

# EDMONDSON PARK TOWN CENTRE.

The difference is real



\*Artist's impression of "residential precinct mews" based on the Public Domain Plan

## Find out what's happening

Planning is underway for the new Edmondson Park Town Centre, on the 24-hectare site next to Edmondson Park train station.

When complete, Edmondson Park Town Centre will be a prime example of a regionally significant 21st century town centre serving Western Sydney, and an architectural landmark in its own right.

- » In 2015, Frasers Property Australia was announced the successful tenderer to develop Edmondson Park Town Centre. Since then, Frasers Property has been preparing detailed plans for the site in collaboration with some of Australia's leading architectural firms and consultants, incorporating winning concepts from the bid process into the existing concept plan lodged by UrbanGrowth NSW.
- » In March 2016, a modified concept plan was submitted to the NSW Department of Planning including changes to the built form and public domain for the site. The application is expected to come before the Planning Assessment Commission in early 2017.
- » Meanwhile, earthworks and civil engineering are expected to commence in 2017 in accordance with the existing concept plan approval. On current estimates, the first stage of the Town Centre will be complete in mid-2019.

### Amendments

In the context of the NSW Government's desire for increased density in the Town Centre, Frasers Property reviewed how many dwellings could be delivered within the Town Centre, to ensure the highest quality residential amenity.

The modifications include an increase in the number of dwellings up to 1,882, and the incorporation of a landmark building in the Town Centre which will be a height of 68 metres (approximately 19 storeys). The heights in the Town Centre core for all other buildings are designed to vary from 24 metres to 47 metres, to allow for the creation of an animated silhouette. This will provide an engaging skyline that marks the town centre core against the backdrop of the remainder of Edmondson Park.

## Find out more

Join us at an upcoming **Community Open Day** at the **Ingleburn Military Heritage Precinct**

**Address:** Campbelltown Road, Edmondson Park

**Parking:** Off Allen Avenue

Drop in any time between

**11am and 2pm on Saturday 11 March**  
to see the project display and talk to our team.





\*Artist's impression indicative only

## Planning a new community at Edmondson Park

Fasers Property recognises that building a real community at Edmondson Park Town Centre is more than just well-designed buildings and roads. While the physical design will provide an important foundation, community is built through the interactions of people and the creation of a sense of place and community. To do this, along with Urban Design and other physical plans, Frasers Property will prepare a Community Plan for the Town Centre.

The Community Plan is a tool that explores the interests of local people to identify ways to build a strong sense of community in Edmondson Park Town Centre.

It will include plans for community facilities as well as ideas for how the Town Centre can be made an active, safe and vibrant place. The Plan will also establish a program of community events and activities to help bring residents and businesses together. For a Community Plan to be effective and meaningful it needs to reflect the views and aspirations of future residents.

The **Community Open Day** on **Saturday 11 March 2017** will be a great opportunity for all those interested to ask questions of the project team and share your ideas for building a strong community at Edmondson Park Town Centre.

## Timeline and next steps

<b>March 2010</b>	UrbanGrowth NSW lodges a concept plan and concurrent project application for the development of Edmondson Park.
<b>August 2011</b>	The Planning Assessment Commission approves the concept plan.
<b>January 2012</b>	The project application of the approved concept plan is approved.
<b>August 2014</b>	UrbanGrowth NSW commences a tender process to purchase and develop the future town centre site.
<b>August 2015</b>	UrbanGrowth NSW awards Frasers Property Australia the tender for the purchase and development of Edmondson Park Town Centre.
<b>March 2016</b>	Fasers Property Australia lodges an application to modify the concept plan to incorporate winning concepts from the bid process and related changes to the built form and public domain for the site.
<b>September 2016</b>	The application for modification is placed on public exhibition.
<b>Early 2017</b>	The application for modification is heard by the Planning Assessment Commission.
<b>2017</b>	Earthworks and civil engineering to commence in accordance with the existing concept plan approval.
<b>Mid 2017</b>	Marketing of properties within Edmondson Park Town Centre to begin.
<b>Mid 2019</b>	On current estimates, the first stage of the Town Centre will be complete and the first residents are expected to begin moving in.

**Have an enquiry  
about the project?  
Please contact us**

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**[www.frasersproperty.com.au/SMP/NSW/Edmondson-Park/Home](http://www.frasersproperty.com.au/SMP/NSW/Edmondson-Park/Home)**