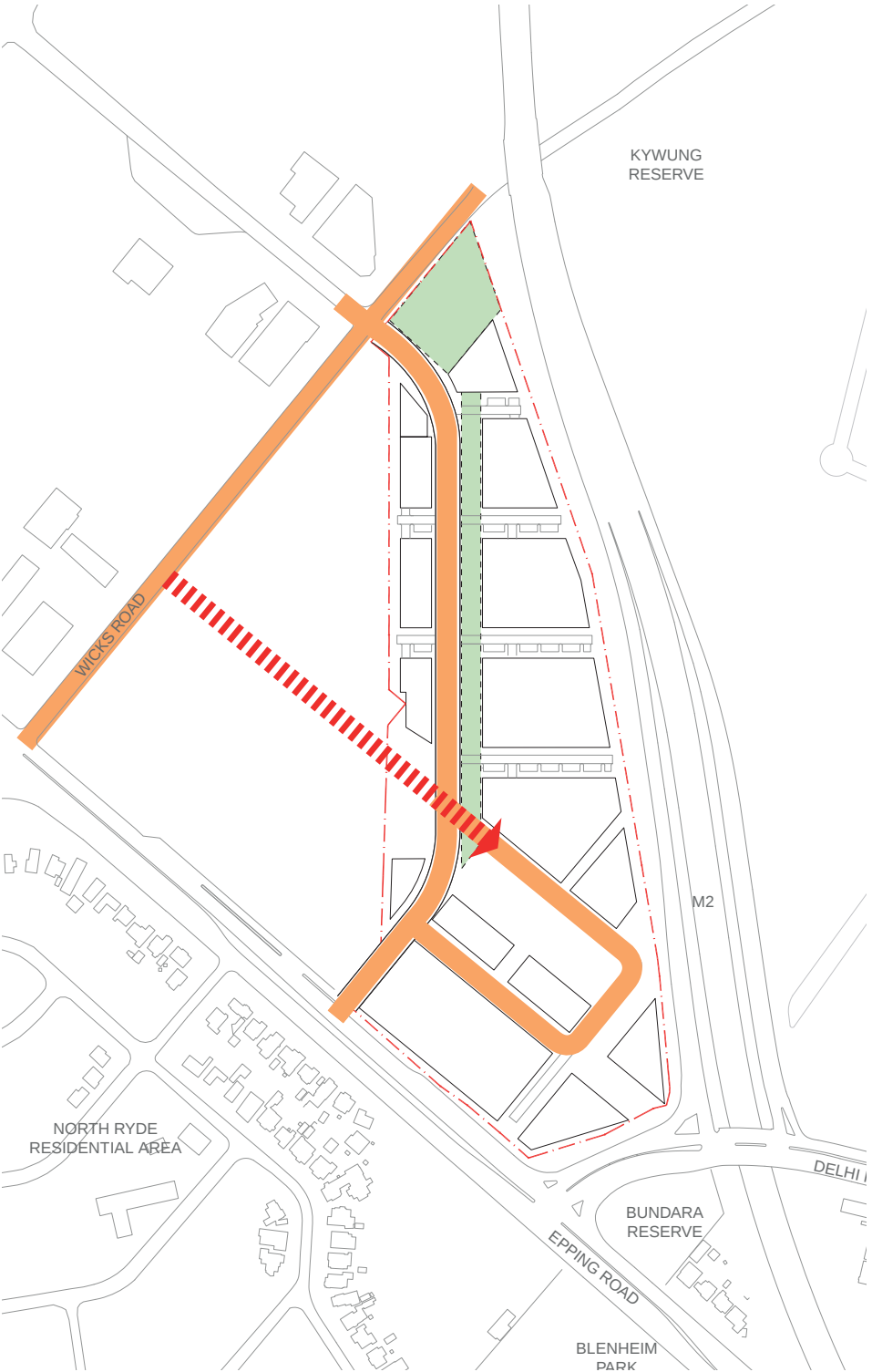


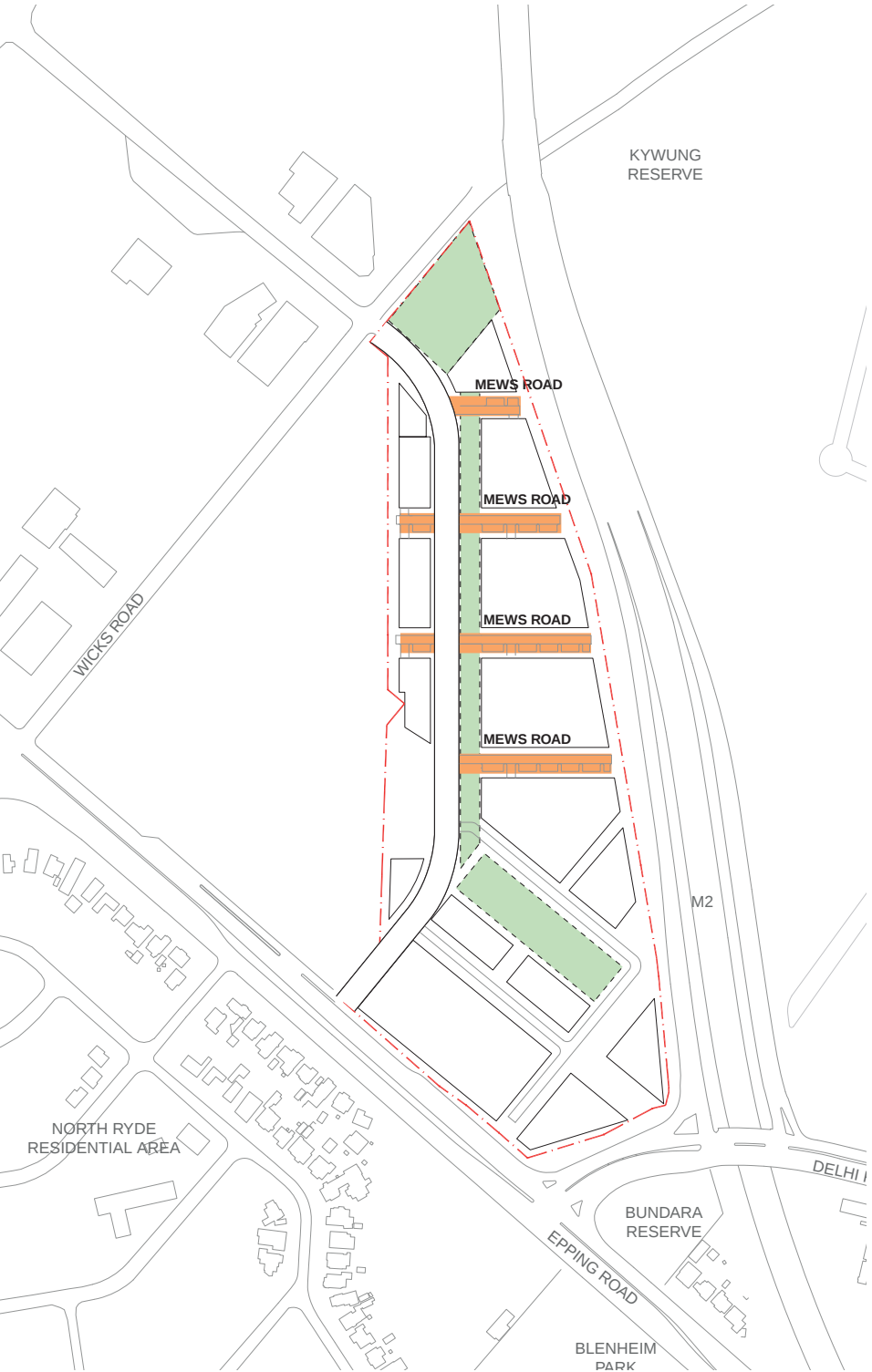
2.5 NEIGHBOURHOOD STREETS

/ Provision for a mid-site connection through the adjoining site to provide improved vehicle access to Wicks road and surrounding neighbourhood streets.



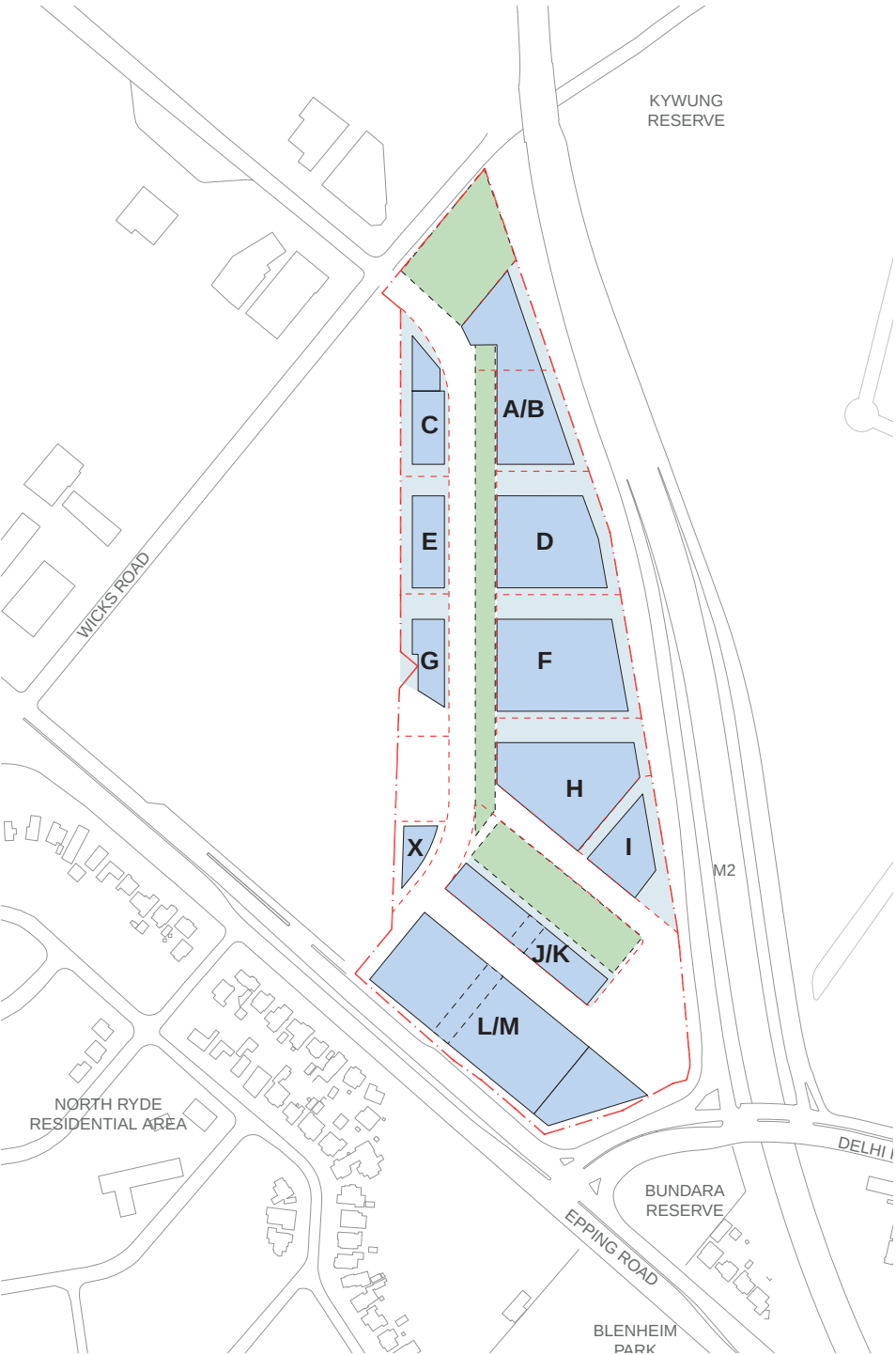
2.6 MEWS ROADS

/ Mews Roads separate the site into development parcels with a width of approximately 63m. These paved and landscaped spaces provide an address and drop off for the individual buildings as well as visitor parking and access to basement car parking.



2.7 DEVELOPMENT BLOCKS

- / 11 Development Blocks of differing sizes are proposed
- / The commercial parcel is located on the corner of Epping and Delhi Road where it has excellent visibility and close proximity to the railway station and retail
- / Many blocks have the potential to be subdivided into two parcels if required.



2.8 DEVELOPMENT STAGES

- / The indicative urban design has been designed to enable a flexible staging strategy to address market demands both in overall block sizes and the ability to stage larger blocks

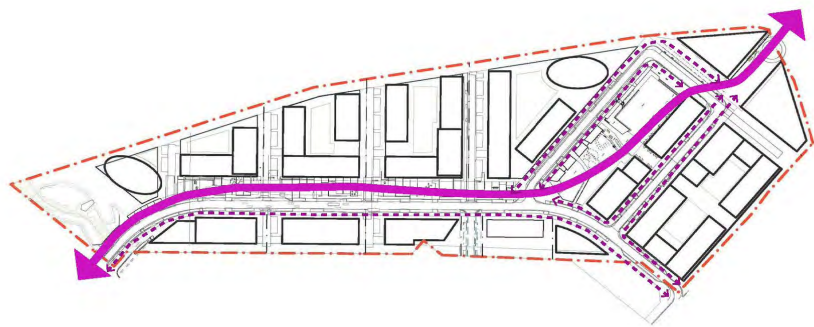


3.0 PUBLIC DOMAIN

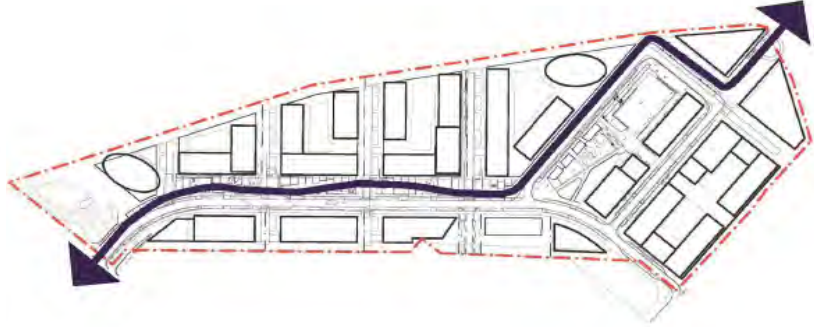
3.1 PUBLIC DOMAIN STRATEGY DIAGRAMS



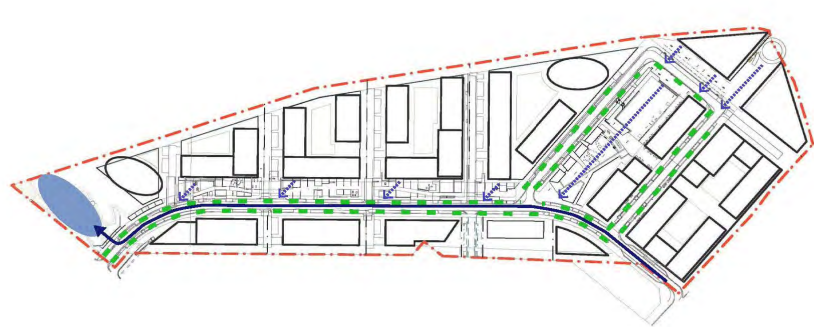
PEDESTRIAN PATH NETWORK



CYCLE PATH NETWORK



WATER SENSITIVE URBAN DESIGN

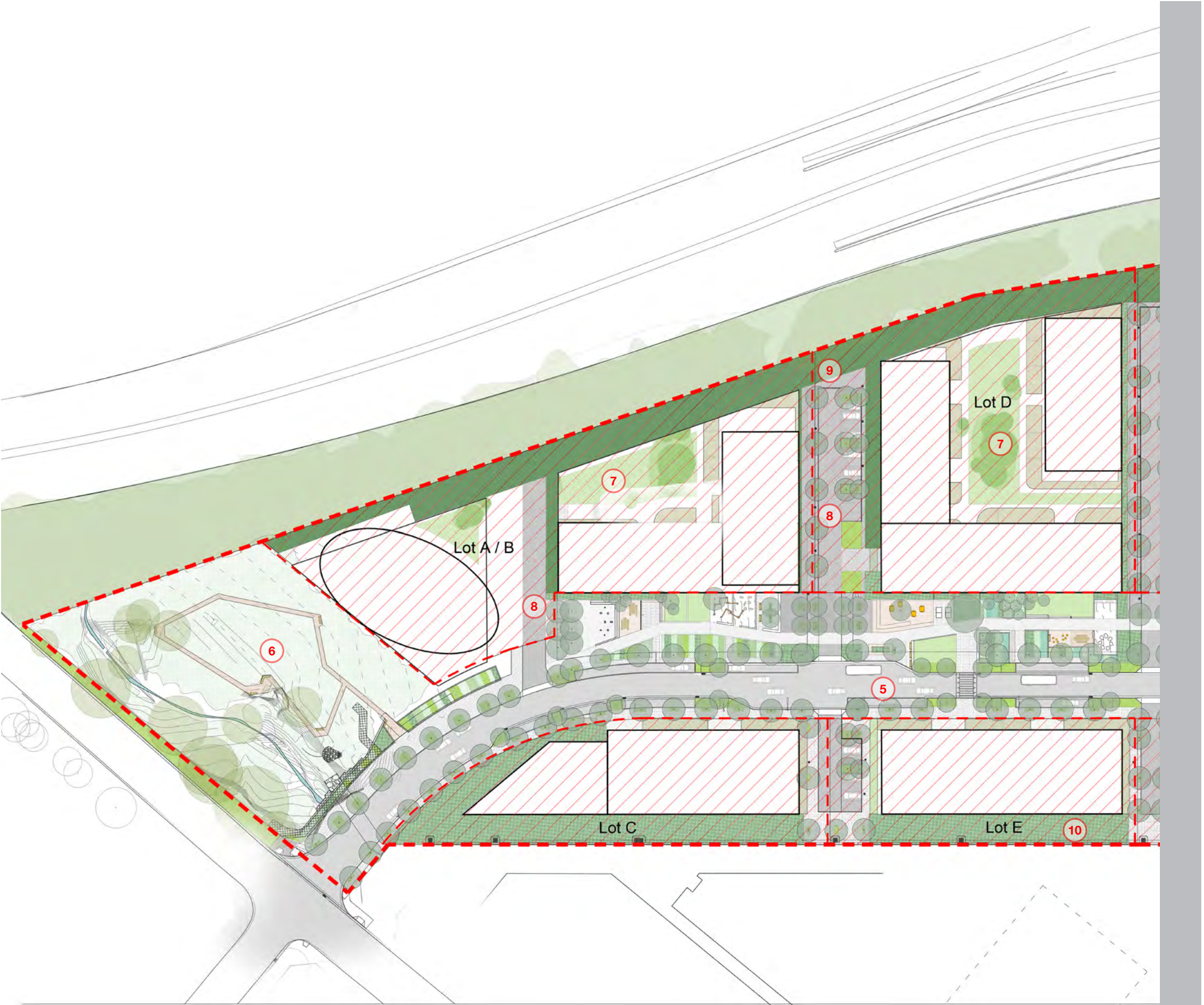


3.2 LANDSCAPE STRATEGY

/ Key design moves:

- 1/ Central Park
- 2/ Community Plaza
- 3/ Bridge link to Delhi Road Train Station
- 4/ Retail Street
- 5/ Community Park
- 6/ Bushland Reserve
- 7/ Courtyards
- 8/ Mews Roads
- 9/ Buffer to M2
- 10/ Deep-Soil Buffer

 To be delivered by future developers

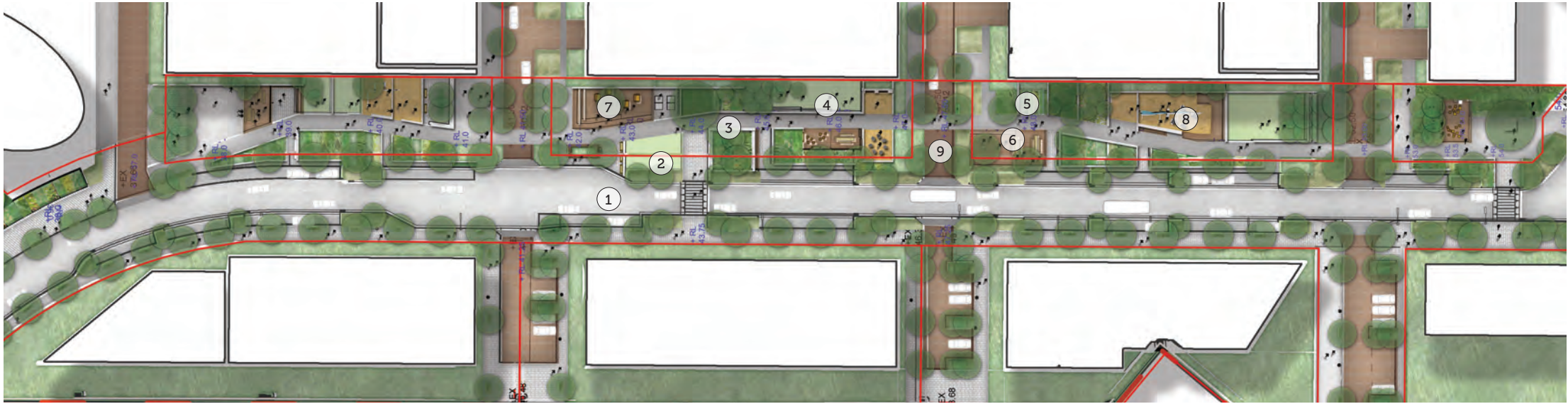




3.3 STREET TYPOLOGIES

A/ SPINE ROAD

- 1/ Spine Road
- 2/ Verge
- No continuous footpath adjacent kerb on western side of Spine Rd.
 - Paved sections to allow access from car parking bays to park only.
- 3/ Shared Path
- 3m wide shared pedestrian / cycle path moves through centre of park
- In situ concrete path with exposed aggregate finish and decorative saw cuts
- 4/ Terraced landscape spaces
- 1:15 grade landscape space is terraced to form usable landscape rooms
 - Terraces are utilised as seating edges and steps within the park to define garden, play, gathering and exercise zones.
- 5/ Garden
- Mass planted zones of native and exotic plant specimens form a continuous garden setting in the park
 - Garden areas include edible gardens of herbs and fruit trees in groves (responding to the site's long agricultural and market garden history)
 - Floral displays of annuals and perennials
 - Potential for WSUD bioswales to be incorporated into landscape if required (currently, the tree pits on streetscape are adequate in treating site overland flows)
- 6/ Gathering
- Opportunity for small to medium groups to gather are provided throughout the park
 - Open areas of pavement under grove of trees form small plazas with seating and games tables
 - Open turf areas provide opportunity for respite
 - Carefully located seats provide opportunity for sitting within a garden setting, or elevated positions to 'people-watch'
- 7/ Exercise
- Exercise 'rooms' are provided at regular intervals along the park
 - Equipment such as bars, steps and beams are integrated into the park terraces
 - Raised platforms allow for yoga/ pilates
 - Bicycle infrastructure is provided at key points along the linear park
- 8/ Play
- 'Play rooms' are located at regular intervals in the linear park
 - Play opportunities include water, sand, nature play, carefully integrated into the setting
 - Careful siting ensures play is safely located away from major roads and intersections, and adjacent to gathering areas to ensure good surveillance
- 9/ Interface with Mews Roads
- In situ concrete shared path extends as a flush treatment across Mews Road driveway entry
 - Mews Road paved in small format pavers
 - Street trees, *Acmena smithii* and *Waterhousia floribunda*, in understory planting



SPINE ROAD & COMMUNITY PARK PERSPECTIVE

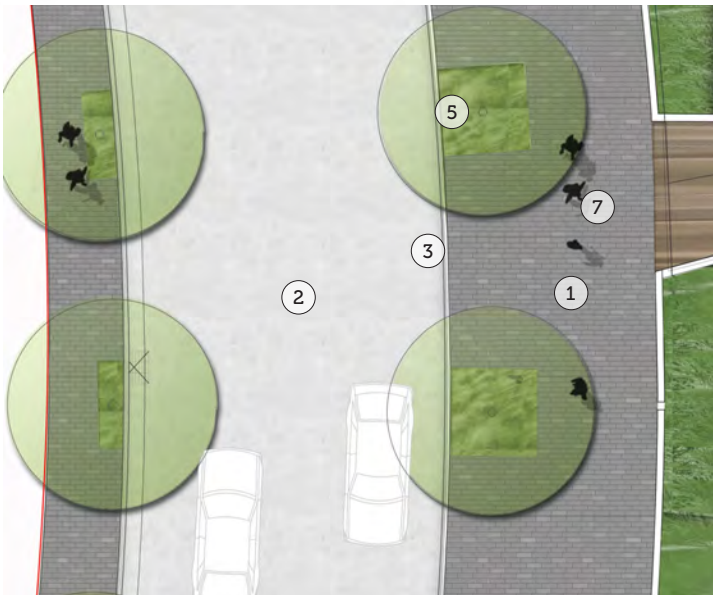
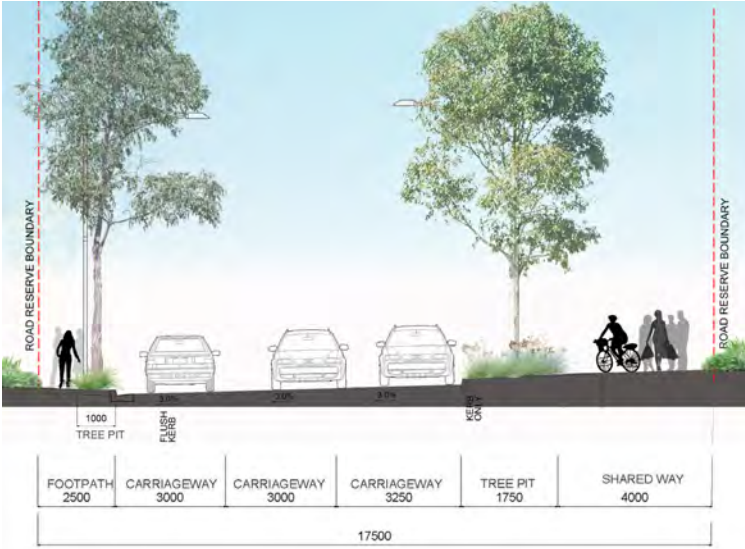


3.3 STREET TYPOLOGIES

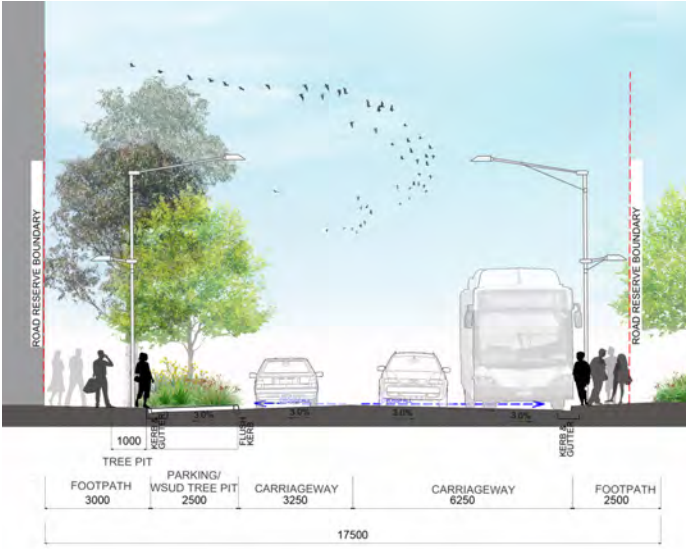
B-D/ SPINE ROAD

- 1/ Footpath paved in large format dark grey granite pavers (in accordance with CoR Public Domain Manual)
- 2/ Asphalt carriageway.
- 3/ Raised kerb and gutter.
- 4/ WSUD tree pits with mass planting and canopy trees. Refer Street Tree Master Plan
- 5/ Street tree planting in mass planted tree pits on verge. Refer Street Tree Master Plan
- 6/ Smart Pole Street Lighting (to CoR Public Domain Manual).
- 7/ Shared cycle/ pedestrian path to northern end of Spine Road. 4m wide, large format granite pavers.
- 8/ Paved/ planted verge to eastern edge of Spine Road

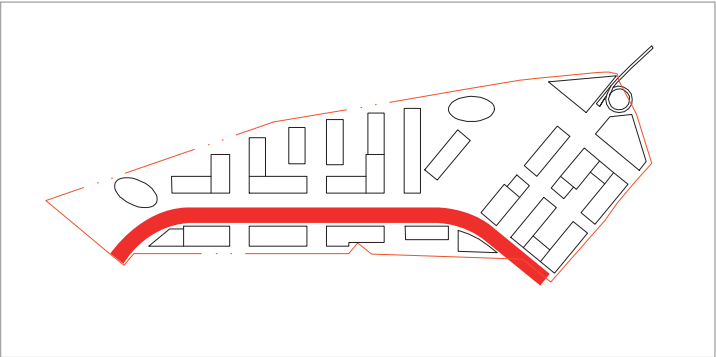
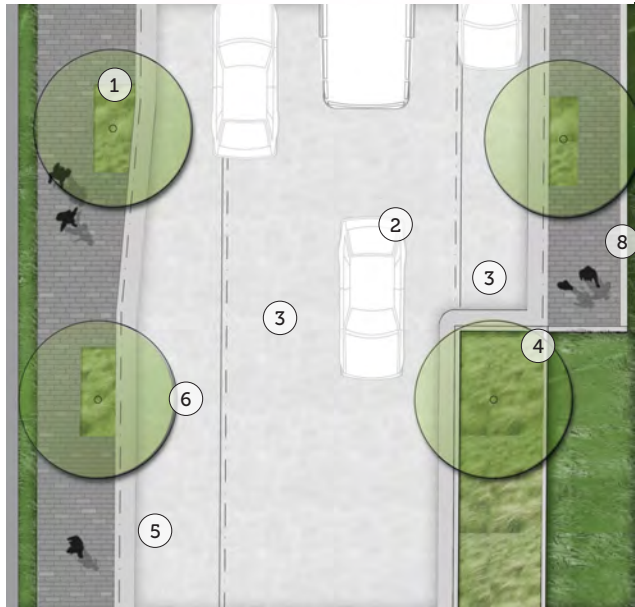
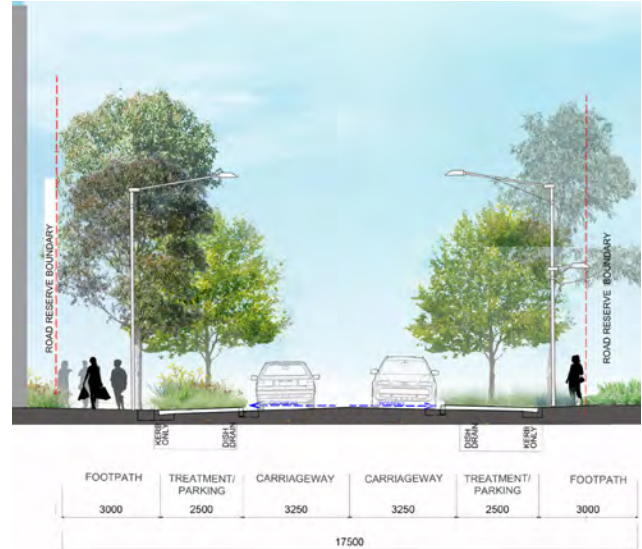
B/ SPINE ROAD
NORTHERN PORTION (ADJACENT TO BUSHLAND)



C/ SPINE ROAD
ADJACENT TO BUS STOP



D/ SPINE ROAD
'TYPICAL CONDITION'



SPINE ROAD & COMMUNITY PARK PERSPECTIVE



3.3 STREET TYPOLOGIES

E/ RETAIL STREET

- 1/ Footpath paved in large format dark grey granite pavers (in accordance with CoR Public Domain Manual).
- 2/ Carriageway paved in small format granite pavers as a continuation of the footpath treatment indicating a 'slow speed' environment.
- 3/ Raised kerb and gutter.
- 4/ WSUD tree pits with mass planting an canopy trees. Refer Street Tree Master Plan.
- 5/ Street tree planting in grated pits. Refer Street Tree Master Plan.
- 6/ Pedestrian poletop light to match plaza and park light.

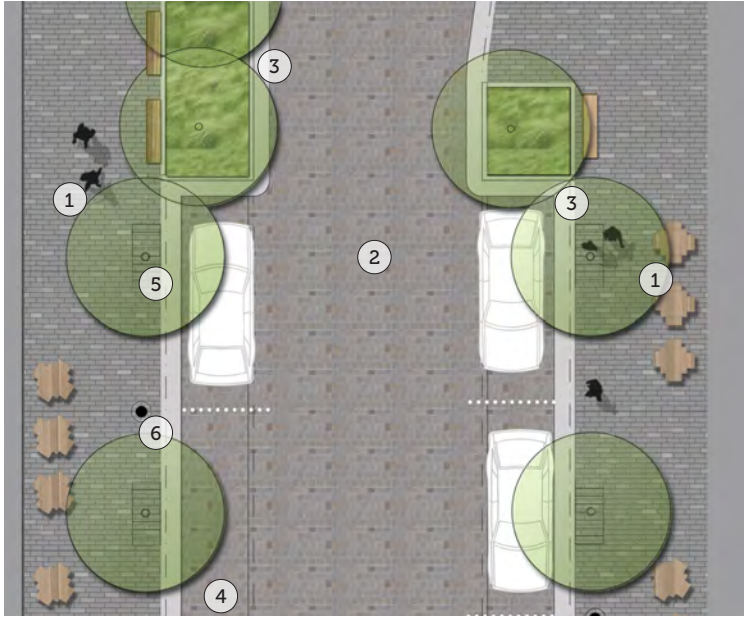
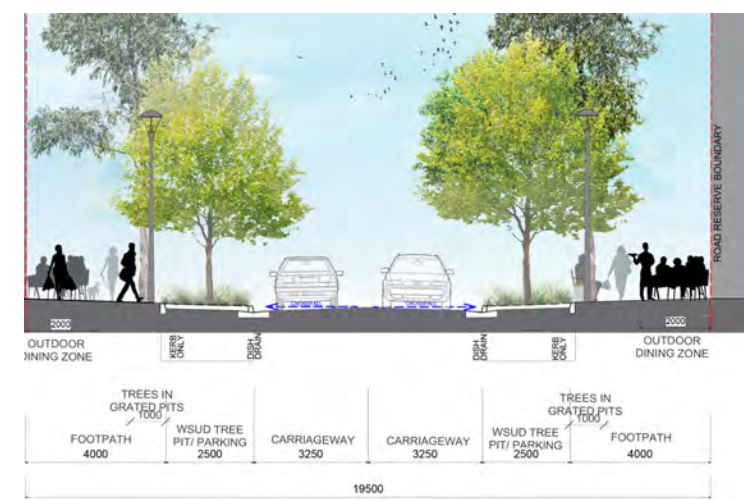
F/ PARK STREET

- 1/ Shared pedestrian footpath/ cycle path paved in large format dark grey granite pavers (in accordance with CoR Public Domain Manual).
- 2/ Asphalt carriageway.
- 3/ Raised kerb and gutter.
- 4/ Street tree planting in grated tree pits. Refer to Street Tree Master Plan.
- 5/ WSUD tree pits with mass planting and canopy trees. Refer Street Tree Master Plan.
- 6/ Smart pole street lighting (to CoR Public Domain Manual).

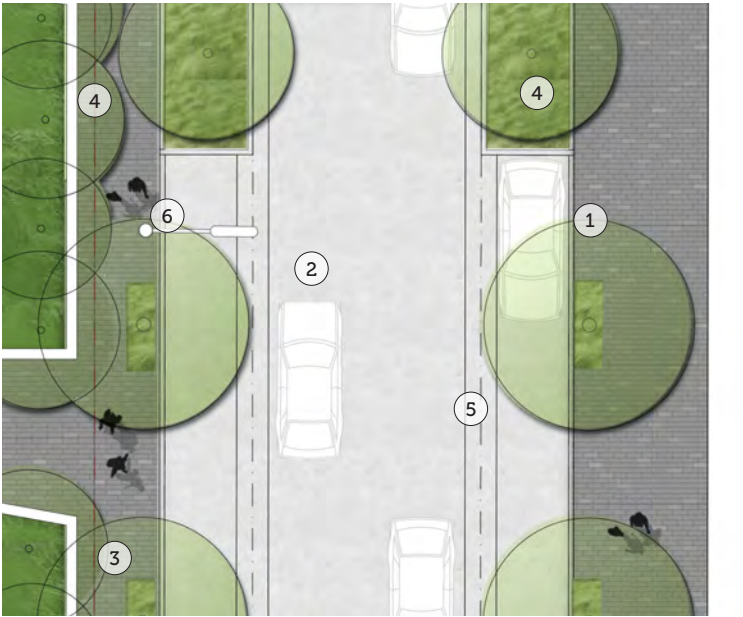
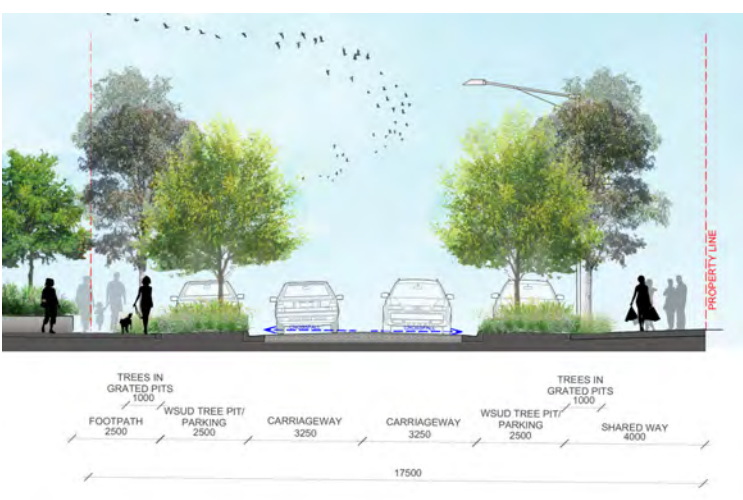
G/ PLAZA STREET

- 1/ Plaza and footpath paved in decorative patterned granite pavers as a unique plaza/ park interface treatment.
- 2/ Carriageway paved in small format granite pavers as a continuation of the footpath treatment indicating a 'slow speed' environment.
- 3/ Raised kerb and gutter.
- 4/ Street tree planting in grated tree pits. Refer Street Tree Master Plan.
- 5/ Smart pole street lighting (to CoR Public Domain Manual).

E/ RETAIL STREET



F/ PARK STREET



G/ PLAZA STREET

