

Appendix A

GREEN SQUARE TOWN CENTRE URBAN DESIGN PRINCIPLES, NOVEMBER 2010

GREEN SQUARE TOWN CENTRE URBAN DESIGN PRINCIPLES

November 2010

Council is undertaking a review of the whole of the Green Square Town Centre planning framework and has developed a series of urban design principles to guide development and assessment of planning options.

The principles are divided into three categories:

1. The Public Domain
2. Uses
3. Built Form

THE PUBLIC DOMAIN

Create high quality and amenity public open spaces and ensure that they are designed to support a range of activities and functions



- Provide a principal gathering space within the plaza area of 40-45m wide by at least 45m long. This space should be designed to support major community events
- Ensure that the plazas have reasonable solar access in mid-winter, and that sitting and dining areas on the southern side of the plaza are predominantly in sun at lunchtime in mid-winter (i.e. full sunshine between 12.00-2.00pm across a 4m wide strip along the full length of the south-side of the plaza)
- Ensure that Shea's Park is at least 5,500 square meters in size
- Ensure Shea's Park is predominantly in sun between 10am and 2pm in mid-winter (i.e. at least 50% of the park area)
- Provide pedestrian priority within and surrounding the plazas and parks

Create a fine grain, connected and legible pedestrian priority public domain network



- Create a fine grain legible pedestrian priority network of public open spaces, streets, lanes and through site links
- Create clear and direct east/west pedestrian connections through the town centre from Botany Road to Joynton Avenue
- Align new streets, lanes and pedestrian connections with the existing local streets and lanes
- Ensure all streets have wide footpaths and cycleways (where appropriate) to provide pedestrians and cyclists with good amenity and safety
- Minimise the impact of vehicular crossings on pedestrian footpaths
- Limit vehicular movements through the plazas (except for public transit)

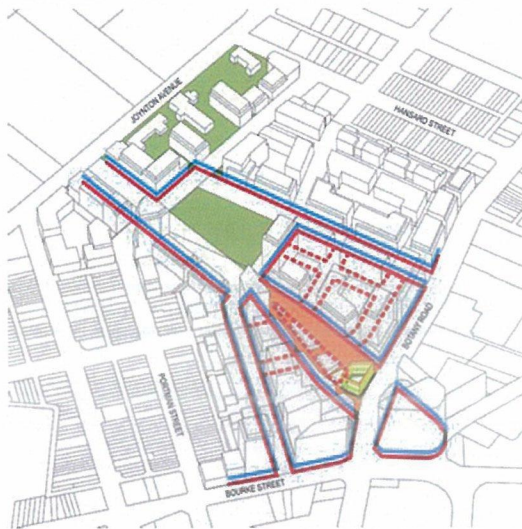
Create views along streets that maximise the legibility of the layout of the town centre



- Maximise the number of street views that cross or terminate at the plazas, parks and/or train station
- Ensure a spacious and open quality to the public domain by street vistas generally having low angle views of the sky

USES

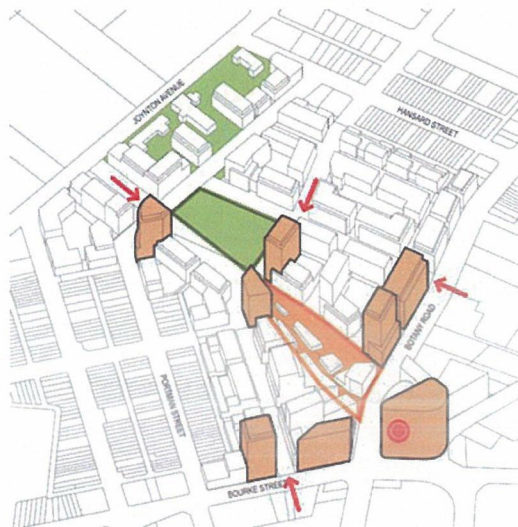
Create a vibrant town centre that provides a diverse range of retail, food & beverage, service and community uses and a mix of commercial and residential uses



- Ensure all street and new lane frontages are lined with shops, cafes and businesses to achieve a highly active public domain
- Provide retail, food & beverage and community uses at ground level around the plazas
- Provide retail or commercial uses on first floors facing high pedestrian or vehicular access frontages including the Boulevard, New Cross Street and Dunning Avenue
- Ensure residential uses are adequately separated/elevated above sources of noise like the plazas and high traffic roads
- Where tenancies are located in the public domain they are to be on public land and subject to management controls by Council to ensure long term public control and flexibility of use for the public domain

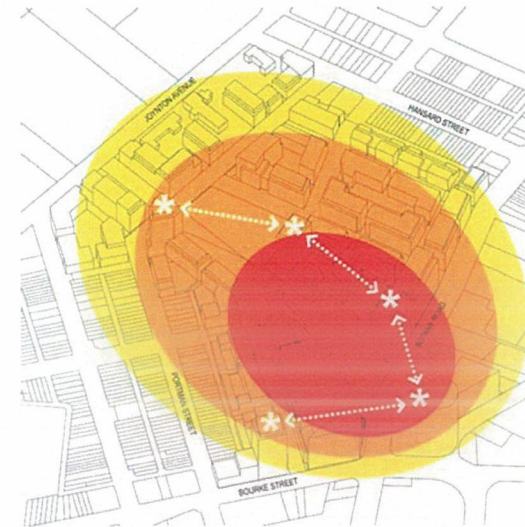
BUILT FORM

Distribute building heights with taller buildings at key locations in the town centre



- Locate towers around the entries to the town centre, train station, plazas and main boulevard

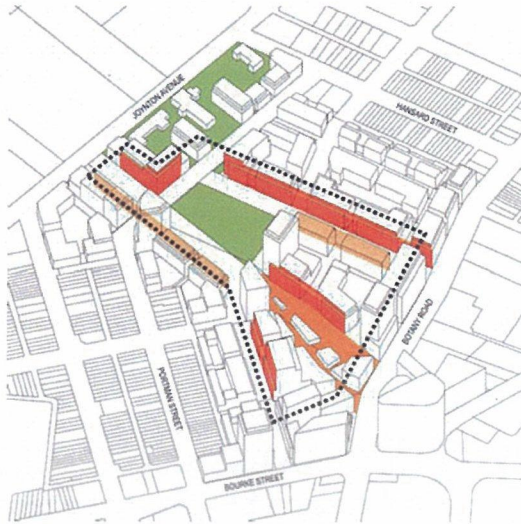
Design buildings to ensure reasonable levels of amenity for existing and future residents



- Provide a height transition between buildings in the town centre to the lower scale buildings in the surrounding neighbourhoods
- Provide significant separation between tall buildings especially residential towers (generally 60m separation unless offset)

BUILT FORM (continued)

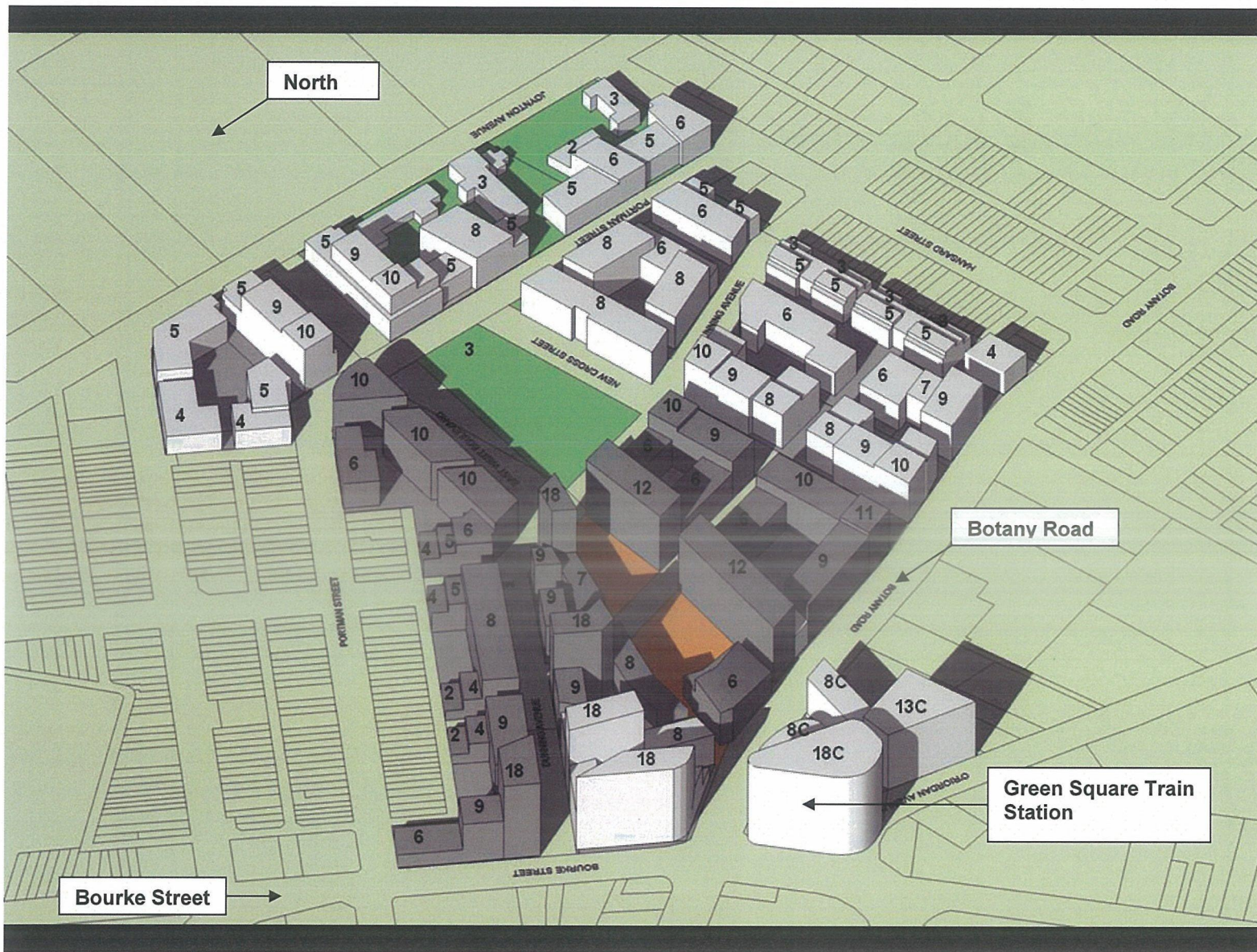
Design buildings to minimise their visual bulk when viewed from the public domain



- Create a characteristic built form within the town centre of “street wall” buildings that define the public domain by fronting streets and having a limited street frontage height of 7-8 storeys with additional height set back.
- Locate tall buildings (above 9 storeys) on main streets, the plazas and adjacent to the park

BUILT FORM COMPARISON

A built form comparison of the current planning controls and the Planning Proposal sites is shown in the figures below. (Note: the above diagrams indicate the number of storeys only and exclude roof forms, plant room and lift overruns etc.)

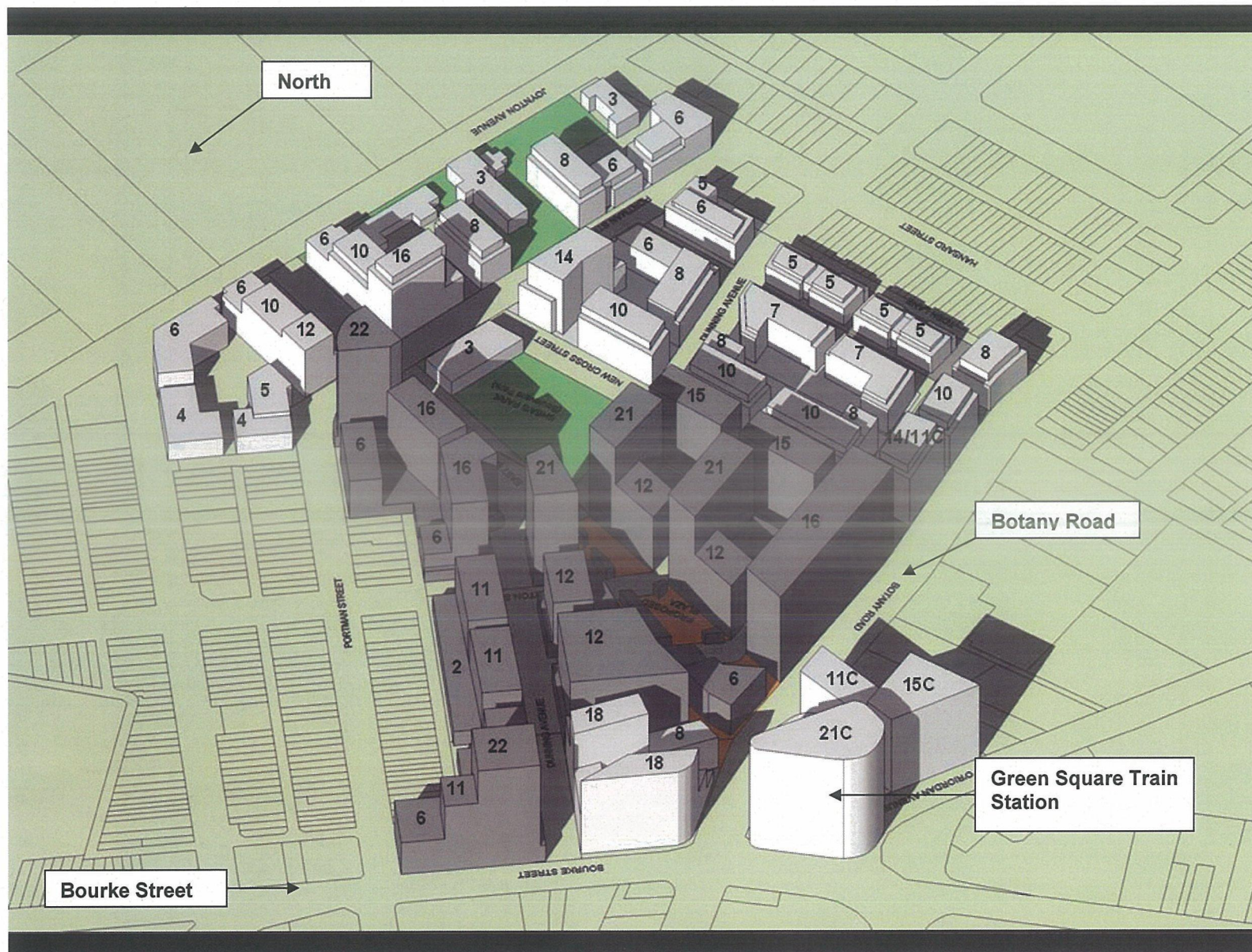


Current Planning Controls

Note: building heights are in storeys detailed on each building

Buildings shaded in dark grey relate to the Landcom/Mirvac/Leighton Planning Proposal, (exhibited 20 November -20 December 2010).

Buildings annotated with a 'C' are for commercial uses



Proposed Planning Controls

Note: building heights are in storeys detailed on each building

Buildings shaded in dark grey relate to the Landcom/Mirvac/Leighton Planning Proposal, (exhibited 20 November -20 December 2010).

Buildings annotated with a 'C' are for commercial uses