

12.9_SUBJECT SITE CONCEPT PLAN

SETBACK + PUBLIC REALM

Active Frontage with zero setback to Old Canterbury Road.
Buildings to certain shop top housing, retail and home office to activate the streetscape.

No set back to the central green space and boulevard to reinforce the streetscape and define the space

0-2m setback to the internal streets. A 2.5m balcony and building articulation zone will provide active and modulated facades and streetscape

Built - to lines to create a consistent street edge

New central green spaces provide outlook and amenity to the residents and amenity for the community

- ACTIVE FRONTAGE ZERO - 2M SETBACK
- ACTIVE FRONTAGE - ZERO STREET SETBACK
- SHARED ZONE
- NEW GREEN SPACE
- GREENWAY



12.10_SUBJECT SITE CONCEPT PLAN

Public and Private Open Space

PUBLIC OPEN SPACE

PRIVATE OPEN SPACE



12.11_SUBJECT SITE CONCEPT PLAN

Site Permeability Diagram



SCALE 1:1000 @ A3



A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 10, 20, 30, 40, and 50 at regular intervals.

12.12_SUBJECT SITE CONCEPT PLAN

BUILTFORM CONTROLS - PRIVATE REALM

Maximum internal building depth to be 18-21m according to SEPP 65 principles

Additional 2m balcony zone to create maximum 23m external depth

Minimum 12m building separation up to 5 storey between living spaces

Minimum 18m separation between living areas between 2 buildings greater than 5 storey or 12m where one building is lower

Minimum 6m separation between any built form or commercial building

Minimum 12m green zones increasing to 30-40m in places

Green space and roadways provide separation between buildings

2.5m balcony and building articulation zone provides modeling and streetscape variety and relief to facades.

PRIVATE OPEN SPACE

PUBLIC OPEN SPACE

ROAD ZONE

BUILT FORM



12.13_SUBJECT SITE CONCEPT PLAN

STREETSCAPE ARTICULATION

- GROUND FLOOR - 2M SETBACK
UPPER LEVELS - 2 - 2.5M SETBACK
- 2 - 2.5M BALCONY FACADE ARTICULATION
- 10M GREEN SETBACK



12.14_SUBJECT SITE CONCEPT 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 these 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



12.15_SUBJECT SITE CONCEPT PLAN

STAGING

- STAGE 1 - central park
- STAGE 2
- STAGE 3
- STAGE 4
- Total



12.16_SUBJECT SITE CONCEPT 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 Area = 13,115m²
Residential Floor Space Area = 39643.81m²
Retail Floor Space Area = 1363.46m²
FSR = 3.13:1



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

13.1_Block Masing Studies

View 1



- LEWISHAMM ESTATE SITE
- ADJOINING SITES -SUBJECT TO SEPERATE APPROVAL

13.2_Block Masing Studies

View 2



- LEWISHAMM ESTATE SITE
- ADJOINING SITES -SUBJECT TO SEPERATE APPROVAL