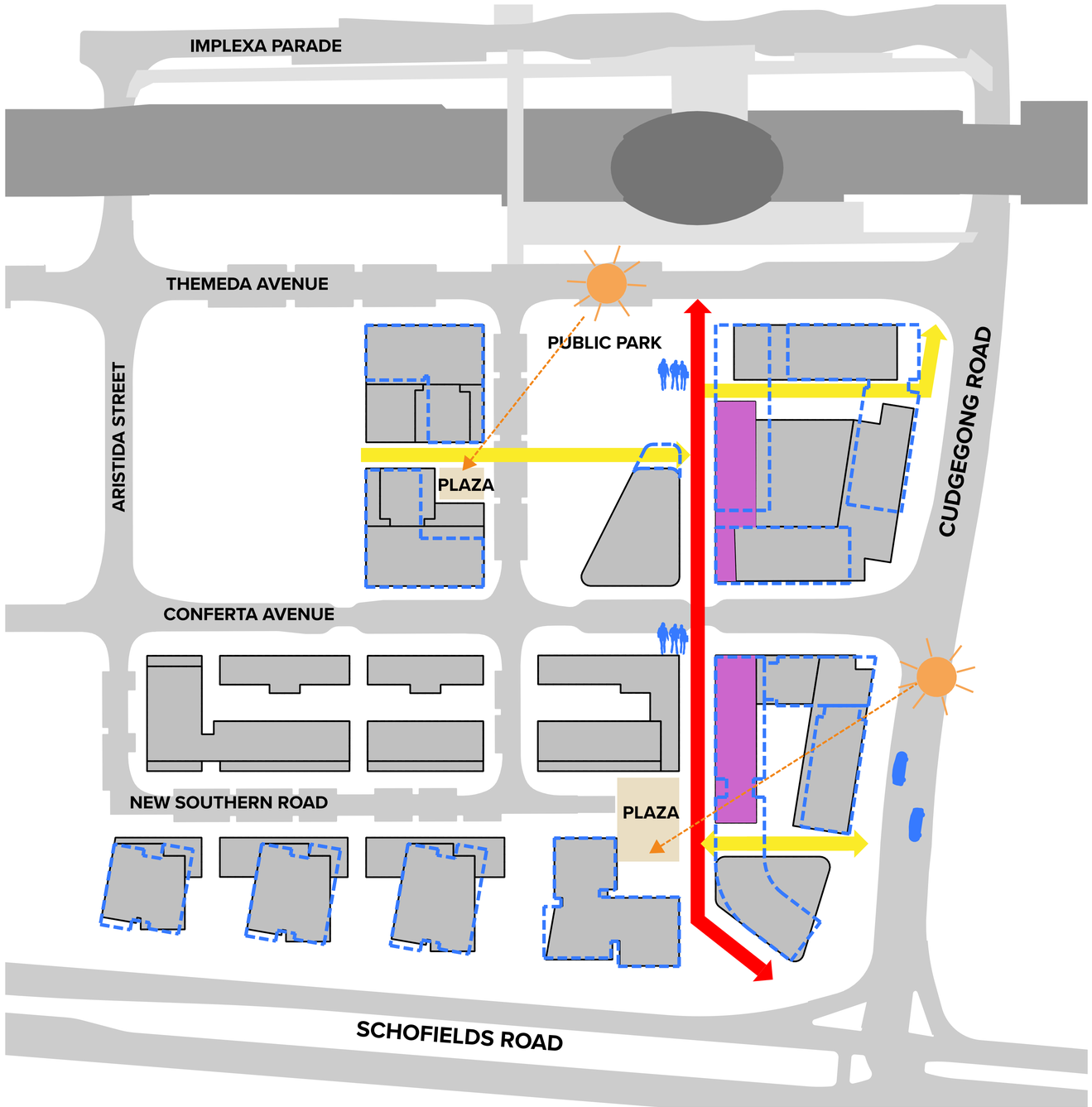
REFINEMENTS TO CONCEPT PLAN

BUILDING ENVELOPE OVERLAY

PROPOSED MASSING REFINEMENTS

PREFERRED SCHEME



DEICORP

TALLAWONG STATION - PRECINCT SOUTH

Project No. 18095 Scale: 1:1250, 1:833.33 @ A1

Rev. G
Issue _ 25/11/19

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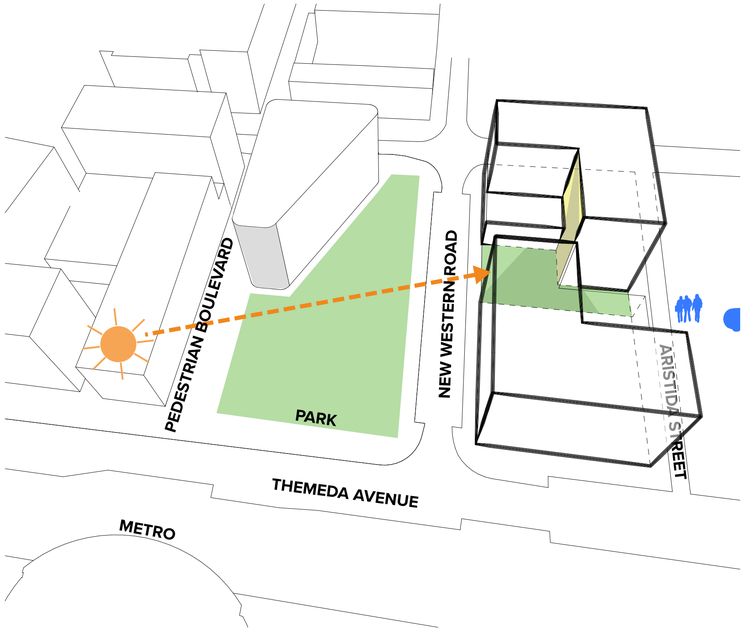
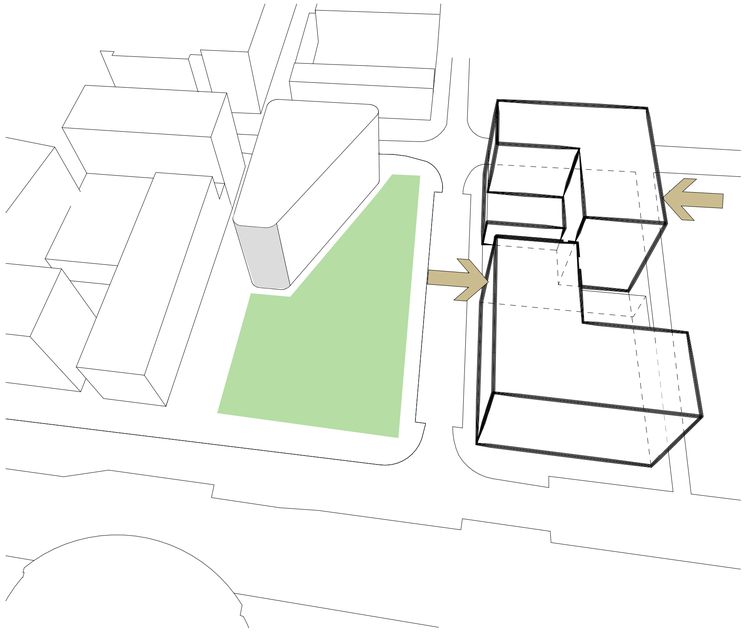
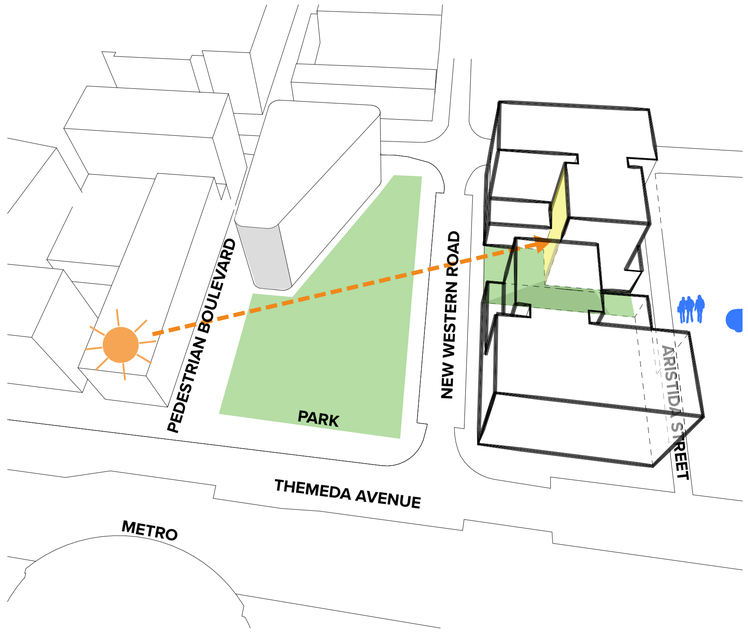
SITE 1A REFINEMENTS

PROPOSED MASSING REFINEMENTS

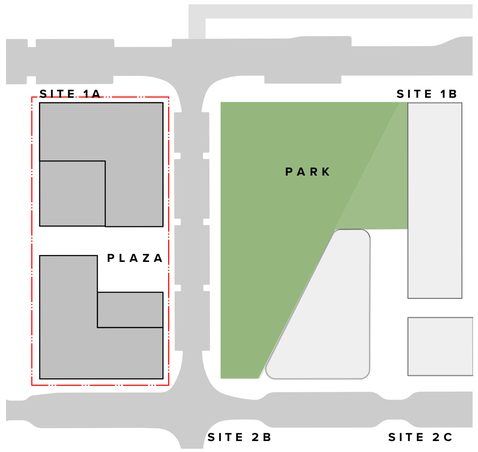
KEY PLAN







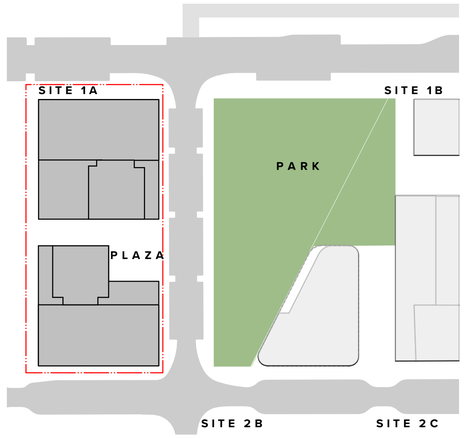
BASE SCHEME



IMPROVEMENTS

- ✓ Locally shift the built form to maximise solar access to the plaza and building facade
- ✓ Step the built form down to the park and commuter carpark to create a retail podium and provide opportunities for extended outdoor areas above

PREFERRED SCHEME



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Project No. 18055 Scale: 1:41.45, 1:4970.35 @ A1 Issue _ 25/11/19

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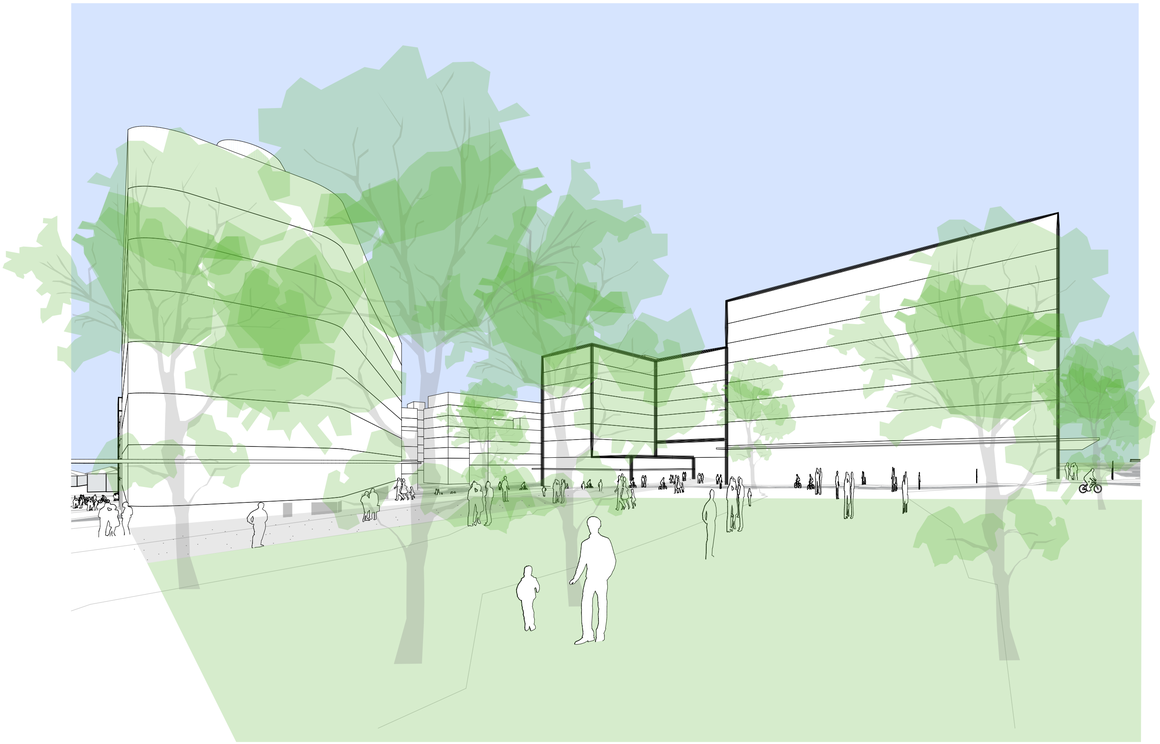
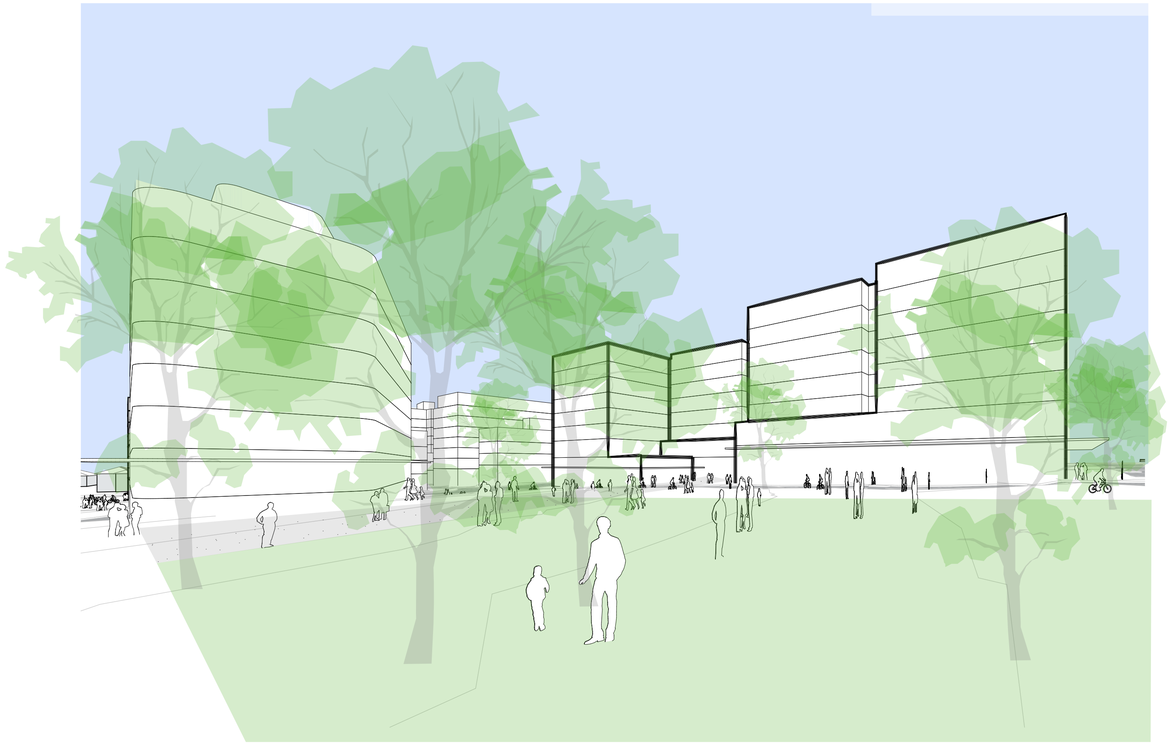
SITE 1A VIEW ANALYSIS

PROPOSED MASSING REFINEMENTS

KEY PLAN



BASE SCHEME

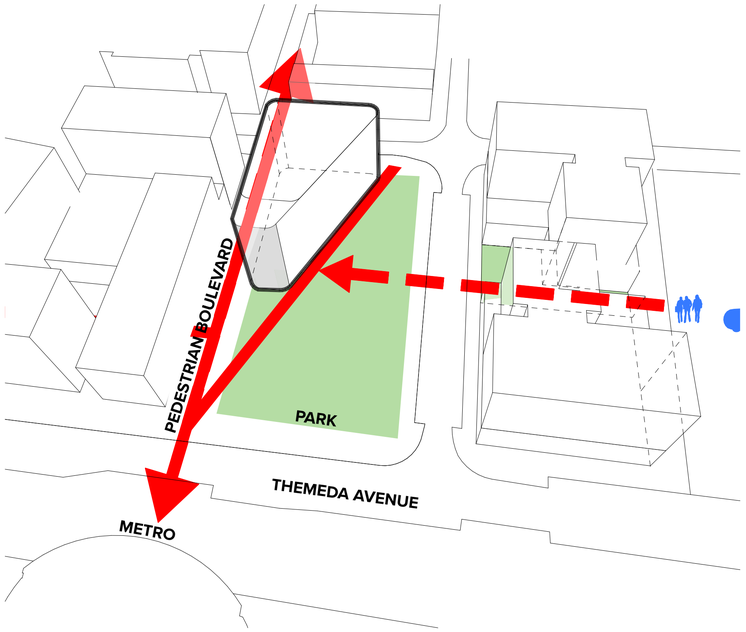


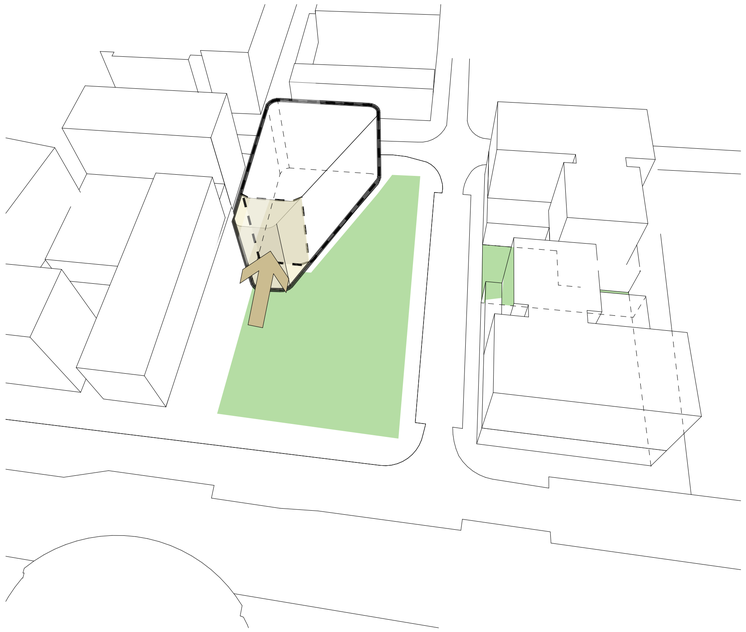
PREFERRED SCHEME

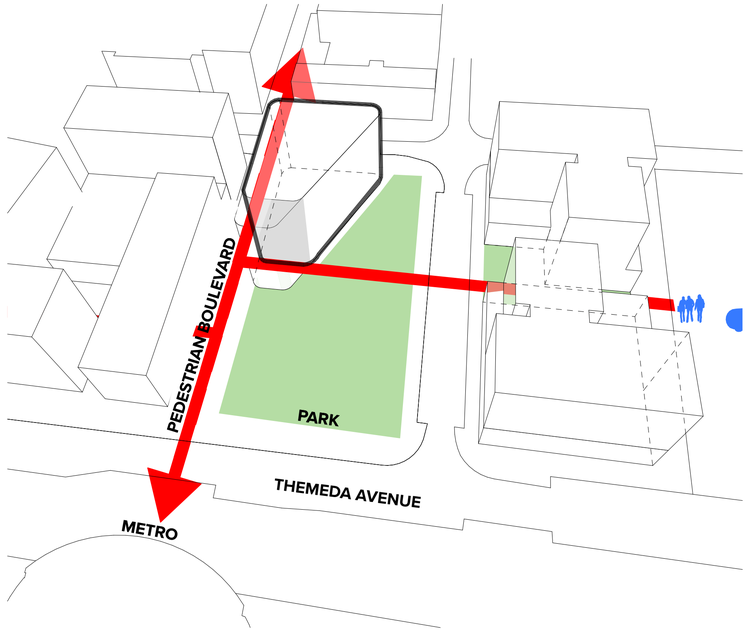
SITE 1B REFINEMENTS

PROPOSED MASSING REFINEMENTS

KEY PLAN





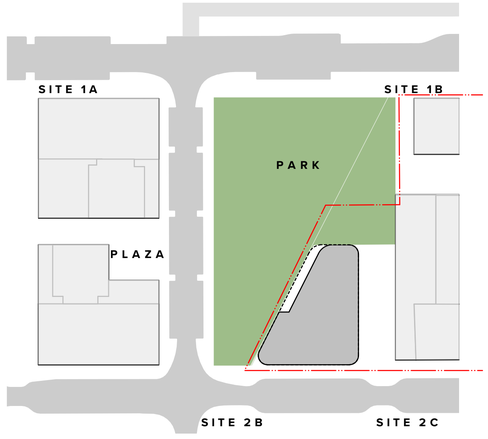


BASE SCHEME

IMPROVEMENTS

✓ Reduce building footprint to object building to provide a direct visual and physical connection to the pedestrian boulevard from commuter carpark, increasing the size of the public park

PREFERRED SCHEME



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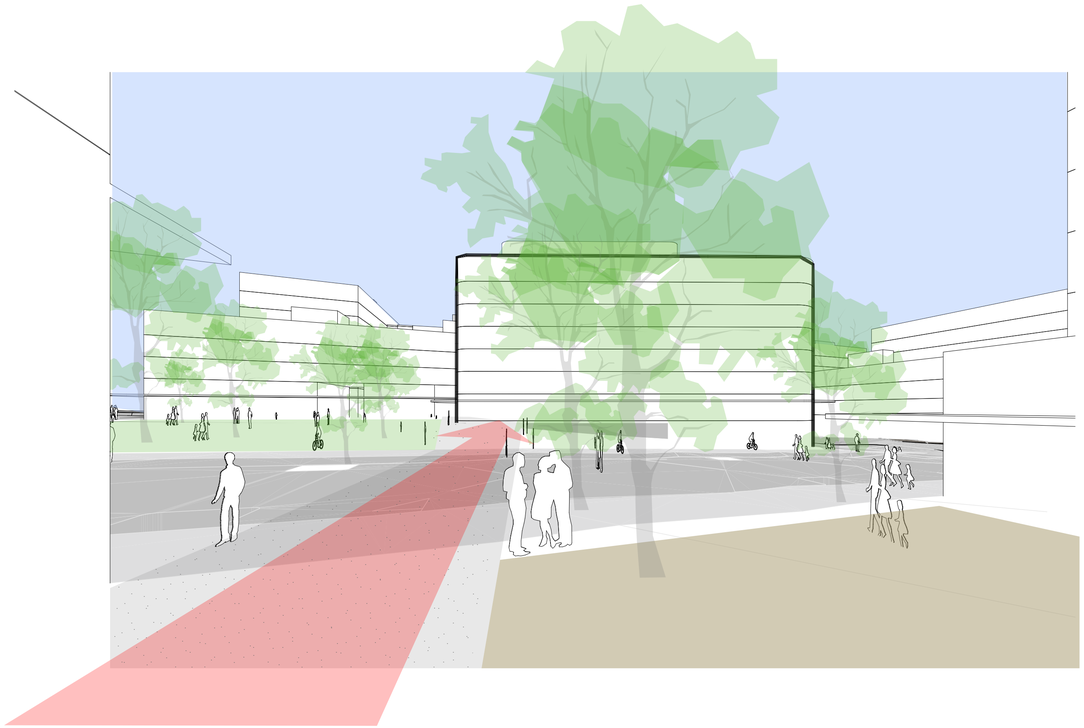
TALLAWONG STATION - PRECINCT SOUTH

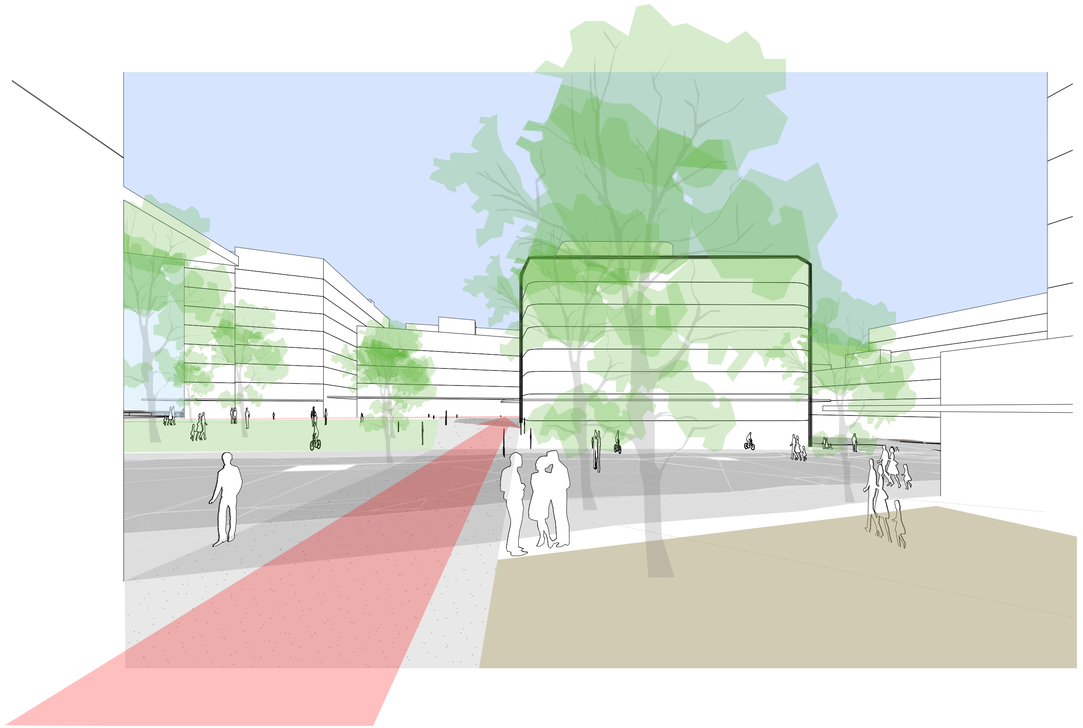
SITE 1B VIEW ANALYSIS

PROPOSED MASSING REFINEMENTS

KEY PLAN



BASE SCHEME

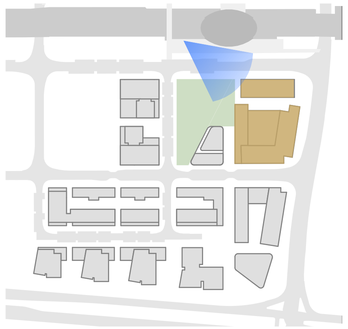


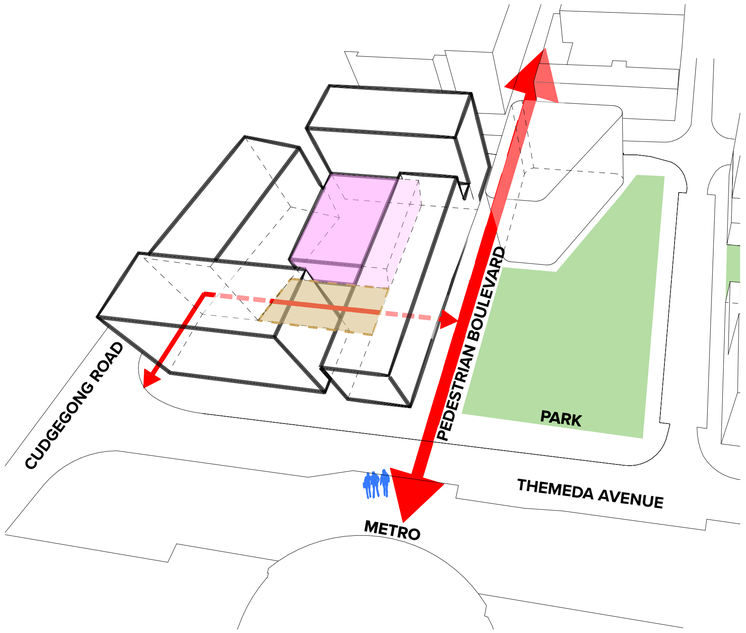
PREFERRED SCHEME

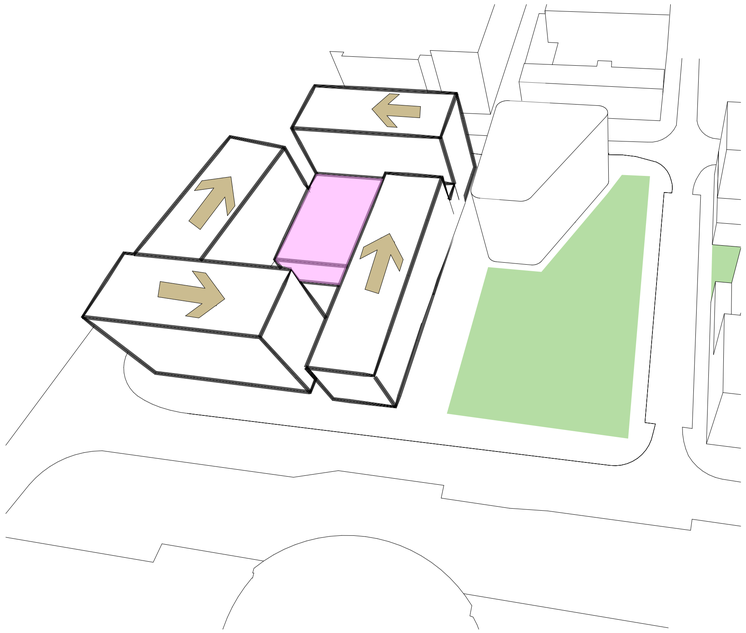
SITE 1B REFINEMENTS

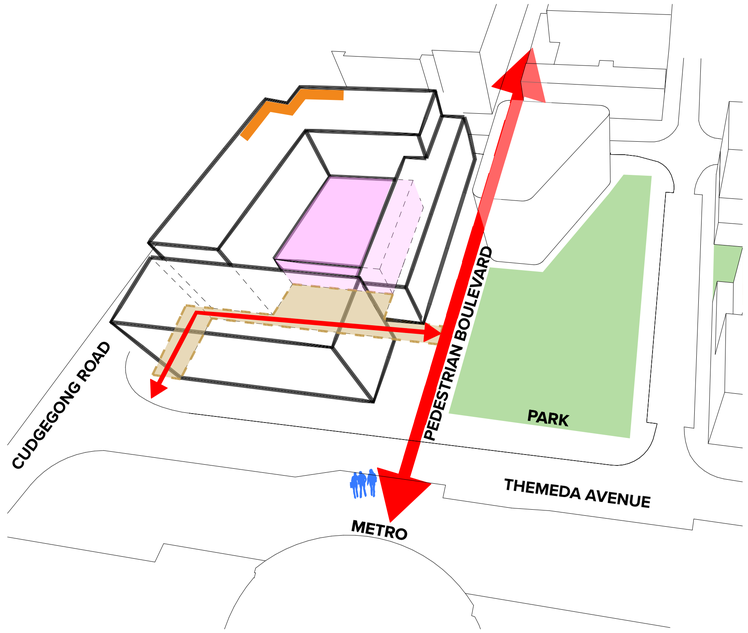
PROPOSED MASSING REFINEMENTS

KEY PLAN

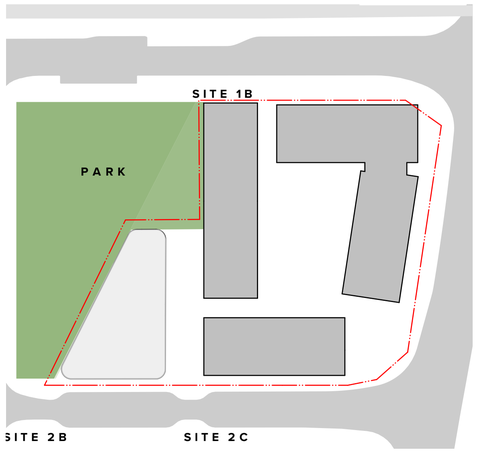








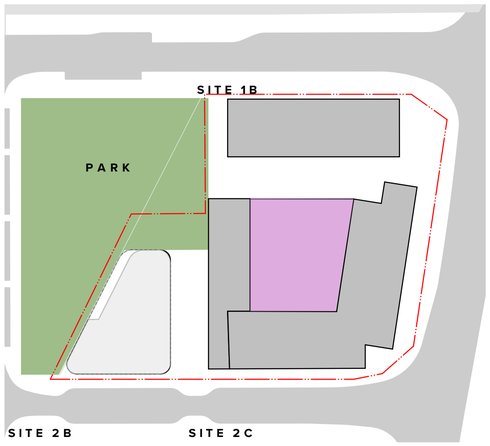
BASE SCHEME



IMPROVEMENTS

- ✓ Shift building forms to respond to new through site link
- ✓ Reconfigure the built form to define the corner of Cudgegong Road and Conferta Avenue, creating a gateway to the residential precinct

PREFERRED SCHEME



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TALLAWONG STATION - PRECINCT SOUTH

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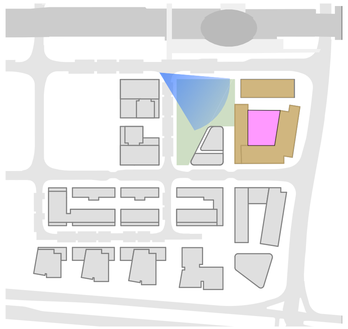
SITE 1B VIEW ANALYSIS

PROPOSED MASSING REFINEMENTS

KEY PLAN



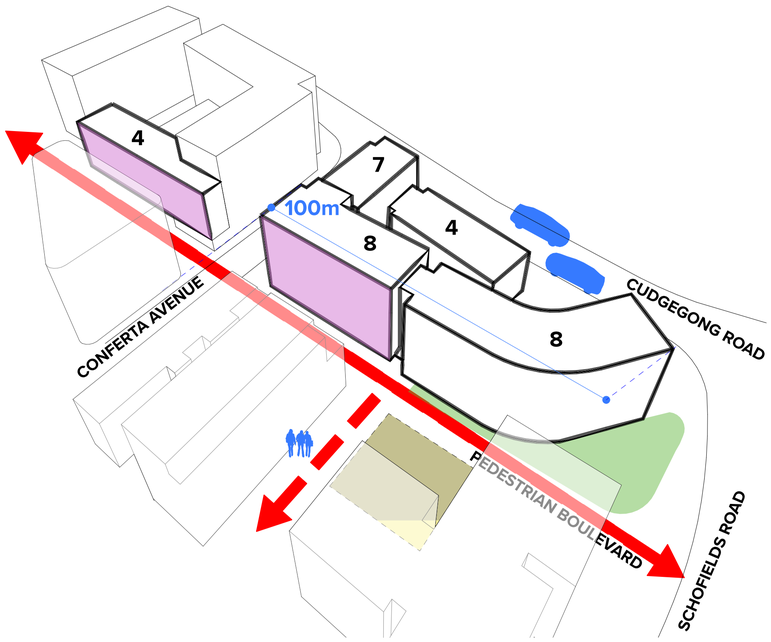
BASE SCHEME

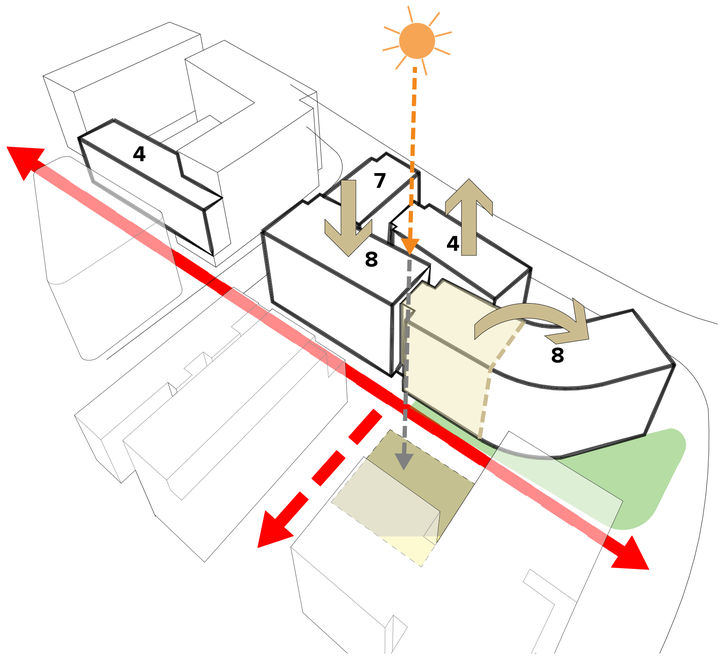
PREFERRED SCHEME

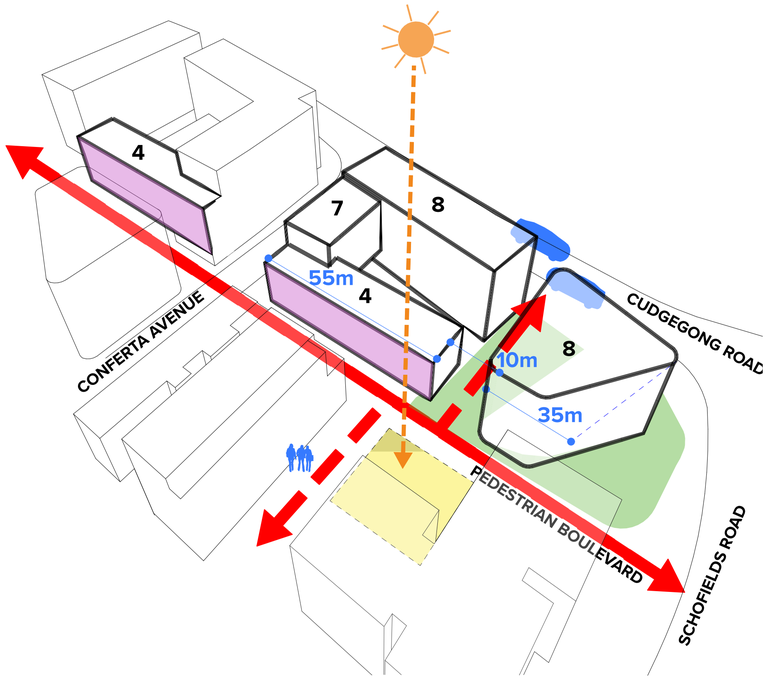
SITE 2C REFINEMENTS

PROPOSED MASSING REFINEMENTS

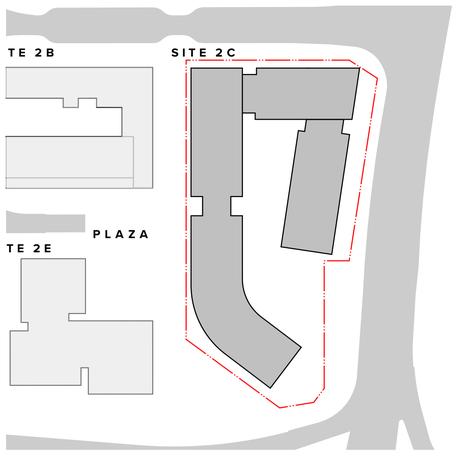
KEY PLAN







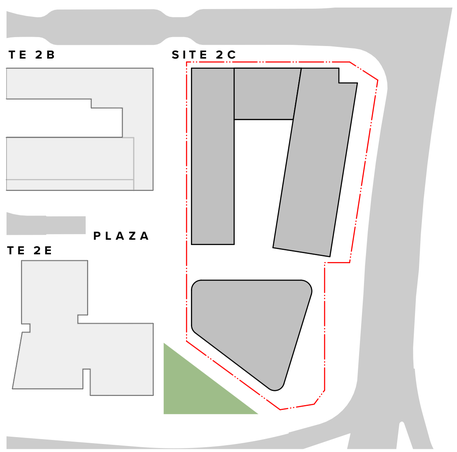
BASE SCHEME



IMPROVEMENTS

- ✓ Redistribute built form to maximise solar access to shareway/plaza
- ✓ Reduce building lengths to increase visual and physical permeability through the site
- ✓ Redistribute heights to provide a lower scale building interface along the length of the pedestrian boulevard

PREFERRED SCHEME



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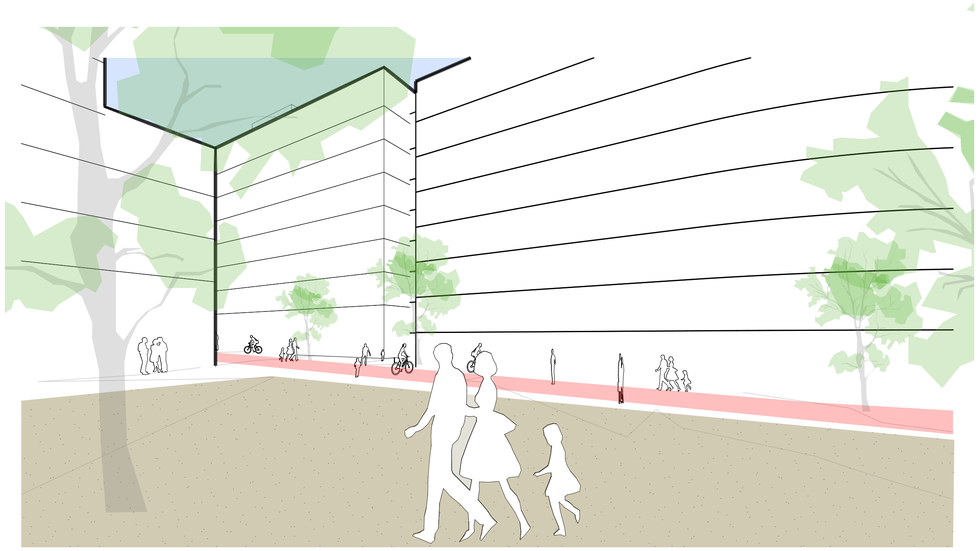
SITE 2C VIEW ANALYSIS

PROPOSED MASSING REFINEMENTS

KEY PLAN



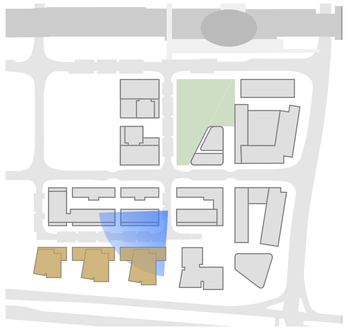
BASE SCHEME

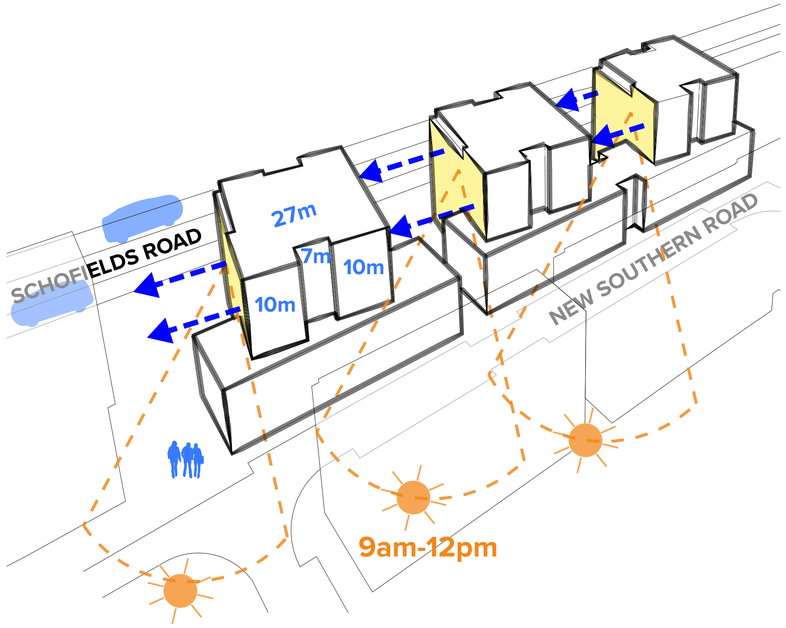
PREFERRED SCHEME

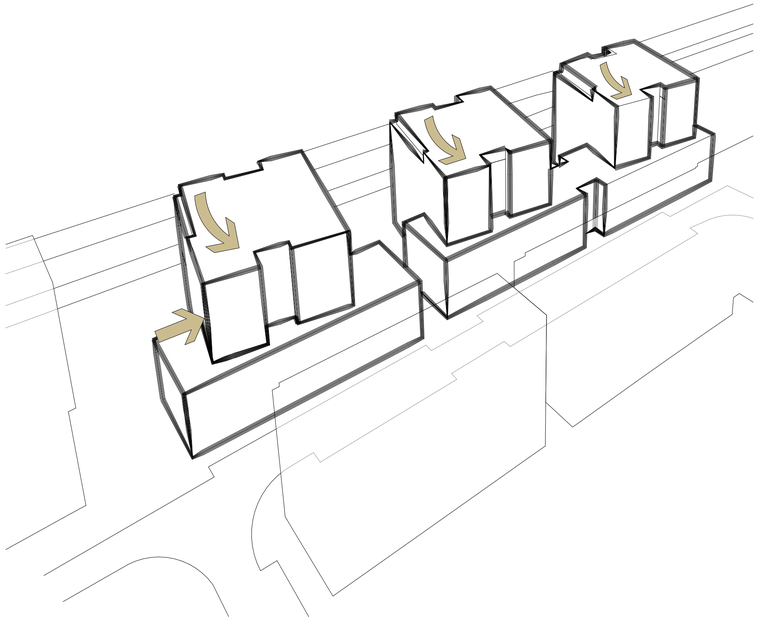
SITE 2D REFINEMENTS

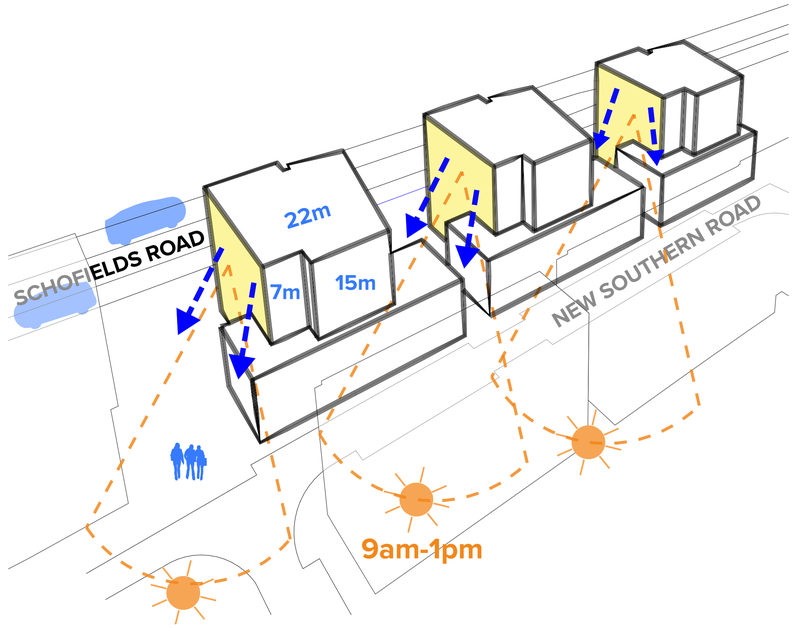
PROPOSED MASSING REFINEMENTS

KEY PLAN









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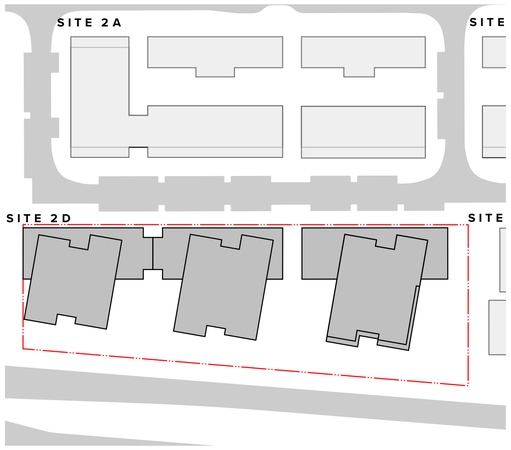
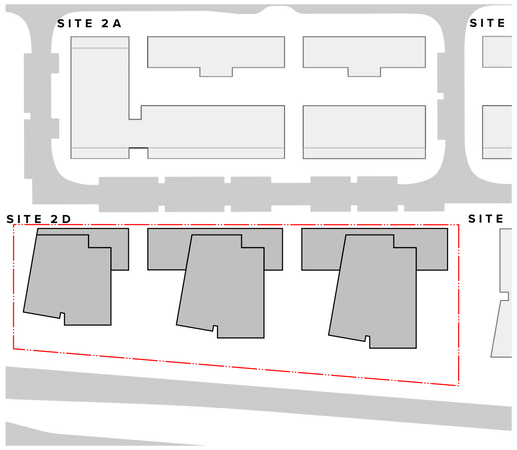


IMPROVEMENTS

- ✓ Realign facade to orientate outlook north in response to solar access site building alignments
- ✓ Reduce upper building widths to the New Southern Road, increasing separation and outlook from the public domain

PREFERRED SCHEME



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Project No. 18095 Scale: 1:41.45 @ A1 Issue _ 25/11/19

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SITE 2D VIEW ANALYSIS

PROPOSED MASSING REFINEMENTS

KEY PLAN

BASE SCHEME

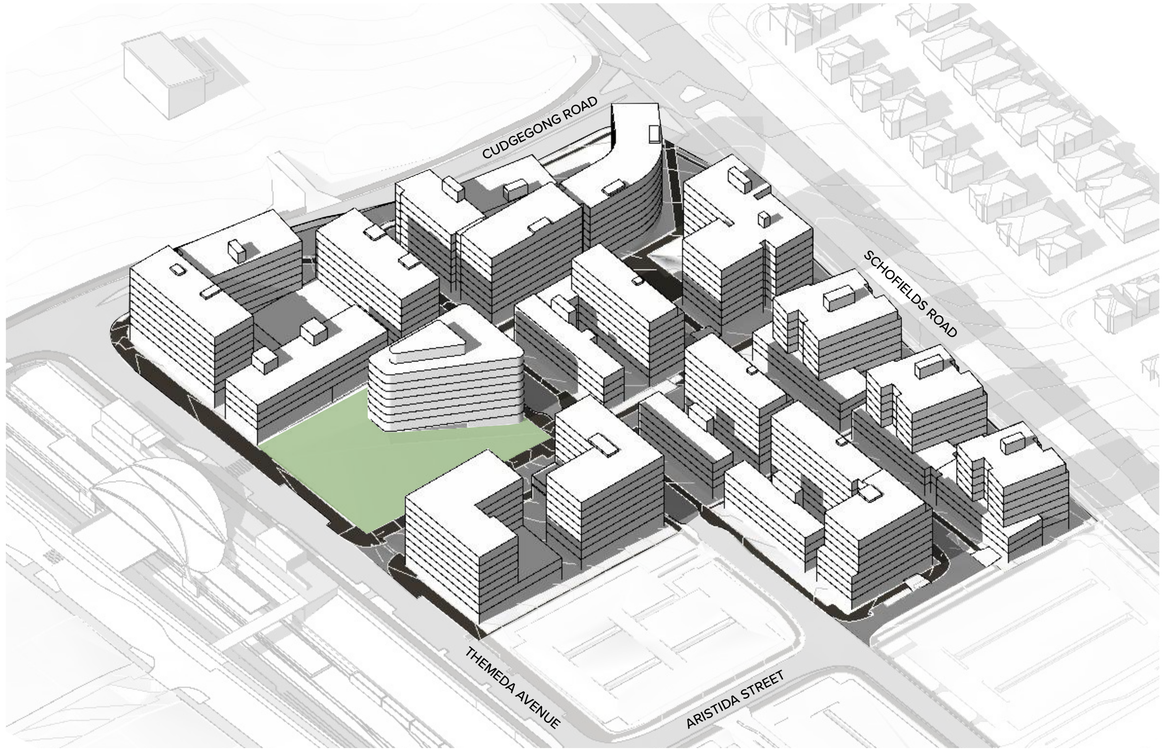
PREFERRED SCHEME

MASSING COMPARISON

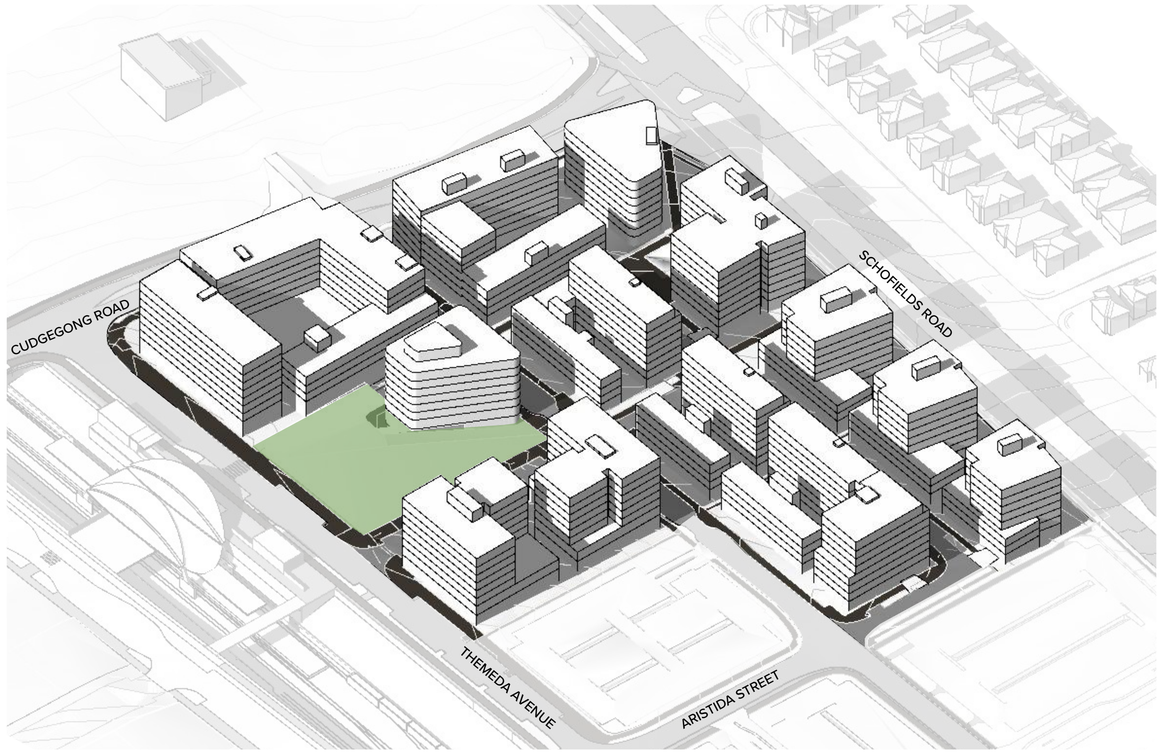
PROPOSED MASSING REFINEMENTS

KEY PLAN

APPROVED CONCEPT PLAN



PROPOSED REFINEMENT TO CONCEPT PLAN



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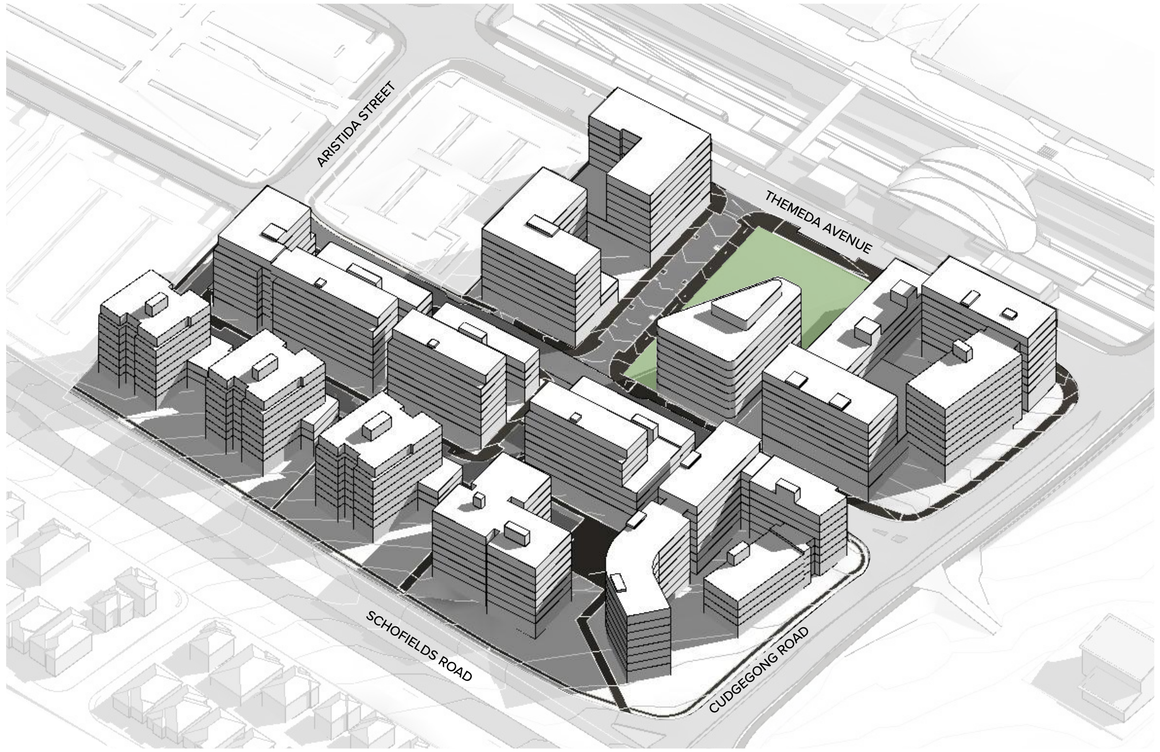
MASSING COMPARISON

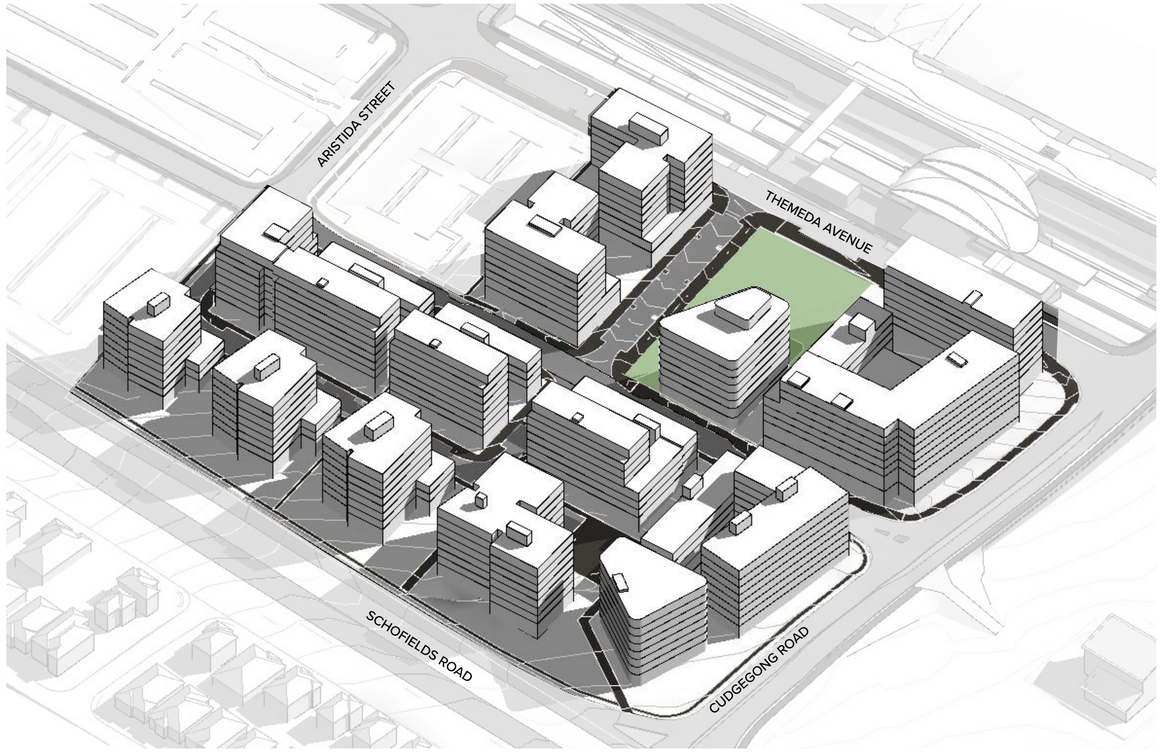
PROPOSED MASSING REFINEMENTS

KEY PLAN

APPROVED CONCEPT PLAN



PROPOSED REFINEMENT TO CONCEPT PLAN



PROPOSED SCHEME IN DETAIL

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PROPOSED SCHEME - INDICATIVE YIELD

STRATEGY

APPROXIMATE GFA

TOTAL GFA	**93,393m² maximum**
RETAIL	9,000 m²
RESIDENTIAL	84,393 m²

NO INCREASE IN GFA

1,100 TOTAL PERMISSIBLE APARTMENTS

Note:
Layouts & Yield indicative only.
Numbers will change subject to GFA check and incorporation of retail, loading, waste and services and basement entries.

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Project No. 18095 Scale: 1:500 @ A1 Issue _ 28.11.19

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TALLAWONG STATION - PRECINCT SOUTH

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PROPOSED SCHEME_ LEVEL 1

STRATEGY

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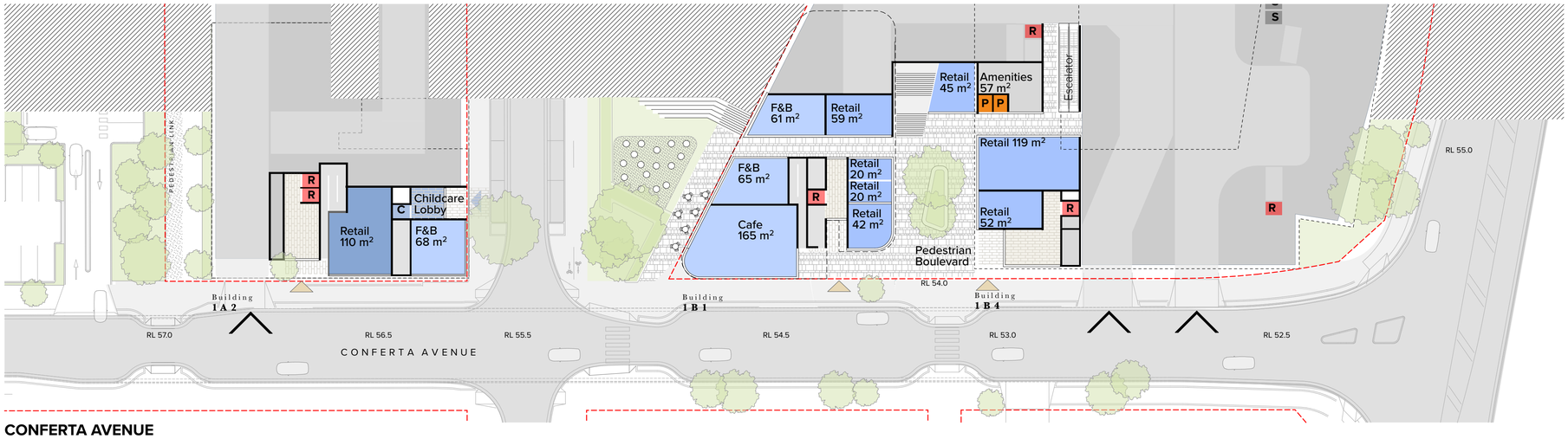
RETAIL PROVISION

STRATEGY

THEMEDA AVENUE



CONFERTA AVENUE

LEGEND

RESIDENTIAL LOBBY ENTRY

Proposed

EVENTS RETAIL	330 m²
CHILDCARE	1081 m²
COMMERCIAL	1,712 m²
RETAIL	433 m²
RETAIL	219 m²
RETAIL	100 m²
RETAIL	247 m²
RETAIL	373 m²
FOOD MARKET	1,325 m²
RETAIL	193 m²
RETAIL	539 m²
FOOD & BEVERAGE	628 m²
FOOD & BEVERAGE	862 m²
AMENITIES	186 m²
TOTAL NLA	8,228 m²
TOTAL GFA	**8,600 m²**
SITE 1A	4,077 m²
SITE 1B	4,151 m²

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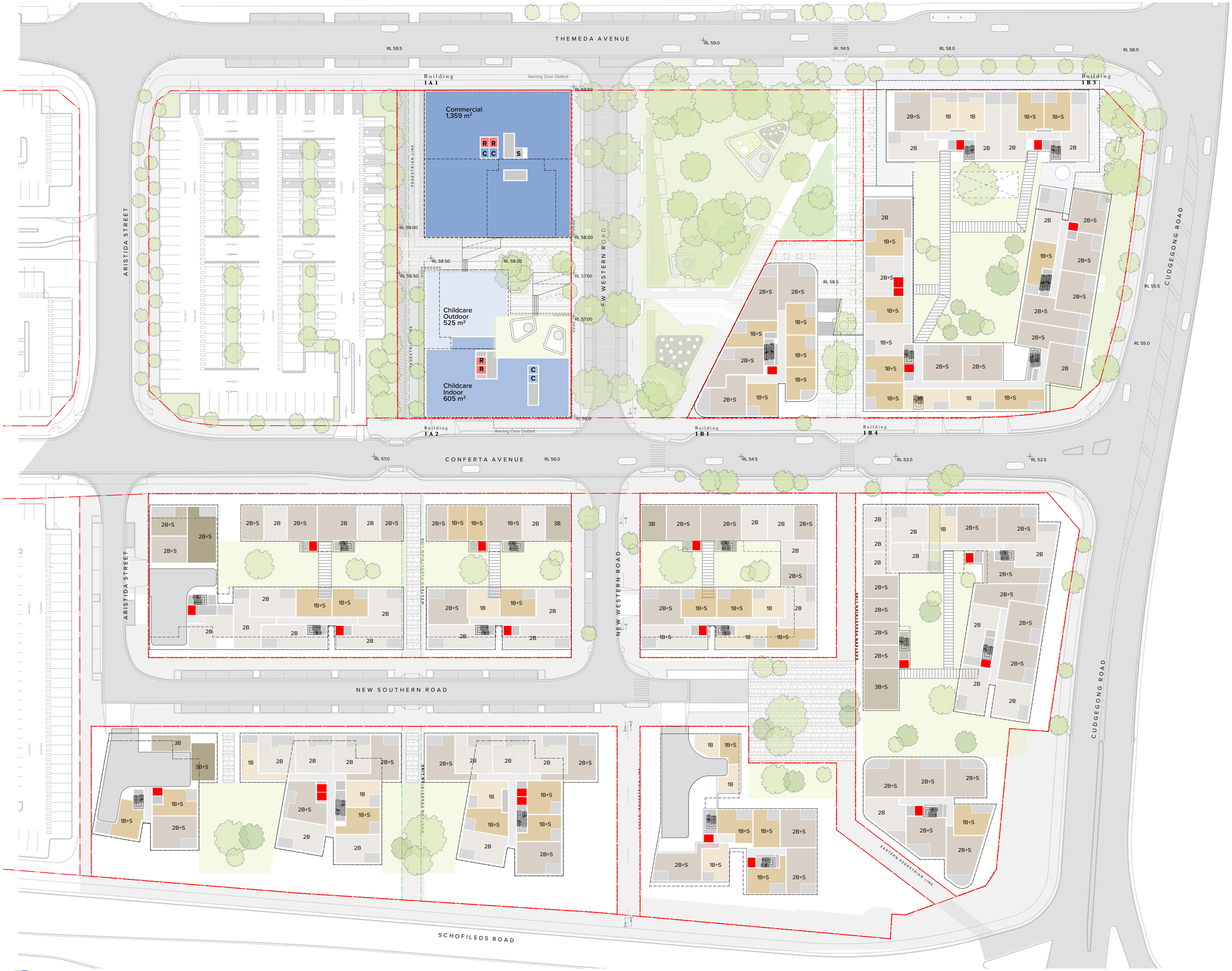
PROPOSED SCHEME_ LEVEL 2

STRATEGY



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TALLAWONG STATION - PRECINCT SOUTH

PROPOSED SCHEME_ LEVEL 3

STRATEGY

Note:
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PROPOSED SCHEME_ LEVEL 4

STRATEGY

Note:
Layouts & Yield indicative only.
Numbers will change subject to GFA check and incorporation of retail, loading, waste and services and basement entries.

Project No. 18095 Scale: 1:500 @ A1 Rev. G Issue _ 27.11.19

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PROPOSED SCHEME_ LEVEL 5&6

STRATEGY

Note:
Layouts & Yield indicative only.
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TALLAWONG STATION - PRECINCT SOUTH

PROPOSED SCHEME_ LEVEL 7

STRATEGY

Note:
Layouts & Yield indicative only.
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PROPOSED SCHEME_ LEVEL 8

STRATEGY

Note:
Layouts & Yield indicative only.
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