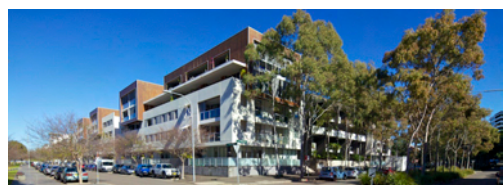




3 STOREY REAR LOADED TERRACES PROVIDES A TRANSITION FROM APARTMENTS TO LOW DENSITY HOUSING SITES



CREATES A MEWS STREET WITH STUDIO APARTMENTS OVER GARAGES AND PROVIDES HOUSING DIVERSITY AND TRANSITION FROM APARTMENT BUILDINGS



6 STOREY RESIDENTIAL DEFINES RACECOURSE PARK AND HEIGHT FORMS GATEWAY TO TOWN CENTRE



POTENTIAL ACTIVE RECREATION SPACE

STATION PLATFORMS

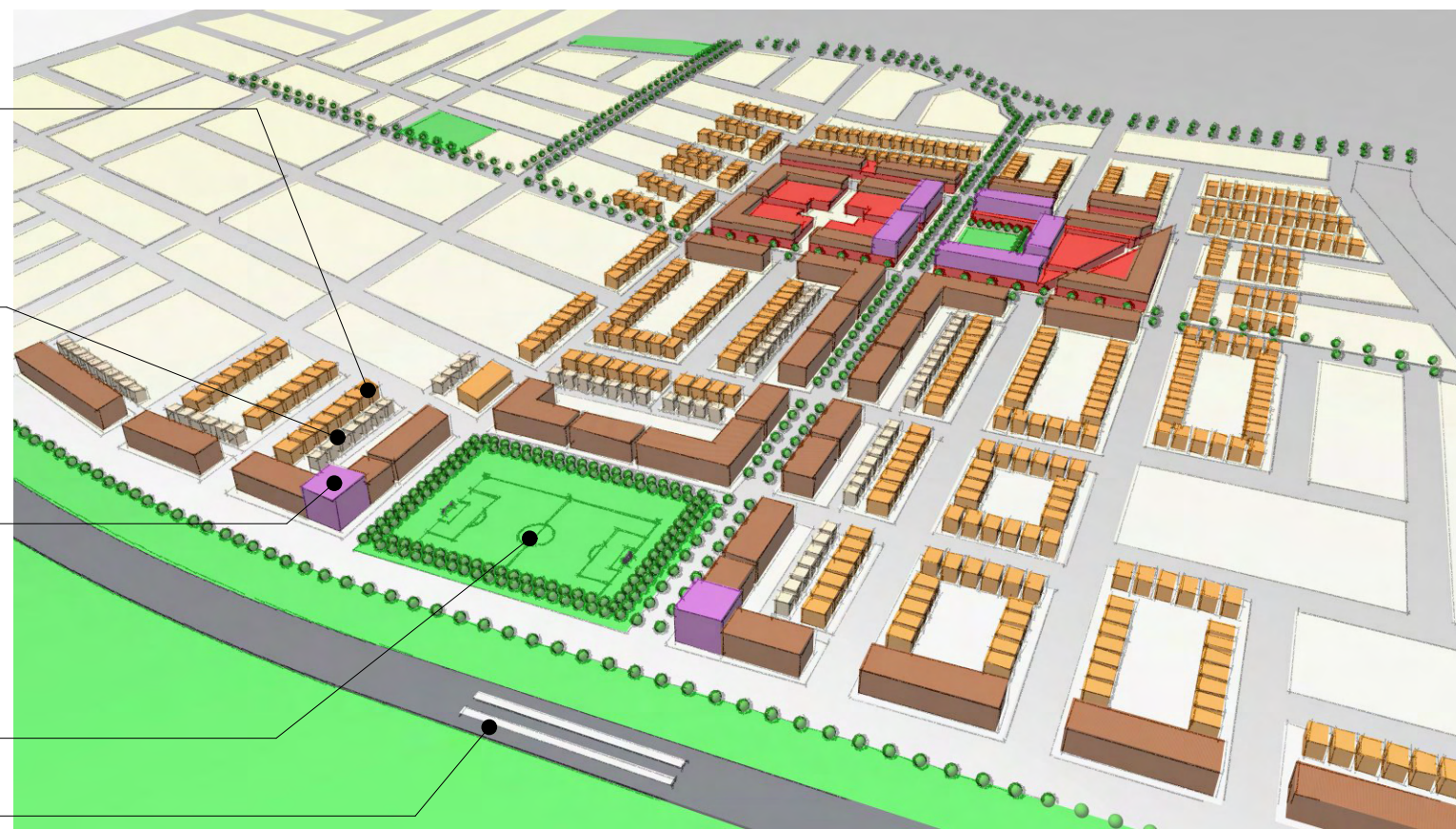


4 STOREY RESIDENTIAL OVER 2 STOREY RETAIL FRAMES THE TOWN SQUARE

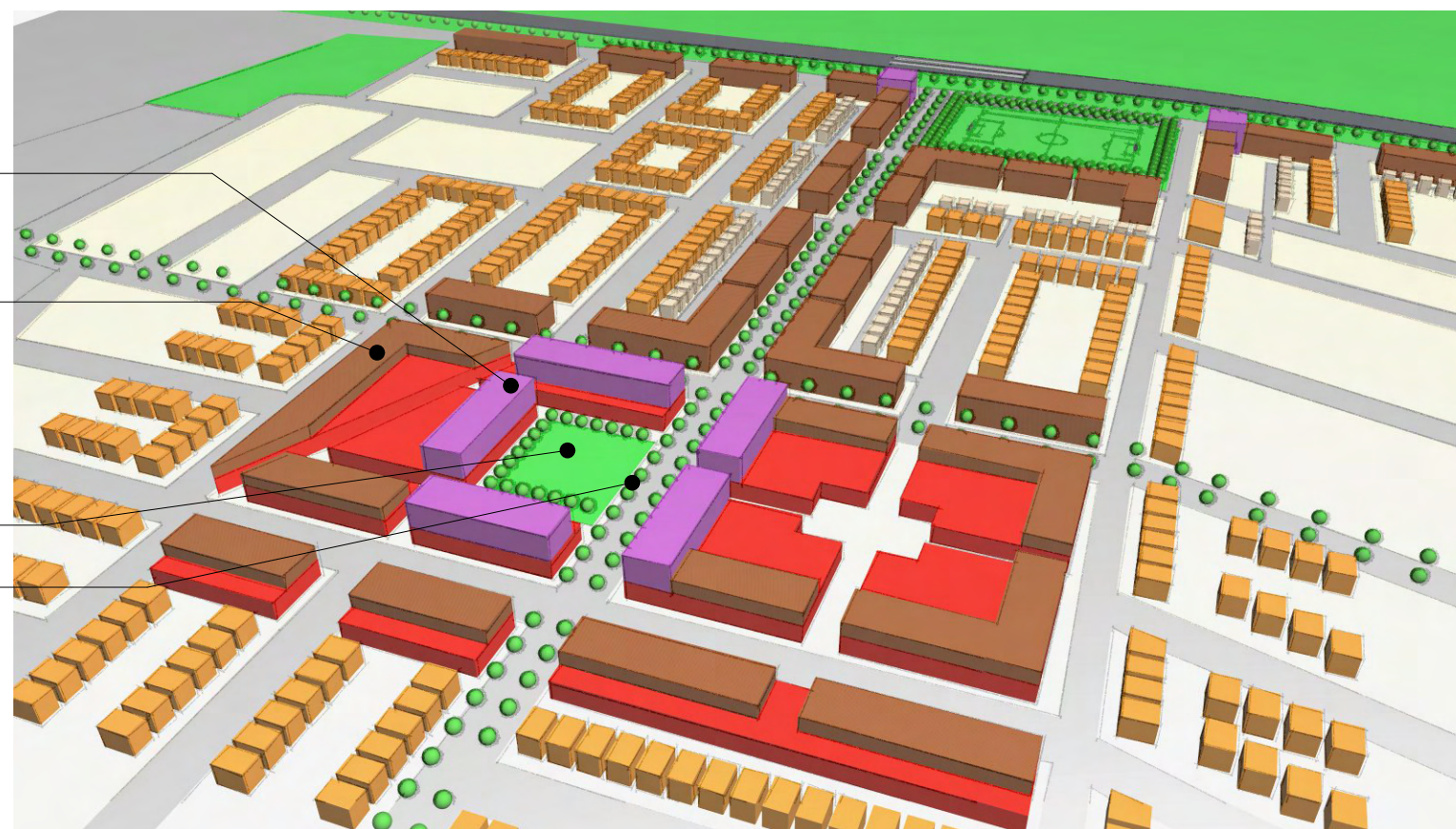
4 STOREY RESIDENTIAL OVER REMAINDER OF TOWN CENTRE

TOWN SQUARE AS CIVIC FOCUS

TOWN CENTRE MIXED USE RESIDENTIAL / ACTIVITY HUB



VIEW 1 FROM SOUTH EAST



VIEW 2 FROM NORTH WEST

URBAN DESIGN PRINCIPLES FOR MENANGLE PARK STRUCTURE PLAN

Clearly structured + well connected

- Reinforce proposed town centre and rail station activity hubs using height and increased density of development to reinforce the street hierarchy of the structure plan

- Optimise increases in residential development density within proximity and easy walking distance of the town centre and rail station nodes

- Reinforce the town centre structure, activating and increasing density on The Boulevard and positively connecting the Town Centre activity hub with the Rail Station transport hub

Diversity of use

- Concentrate mixed use and density close to public transport and reinforce activity hubs

- Focus mixed uses in areas of high pedestrian activity close the rail station and in and around the town centre

- Design for an efficient, compact and adaptable street and block structure capable of change

- Diversify housing and its built form to meet the emerging needs of the market

- Facilitate a range of affordable housing solutions in accessible locations

Built form defining sense of place

- Establish Menangle Park Town Square at the heart of the town centre, to become as the civic and cultural activity focus for the new community

- Enclose the town square with by 4 to 6 storey mixed use development that activate the edges and the space itself

- Define The Boulevard with a 6 storey landmark buildings on either side of Railway Square

- Design Racecourse Park to mark arrival at the rail station, enclosing the park with 4-6 storey apartment living

- Reinforce the urban character of The Boulevard as the key connecting street, with 4 storey apartment living

Adaptability > Design for change

- Streets and their infrastructure last forever, whilst buildings need to change, adapt and redevelop over time. Planning and designing for adaptability is a key principle in the development of a new town centre

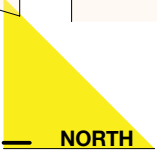
- Ensure the Menangle Park has an adaptable street and block structure that can manage the growth, change and diversification of the town centre over the next 20 to 30 years





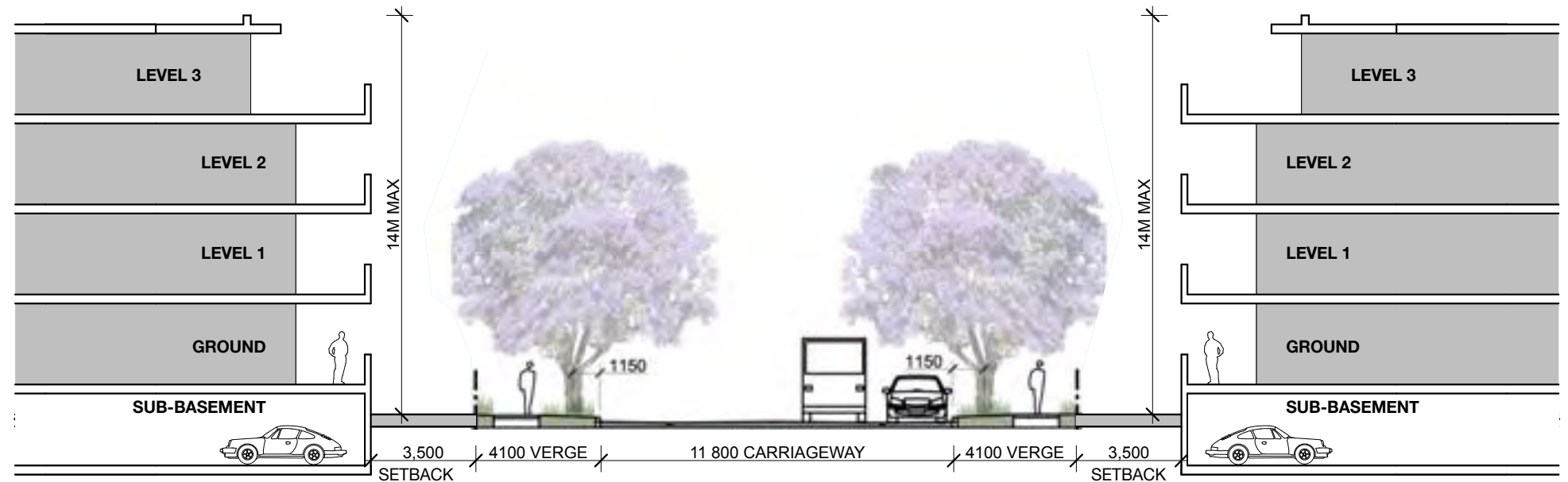
SUMMARY OF CONTROLS

USE	HEIGHT	SETBACK
RETAIL TOWN CENTRE	8.5M	3.5M
MID RISE APARTMENTS	20M	3.5M
LOW-RISE APARTMENTS	14M	3.5M
TOWNHOUSES	9M	5.5M
STUDIO APARTS	8.5M	1M
HOUSES	8.5M	5.5M





1 BOULEVARDE TOWN CENTRE
1:200



2 BOULEVARDE SECTION RESIDENTIAL
1:200

3 STATION FRONTAGE
1:2004 PARK FRONTAGE
1:200