

URBAN PLANNING STUDY NEW MIXED USE DEVELOPMENT LEUMEAH

80 O'SULLIVAN STREET, LEUMEAH
16 JULY 2021



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1 INTRODUCTION

INTRODUCTION

DEVELOPING A NEW PRECINCT

This architectural planning study is in response to Campbelltown Council's 'Re-Imagining Campbelltown' document which identifies the aspirations for development in the Campbelltown LGA reshaping the city through increased density, increased pedestrian networks, environmental green corridors and taking advantage of key community assets.

This document explores the central precinct of Leumeah adjacent to Leumeah train station and in close proximity to Campbelltown Sports Stadium and West Leagues Club.

As part of a tri-city strategy, Leumeah presents an opportunity for a new sports and recreation precinct supporting a range of activities from retail, commercial which support an increased residential population.

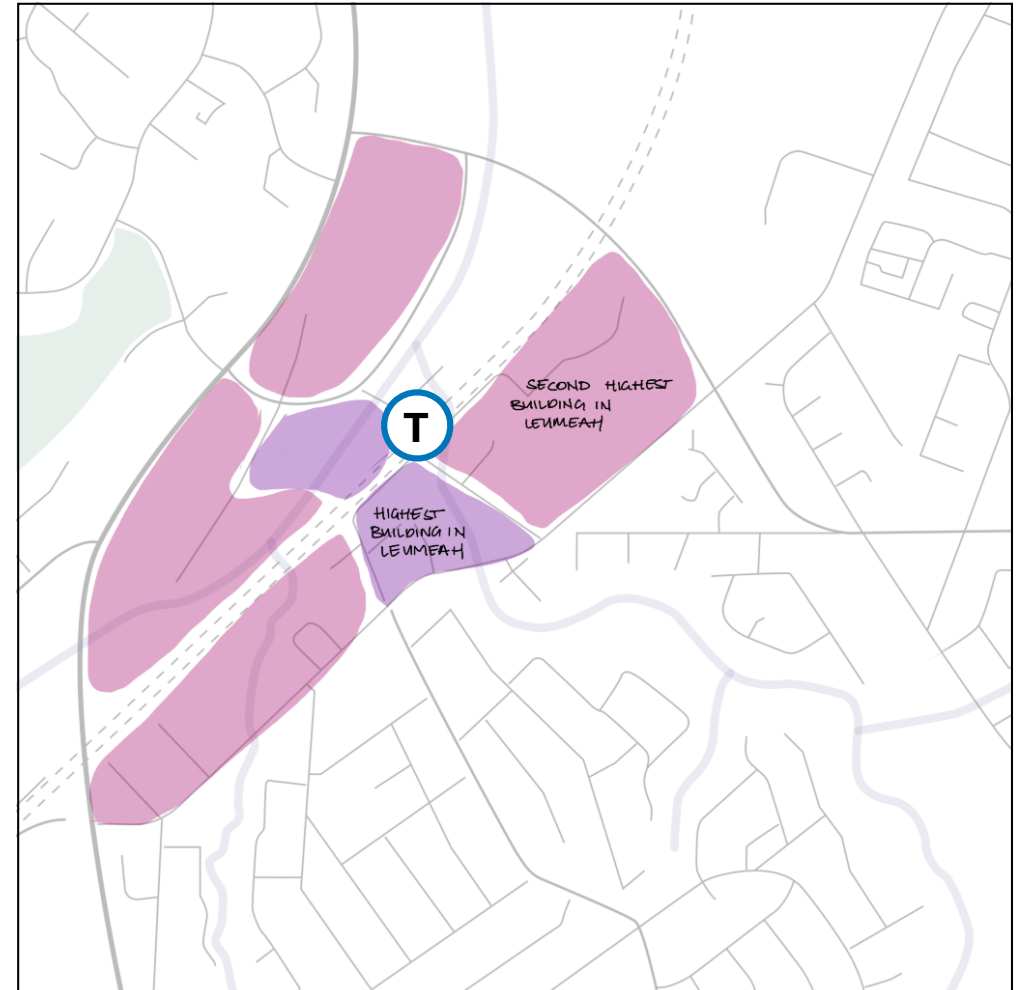
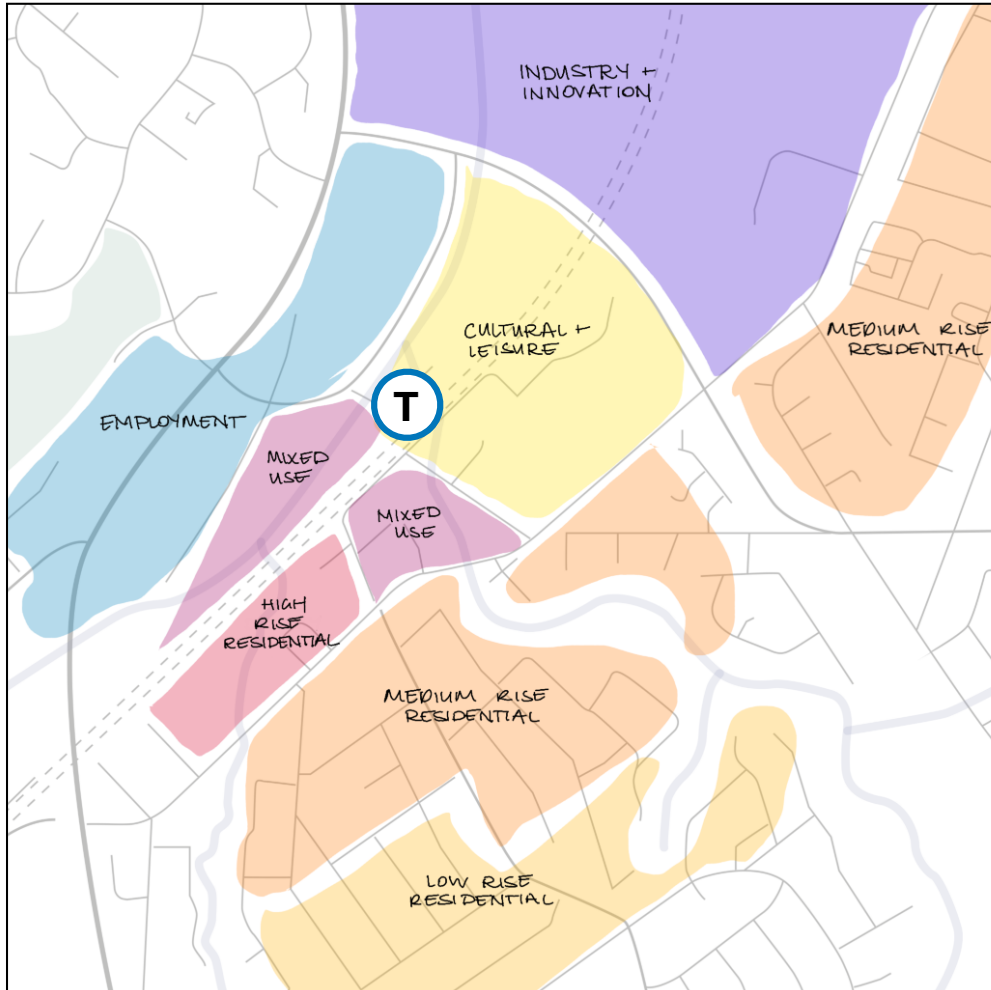
With a major train station, direct access to the M5 motorway, and a direct link to the Campbelltown CBD, this proposal seeks to explore opportunities for development to the Leumeah town centre that fit with the vision of the 'Re-Imagining Campbelltown'.



2 ANALYSIS

ANALYSIS

LAND USE & PROPOSED HEIGHT



LAND USE

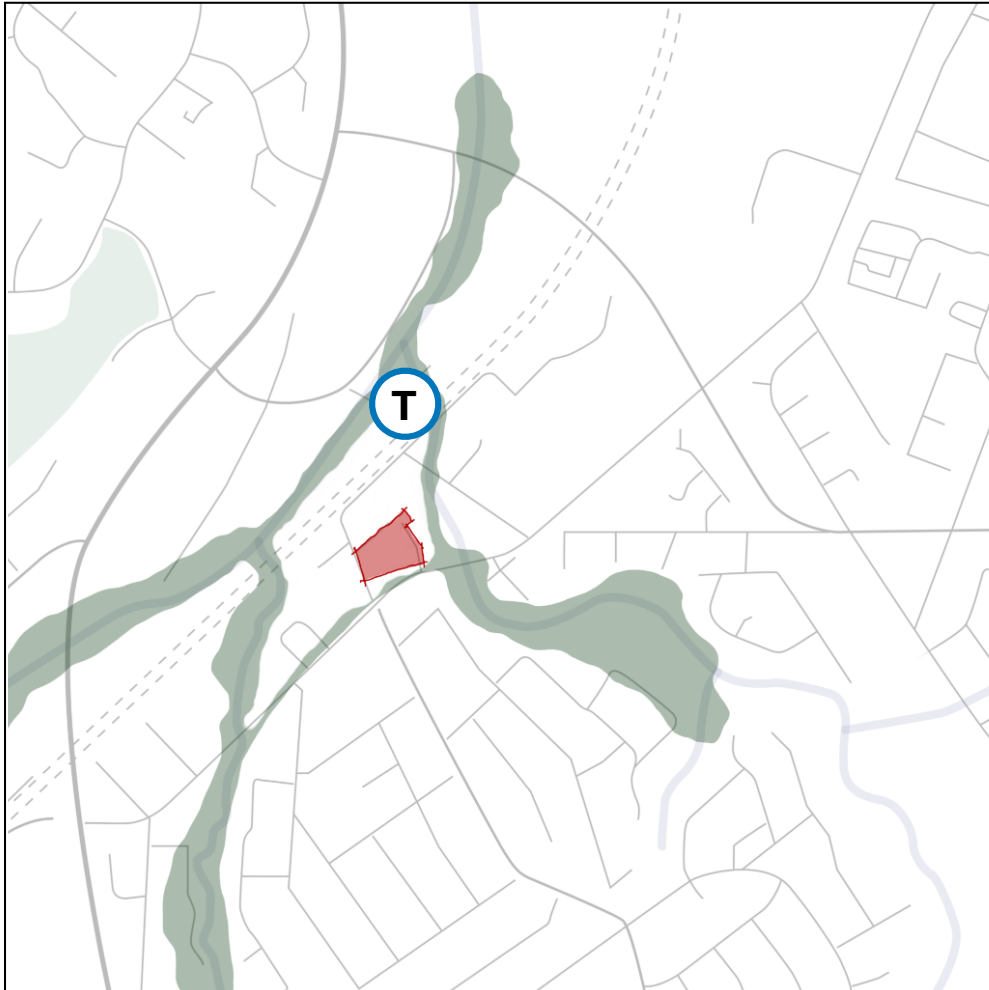
- Proposed site is designated Mixed Use and surrounded by a diverse range of uses.
- Cultural and Leisure precinct to the east of the site including Campbelltown Stadium and Wests Leagues
- Significant area of low scale residential to the south with employment and industry over rail line
- *Potential to provide commercial/retail hub for existing uses, supported by significant residential increase*

PROPOSED BUILDING HEIGHT

- Re-Imagining Campbelltown document specifies subject site for significant height increase
- Purpose it to mark Leumeah CBD as part of a tri-city development strategy for Campbelltown LGA
- Significant height adjacent to train station indicates preference for increased residential density
- *Potential for landmark development increase presence and importance of Leumeah as a destination*

ANALYSIS

GREEN LINK & TRAFFIC



GREEN LINK

- Re-Imagining Campbelltown document identifies a series of green corridors throughout Leumeah
- These corridors are selected around existing water ways and creeks
- Proposed establishment and refurbishment of green corridors to bring increased vegetation
- *Potential for green corridors to be pedestrian circulation & recreation promoting active lifestyle options*

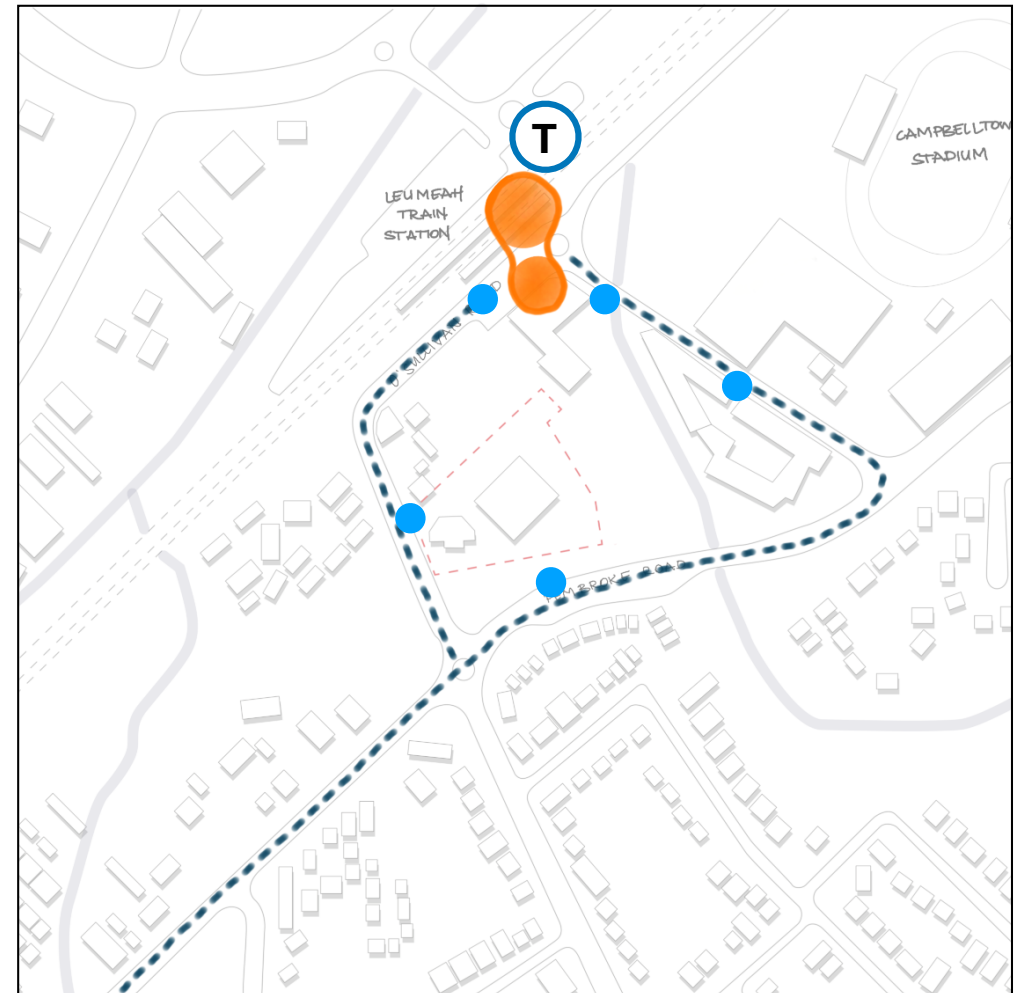
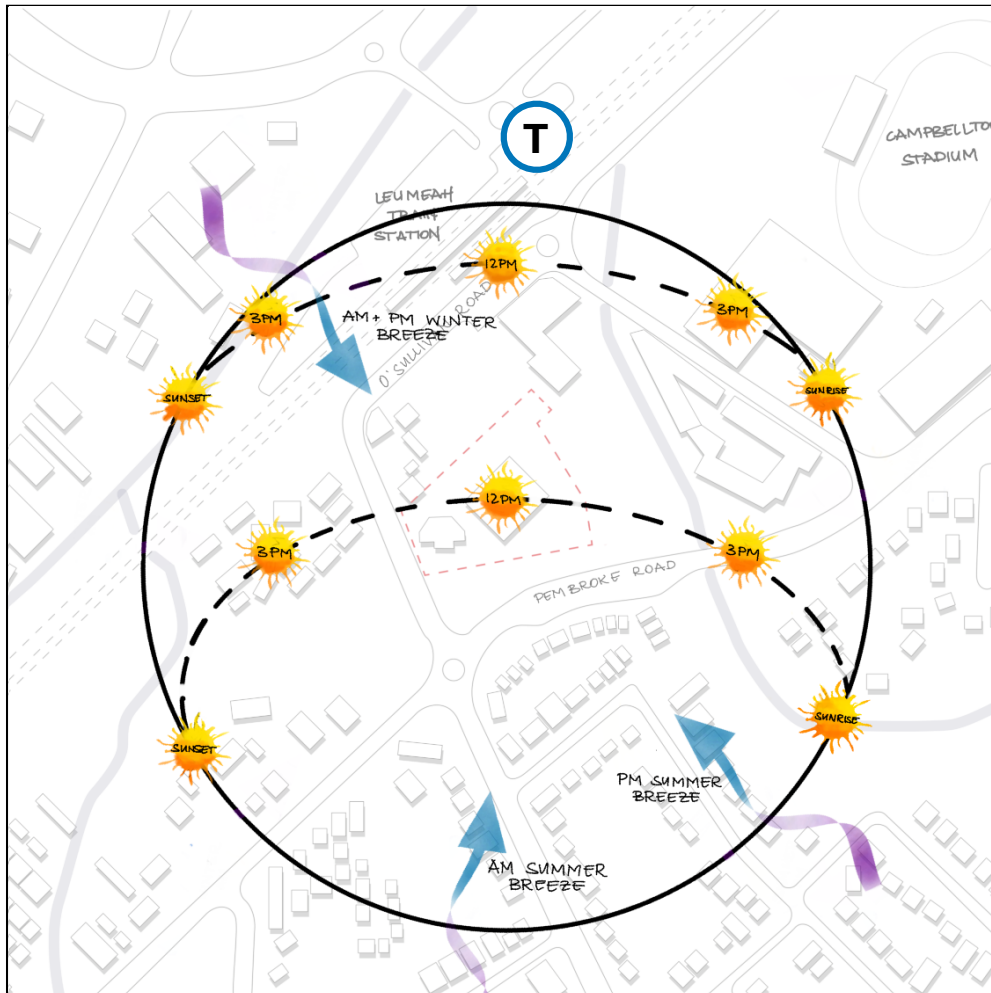


TRAFFIC

- Existing traffic network a series of roadways which provide access from suburbs to M5 motorway
- Arterial and local roads create a precinct around the proposed with significant opportunities for access
- Significant intensity of traffic around site providing access to Leumeah Station and Leagues Club
- *Potential to increase development around edges of precinct to define character of Leumeah CBD*

ANALYSIS

ENVIRONMENT & TRAFFIC



ENVIRONMENT

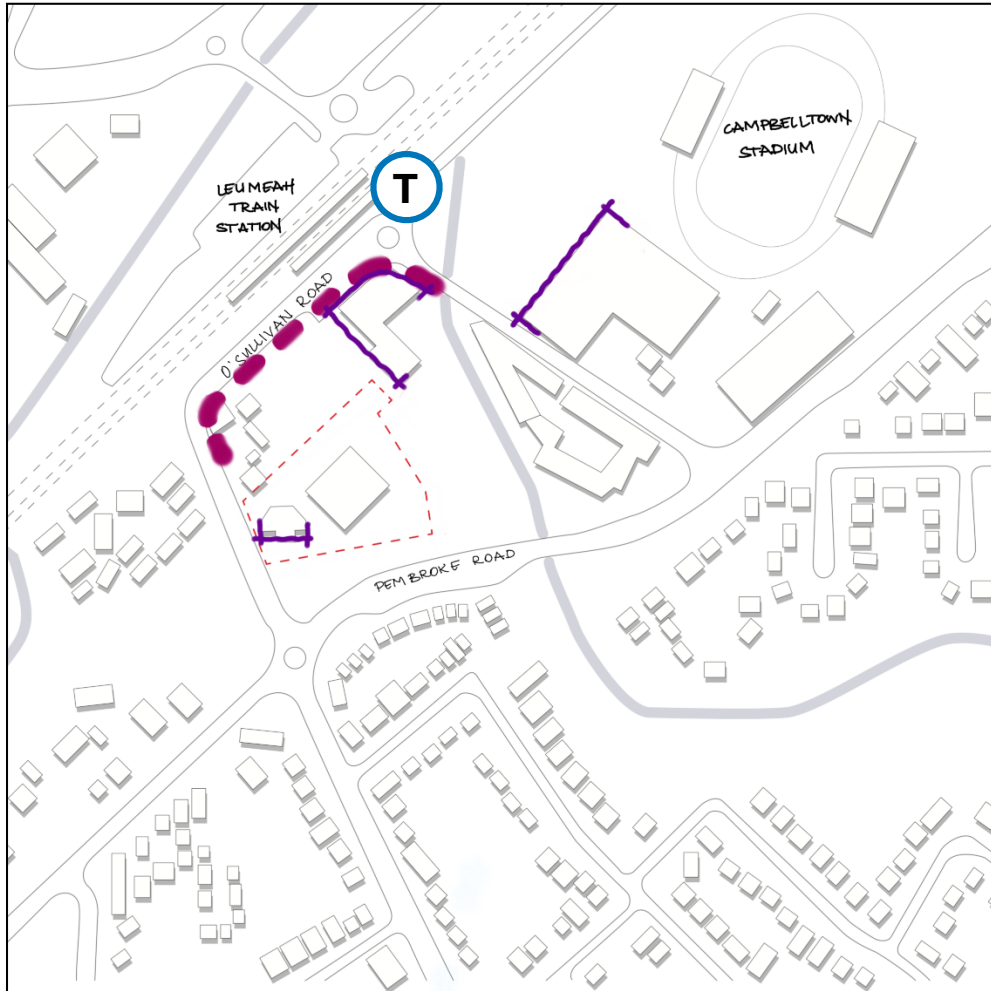
- Precinct is currently well protected from significant access to northern light
- Precinct is well exposed to cooler summer breeze from the south
- Increased density like increases exposure to southern

SITE ACCESSIBILITY

- Existing traffic movement around the site forms a loop road with access various sites in precinct
- Direct connection for precinct from train station is fundamental to making this level of density effective.
- Creates a precinct of high density development well services by road and pedestrian traffic
- *Vehicle dominated landscape could be mitigated through proposed precinct pedestrian connection*

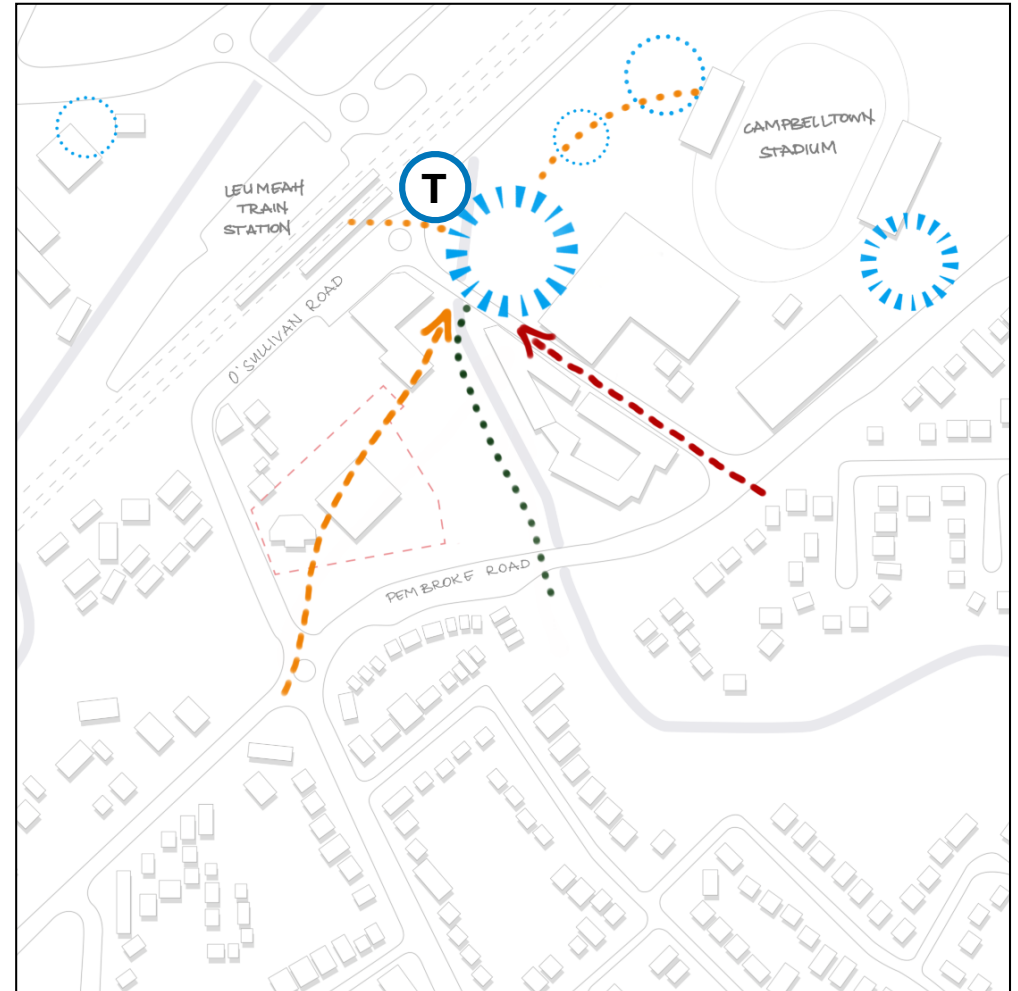
ANALYSIS

ACTIVE STREET FRONTAGE & PROPOSED CIVIC SPACE



ACTIVE STREET FRONTAGE

- 'Re-imagining Campbelltown' indicates a proposed street wall to O-Sullivan Road
- O'Sullivan Road street wall is only one sided and less potential for activation
- Existing active frontages in Leumeah CBD are disparate with no connection or consistent character
- *Potential to activate the internal part of the site and provide increase retail and commercial opportunities*



PROPOSED CIVIC SPACE

- 'Re-imagining Campbelltown' proposes a series of civic squares around the stadium precinct
- The main civic square is adjacent to the Wests Leagues Club and opposite Leumeah Station
- *Potential desire lines through precinct may activate civil space*
- *Potential new through site link may tie together active street frontages with desired civic squares*

3 DESIGN PRINCIPLES

DESIGN PRINCIPLES

HIGH DENSITY PRECINCT

The increased density and heights suggested in the 'Re-Imagining Campbelltown' planning document inspires a new form of building for a new form of living in Leumeah.

Within a surrounding suburban context, this higher density precinct gives opportunity for a more integrated form of living with the new commercial and retail activity, surrounding new urban parklands and supported by increased residential development in the centre of the city.

This form of development reduces vehicle movement and traffic congestion in the city centre, and provides a high quality destination at the centre of Leumeah which raises the value of surrounding suburban properties and begins to establish the principles of a walkable city.



DESIGN PRINCIPLES

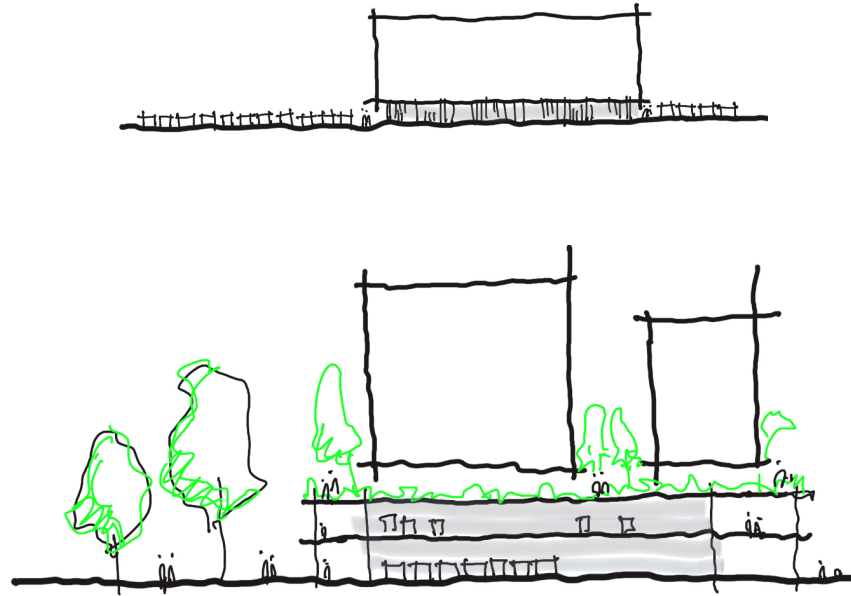
BUILDING FORM ANALYSIS

The existing precinct has a mix of building typologies. From the larger Campbelltown Stadium and West Leagues club, which are significant community assets, but offer limited streetscape activation and engagement due to the nature of these buildings.

As such this proposed seeks to use the increased density and height for the precinct to establish clear guidelines for activation at the edges of the commercial podiums with the establishment of a clear street wall to establish a character which is more welcoming and accessible to pedestrians.

A clear podium allows for rooftop gardens for residential which provides further activation at different levels throughout the precinct, with good passive surveillance of the public realm, and good access to sunlight for residents.

This development proposed communal open space on the L1 podium roof including play areas, BBQ facilities and quality landscape spaces for gathering and exercise.



DESIGN PRINCIPLES

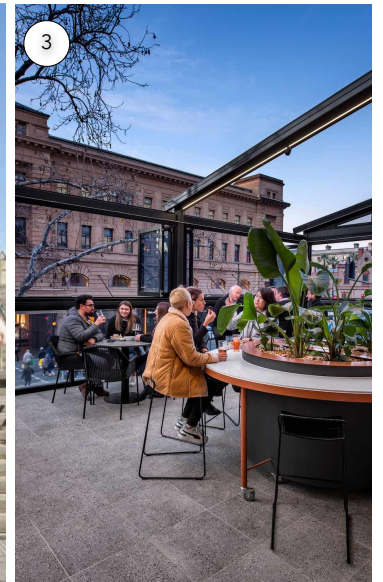
PROVIDE PUBLIC AMENITY

As the nature of Leumeah Town Centre changes, developments must provide high quality public amenity to support increased density and building forms, though activate streetscapes and practical high quality public spaces.

This development seeks to take advantage of pedestrian desire lines through the suburb to develop a high quality urban space in the form of a through-site link. This urban park will be designed to utilise opportunities for play and physical activity for children and young people both within the site and in surrounds.

This space will be a detailed landscape area with high quality weather protection, lighting, landscape, outlook, integrated seating and intuitive way-finding through the public realm.

Finally with the provision of smaller retail tenancies and the re-establishment of the existing Leumeah Hotel, there are numerous points of activation which engage with the public realm.



DESIGN PRINCIPLES

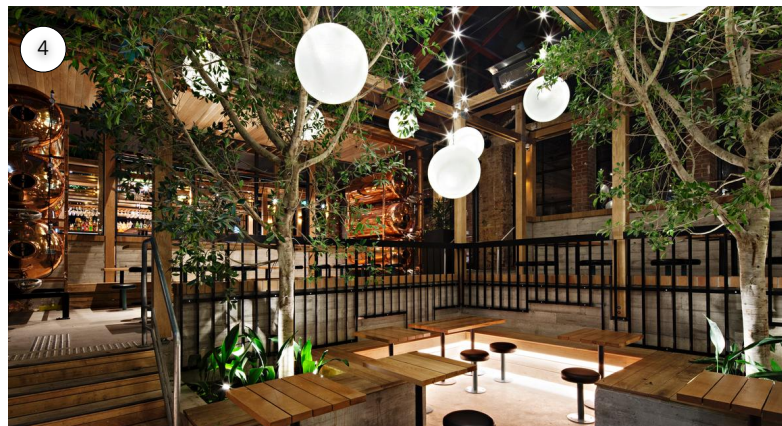
INCREASE EMPLOYMENT OPPORTUNITIES

With urban densification and increase in residential density, is the opportunity for new employment opportunities through the provision of retail and commercial tenancies as part of a mixed use development.

In addition to the existing street frontages in the precinct (some of which are not accessible for parking), the provision of the through-site pedestrian link provides *increased* opportunity for retail frontage, and the possibility for a variety of uses from commercial suites on the perimeter street frontages, to retail and hospitality developments on the pedestrian through-site link, taking advantage of the urban park as a destination.

This proposal envisages smaller boutique opportunities for retail and hospitality activity in the precinct in the sports and entertainment precinct in addition to the services provided by the existing Wests Leagues Club.

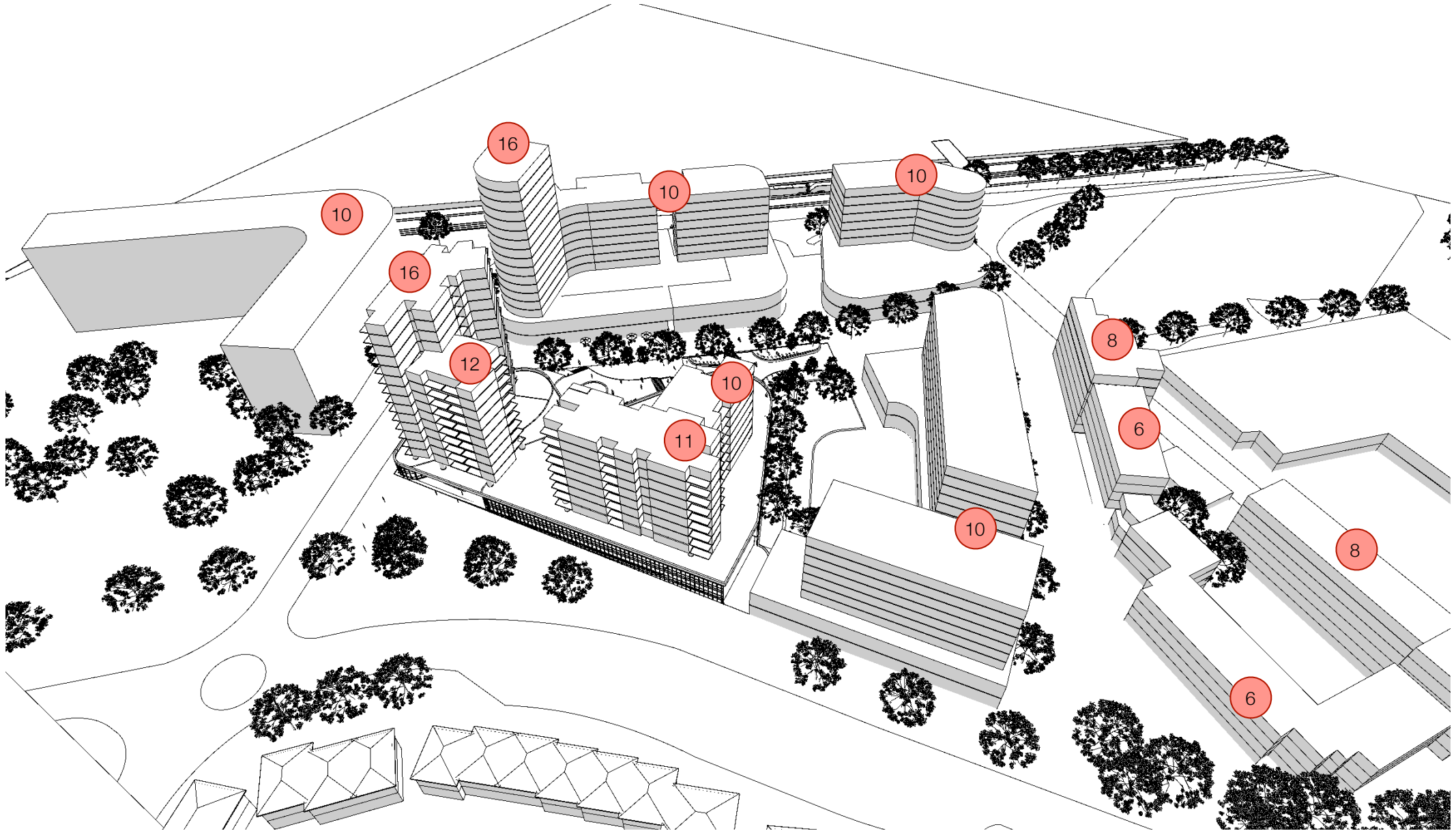
In addition this new retail is activated by access to public accessible parking with direct access to the through-site pedestrian link.



4 DESIGN RESPONSE

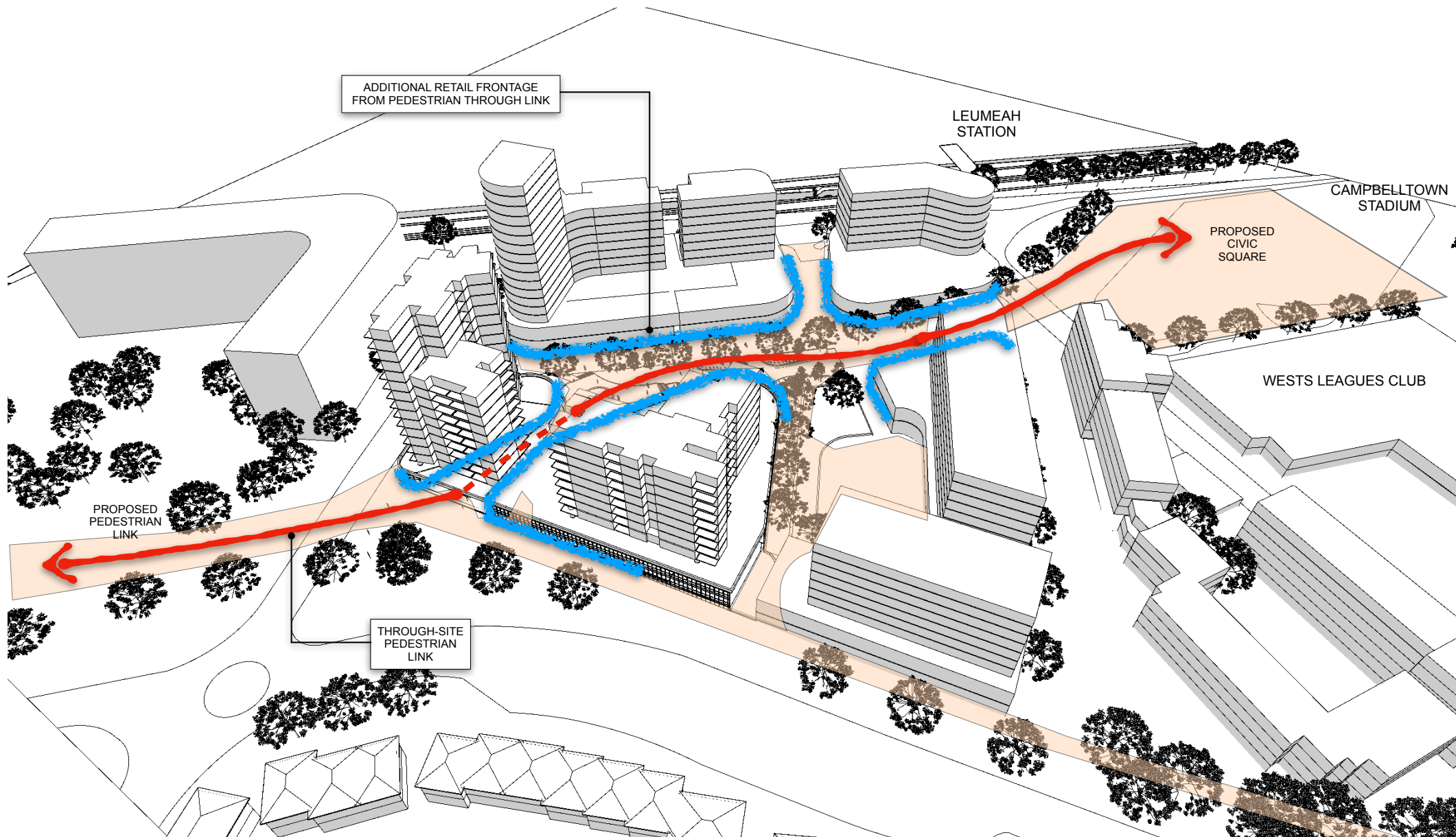
DESIGN RESPONSE

PRECINCT MASSING ANALYSIS



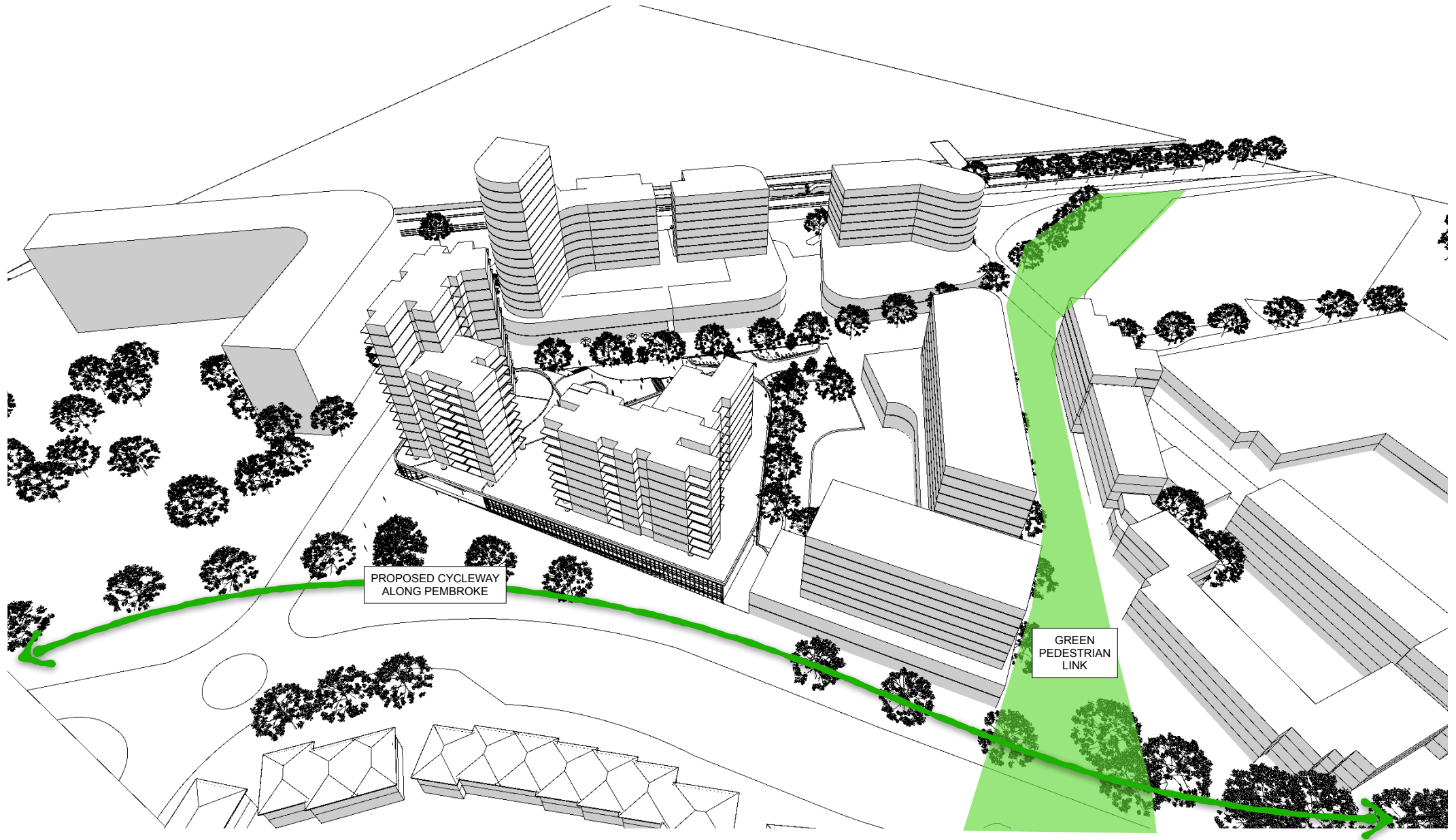
DESIGN RESPONSE

PEDESTRIAN THROUGH-SITE LINK



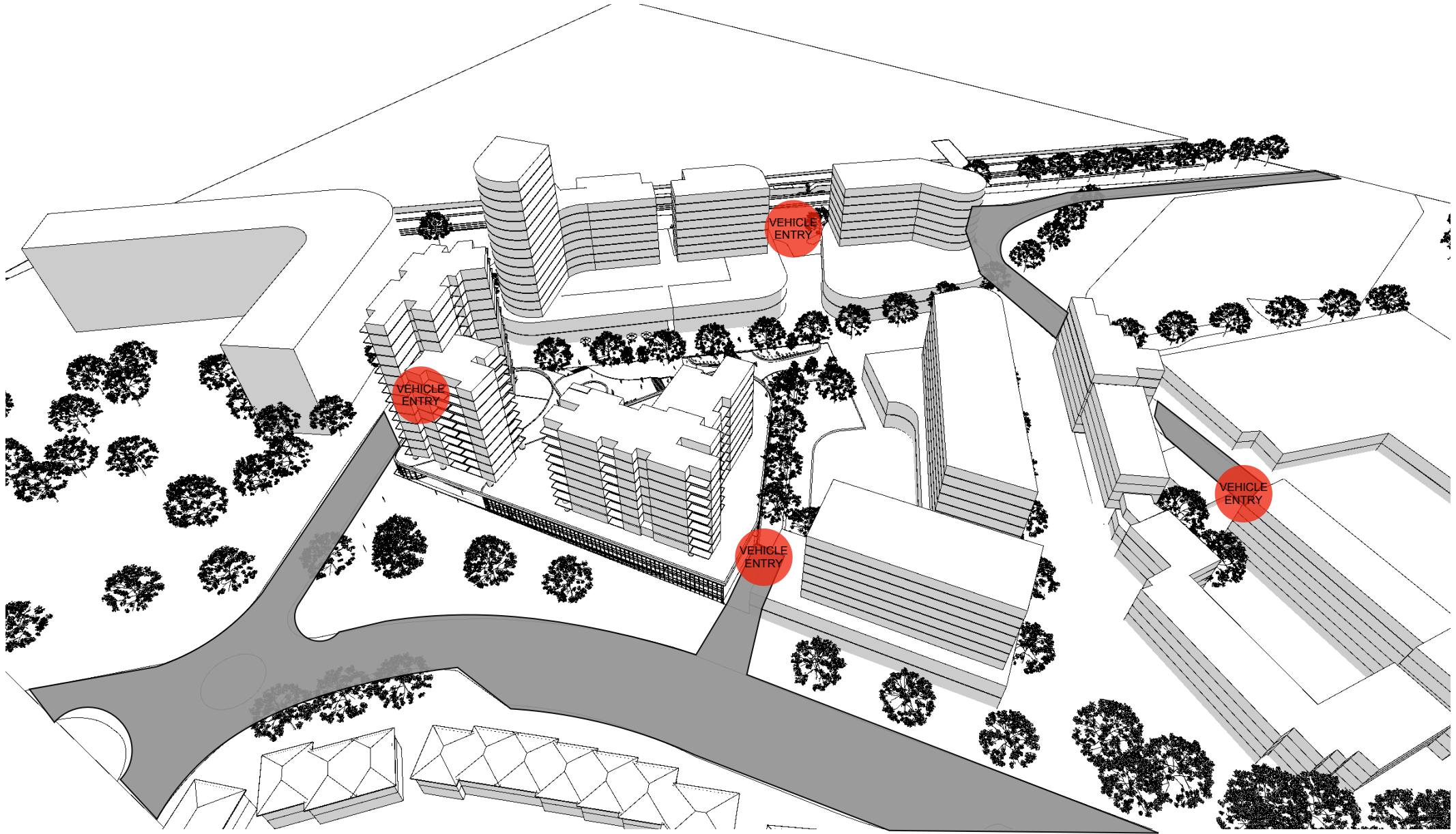
DESIGN RESPONSE

GREEN LINK CORRIDORS



DESIGN RESPONSE

TRAFFIC NETWORK & PRECINCT VEHICULAR ACCESS



5 PLANS

PLANS

PRECINCT PLAN

Future development in the Leumeah Town Centre benefits from a precinct approach which explores the character of the streetscapes, pedestrian movement and retail activity, and builds on existing recreation assets of the Leumeah Hotel, West Leagues Club and Campbelltown Stadium.

Establishing a new through-site link through the centre of the high density town centre establishes clear connections from key community assets and transport hubs to the surrounding residential suburbs. Connection through to neighbouring suburb promoting walkable city.

This new link also provides more retail frontage and pedestrian activity and promotes quality designed open space in the centre of the town centre with good passive surveillance and access.

A street wall podium of 2 storeys provides good accessible walls to the street with commercial and residential. Large podium levels allows for rooftop landscaped spaces for residents of above towers.

Separating vehicle movement and pedestrian movement throughout the precinct improves amenity and quality of the development.

An activated public realm with pocket park and community amenity which are connected to large civic facilities near the Leagues Club and the Stadium create a destination for the surrounding suburb.

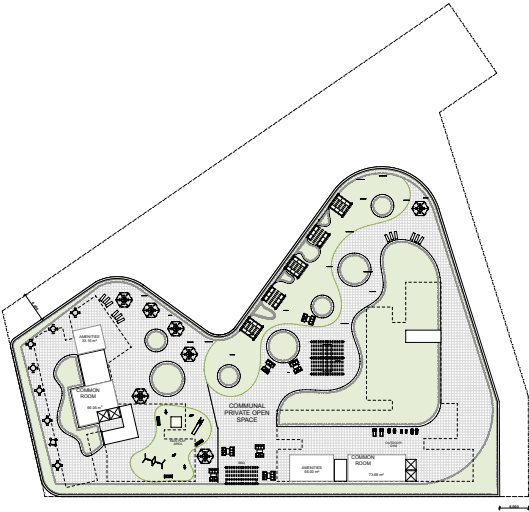


PLANS

TYPICAL FLOOR PLATES



GROUND



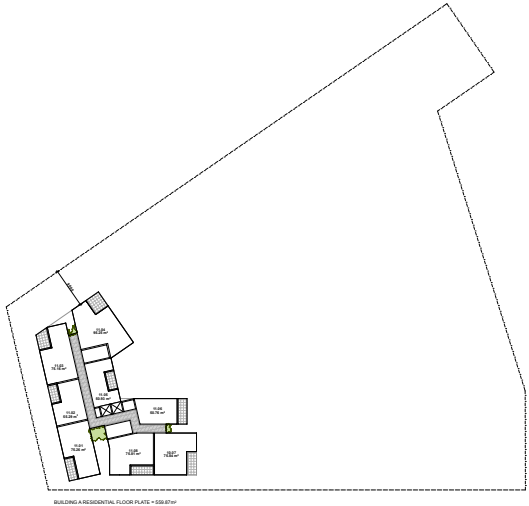
LEVEL 1



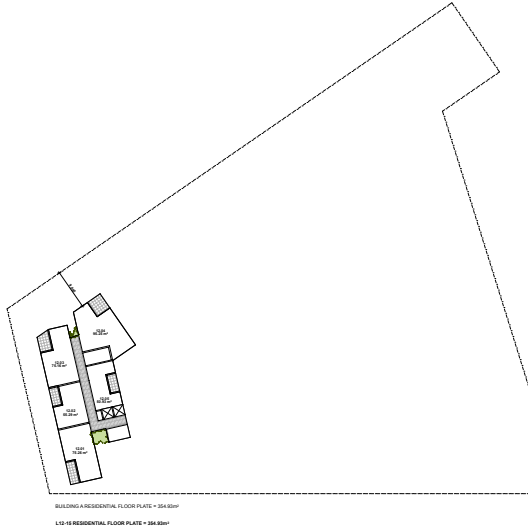
LEVELS 2-8



LEVEL 10



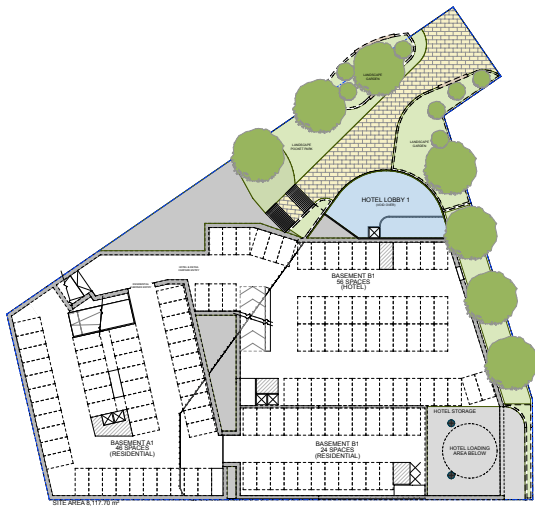
LEVEL 11



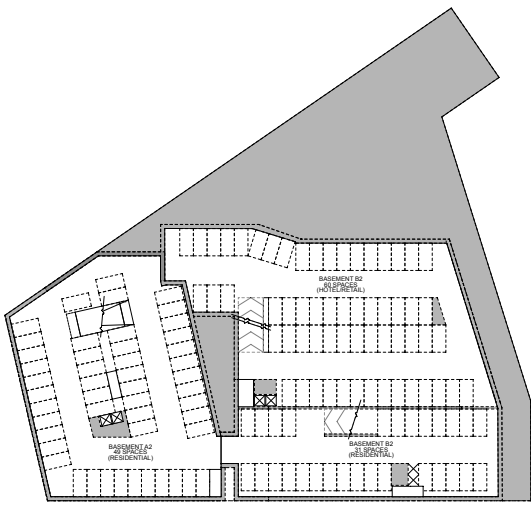
LEVELS 12-15

PLANS

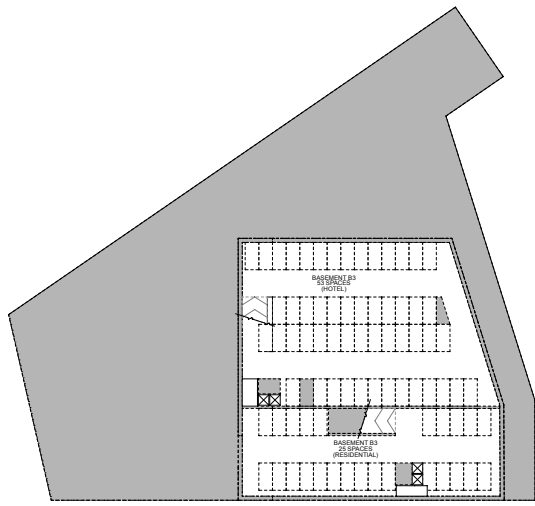
BASEMENTS



BASEMENT 1



BASEMENT 2

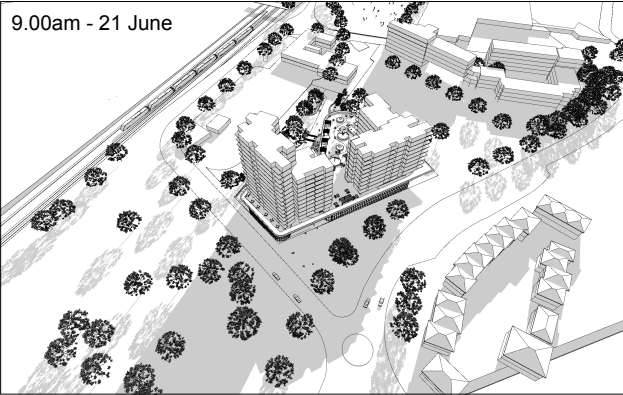


BASEMENT 3

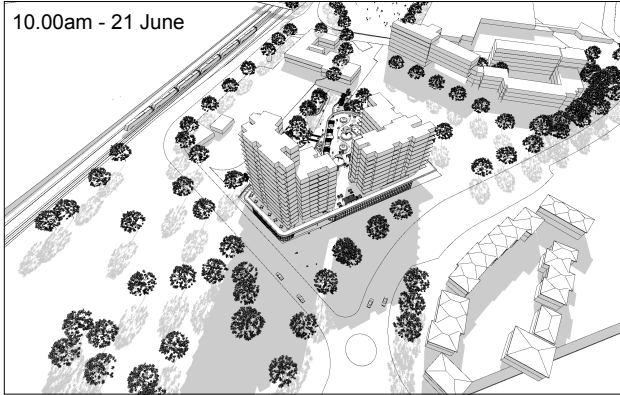
PLANS

OVERSHADOWING IMPACT STUDY

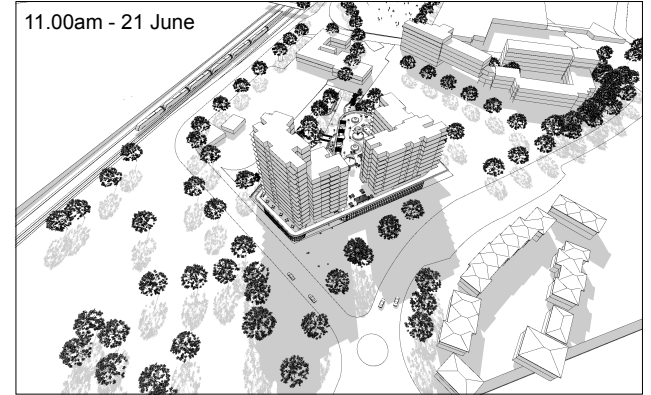
9.00am - 21 June



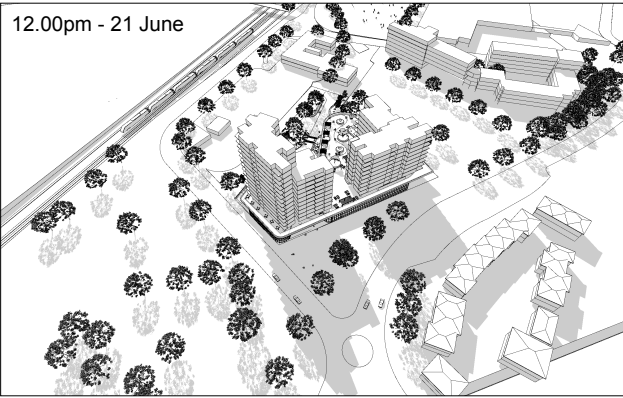
10.00am - 21 June



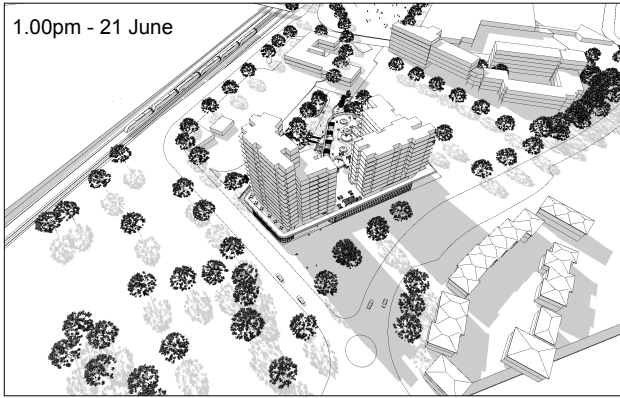
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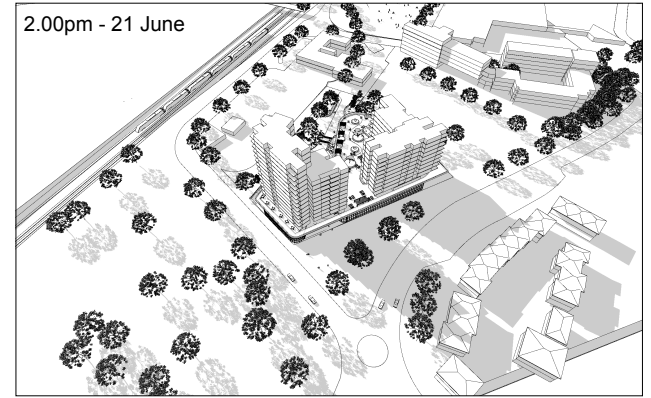
12.00pm - 21 June



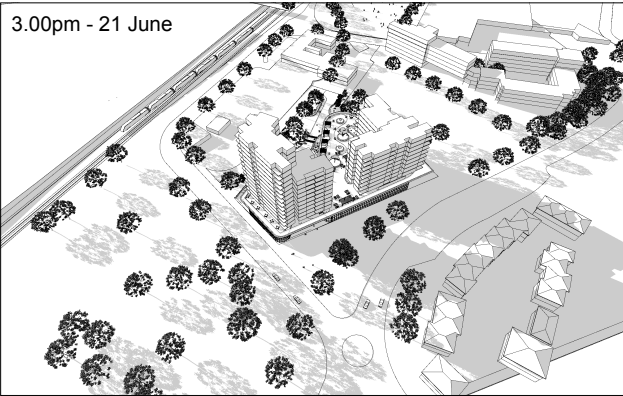
1.00pm - 21 June



2.00pm - 21 June

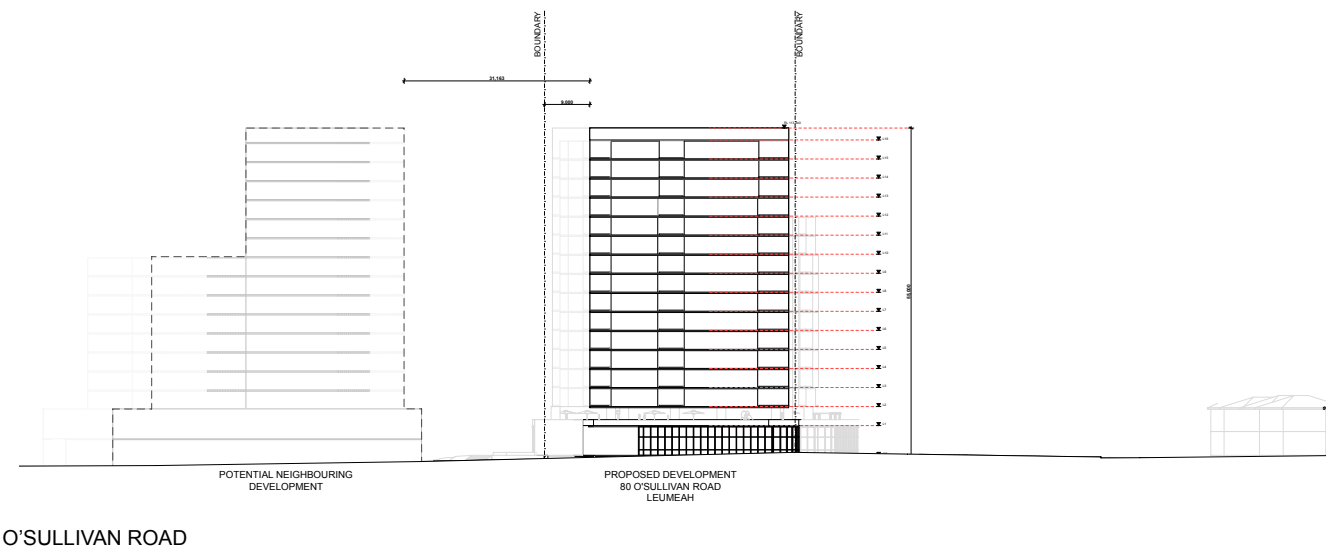
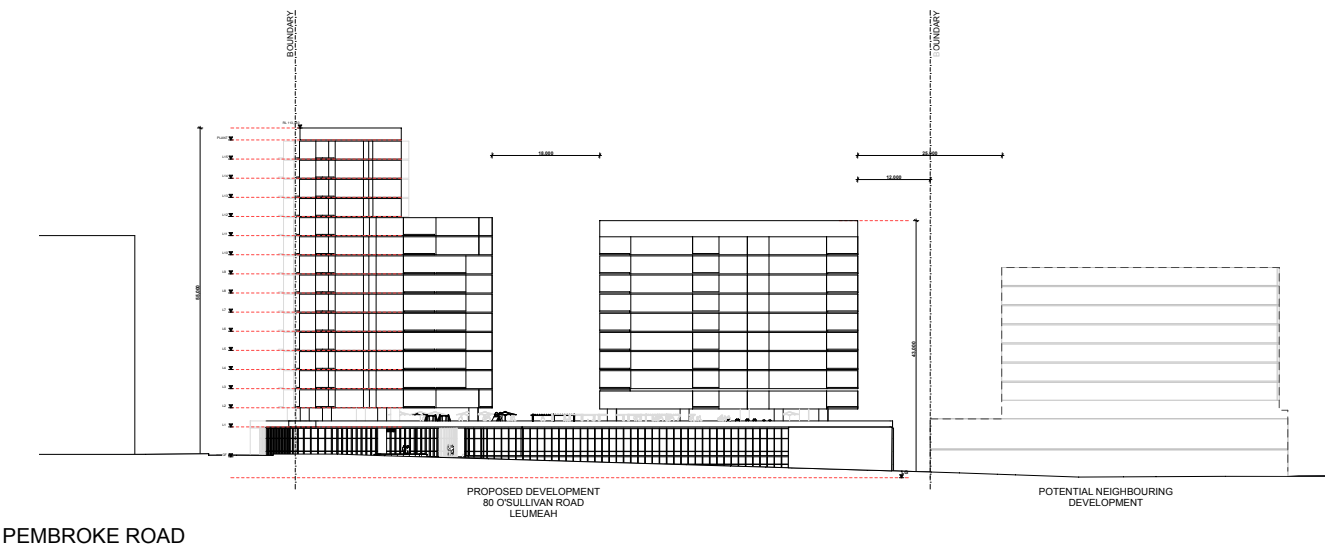


3.00pm - 21 June



PLANS

STREETSCAPE ELEVATIONS



6 SCHEDULES

SCHEDULES

GENERAL AREAS

AREA SCHEDULE										
LEVEL	GFA (m ²)	NLA (m ²)	HOTEL (m ²)	UNITS (m ²)	UNITS No.	1B	2B	3B	BUILDING A	BUILDING B
GROUND	2,840	790	2,000		0					
LEVEL 1	140			140	0					
LEVEL 2	1,231			1,231	17	5	10	2	8	9
LEVEL 3	1,231			1,231	17	5	10	2	8	9
LEVEL 4	1,231			1,231	17	5	10	2	8	9
LEVEL 5	1,231			1,231	17	5	10	2	8	9
LEVEL 6	1,231			1,231	17	5	10	2	8	9
LEVEL 7	1,231			1,231	17	5	10	2	8	9
LEVEL 8	1,231			1,231	17	5	10	2	8	9
LEVEL 9	1,231			1,231	17	5	10	2	8	9
LEVEL 10	978			978	14	5	8	1	8	6
LEVEL 11	560			560	8	3	4	1	8	
LEVEL 12	355			355	5	2	2	1	5	
LEVEL 13	355			355	5	2	2	1	5	
LEVEL 14	355			355	5	2	2	1	5	
LEVEL 15	355			355	5	2	2	1	5	
TOTALS	15,788	790	2,000	12,948	178	56	100	22	100	78
FSR	2.00					31%	56%	12%		
SITE	7,875									
GFA (FSR 2:1)	15,750									

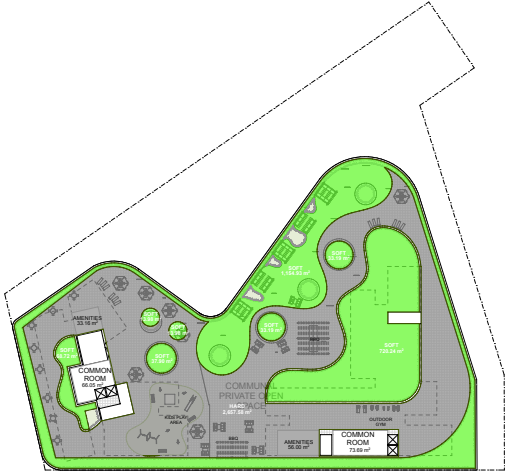
LANDSCAPE AREAS					
	GROUND	LEVEL 1	TOTAL	% of site	% of landscape
SOFT LANDSCAPING AREA	1,240.10	2071.42	3,311.52	42%	44%
HARD LANDSCAPE AREA	1,558.85	2657.58	4,216.43	54%	56%
DEEP SOIL	1,240.41		1,240.41	16%	37%
COMMUNAL OPEN SPACE		4733.71	4733.71	60%	

CARPARKING					
	NO. OF UNITS	AREA (m ²)	SEPP 65 ¹	DCP ²	PARKING
1B UNITS	56		0.4		
2B UNITS	100		0.7		
3B UNITS	22		1.2		
TOTAL UNITS	178				
VISITORS			1 per 7	Refer to Traffic Report	
RETAIL		2790		Refer to Traffic Report	
COMMECRIAL		0			
TOTAL CARS REQUIRED				Refer to Traffic Report	
TOTAL CARS PROVIDED					320

1. SEPP 65 2015 refers to RMS Guide to Traffic Generating Developments



GROUND LEVEL LANDSCAPE AREAS



LEVEL 1 LANDSCAPE AREAS

SEPP 65

SEPP 65 DATA			GENERAL			AREA (m ²)			STORAGE		ENVIRONMENTAL		NOTE
	1B	2B	3B	CAR	INT.	BALC	TOTAL	INT.	BAS.	TOTAL	SUN	VENT	
LEVEL 2													
2.01		1			75.26	10.00	85.26						1
2.02		1			55.29	8.00	63.29						1
2.03			1		75.16	10.00	85.16					1	1
2.04				1	95.25	12.00	107.25					1	1
2.05					50.93	8.00	58.93					1	1
2.06		1			50.76	8.00	58.76					1	1
2.07			1		75.84	10.00	85.84					1	1
2.08					75.81	10.00	85.81						1
2.09			1		75.26	10.00	85.26					1	1
2.10		1			54.68	8.00	62.68						1
2.11					75.25	10.00	86.25					1	1
2.12			1		75.79	10.00	85.79					1	1
2.13		1			59.00	8.00	67.00						1
2.14					76.19	10.00	86.19					1	1
2.15					76.19	10.00	86.19					1	1
2.16		1			76.04	10.00	86.04					1	1
2.17			1		100.10	12.00	112.10					1	1
LEVEL 3													
3.01					75.26	10.00	85.26						1
3.02		1		1	55.29	8.00	63.29						1
3.03			1		75.16	10.00	85.16					1	1
3.04				1	95.25	12.00	107.25					1	1
3.05					50.93	8.00	58.93					1	1
3.06		1			50.76	8.00	58.76					1	1
3.07			1		75.84	10.00	85.84					1	1
3.08					75.81	10.00	85.81						1
3.09			1		75.26	10.00	85.26					1	1
3.10					54.68	8.00	62.68						1
3.11					75.25	10.00	86.25					1	1
3.12			1		75.79	10.00	85.79					1	1
3.13		1			59.00	8.00	67.00						1
3.14					76.19	10.00	86.19					1	1
3.15					76.19	10.00	86.19					1	1
3.16		1			76.04	10.00	86.04					1	1
3.17			1		100.10	12.00	112.10					1	1
LEVEL 4													
4.01					75.26	10.00	85.26						1
4.02		1		1	55.29	8.00	63.29						1
4.03			1		75.16	10.00	85.16					1	1
4.04				1	95.25	12.00	107.25					1	1
4.05					50.93	8.00	58.93					1	1
4.06		1			50.76	8.00	58.76					1	1
4.07			1		75.84	10.00	85.84					1	1
4.08					75.81	10.00	85.81						1
4.09			1		75.26	10.00	85.26					1	1
4.10		1			54.68	8.00	62.68						1
4.11			1		75.25	10.00	86.25					1	1
4.12					75.79	10.00	85.79					1	1
4.13		1			59.00	8.00	67.00						1
4.14					76.19	10.00	86.19					1	1
4.15					76.19	10.00	86.19					1	1
4.16		1			76.04	10.00	86.04					1	1
4.17			1		100.10	12.00	112.10					1	1
LEVEL 5													
5.01					75.26	10.00	85.26						1
5.02		1		1	55.29	8.00	63.29						1
5.03			1		75.16	10.00	85.16					1	1
5.04				1	95.25	12.00	107.25					1	1
5.05					50.93	8.00	58.93					1	1
5.06		1			50.76	8.00	58.76					1	1
5.07			1		75.84	10.00	85.84					1	1
5.08					75.81	10.00	85.81						1
5.09			1		75.26	10.00	85.26					1	1
5.10		1			54.68	8.00	62.68						1
5.11					75.25	10.00	86.25					1	1
5.12					75.79	10.00	85.79					1	1
5.13		1			59.00	8.00	67.00						1
5.14					76.19	10.00	86.19					1	1
5.15					76.19	10.00	86.19					1	1
5.16		1			76.04	10.00	86.04					1	1
5.17			1		100.10	12.00	112.10					1	1
LEVEL 6													
6.01					75.26	10.00	85.26						1
6.02		1		1	55.29	8.00	63.29						1
6.03			1		75.16	10.00	85.16					1	1
6.04				1	95.25	12.00	107.25					1	1
6.05					50.93	8.00	58.93					1	1
6.06		1			50.76	8.00	58.76					1	1
6.07			1		75.84	10.00	85.84					1	1
6.08					75.81	10.00	85.81						1
6.09			1		75.26	10.00	85.26					1	1
6.10					54.68	8.00	62.68						1
6.11					75.25	10.00	86.25					1	1
6.12			1		75.79	10.00	85.79					1	1
6.13		1			59.00	8.00	67.00						1
6.14					76.19	10.00	86.19					1	1
6.15					76.19	10.00	86.19					1	1
6.16		1			76.04	10.00	86.04					1	1
6.17			1		100.10	12.00	112.10					1	1
LEVEL 7													
7.01					75.26	10.00	85.26						1
7.02		1		1	55.29	8.00	63.29						1
7.03			1		75.16	10.00	85.16					1	1
7.04				1	95.25	12.00	107.25					1	1
7.05					50.93	8.00	58.93					1	1
7.06		1			50.76	8.00	58.76					1	1
7.07			1		75.84	10.00	85.84					1	1
7.08					75.81	10.00	85.81						1
7.09			1		75.26	10.00	85.26					1	1
7.10		1			54.68	8.00	62.68						1
7.11					75.25	10.00	86.25					1	1
7.12			1		75.79	10.00	85.79					1	1
7.13		1			59.00	8.00	67.00						1
7.14					76.19	10.00	86.19					1	1
7.15					76.19	10.00	86.19					1	1
7.16		1			76.04	10.00	86.04					1	1
7.17			1		100.10	12.00	112.10					1	1

SEPP 65 DATA														NOT
	1B	2B	GENERAL 3B	CAR	INT	AREA (m ²) BALC TOTAL		INT	STORAGE BAS TOTAL		ENVIRONMENTAL SUN VENT SOUTH			
LEVEL 8														
8.01		1				75.26	10.00	85.26				1		
8.02		1				55.29	8.00	63.29						
8.03		1				75.16	10.00	85.16			1	1		
8.04			1			95.25	12.00	107.25						
8.05						50.93	8.00	58.93				1		
8.06		1				50.76	8.00	58.76				1		
8.07			1			75.84	10.00	85.84				1		
8.08						75.81	10.00	85.81					1	
8.09		1				75.26	10.00	85.26			1	1		
8.10						54.68	8.00	62.68					1	
8.11						75.25	10.00	85.25					1	
8.12		1				75.79	10.00	85.79				1		
8.13		1				59.00	8.00	67.00					1	
8.14						75.19	10.00	86.19				1		
8.15						75.19	10.00	86.19				1		
8.16			1			76.04	10.00	86.04				1		
8.17				1		100.10	12.00	112.10			1	1		
LEVEL 9														
9.01			1			75.26	10.00	85.26				1		
9.02		1				55.29	8.00	63.29						
9.03			1			75.16	10.00	85.16			1	1		
9.04				1		95.25	12.00	107.25						
9.05						50.93	8.00	58.93				1		
9.06						50.76	8.00	58.76				1		
9.07				1		75.84	10.00	85.84				1		
9.08						75.81	10.00	85.81					1	
9.09						75.26	10.00	85.26				1		
9.10		1				54.68	8.00	62.68					1	
9.11						75.25	10.00	85.25			1	1		
9.12						75.79	10.00	85.79				1		
9.13		1				59.00	8.00	67.00					1	
9.14						75.19	10.00	86.19				1		
9.15						75.19	10.00	86.19				1		
9.16						76.04	10.00	86.04				1		
9.17			1			100.10	12.00	112.10				1		
LEVEL 10														
10.01			1			75.26	10.00	85.26				1		
10.02		1				55.29	8.00	63.29						
10.03			1			75.16	10.00	85.16			1	1		
10.04				1		95.25	12.00	107.25						
10.05						50.93	8.00	58.93				1		
10.06						50.76	8.00	58.76				1		
10.07				1		75.84	10.00	85.84				1		
10.08						75.81	10.00	85.81					1	
10.09						75.26	10.00	85.26				1		
10.10						54.68	8.00	62.68					1	
10.11						75.25	10.00	85.25					1	
10.12						75.79	10.00	85.79				1		
10.13		1				59.00	8.00	67.00				1		
10.14						75.19	10.00	86.19				1		
LEVEL 11														
11.01						75.26	10.00	85.26				1		
11.02		1				55.29	8.00	63.29						
11.03						75.16	10.00	85.16				1		
11.04			1			95.25	12.00	107.25						
11.05						50.93	8.00	58.93				1		
11.06						50.76	8.00	58.76				1		
11.07				1		75.84	10.00	85.84				1		
11.08						75.81	10.00	85.81					1	
LEVEL 12														
12.01			1			75.26	10.00	85.26				1		
12.02						55.29	8.00	63.29						
12.03			1			75.16	10.00	85.16			1	1		
12.04				1		95.25	12.00	107.25						
12.05		1				50.93	8.00	58.93			1	1		
LEVEL 13														
13.01			1			75.26	10.00	85.26				1		
13.02		1				55.29	8.00	63.29						
13.03						75.16	10.00	85.16			1	1		
13.04						95.25	12.00	107.25						
13.05		1		1		50.93	8.00	58.93			1	1		
LEVEL 14														
14.01			1			75.26	10.00	85.26				1		
14.02		1				55.29	8.00	63.29						
14.03						75.16	10.00	85.16			1	1		
14.04			1			95.25	12.00	107.25				1		
14.05						50.93	8.00	58.93			1			
LEVEL 15														
15.01			1			75.26	10.00	85.26				1		
15.02		1				55.29	8.00	63.29				1		
15.03						75.16	10.00	85.16				1		
15.04				1		95.25	12.00	107.25				1		
15.05						50.93	8.00	58.93				1		
TOTAL	56	100	22								133	126	19	
%		31%	96%	12%							76%	71%	11%	
COMPLIANCE											YES	YES	YES	

7 VISUALISATION

VISUALISATION

VIEW FROM NEW CIVIC SQUARE



INTEGRATED
DESIGN
GROUP
ARCHITECTURE | MASTERPLANNING | INTERIORS

INTEGRATED DESIGN GROUP PTY LTD
ABN 84 115 006 329
INFO@IDGARCHITECTS.COM.AU
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SIMON THORNE NSW ARB #7093

VISUALISATION

VIEW FROM PEMBROKE ROAD



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SIMON THORNE NSW ARB #7093

VISUALISATION

HOTEL ENTRY FROM THROUGH-SITE LINK



VISUALISATION

POCKET PARK



VISUALISATION

PEDESTRIAN THROUGH-LINK



VISUALISATION

CONNECTION BETWEEN PEDESTRIAN LINK AND FUTURE CIVIC SQUARE



INTEGRATED
DESIGN
GROUP
ARCHITECTURE | MASTERPLANNING | INTERIORS

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SIMON THORNE NSW ARB #7093

VISUALISATION

VIEW OF THROUGH-SITE LINK ENTRY FROM PEMBROKE ROAD



VISUALISATION

VIEW OF RETAIL MALL FROM THROUGH-SITE LINK



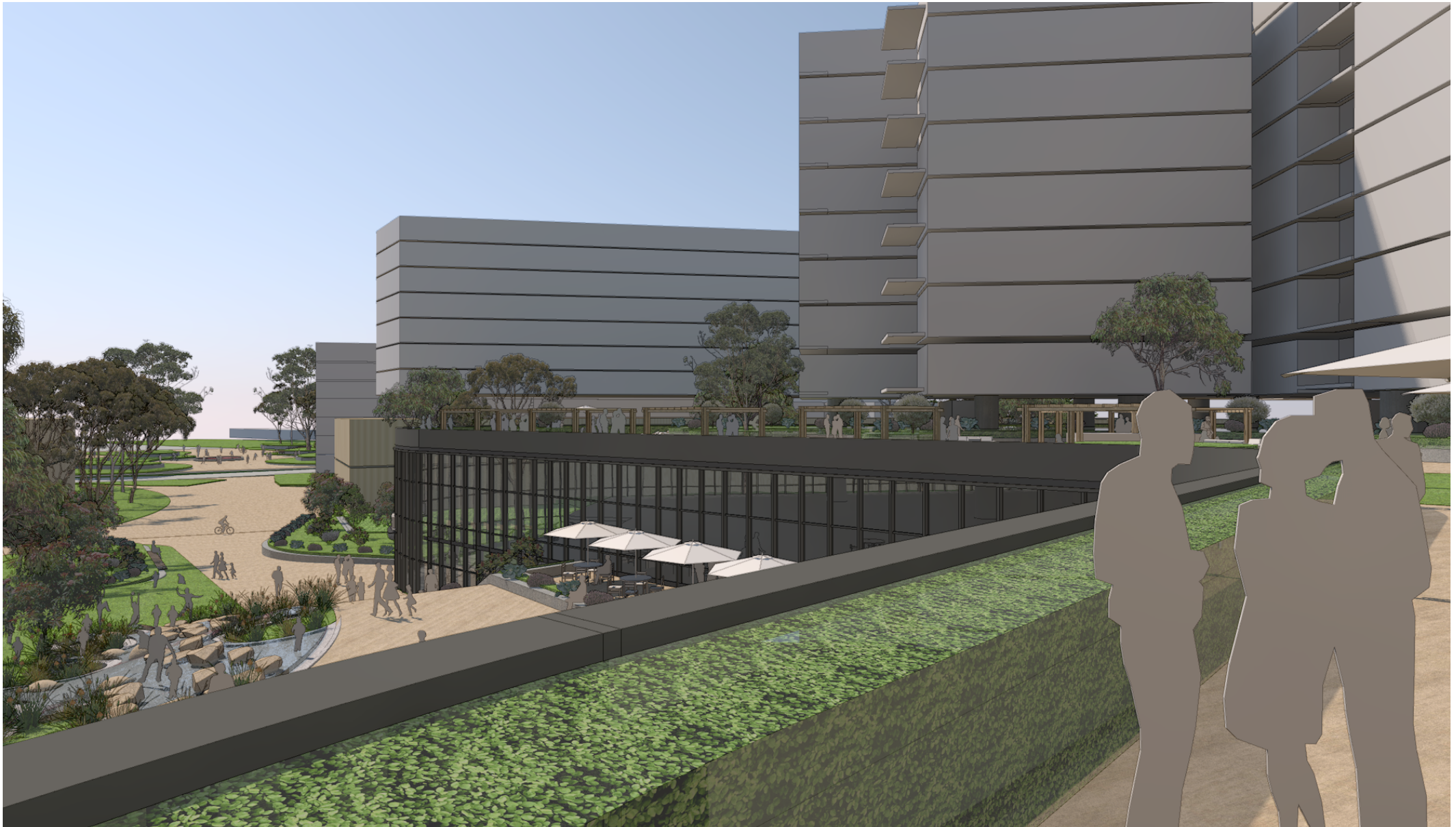
VISUALISATION

VIEW FROM NORTHERN NEIGHBOUR



VISUALISATION

RESIDENTIAL COMMUNAL OPEN SPACE CONNECTIONS



INTEGRATED
DESIGN
GROUP
ARCHITECTURE | MASTERPLANNING | INTERIORS

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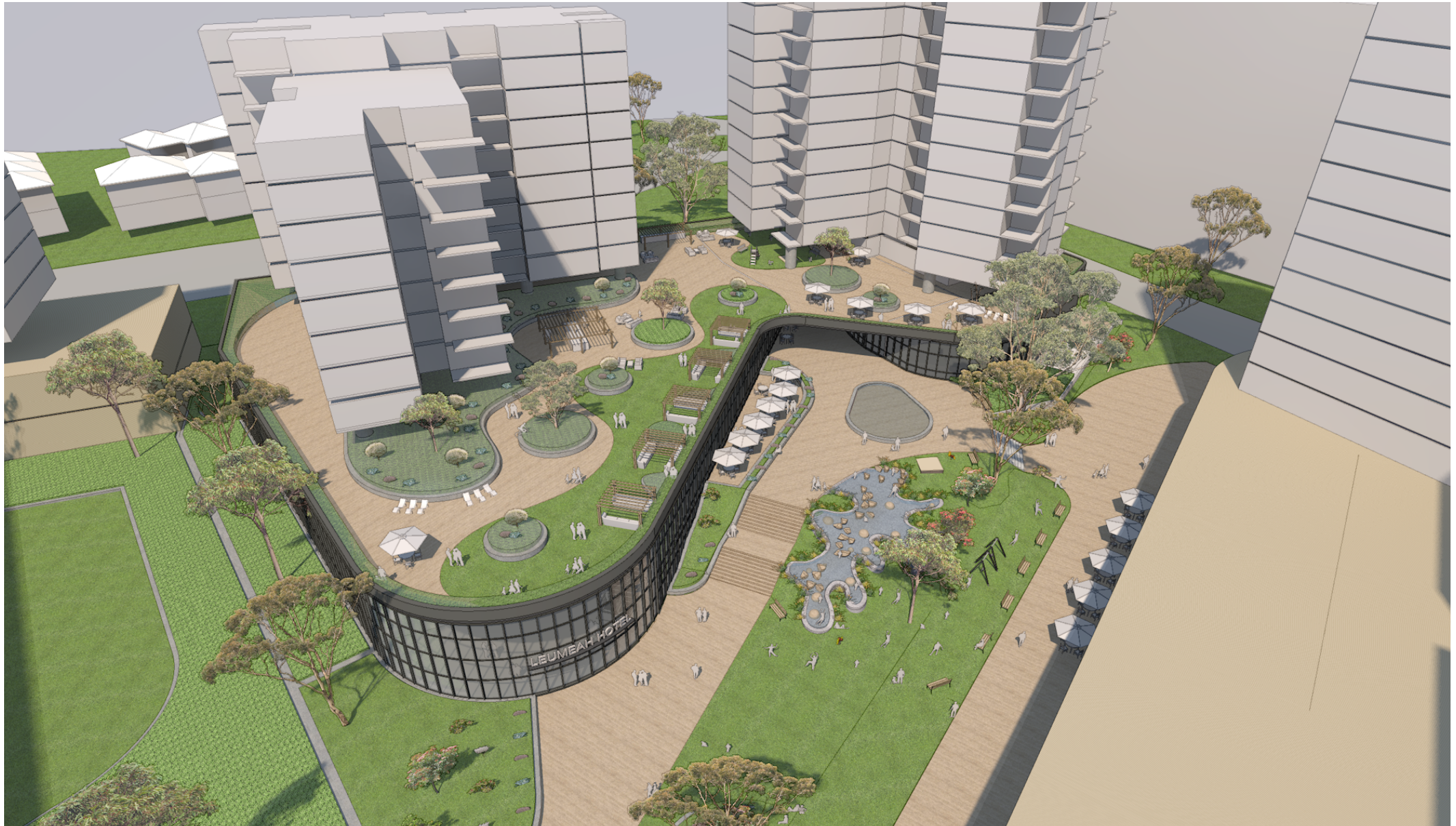
VISUALISATION

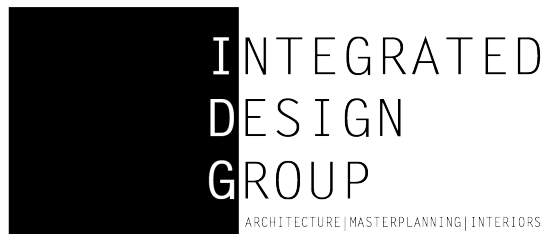
RESIDENTIAL COMMUNAL OPEN SPACE LEVEL 1



VISUALISATION

LEVELS OF ACTIVATION





PREPARED BY:

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