
ANNEXURE 1

Proposed amended concept plan drawings

12.2 MASTER PLAN (REV C) 9 NOVEMBER 2012



Greatest height and diversity adjoining the railway line at the farthest point from existing residential

10m set back to minimise impact to the greenways to provide vehicle access to basement and address points for apartments.

large central green space addressed by majority of units

shared zone creates a plaza space as a focal point for the precinct and addresses the proposed light rail station

New light rail station

Private open space to surrounding residential development

4 storeys to Old Canterbury Rd modulate the scale to the surrounding residential areas. Mixed use zone contain ground floor shop top housing and home office

Brown St retained as access and address points for Units

Dual use addresses main street Old Canterbury Road.

Retail/Dual use faces/feeds onto central green boulevard, activating the treeline park.

Central green boulevard creates a linkage from Henry St to the greenway and provides single intersection for parking and loading access

Hudson Street Retained as main site entry

Public / private open space area to surrounding residential development.

study area boundary
higher density mixed use development
medium density mixed use development
lower density mixed use development



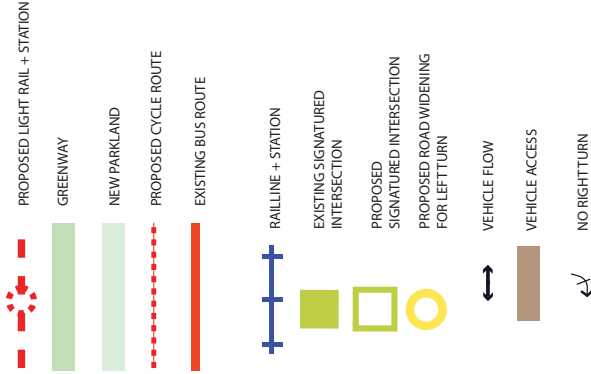
12.3 SUBJECT SITE MASTER PLAN (REV C)

9 NOVEMBER 2012

TRAFFIC, ACCESS + PARKING STRATEGY

The following attributes one features of the Access Plan:

- 1.The central boulevard provides for a single signalized intersection on Old Canterbury Rd
- 2.The wide central boulevard is the main access into the site. It provides a local green spaces, visitor parking, pedestrian amenity and capacity for vehicle and loading access for the site
- 3.The central boulevard links into McGill St to provide access and address points for new residential
- 4.The existing Brown and William St to be retained providing address and access for the residential.
- 5.New shared zone urban plaza terminates boulevard. It addresses the light rail station and is a gateway to the greenways.
- 6.Minimum 6m internal roads
- 7.Linkages to the existing street network
- 8.Entry point for basement parking and loading from internal road to minimize stress on existing road network.



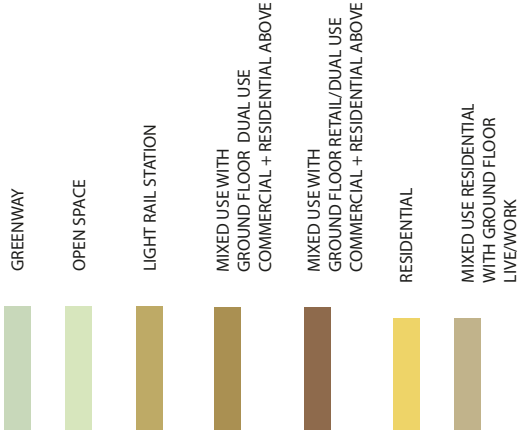
SCALE 1:1000 @ A3
0 10 20 30 40 50



12.4 SUBJECT SITE MASTER PLAN (REV C) 9 NOVEMBER 2012

LAND USE DIAGRAM

- Mixed use area predominantly residential with ground floor and lower level retail and shop/rop housing space
- Plaza at the southwest serves as the gateway to the proposed light rail station. Concentration of commercial space to the south to reinforce existing commercial patterns
- Ground floor dual use along Old Canterbury Road to activate the streetscape
- Ground floor dual use and retail spaces at the southern end of Old Canterbury Road to activate the streetscape.



12.5 SUBJECT SITE MASTER PLAN (REV C)

9 NOVEMBER 2012

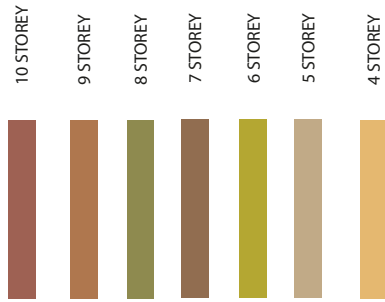
BUILDING HEIGHT

The heights of the buildings on site will be stepped from the railway corridor to the west, to the existing housing to the east.

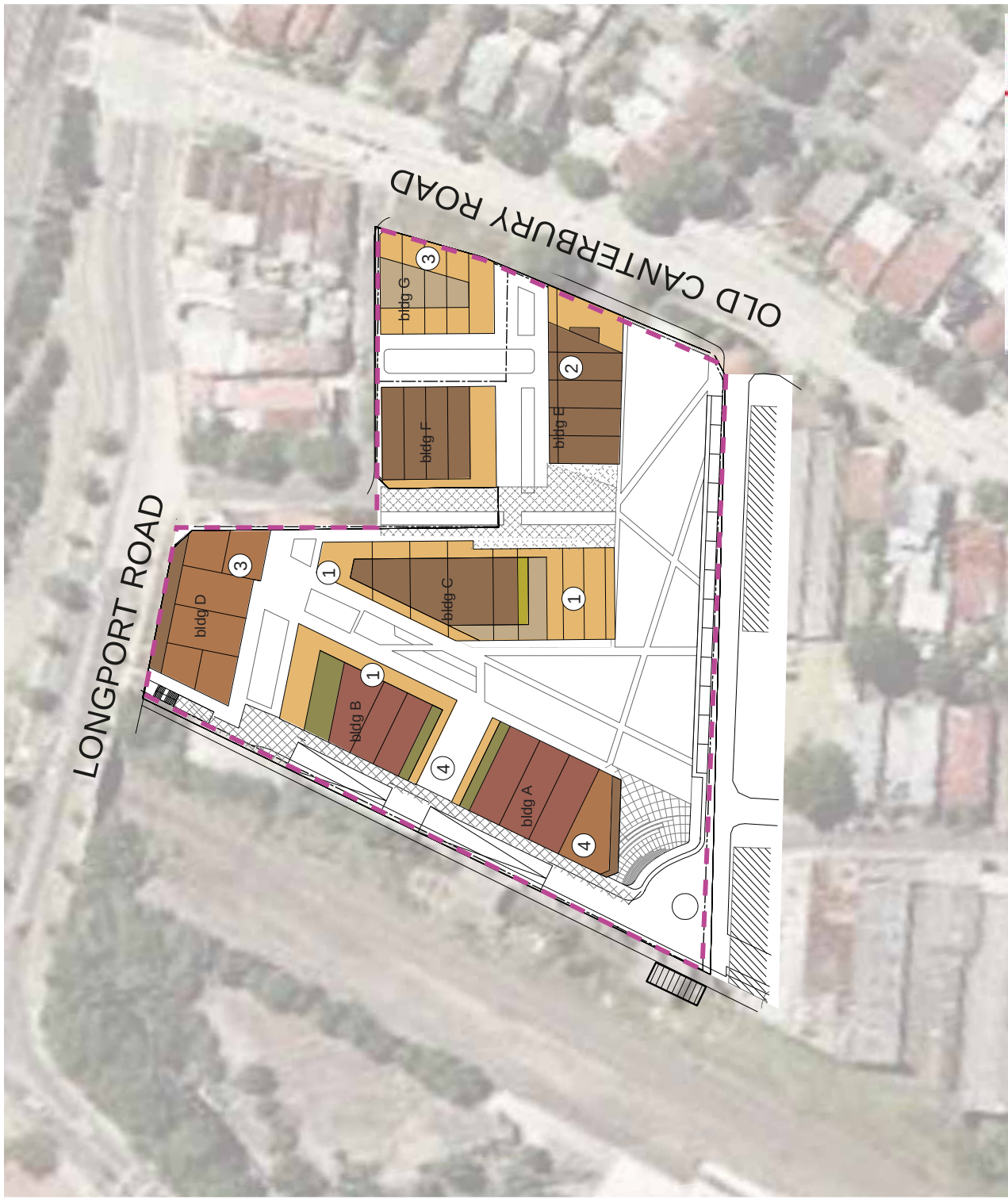
The areas to the east of Old Canterbury Road are characterized by lower rise existing housing. Several council planning studies for Railway terrace and environs have proposed a 4 storey model for this area. Therefore, it is proposed to provide a 4 storey streetscape to Old Canterbury Rd with a lower ground floor beneath.

In discussions with council, council planners have suggested that the appropriate scale for the buildings on the railway is around 9 – 10 storey. This is reflected in council's master plan for a similar site in Dulwich Hill as well as councils own master plan for the site which establishes a building height of 10 storey to the railway line.

The central zone is a transition zone and will have a typical building height of 7 storey.

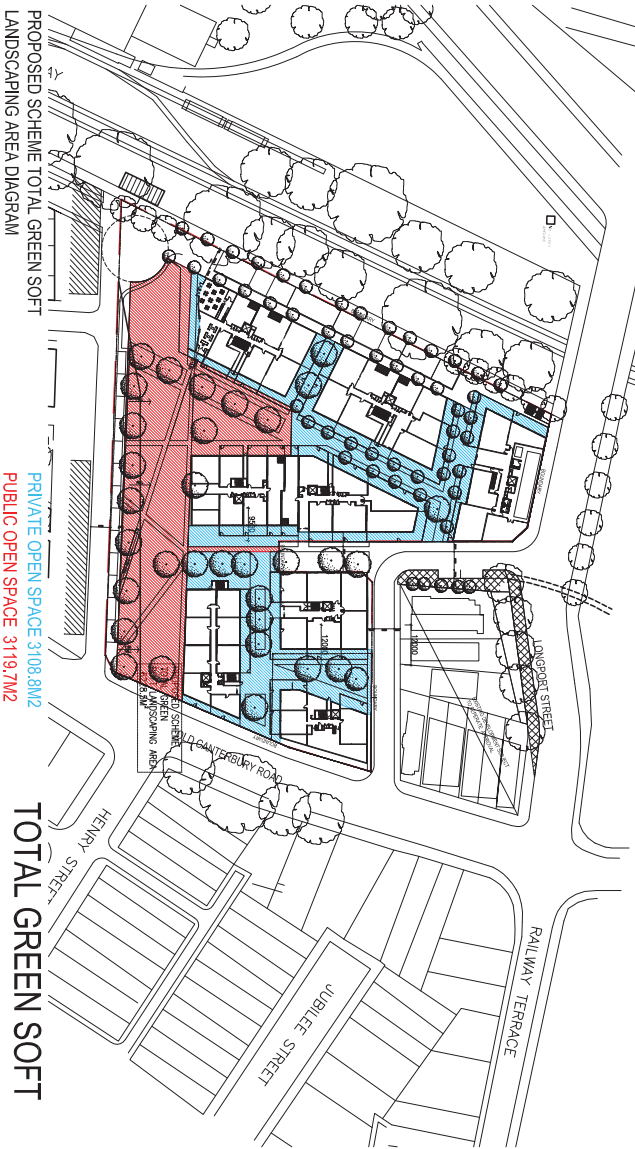


1. Reduction and massing adjustments to comply with solar access requirements for the public open space
2. Building core protrusion
3. Design development which remains within the consent setbacks
4. Reconfiguration of alignment, average is still the same



22.1_Green Space Calculation Analysis Proposed Concept Plan Green space Area Diagram

NOTES:
- ALL OPENINGS WITHIN 3m OF THE SIDE BOUNDARY ARE TO BE PROTECTED IN ACCORDANCE TO BDA CLAUSE C3.4.



TOTAL GREEN SOFT
LANDSCAPE 6228.5 m2



CENTER GREEN SOFT
LANDSCAPING AREA 3002.1m2