



## MASTERPLAN DESIGN PRINCIPLES

### LAND USES

The masterplan will comprise of a mixture of new land uses within a new mixed use community.

### ACCESS STRUCTURE AND URBAN FRAMEWORK

The masterplan sets out a clear hierarchy of internal streets, which act as primary corridors of movement and accessibility within the site. These link to the adjoining network of public parks, streets, and community spaces.

### LANDSCAPE AND PUBLIC OPEN SPACE

The masterplan will comprise of a public domain structure and open space areas. The public domain of new streets consider site address and building entries, together with new public open space areas in order to facilitate a mixed use community neighbourhood. A cohesive network of public parks and streets give expression and spatial character to the public domain, inviting a variety of both formal and informal recreation activities. Street planting should respond to the street hierarchies of the site and provide a green and inviting setting.

### BUILDING HEIGHT AND BUILT FORM

Built form controls will define the street edge and provide spatial enclosure and framing. A gradation of building height will provide site orientation and view sharing towards Duck River. New built form is arranged to provide optimum solar orientation and building energy performance.

### BUILT FORM TRANSITION

The masterplan considers limiting impacts on the adjoining and existing properties to the south. Here adjustment in the residential density and maximum building height of the urban block bounded by Manchester Road, Sheffield Street, and Chisholm Road is proposed. This will not only reduce the impact, but will also promote an urban transition.

