

Site 5 - 3D Views & Sections

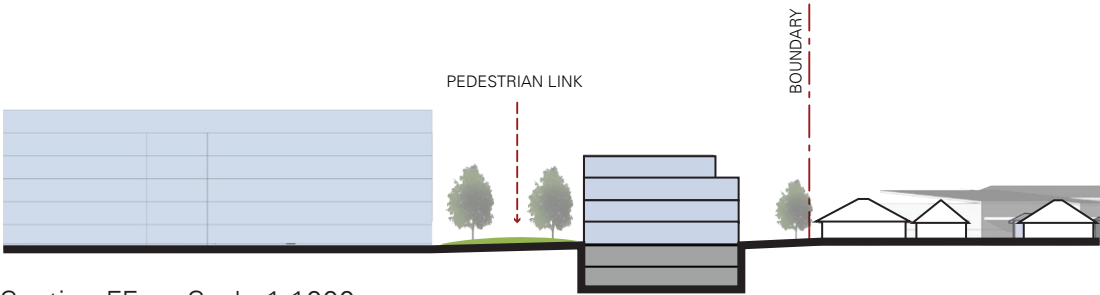


Section Key

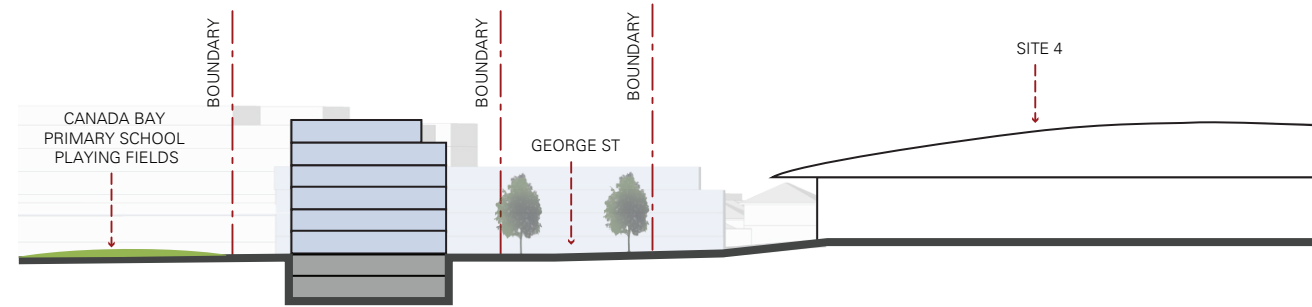
Sections

FF - Illustrates heights stepping down from 6st to 4st at the northern interface to low scale residential

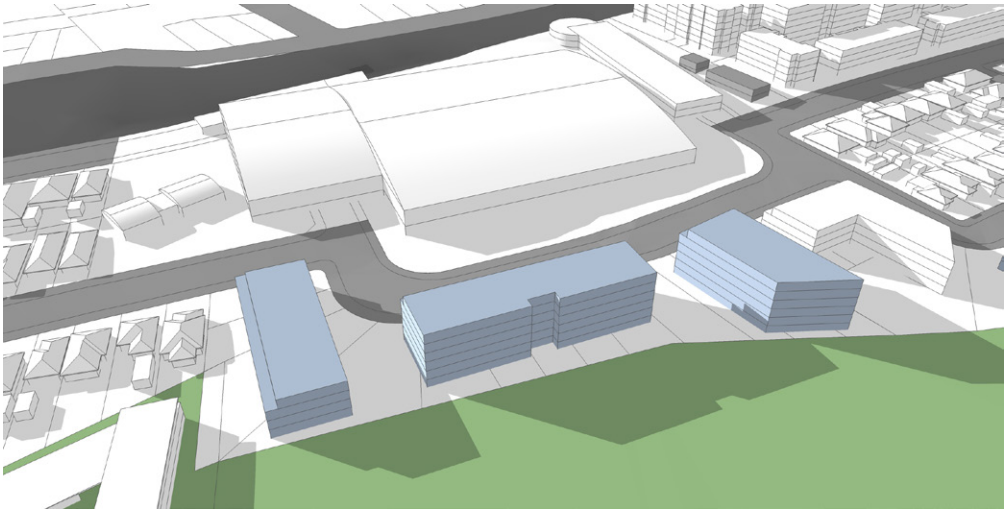
GG - Depicts built form to George Street and upper level setbacks



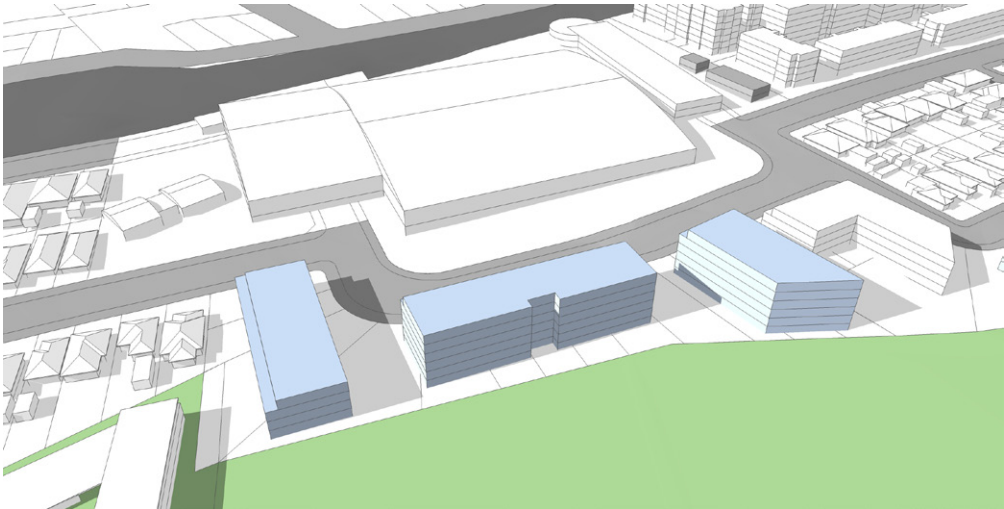
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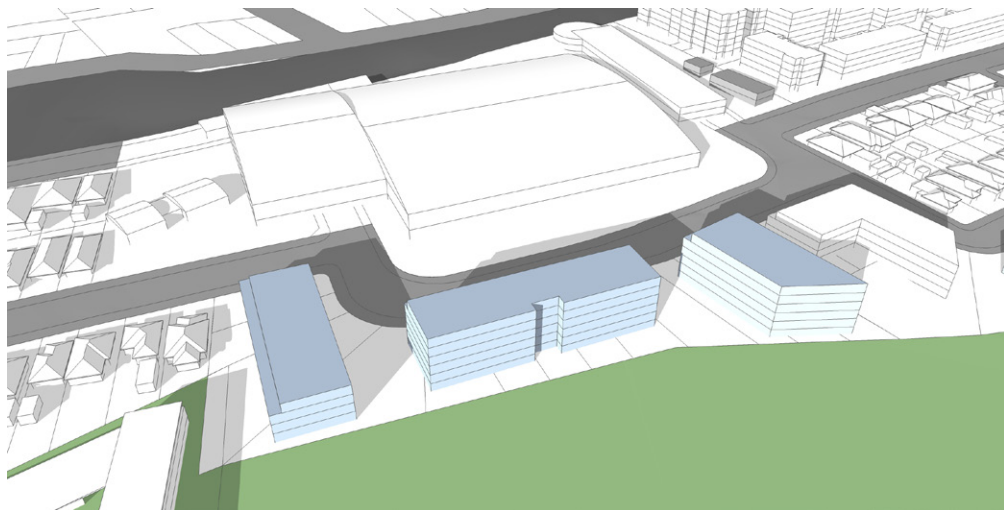
Section GG Scale 1:1000



Winter 9 am



Winter 12 noon



Winter 3 pm

South Precinct (Sites 6-7) - Detailed Master Plan



George Street street scape

Key Features:

- 1. Pedestrian link connecting Rothwell Avenue to Powell’s Creek Reserve.
- 2. New buildings to address Rothwell Avenue, Conway Avenue, George Street, the park and the pedestrian link.
- 3. Four storey built form to complete George Street.

LEGEND

Indicative Building Footprint

Upper Level Set Back

Public Open Space

Communal Open Space

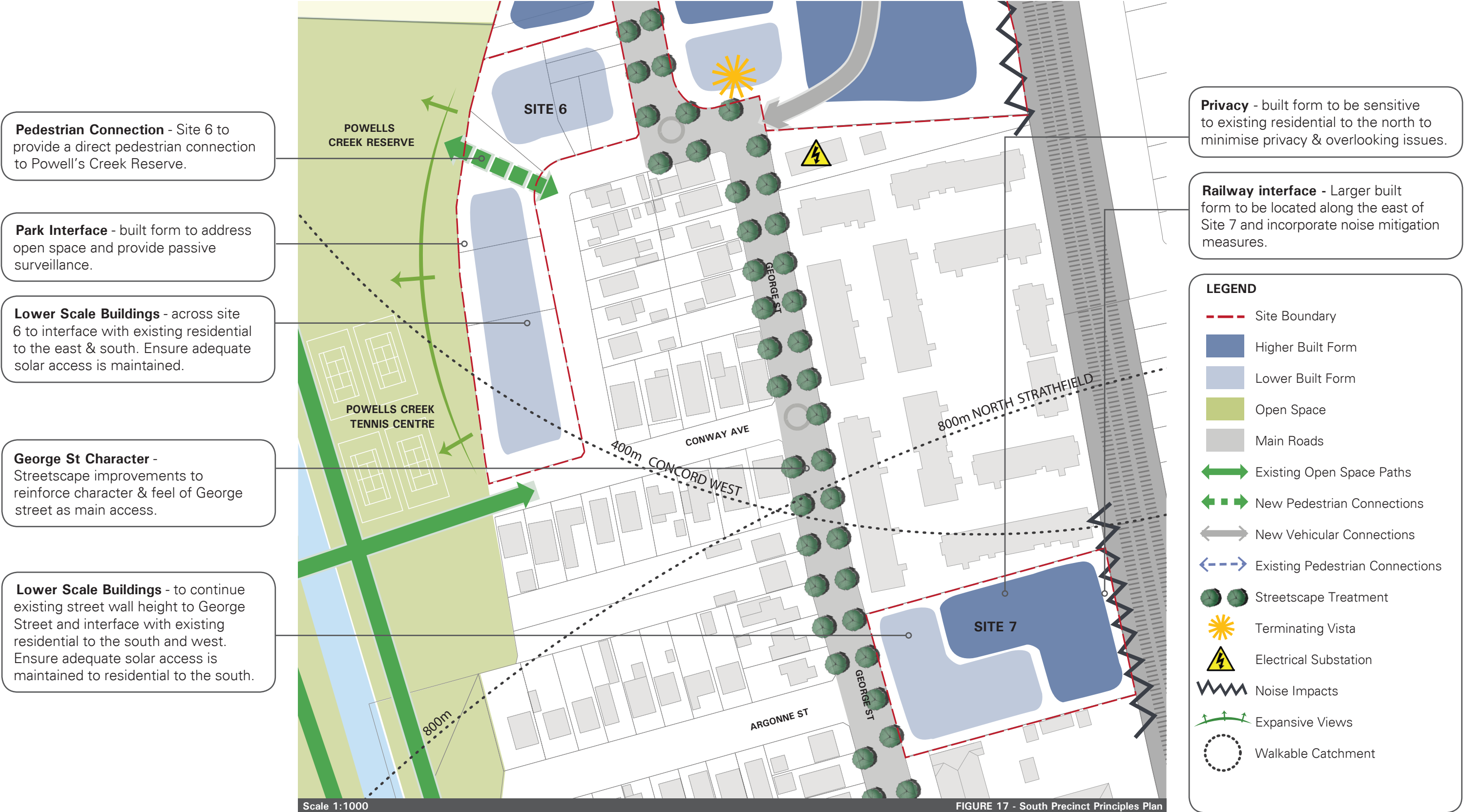
Number of Storeys

Vehicle Access



FIGURE 16 - South Precinct Master Plan

South Precinct (Sites 6-7) - Development Principles



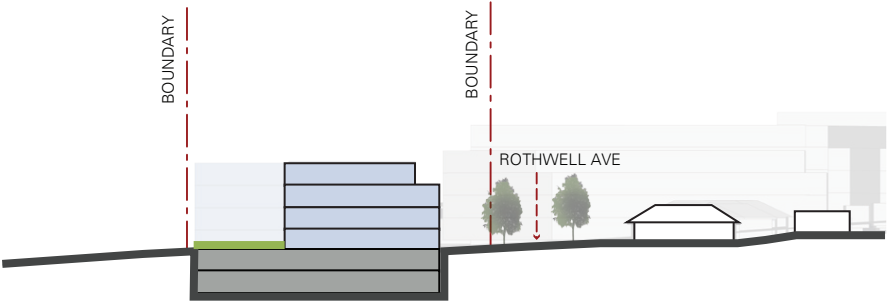
Site 6 - 3D Views & Sections



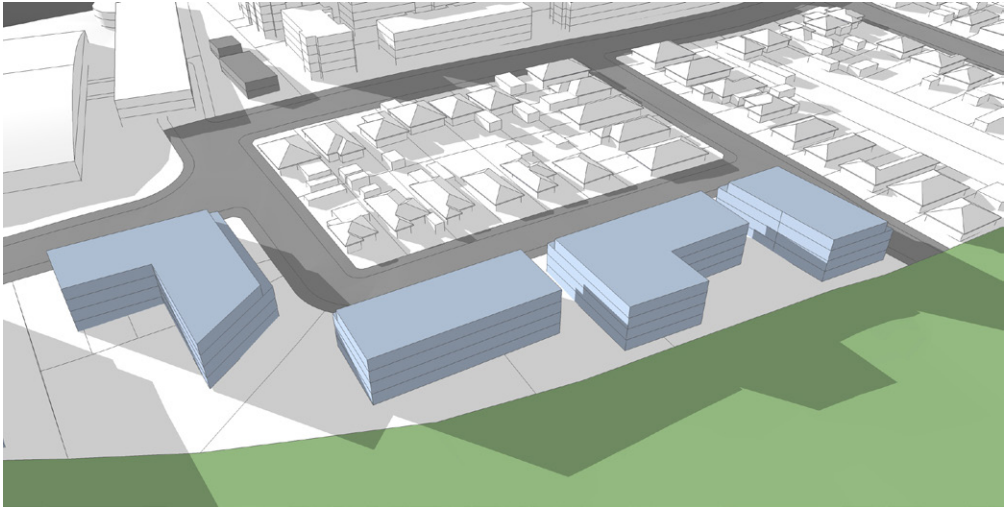
Section Key

Section

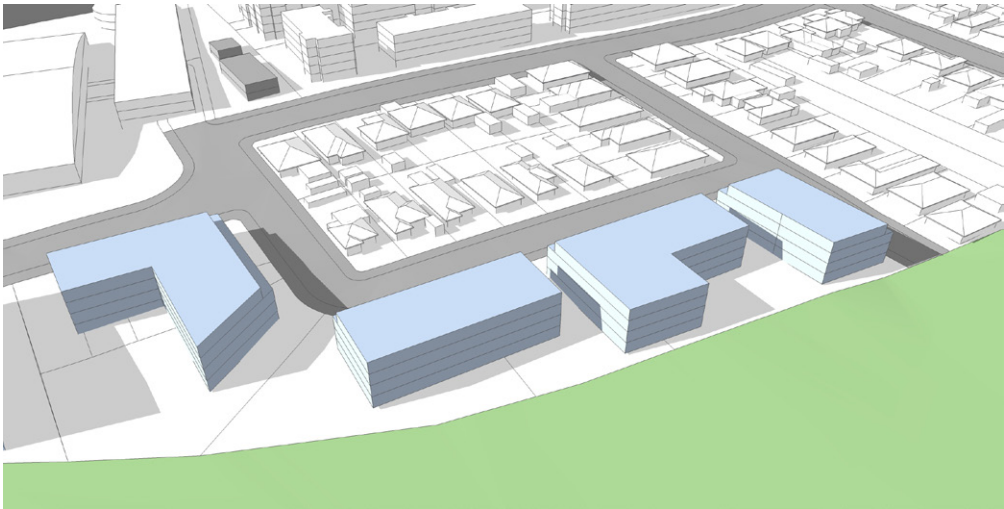
HH - Illustrates 4 storey built form to adjacent low scale residential



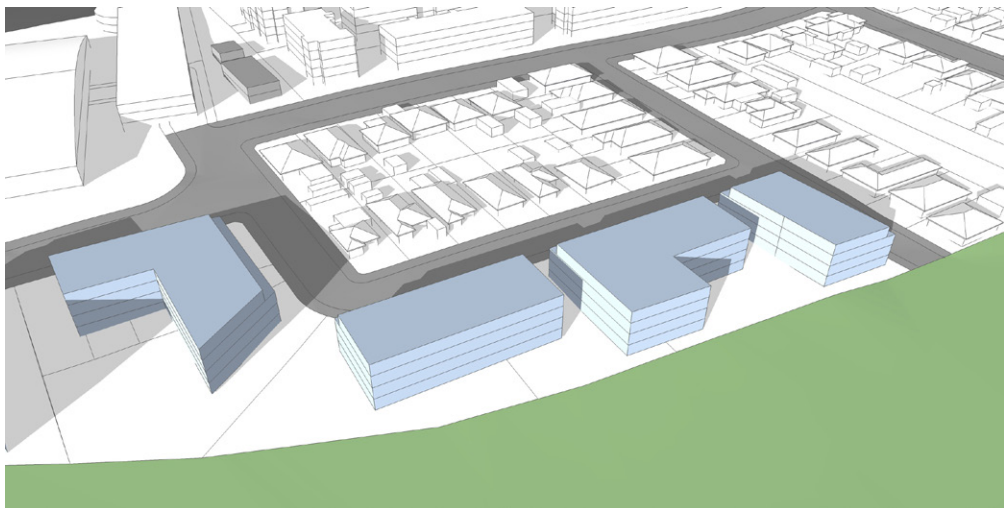
Section HH Scale 1:1000



Winter 9 am

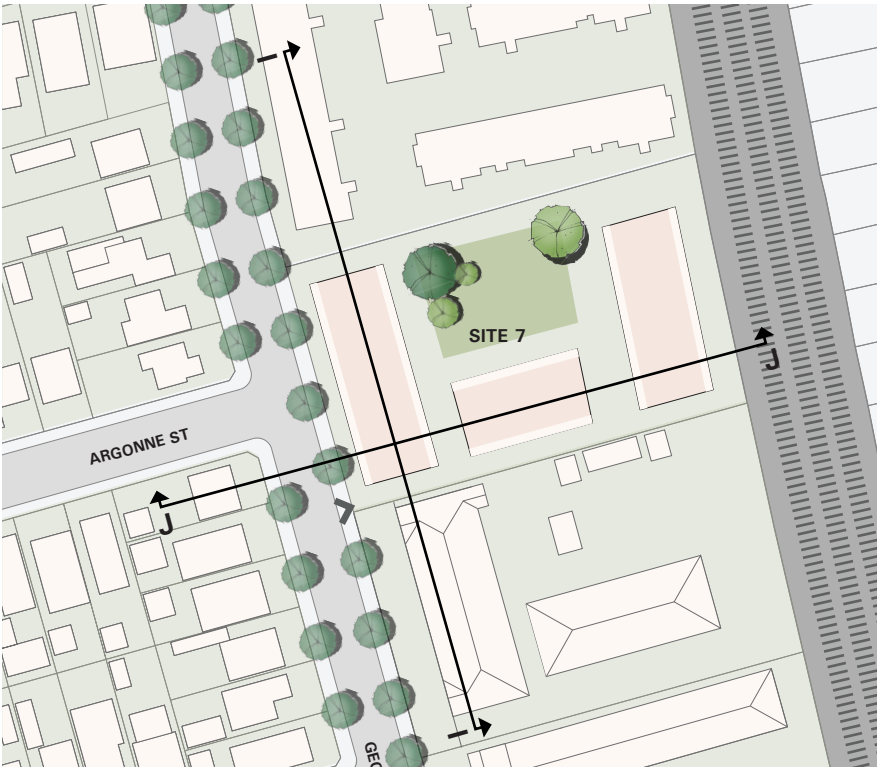


Winter 12 noon



Winter 3 pm

Site 7 - 3D Views & Sections



Section Key

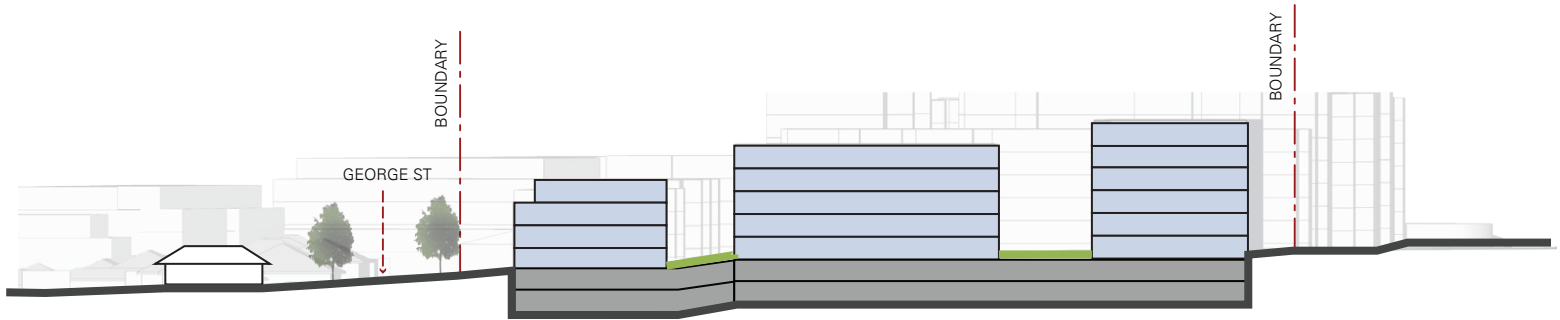
Sections

II - Illustrates a 4 storey building height to George Street maintaining the existing street wall character of the neighbouring properties

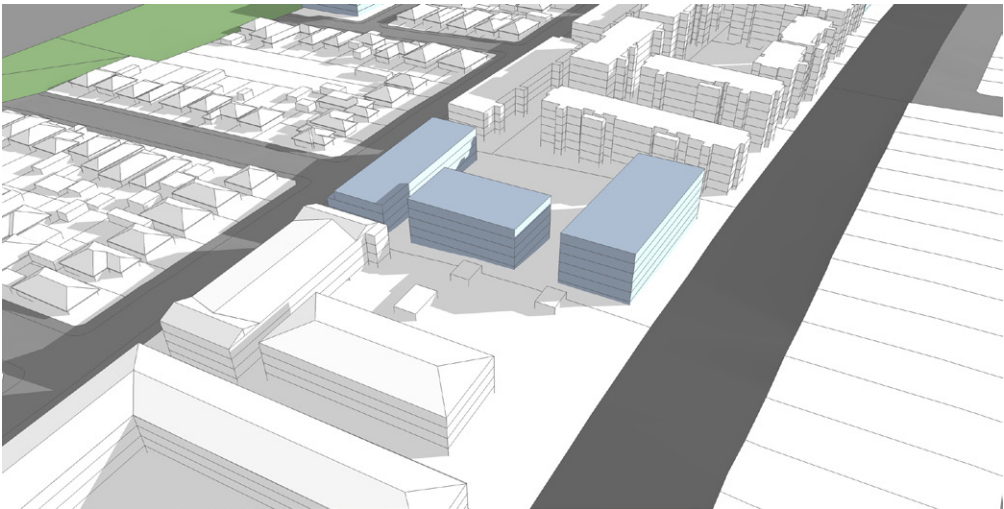
JJ - Shows the transition in height from George Street to the rear of the site and in conjunction with neighbouring properties to the north and south



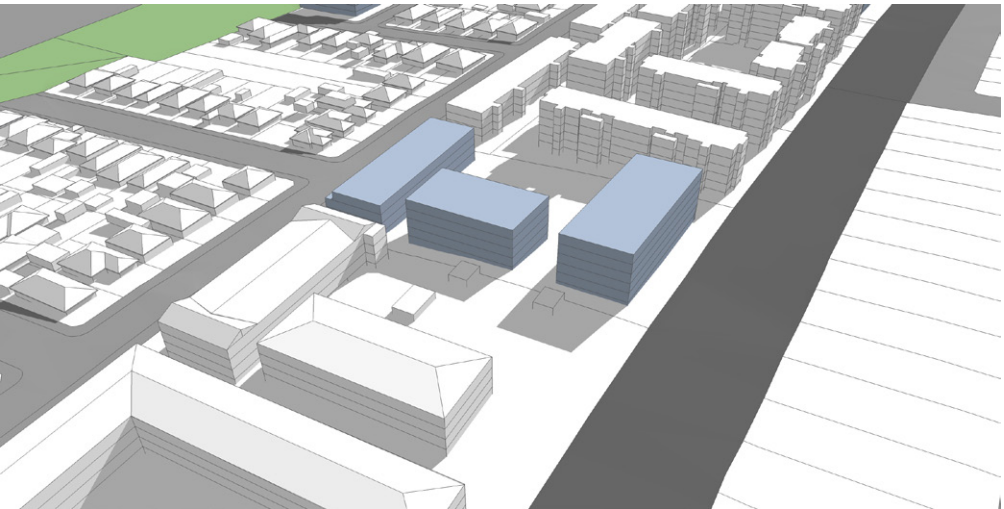
Section II Scale 1:1000



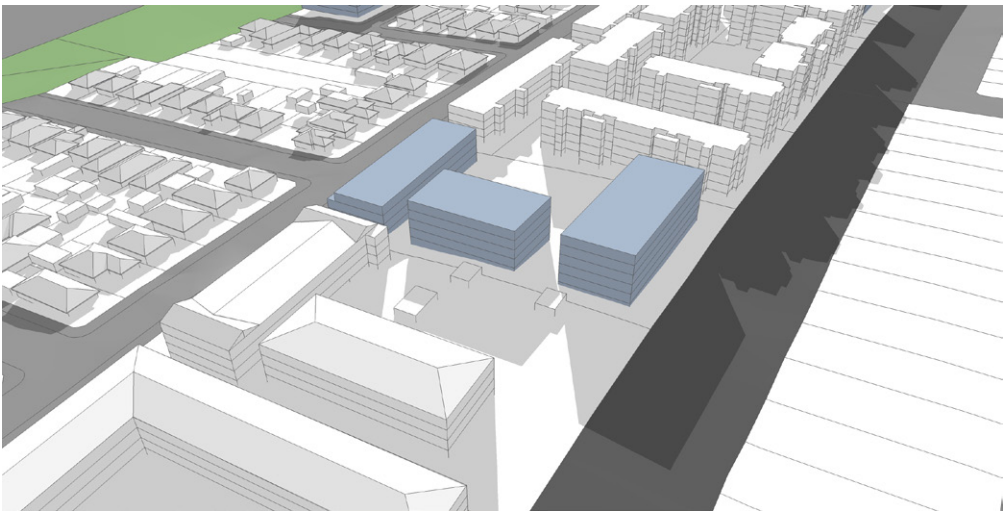
Section JJ Scale 1:1000



Winter 9 am



Winter 12 noon



Winter 3 pm

Indicative Yield Plan

Key Conclusions:

- The total study area yield of **785** units is consistent with the upper limit of the maximum yield as determined by the traffic study.
- The built form principles when applied to the indicative building envelopes deliver a balanced development approach across the industrial sites.
- Where one site receives a greater percentage of the overall dwelling yield to site area it is directly related to the application of the built form principles and the relative constraints between each of the sites.
- The ‘advantage’ or ‘disadvantage’ gained or lost is minimal and should not adversely impact the development feasibility of the site.

Development Assumptions:

The development yield was determined using the following calculations:

- Building Envelope to GFA: 85%
- GFA to NSA 85%
- Average Gross Unit Size (m²) 80m²

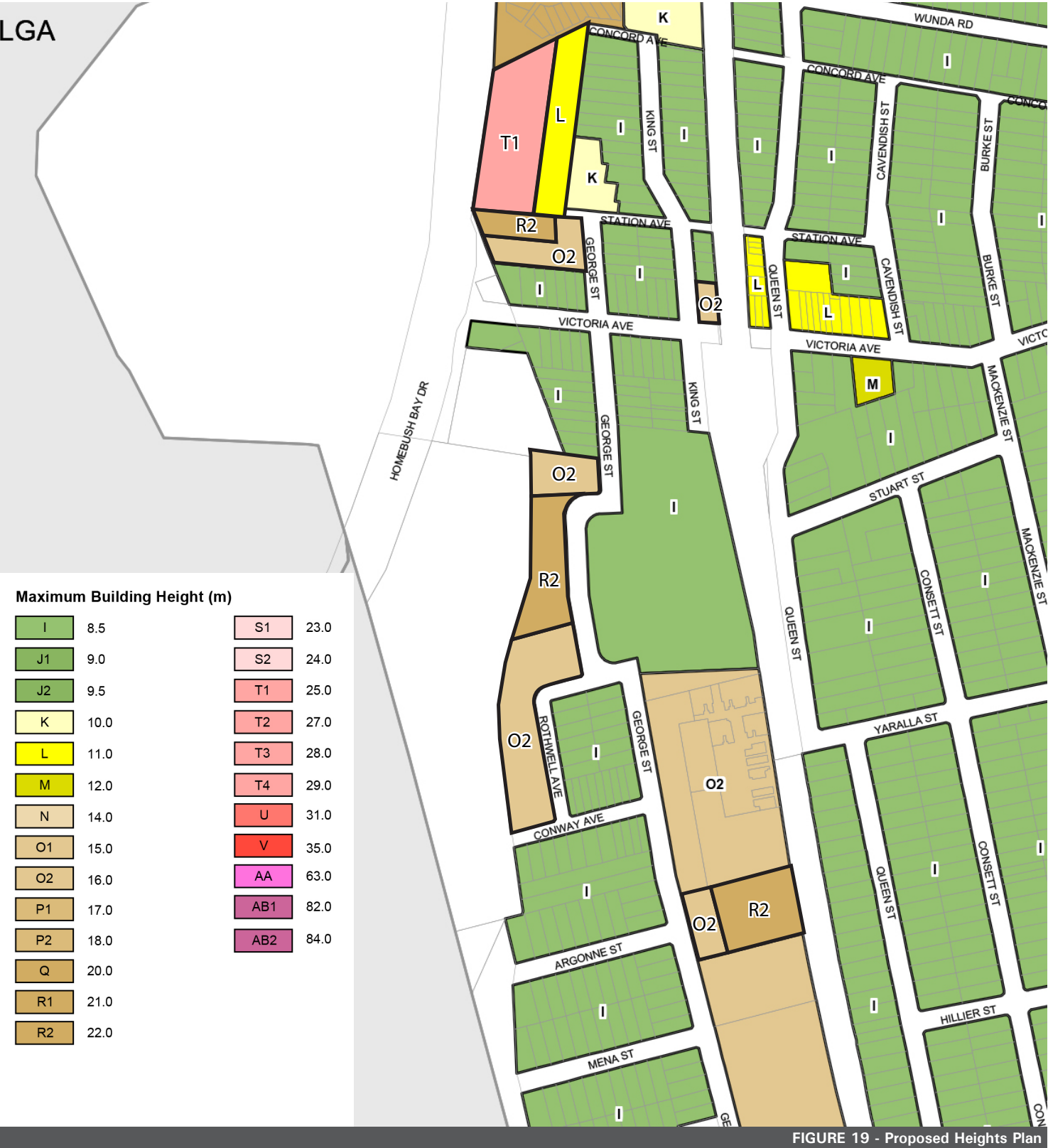
TABLE 1 - Development Summary Balance								
Site	Address	Dwelling Yield	FSR : 1	Site Area	% Industrial Area	% Dwelling Yield	% Yield - % Area	Notes
1	7 Concord Ave.	255	1.6	14968m²	33.0%	32.5%	- 0.5%	neutral
2	204 - 210 George St.	86	1.6	5028m²	11.0%	11.0%	0%	neutral
3	3 King St.	20	2.3	809m²	1.8%	2.5%	+ 0.72%	Lower constraints due to reduced setbacks that are based on the existing building footprint & mixed use.
4	1 King Street (Westpac)	n/a	n/a	n/a	n/a	n/a	n/a	Zoned B7 - No residential
5	176 - 184 George St.	157	1.9	7806m²	17.2%	20.0%	+ 2.8%	Site 5 is the least constrained site due to minimal proximity to existing low scale residential and thus achieves a slightly higher dwelling yield.
6	2 - 10 Rothwell St.	141	1.4	9404m²	20.7%	18.0%	- 2.7%	Site 6 is the most constrained site due to proximity to existing low scale residential and thus achieved a slightly lower dwelling yield.
7	25 George St.	126	1.6	7402m²	16.3%	16.0%	- 0.3%	neutral
TOTAL		785 units		45417m²	100%	100%	0%	Excludes Westpac site



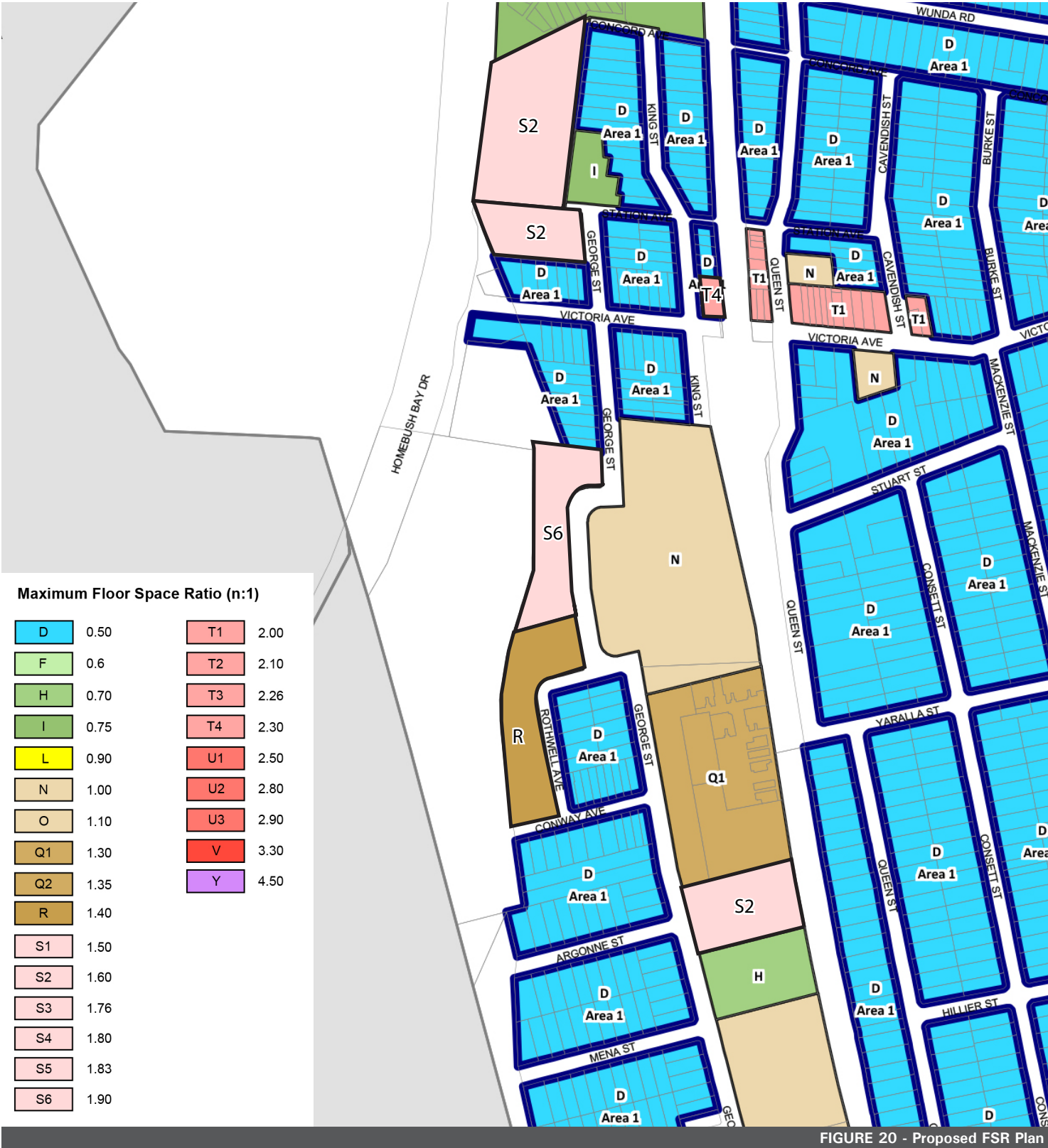
FIGURE 18 - Indicative Yield Plan

LEP Planning Controls - proposed

Height of Buildings



Floor Space Ratio



Conclusions

The culmination of the master plan process has led to a vision for the industrial sites that have achieved the stated aims and objectives to:

- deliver high quality urban design and appropriate **built form controls** that are considerate of surrounding built form;
- **mitigate impacts** in relation to the use of private motor vehicles and promote the use of public transport, walking and cycling;
- identify opportunities for **public domain improvements** and connections;
- **balance** city-wide and regional goals with the existing community and its context;
- provide a **coordinated planning approach** to the redevelopment of the area;
- provide a **sound methodology** and a thorough, evidence based justification for recommendations provided; and
- undertake the study with Council community and stakeholder **engagement**.

The process involved all stakeholders in an open, transparent and inclusive process which has led to a robust outcome.

The master plan has acknowledged the competing regional and local issues and provides sound development principles that illustrates a coordinated planning approach and a balanced development outcome for the industrial sites.



Site



Principles



Plan



Vision



Concord West Precinct Master Plan

Urban Design Study

27 May 2014 ■ 13484

