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EDMONDSON PARK PART 3A PROJECT APPLICATION (STAGE 1) LANDSCAPE CONCEPT

Prepared for Landcom
26 August 2010

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KEY

- 1_ Residential (R1) Zone
- 2_ Local Park
- 3_ Entry Park
- 4_ Rural Residential (E4) Zone
- 5_ South Western Detention Basin & Park
- 6_ South Maxwell Creek Detetion Basin & Park



Figure 1_Stage 1 Landscape Concept Plan

01 Introduction

This Landscape Concept Report has been prepared by Hassell to accompany a Project Application under Part 3A of the Environmental Planning & Assessment Act, 1979 (EP&A Act) for Stage 1 of Edmondson Park South.

1

Landcom is proposing to deliver a new diverse and sustainable urban community at Edmondson Park South. Once complete, Edmondson Park South will accommodate a mix of land uses, a diversity of housing (approximately 3,200 dwellings), a new town centre incorporating 35,000 – 45,000m² retail, business and commercial floor space with employment opportunities for 1,000 people, multi-purpose community and education facilities, a new 150 hectare Regional Park, a number of other local parks and environmental conservation areas.

The new urban community at Edmondson Park South will meet the State Government's objectives to increase housing supply, provide community benefits and create jobs.

The Edmondson Park South project is the subject of a Part 3A Concept Plan and proposal to list Edmondson Park South as a State significant site under SEPP Major Development 2005. The purpose of the Concept Plan is to secure statutory approval for the overall planning framework for the site and to further resolve a number of remaining site-wide infrastructure delivery and land use planning issues. The Stage 1 Project Application (submitted concurrently with the Concept Plan) relates to early works, infrastructure and subdivision for the initial phases of the development and will enable site works to begin in 2010.



01 Introduction

- 2 The Stage 1 Project Application site comprises an area of approximately 40 hectares and forms part of the larger Edmondson Park South Precinct within the South West Growth Centre. It is located within the southernmost portion of the larger development site to the north of the M5 Motorway and to the east of Zouch Road and is approximately 40 km to the south west of Sydney CBD. The site is wholly located within the Campbelltown LGA (refer to Figure 2_Location Plan)..

1.1 Concept Plan

The Concept Plan establishes the overall planning framework for the site, including:

- _land use type and distribution;
- _a mix of housing types and densities (approximately 3,200 dwellings);
- _concept location of and approximately 35,000 – 45,000 m² of retail / business / commercial floor space within the new Edmondson Park Town Centre;
- _identification and location of open space and drainage corridors, environmental conservation lands (to form the new Regional Park), and local active and passive recreation facilities, including levels of embellishment;
- _expanded Ingleburn North Primary School and new combined Primary/High School to the north of the site;
- _road network layout;
- _pedestrian and cycleway network layout;
- _pedestrian bridge over the south western railway;
- _Campbelltown Road corridor including the establishment of key intersection locations and configuration;
- _utilities (including power, telecommunications and gas), infrastructure strategy, potable water strategy, sewer concept plan and water cycle management plan;
- _location and dimensions of Bushfire Asset Protection Zones;
- _appropriate interpretation of European and Aboriginal heritage located on the site;
- _erection of signage and billboards;
- _remediation works;
- _decommissioning of the existing Sewerage Treatment Plant (STP); and
- _demolition.

The Concept Plan also sets out an approval framework that will enable the carrying out of the works necessary to remediate the site in accordance with a Remediation Strategy without the need for undertaking further environmental assessment.

A variety of housing types is proposed to be delivered. This will provide for a range of housing price points and will include moderate income housing and housing for seniors.

It is proposed to develop the Edmondson Park site progressively in stages over a 15-20 year period. The Concept Plan will address the staging and delivery of the overall development having regard to the progressive delivery of necessary infrastructure, services and facilities; and market demand. The Concept Plan is accompanied by a proposal with respect to the future developer contributions framework for the provision of local facilities and services within the Liverpool and Campbelltown LGAs as well as State Infrastructure.

01 Introduction

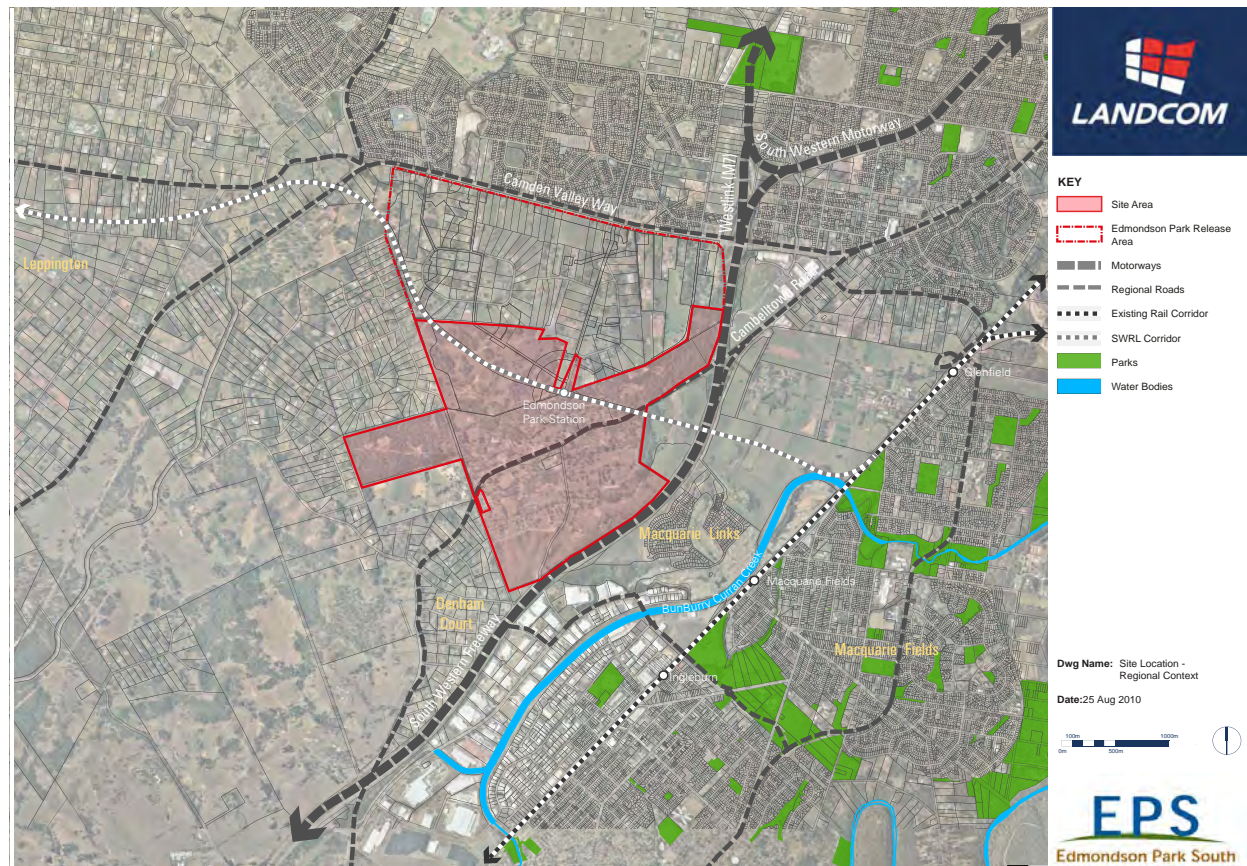
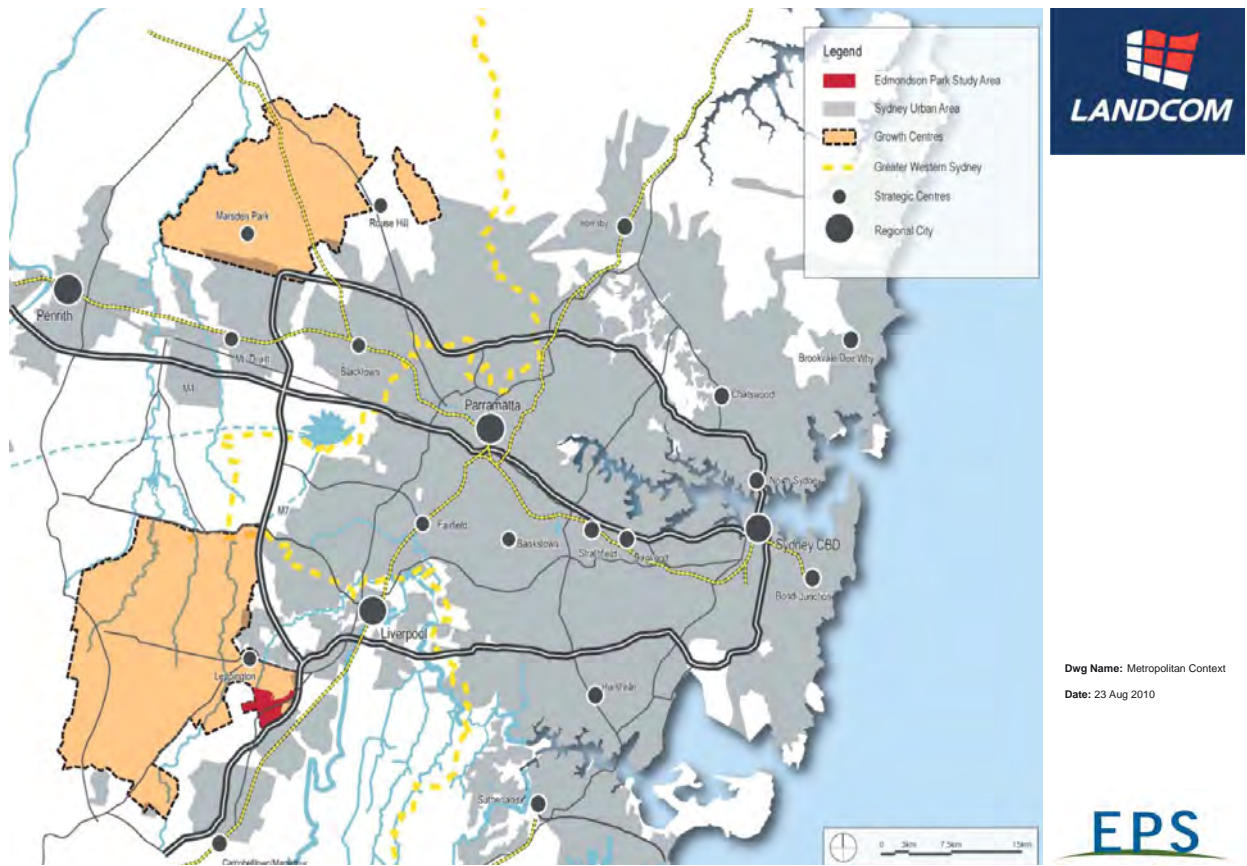


Figure 2_Location Plans

01 Introduction

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1.2 Project Application

The residential subdivision Project Application comprises:

- _ the creation of 206 residential lots, 8 super lots for future subdivision, 15 Environmental Living lots and 3 lots for dedication to Campbelltown City Council as Public Reserve in 5 stages*;
- _ the dedication of roads to Campbelltown City Council;
- _ On-site works comprising:
 - _ tree removal;
 - _ earthworks including excavation, cut and fill;
 - _ design and construction of physical infrastructure, including roads, stormwater drainage and utility reticulation, traffic management works, establishment of open space areas;
 - _ retaining walls as determined during detailed design;
 - _ design and construction of staged stormwater water quantity and quality infrastructure to achieve objectives required by the Water Cycle Management (WCM) strategy for the greater site;
 - _ demolition of all existing structures;
 - _ erosion and sediment control to areas of roadworks and bulk earthworks including provision of temporary sedimentation ponds and diversion drains;
 - _ Design and construction of an ornamental pond;
 - _ Landscaping of road reservations;
 - _ erection of signage and billboards; and;
 - _ Embellishment of open space.
- _ Off-site works comprising:
 - _ construction of the sewer lead in from the Sydney Water carrier main at Ash Road;
 - _ upgrade of overhead mains and construction of electrical lead-in feeders from the existing zone substation at Prestons;
 - _ connection to utility services, potable and recycled water, electricity, gas and telecommunications in Campbelltown and MacDonald Roads;
 - _ Connection to existing stormwater drainage;
 - _ tree removal;
 - _ earthworks including excavation, cut and fill;
 - _ design and construction of physical infrastructure, including roads, stormwater drainage and utility reticulation, traffic management works, including the connection to the existing MacDonald Road;
 - _ design and construction of staged stormwater water quantity and quality infrastructure to achieve objectives required by the Water Cycle Management (WCM) strategy for the greater site;
 - _ erection of an acoustic wall;
 - _ erection of signage and billboards;
 - _ extension or relocation of existing services including potable and recycled water, gas, telecommunication, power;
 - _ demolition of all existing structures; and;
 - _ Proposed new intersection to existing Macdonald Road.

It is intended to seek staged Construction Certificates as necessary to facilitate the efficient delivery of each phase of, the development works. The first stage residential Project Application will include the proposed construction of a gravity sewer line through the future Regional Park.

1.3 Planning Background

The Edmondson Park Release Area, including the site, has been the subject of broad strategic planning investigation and environmental assessment over a number of years by Liverpool and Campbelltown City Councils, the Department of Planning, the Department of Defence (the current landowner of the Ingleburn Army Base) and Landcom (owner of certain lands).

* A number of residue lots will be created in undertaking the Project Application, the number of lots identified in the above description relate to the ultimate number of lots that will be created in the Project Application.

01 Introduction

The whole of the Edmondson Park Release Area has been released for urban development by the Minister for Planning. Part of the site; the Ingleburn Army Camp, is currently the subject of a 'delayed' rezoning for urban purposes under Liverpool Local Environmental Plan 2008 and Campbelltown (Urban Area) Local Environmental Plan 2002.

In June 2010 the Minister for Planning considered a Preliminary Assessment Report for the Edmondson Park South Project that provided justification for the planning, assessment and delivery of the project to occur under Part 3A of the EP&A Act, having regard to the demonstrated contribution that the project will have to achieving State and regional planning objectives.

Subsequently, on the 23 July 2010, pursuant to Clause 6 of SEPP Major Development, the Minister for Planning formed the opinion that the Edmondson Park South Project constitutes a Major Project to be assessed and determined under Part 3A of the EP&A Act, and also authorised the submission of a Concept Plan for the site. In doing so, the Minister also formed the opinion that a State significant site (SSS) study be undertaken to determine whether to list the site as a State Significant site in Schedule 3 of SEPP Major Development.

The Part 3A process under the EP&A Act allows for the Edmondson Park South Project to be planned, assessed and delivered in an holistic manner, with a uniform set of planning provisions and determination by a single consent authority.

This report has been prepared to fulfil the Environmental Assessment Requirements issued by the Director General for the preparation of a separate Environmental Assessment to accompany the first stage residential Project Application.

Specifically, this report addresses the following requirements:

Additional assessment requirements (project application: Public Domain (1) ... *"Outline the proposed treatment and future management agreements to all aspects of the public domain, through consultation with the Campbelltown Council."*



01_



02_



03_



04_

- 01_ Roadside vegetation on Campbelltown Road at Edmondson Park South
- 02_ The Ingleburn Military Precinct
- 03_ Army cottages in the Conservation Zone
- 04_ Typical landscape setting at Edmondson Park South

02 Description of the Proposal

- 6 The proposal describes the landscape concept for the proposed new streetscapes.
- The Edmondson Park South Concept Plan Application EA development proposal (Landcom, August 2010) articulates the overall vision and strategic principles for the landscape development of the Edmondson Park South public domain. This includes the articulation of street hierarchy and character and the vision applied to open space provision and landscape embellishment. The strategy provides the context and identifies the landscape principles guiding the detailed landscape development of this project application.
- Key landscape principles identified for the Edmondson Park South site include the following:
- _Create an overall landscape setting that responds to the sites natural assets including natural systems, topography and vegetation.
 - _Protect fauna and flora habitats through the creation of conservation areas.
 - _Protect and enhance watercourses and riparian vegetation.
 - _Create parks and streets that celebrate the natural landscape and the needs of the surrounding community.
- _Create parks and streets that are of a high quality and which promote local character and identity.
 - _Provide pedestrian and cycleway connections through the conservation lands and with regional beyond the site;
 - _Provide large shady trees as relief from the new urban environment.
- Parks and streets will ultimately be a focus of the integrated Edmondson Park South public domain featuring regional connections beyond the site and providing ecological and WSUD functions. It will also accommodate various levels and types of recreation activities and community facilities.
- It is proposed that all local parks, once established, will be dedicated to Campbelltown Council and retained as public open space. New streets will also be dedicated to Council.



Large, shady, native street trees provide amenity and shade in an urban environment.

02 Description of the Proposal

2.1 Streetscapes

Landscape Concept Design

Approach

Streets connect people and provide an opportunity to create a memorable landscape setting for new communities. They are a major component of the public domain and will have a major impact on the perceived quality of life of future Edmondson Park South residents. The landscape strategy for streets at Edmondson Park South Stage 1 reflects the hierarchy established in the Concept Plan and builds on the existing landscape and topographical characteristics of the site.

Stage 1 comprises a network of two and four lane local and collector roads through the development. A strong character and high profile is proposed for these primary and local streets. The entry experience for new Edmondson Park South residents and visitors is an important aspect of the landscape strategy for Stage 1. The aim is to establish a memorable and clear arrival experience building on the overall vision for the development nestled in a Cumberland Plain Woodland setting.

Key landscape principles for streets include:

- _identifying the Stage 1 development of Edmondson Park South development and setting an overall landscape vision for the overall development;
- _providing a high quality landscape continuously along each street to reinforce the overall landscape vision;
- _creating comfortable, pedestrian friendly, shady avenue streets;
- _providing a cycle network throughout the local area;
- _creating strong visual avenue tree planting using native evergreen species;
- _providing new native grasses and groundcover planting; and
- _providing opportunity for future entry/signage embellishments.

Footpaths and Cycleway

Footpaths will be provided on one side of all streets and on both sides of collector roads, shared pedestrian / cycleway connections will be provided as identified on plan to ultimately connect with site and regional pedestrian/cycle connections, the town centre, schools and public transport links to enhance accessibility to/from and within the development.

Canopy Trees




















Avenue planting will typically consist of large spreading, shady, native trees on each of the verges at 8-10m spacing. Creating shady streets is a major objective for this development in the south west of Sydney to address the effects of climate change in the coming decades and to provide new residents in this area with a comfortable and sustainable living environment. Shade from street trees will ameliorate direct sunlight and provide temperature control in the public domain for pedestrians and cyclists.

Understorey Planting

Native grasses and tufted shrubs, such as Gynea Lily (*Doryanthes excelsa*) and other flowering groundcovers offer accent to entry points and at the main destination of the proposed new town centre. Gynea Lily is one of the most spectacular flowering shrubs in the Sydney Region. It produces 3-4m high stem bearing a dense large cluster of large red flowers in June to September.

02 Description of the Proposal

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LEGEND	
	Stage 1 Boundary
	Fence around Parks
	Existing Tree to be retained
	Proposed Tree
	Residential Lots
	Street Verge Planting
	Turf / Lawn
	Playground surfaces
	Decomposed Granite
	Open Water
	Macrophytes / Raingardens
	Riparian Vegetation with Creekline
	Drainage Swale
	Road
	Footpath / Cyclepath
	Decomposed Granite Path (Fitness Path)
	Timber Deck / Bridge
	Gated Concrete Driveway (TBC with CCC)
	Seating Bench and Barbecue facilities

Key Plan



Figure 3_Urban Residential_R1 Zone

02 Description of the Proposal



Typical streetscape imagery



Figure 4_Environmental Living_E4 Zone

02 Description of the Proposal

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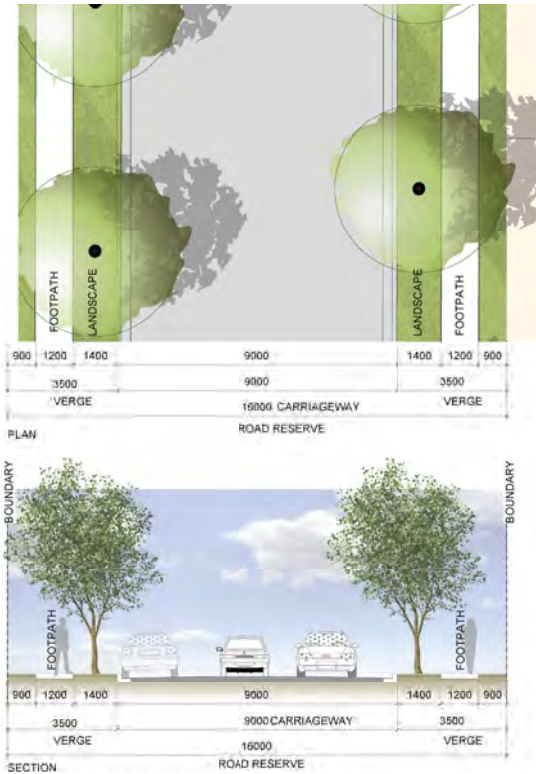


Figure 5_Typical Detail: Local Road (Major Without Cycleway)

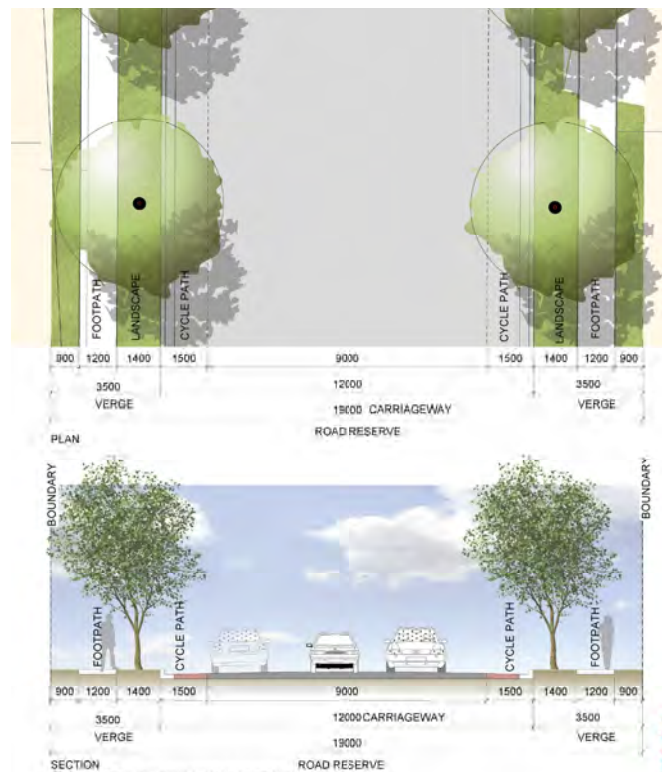


Figure 6_Typical Detail: Local Road (Major With Cycleway Marked on Road)

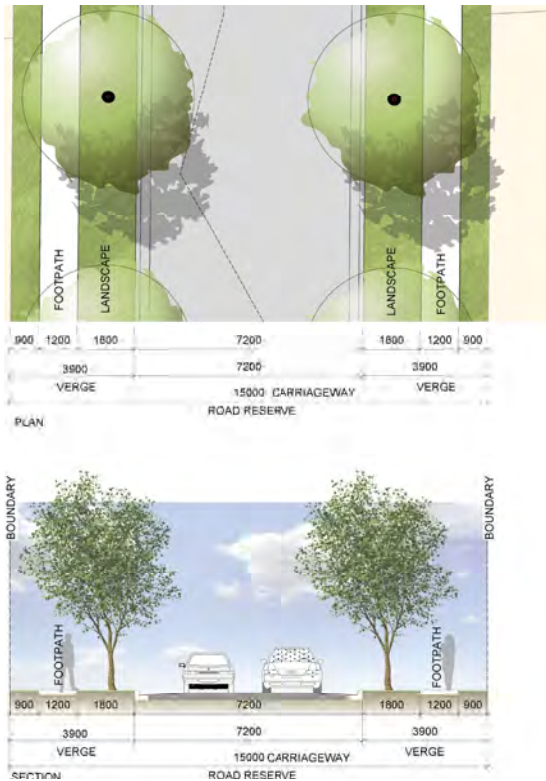


Figure 7_Typical Detail: Local Road (Minor)



Figure 8_Typical Detail: Open Space Road Without Shareway

02 Description of the Proposal

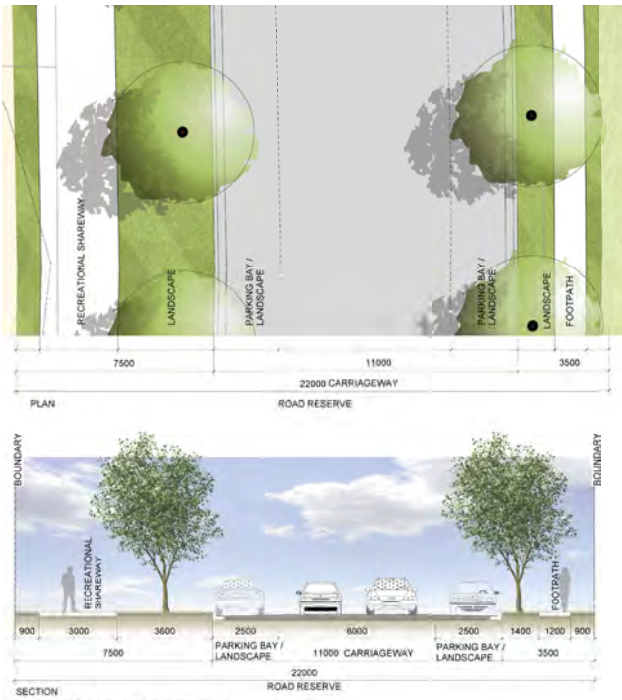


Figure 9_Typical Detail: Open Space Road (Major With Cycleway)

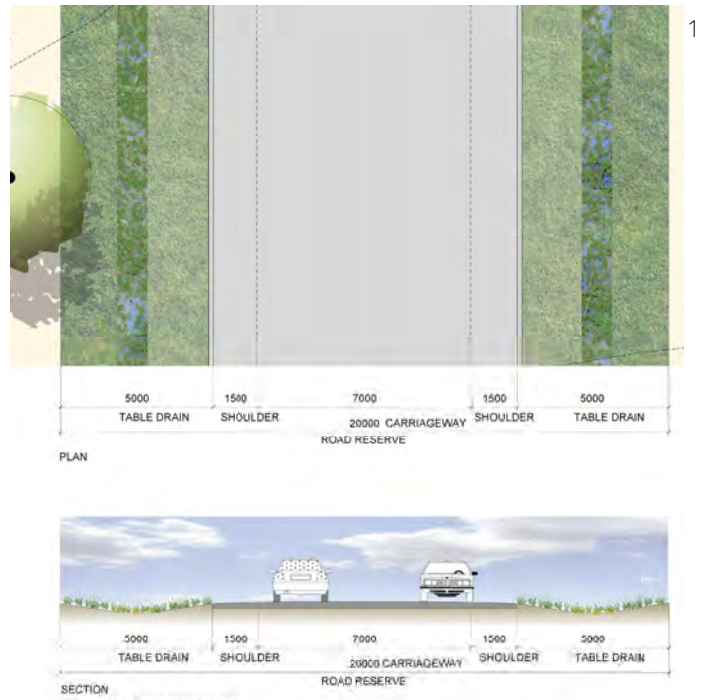


Figure 10_Typical Detail: Rural Residential Road



Figure 11_Hierarchy Diagram

02 Description of the Proposal

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2.3_Parks

Landscape Concept Design Approach

The concept for the Edmondson Park South open space system is to provide a place and a program that is treasured by the community for the opportunities it provides for recreational, inspirational and educational experiences. The new park system will connect with the proposed conservation lands to providing a generous and unique range of recreation opportunities and choices for the new Edmondson Park South community. The parkland will contribute to, and function as, the heart and soul of the new residential development providing a refuge for residents in Sydney's newest suburban living environment.

New parks will ultimately meet district and local level community facilities introducing open water and rain gardens as a major theme for the development. It will also provide passive recreation opportunities including a children's playground, kickabout spaces, cycle connections and walking trails, feature and native tree planting, and picnic facilities.

Key landscape principles include the following:

- _ Create a network of connected parks within walking distance of new houses and which readily link in with other key urban places and services.
- _ Provide parks which are flexible and can be used by a number of people for a range of purposes.
- _ Provide parks that can be adapted to new opportunities and changes in future demand.
- _ Ensure that the location, design and management of parks is based on the principles of sustainability.
- _ Provide wetlands, bio-retention gardens and detention basins to achieve storm water control and quality targets in accordance with water sensitive urban design best practice standards.

Detailed amenity landscape elements such as boardwalks, playgrounds, picnic and other signage and furniture elements will be part of future provision for the parks.

Key Plan



Stage 1 - Entry Park

This park has been designed as a gateway for stage 1 of the Edmondson Park South development. A large formalised decorative open water body is the main feature of the park. Two boardwalks crossing the water and connect the park to the footpath network of the estate. Two decomposed granite areas with rows of trees provide shady seating opportunities along the water.

LEGEND

- - - Stage 1 Boundary
- Fence around Parks
-  Existing Tree to be retained
-  Proposed Tree
-  Residential Lots
-  Street Verge Planting
-  Turf / Lawn
-  Playground surfaces
-  Decomposed Granite
-  Open Water
-  Macrophytes / Raingardens
-  Road
-  Footpath / Cyclepath
-  Decomposed Granite Path (Fitness Path)
-  Timber Deck / Bridge
-  Gated Concrete Driveway (TBC with CCC)
-  Seating Bench and Barbecue facilities



Typical water edge and decking imagery



02 Description of the Proposal



Typical park imagery



Figure 12_Entry Park

02 Description of the Proposal

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New Local Park

A significant new local park occupies an entire block of the proposed development. Roughly half of this area is covered by existing vegetation. Two existing diagonal paths will be formalised as concrete pedestrian paths and create a maintenance edge between existing vegetation and open lawn areas. All existing trees will be retained where possible. An adventure playground will be located amongst existing trees. A decomposed granite path meanders through the playground and existing vegetation, in contrast to the strictly linear concrete paths and serves as a fitness trail, linking several fitness stations.

A decomposed granite path meanders through the playground and existing vegetation, in contrast to the strictly linear concrete paths and serves as a fitness trail, linking several fitness stations.

Two large open lawn areas can be used for a multitude of recreational activities. Benches on the northern corner provide seating and barbecue facilities.

The park will be confined by discrete vehicle barriers to deter vehicle entry.



Key Plan



LEGEND

	Stage 1 Boundary		Open Water
	Fence around Parks		Macrophytes / Raingardens
	Existing Tree to be retained		Riparian Vegetation with Creekline
	Proposed Tree		Drainage Swale
	Residential Lots		Road
	Street Verge Planting		Footpath / Cyclepath
	Turf / Lawn		Decomposed Granite Path (Fitness Path)
	Playground surfaces		Timber Deck / Bridge
	Decomposed Granite		Gated Concrete Driveway (TBC with CCC)
			Seating Bench and Barbecue facilities

02 Description of the Proposal



Typical park and playground imagery



Figure 13_ New Local Park

02 Description of the Proposal

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2.4_Constructed Wetlands and Bioretention Basins

Constructed wetland and bioretention basins will perform WSUD functions within the parklands from the outset. Proposed landscaping of these structures will reference and re-create the existing creek settings typical at Edmondson Park South. Wetlands and bioretention basins will be planted with hardy macrophytes. Clear water areas in the wetlands will be defined by water depths exceeding 1.5m. Bioretention areas will be 300mm deep typically.

Key Plan



LEGEND

- - - Stage 1 Boundary
- Fence around Parks
- Existing Tree to be retained
- Proposed Tree
- Residential Lots
- Street Verge Planting
- Turf / Lawn
- Playground surfaces
- Decomposed Granite
- Open Water
- Macrophytes / Raingardens
- Riparian Vegetation with Creekline
- Drainage Swale
- Road
- Footpath / Cyclepath
- Decomposed Granite Path (Fitness Path)
- Timber Deck / Bridge
- Gated Concrete Driveway (TBC with CCC)
- Seating Bench and Barbecue facilities



Typical bioretention and detention facilities