



LEGEND

- PRECINCT BOUNDARY
- RESIDENTIAL
- LOCAL CENTRE PRECINCT
- SCHOOL
- MAIN STREET RETAIL
- VILLAGE SQUARE
- PUBLIC OPEN SPACE
- LANDSCAPE SETBACK
- MAJOR ROAD
- COMMUNITY USE*
- SCHOOL USE*
- ACTIVITY NODE
- LOCAL ROAD LINKS
- MAJOR VISUAL/ACTIVITY AXIS
- LINEAR OPEN SPACE
- OPEN SPACE LINK
- PRECINCT GATEWAY
- EXISTING BUILDING FOOTPRINTS

*EXACT LOCATION TBC



LEGEND

- PRECINCT BOUNDARY
- PUBLIC SPACES
- > EXTERNAL OPEN SPACE LINKAGES
- > INTERNAL OPEN SPACE LINKAGES
- > ACTIVE URBAN EDGE LINKAGES
- KEY ROADS

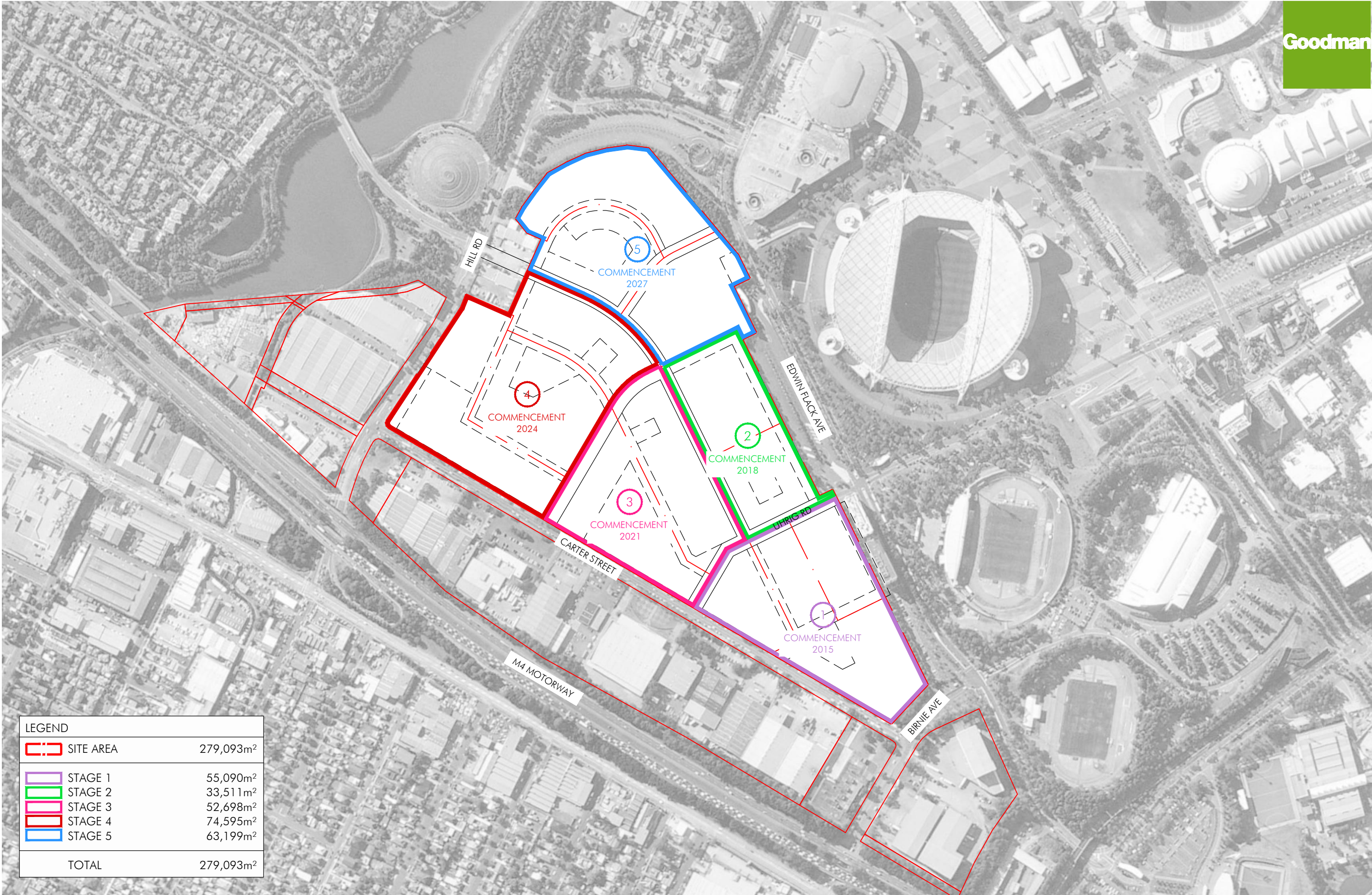
AREA SCHEDULE		
SITE AREA		279,093m ²
PROPOSED OPEN SPACE	17.1%	47,667m ²
LFA OPEN SPACE	11.3%	31,484m ²

KEY ELEMENTS	
1	HILL ROAD PARK
2	VILLAGE PARK
3	OLD HILL LINK PARK
4	VILLAGE SQUARE
5	CARTER STREET POCKET PARK
6	EDWIN FLACK AVENUE ENTRY PARK
7	BIO SWALE CORRIDOR
8	PRECINCT BOUNDARY PARK

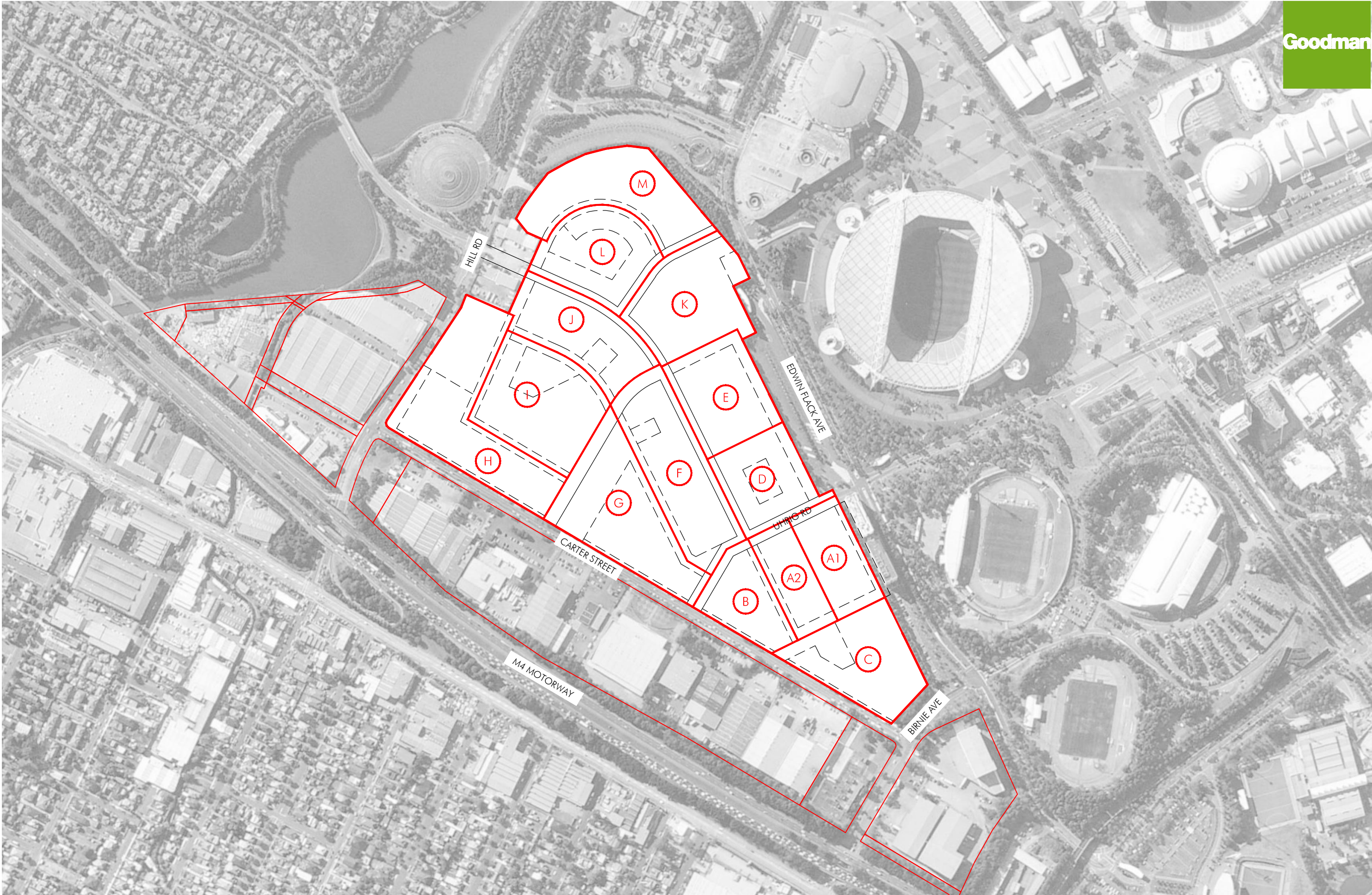
1	HILL ROAD PARK
2	CARTER STREET EASEMENT OPEN SPACE
3	TRANSITIONAL OPEN SPACE



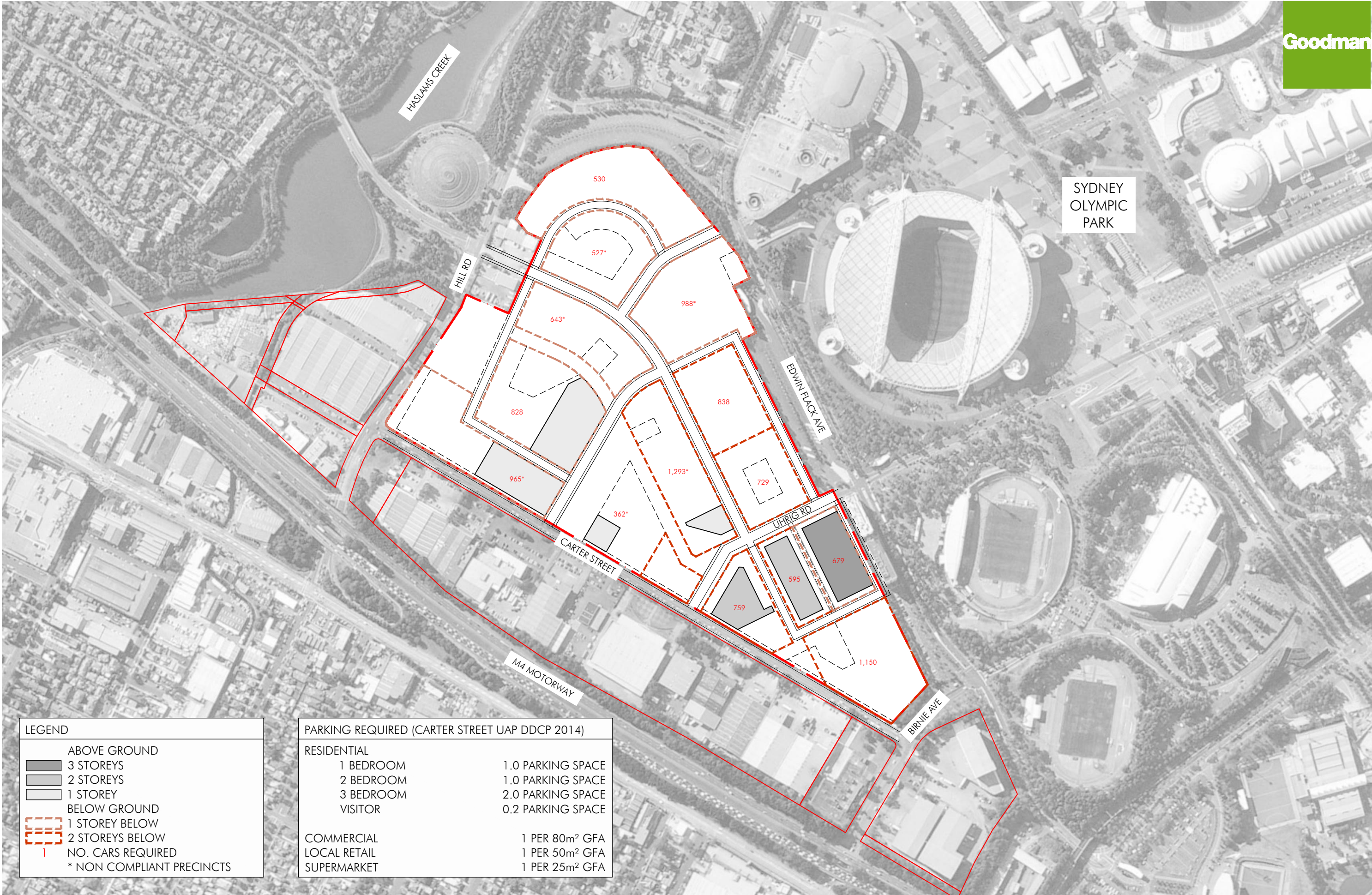
AREA SCHEDULE	LFA	%	PROPOSED	%
SITE AREA	279,093m ²		279,093m ²	
RESIDENTIAL	201,273m ²	72.1	185,195m ²	66.3
RETAIL	12,000m ²	4.3	6,500m ²	2.3
COMMERCIAL	0m ²		4,400m ²	1.6
OPEN SPACE / DRAINAGE	31,484m ²	11.3	37,667m ²	13.5
SCHOOL SITE	16,449m ²	5.9	20,000m ²	7.2
MAIN ROADS	17,868m ²	6.4	25,331m ²	9.1
TOTAL	279,075m ²	100	279,093m ²	100



LEGEND		
	SITE AREA	279,093m ²
	STAGE 1	55,090m ²
	STAGE 2	33,511m ²
	STAGE 3	52,698m ²
	STAGE 4	74,595m ²
	STAGE 5	63,199m ²
TOTAL		279,093m ²







LEGEND

ABOVE GROUND

- 3 STOREYS
- 2 STOREYS
- 1 STOREY

BELOW GROUND

- 1 STOREY BELOW
- 2 STOREYS BELOW

1 NO. CARS REQUIRED

* NON COMPLIANT PRECINCTS

PARKING REQUIRED (CARTER STREET UAP DDGP 2014)		
RESIDENTIAL		
1 BEDROOM	1.0	PARKING SPACE
2 BEDROOM	1.0	PARKING SPACE
3 BEDROOM	2.0	PARKING SPACE
VISITOR	0.2	PARKING SPACE
COMMERCIAL		
LOCAL RETAIL	1 PER 80m ² GFA	
SUPERMARKET	1 PER 50m ² GFA	
	1 PER 25m ² GFA	



JUNE 21 - 9:00AM



JUNE 21 - 12:00PM

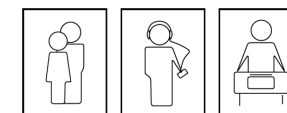


JUNE 21 - 3:00PM



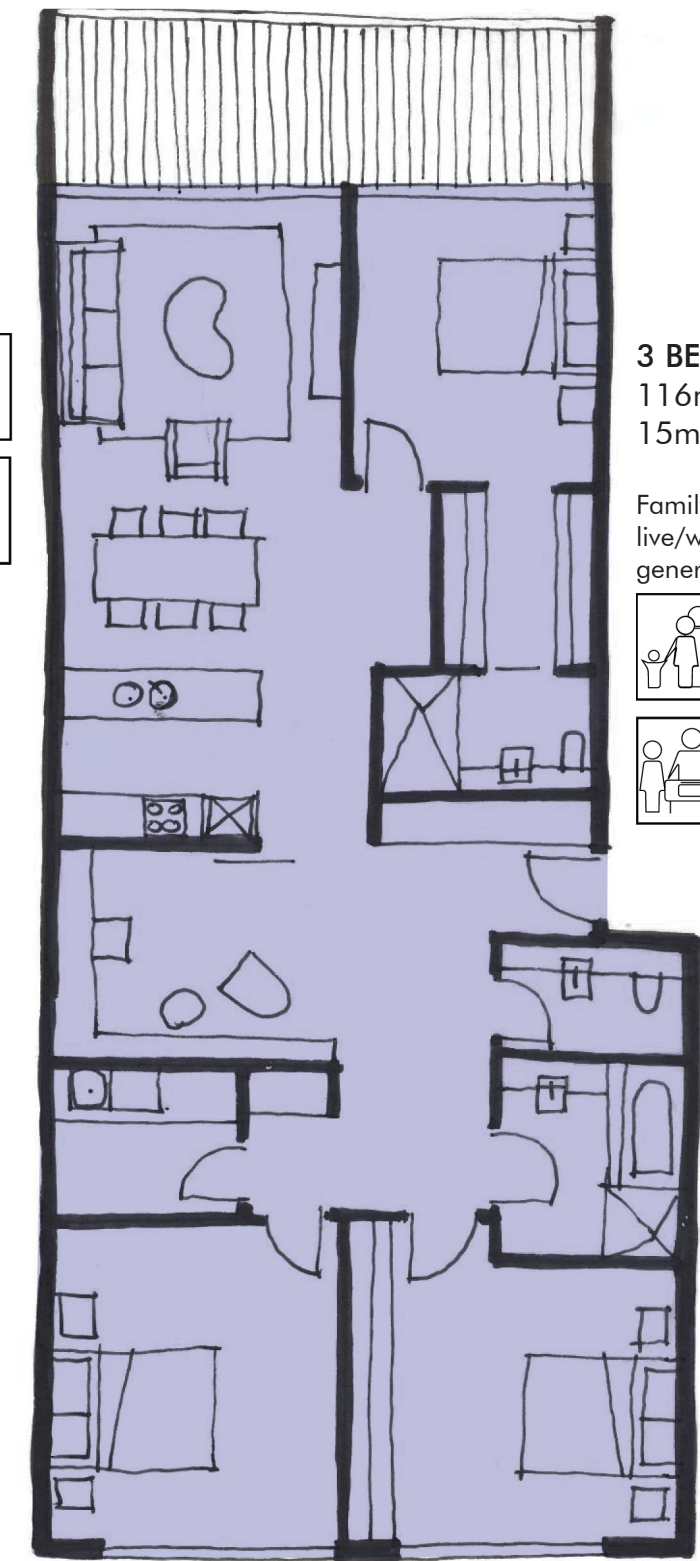
1 BED + 1 BATH
55m² NSA
8m² BALCONY

Couple, sole occupant



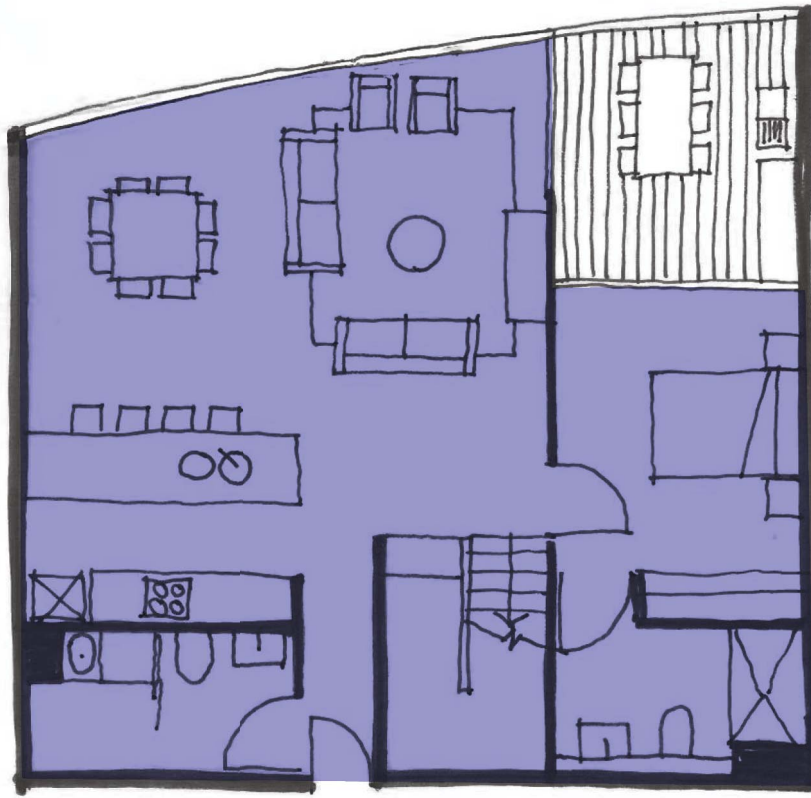
2 BED + 2 BATH
77m² NSA
15m² BALCONY

Family, couple, sole occupant



3 BED + 2 BATH
116m² NSA
15m² BALCONY

Family, couple, live/work, multi-generational



4 BED + 4 BATH
168m² NSA
29m² BALCONY

Family, couple, live/work, multi-generational

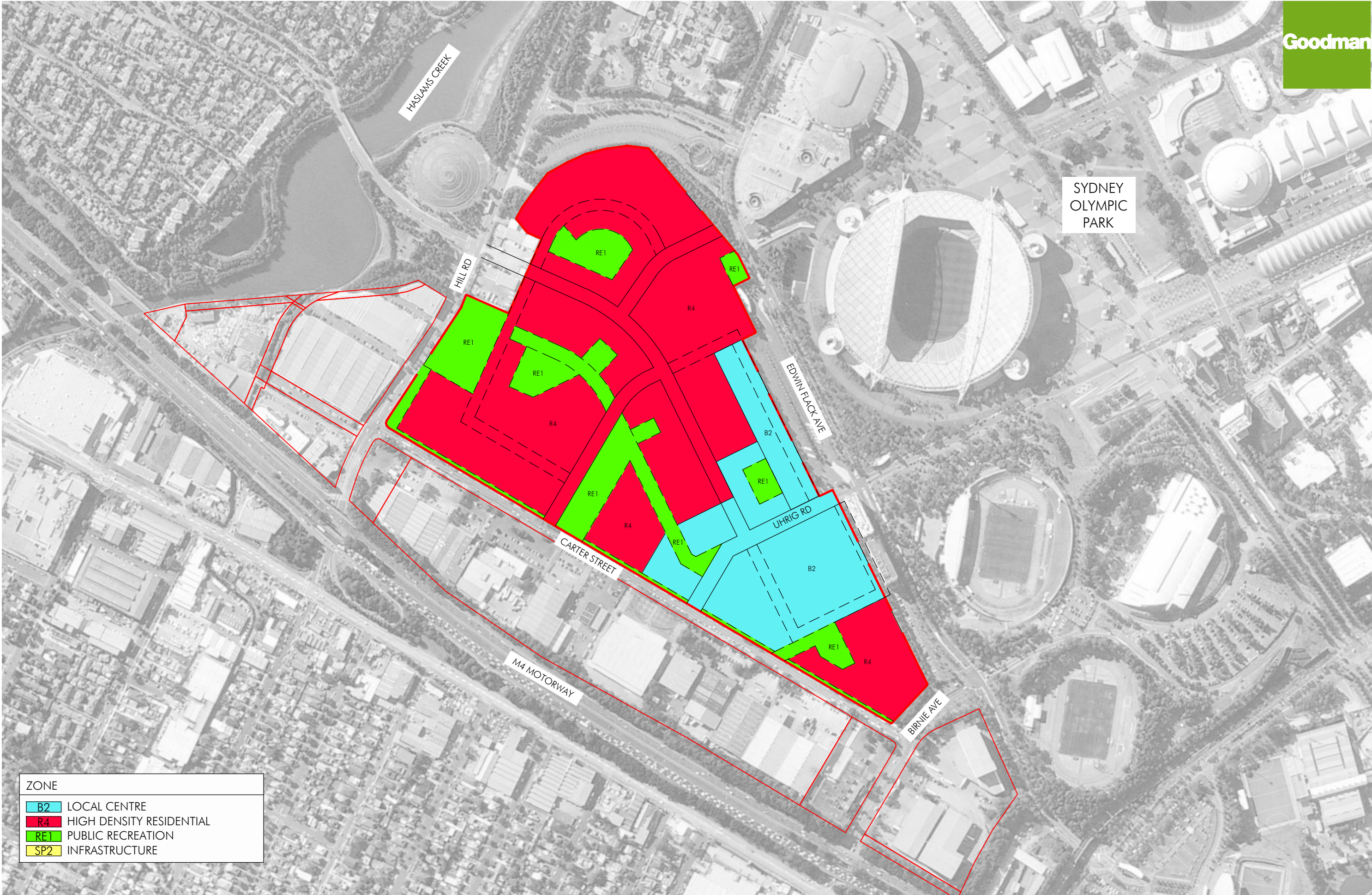


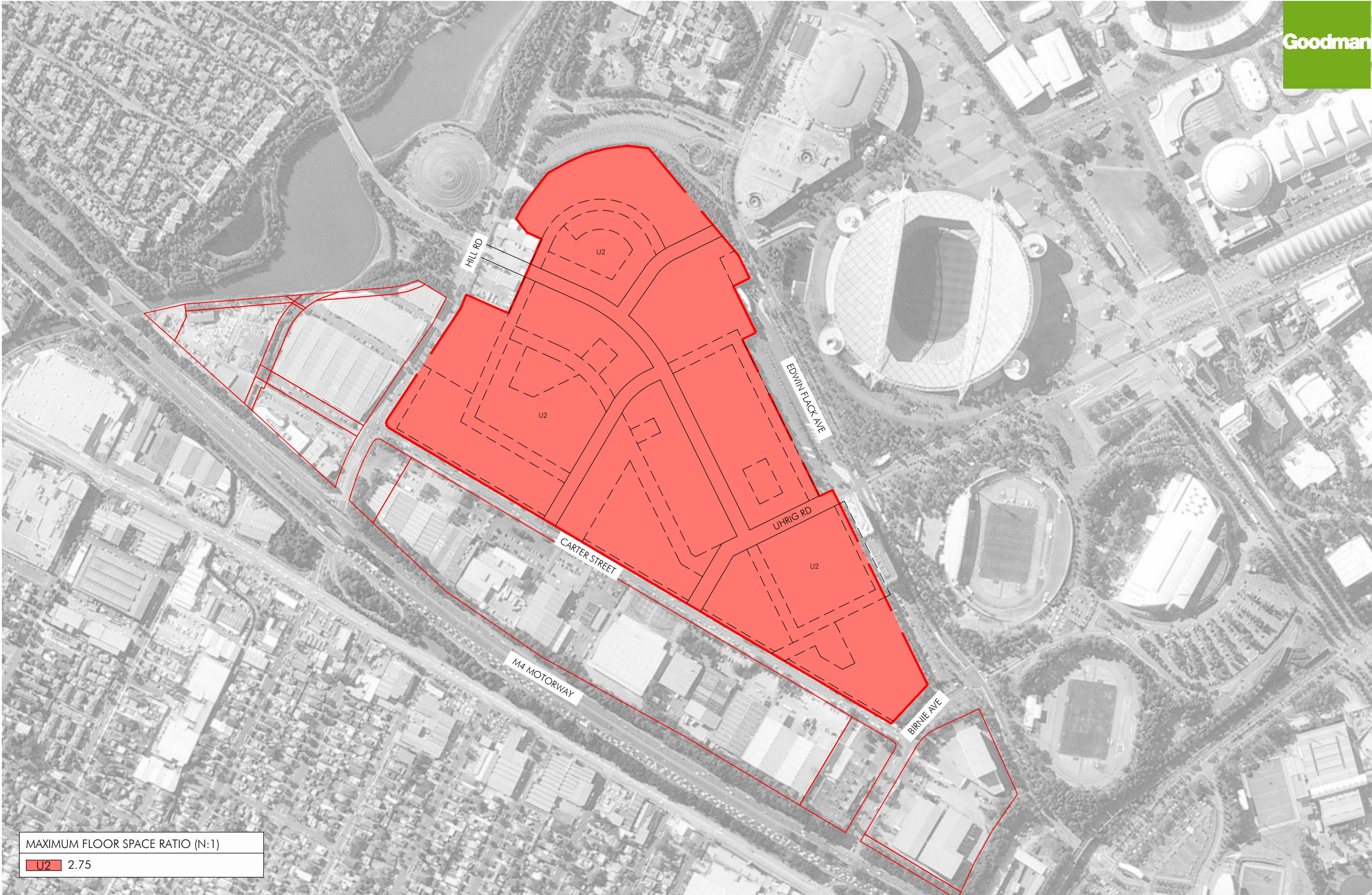
RESIDENTIAL MIX - TYPICAL LEVELS

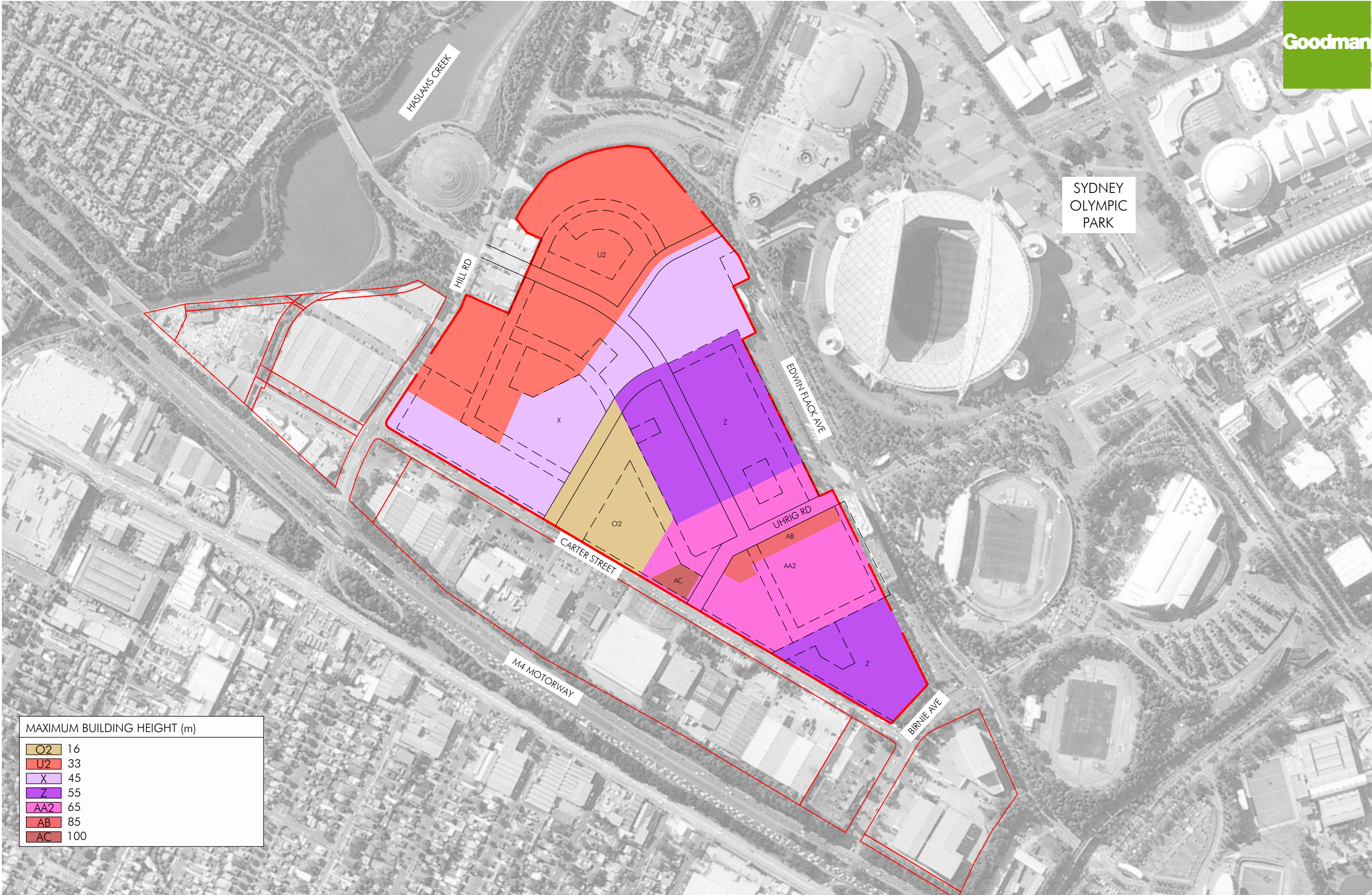
- Mix of apartment types, including large apartments sizes suited to family occupation
- Large open living areas with suitably size bedrooms
- Modular unit sizes designed for dual loaded building footprints with central corridor
- Protected balconies

LOWER

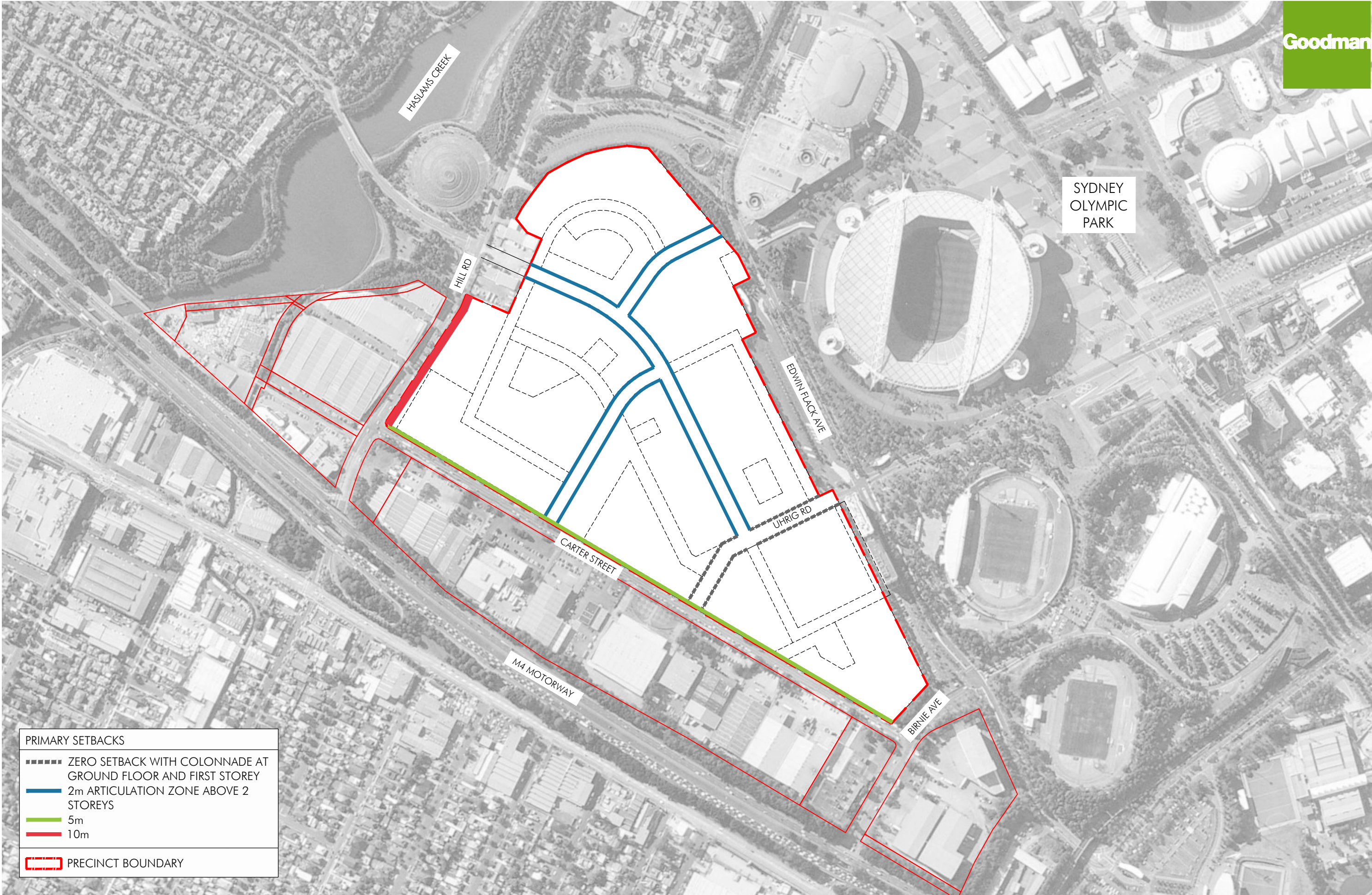
UPPER

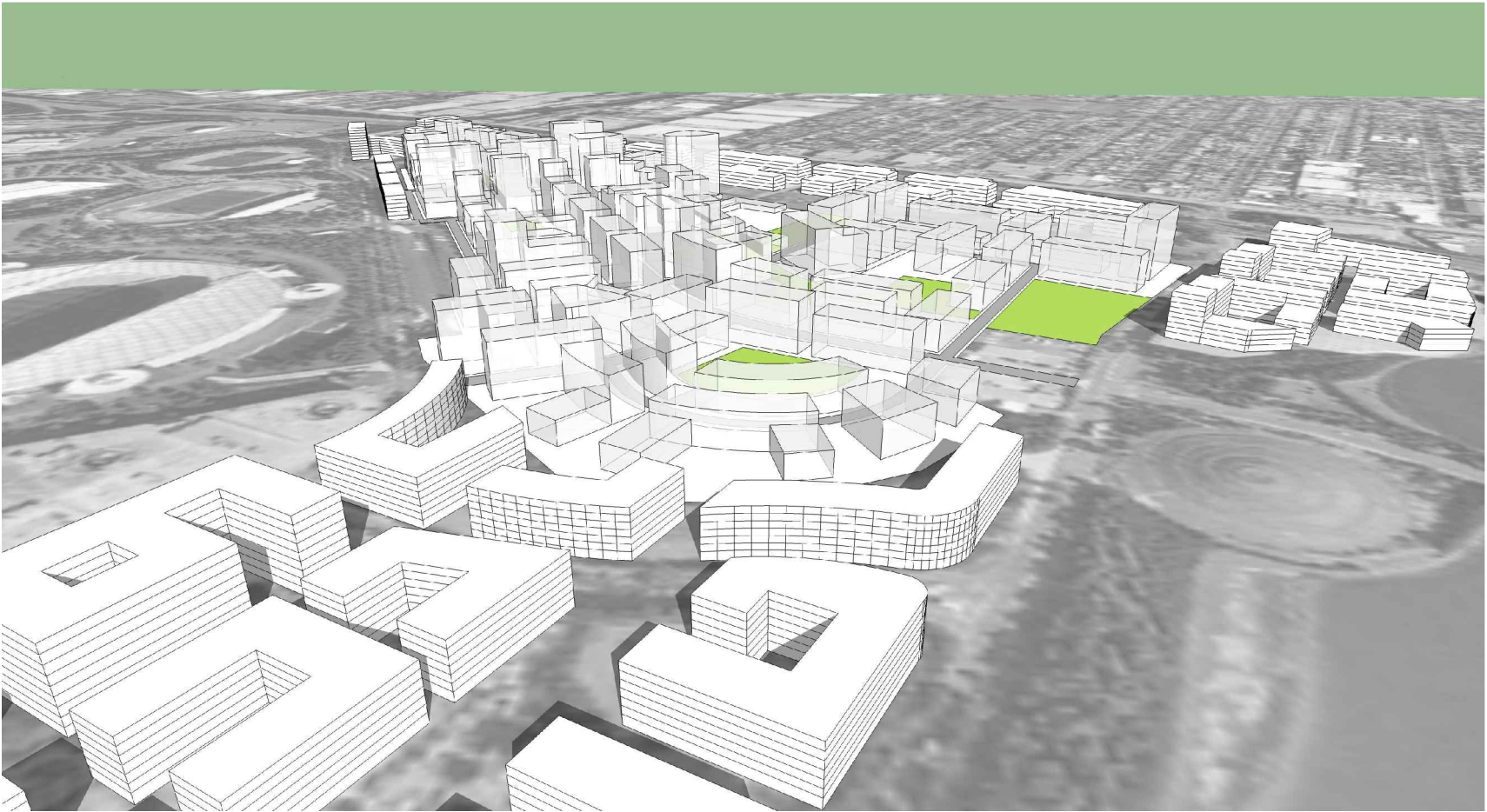




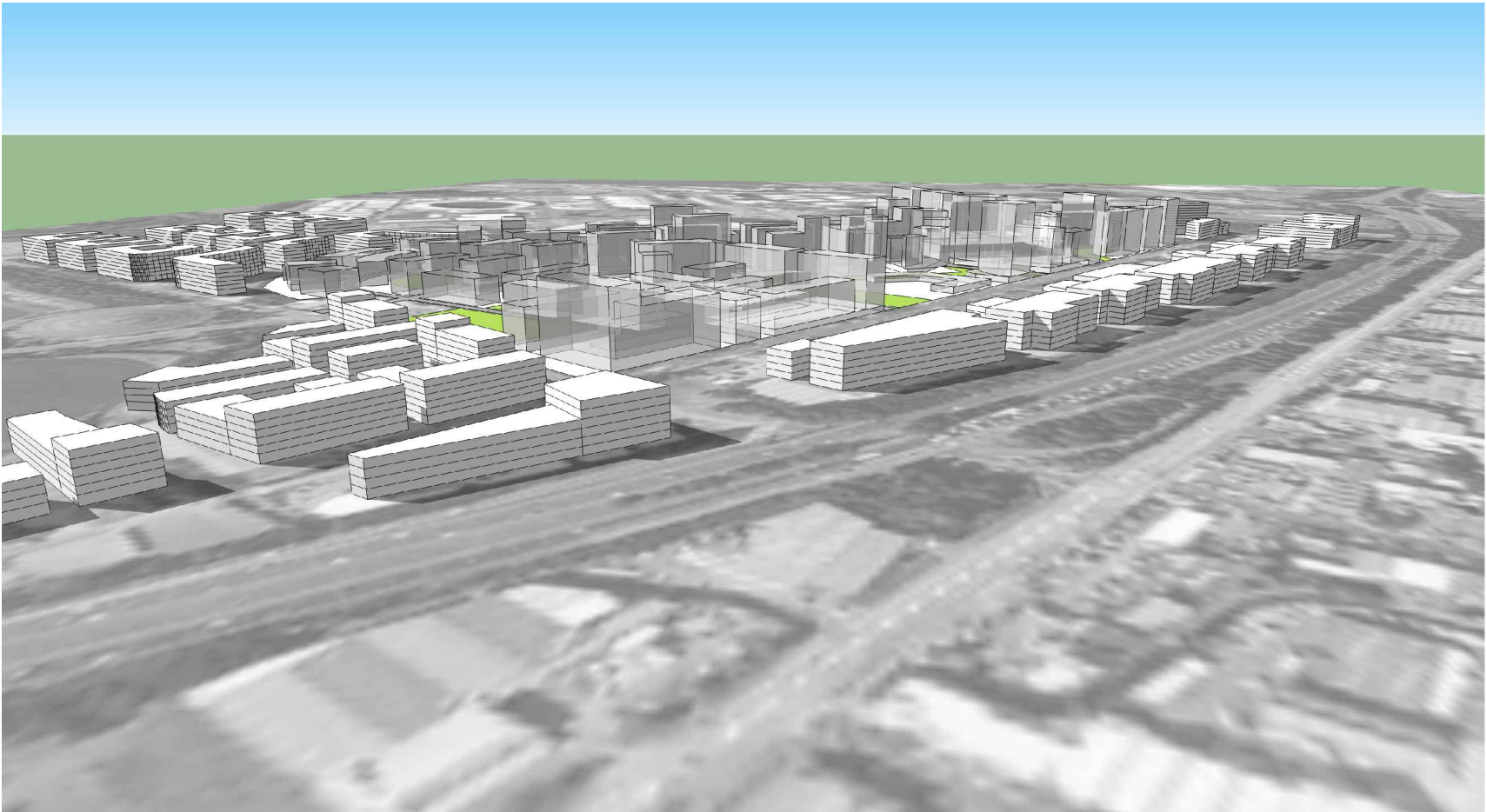


MAXIMUM BUILDING HEIGHT (m)	
O2	16
U2	33
X	45
Z	55
AA2	65
AB	85
AC	100





ISOMETRIC VIEW FACING WEST



ISOMETRIC VIEW FACING SOUTH

