



## MASTERPLAN DESIGN PRINCIPLES

### ACCESS STRUCTURE AND URBAN FRAMEWORK

The masterplan sets out a clear hierarchy of internal streets which act as the 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 a structure of public domain and open space areas. The public domain of new streets consider site address, building entries, together with new public open space areas to facilitate a mixed use community neighborhood. A cohesive network of public parks and streets give expression and spatial character to the public domain, inviting a variety of 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 spatial 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 provide an important urban transition.