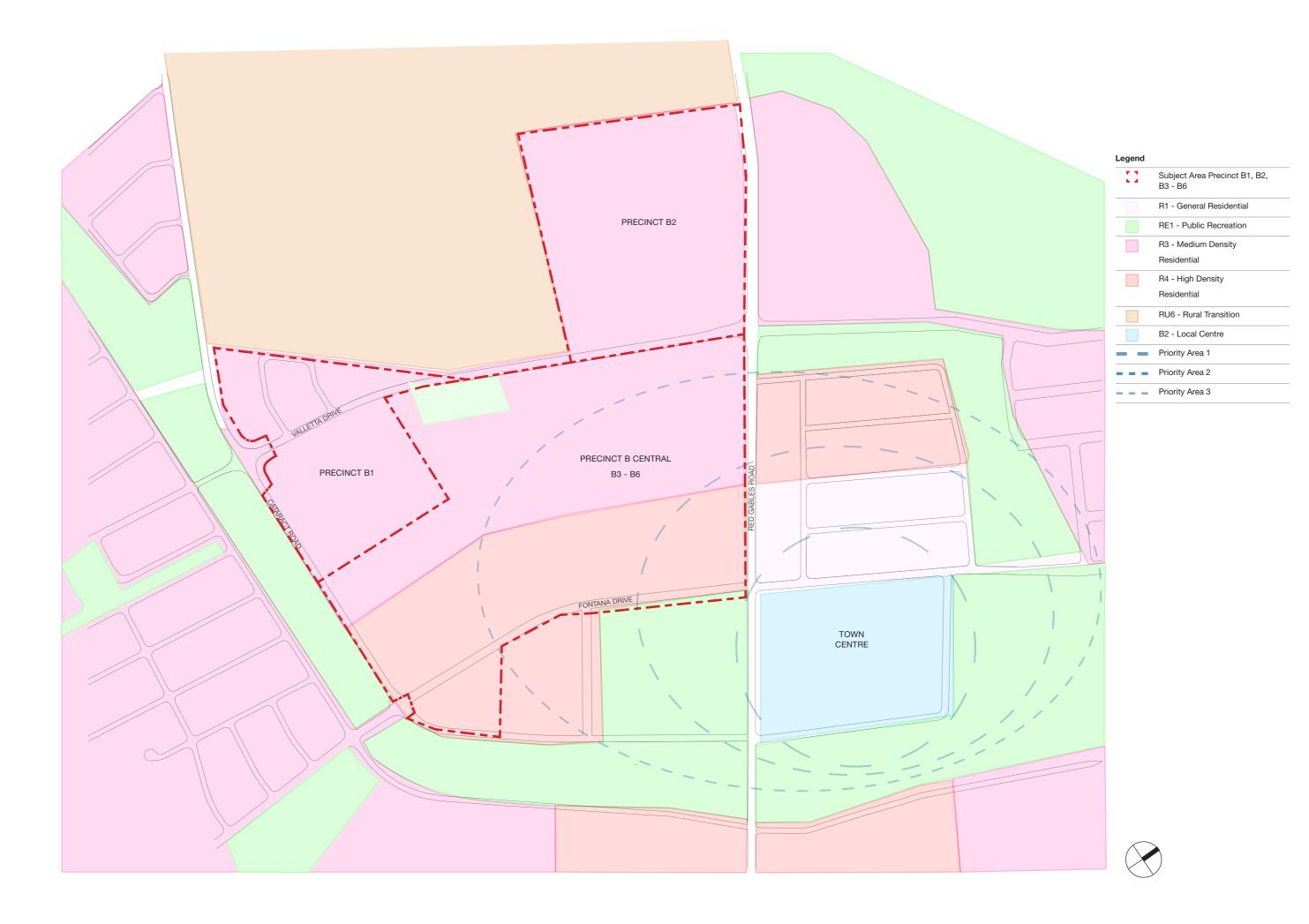
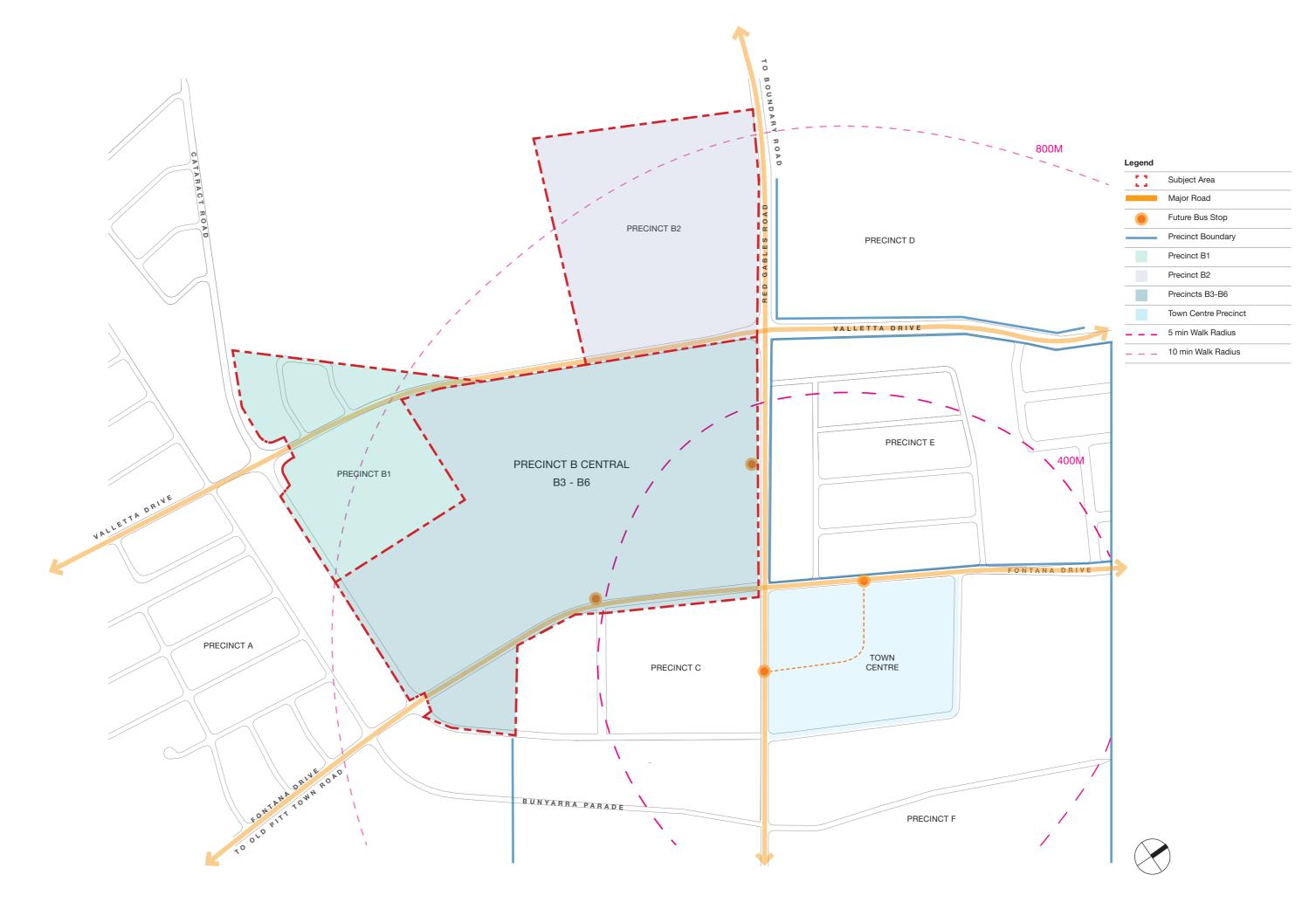
The Gables, Box Hill Precinct B

Planning Proposal : March 2018

rothelowman

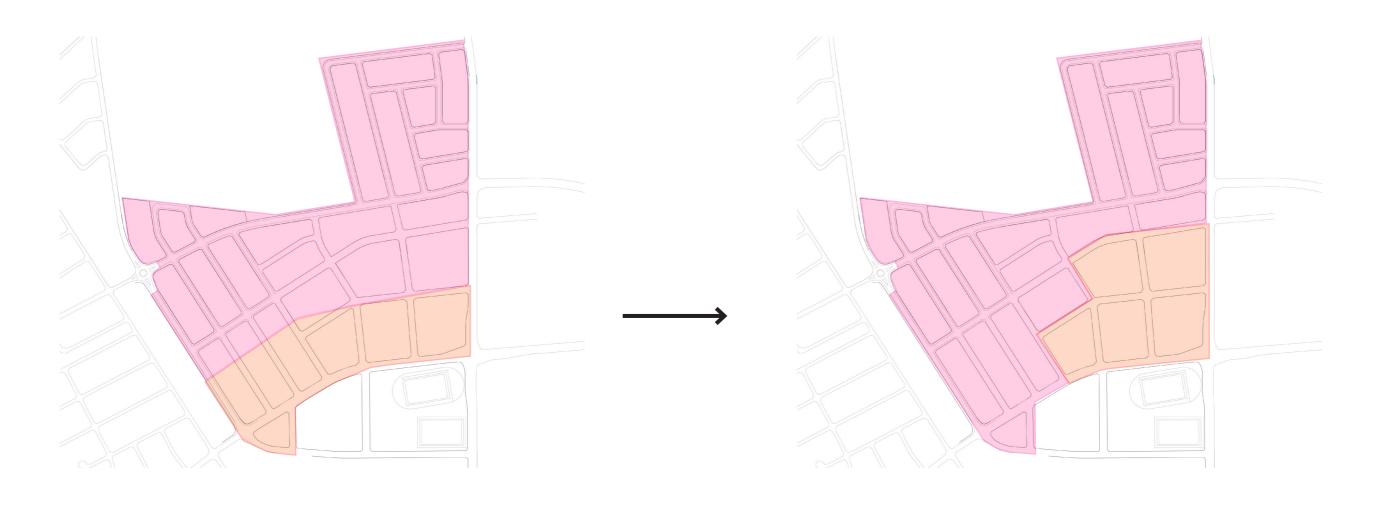
EXISTING SITE ANALYSIS







URBAN DESIGN ANALYSIS
OF PROPOSED REDISTRIBUTION
OF ZONING

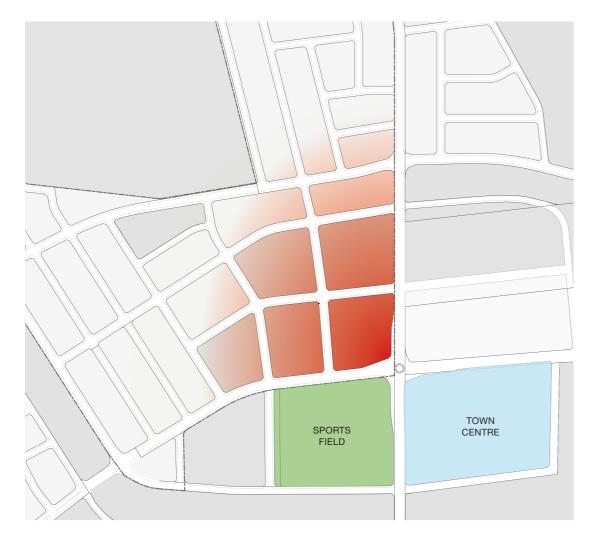


R4 High Density Area = 9.3ha
R3 Medium Density Area = 31.3ha

PROPOSED ZONING REDISTRIBUTION

R4 High Density Area = 9.3ha
R3 Medium Density Area = 31.3ha





Density radiates from the Town Centre and active recreational spaces

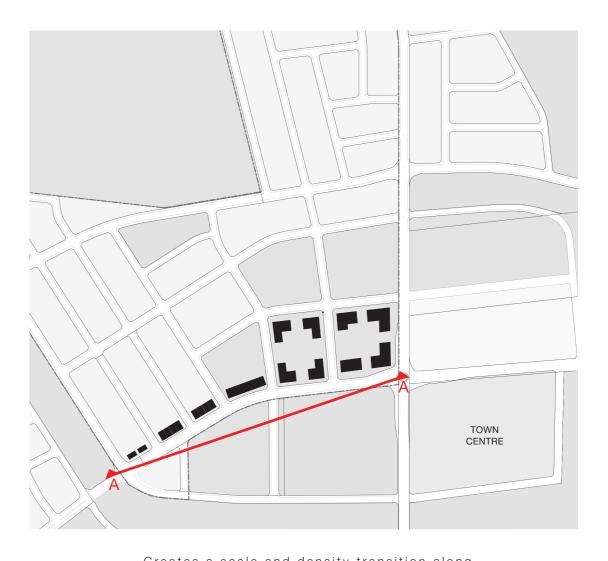


Density is reduced adjacent to the proposed school





Density is reduced adjacent to the riparian corridor

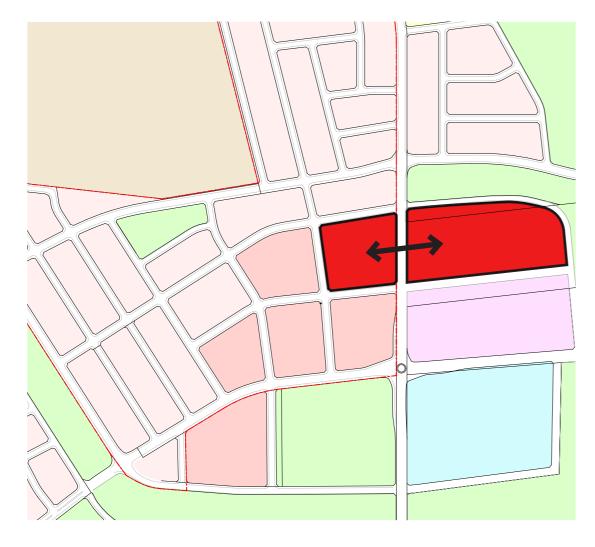


Creates a scale and density transition along the main road from the low-scale riparian corridor to the higher scale Town Centre

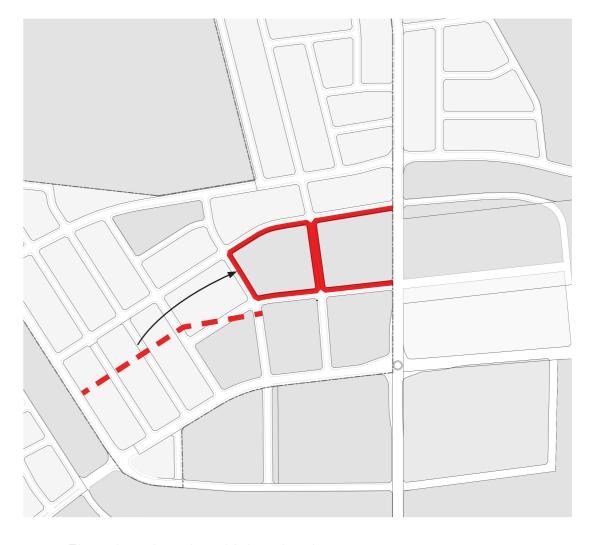


INDICATIVE SECTION AA



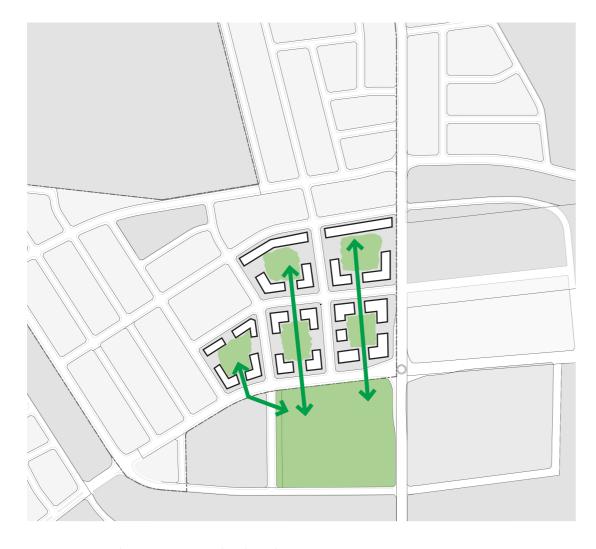


Consolidates R4-zoned land across Red Gables Road

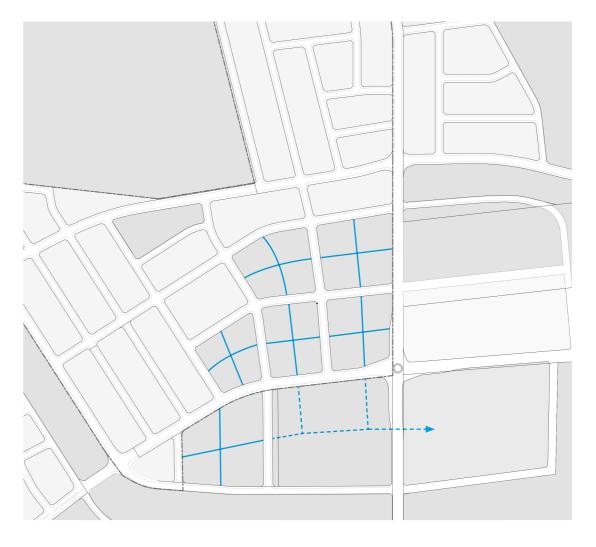


The relocation gives higher density development more frontage to local roads - reducing entry and exit onto collector roads, and sharing traffic impacts equally onto local road networks





Apartment-style development creates communal open spaces. These create opportunities for communally-accessible midblock green links to enhance and expand the greening effect and open space amenity from the future sports field

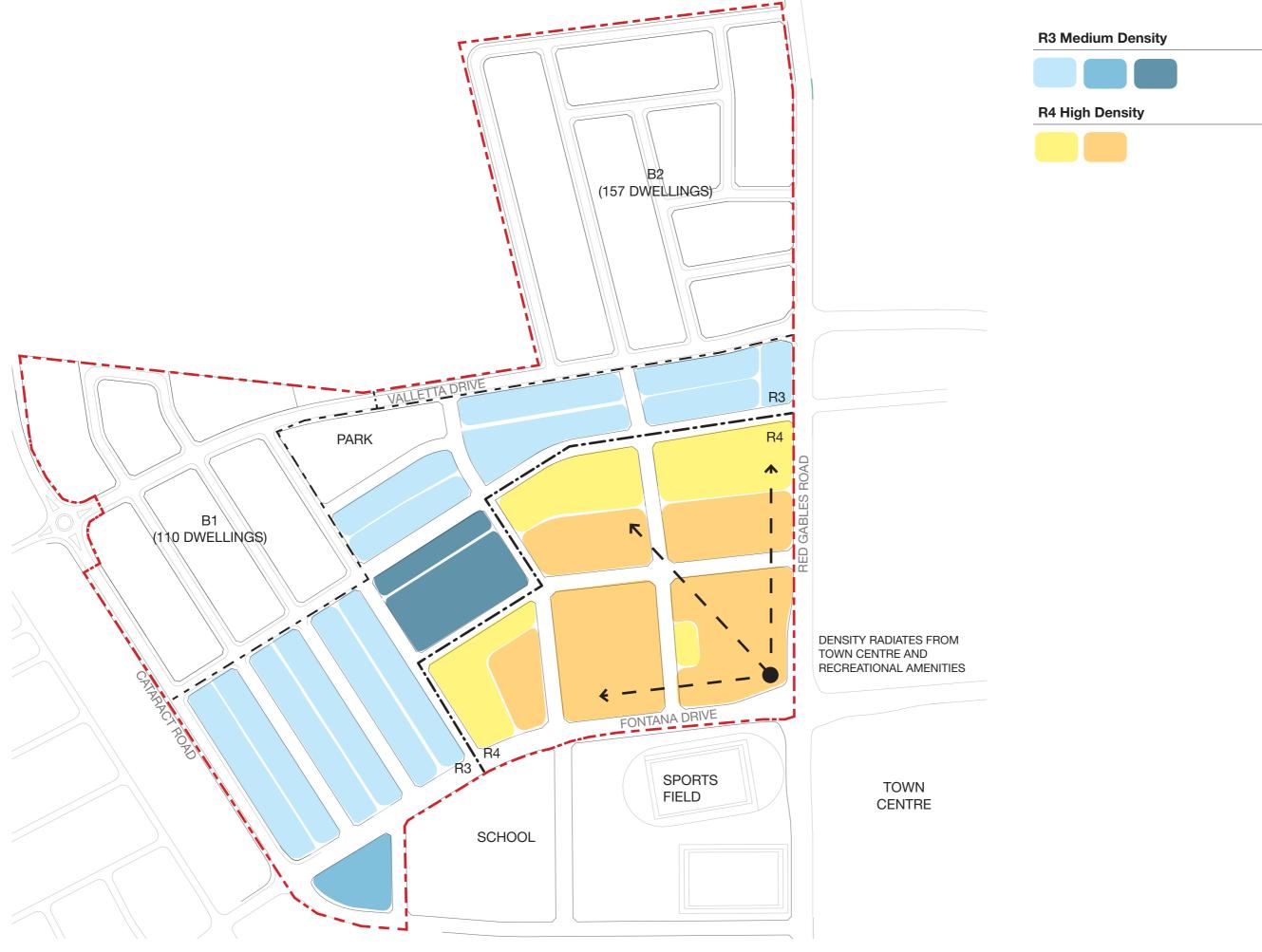


Higher density development near the Town Centre creates more opportunities for midblock pedestrian links





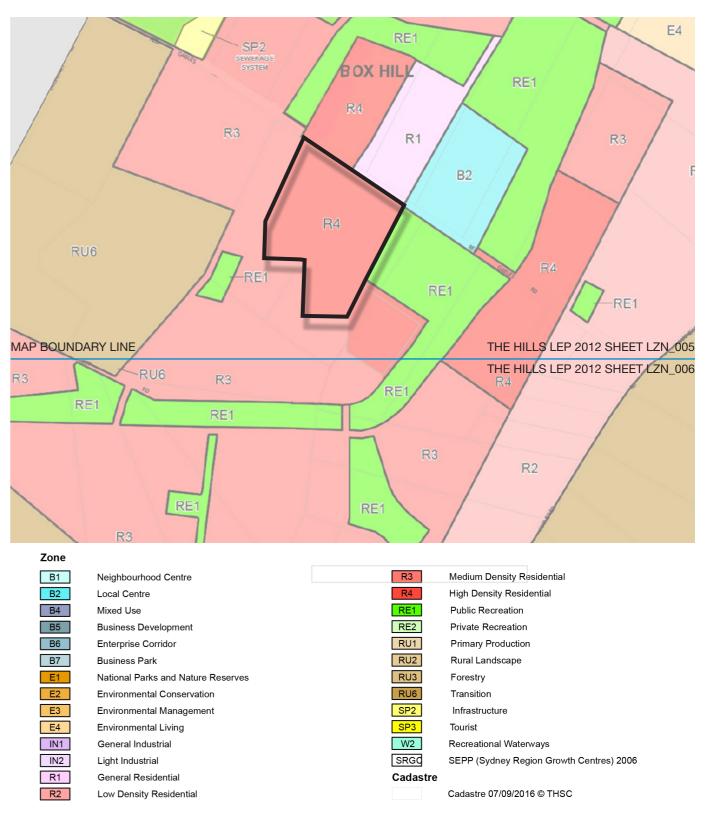


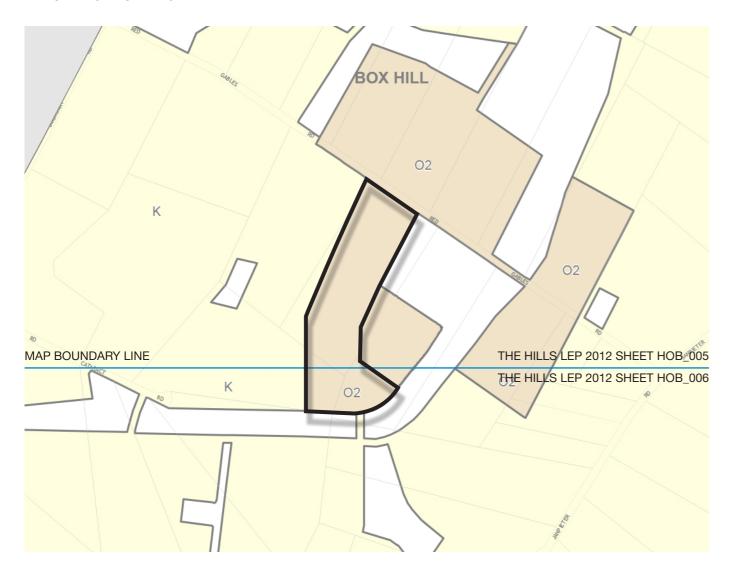


PROPOSED AMENDMENTS TO LEP MAPS

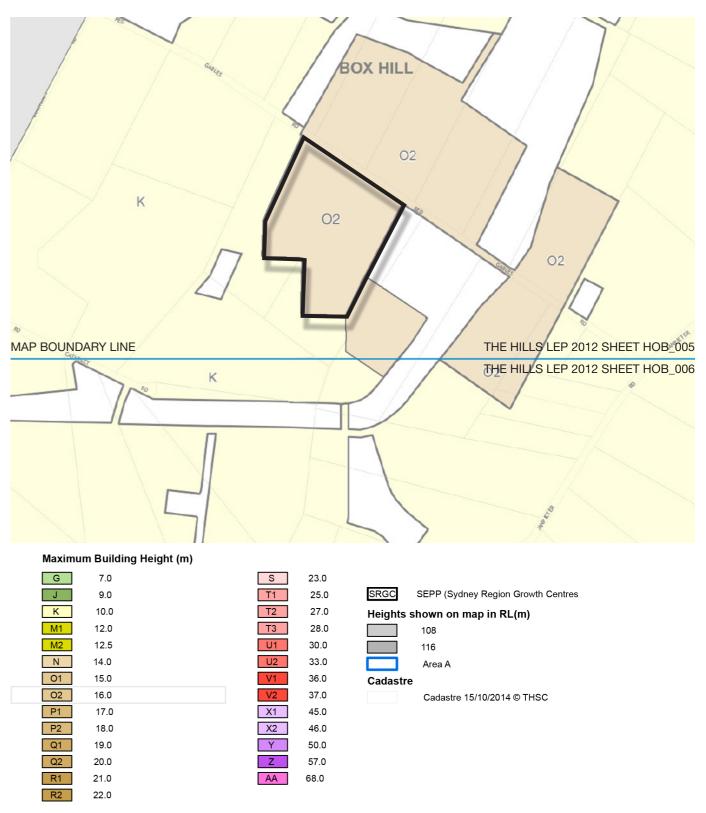


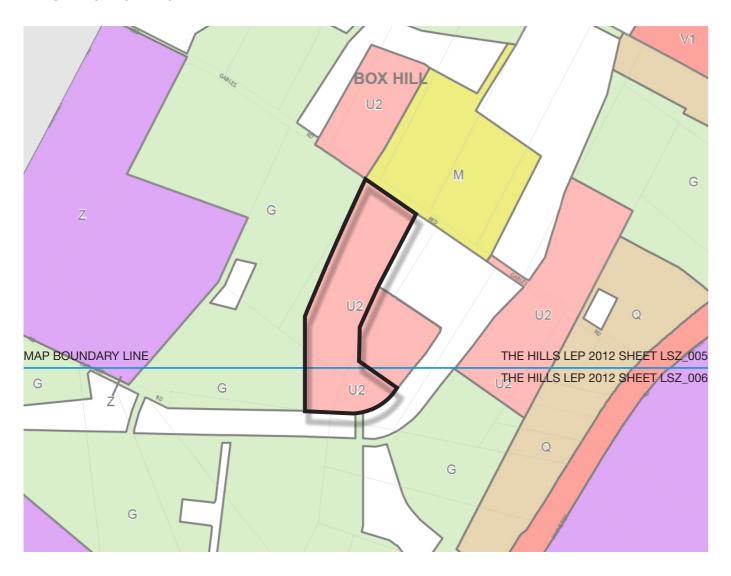
PROPOSED ZONING REDISTRIBUTION



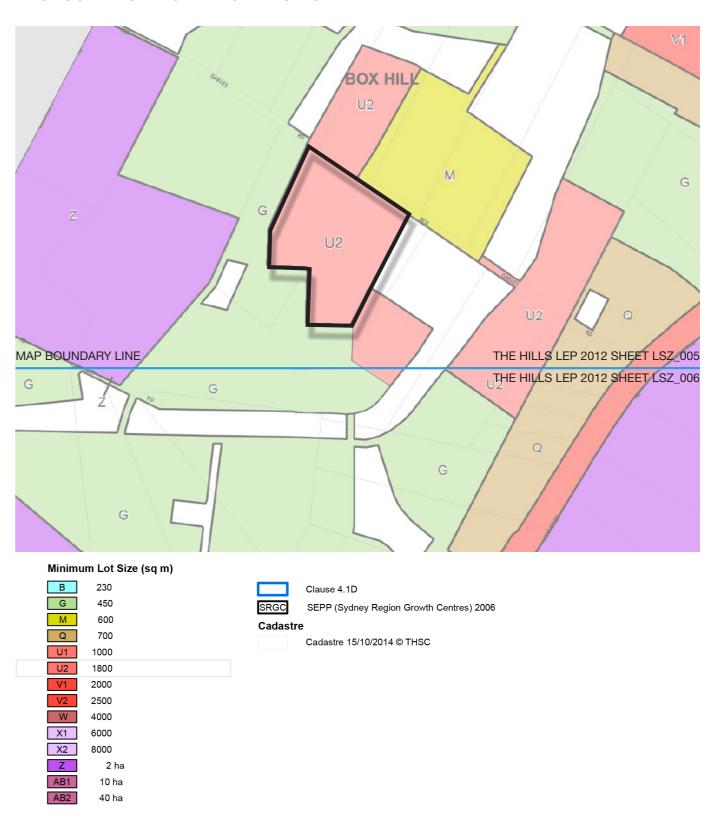


PROPOSED ZONING REDISTRIBUTION





PROPOSED ZONING REDISTRIBUTION



PROPOSED MASTERPLAN

