

## Analysis of Site Context

### Vision

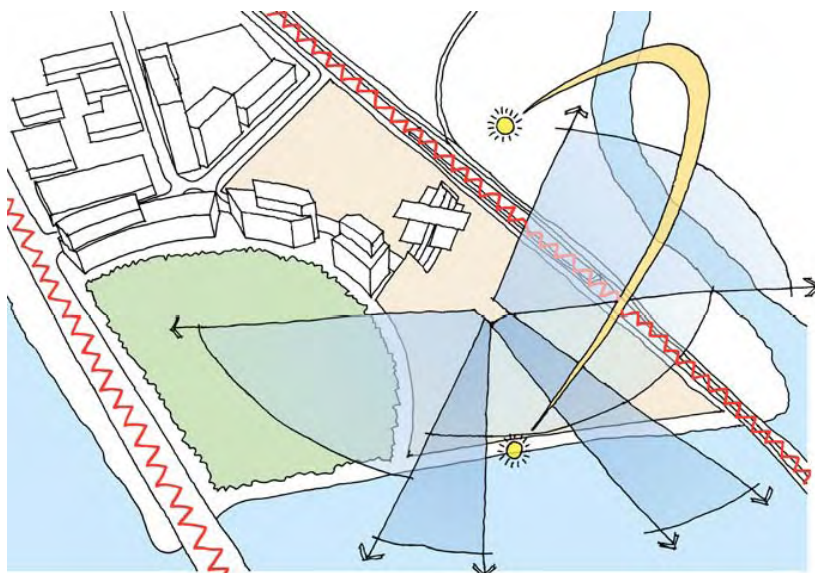
The vision for Discovery Point, as translated into the Concept Plan, is to create a vibrant residential neighbourhood with a permeable network of streets and courtyards that respect the previous Master Plan street pattern. The design concept extends the public domain with the introduction of a new neighbourhood park, while improving connections to existing public open space. Traditional urban typologies of perimeter blocks and pedestrian laneways fronting onto a permeable street network create a legible urban form that will support a high quality residential lifestyle.

### Environmental Features

The site is located on relatively low-lying land with key aspects to Waterworth Park and Creek, the Sydney CBD, Kogarah Golf Course, the airport and Botany Bay. Cooks River defines the site's north eastern boundary.

Noise from various transportation modes affect the site. These include traffic noise from the Princes Highway, noise from the overland train which comes into Wolli Creek Station, noise from the Illawarra railway line on the north western boundary as well as some noise from the airport. Particular consideration has been given to noise from the above ground railway lines which run alongside the north west boundary.

With north at 40 degrees to the long axis of the site, there is good solar provision to the north east and north west frontages, which also enjoy good views over Cooks River and surrounding parkland.

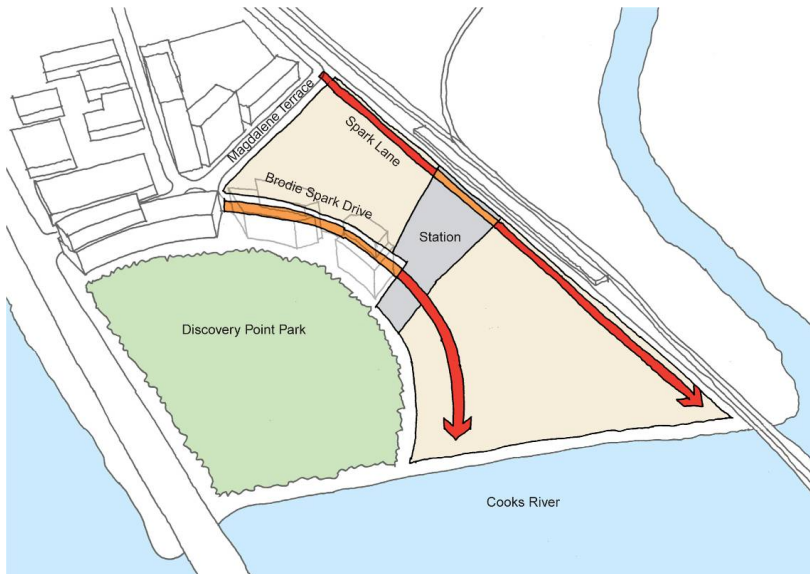


**Figure 1** – Environmental Features of the Site

Source: *Bates Smart*

### Primary Streets

Two north-south streets provide the primary access streets within the site. The existing arc of Brodie Spark Drive is extended eastwards through the site towards Cooks River similar to the previous Master Plan. Along the north west boundary of the site, Spark Lane is extended eastwards towards Cooks River. The street provides a buffer between the railway line and the proposed development.

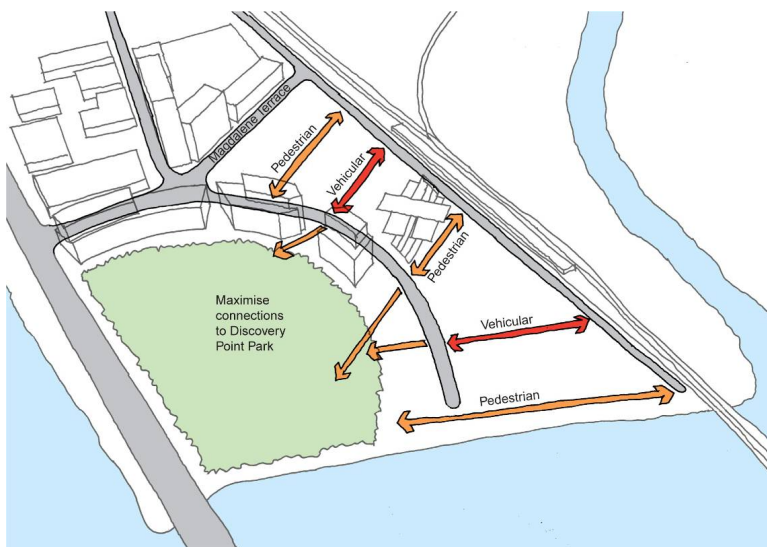


**Figure 2 – Primary Street Layout**

Source: *Bates Smart*

### Secondary Streets and Through Site Links

Between the two primary streets, an alternating pattern of pedestrian and vehicular links is provided to increase permeability, provide station access and break the blocks into smaller development parcels. These secondary streets and pedestrian links are aligned to maximise physical and visual connections into Discovery Point Park.

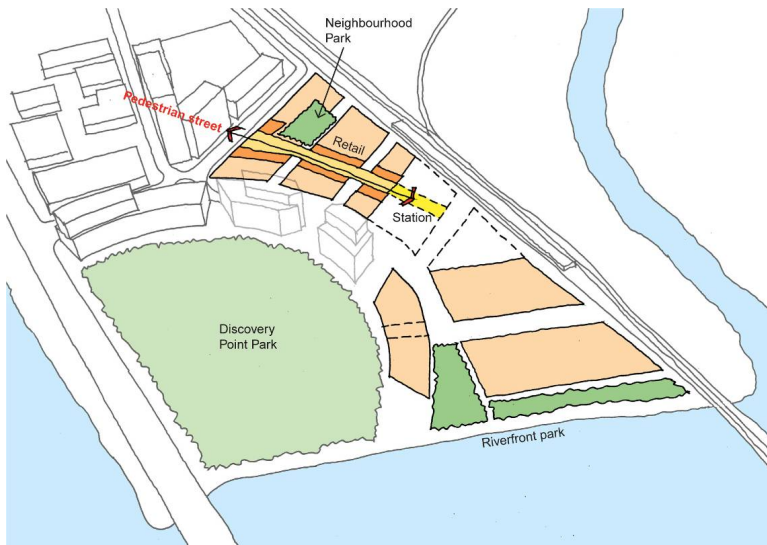


**Figure 3 – Secondary Streets and Through Site Links**

Source: *Bates Smart*

### Pedestrian Street and Park

A new pedestrian street is provided running parallel to Brodie Spark Drive, directly connecting the existing Station entrance with Magdalene Terrace. Flanking the street is a new neighbourhood park located centrally within the Southern Precinct.



**Figure 4** – Proposed Pedestrian Street and Park

## Precincts

From the structure created by this layout, three distinct precincts emerge being the:

- Southern 'Village Square' Precinct, being the retail hub providing residential buildings and a mix of cafes, restaurants and retail uses including a supermarket;
- Northern 'Waterfront' Precinct, being predominantly residential with a mix of housing typologies focused on the Cooks River; and
- Eastern 'Dress Circle' Precinct, which faces the significant amenity of Discovery Point Park



**Figure 5** – Concept Plan Development Precincts

Source: *Bates Smart*

## Development Blocks

From the established development precincts and street pattern results six discrete development parcels, each with good vehicular and pedestrian access and of an appropriate depth and width for residential development. The development blocks are further divided into developable land parcels in line with Australand's staging program.



**Figure 6** – Concept Plan Development Blocks

Source: *Bates Smart*

### Heritage Arc

A unique feature of the site is the existing buildings located in the 'Discovery Point Park Arc' ('Verge', 'Greenbank' and 'Vine') which present a consistent built form around Discovery Point Park. Key to this presentation is the curving masonry arc which forms a consistent backdrop to the heritage items of Tempe House and Magdalen's Chapel. The Concept Plan continues the contextual massing that was established as part of the 2001 Master Plan to complete the Arc around Discovery Point place. However, by virtue of an uninterrupted south and south east facing view of this Arc, the solar access performance in this part of the site is reduced.

The building envelopes for the Concept Plan were derived from this overall analysis. This careful analysis provided a structure and built form appropriate to the site and context.