

Master Plan



04 Master Plan

Site Plan

Concept Master Plan

The concept master plan realises the design principles established for the site, and builds upon the Hill Thalys concept plan.

A legible network of streets and open space is provided by extending the lot structure established in stage 1. This connects and integrates the public domain, using Meriton Boulevard as an interface between the two sites.

Meriton and HASSELL have adopted and evolved some of the elements of the Hill Thalys scheme at Council's request. These have been tested and built upon to exceed the performance of the Hill Thalys master plan in the following ways:

A network of public open space is strategically located and connected for resident and visitor recreation. The centrally located public open space has been rotated to maximise solar access to the open space and adjacent residential. There is also provision for a civic space, centrally located adjacent to the wedge park which will complement the stage 1 master plan.



04 Master Plan

3D views

Elements of the existing buildings along Heffron Road have the capacity to be kept, to respect the sites heritage and character.

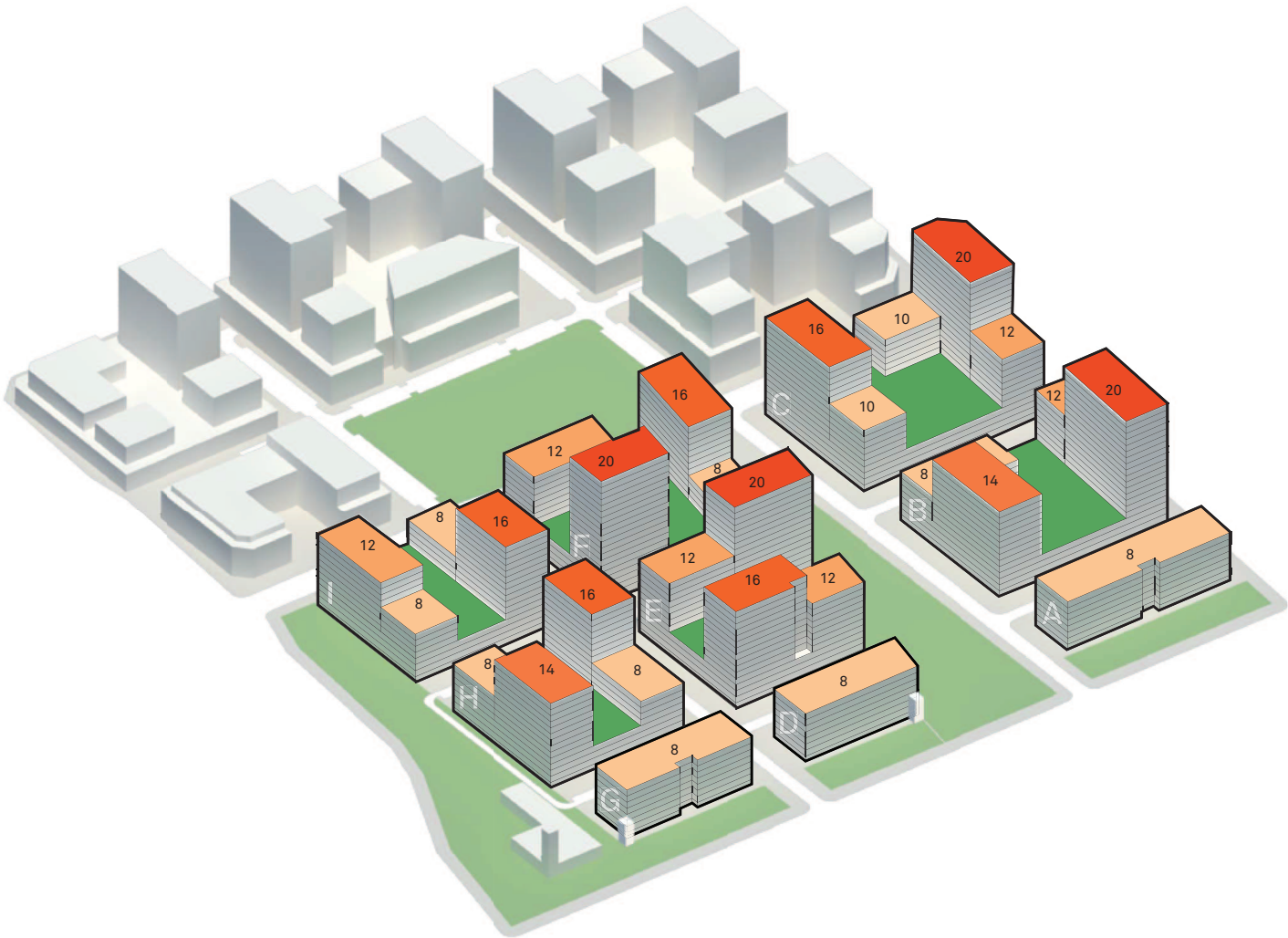
The concept plan removes the need for non-habitable facades across the entire site. All facades in the master plan are habitable, having a 24 metre seperation to allow to maximum solar access.

Above ground parking has been used to avoid the need for excessive excavation and landfill. This addresses environmental constraints associated with soil conditions, contamination and groundwater. It also provides for natural ventilation of parking areas as well as better amenity for the podium communal spaces.

Adopts the streetscape design proposed by Hill Thalys to maximise solar access and pedestrian amenity. Larger setbacks have been provided to the north, east and western building frontages to maximise solar access.

A summary of the site efficiency for the concept plan is below:

Site area	86,574sqm	
Lot Areas	45,448sqm	52%
Community Space	2,060sqm	1%
Open space	26,085sqm	30%
Civic	1,000sqm	1%
Roads (including footpaths and landscape zones outside lot boundary)	17,141sqm	15%



04 Master Plan SEPP Analysis

Open space and deep soil areas

Communal or public open space in the Stage II master plan is responsive to the existing pattern and uses of the neighbourhood and stage I master plan. Public open space accounts for approximately 30% of the total site area of the concept plan, and is capable of providing deep soil.

Open space is also provided on residential podiums, above the sleeved residential and car parking. This open space is for residents only, a solar access analysis for these areas is provided on page 39.

As per the ADG, objectives 3D-1, 3D-4 and 3E-1 are met in the adjacent concept plan:

- Communal open space has a minimum area equal to 25% of the site
- Deep soil zones are to meet a minimum requirement of 7% of the total site area.
- The public open space is well connected with public streets along at least one edge
- Solar access should be provided year round with protection for strong winds
- A positive address and active frontages should be provided adjacent to public open space



04 Master Plan

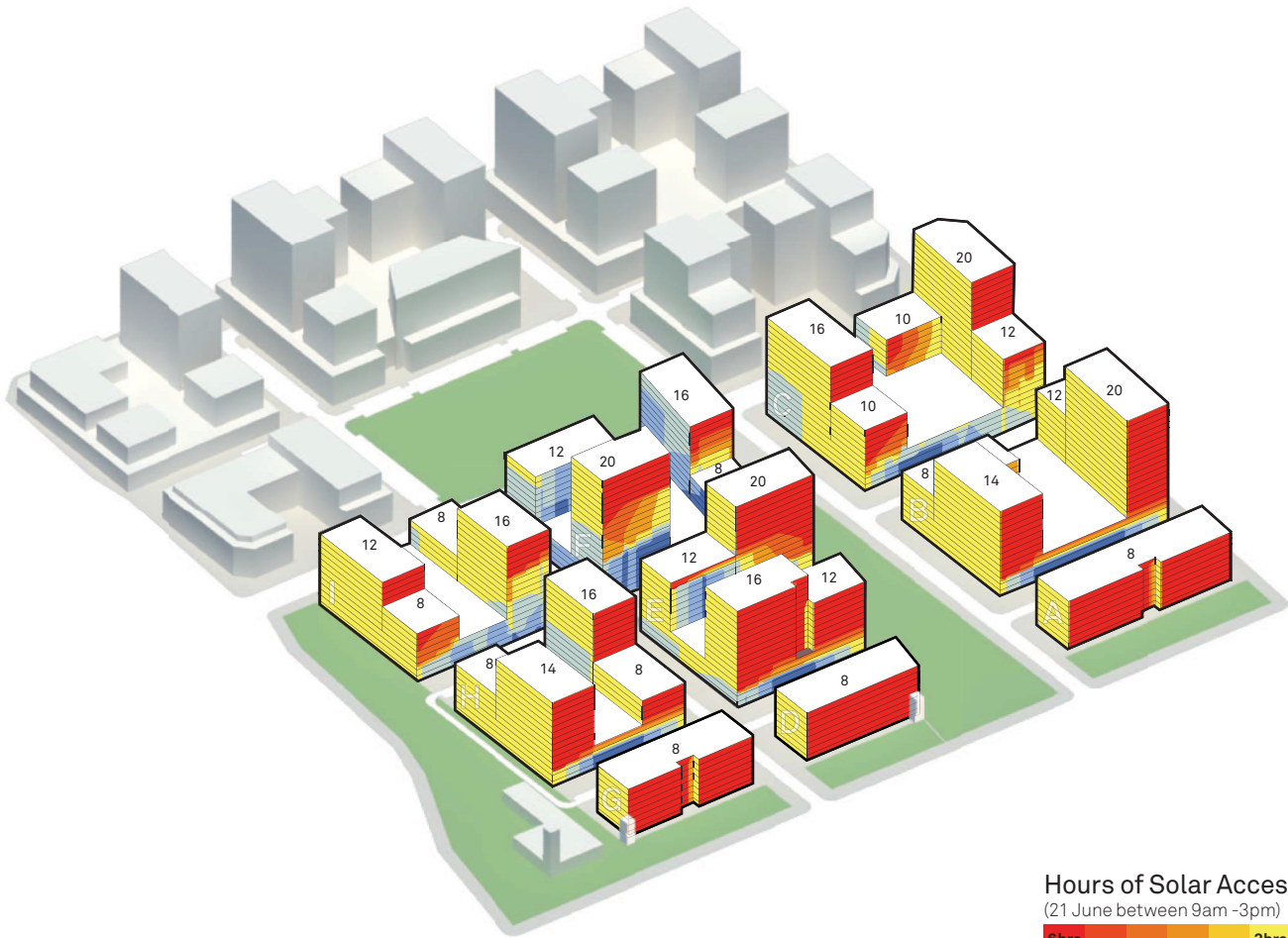
SEPP Analysis

Solar Access

Solar access is the ability of a building to receive direct sunlight without obstruction from other buildings or impediments, but excluding trees. The ADG states in objective 4A-1 that:

1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter in the Sydney Metropolitan Area

A high level facade solar access analysis has been performed on the concept plans for Stage II. This analysis has established that the concept plan provides the framework to comply with the minimum ADG requirements subject to detailed building design. In Meriton's experience on previous projects, any facade analysis showing about 60% is more than capable of achieving 70% at DA stage.



Hours of Solar Access
(21 June between 9am -3pm)

6hrs

3hrs

0hrs

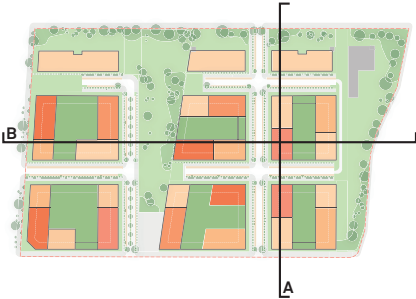
Average Facade Solar Access over 2hrs

Lot	Area	D	63%	G	66%
A	63%	E	60%	H	79%
B	80%	F	67%	I	79%
C	78%				

04 Master Plan Site Sections



Section A-A



Section B-B

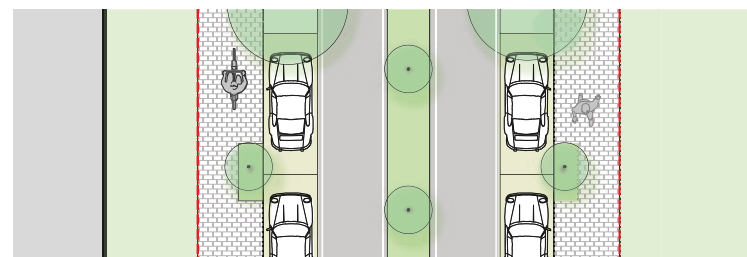
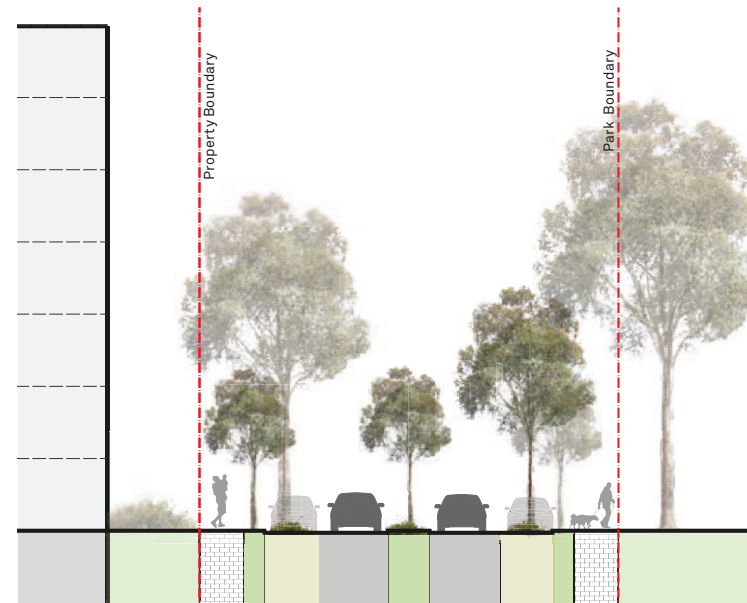
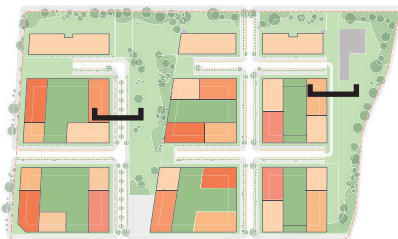
04 Master Plan Street Sections

North South Street and share way

North South Streets provide connections through the development. The street incorporates a shared pathway for pedestrians and cyclists that connects with the Wedge Park and Civic Plaza, while the carriageway accommodates two lanes with parking on either side of the road.

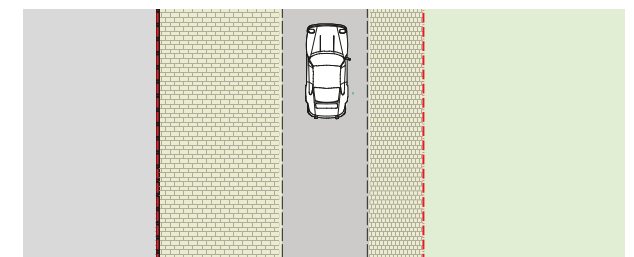
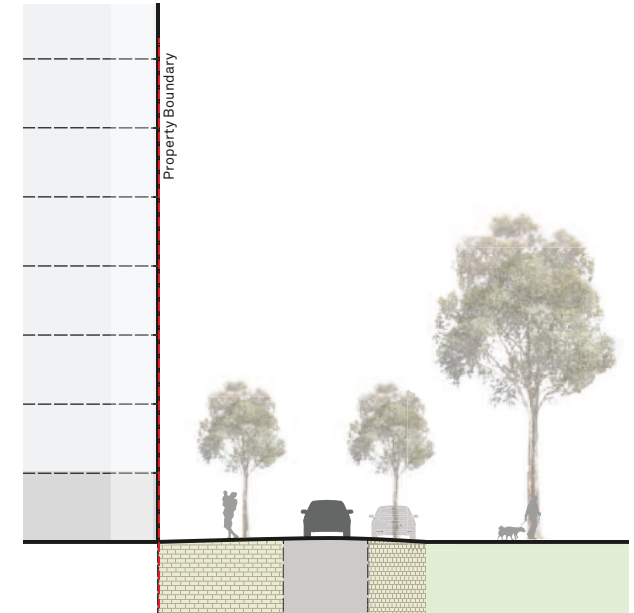
Street sections have been adopted from the approach taken in the Hill Thalís master plan, incorporating setback dimensions established in the Stage 1 approved concept plan.

Some roads have been removed as per traffic advice which increases the amount and function of the open space.



Built form	4.0m	1.9m	0.9m	2.3m	3.0m	1.8m	3.0 m	2.3m	0.9m	1.9m	Wedge Park	
		Footpath	Landscape	Parking	1 lane	Median	1 lane	Parking	Landscape	Footpath		
		2.8m	Verge	12.4m Carriageway						2.8m	Verge	

18.0m Road Reserve



Built form	Bunnerong Edge Park
12.0m Shareway	

12.0m Road Reserve

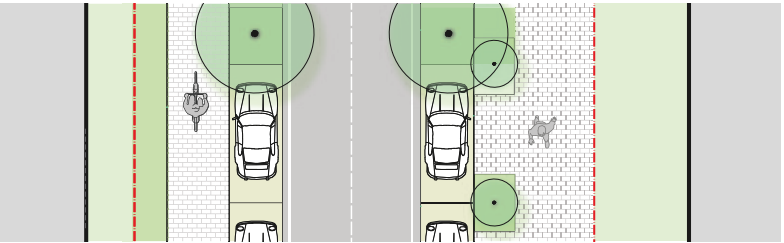
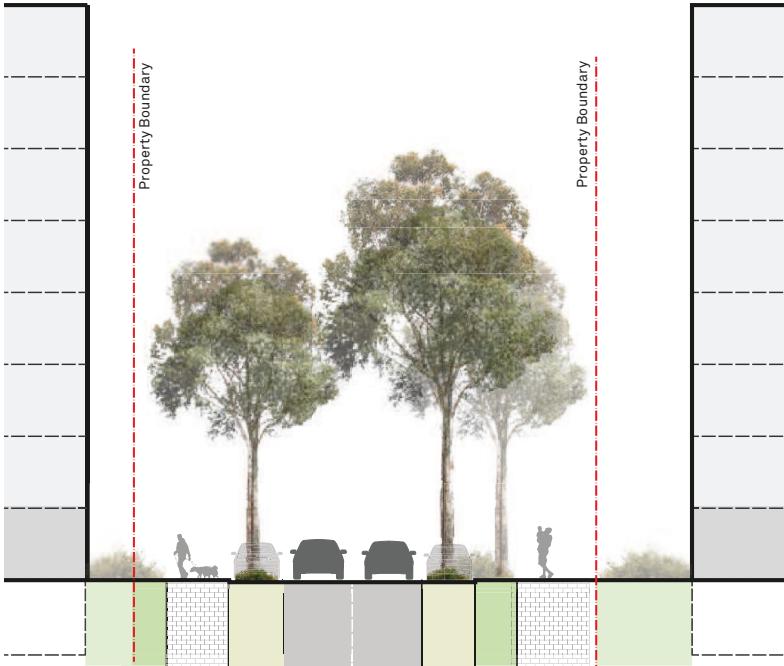
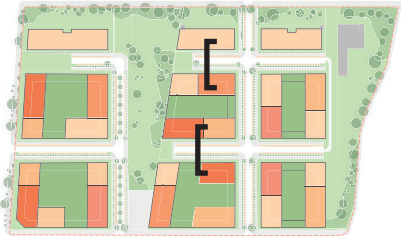
04 Master Plan

Street Sections

East West Street

East-West Streets provides a shaded connection from east to west between residential blocks. An appropriate road reserve allows for avenue street trees and on street parking. Landscaped setbacks between the footpaths and the adjacent ground floor apartments will give the street a more generous landscaped proportion while allowing more access to sunlight.

Street sections have been adopted from the approach taken in the Hill Thalís master plan, incorporating setback dimensions established in the Stage 1 approved concept plan.



	2.0m	1.5m	2.7m	2.3m	3.0m	3.0m	2.3m	1.8m	3.4m	4.0m	
Built Form	Setback	Landscap	Footpath	Parking	2 lanes		Parking	Landscap	Footpath	Setback	Built form
		4.2m Verge		10.6m Carriageway				5.2m Verge			
20.0m Road Reserve											

04 Master Plan

Street Sections

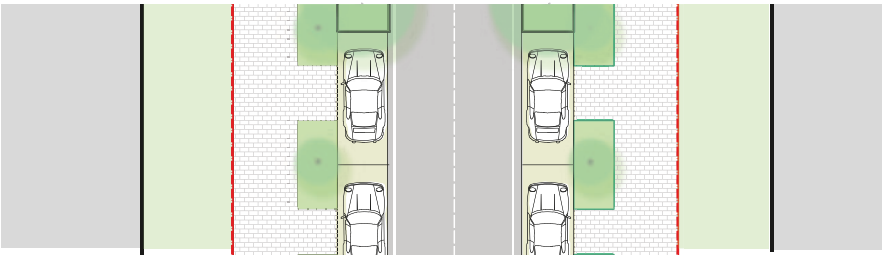
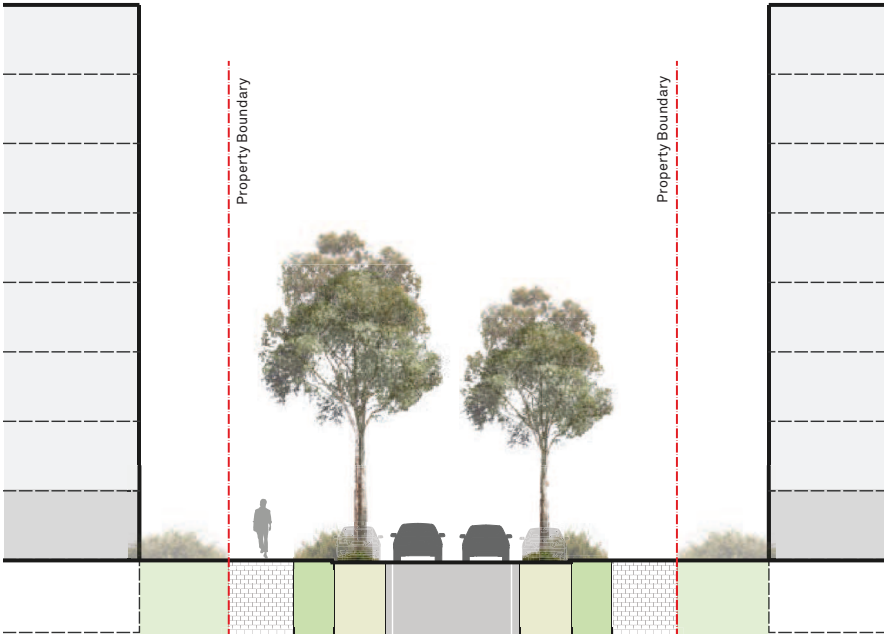
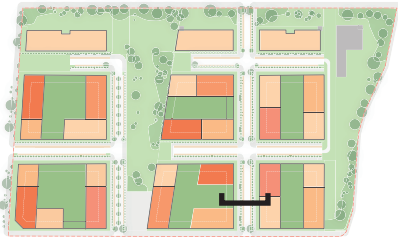
North South Street

North South Streets provide connections through the development. The street incorporates a shared pathway for pedestrians and cyclists that connects with the Wedge Park and Civic Plaza, while the carriageway accommodates two lanes of thoroughfare with parking on either side of the road.

Landscaped setbacks between the footpaths and the adjacent ground floor apartments will give the street a more generous landscaped proportion while allowing more access to sunlight.

Street sections have been adopted from the approach taken in the Hill Thalís master plan, incorporating setback dimensions established in the Stage 1 approved concept plan.

The connection to Heffron Road has been supported by the traffic report.



Built Form	4.0m	2.9m	1.8m	2.3m	3.0m	3.0m	2.3m	1.8m	2.9m	4.0m	Built form
	Setback	Footpath	Landscape	Parking	2 lanes		Parking	Landscape	Footpath	Setback	
		4.7m Verge		10.6m Carriageway				4.7m Verge			

20m Road Reserve

04 Master Plan SEPP Analysis

Building Separation

Building separation assists in providing residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook. It also provide suitable areas for communal open spaces, deep soil zones and landscaping, which has been explored in the master plan strategy. The building separations used meet the minimum requirements set out by the Apartment Design Guide (Section 2F)

- Building Separation
- 2m building setback
- 4m building setback
- 6m building setback



04 Master Plan

Building Heights

Building Heights

Contributing to the quality of a place, building height defines the proportion and scale of streets and public spaces, having a relationship to the physical and visual amenity of a development.

It is representative of the heights established under Part I and uses the same philosophy to provide low scale buffer on the sensitive edges. The concept plan places the greater height and density on the least sensitive parts of the site to the south and west while still being conscious of shadow impacts on the approved and proposed open space.



04 Master Plan

SEPP Analysis

Shadow analysis

Summer



9am

8% open space overshadowing
26% Private open space overshadowing



10am

8% open space overshadowing
18% Private open space overshadowing



11am

0.5% open space overshadowing
14% Private open space overshadowing



12pm

0.6% open space overshadowing
12% Private open space overshadowing



1pm

3% open space overshadowing
21% Private open space overshadowing



2pm

4% open space overshadowing
28% Private open space overshadowing



3pm

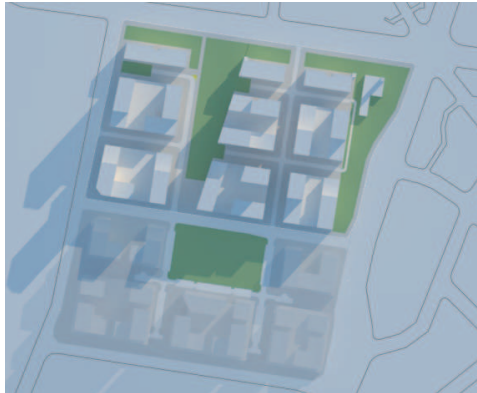
8% open space overshadowing
42% Private open space overshadowing

04 Master Plan

SEPP Analysis

Shadow analysis

Winter



9am
22% Public open space overshadowing
60% Private open space overshadowing
76% Stage 01 Public open space overshadowed Stage 02



10am
10% Public open space overshadowing
42% Private open space overshadowing
58% Stage 01 Public open space overshadowed Stage 02



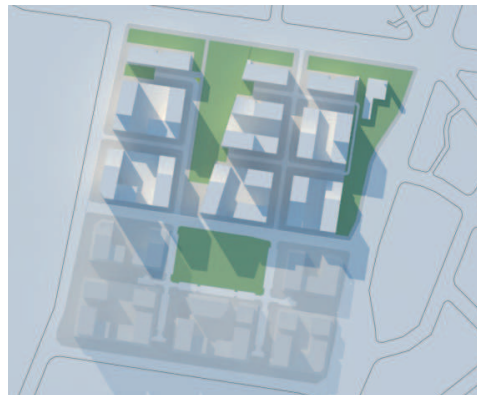
11am
0.5% Public open space overshadowing
28% Private open space overshadowing
33% Stage 01 Public open space overshadowed Stage 02



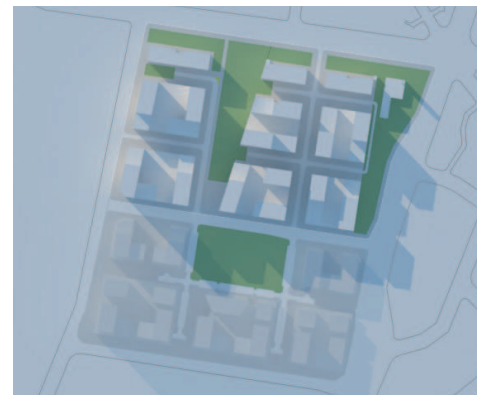
12pm
0.6% Public open space overshadowing
26% Private open space overshadowing
34% Stage 01 Public open space overshadowed Stage 02



1pm
18% Public open space overshadowing
55% Private open space overshadowing
42% Stage 01 Public open space overshadowed Stage 02



2pm
30% Public open space overshadowing
62% Private open space overshadowing
53% Stage 01 Public open space overshadowed Stage 02



3pm
18% Public open space overshadowing
71% Private open space overshadowing
83% Stage 01 Public open space overshadowed Stage 02

04 Master Plan Yield Summary

2068 dwellings
210,837sqm² GFA*
FSR 2.35:1

*includes 4,060sqm community use,
of which 2,000sqm is in a location
and configuration to be determined
and therefore not shown on the plan.

Unit Type	Mix	GFA (sqm)	Average (sqm)	CP Rate (spaces)	Average (spaces)
3 Bed	10%	100	10	1.5	0.15
2 Bed	70%	100	70	1	0.7
1 Bed	20%	100	20	0.5	0.1
Studio	0%	100	0	0	0
			100	0.95	
			Visitor 1 space per 10 dwellings		

Assumed Efficiency	75%
Assumed Area per car space	40 sqm

BLOCK	BUILDING	FOOTPRINT (sqm)	STOREY	EFFICIENCY	GFA (sqm)	YIELD (units)
A	1	1850	8	75%	11,100	111
	Sub-total	1850				111
B	1	1035	20	75%	13,662	137
	2	1020	14	75%	8,874	89
	3	995	8	75%	3,881	39
	4	485	12	75%	3,492	35
	Sleeving	976	4	75%	2,928	29
	Sub-total	4511				328
C	1	525	12	75%	3,780	38
	2	525	10	75%	2,993	30
	3	990	16	75%	10,098	101
	4	645	10	75%	3,677	37
	5	950	20	75%	12,540	125
	Sleeving	1042	4	75%	3,126	31
	Sub-total	4677				362
D	1	1330	8	75%	6,484	65
	Sub-total	1330				65
E	1	650	12	75%	4,680	47
	2	855	16	75%	8,721	87
	3	740	12	75%	5,328	53
	4	920	20	75%	12,144	121
	Sleeving	841	4	75%	2,523	25
	Sub-total	4006				334
F	1	540	8	75%	2,268	23
	2	800	20	75%	10,560	106
	3	970	12	75%	6,984	70
	4	1000	16	75%	10,200	102
	Sleeving	1126	4	75%	3,378	34
	Sub-total	4436				334
G	1	1390	8	75%	6,776	68
	Sub-total	1390				68
H	1	760	8	75%	3,192	32
	2	870	14	75%	7,569	76
	3	650	8	75%	2,730	27
	4	750	16	75%	7,650	77
	Sleeving	840	4	75%	2,520	25
	Sub-total	3870				237
I	1	770	16	75%	7,854	79
	2	540	8	75%	2,268	23
	3	990	12	75%	7,128	71
	4	750	8	75%	3,150	32
	Sleeving	840	4	75%	2,520	25
	Sub-total	3890				229
Existing heritage (corner of Bunnerong Rd & Heffron Rd)					2060	
Additional community floorspace (location to be determined)					2000	
Total					29960	2068
						3 Bed 207
						2 Bed 1447
						1 Bed 414

Total Site Area	8.9574 ha	
Total GFA	210,837 sqm	
Average FSR*	2.35 :1	indicative only
Occupancy per unit	1.6	
S94 open space req.	0.7 ha/1000 person	
Total population	3308 persons	
Open space req.	2.32 ha	Achieved
	23,159 sqm	2.61 ha 26,085 sqm

Lot	Above ground parking area (sqm)	TOTAL AREA (sqm)	ABOVE GROUND (Levels)	BASEMENT (Levels)	DEMAND (spaces)	SUPPLY (spaces)	NET (spaces)
A	1,850	3,700	0	2.0	117	93	-24
B	3,915	15,656	3-4	0.0	345	391	47
C	4,250	17,000	3-4	0.0	380	425	45
D	1,330	2,660	0	2.0	68	67	-2
E	2,955	11,820	3-4	0.0	351	296	-55
F	3,780	15,120	3-4	0.0	351	378	27
G	1,390	2,780	0	2.0	71	70	-2
H	2,800	11,200	3-4	0.0	248	280	32
I	2,815	11,260	3-4	0.0	241	282	41
Total	23,235	87,496	0	0.0	2,171	2,280	109

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