**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 Boulevarde 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 to 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 4 to 6 storey mixed use development that activate the edges and the space itself
- Define The Boulevarde 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 Boulevarde 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

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<tr>
<th>USE</th>
<th>HEIGHT</th>
<th>SETBACK</th>
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<tbody>
<tr>
<td>RETAIL TOWN CENTRE</td>
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