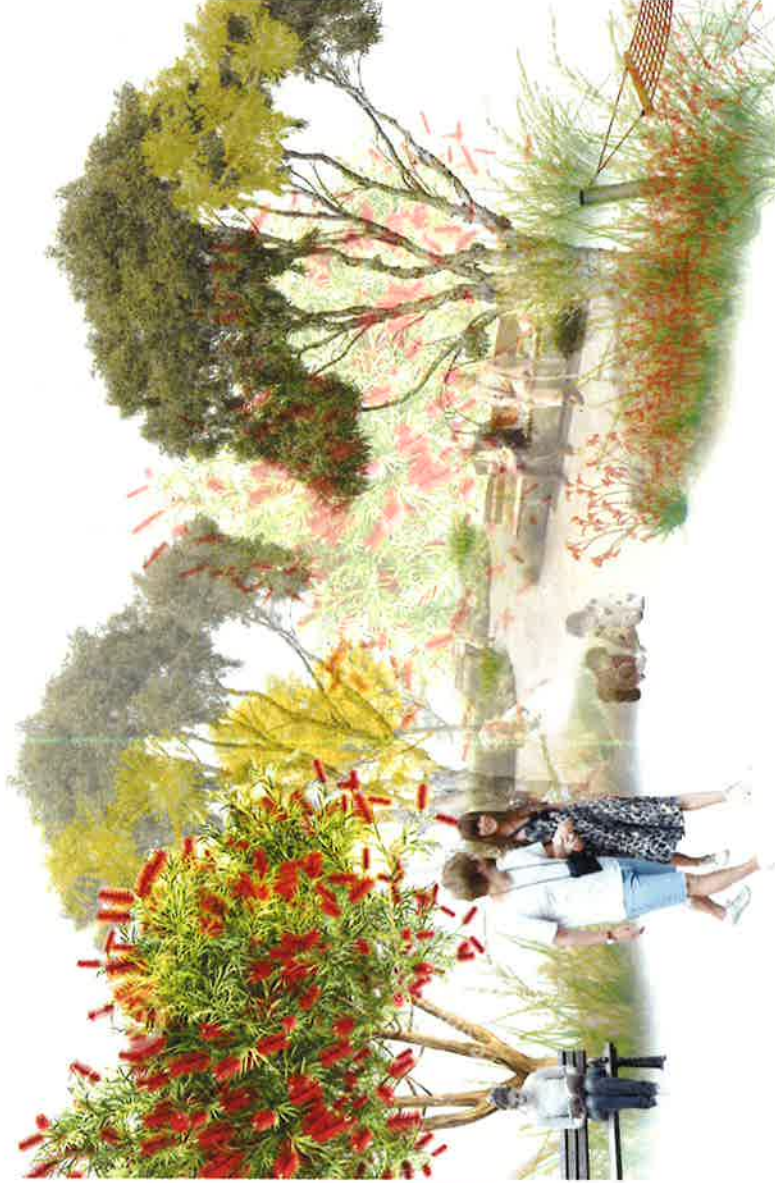
Pocket Parks



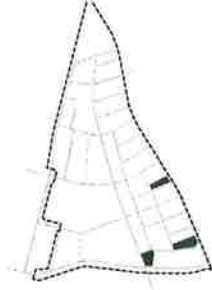
Small Pocket Parks shall be found within the Residential Precincts.

A landmark entry into Edmondson Park Frasers Town Centre, at the corner of Greenway and Soldiers Parade, shall be marked by a cluster of beautiful existing eucalypts. A place for shaded respite - for reading on a bench or on the grass.

Other small pockets of open space shall provide respite for residents. A place to walk and enjoy the outdoors while children swing, skip and jump through the play elements.



Key Plan



Residents require areas and facilities



Proximity with nature



Resident based play structure



Nature based play structure

Edmondson Park Reserve



This reserve will provide visitor access to parklands without compromising its ecological quality and connectivity.

Activities within the parklands shall complement facilities programmed within the western Edmondson Regional Park.

This reserve will provide a large, informal recreation space for activities such as bicycle trails, kick about facilities, BRQs, picnic spots and dog walking.



Complimentary wayfinding



Natural trails



Nature trails for petes and cyclists



Walking trails and break out seating areas

