

Yarralumla Views

Works Approval Design Report

July 2021

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1.0 Architectural Statement

1.0 Architectural Statement / 1.01 Vision

The Site

The site is approximately 5.4Ha, on the Western side of Yarralumla. Located on the North side of Cotter Road, the site is well connected to major arterial roads, along with walkways and cycleway links to surrounding suburbs.

The site is accessed via a existing significant slip lane connection, and shared access road.

The site falls from South to North, with a neighbouring Equestrian facility to the East, Rural uses to the West (made up of maintained access ways).

The Opportunity

The proposed development has the advantage of a landscaped surrounds, with close proximity to the surrounding activity centres. This location allows for the provision of seniors living and aged care housing that is currently in short supply in the surrounding area.

The development provides the opportunity to rejuvenate a currently dilapidated Hotel/Motel site in a way that is sensitive to its landscape surrounds, and that delivers a high quality development in suiting the surrounding area.

The Proposed Development

As a truly unique site, the development aims to create a highly contextually responsive scheme, one that can sit in its landscape surrounds, but that brings the character and design principals of the National Capital Plan.

By setting in place high level urban design principals across the site where the landscape takes precedent, the proposed built form seeks to celebrate this character, by working with both existing land form and vegetation, and drawing from surrounding context.

Whilst experienced within as a landscaped village, the views and vistas of the project from a distance have been heavily considered such that its presence in the landscape is a complimentary one, and highly suited to the Canberra context.

Project Details

- Independent Living Units - 55 Townhouses
- Independent Living Units - 272 Apartments
- Community Facilities + Retail - 2,200m²
- Basement carpark level
- Site Location: Cotter Rd; Blocks 864 & 1151
- Area: 54866m²
- Gross Floor Area: 35500m²



2.0 Urban context

2.0 Context / 2.01 Macro Context/Existing

The site located at Cotter Road, Weston Creek is on the Western approaches of the Capital. Sitting on the North Side of Cotter Road, and the with a fall generally to the West and North, the Site is visible from the North across the Molonglo River corridor from the National Arboretum, and glimpsed from the Tuggeranong Parkway

Its surrounding precinct is characterised by a variety of development typologies along with built and landscaped form. Directly to the East is the Equestrian Park and Cotter Plots, functioning as an active equestrian facility. To the North-West is the heritage forms of the Yarralumla Woolshed and community spaces. Adjacent to the north of the Molonglo River is the National Zoo and Forest. Directly to the West is currently open grazing land and to the South is the suburban form of Curtin.






2.0 Context / 2.02 Precinct Planning Framework

The site sits within the National Capital Plan's "Lake Burley Griffin and Surrounds" area. The character of this precinct is of curated and designed landscape areas, with buildings located within this parkland setting.

All built form and structures draw from the Griffin masterplan principles by carefully considering siting, and orientation along the landscape setting.

Development inside this Precinct must take a landscape driven approach to masterplanning. The Development should be designed to sit within a park, rather than pockets of landscape within the site.

Existing trees wherever possible should be retained, with the natural landform and features generating the final design outcome.

-  Lake Burley Griffin & Surrounds
-  Adjoining Precincts
-  Land Use Subject to Territory Plan

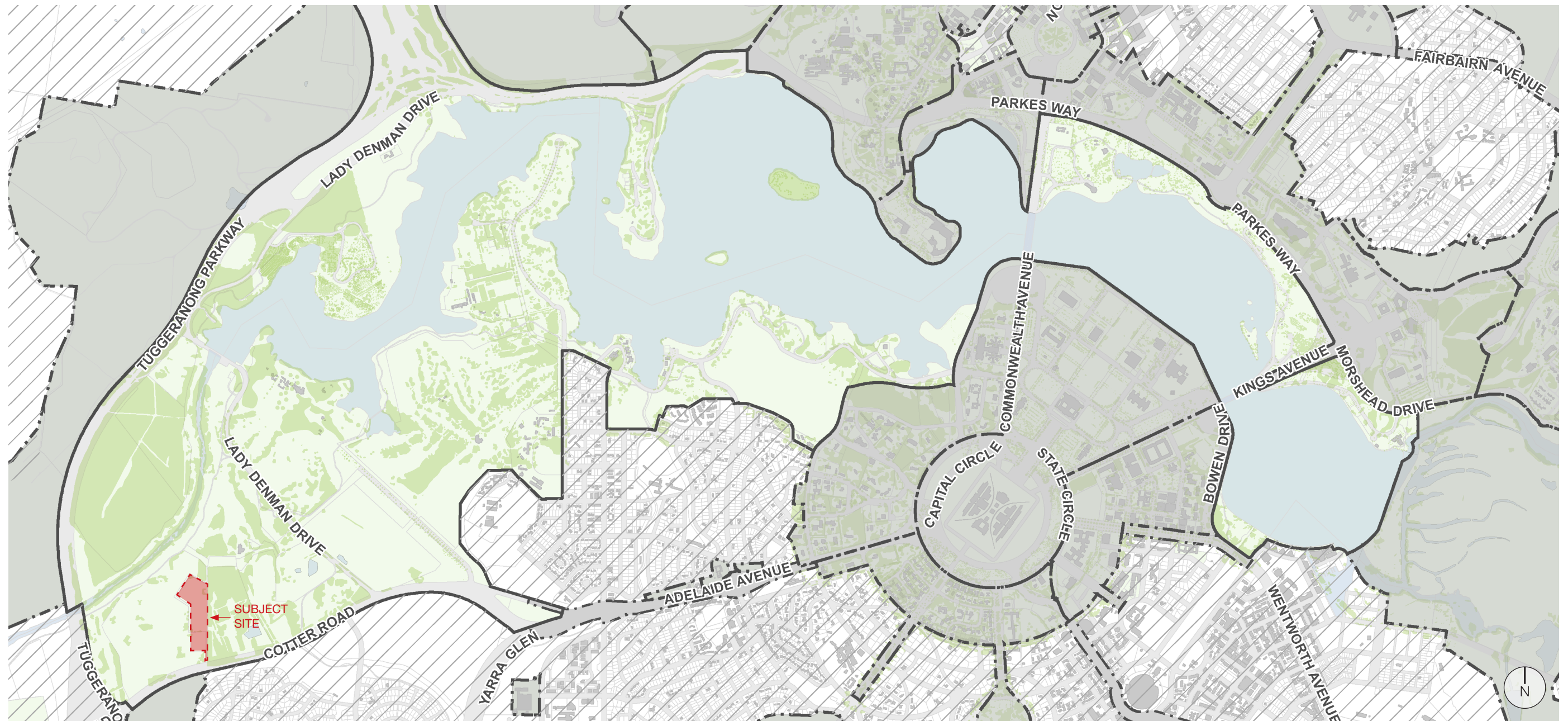


Image ref.: <https://nca.govcms.gov.au>

2.0 Context / 2.03 Planning Framework

The subject site is located within the Central National Area, Lake Burley Griffin and Foreshores precinct of the National Capital Plan

The sensitivity of the sites location in the open space framework needs to be considered as part of any masterplan.

Surrounding uses in this zone contain a multitude of built forms, which all consider siting, location, and visual presence.

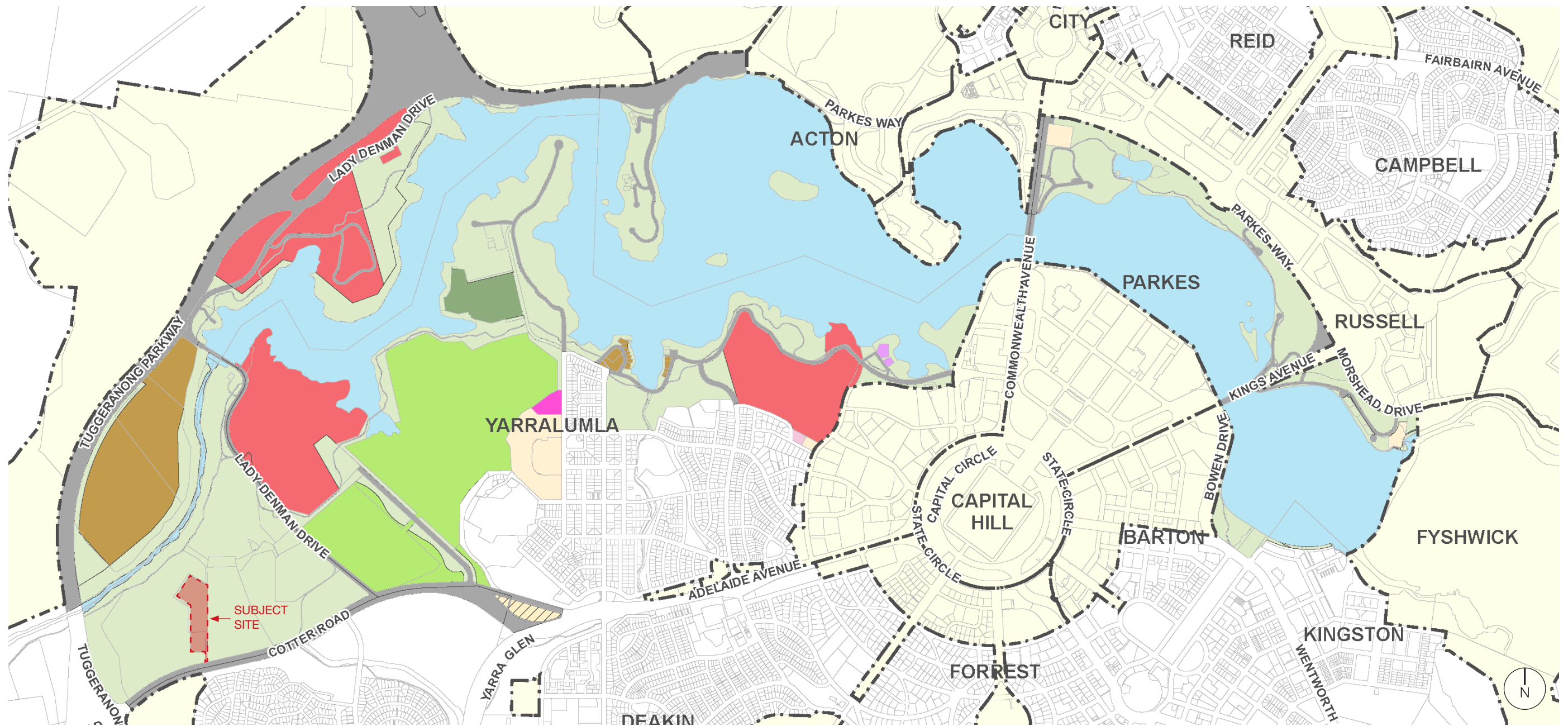


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3.0 Site Analysis









3.0 Site Analysis

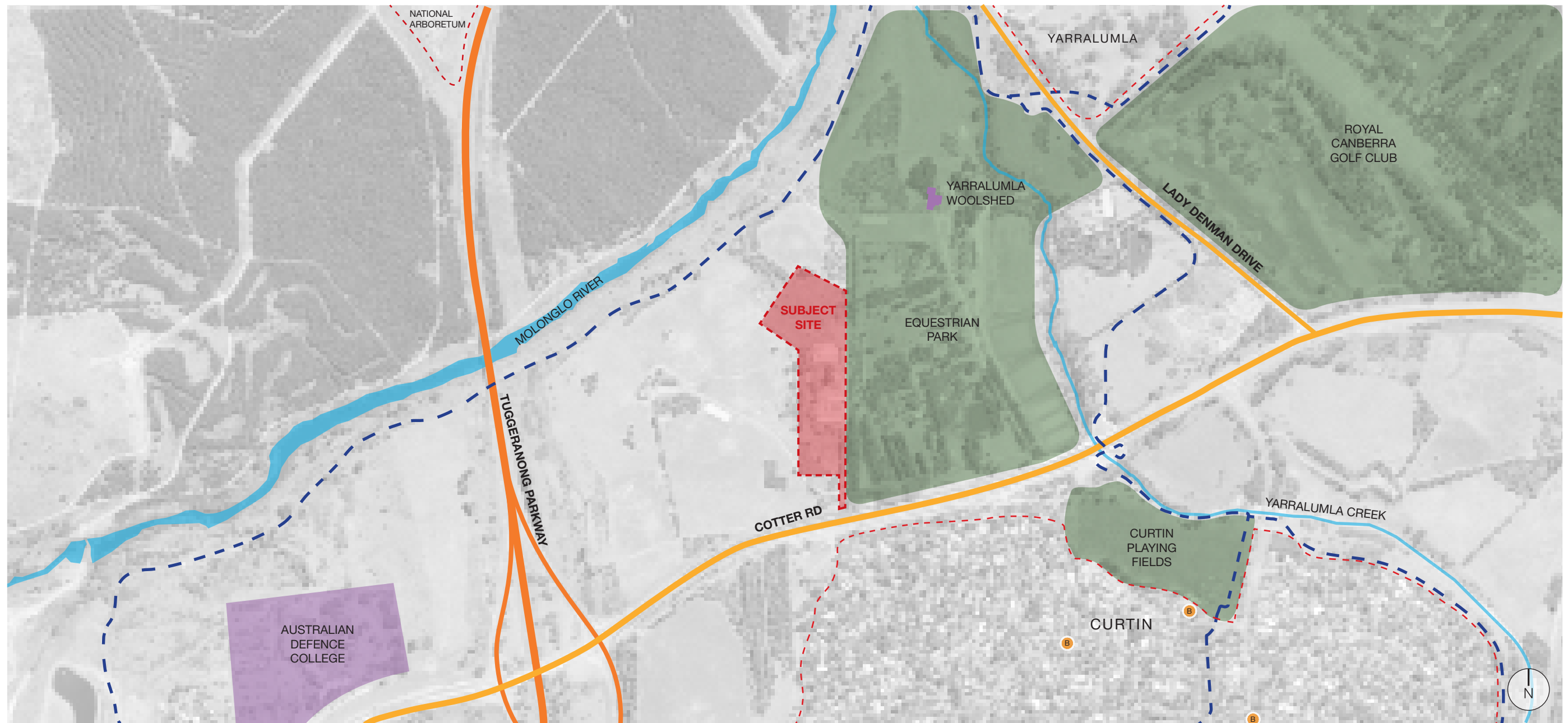
3.01 Site Location

This site is located on the north side of Cotter Road, with the Molonglo River to the north, Tuggeranong Parkway to the west and a shared boundary with Equestrian Park. The surrounds are characterised by individual buildings in the landscape with remnant farmland/historical buildings such as Yarralumla Woolshed and Government House.

The southern side of Cotter Rd is the more urban development of Curtin. The site looks to the North over open landscape towards the National Arboretum.

Legend

	Subject Site
	Major Road
	Minor Road
	Bus Stop
	Waterways
	Bike Path
	Recreational Areas
	Significant Buildings



3.0 Site Analysis

3.02 Significant Views/Vistas

The site location within the Molonglo River surrounds means the development must be sensitive to any significant views and vistas to the site, in particular from locations identified.

A preliminary view analysis of the sites visibility from these surrounding locations identified minimal presence of the site from two of the three locations. A summary of the visibility is below for each view point

View 1 National Arboretum

The elevation of the viewing point at the National Arboretum allows for the site to be read within its context. The new development will need to consider the proposed landscape character in order to provide appropriate screening and fit of the scheme to its surrounds

View 2 View from Scrivener Dam

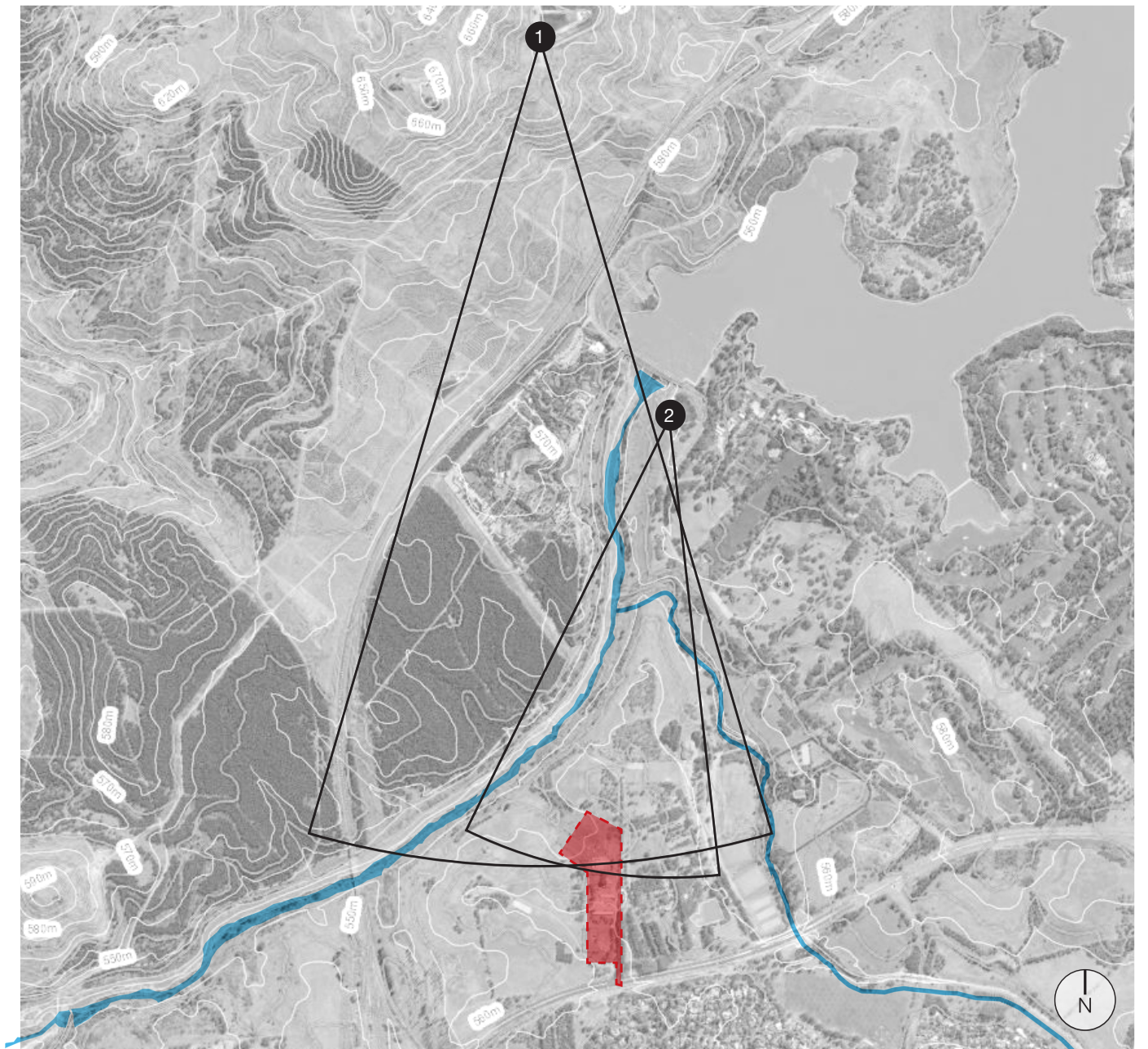
The elevation of the Dam allows for potential vistas, but the relative height of significant tree lines obstructs any view back to the site



View 1. View to site from National Arboretum



View 2. View to site from Scrivener Dam Lookout



3.0 Site Analysis

3.03 Significant Views/Vistas

View 3 Cotter Road

The site is protected visually with street trees and a generous setback to the site boundary of approximately 90m.

View 4 View from Government House Lookout

Layers of prominent trees between the lookout and the subject site help mask any potential development.



View 3. View to site from Cotter Road



View 4. View to site from Government House Lookout



3.0 Site Analysis





3.04 Existing Site Plan

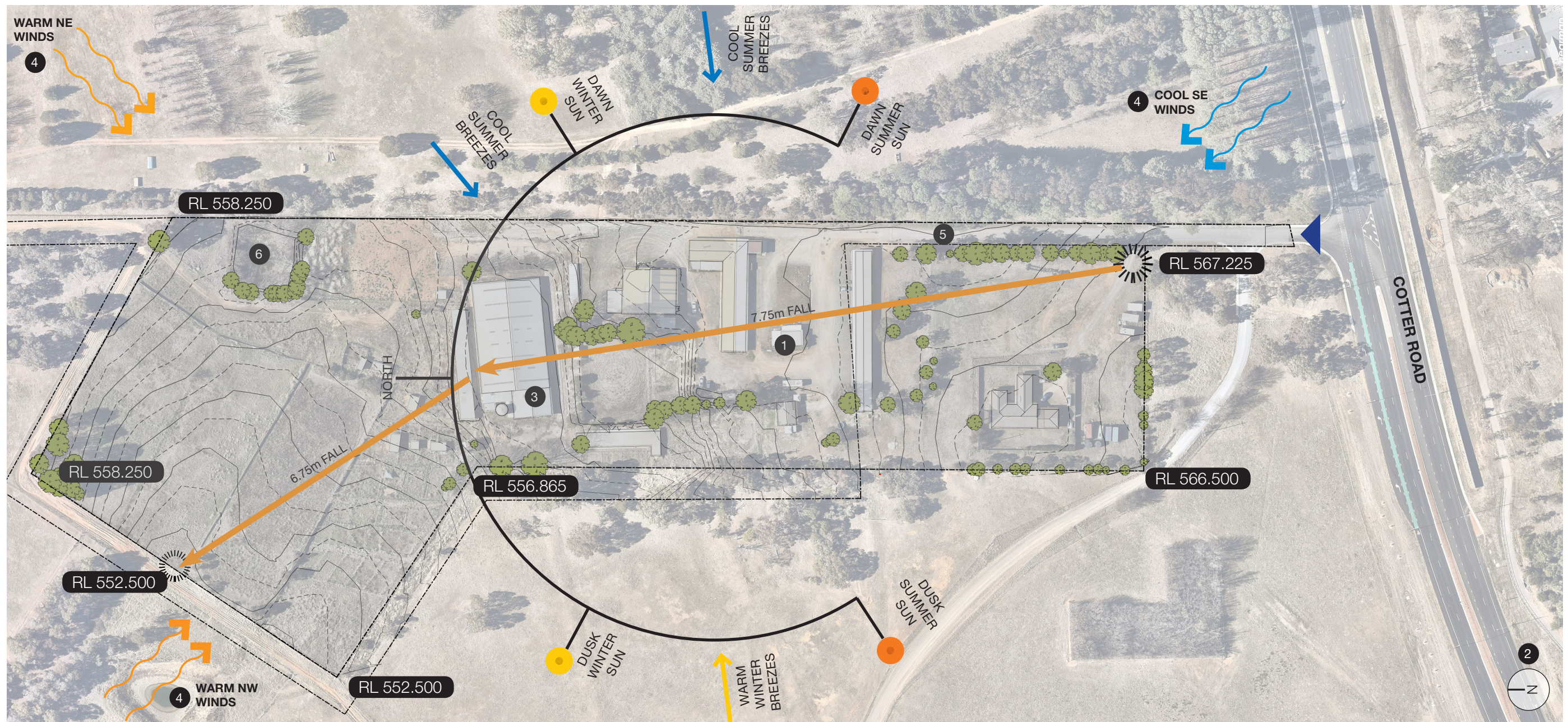
The subject site has a consistent fall in slope, approximately 14.5m at 1:32 from the south to the north.

Existing Features

- 1 Natural slope in topography towards the north with significant vistas to surrounding bushland
- 2 Northerly Aspect for the majority of the site
- 3 Existing buildings located on benched level areas
- 4 South end of site located near high point of hill providing access to breezes
- 5 Significant existing planting to eastern boundary
- 6 Existing dam

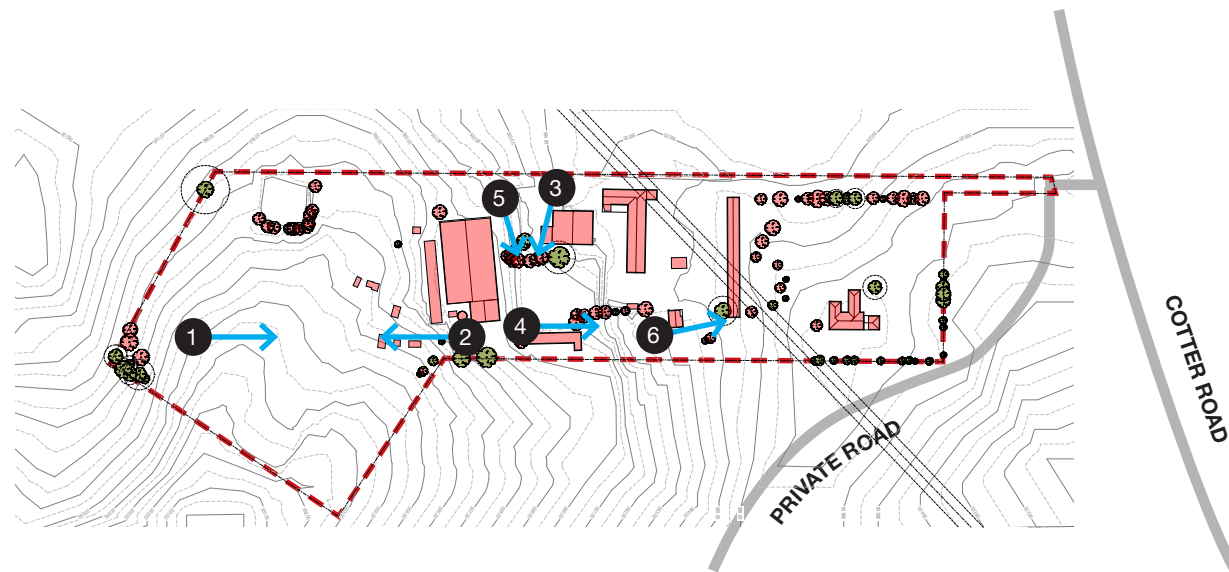
Legend

	Subject Site
	Direction of Fall
	Low Point
	High Point



3.0 Site Analysis

3.05 Site Photos



The site boundary is defined by vegetation on all sides. The vegetation is a mix of grassland with some tall native mature trees to the west, south and north and a dense cluster of mature native and exotic trees to the eastern boundary of the equestrian centre.

The mounding topography and scattered trees to the west and south expose parts of the site as viewed from Cotters Road and Tuggeranong Parkway and north from Scrivener dam. Dense pine forest to the northwest along Molonglo River obscure the site from a southern approach along Tuggeranong parkway.

Vegetation within the site is characterised by planted native and exotic trees distributed informally throughout the site with a setting of lawn and garden as the existing residential buildings. Some of these trees are substantial in height and spread providing shade and amenity.

Refer to the arborist report prepared by Canopy Tree Experts for details of vegetation types, status and species to be retained and removed.

Several significant existing structures remain on the site, of primarily rural character and scale, with each building sited on a large level pad area.

View 1 - From North of site



View 2 - Towards North of site



View 3 - Side of swimming pool overlooking shed



View 4 - Stables



View 5 - Shed



View 6 - Rear of cottage and side of Curtin Budget Motel



3.0 Site Analysis

3.06 Key Opportunities & Constraints

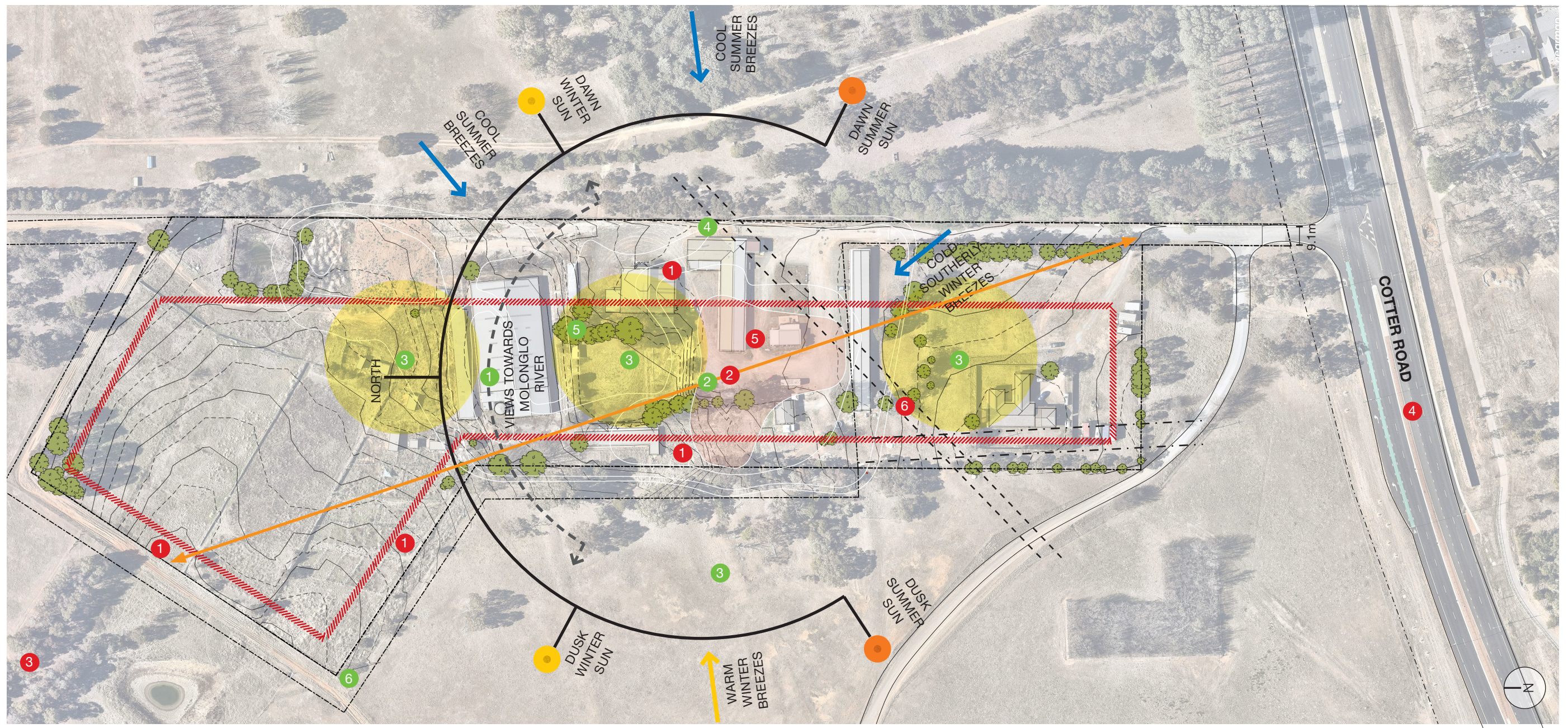
The existing site presents a set of unique opportunities and constraints from which a bespoke masterplan can be developed.

Opportunities

- 1 Significant distant views of surrounding bushland
- 2 Fall allows for built form to modulate while reducing bulk and scale
- 3 Large level areas of terrain
- 4 Long site boundaries suitable for perimeter circulation
- 5 Long north facing slope providing high levels of solar access
- 6 Adjacent narrow access lane parcels provide additional fire separation

Constraints

- 1 APZ Setbacks - 32m to eastern boundary, 12m to north, south and west
- 2 14.5m cross fall from south to north
- 3 Adjacent agricultural land and source of bush fire hazard
- 4 High traffic road, source of noise
- 5 Approximate location of soil requiring treatment
- 6 Existing sewerage easement (10m wide)



4.0 Design Response





HOW CAN THE BURLEY GRIFFIN VISION BE EXPANDED?

THE GRIFFIN PLAN SETS OUT AN EXPLORATION OF THE RELATIONSHIP IN A CITYSCAPE OF BUILT AND NATURAL FORM. TAKE THESE PRINCIPALS INTO THE EXPANDED LANDSCAPE



WHAT ARE THE UNIQUE ELEMENTS OF THIS PLACE?

THE SUBJECT SITE IS LOCATED IN A RURAL LANDSCAPE, WITH HUMBLE AGRICULTURAL BUILDING TYPES AND FORMS.
THE SURROUNDING AREAS ARE CHARACTERISED BY SIGNIFICANT POCKETS OF OPEN SPACE, WITH LARGER BUILT FORMS.
BUILDINGS GENERALLY ARE CHARACTERISED AS ROBUST, WITH LARGE PITCHED ROOF FORMS, AND PATINATED MATERIALS.



CAN YOU WORK AT THE SCALE OF THE CITY AND CREATE CONNECTION?

THE RELATIONSHIP OF BUILDINGS IN THE LAKE BURLEY GRIFFIN SURROUNDS IS FORMAL AND EXPRESSIVE.
CONSIDERATION OF VIEWS TO AND FROM KEY LOCATIONS DOMINATE, WITH THE BROADER SPATIAL RELATIONSHIPS AT CITY SCALE LEGIBLE
THESE BROADER MOVES CREATE SPACES WITH PHYSICAL CONNECTIONS BEYOND THEIR MICRO SURROUNDS.



ARE EXISTING APPROACHES TO MASTERPLANNING HOUSING APPROPRIATE FOR THIS SITE?

CONTEMPORARY RESIDENTIAL DEVELOPMENT BY ITS NATURE IS URBAN, CONTROLLED BY STREET ALIGNMENTS AND SUBDIVISION. IT IS ONES DOMINATED BY THE FOCUS ON INDIVIDUALITY. BUILDINGS SIT IN COMPACT LANDSCAPED SETTINGS, WITH CONNECTIVITY PROVIDED BY HARDSCAPE.

A MORE COLLECTIVE APPROACH TO MASTERPLANNING THE HOUSING CAN CREATE A COMMUNITY FOCUSED ON SOCIAL CONNECTIVITY.



WHAT CAN WE LEARN FROM AGRICULTURE ABOUT CONSIDERING LANDSCAPE?

LESSONS CAN BE LEARNED FROM THE APPROACH OF AGRICULTURE TO WORKING WITH LAND FORM.

THE REGULARITY AND FORMALITY OF AN ORCHARD HAS ITS FORMALISM OCCASIONALLY INTERRUPTED BY THE NATURAL TERRAIN OR FEATURES.

THIS CONTRAST VISUALLY HIGHLIGHTS THE MAN-MADE AND NATURAL, CREATING A DISRUPTION THAT HIGHLIGHTS THE HUMAN SCALE.



CAN DEVELOPMENT BE INSPIRED BY THE LANDSCAPE?

THE CANBERRA CONTEXT IS ONE OF AMPLIFIED LANDSCAPE, A MAN-MADE NATURAL IDYLL.

ITS OPEN SPACES PROVIDE A CONTINUOUS NARRATIVE ACROSS THE CITY THAT CAN BE RECOGNISED AT PEDESTRIAN SCALE, BUT ALSO FROM A DISTANCE.

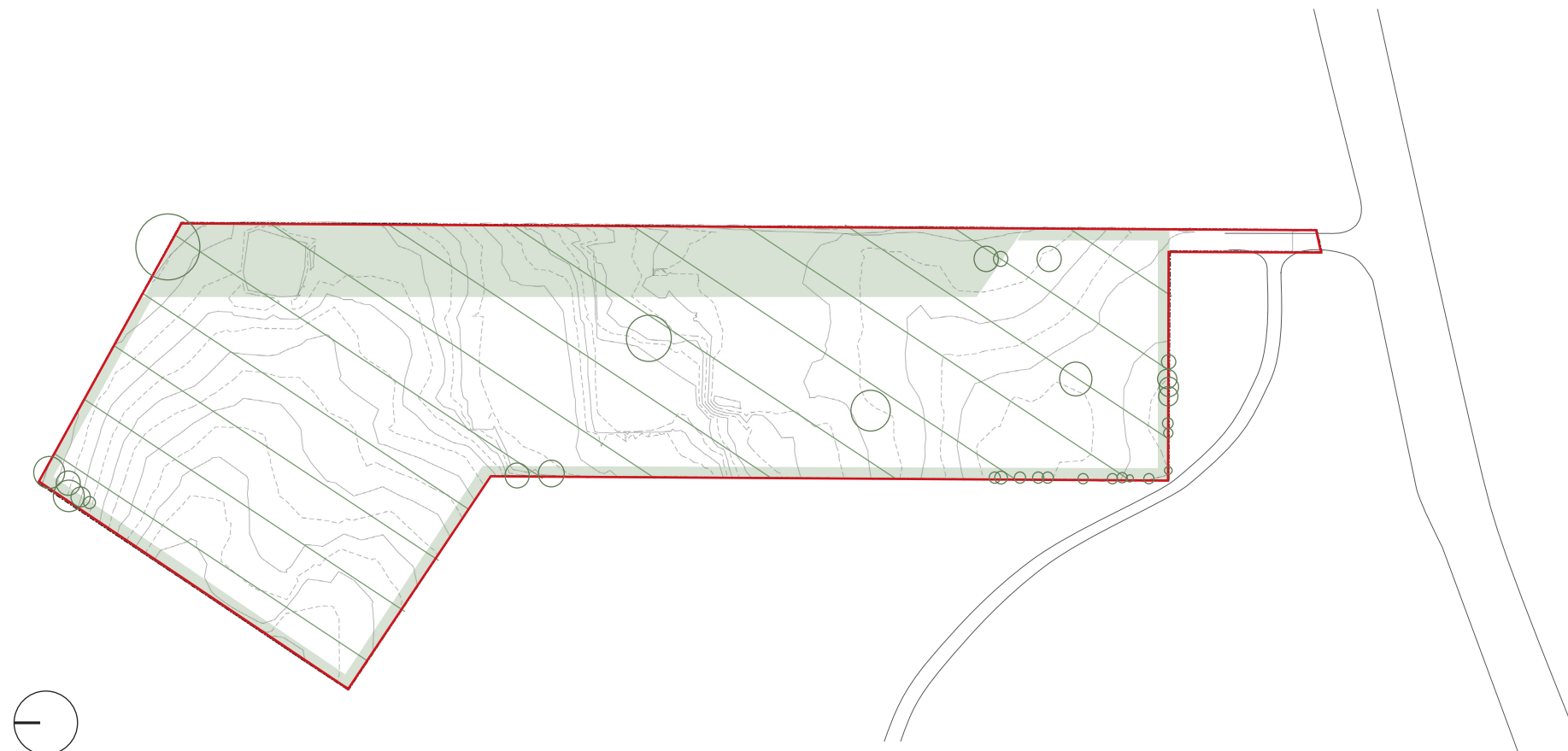
THIS DUAL CHARACTER CAN BE EXPRESSED ON THE PROPOSED SITE THROUGH CAREFUL CONSIDERATION OF PLACE AND DESIGN.



USE LANDFORM AND EXISTING TREES

SIGNIFICANT EXISTING TREES ARE SOUGHT TO BE RETAINED WHEREVER POSSIBLE.

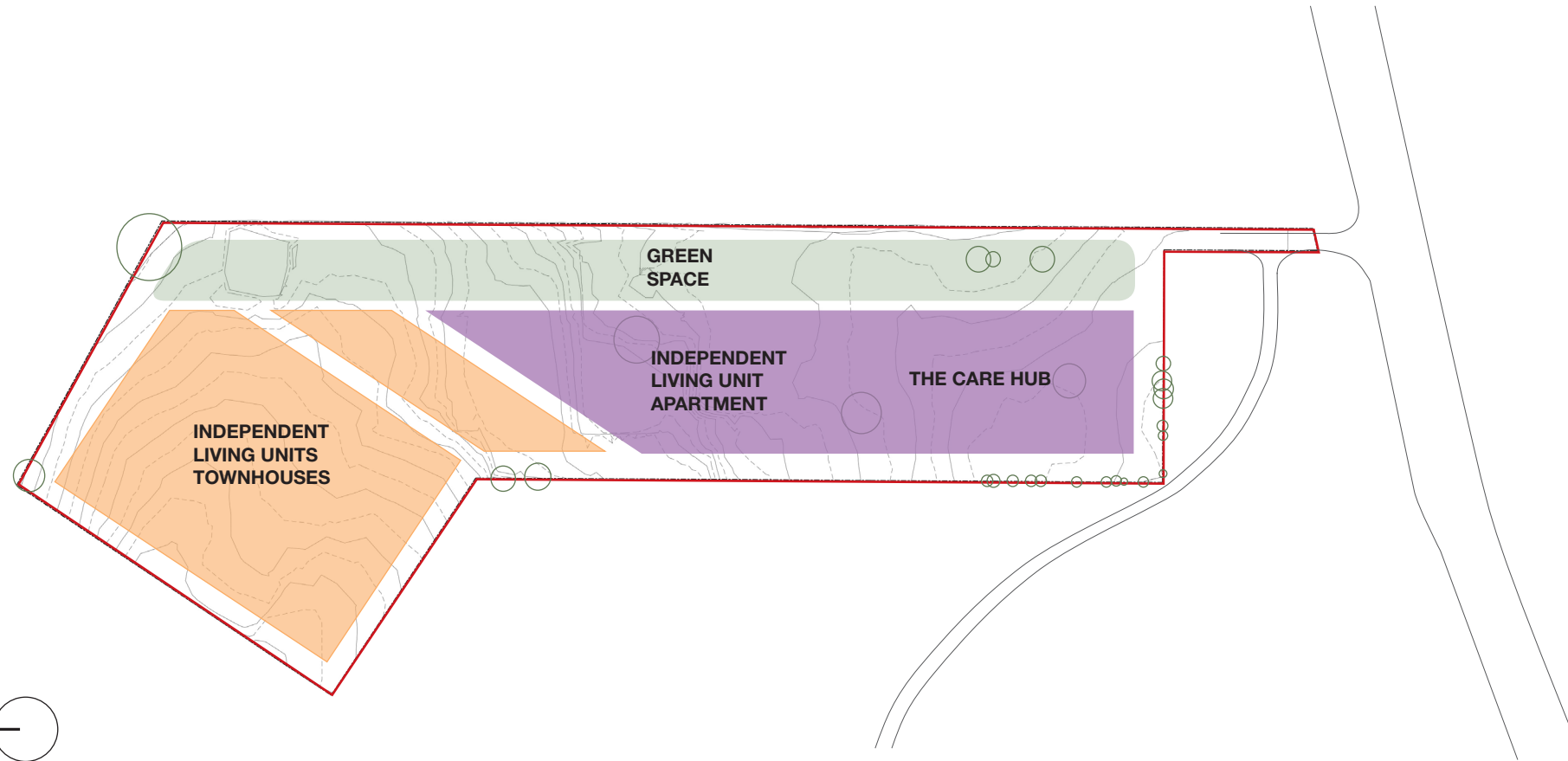
THE SITE FALLS FROM SOUTH TO NORTH, WITH SEVERAL LEVEL PLATFORMS.



REFERENCING THE GROVES AND ORCHARDS, A LINEAR PATTERN IS DRAWN ACROSS THE SITE TO CONSOLIDATE THE BUILT FORM AND ESTABLISH VISUAL CLARITY

THE MAN-MADE GRID REFERENCES THE NATURAL - WITH KEY VIEW AND VISTA LINES REINFORCED BY ALIGNMENT TO EXISTING SIGNIFICANT TREES AND LANDSCAPE FEATURES.

SETBACKS TO EDGES CREATE LANDSCAPED FIRE BREAKS

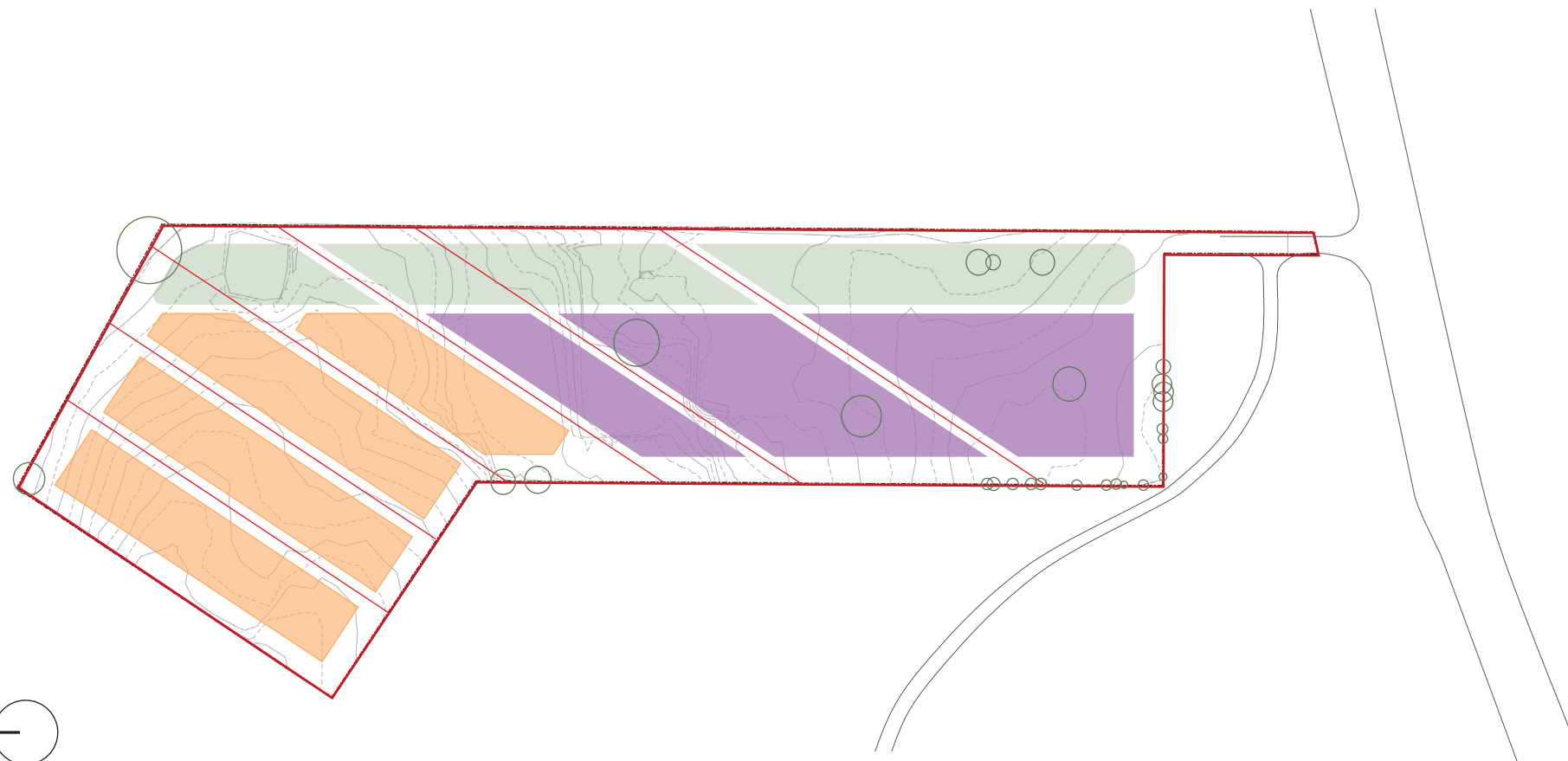


THE SITES LEVELS AND NATURAL TERRAIN INFORM THE POTENTIAL USES ON THE SITE

LESS MOBILE RESIDENTS ARE LOCATED AT THE LEVEL, SOUTHERN END OF THE SITE. THIS AREA WILL CREATE THE GATEWAY TO THE PRECINCT

THE MORE INDEPENDENT RESIDENTS ARE LOCATED FURTHER TO THE NORTH, WHERE RAMPS AND PEDESTRIAN LINKS CONNECT THEM BACK TO THE MAIN VILLAGE

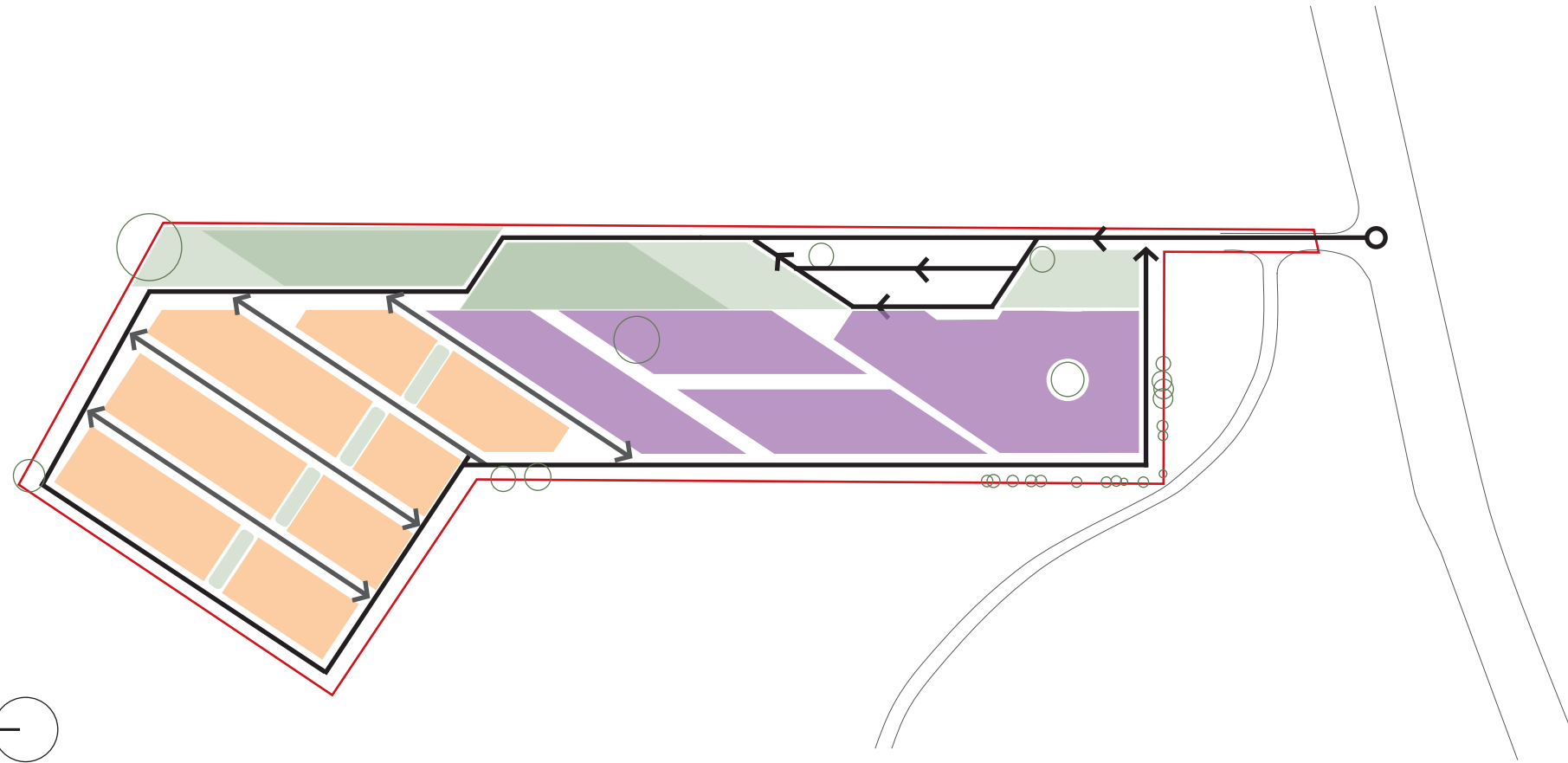
MAXIMISES THE PERCENTAGE OF NORTH FACING APARTMENTS WITHIN THE DEVELOPMENT TO IMPROVE THE RESIDENT'S OUTLOOK



BUILDING HEIGHTS TUNED TO VISIBILITY AND THE LANDFORM

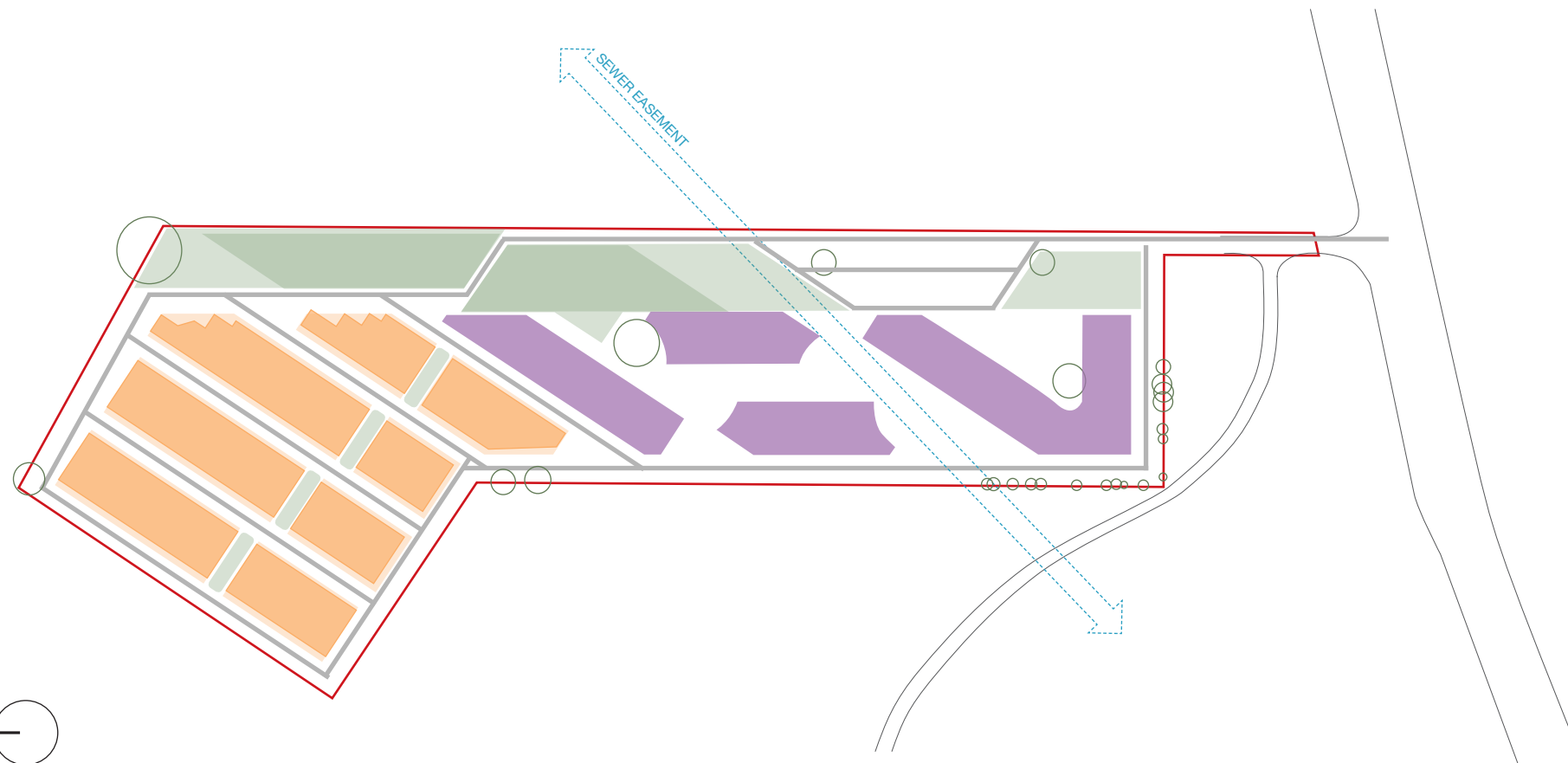
THE MASTERPLAN SEEKS TO LOCATE TALLER BUILDINGS AT THE SOUTHERN END OF THE SITE WHERE THEY ARE SCREENED BY LANDSCAPING

LOWER SCALE AND HUMBLE RURAL FORMS SIT WITHIN THE MORE VISIBLE GRASSLAND AT THE NORTH END OF THE SITE WITH INTENSIVE LANDSCAPE BREAKS THROUGHOUT.



SITE CIRCULATION AND VEHICULAR ACCESS STRATEGY

ESTABLISH PERIMETER ROAD LOOP - CONSOLIDATING CIRCULATION AND PROVIDING FOR PERIMETER FIRE ACCESS.
 CROSS LINKS WITHIN THE LOOP CREATE DIRECT ACCESS TO EACH BUILDING.
 THE COMMUNITY FACILITIES SITS AT THE CENTRE OF THESE LINKS

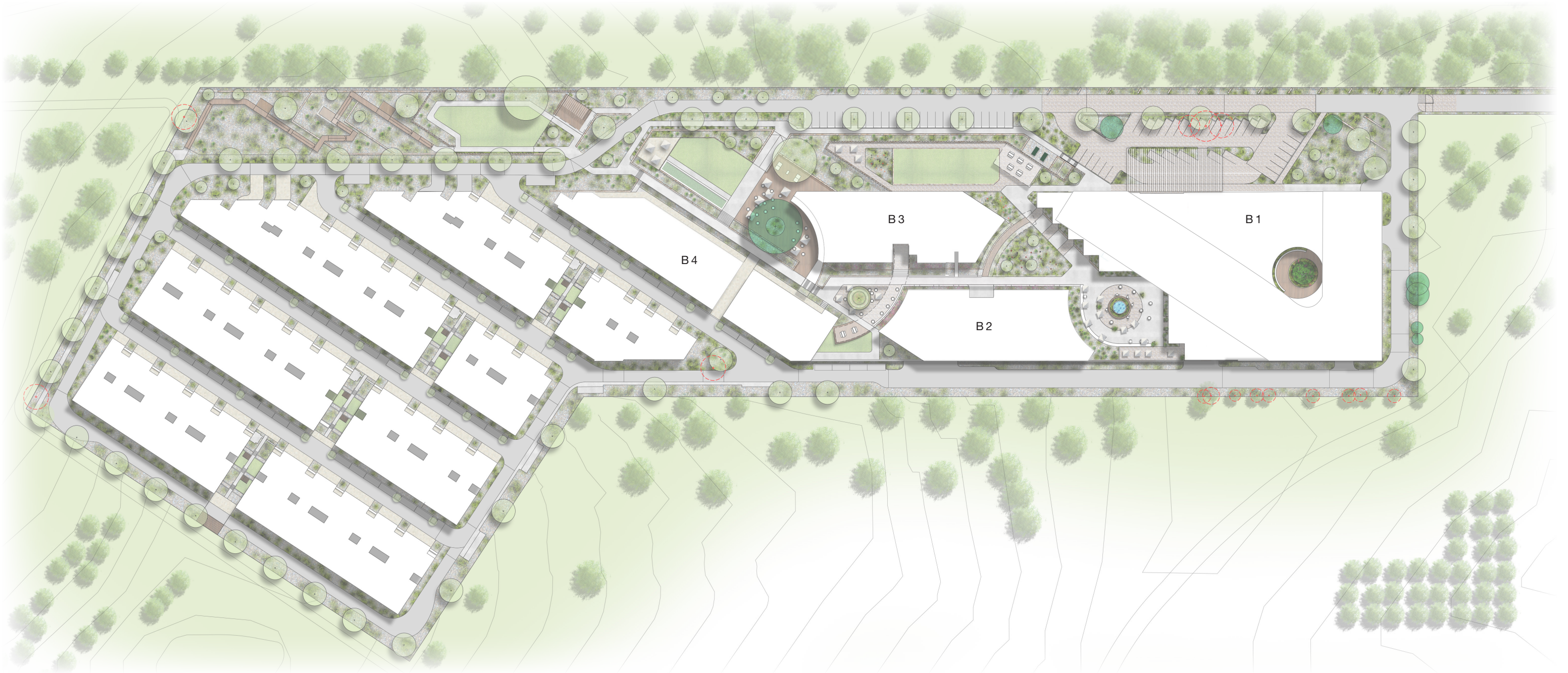


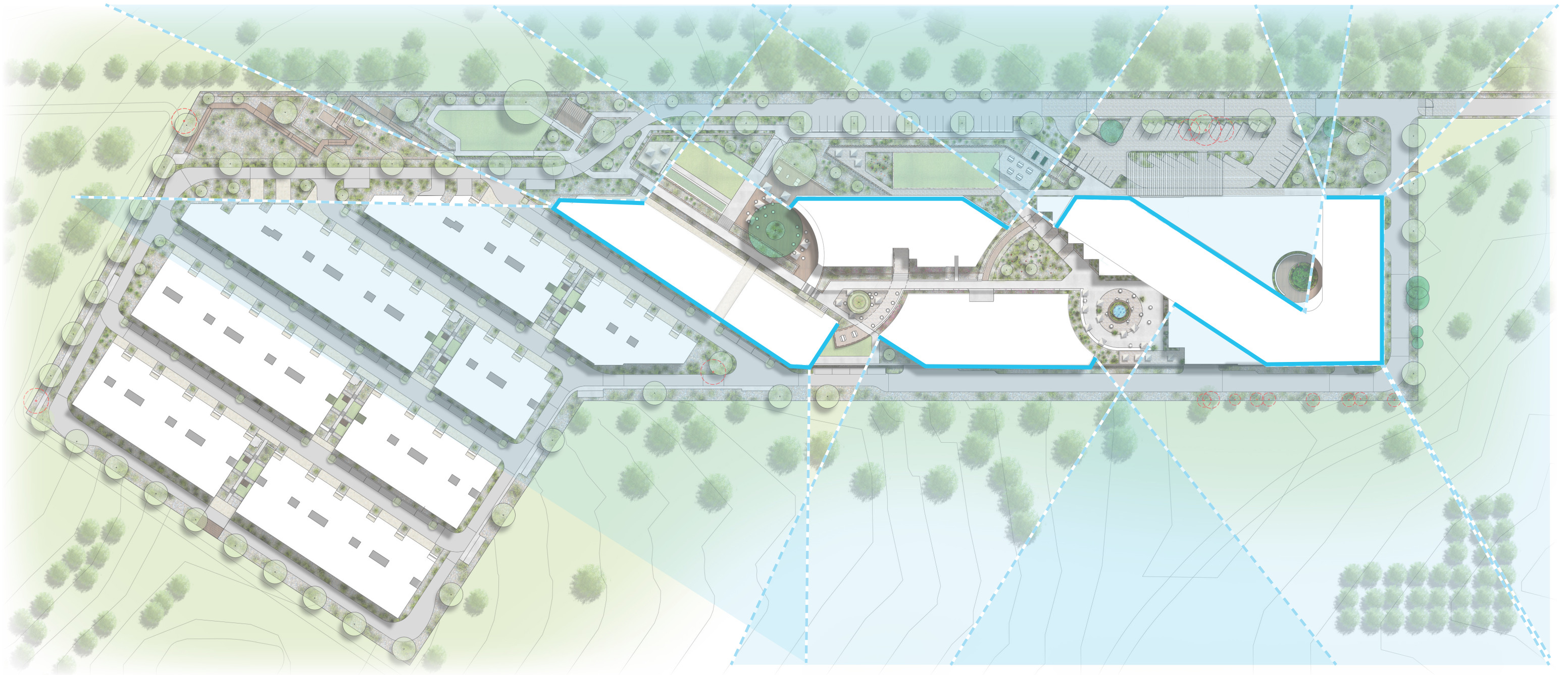
SENSITIVITY TO THE NATURAL LAND FORM AND MOBILITY OF USER GROUPS

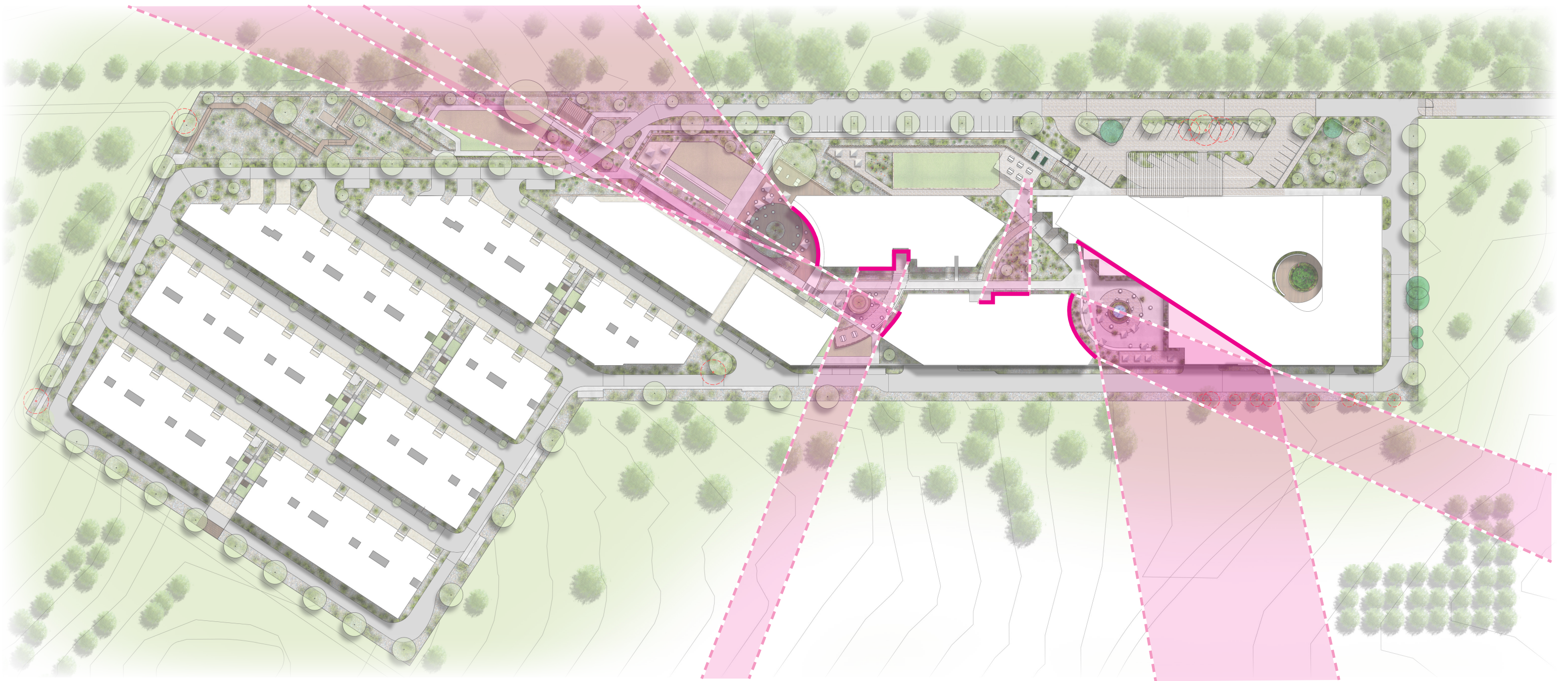
CREATE VISUAL AND ACCESSIBLE BREAKS IN LONGER BUILT FORM TO FOSTER GREATER CONNECTIVITY ACROSS THE SITE.
 CONSIDERING THE EXISTING SEWER LINE AND REMAINING CLEAR OF CIVIC INFRASTRUCTURE.
 USE EXISTING TREES AS FOCAL POINTS FOR THE ARCHITECTURE. THE BUILDINGS EMBRACE THE TREES

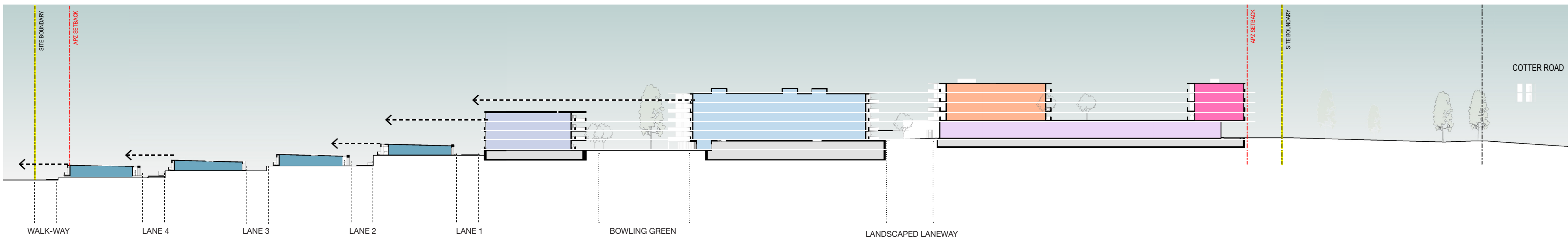
5.0 Place-making and Architecture











- LEGEND**
- TOWN HOUSES
 - BUILDING 4
 - BUILDING 3
 - TOWER 1B
 - TOWER 1A
 - CARE HUB

5.0 Design Principles

5.05 Environmental Sustainable Design

The design approach for the project has been to both embed passive design principles within the Masterplan and Built form, along with making provision for more active sustainable measures in the final built outcome.

Site

The sites drainage strategy has been embedded within the landscape concept of the Ecology park at the North-Eastern corner of the site. This space enables residents to engage with nature, along with visually expressing its hydrological elements through the landscaped "creek bed" that meanders through the entire site.

To provide additional power and heating needs for all buildings on the site, the design allows for the integration of

a Turbine system that would be installed to capture both heat and electrical energy from the mains sewer that traverses the site. Spatial allocations for this equipment have been made in the proposed scheme, with engagement with relevant authorities already progressing.

Sunlight and Housing

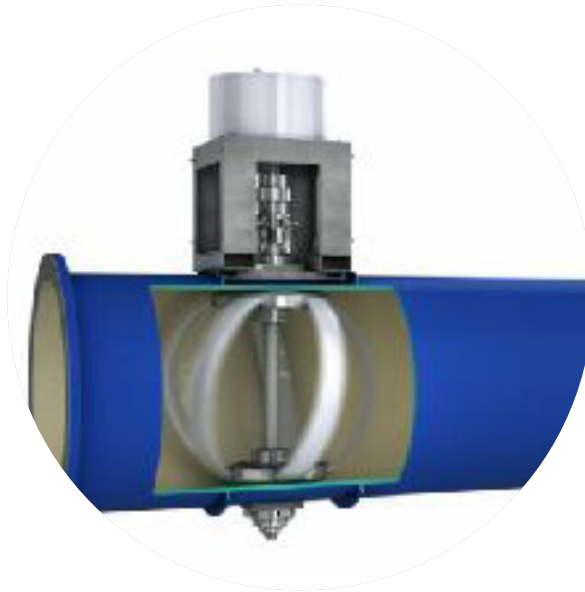
Working with the landform, the individual villas have been orientated to locate all primary living spaces on the northern face. Similarly the rotation of the street grid allows for additional morning sunlight to access the rear courtyard spaces.

The Apartment buildings have been positioned to maximise solar access into each dwelling across the site, with the addition

Shade and Shelter

Existing significant trees have been retained across the site to provide shade and protection, and retain existing canopy.

- 1 Eco Park
- 2 Bioswale Drainage Element
- 3 Existing Trees
- 4 Sewer Power Harvesting
- 5 Roof-top Solar Power
- 6 Building orientation for solar access
- 7 Building setbacks & separation to increase amenity for views, privacy & ventilation
- 8 Active communal space & landscaped areas
- 9 Low VOC, durable materials
- 10 Rainwater Central OSD tank



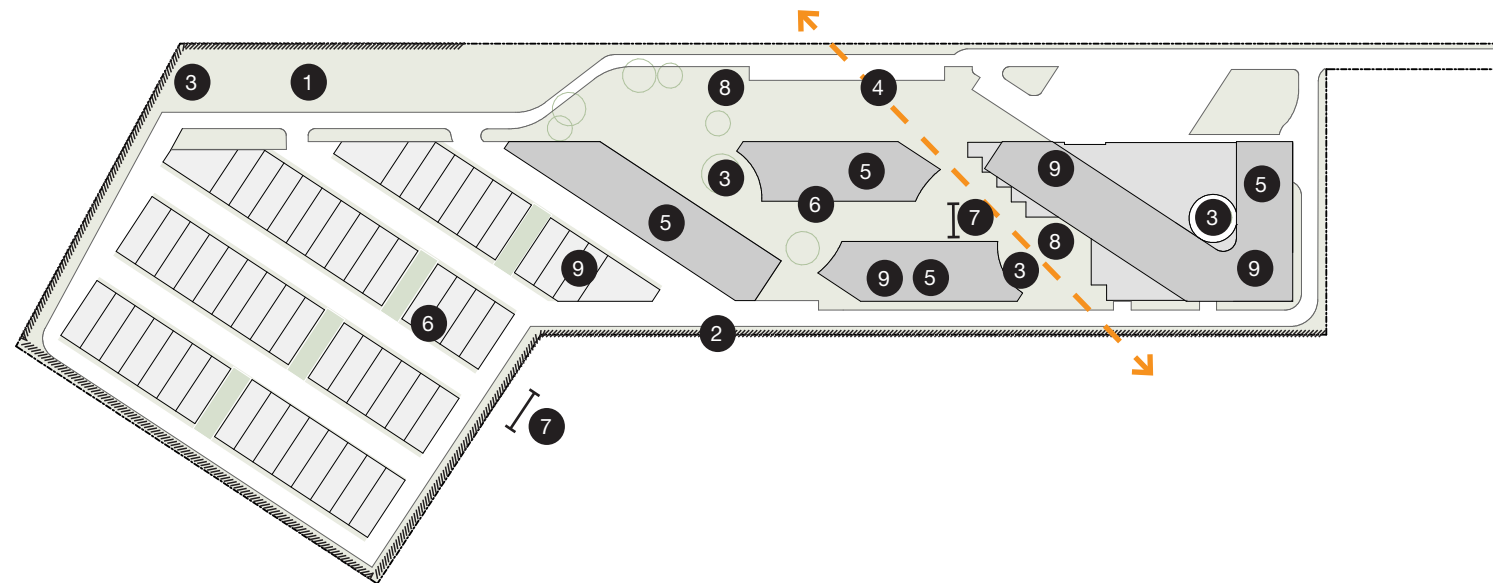
SEWER POWER AND HEAT RECOVERY SYSTEM



LANDSCAPE BIOSWALES

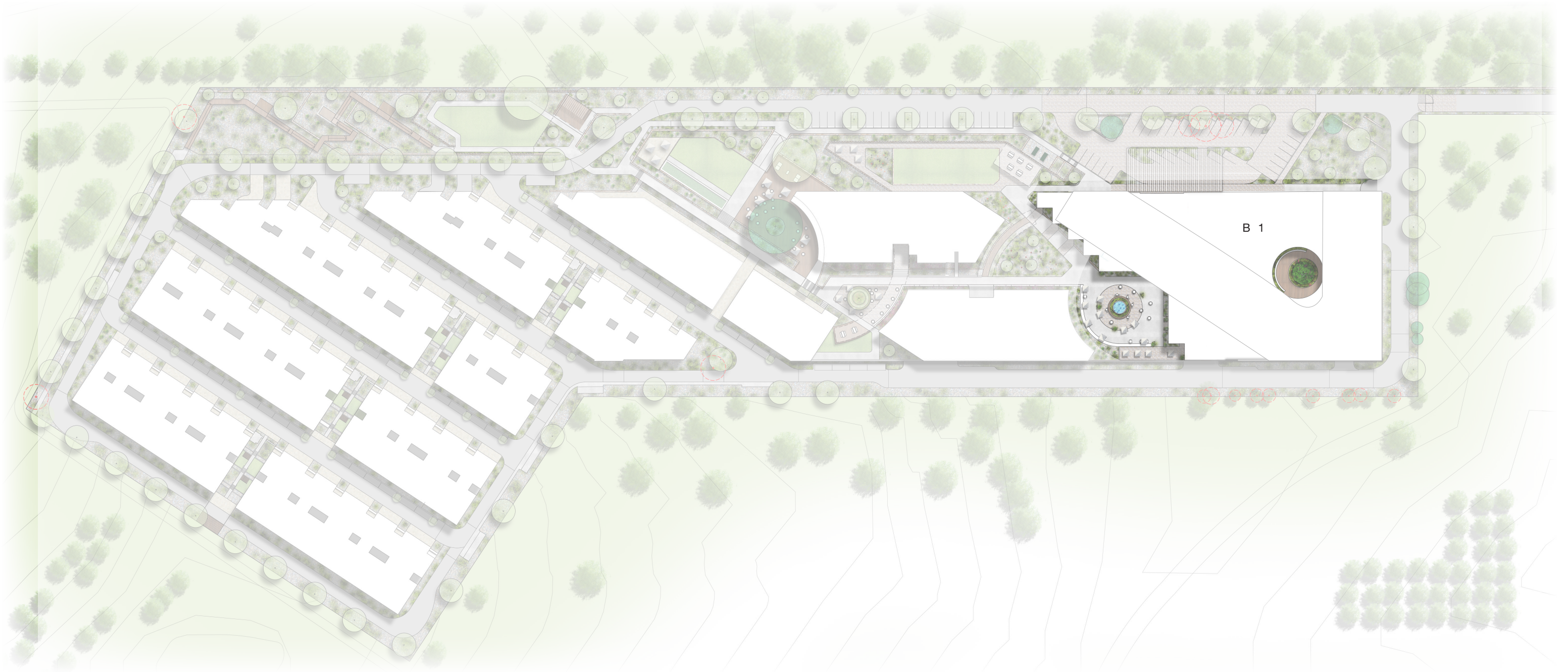


INTEGRATED SOLAR POWER



6.0 Care Hub





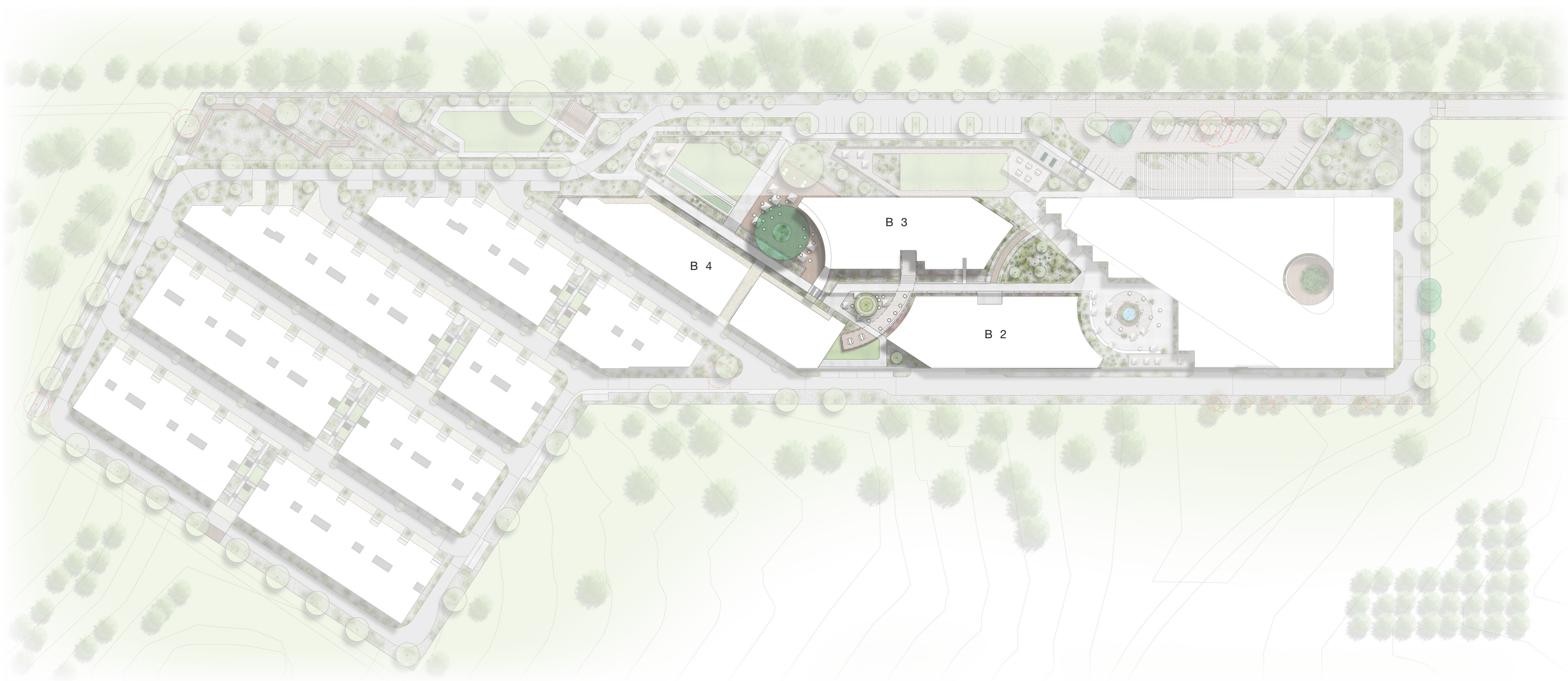








7.0 Central Precinct Apartments



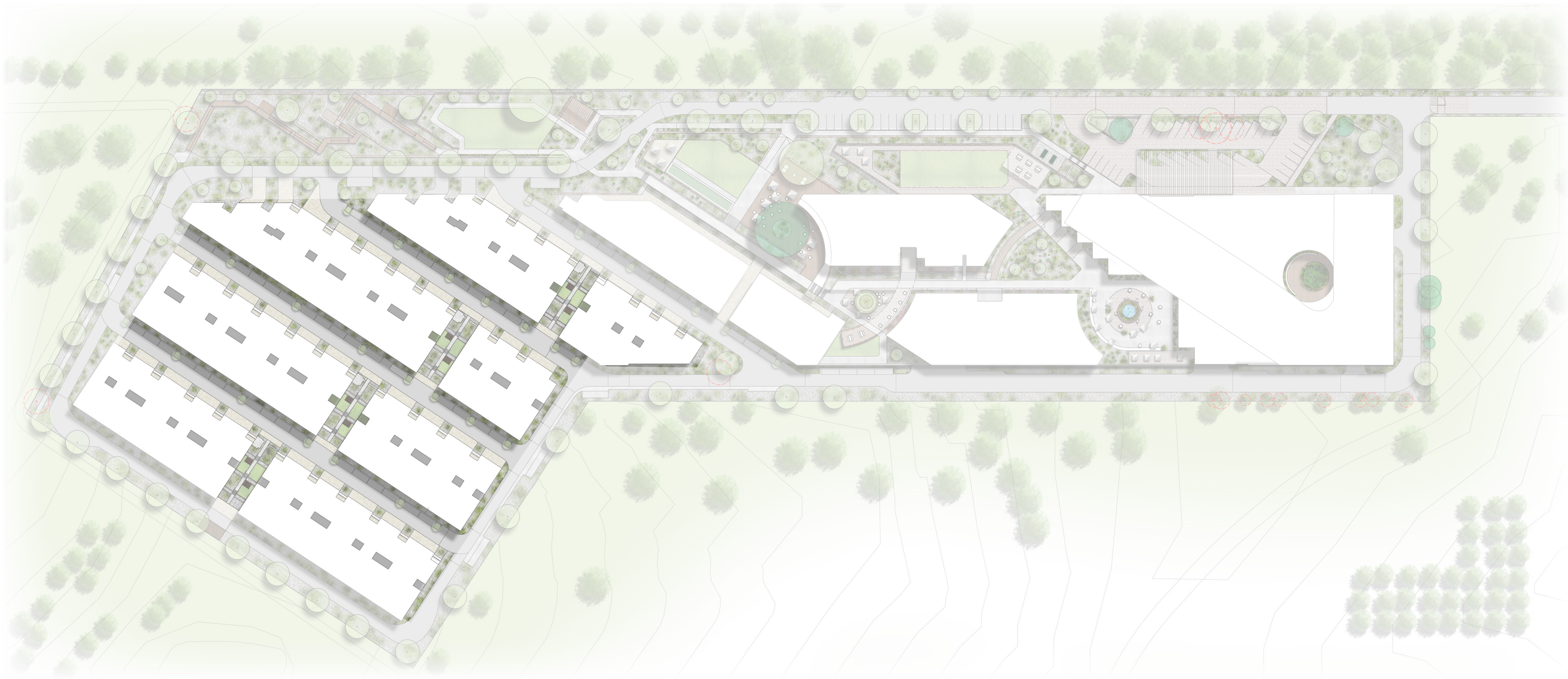


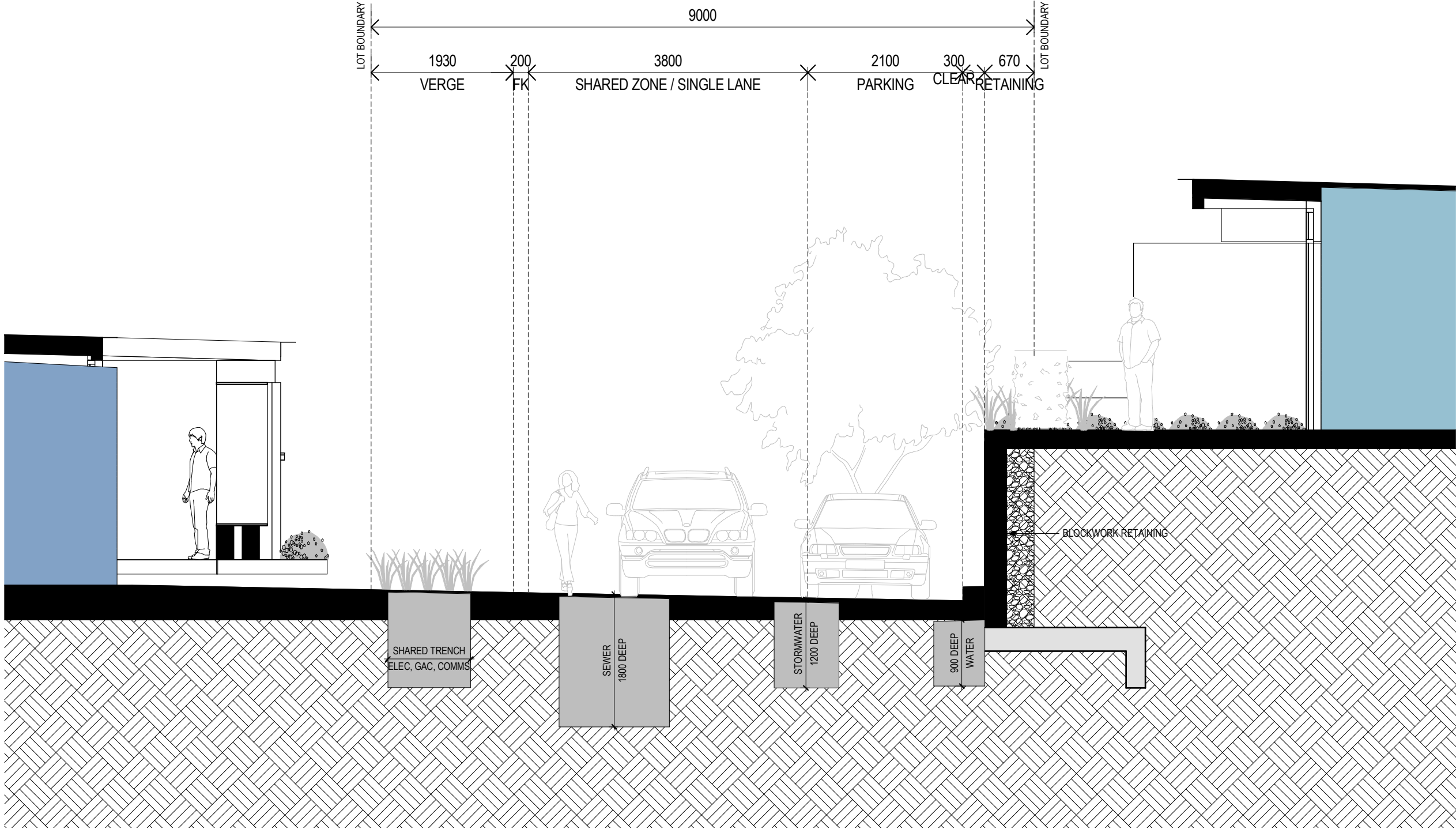






8.0 Villa Townhouses











9.0 Material Palette



9.0 Design Proposal

9.01 Materials Palette - Building 1 & The Hub

The following palette is representative of the proposed core materials. The graphic representation is indicative only.



RF01
Metal Roofing

CS04
Exterior FC Dark

GT01
Clear Glazing

MF02
Light Powdercoated Metal

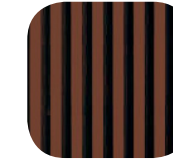
CS02
Vertical Battens

CF02
Textured Finish - Light

CF01
Concrete Finish Light

CF03
Concrete Finish Dark

CF04
Textured Finish - Dark



CS02

Finish Location

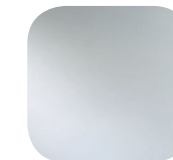
Vertical Battens - Manor Red
In front of stair core windows



CS04

Finish Location

Exterior FC - Dark
Soffit & External Cladding



GT01

Finish Location

Clear Glazing
Glazed Windows & Doors



MF02

Finish Location

Powdercoat Metal - Light
Window & Door Frames



CF01

Finish Location

Concrete Finish - Light
Slab Edge & Spandrel



CF02

Finish Location

Textured Finish - Light
Balustrade



CF03

Finish Location

Concrete Finish - Dark
Columns & Ground External Walls



CF04

Finish Location

Textured Finish - Dark
Ground Floor Walls



RF01

Finish Location

Metal Sheet Roofing - Colorbond Manor Red
Roof

9.0 Design Proposal / 9.02 Materials Palette - Buildings 2 & 3

The following palette is representative of the proposed core materials. The graphic representation is indicative only.



RF01
Metal Roofing

CS04
Exterior FC Dark

CS02
Vertical Battens

CF03
Concrete Finish Dark

MF02
Light Powdercoated Metal

GT01
Clear Glazing

CF02
Textured Finish - Light

CF01
Concrete Finish Light

BK01
Masonry Brick Light



CS02

Finish Location

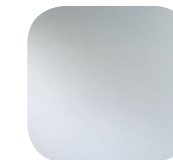
Vertical Battens - Manor Red
In front of stair core windows



CS04

Finish Location

Exterior FC - Dark
Soffit & External Cladding



GT01

Finish Location

Clear Glazing
Glazed Windows & Doors



MF02

Finish Location

Powdercoat Metal - Light
Window & Door Frames



CF01

Finish Location

Concrete Finish - Light
Slab Edge & Spandrel



CF02

Finish Location

Textured Finish - Light
Balustrade



CF03

Finish Location

Concrete Finish - Dark
Columns



BK01

Finish Location

Masonry Brick - Light
Ground Floor Planters



RF01

Finish Location

Metal Sheet Roofing - Colorbond Manor Red
Roof / Pedestrian Awning

9.0 Design Proposal

9.03 Materials Palette - Building 4 Breezeway

The following palette is representative of the proposed core materials. The graphic representation is indicative only.



RF01
Metal Roofing

CS04
Exterior FC Dark

CF03
Concrete Finish Dark

CS01
Exterior Lightweight Cladding - Light

CF02
Textured Finish - Light

CF01
Concrete Finish Light

TM01
Hardwood Timber

GT01
Clear Glazing

MF02
Light Powdercoated Metal



TM01

Finish Location
Hardwood Timber
Apartment Entry Doors



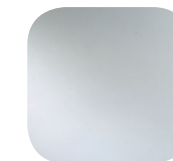
CS01

Finish Location
Lightweight Cladding
Soffit & External Cladding



CS04

Finish Location
Exterior FC - Dark
Soffit & External Cladding



GT01

Finish Location
Clear Glazing
Glazed Windows & Doors



MF02

Finish Location
Powdercoat Metal - Light
Window Frames, Palisade Fence & Front Gate



CF01

Finish Location
Concrete Finish - Light
Slab Edge, Spandrel & Planters



CF02

Finish Location
Concrete Finish - Light Textured
Balustrade



CF03

Finish Location
Concrete Finish - Dark
Columns



RF01

Finish Location
Metal Sheet Roofing - Colorbond Manor Red
Roof

9.0 Design Proposal / 9.04 Materials Palette - Villas

The following palette is representative of the proposed core materials. The graphic representation is indicative only.



RF01
Metal Roofing

MF01
White Powdercoated Metal

TM01
Hardwood Timber

MF02
Light Powdercoated Metal

GT01
Clear Glazing

BK02
Masonry Brick Dark

MF02
Light Powdercoated Metal

MF03
Timber Look Metal Finish



TM01

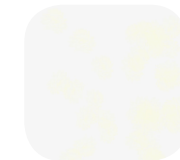
Finish Location

Hardwood Timber
Entry Door



BK02
Finish Location

Masonry Brick - Dark
Exterior Walls & Entry Portal



CS03

Finish Location

Exterior Lightweight Cladding - White
Garage Wall & Rear Facade



GT01

Finish Location

Clear Glazing
Glazed Windows, Doors & Rear Fence



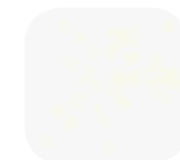
MF01
White Powdercoated Metal

CS03
Exterior Lightweight Cladding White

BK02
Masonry Brick Dark

MF02
Light Powdercoated Metal

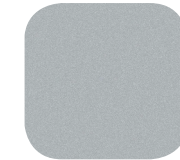
GT01
Clear Glazing



MF01

Finish Location

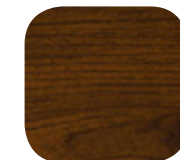
Powdercoat Metal - White
Gutter & Shroud



MF02

Finish Location

Powdercoat Metal - Light
Window Frames, Rear Fence & Front Gate



MF03

Finish Location

Metal Finish - Timber Look
Garage Door

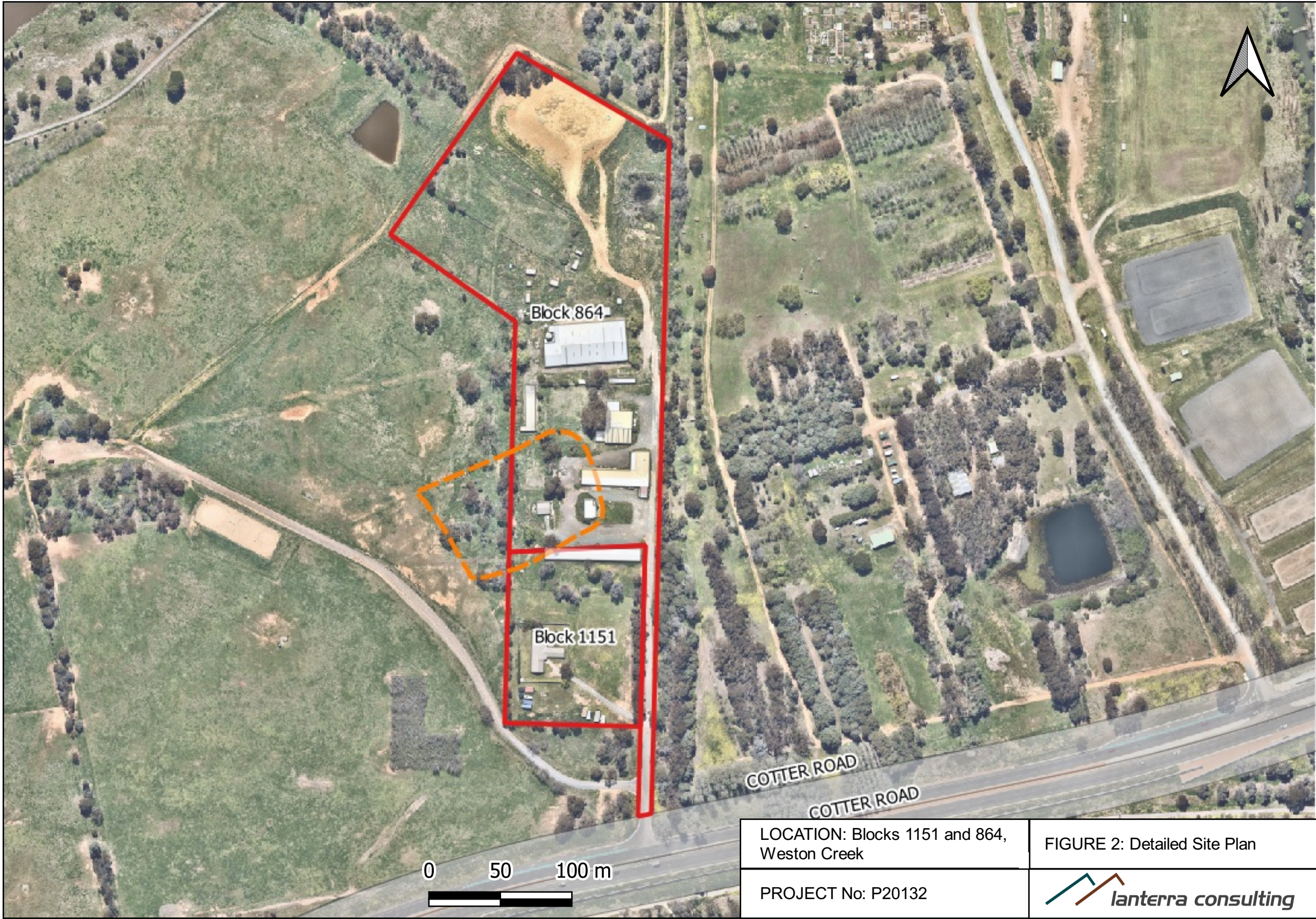


RF01

Finish Location

Metal Sheet Roofing - Colorbond Manor Red
Roof

10.0 Site Remediation Strategy





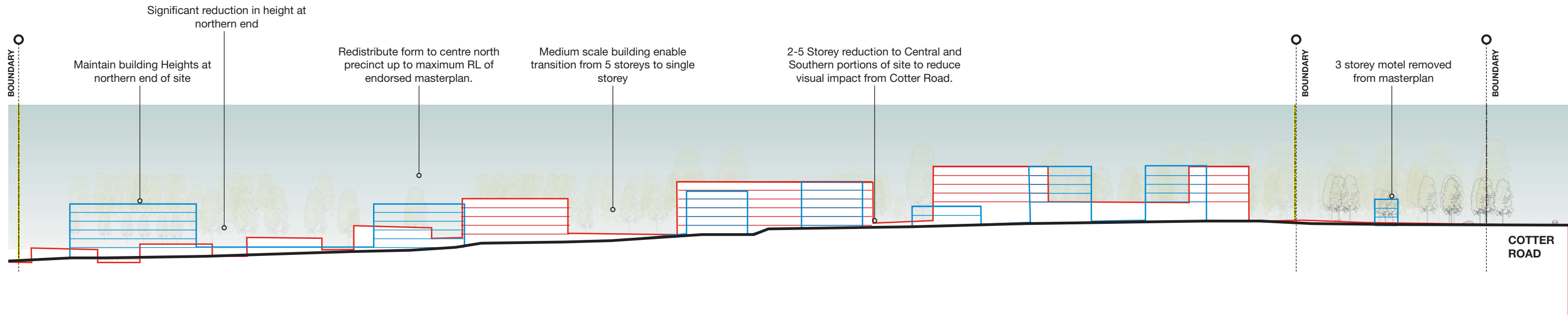
11.0 Amendments to endorsed masterplan

The proposed masterplan redistributes the endorsed masterplan's building by creating a variety of building heights - 1, 3, 4 and 5 storey forms. The building footprints are rearranged around reference to the existing natural features including existing trees and the cross fall on the site.

Taller buildings are consolidated to the central portion of the site, with heights transitioning towards the north.

Legend

- Subject Site
- COX scheme outline
- ROTHELOWMAN scheme outline



OVERALL SITE SECTION

Summary

In general, the proposal changes the majority 4-5 storey masterplan into a varied height and scale development, with different housing opportunities

Taller buildings are concentrated in the centre of the site

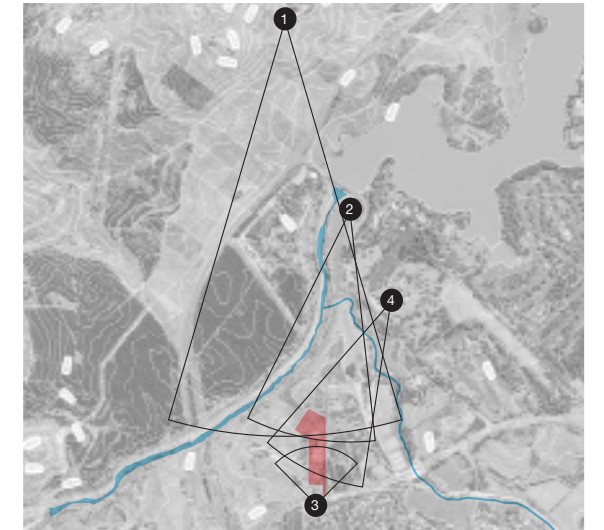
Lower scale buildings transition to surrounding context to the south

Single level villas to the visually prominent northern end of the site, reduce the bulk and scale from the endorsed masterplan and allow for future landscaping to screen lights

11.0 Amendments to endorsed masterplan

11.02 Significant Views - Comparison study

The changes to height from the approved masterplan to the proposed seeks to minimise its visual impact to the significant views



Legend

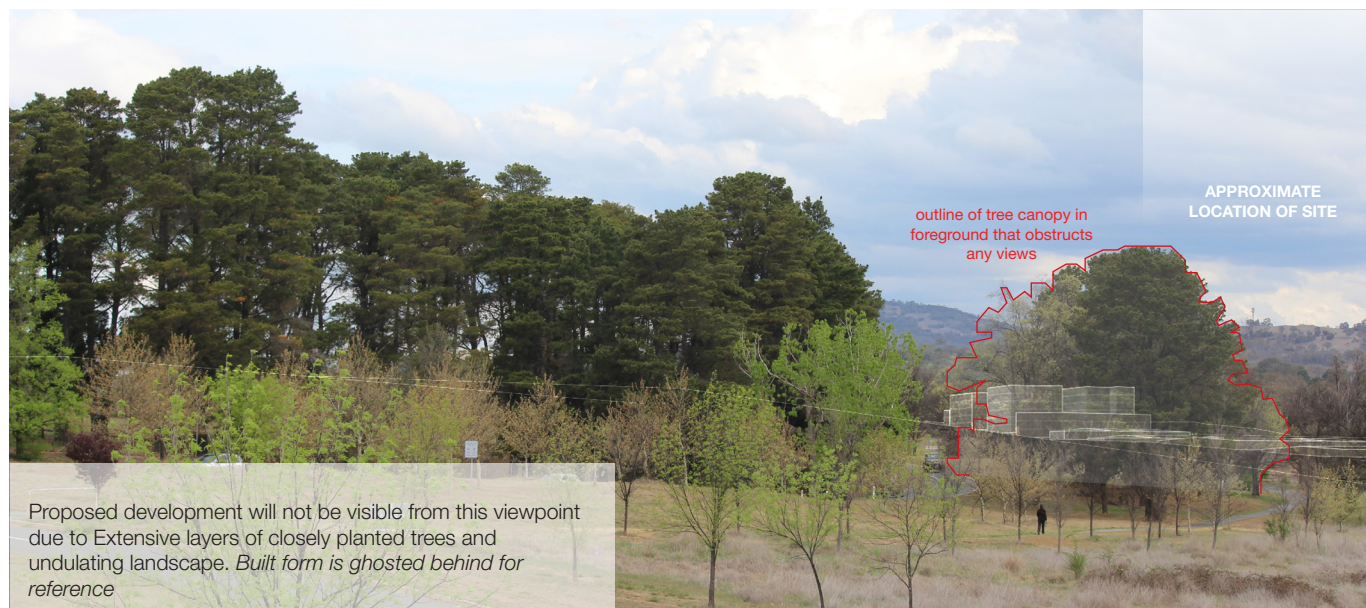
Red shaded area: Reduction in mass from COX masterplan to rothelowman's scheme



View 1. View to site from National Arboretum



View 3. View to site from Cotter Road



View 2. View to site from Scrivener Dam Lookout



View 4. View to site from Government House Lookout

The previously approved scheme for the site has been reviewed under the controls provided in rothelowman's earlier Works approval for the subject site.

The endorsed masterplan contained buildings of 3 and 5 storeys, evenly located across the length of the site.

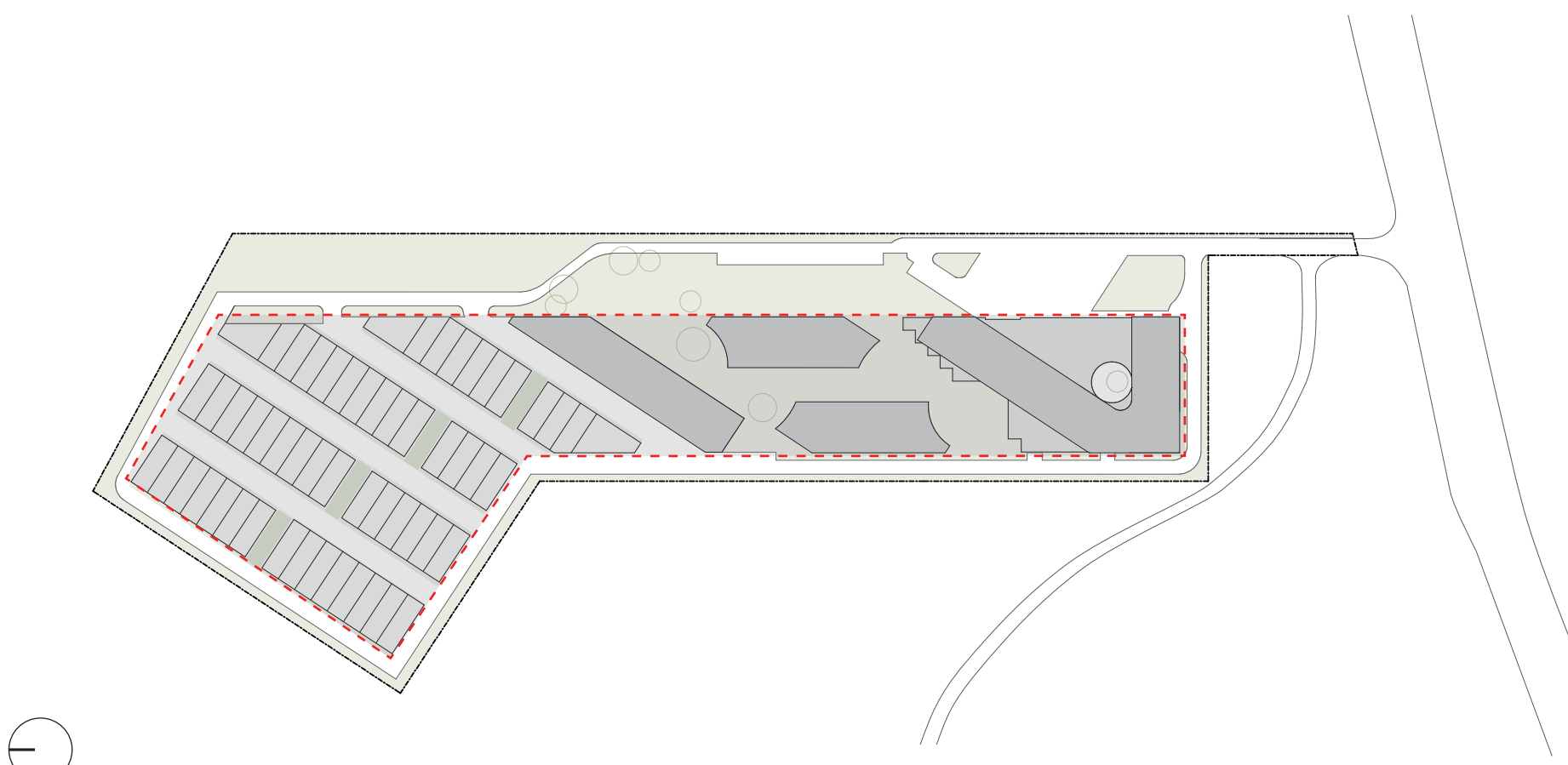
A separate motel was also proposed on the northern edge adjacent Cotter Road





ENDORSED MASTERPLAN

APZ EASEMENT SETBACKS TO ALL SITE BOUNDARIES APPLY TO THE SUBJECT SITE, WITH A 32M SETBACK FROM THE EASTERN BOUNDARY. THE APPROVED SCHEME DID NOT FACTOR THESE SETBACKS INTO THE MASTERPLAN



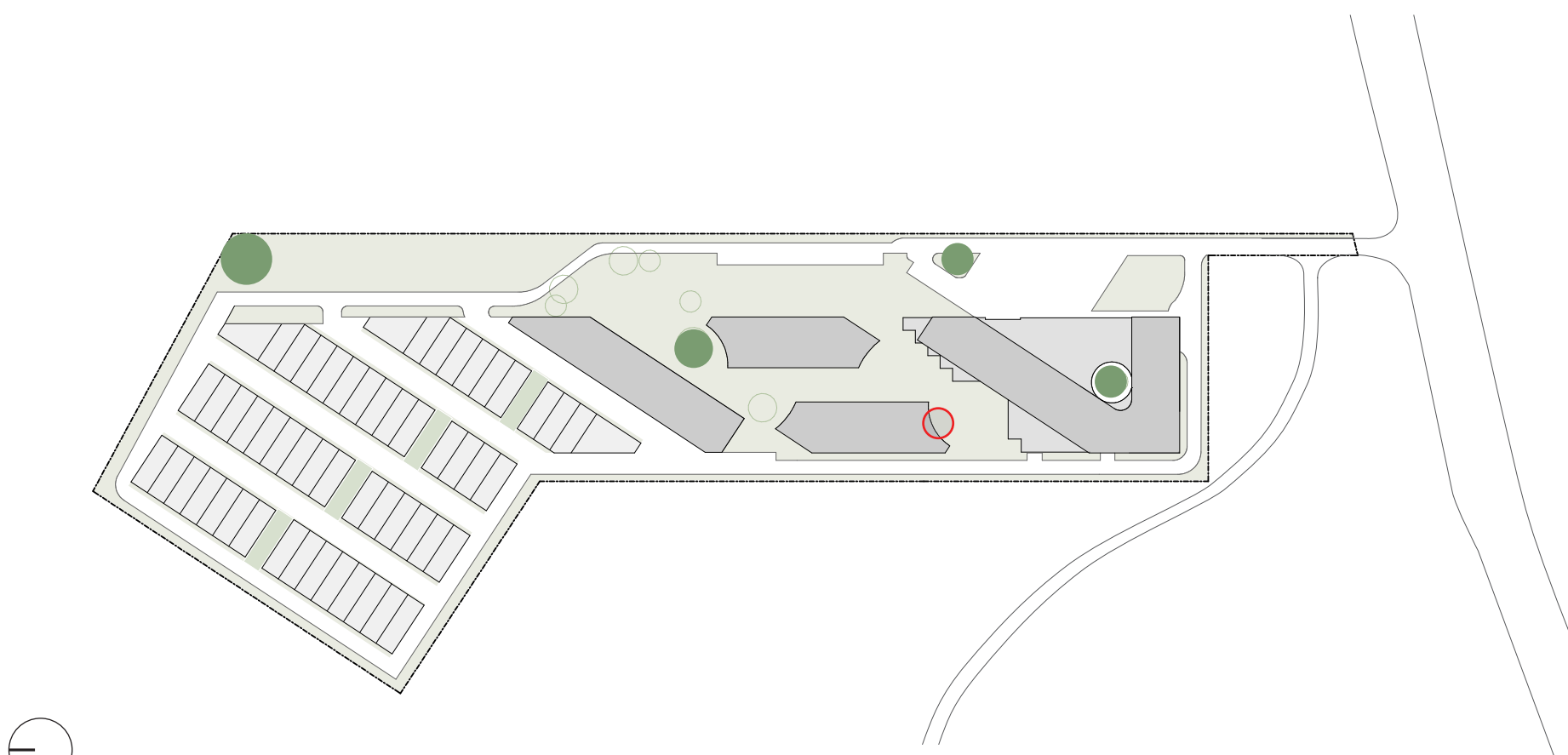
PROPOSED MASTERPLAN

REVISED DEVELOPMENT IS CONSIDERABLY SETBACK FROM BOUNDARIES



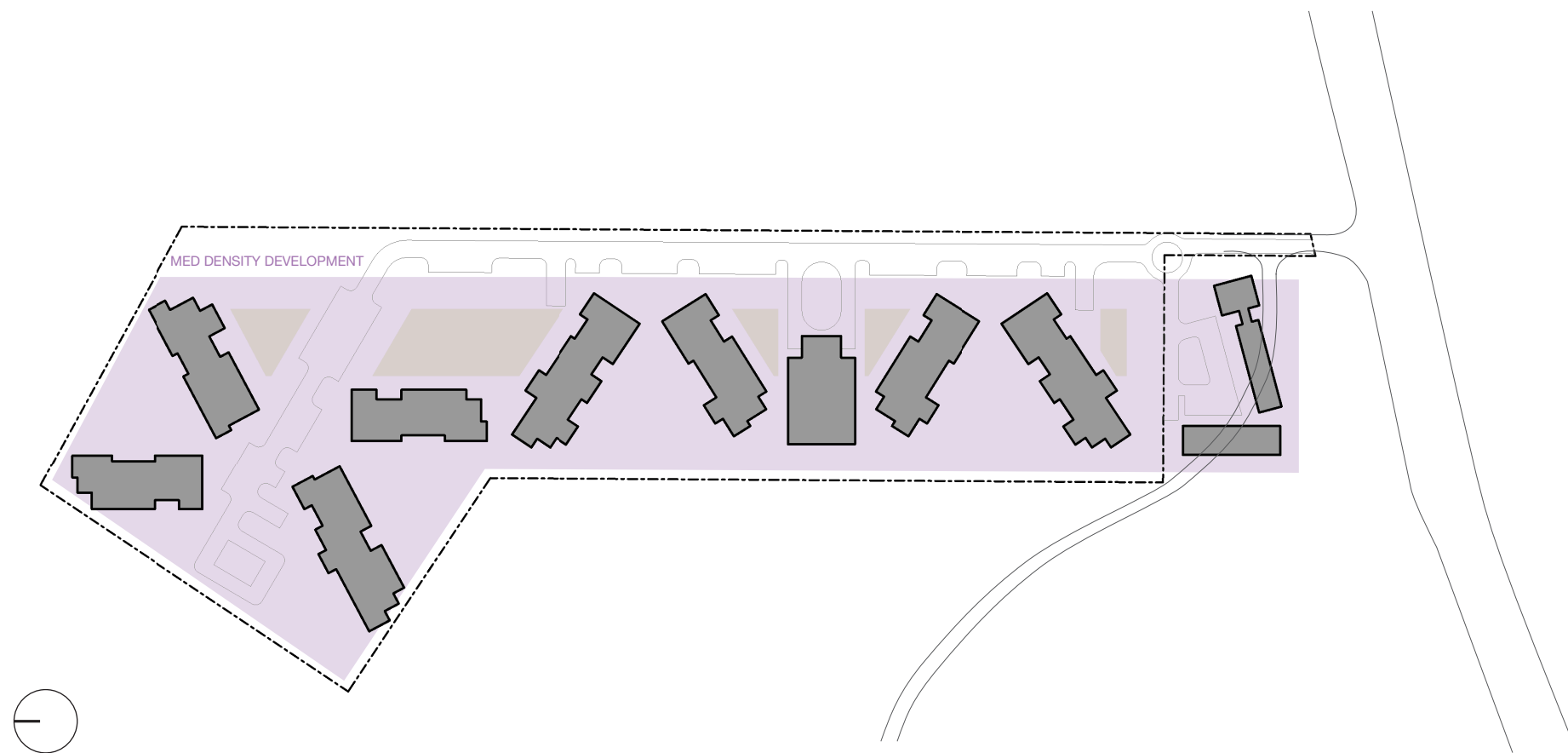
ENDORSED MASTERPLAN

ENDORSED SCHEME DOES NOT CONSIDER THE RETENTION OF HIGH VALUE TREES CURRENTLY ON SITE.



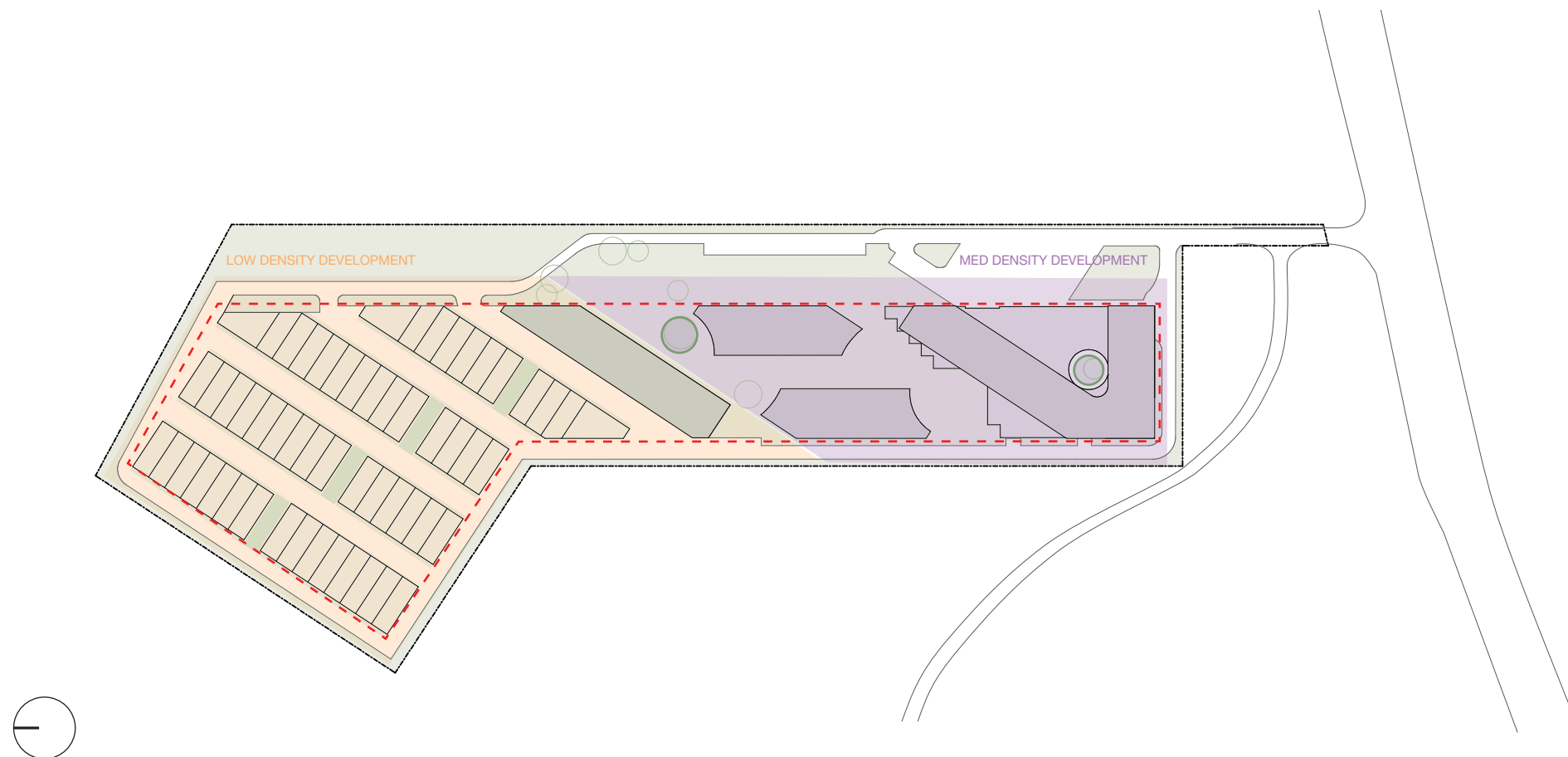
PROPOSED MASTERPLAN

PROPOSED SCHEME WHERE POSSIBLE MAINTAINS SIGNIFICANT EXISTING TREES AND CREATES A CONTEXTUALLY RESPONSIVE MASTERPLAN TO EMBRACE THE NATURAL ENVIRONMENT.



ENDORSED MASTERPLAN

PREVIOUS SCHEME MAINTAINED A MEDIUM DENSITY APARTMENT BUILDING TYPOLOGY ACROSS THE ENTIRE SITE.



PROPOSED MASTERPLAN

PROPOSED MASTERPLAN CREATES A MUCH MORE DIVERSE ARRAYS OF HOUSING TYPES AND BUILDING SCALES. THESE ARE DESIGNED TO OPTIMISE INTERNAL AND EXTERNAL VISTAS AND CREATE A LARGER CONSOLIDATED LANDSCAPE SPACES.

Summary

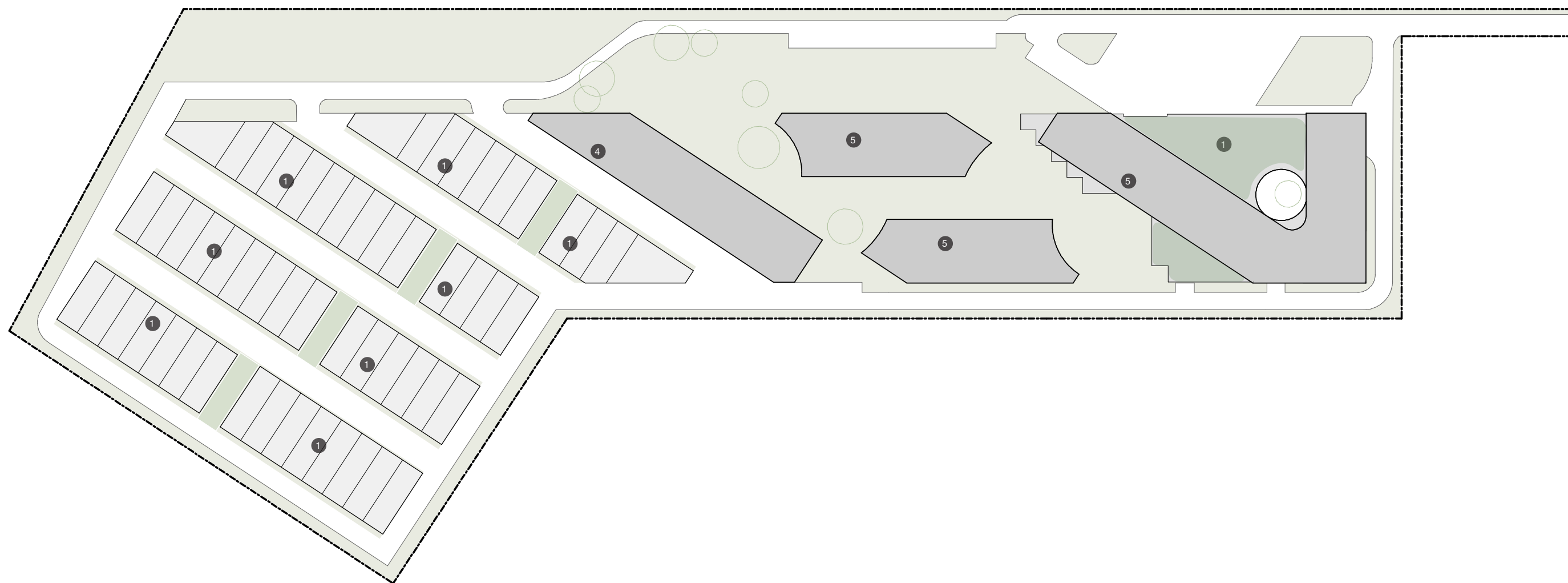
The proposal creates a more diverse built form outcome through distributing buildings of varying height across the site

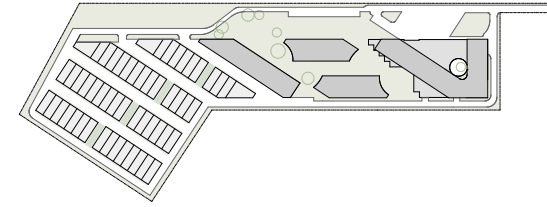
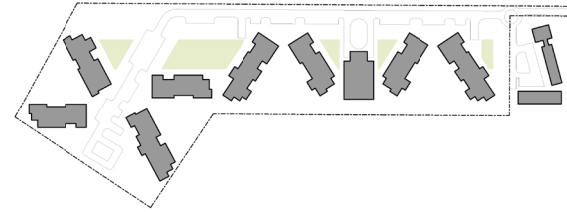
Landsaped area is able to be enhanced and connected visually to the surrounding areas

A centralised and consolidated parkland space is created along the sites Eastern edge to better create amenity for future residents.

Legend

- Subject Site
- 1-8 number of stories
- Defined landscape space





KEY MATTER	COX MASTERPLAN	ROTHELOWMAN MASTERPLAN
Density	Medium density development across the site (all 3-5 storey buildings)	Mix of density on the site, low density villas or independent living accommodation and medium density component (apartment buildings and high care building with amenities)
Dwelling typologies	Only provides for apartment living within the seniors living development Lack of choice	Provides a mix of dwellings typologies (low rise independent living, apartment living and high care accommodation) all within different building forms across the site
Medium density component	Provided across whole of site Minimal setbacks from site boundaries	Provided only within central and southern area of the site where the fall across site is least and is less visible from surrounding public realm areas Multistorey buildings incorporate functional floor plates for type of aged care proposed Limiting medium density built forms reduce the scale of the development across the site (majority is 1- 5 storey) Variety of internal and external amenity zones for residents site to be captured within a variety of building footprints Significant setbacks from all site boundaries
Landscaped open space	Extensive site coverage results in limited areas for quality open space / landscaping	Majority of existing high retention trees integrated into the design Perimeter of site retained for open space and managed landscape areas Larger landscaped areas are spatially connected to make the overall green space feel bigger overall

Thank you