

Master Plan Strategy



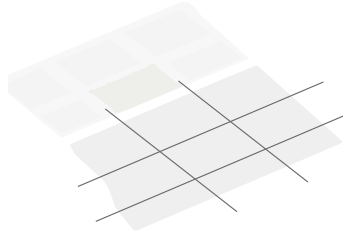
Source: Andrew Tremeling

03

03 Master Plan Strategy Design Principles

The design principles for stage II will assist in creating an integrated and site responsive approach to the master plan.

1



An accessible and legible site

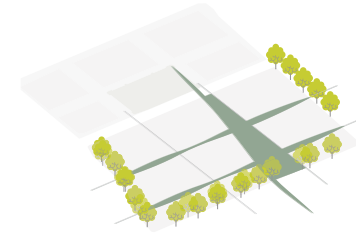
Create a legible network of streets and open spaces for cyclists, pedestrians and cars and provide access for future residents and visitors

- _ establish a site structure that connects and integrates the public realm, and prioritises pedestrian access
- _ utilise the site structure from stage one to connection north-

south to open space and Jellicoe Park

- _ create a hierarchy of streets within the master plan. North south streets are generous, and connect from stage one to the north. East west streets are local connector streets that encourage pedestrian permeability

2



Diverse and connected open spaces

Create a network of strategically located and connected open spaces for resident and visitor recreation

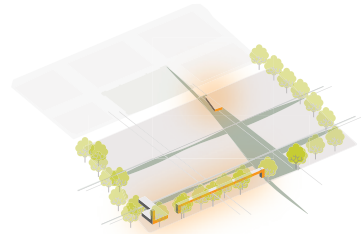
- _ provide a large open space that connects stage one Central Park with Jellicoe Park, creating a green link
- _ provide a community facility along the green link
- _ the north south park provides outlook and amenity to the

apartments located directly adjacent

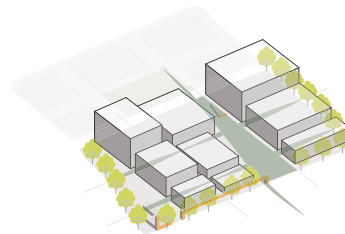
- _ create an open space to the north to maximise sunlight along Heffron Road
- _ all podiums will have green roofs, to provide outlook and amenity to residents
- _ retain trees along the northern and western portions of the site (subject to contamination and remediation)

03 Master Plan Strategy Design Principles

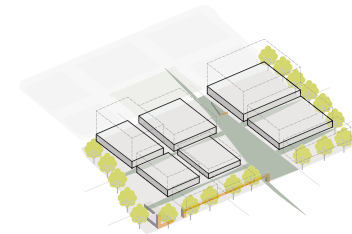
3



4



5



Community program

Introduce a community program and facilities on the site for residents and users, to complement the stage one master plan

- _ provide a new civic open space central to the entire project in the north south park
- _ explore the potential for re using the existing heritage building at the corner of Bunnerong Road and Heffron Road for community use (In collaboration with Botany Bay Council)

- _ potential to incorporate pillars and saw tooth structure, along Heffron Road, into residential Buildings

A mix of building typologies

Building heights and form are distributed in a way that is complementary to the site and context

- _ articulated street walls
- _ minimise bulk and scale of built form where possible
- _ vary building heights and locate taller buildings to ensure maximum solar access
- _ balance public space amenity with denser buildings. A significant

amount of built form could be located adjacent to the open space to maximise amenity and outlook for apartments

- _ lower scale buildings along the northern boundary to maximise solar access and complement the existing neighbourhood character to the north
- _ above ground parking to avoid conflict with contamination, services and infrastructure
- _ utilise the form and scale from Stage 1, with more flexibility

Above ground carparking

The majority of carparking on the site will be accommodated within the podiums of the proposed buildings to limit, if not avoid excessive excavation of the site for basement levels. This design principle has been established for the site for the following reasons;

- _ it addresses environmental constraints associated with soil conditions, contamination and groundwater

- _ reduces excessive excavation of the site and the creation of landfill
- _ avoids potential conflicts with existing services, infrastructure and utilities
- _ provides for natural ventilation as opposed to a requirement for mechanically ventilated systems
- _ provides an opportunity to establish communal areas above the podium, allowing for improved amenity, solar access and security for residents