

ARCADIA

Edmondson Park Site 5 Development Application Report

**Prepared for Urban Property Group
May 2024**

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge 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.

Rev A	31st May 2022	Authorised by NW
Rev B	15th June 2022	Authorised by NW
Rev C	24th May 2024	Authorised by NW

1.0

CONTEXT AND ANALYSIS

Background Documents	05
Analysis	06
Sun	07
Wind	08
Current And Future Uses	09
History and Heritage	10
Local Ecology	11

2.0

VISION

Vision Statement	15
Design Principles	16

3.0

LANDSCAPE MASTERPLAN

Landscape Masterplan	18
Masterplan Analysis	19
Landscape Typologies	19
Soil Depth	20
Detail Plan	21
Ground Floor Southern Residential Walk	21
Detail Plan	22
APZ Zone	22
Detail Plan	23
Ground Floor Retail Corner	23
Detail Plan	24
Garden Walk and APZ Zone	24
Northern Building Communal Open Space	27
Southern Building Communal Open Space	29

4.0

LANDSCAPE SYSTEMS

Planting Palette	33
Ground Level	33
Level 2 Communal Open Spaces	34
Materials Palette	35



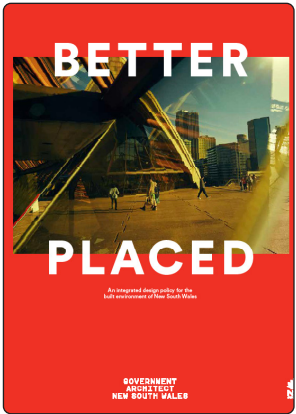
Background Documents

Government Architect NSW

The Government Architect NSW (GANSW) provides strategic design leadership in architecture, urban design and landscape architecture, providing a set of principles and guidance to support good design in NSW.

The following reports guide best practice design for the public domain and landscape at Edmondson Park Site 5.

Our landscape and public domain design response pays particular attention to our approach with aboriginal engagement and draws on the design objectives detailed in the GANSW Draft Connecting With Country Report (2020).



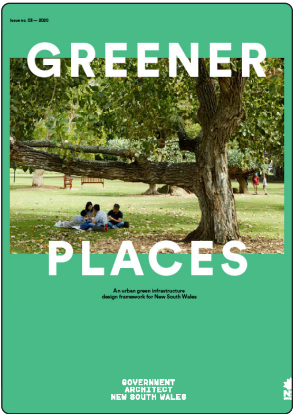
BETTER PLACED



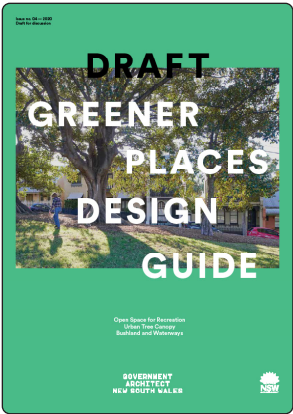
IMPLEMENTING GOOD DESIGN (2018)



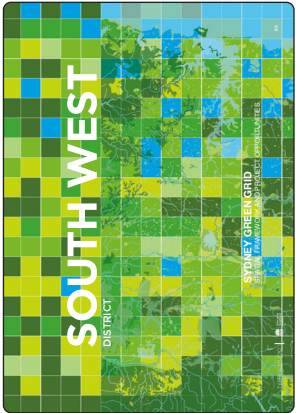
EVALUATING GOOD DESIGN (2018)



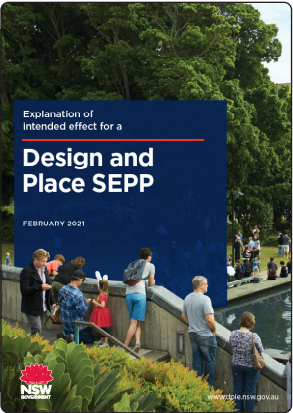
GREENER PLACES (2020)



DRAFT GREENER PLACES DESIGN GUIDE (2020)



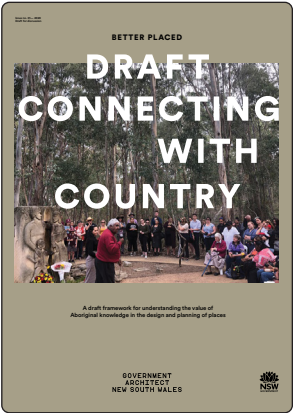
SYDNEY GREEN GRID - SOUTH WEST



DESIGN AND PLACE SEPP (2021)



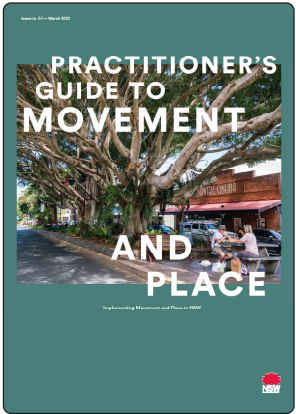
DESIGN AND PLACE IN NSW (2021)



DRAFT CONNECTING WITH COUNTRY (2020)



DESIGN GUIDE FOR HERITAGE (2019)



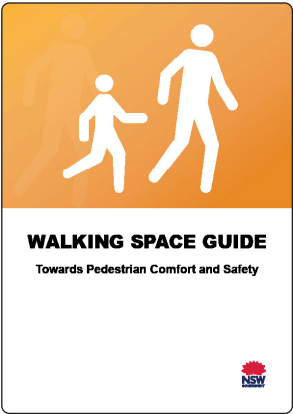
PRACTITIONER'S GUIDE TO MOVEMENT AND PLACE (2020)



ALIGNING MOVEMENT AND PLACE (2019)



CYCLEWAY DESIGN TOOLBOX (2020)



WALKING SPACES GUIDE (2020)

Analysis

Regional Context





Edmondson Park

Edmondson Park was rezoned for urban development in 2008 and was one of the first areas to be planned in the NSW Government's South West Priority Growth Area.

The area is located 24km south-west of Parramatta, and falls in both the Liverpool and Campbelltown local government areas.

Edmondson Park will become home to approximately 25,000 new residents, and incorporate an urban lifestyle with plenty of open green spaces that encourages cycling and walking, with access to public transport.

Legend

-  Site Boundary
-  Motorway
-  Open Space
-  Train Station



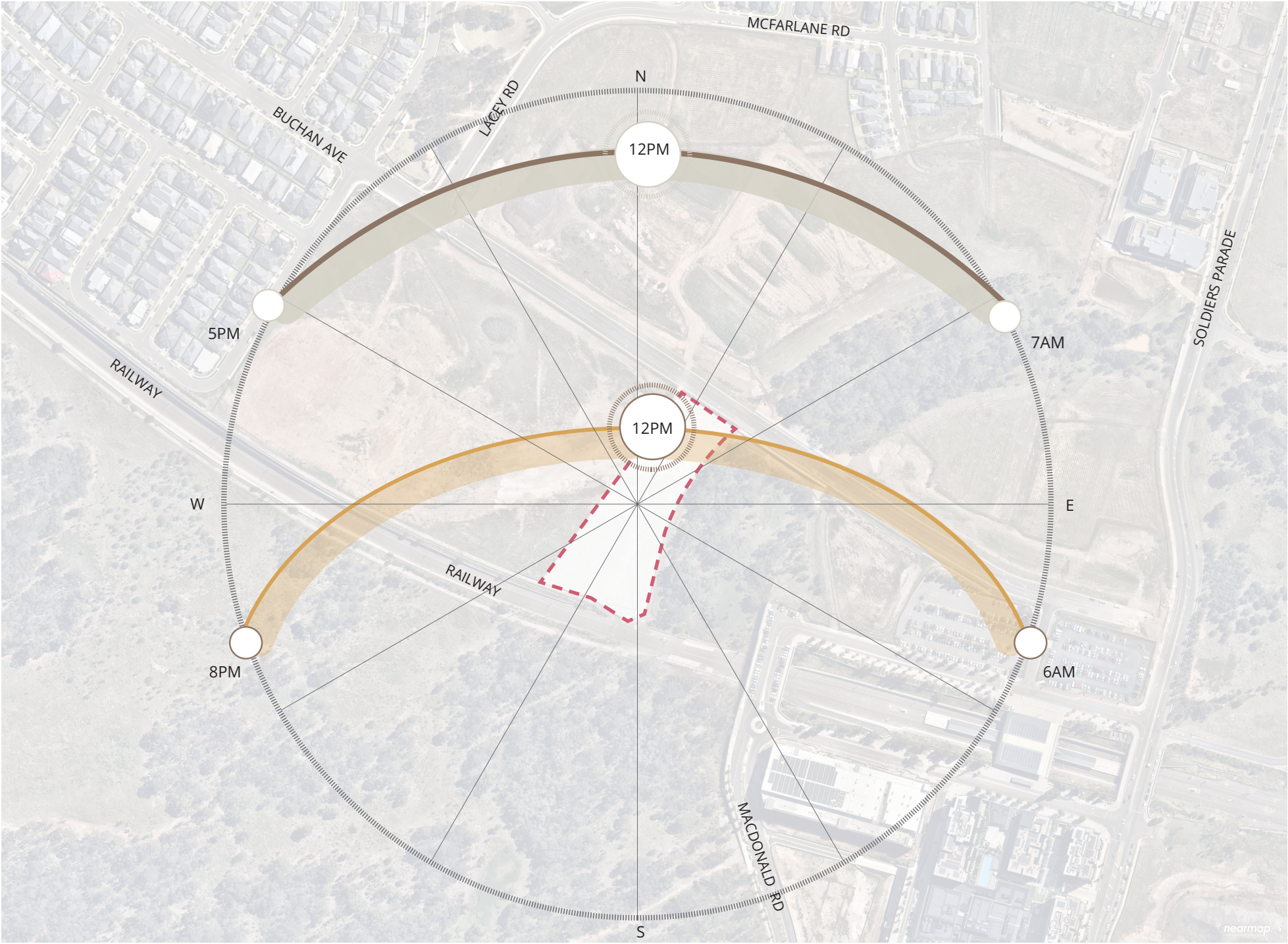
Analysis

Sun

The site is exposed to morning sun throughout the year. The current sites location and land clearing to the north and north west provides the opportunity to implement positive microclimate conditions through strategic design practices.

Legend

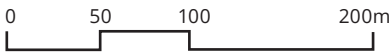
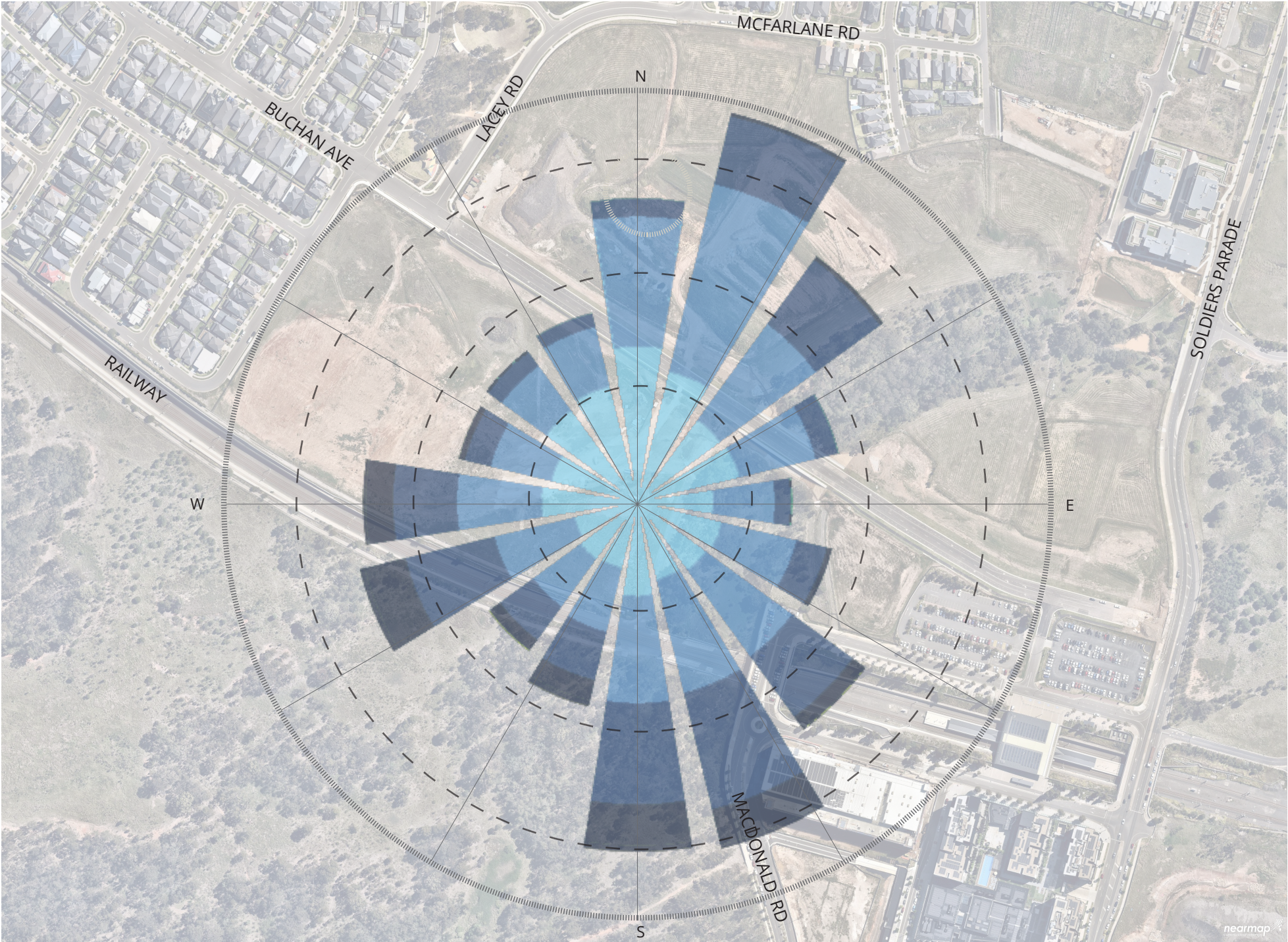
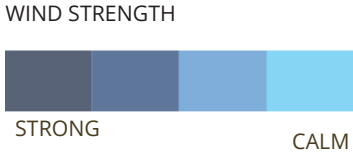
- Site Boundary
- Winter Sun Path
- Summer Sun Path



Analysis

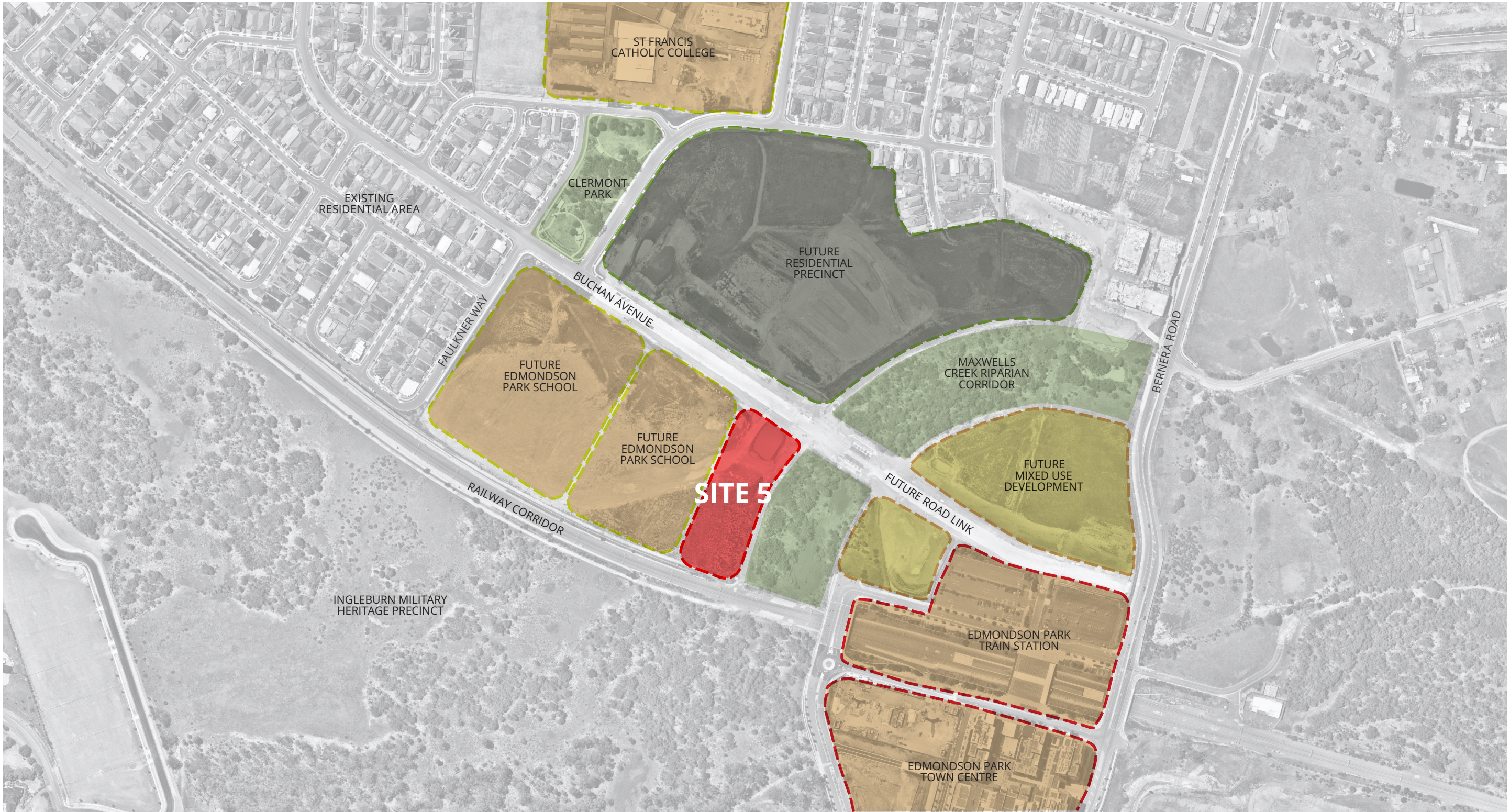
Wind

The site is well placed in flat terrain surrounded by areas of land clearing and dense vegetation. The site is subject to high speed south and north winds and low speed east winds.



Analysis

Current And Future Uses



Analysis

History and Heritage

Edmondson Park is located on the lands of the Darug people, whose territory extends 6000km2 and encompasses the entire Cumberland Plain. People of the Darug nation continue to play a vital role in the land management of the Cumberland Plain region through traditional practice and the application of shared wisdom and knowledge.

The area of present day Edmondson Park South and the wider Edmondson park precinct area has been the home of three different language groups of the Darug, Tharawal and Gundungurra people. The cultural heritage of the site is an integral part of creating a sense of place as part of the overall vision and identity of the land.

Aboriginal heritage has been considered as part of the wider context through connection to water and land. Aboriginal cultural heritage has been evident in the low lying Cumberland Plain which was an important source of food and managed by seasonal fires, underground food sources and grass for hunting.

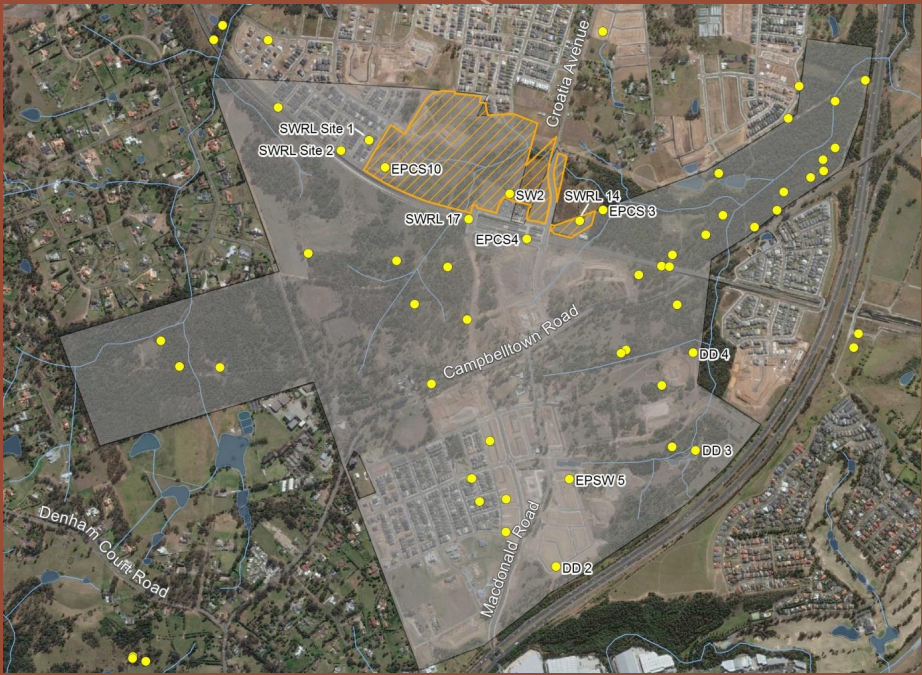


IMAGE: 1994 AERIAL PHOTOGRAPH FROM AHIMS SEARCH RESULTS .
SOURCE: EDMONDSON PARK ABORIGINAL HERITAGE ASSESSMENT.



Analysis

Local Ecology



CUMBERLAND PLAIN WOODLAND



ACACIA PARRAMATTENSIS (GREEN WATTLE)



CHLORIS VENTRICOSA (WINDMILL GRASS)

Edmondson Park sits in the south-west area of the Cumberland County. The majority of the native vegetation on the site is Shale Plains Woodland, a sub-community of the Cumberland Plain Woodland.

Cumberland Plain Woodland (CPW) is listed as a critically endangered ecological community under the Threatened Species Conservation Act 1995 (TSC Act) and Environment Protection and Biodiversity Conservation Act 1999 (EPBC).

Cumberland Plain Woodland is the name given to the ecological community in the Sydney Basin bioregion associated with clay soils derived from Wianamatta Group geology, or more rarely alluvial substrates, on the Cumberland Plain, a rainshadow area to the west of Sydney's Central Business District.

CPW is dominated by Eucalyptus moluccana (Grey Box) and other Eucalypt species. Bursaria Spinosa (Native Blackthorn) is one of the dominant shrub species.

The greatest diversity of CPW occurs in the understorey where a vast array of grasses, forbs and herbaceous species are present, most notably Themeda australis (Kangaroo Grass), Chloris ventricosa (Windmill Grass) and (Enardia spp.) Saltbush.

Sydney Coastal River-Flat Eucalypt Forest also exists in Edmondson Park and is listed on the Threatened Species Conservation Act 1995. One of the two forms identified includes **Alluvial Woodland**. It is dominated by a thick canopy of Casuarina glauca with a low diversity of understorey species present, the cover primarily comprising of Microlaena stipoides. As this community typically occurs in riparian environments, it is subject to higher nutrient and water flows providing an environment that is favourable to a number of weed species:

- Tradescantia fluminensis (Wandering Jew) and
- Anredera cordifolia (Madeira Vine) are notable weed species occurring in this environment.

Areas of derived native grassland are also present across our study site. These areas include a mix of native and exotic species with Eragrostis curvula (African Lovegrass) being a common weed species in these environments.

REFERENCE DOCUMENT
ECOLOGICAL ASSESSMENT 'EDMONDSON PART SOUTH PART 3A - STAGE 1' (ECOLOGICAL AUSTRALIA, 2010)



RIVER-FLAT EUCALYPT FOREST



E. CREBRA (NARROW-LEAVED IRONBARK)



CASUARINA GLAUCA (SWAMP SHE-OAK)

THEMEDA AUSTRALIS (KANGAROO GRASS)

Analysis

Local Ecology

Fauna



LATHAMUS DISCOLOR (SWIFT PARROT) PTEROPUS POLIOCEPHALUS (GREY-HEADED FLYING FOX)



MERIDOLUM CORNEOVIRENS (CPW LAND SNAIL) WALLABA BICOLOR (SWAMP WALLABY)



MERIDOLUM CORNEOVIRENS (RED BELLY BLACK SNAKE) TRICHOSURUS VULPECULA (BRUSHTAIL POSSUM)

Flora

Cumberland Plain Woodland

Tree

- Acacia implexa
- Acacia parramattensis
- Eucalyptus crebra
- Eucalyptus eugenioides
- Eucalyptus fibrosa
- Eucalyptus maculata
- Eucalyptus moluccana
- Eucalyptus tereticornis
- Exocarpos cupressiformis
- Melaleuca decora

Shrubs

- Acacia decurrens
- Acacia falcata
- Bursaria spinosa
- Daviesia ulicifolia
- Dillwynia sieberi
- Indigofera australis
- Lissanthe strigosa

Understorey

- Asperula conferta
- Brunoniella australis
- Commelina cyanea
- Dichondra repens
- Eremophila debilis
- Glycine clandestina
- Glycine tabacina
- Goodenia hederacea
- Hardenbergia violacea
- Hibbertia diffusa
- Hypericum gramineum
- Oplismenus aemulus
- Oxalis exilis
- Phyllanthus filicaulis
- Pratia purpurascens
- Solanum pungetium
- Tricoryne elatior
- Vernonia cinerea
- Wahlenbergia gracilis

Grasses

- Aristida ramosa
- Aristida vagans
- Arthropodium milleflorum
- Chloris truncata
- Chloris ventricosa
- Cyperus gracilis
- Dianella longifolia
- Dianella revoluta
- Dichelachne micrantha
- Echinopogon caespitosus
- Echinopogon ovatus
- Entolasia marginata
- Eragrostis leptostachya
- Hypoxis hygrometrica
- Lepidosperma laterale
- Lomandra filiformis
- Lomandra multiflora
- Microlaena stipoides
- Panicum simile
- Themeda australis

Ferns

- Cheilanthes sieberi

Sydney Coastal River-Flat Eucalypt Forest

Tree

- Angophora floribunda
- Angophora subvelutina
- Casuarina cunninghamiana
- Casuarina glauca
- Eucalyptus amplifolia
- Eucalyptus baueriana
- Eucalyptus benthanii
- Eucalyptus botryoides
- Eucalyptus elata
- Eucalyptus grandis
- Eucalyptus longifolia
- Eucalyptus moluccana
- Eucalyptus ovata
- Eucalyptus saligna
- Eucalyptus tereticornis
- Eucalyptus viminalis
- Livistona australis
- Melia azedarach

Shrubs

- Acacia parramattensis
- Acmena smithii
- Acacia floribunda
- Backhousia myrtifolia
- Bursaria spinosa
- Cayratia clematidea
- Melaleuca decora
- Melicytus dentatus
- Melaleuca linarifolia
- Melaleuca styphelioides
- Ozohamnus diosmifolius
- Tristaniopsis laurina
- Phyllanthus funnii
- Plectranthus parviflorus
- Trema aspera

Understorey

- Centella asiatica
- Clematis aristata
- Clematis glycinoides
- Commelina cyanea
- Desmodium gunnii
- Dichondra repens
- Einadia hastata
- Einadia trigonos
- Euchiton sphaericus
- Eustrephus latifolius
- Galium propinquum
- Geitonoplesium cymosum
- Glycine clandestina
- Glycine microphylla
- Glycine tabacina
- Hardenbergia violacea
- Hydrocotyle peduncularis
- Opercularia diphylla
- Oxalis perannans
- Pandorea pandorana
- Persicaria decipiens
- Poranthera microphylla
- Pratia purpurascens
- Rubus parvifolius
- Sigesbeckia orientalis
- Solanum prinophyllum
- Stephania japonica
- Vernonia cinerea
- Veronica plebeia
- Viola hederacea
- Wahlenbergia gracilis

Ferns

- Adiantum aethiopicum
- Cheilanthes sieberi
- Doodia aspera
- Hypolepis muelleri
- Pteridium esculentum

Grasses

- Austrostipa ramosissima
- Cymbopogon refractus
- Dichelachne micrantha
- Digitaria parvifolia
- Echinopogon caespitosus
- Echinopogon ovatus
- Entolasia marginata
- Entolasia stricta
- Eragrostis leptostachya
- Imperata cylindrica
- Lomandra filiformis
- Lomandra longifolia
- Lomandra multiflora
- Microlaena stipoides
- Oplismenus aemulus
- Paspalidium distans
- Themeda australis

Who is Edmondson Park?

Edmondson
Park
Statistics



8,555
Population



606 ha.
Land Area



14.1 per ha.
Density

Dominant Groups 2019



Ages 30-34 accounted for 11.6% of the total persons



Couple families with dependents accounted for 60.5% of all households



The three largest ancestries were **Indian, Australian and English.**

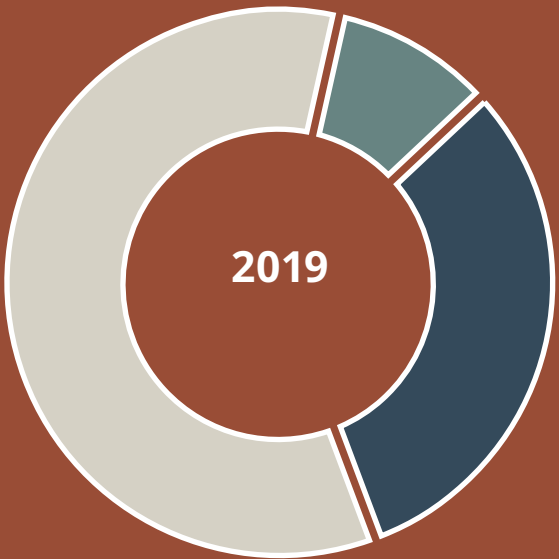


8 Aboriginal and Torres Strait Islander People were recorded in the census of 2016



In Edmondson Park, over half of the residents speak a language other than English at home, with Hindi being the most prominent in 2016

Demographic Data



2.6%
Elderly 70+



40.9%
Children & Young people 0-24



56.4%
Family (25-69)

2019

2041



8,555
Residents

increase of **222%**



27,560
Residents



2,442
Households

increase of **257%**



8,652
Households

Vision Statement



A private, backyard sanctuary set in a bushland setting. Landscape that embraces you like a warm, enveloping hug. Kick off your shoes at the front door and wander out to the communal green, that welcomes family and friends to stay and play. Sprawl out on the lawn and enjoy the extended views to the Cumberland Plain. Perch with a cocktail in hand and watch the sun go down over the skyline.

Design Principles



Design with Country

Celebrate the land of the Darug, Dharawal and Gundangara people who lived off this land for eons.



Connect with Local Ecologies

Create a new landscape that celebrates its diverse ecology and contributes to the continuation of its native habitats.



Celebrate the Cumberland Plain

Blur the lines between the riparian corridor and the private landscape by bringing the Cumberland Plain into the development. Create new spaces for residents to retreat to and connect to their bushland surrounds.



Human Scale and Sanctuary

The landscape is established through a series of interconnected landscape "rooms" comprising of differing scale and use. These "rooms" provide a connection back to nature through quality materials and vegetation.



Connect with Local Community

Connect to the surrounding urban fabric through clear, pedestrian links. Create strong visual and physical connections to Edmondson Park town centre and public infrastructure.

3.0 LANDSCAPE MASTERPLAN

Landscape Masterplan



Legend

- 1 Internal 4.5m wide access road through 12m APZ corridor
- 2 Ground level garden terraces
- 3 Northern building Level 2 communal open space
- 4 Southern building Level 2 communal open spaces
- 5 Ground level garden landscape
- 6 Southern Residential Walk

A sanctuary that celebrates local ecology

At ground level, the landscape responds to the remnant Cumberland Plain woodland to the south and east of the development. Clear canopy trees and proposed understorey planting brings the bushland setting into the site and creates landscaped areas for residents to sit and capatilise on the natural surrounds.

Garden terraces connect directly into this bushland forecourt, which forms a dual purpose; as an asset protection zone to the adjacent woodland corridor and safe vehicular passage for bushfire threat, and communal space for residents to connect back to nature.

At Level 2, communal open spaces form a place of sanctuary and retreat for residents. A series of large gathering spaces offer places for residents to meet with family and friends, positioned on the eastern and western edges of the podium to make th emost of extended views over Edmondson Park.

Flexible spillout zones and movement corridors are kept clear, allowing these spaces to evolve and change over time. These spaces are mixed with more intimate garden nooks and built-in seating, suitable for more passive activities and smaller gatherings.

In its detailing, the planting picks up on the local ecotones and native ecology to extend this narrative into the site.

Masterplan Analysis

Landscape Typologies



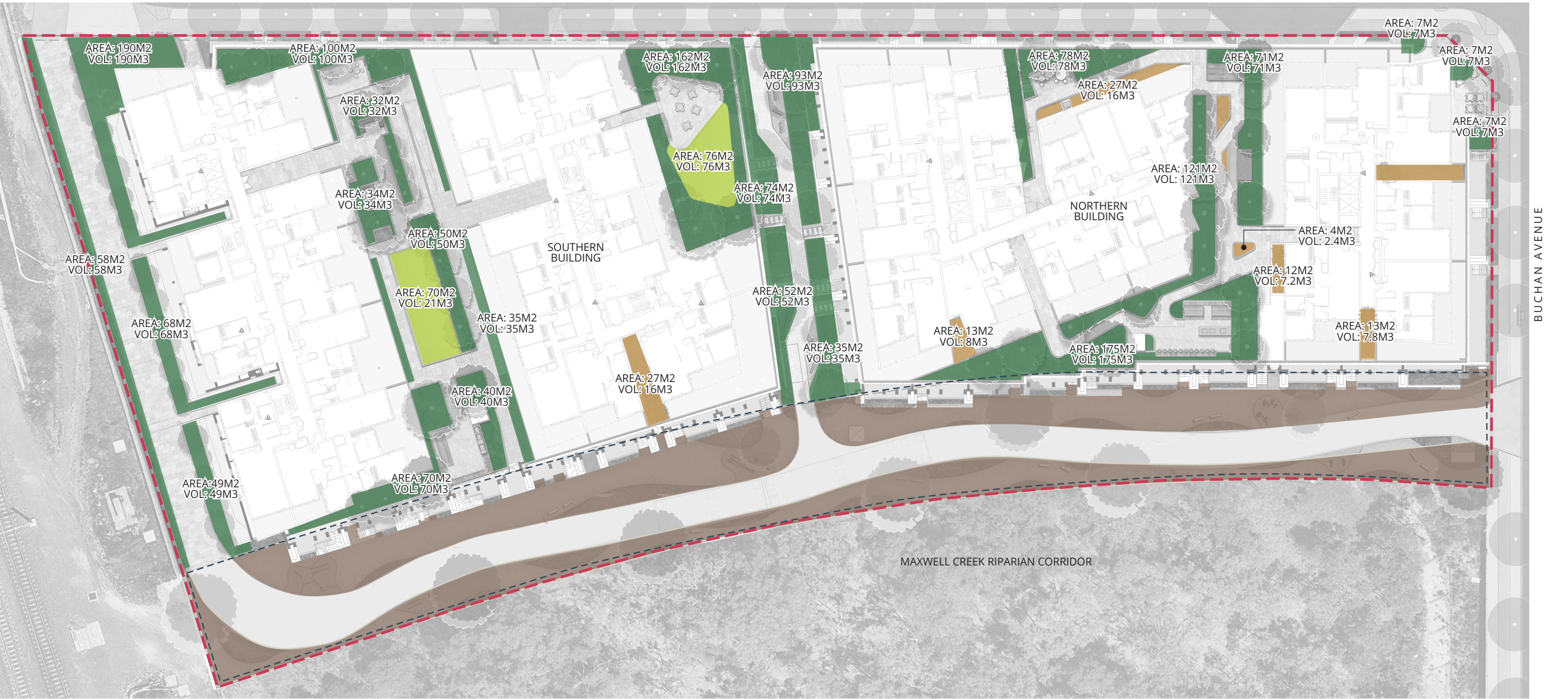
Legend

- 1 APZ landscape
- 2 Garden walk
- 3 Podium communal landscape
- 4 Podium edge planting
- 5 Southern Residential Walk
- 6 Retail corner

Total Site Area: 12137m²
Total Communal Open Space: 4830m² (39.8%)

Masterplan Analysis

Soil Depth



Legend

300mm soil depth

600mm soil depth

1000mm soil depth

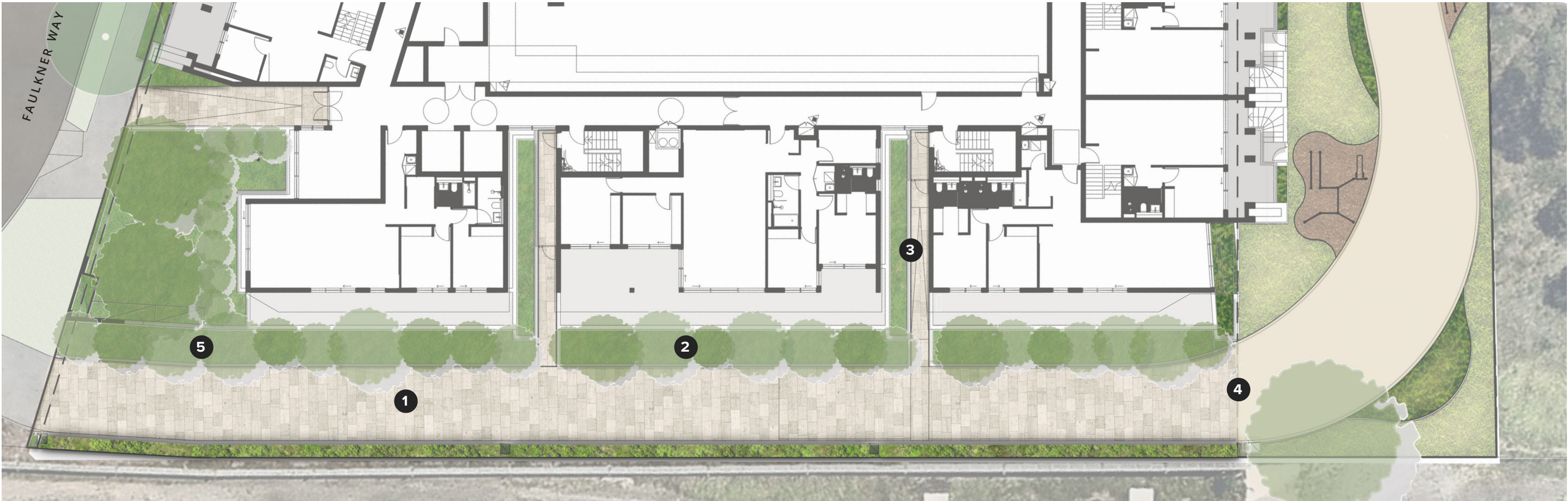
Deep soil (1321 sqm) - 11% out of total site area

Deep soil extents

Full soil depth set down to encourage openness and integration of small to medium trees

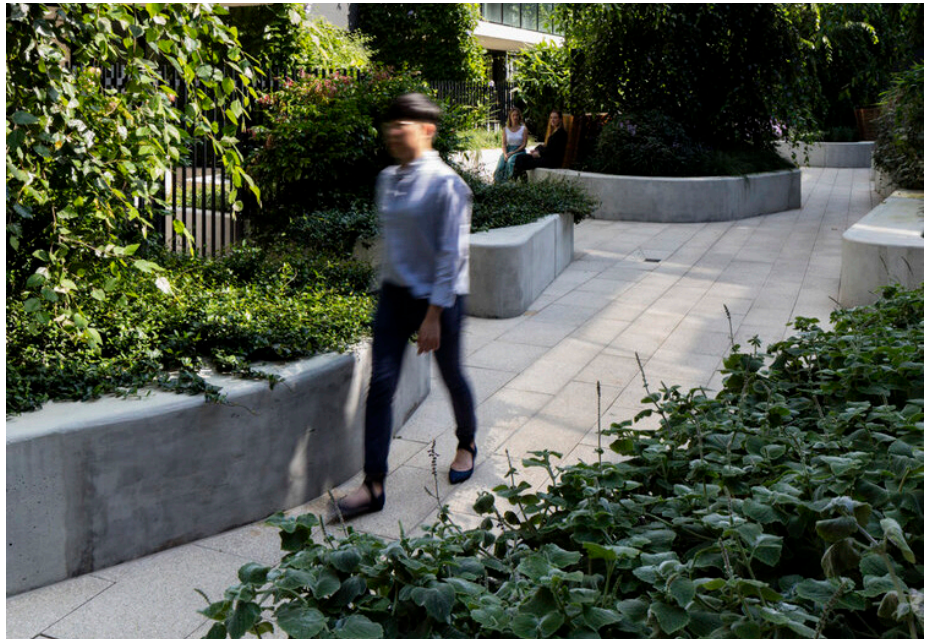
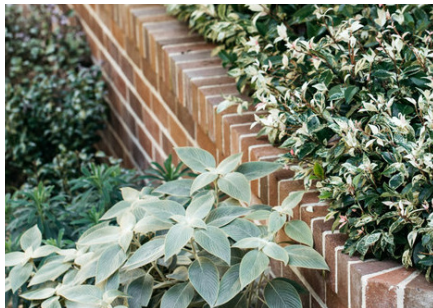
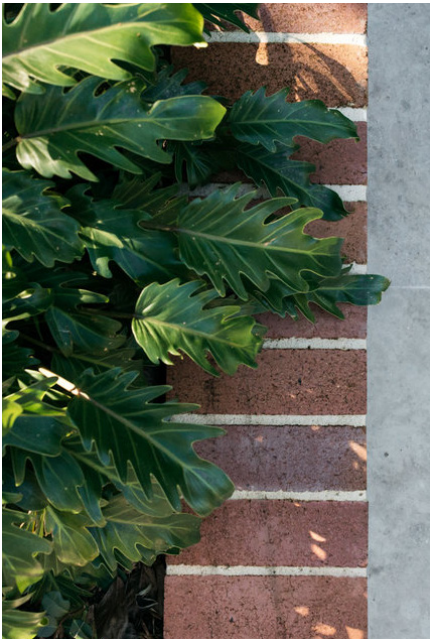
Detail Plan

Ground Floor Southern Residential Walk



- Legend**
- 1 High quality paved shared zone (4.4m wide)
 - 2 Diverse planting palette with screening plants and canopy trees to soften interface to railway corridor
 - 3 Brick edges to planters to provide texture and fine grain material changes
 - 4 Threshold paving changes to signify entry into shared zone. Paving to differ from APZ road corridor.
 - 5 Canopy trees proposed in large planters adjace to private terraces.

Total Landscape Area: 558m2



Detail Plan

APZ Zone



Legend

- 1 Retaining wall and balustrade along the length of the riparian corridor to be developed at DD phase. Access point(s) into riparian corridor along boundary to be coordinated with Council.
- 2 Flexible zones for passive exercise activities
- 3 Seating elements
- 4 Wild play elements
- 5 Outdoor exercise equipment located along road corridor. Further level and interface investigations are necessary to ascertain the amenity and activation of this corridor.
- 6 OSD tanks

Total Landscape Area: 2212m2



Detail Plan

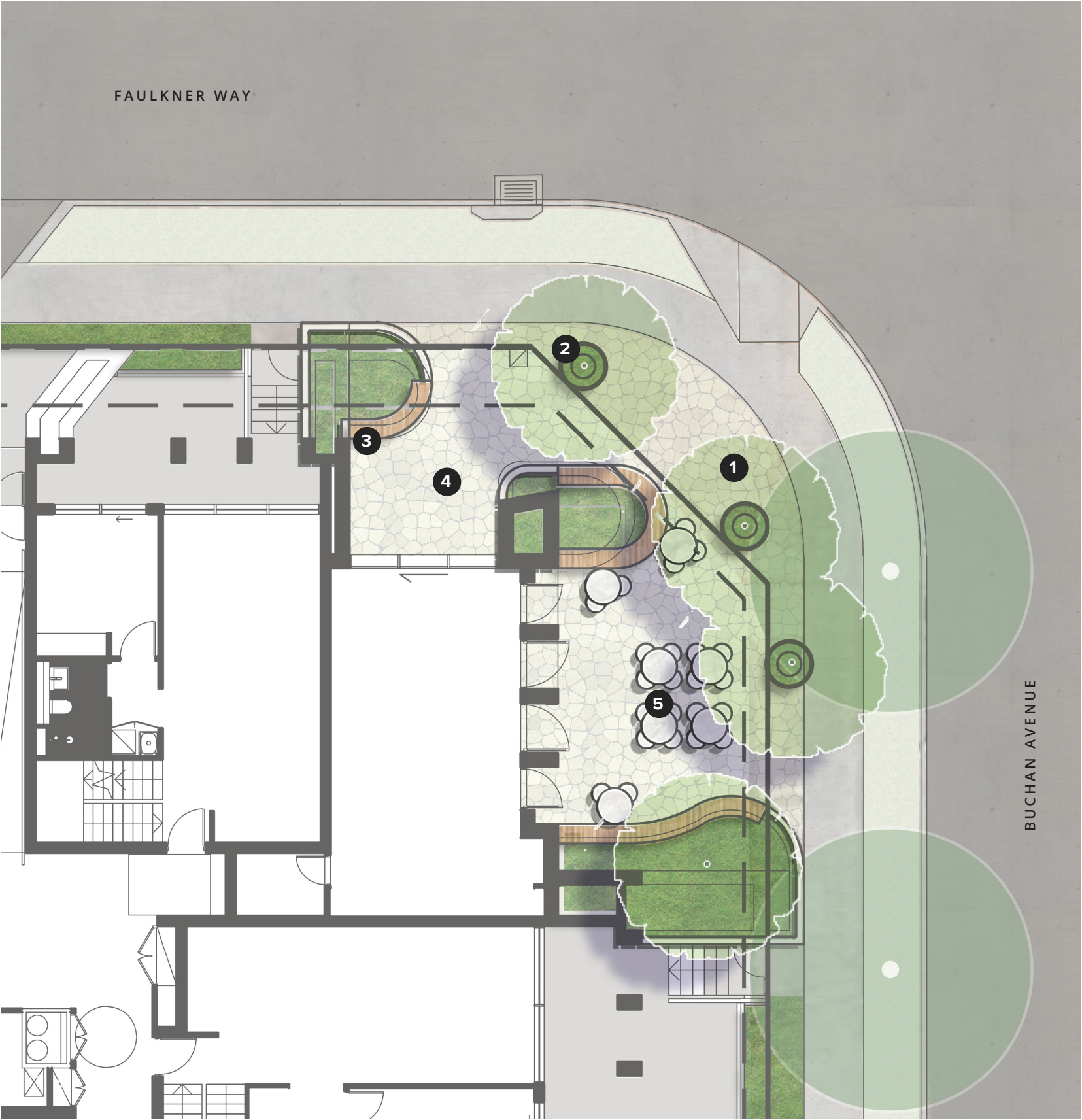
Ground Floor Retail Corner



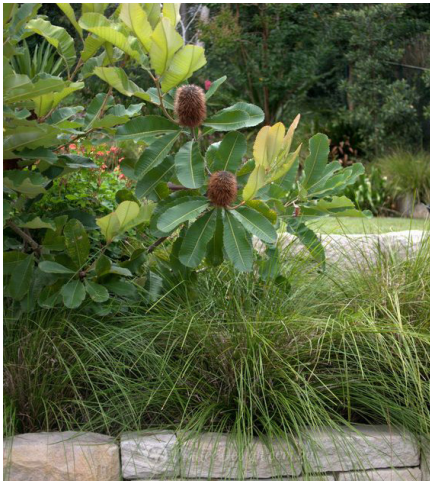
Legend

- 1 Clear pedestrian movement corridor to connect into development
- 2 Trees in grates to public domain to provide canopy cover and keep ground plane clear.
- 3 Flush garden planters with seating edges
- 4 High quality paved retail edge
- 5 Outdoor moveable cafe seating

Total Landscape Area: 70m2



Detail Plan Garden Walk



Legend

- 1 Internal access road 4.5m wide - APZ zone
- 2 Paved garden walkway out to Faulkner Way
- 3 Private garden terraces (ground level)
- 4 Breakout zones with seating

Total Landscape Area: 360m2



Garden Walk

Section

2023 DA Scheme



Section A-A

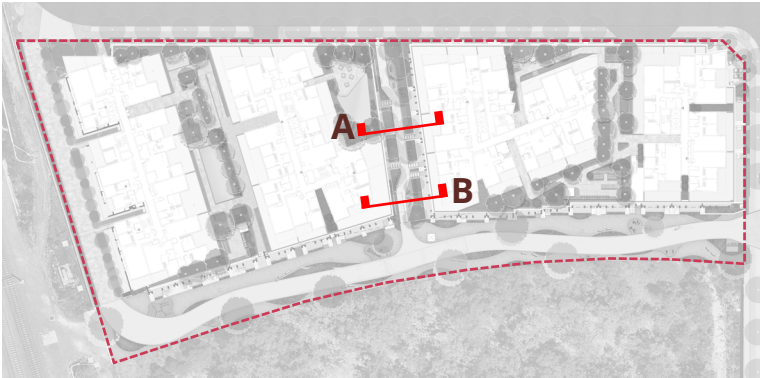
Legend

- 1 Paved garden walkway
- 2 Breakout zones with seating
- 3 Raised planters
- 4 Slab set down to allow for soil depth (1m)
- 5 Vertical flat bar balustrade to enhance permeability into the Garden Walk
- 6 Clear sightlines into corridor for natural surveillance
- 7 Post top lighting along Walk
- 8 Mounding (where possible to increase soil depth)

Amended Scheme



Section A-B



APZ Landscape Sections



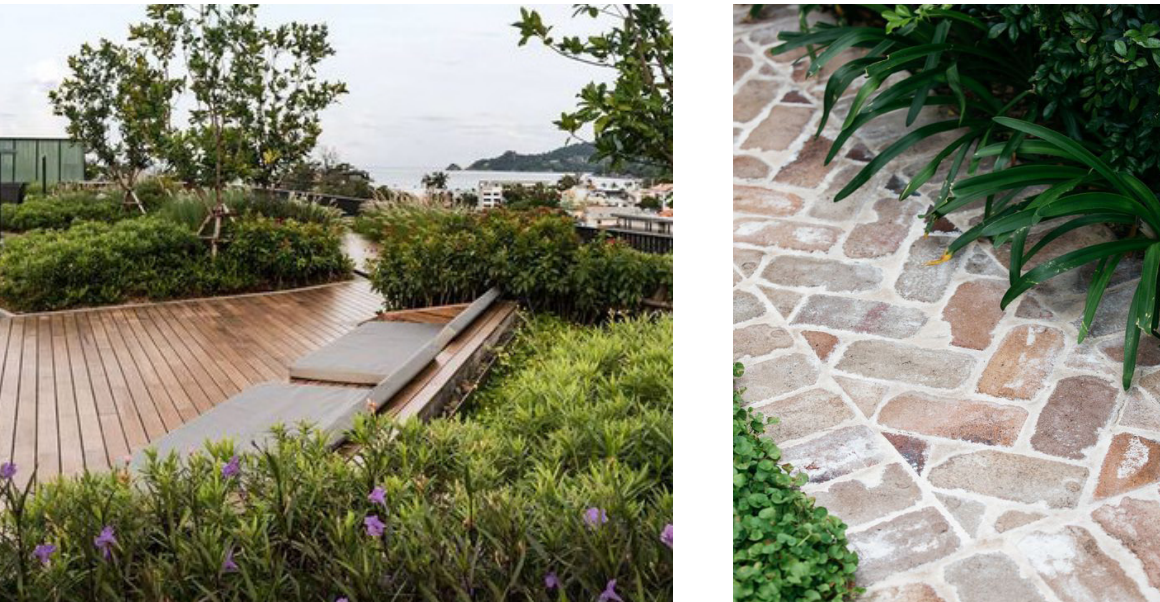
Legend

- 1 Internal access road
- 2 Private terrace access
- 3 APZ landscape
- 4 Level 2 communal open space

Section A-A

Detail Plan

Northern Building Communal Open Space



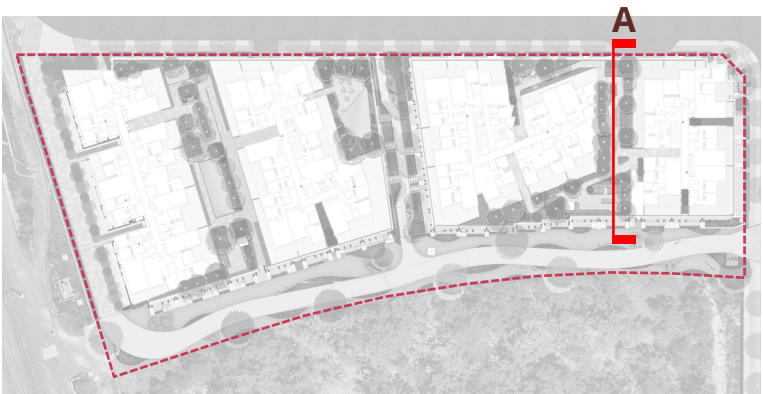
- Legend**
 - 1 BBQ and dining area
 - 2 Alfresco entertainment area with views over riparian corridor
 - 3 Intimate garden seating areas
 - 4 Semi-private seating area
 - 5 Raised timber deck
 - 6 Raised Planters
 - 7 Toilet block integrated into pergola structure
 - Pergola structure extents



Total Landscape Area: 724m2

Northern Building Communal Open Space

Section

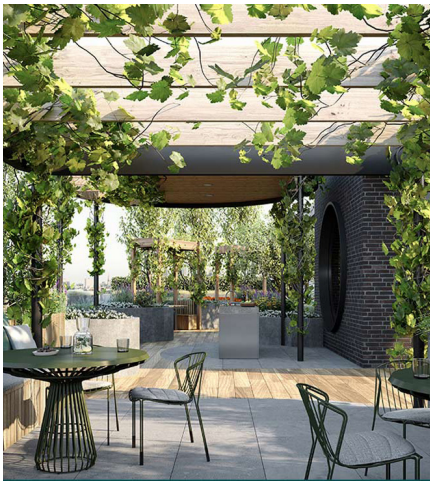


Section A-A

Legend

- 1 Pergola(2.5m height) over entertainment areas
- 2 Raised planters
- 3 Built-in seating area
- 4 Access stairs down to ground level

Detail Plan Southern Building Communal Open Space



Legend

- 1 External stair access to GL
- 2 Walkway up to COS
- 3 Sloped lawn area (OSD under)
- 4 Alfresco entertainment area
- 5 Intimate garden seating areas
- 6 Stairs up to COS
- 7 Toilet block integrated into pergola structure

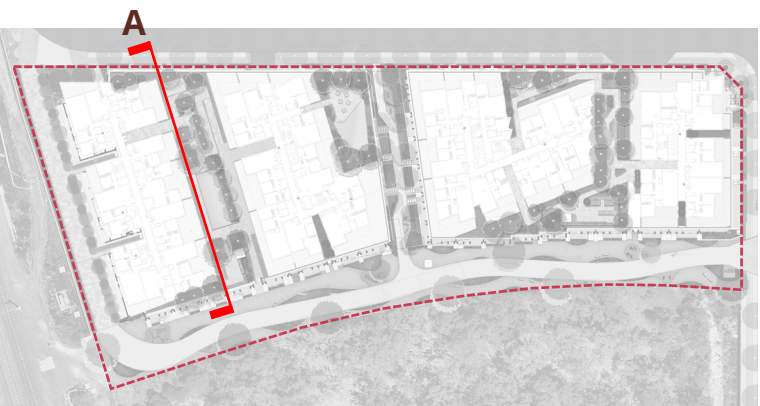
- 8 Entry into Level 2 communal terrace
- 9 Paved courtyard with seating
- 10 Open lawn area
- 11 Extensive edge planting for canopy trees and screen planting to private terraces
- Pergola structure extents



Total Landscape Area: 906m2

Southern Building Communal Open Space

Section



Section A-A

Legend

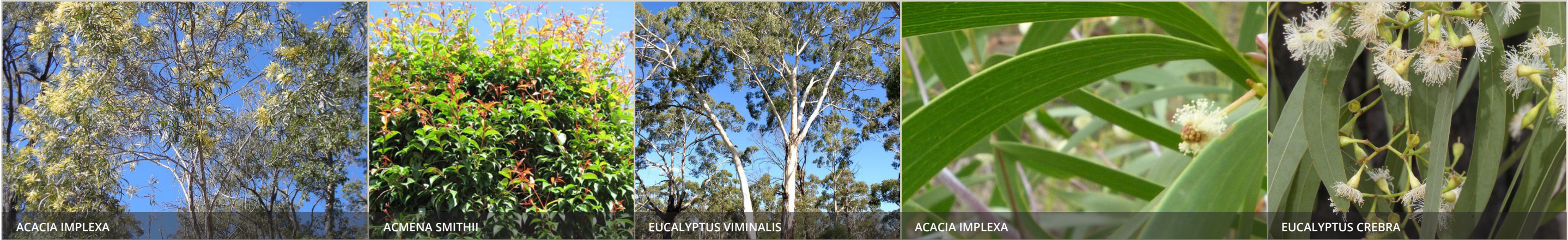
- 1 Raised sloped lawn area
- 2 Intimate garden nooks
- 3 Larger communal seating areas
- 4 Raised planting areas
- 5 Pergola over entertainment areas

4.0 LANDSCAPE SYSTEMS

Planting Palette

Ground Level

Trees



Shrubs and Accents



Understorey Planting



Planting Palette

Level 2 Communal Open Spaces

Trees



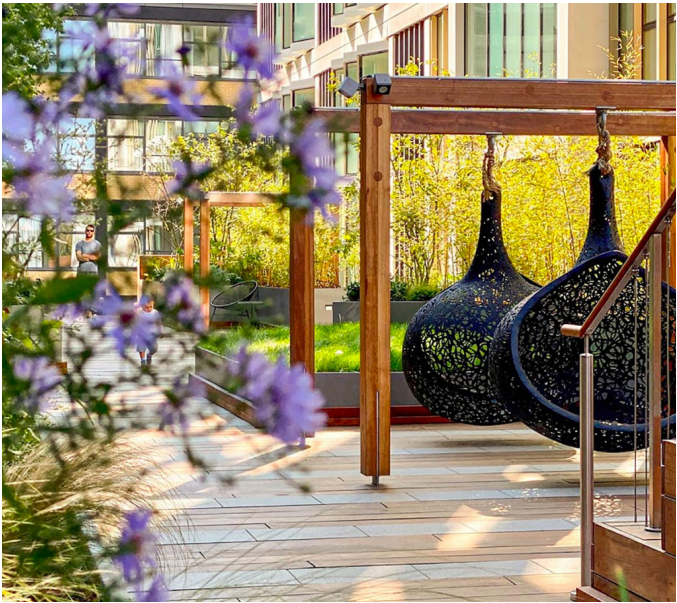
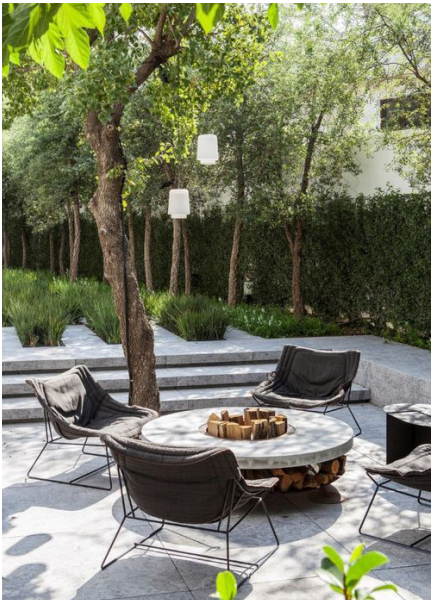
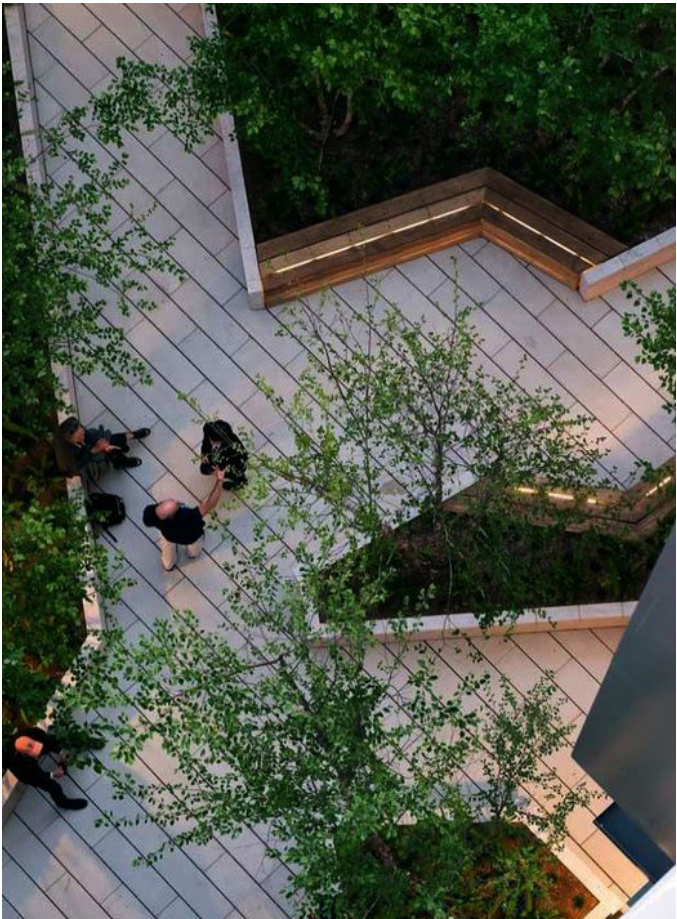
Shrubs and Accents



Understorey Planting



Materials Palette



ARCADIA