

8.9\_MASTER PLAN

STREETSCAPE ARTICULATION

- FIRST FLOORS - ZERO SETBACK  
UPPER LEVELS - 2.5M SETBACK
- 2.5M BALCONY FACADE ARTICULATION
- 10M GREEN SETBACK



# 8.10\_MASTER PLAN

## LOT AMALGAMATION

This master plan applies to the subject site however consideration has been made regarding the adjoining sites at Longport and Old Canterbury Roads and the remaining sites in the McGill Precinct.

The remaining sites are in different ownerships and will require amalgamation. As these sites consist of small holdings it may take some time to complete the amalgamation.

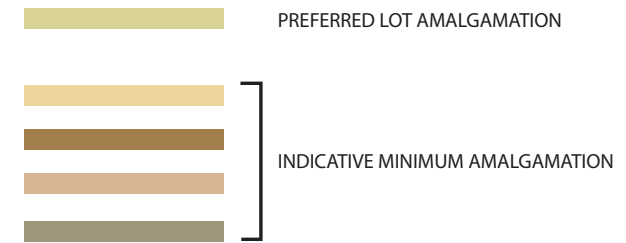
The master plan has been conceived in consideration of theses lots and the staging assumes which lots are easiest to amalgamate.

- Site 1  
Subject site  
Opportunity for immediate provision of residential density and key worker housing  
Provision of road widening as part of green boulevard or main access road  
Immediately establish linkages with greenways and setback widening to greenways and light rail station  
Immediate provision of central green space  
Immediate provision of traffic improvement measures  
Immediate provision of linkages to Lewisham Station

- Site 2  
To compliment stage 1 and promote connectively to surrounding neighbourhood centre and Lewisham Station

- Site 3  
To encourage increased density  
To increase greenway amenity

- Site 4  
Provision of central green space  
Provision of commercial streetscape activation to Old Canterbury Rd



8.11\_MASTER PLAN

STAGING

- STAGE 1
- STAGE 2
- STAGE 3
- STAGE 4



# 8.12\_MASTER PLAN

## FSR STUDY

The floor space ratio has been calculated as percentage of the area of the 4 development zones shown in the McGill Precinct including zone 4 which is the subject site.

This ratio is calculated based on the developable building envelope over the site area of each zone. The building envelope is based on a design floor plate multiplied by the number of storeys. This ratio assumes a 90% efficiency. Based on this FSR's are as follows:

### Site 1

Site Area = 13,115m2  
Residential Floor Space Area = 39645.96 m2  
Retail Floor Space Area = 6305.54m2  
FSR = 3.50:1

### Site 2

Site Area = 2172m2  
Floor Space Area = 6294m2  
FSR = 2.9:1

### Site 3

Site Area = 6350m2  
Floor Space Area = 27,181m2  
FSR = 4.28:1

### Site 4

Site Area = 6820m2  
Floor Space Area = 14,454m2  
FSR = 2.12:1





## 9.0\_PRECEDENT\_BUILT FORM





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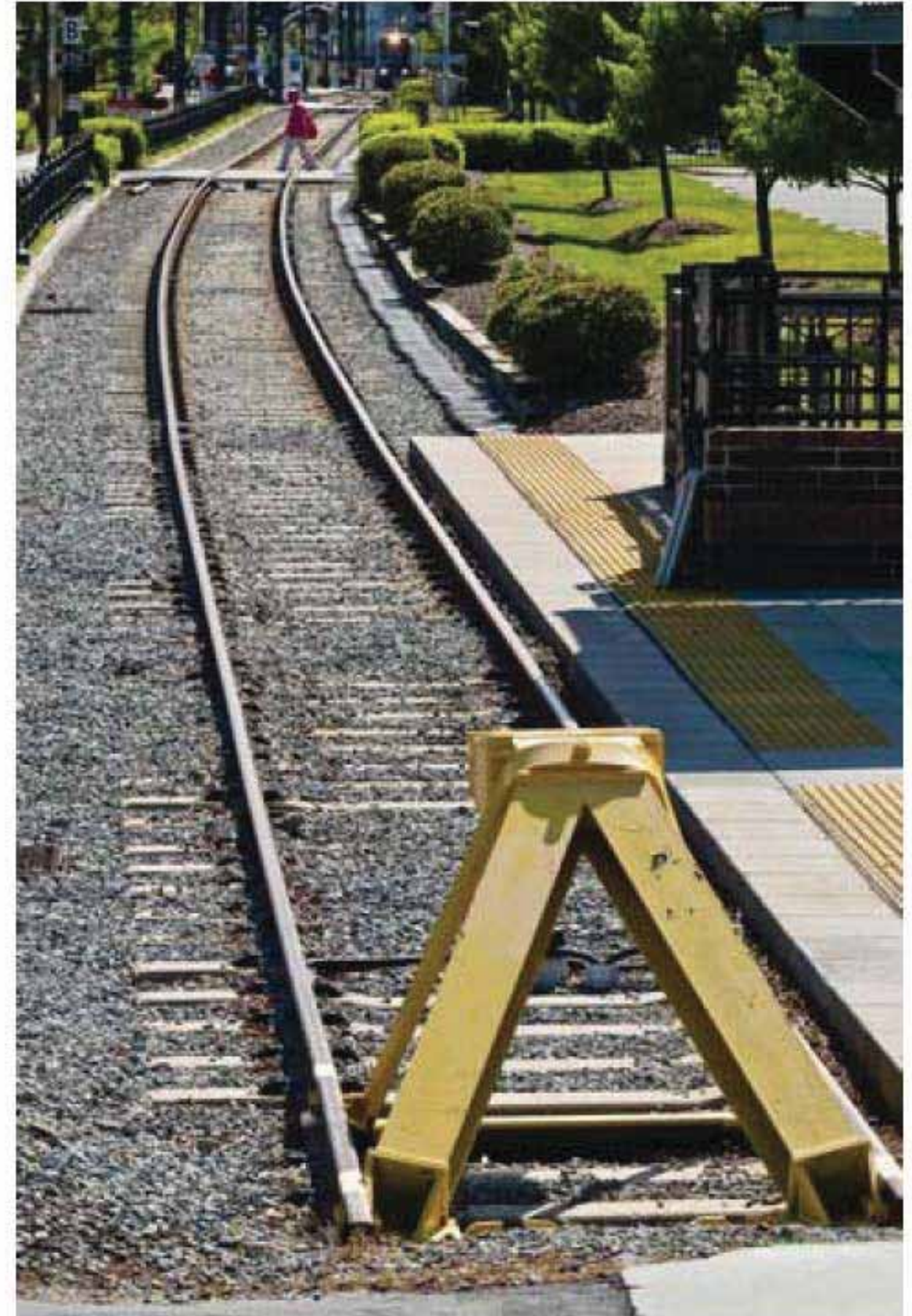


## 9.0\_PRECEDENT\_BUILT FORM





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## 10.1\_AERIAL PERSPECTIVE





## 10.2\_PERSPECTIVE





## 11.1\_SHADOW DIAGRAM

SUN STUDY WINTER



21 June 9am



21 June Midday



21 June 3pm



## 11.2\_SHADOW DIAGRAM

SUN STUDY EQUINOX



21 SEP 9am



21 SEP 12nn



21 SEP 3pm



## 11.3\_SHADOW DIAGRAM

SUN STUDY SUMMER



21 DEC 9am



21 DEC 12nn



21 DEC 3pm



## MASSING COMPARISION BETWEEN COUNCIL MASTERPLAN AND LEWISHAM ESTATE MASTERPLAN



- PROPOSED COUNCIL MASTERPLAN
- PROPOSED LEWISHAMM ESTATE MASTERPLAN

PROJECT  
**LEWISHAM MASTERPLAN**

CLIENT  
**LEWISHAM ESTATE PTY LTD**

ADDRESS  
**McGILL PRECINCT LEWISHAM NSW**

DATE  
**OCTOBER 2010**

**tony owen ptncs** ARCHITECTS  
INTERIORS  
PLANNERS



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