

2.1 LOCAL CONTEXT

LOCAL CHARACTERISTICS

Area characteristics

The existing local centre of Pendle Hill comprises of both commercial as well as retail activities and is concentrated mainly to the south of the train station. These buildings range between 1-2 storeys in height along Pendle Way with 4 storey buildings along Civic Street.

Located to the north of the station is an industrial area (shown in light purple), characterised by warehouse style buildings ranging between 1-2 storeys in height. 3-4 storey residential developments are located to the immediate south of the main retail strip, surrounding the subject site.

Low and medium density residential development is the predominant land use in proximity to the subject site with 1-2 storey low density detached dwellings along the southern boundary. A recently approved residential and mixed use development with higher density and height is located to the east of the subject site at 190-220 Dunmore Street (Bonds Spinning Mills site).

Site location and connectivity

The subject site is within a 300m radius from the Pendle Hill train station to the south east. It is served by:

- The Hillsbus service (routes 700,705 and 708) with fairly frequent buses that run between Blacktown and Parramatta.

There is a general absence of dedicated cycle routes within the LGA.

Amenities

The retail as well as commercial uses to the south of the train station, service the local community. It should be noted that the proposal for the Bonds Spinning Mills site also includes a local centre which could in turn be accessed by the surrounding community including future residents of the subject site. Other facilities include:

- The Pendle Hill Public School is located within a 10 minutes walking distance to the south of the subject site.
- There are a number of parks and reserves also located within a 10 minute walking distance including Civic Park, Yulunga Reserve and Stapleton St Park .
- The Melrose retirement village is located to the north of the train line and is approximately a 9 minutes walk from the subject site.

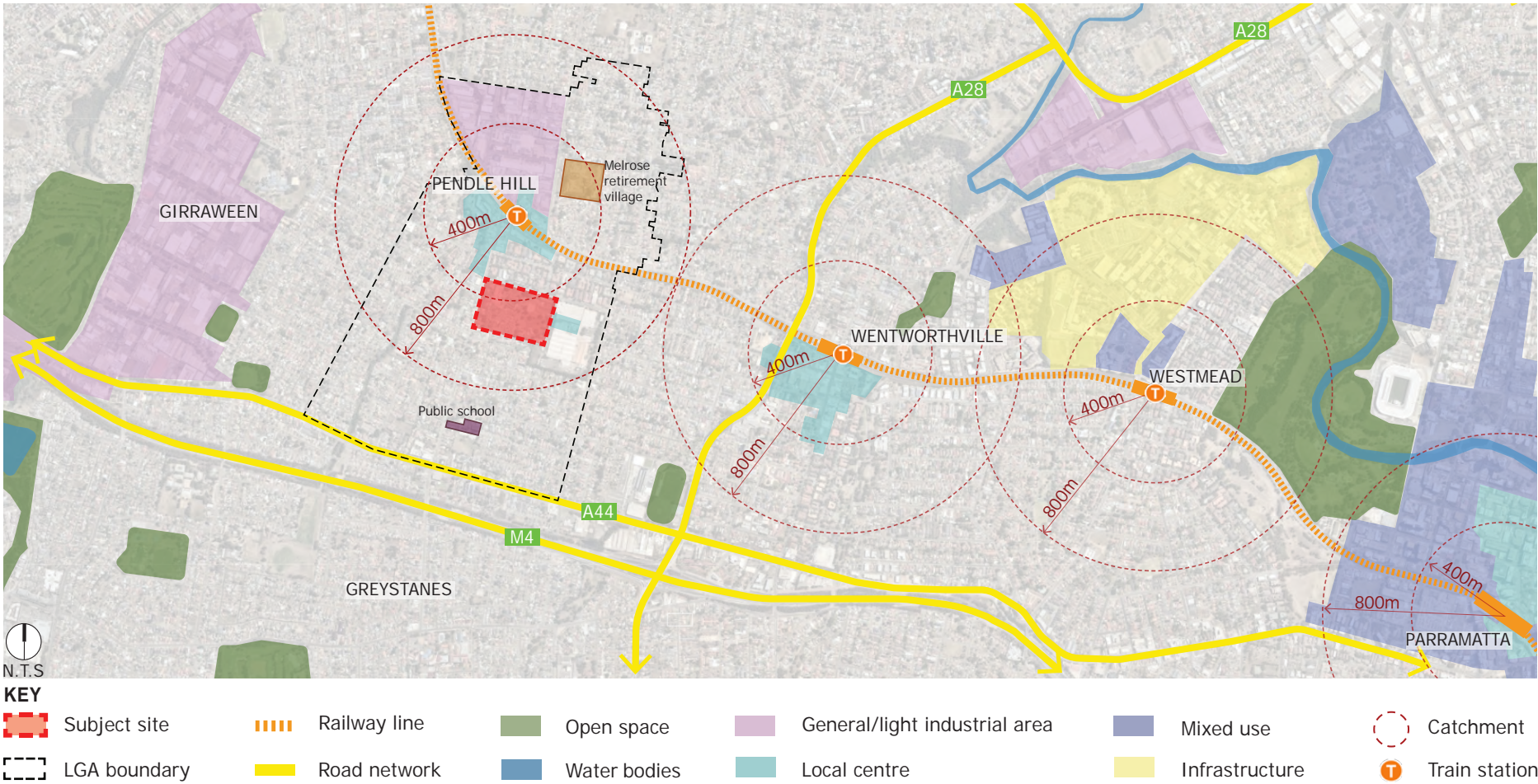


Figure 15. Context map

Existing uses on site

The functions available on site include a church (Pathways Community Church), seniors housing and retirement aged care facilities under the management of Fresh Hope Care, who have managed the site for over 82 years.

Pendle Hill to the south of the railway line could be characterised as an origin/dormitory precinct, which means that residents leave from and return to it everyday after work. It also has a small provision of jobs to the north of the railway line within the industrial area.

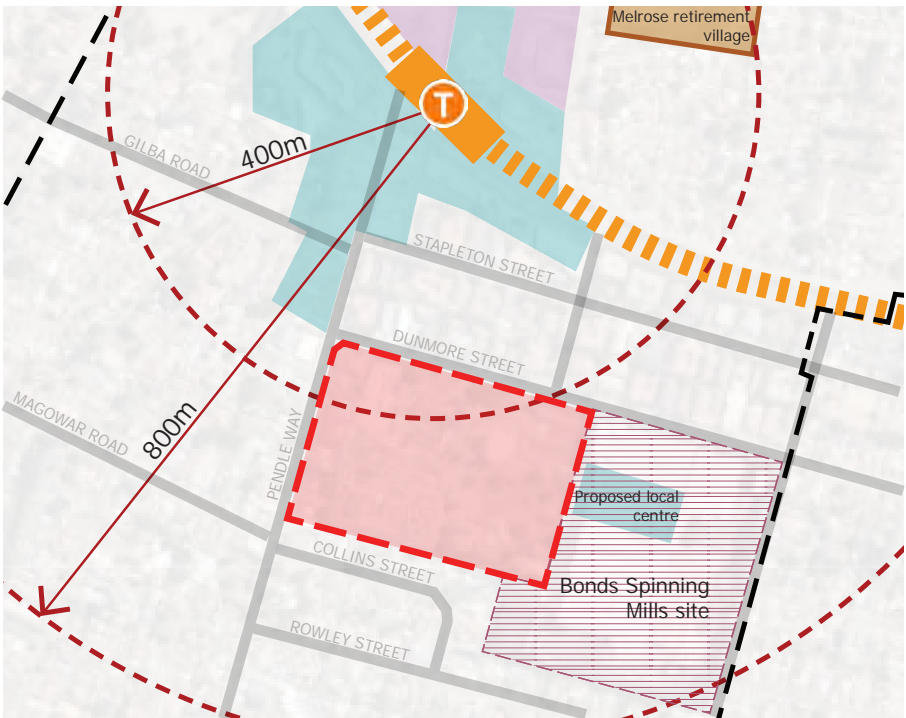


Figure 16. Local context of the centre

PHOTOGRAPHIC ILLUSTRATION OF LOCAL CONTEXT



Figure 17. Key map



Figure 18. Retail and commercial shops at the local centre



Figure 19. Industrial buildings to the north of the station



Figure 20. Pendle Hill train station



Figure 21. Existing detached dwellings along Pendle Way



Figure 22. Existing residential flat buildings along Dunmore Street



Figure 23. Bonds Spinning Mills site

2.2 IMMEDIATE CONTEXT

GMU has analysed the immediate context in the vicinity of the subject site. The following are the main characteristics of the area:

- The main street (Pendle Way) connecting the train station and main retail strip with the subject site is Pendle Way.
- Dunmore Street which is the main access street to the subject site connects the site to Wentworthville.
- Views into the subject site from Dunmore Street and vistas from Goodall Street.
- Bus stops are located along Dunmore Street as well as Pendle Way increasing connectivity to centres like Parramatta and Blacktown.
- Low/medium density developments are located to the north, west and south of the subject site.
- Glimpses, among existing vegetation, of the subject site can be seen from Collins Street in between the existing low density detached dwellings.
- The surrounding area is characterised by a 'fine-grain' pattern of small lot configurations with a variety of buildings ranging from 1 to 4 storeys.
- There are a number of dispersed trees located along the boundaries of the subject site:
 - Groupings of highly significant mature trees along the northern boundary/ Dunmore Street interspersed with the existing driveways
 - Continuous strip of trees along the eastern boundary
 - To the rear of Dunmore House along the southern boundary, there are groupings of mature trees whilst the pattern of trees approaching the western boundary are sporadic
 - The western boundary is devoid of any trees
- To the east of the subject site, Nos. 190-220 Dunmore Street (Former Bonds Spinning Mills site) currently in disuse has large industrial buildings unsuitable for its future intended use. There is an approved planning proposal for the site to redevelop as a new residential neighbourhood site with a mixed use precinct.
 - The proposal has a maximum allowable height of 39m and an FSR of 2.2:1. The proposal anticipates a change in character in terms of density and height away from the traditional town centre core.
- There is a significant slope from east to west with land within the subject site located at a higher topography elevation than the adjoining Bonds Spinning Mills site. Views to the Parramatta CBD are visible along Jones Street.

Our analysis shows that given that the subject site is one large consolidated parcels of land located to the south of the railway line and adjacent to the recently approved planning proposal for the Bonds Spinning Mills site, the subject site has redevelopment potential to support the evolving character of the precinct.

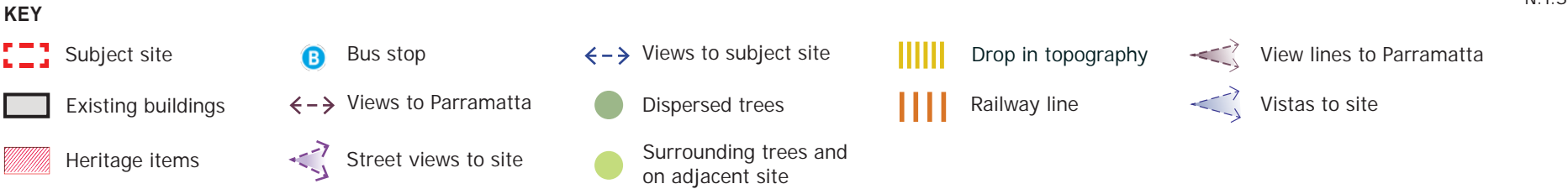
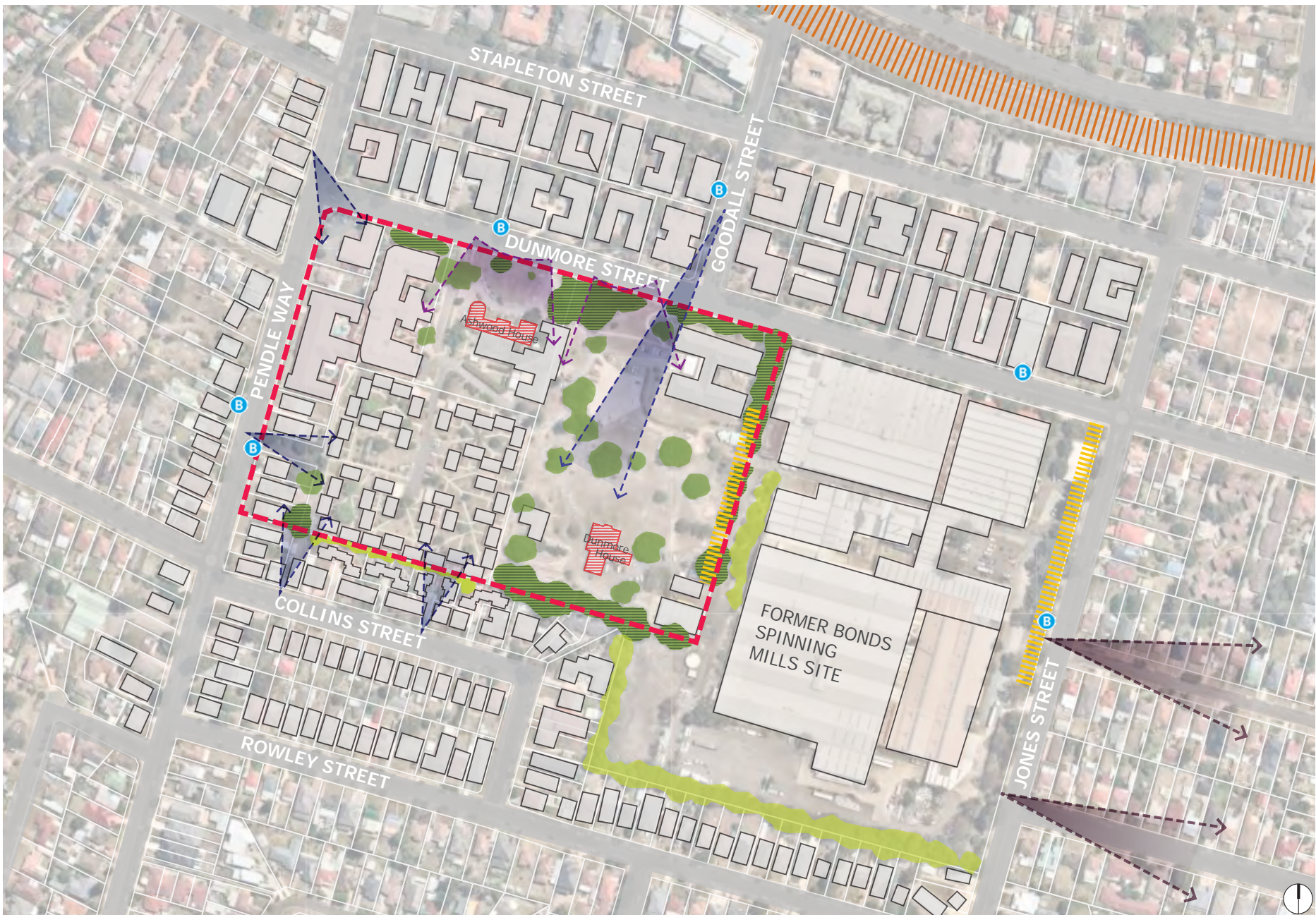


Figure 24. Immediate context

2.3 EXISTING BUILDING HEIGHTS

GMU's analysis shows that Pendle Hill at present is characterised by 1-2 storey low scale detached residential dwellings with 3-4 storey residential flat buildings mainly concentrated to the south of the Railway line and to the north of Dunmore Street. The heights of the existing buildings in the immediate context are as follows:

- 3-4 storey walk-ups located to the north of the subject site.
- 1-2 storey detached dwellings located along Pendle Way.
- Collins Street to the south of the subject site is also characterised by 1-2 storey detached dwellings.
- There is a new approved and built development at the corner of Pendle Way and Macklin Street that is approximately 3 storeys.
- The Bonds Spinning Mills site currently has large industrial buildings that are 1-2 storeys high. However, the approval on the site allows for the buildings to be built up to 12 storeys (39m). This would be the tallest built form of the precinct once developed.

The existing and approved heights show a diversity in terms of density and height for the centre and its surrounds.

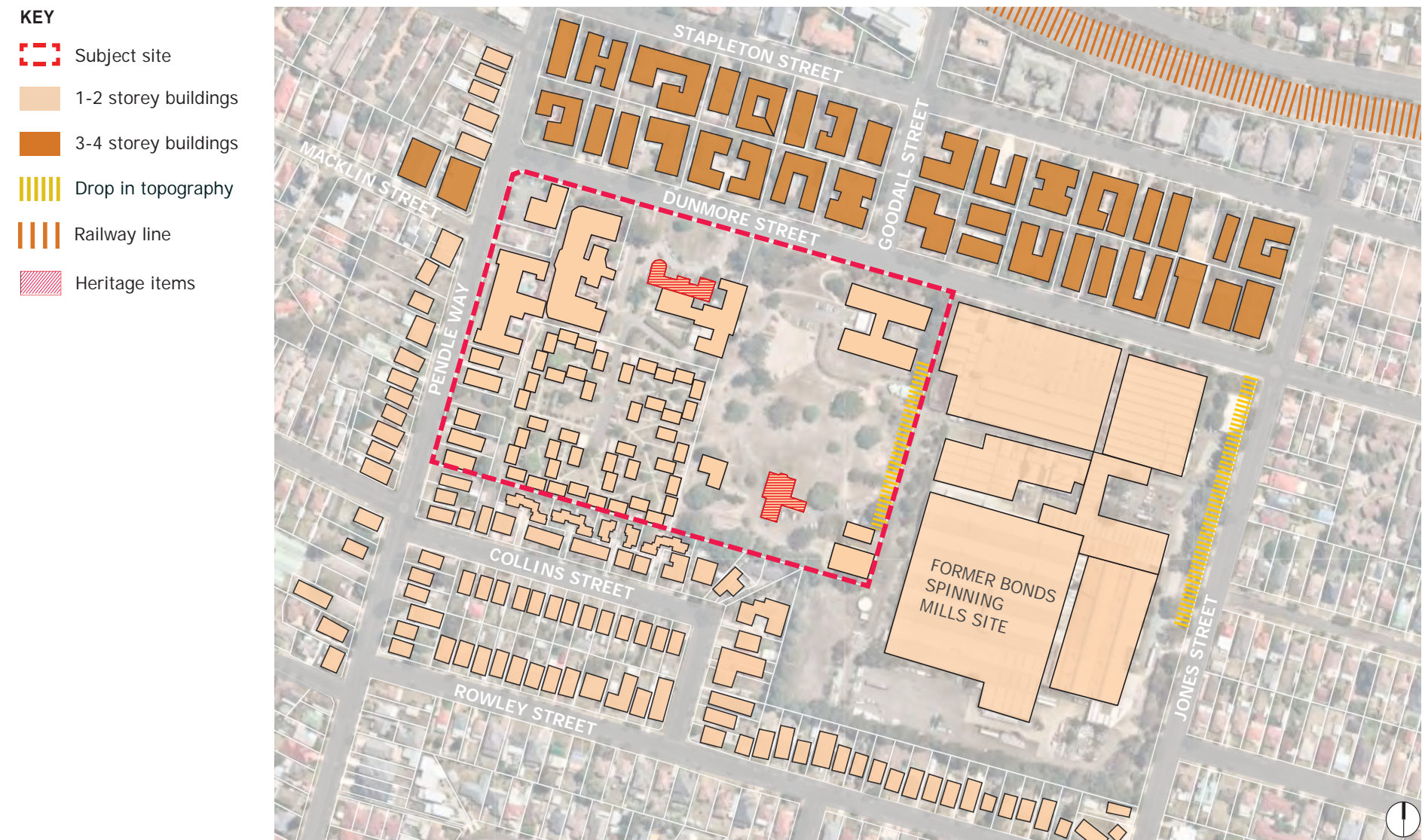


Figure 25. Existing building heights



Figure 26. Walk-ups along Dunmore Street



Figure 27. Detached dwellings along Collins Street



Figure 28. Recent developments along Pendle Way

2.4 HEIGHT OPPORTUNITY

As shown in the sections below, there is an opportunity for increase in scale on the subject site in order to transition down from the approved scale on the adjacent site (Bonds Spinning Mills site). The approved planning proposal at 12 storeys (39m) will be the tallest point in contrast with the existing developments around.

As seen in Figures 31 and 33, the 12 storeys within the existing context will be the apex of an evolving 'bell curve' for the centre. A 'bell curve' creates focal points for visual references and orientation and offers coherent gradation in height profile from high density to low density areas [1]. It is a good urban design principle to balance the height across the precinct such that there is a smooth transition in the built form to avoid sharp transitions and the predominance of the apex and the surrounding development.

Given that the predominant building height to the north of Dunmore Street is 3-4 storeys, an ideal street wall height on the subject site to compliment the existing character would be 4 storeys as seen in Figure 31. As seen in Figures 31 and 33, a height that ensures a gradual transition from the approved heights at the Bonds Spinning Mills site to the surroundings is a height generally between 4-8 storeys. The subject site has the opportunity to act as a transitional site in terms of scale and density between the approval on the Bonds Spinning Mills site and the existing 2-4 storey surrounding development.

- KEY
- Subject site
- 1-2 storey buildings
- 3-4 storey buildings
- 6 storeys
- 8 storeys
- 10 storeys
- 12 storeys
- Drop in topography
- Railway line
- Heritage items
- Proposed built form



Figure 29. Map showing existing and approved heights

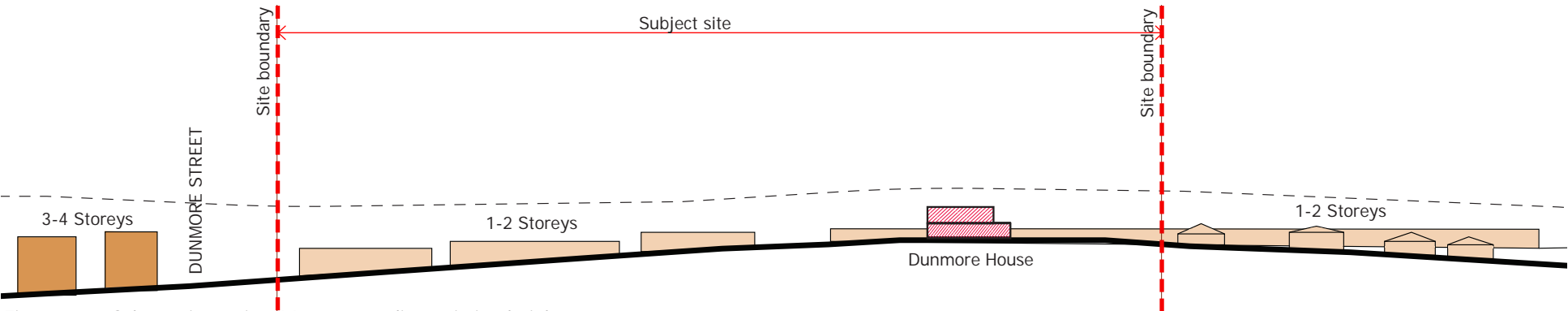


Figure 30. Schematic section AA - surrounding existing heights

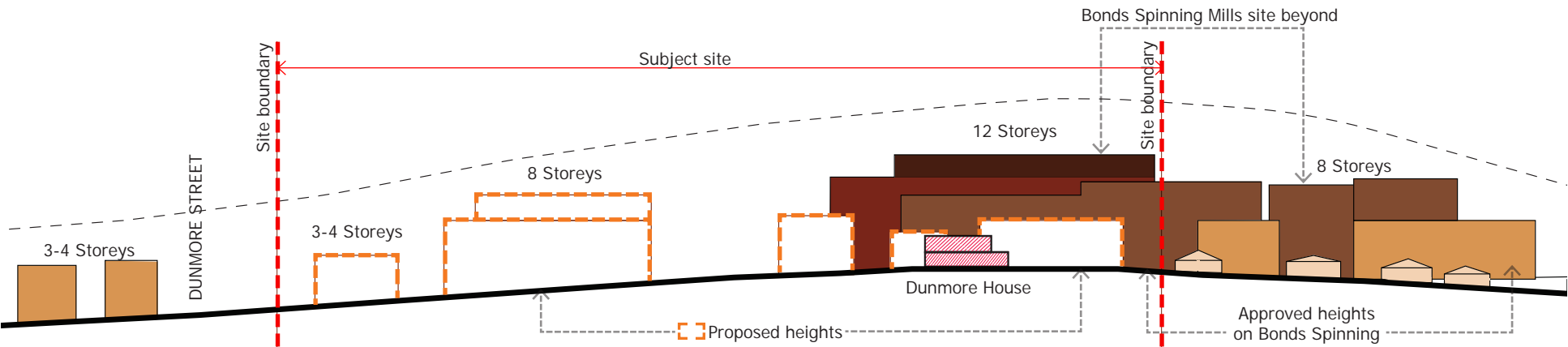


Figure 31. Schematic section AA - proposed and approved building heights

[1] - K.Ai-Kodmany and M.M Ali, 2013, *The future of the City - Tall Buildings and Urban Design*, WIT Press, Southampton

Based on the evolving character of the centre discussed in chapters 2.1-2.3, the subject site has the potential for the orderly redevelopment of the subject site. Considering the change and density that is occurring to the south of the train line mainly to the west of Pendle Way and the Bonds Spinning Mills site, it is appropriate to reconsider the height strategy of the subject site especially along Pendle Way and Dunmore Street.

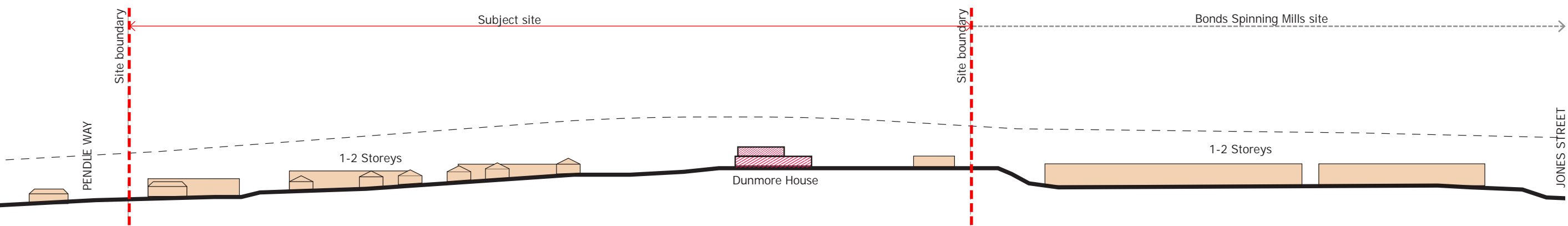


Figure 32. Schematic section BB - surrounding existing heights

N.T.S

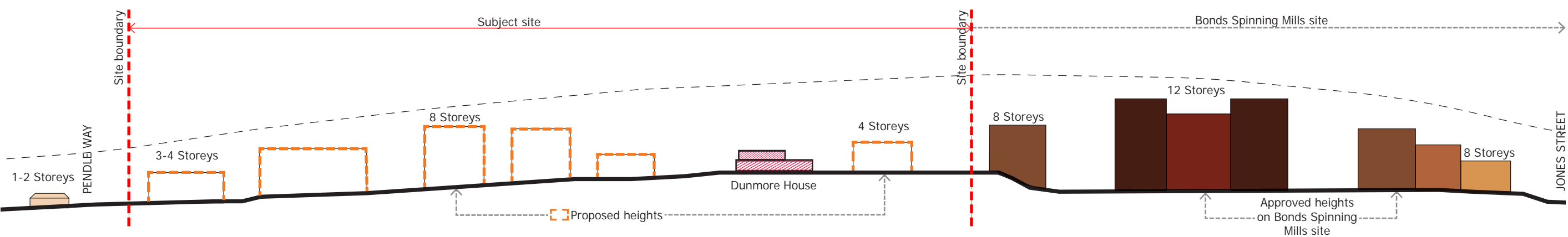


Figure 33. Schematic section BB - proposed and approved building heights

N.T.S

2.5 SITE CHARACTERISTICS

The subject site is a large consolidated site with a total area of 73,142 sqm (7.3 ha). It is located to the south east of the local main street (Pendle Way) and has direct access to the Pendle Hill local centre and Pendle Hill train station. It has frontages to both Dunmore Street as well as Pendle Way with the provision of footpaths along both these roads.

The subject site currently operates as an aged care provider and has 4 Residential Aged Care Facilities (RACFs), two along Pendle Way and two along Dunmore Street to the east as well as a cluster of Independent Living Units (ILUs), south of Ashwood House. Located at the corner of Pendle Way and Dunmore Street is the Pathways Community Church.

There are two heritage items that are located on the subject site, namely Ashwood House (195) (currently operates as a RACF) and Dunmore House (194). The setting of Dunmore House is such that it sits within the identified heritage curtilage and has access via a heritage driveway.

Set within a strong landscape setting, the subject site also includes a number of identified significant trees. The northern, southern and eastern boundaries are lined with trees which form part of the 'green' outlook and character of the subject site. The existing streetscape is characterised by low to medium density buildings along Pendle Way but with the proposal on the Bonds Spinning Mills site, the streetscape especially along Dunmore Street will be transformed significantly. Similarly there are changes in the character along Pendle Way and Macklin Street where single storey detached dwellings are being redeveloped as 3 storey apartment buildings. The landscape character which complements the heritage items should be retained wherever possible in order to strengthen the heritage items for the benefit of the existing community.

The subject site has a drop of approximately 11.5m to the east along the north south axis with the highest topographical point being at Dunmore House and the lowest point being at the corner of Dunmore Street and Pendle Way. The variation in the topography opens opportunities to cascade the proposed heights with the sloping terrain. The proposal must however also respond to the surrounding context. There is also a drop to the Bonds Spinning Mills site.

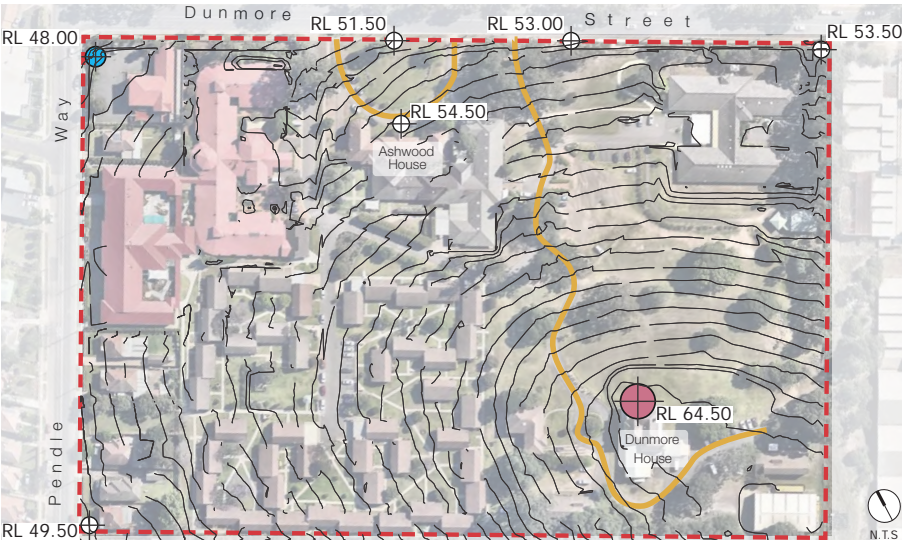


Figure 35. Site topography (courtesy of Taylor Brammer)



KEY

Subject site	Existing RACFs	Existing heritage items	Identified significant trees	Drop in topography
Existing ILUs	Identified heritage curtilage	Surrounding buildings	Identified heritage driveway	

Figure 34. Site characteristics

PHOTOGRAPHIC ILLUSTRATION THE SUBJECT SITE

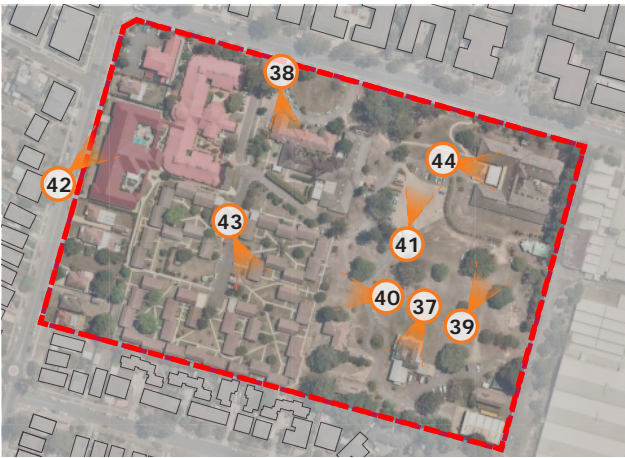


Figure 36. Key map



Figure 37. Dunmore House



Figure 38. Ashwood House



Figure 39. Existing vegetation



Figure 40. Existing heritage driveway



Figure 41. View towards Dunmore Street from Dunmore House



Figure 42. View of existing RACF from Pendle Way



Figure 43. Existing ILU



Figure 44. Existing RACF (Shaw House)

2.6 SITE CONSTRAINTS AND OPPORTUNITIES

CONSTRAINTS

GMU has analysed the subject site and its immediate context in terms of existing constraints which have informed the potential future development of the subject site in terms of built form distribution, open space and transition of scale. This page discusses and illustrates the constraints found on the subject site.

The **heritage listed items** within the subject site (Ashwood House and Dunmore House) contribute to the character of the site; however, they restrict the area of the development to outside their curtilage and require transition in scale and visual consideration of their location on site. The identified **heritage curtilage** along with the existing heritage driveway is an area which approximately covers 19,520 sqm and has an irregular shape. This **restricts the development** area as it contains significant vistas and vegetation that need to be protected.



Figure 45. Heritage items within the identified heritage curtilage

The **main vistas** are from the verandah and front garden of Dunmore House to the walkups located to the north of Dunmore Street. There are **minor views** across the site mainly from the surrounding streets and these views and vistas are part of the character of the site and add to the **visual permeability** of the site.

The **topography raises** from RL 48.00 to RL 64.50 as shown in Figure 47. This is approximately 11.5m of difference and presents **challenges** in the siting of the buildings and the provision of **universal access** through the subject site.

The **Bonds Spinning Mills** site located to the east has a perceptible drop in topography as perceived from the subject site. The approved proposal comprises of a local centre with open space located in line with the existing open space of the subject site. Therefore it is important to maintain the established **view lines** as well as the landscape connections. However, given the drop in topography, it will be challenging to achieve a universally accessible pedestrian connection.



Figure 46. Constraints

There are 35 identified **significant trees** within the subject site mainly located within the heritage curtilage. The significant trees with root protection zones along with the existing vegetation need to be **preserved** as they add to the character and setting of the subject site.

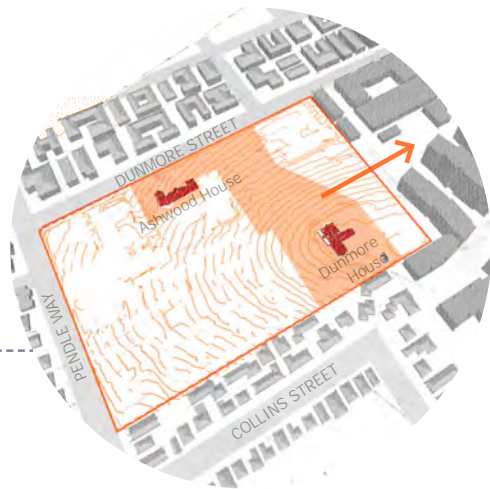


Figure 47. Topography and visual/landscape connection to the Bonds Spinning Mills site

The **low density** detached dwellings are located along the southern boundary, to the north of Collins Street. They vary from 1-2 storeys + pitched roofs and are located approximately 3m from the boundary of the subject site. Due to the close proximity of these dwellings, the proposed built form requires careful consideration in order to reduce any potential **overshadowing** and **privacy** issues.



Figure 48. Low density detached dwellings along the southern boundary

The above constraints led to the formulation of design principles along with the opportunities of the subject site discussed in the next section of this report.

OPPORTUNITIES

GMU has analysed the subject site and its immediate context in terms of existing opportunities which have informed the potential future development of the subject site in terms of built form distribution, open space and transition of scale. This page discusses and illustrates the opportunities found on the subject site.

The **strategic location** within 300m from the Pendle Hill train station will assist in improving accessibility and connectivity of the subject site with other strategic centres like Parramatta and Blacktown. Additionally, proximity to the **main retail strip** will provide **amenities and convenience** for the future residents.

The subject site is a large **consolidated** site with frontage to both Dunmore Street as well as Pendle Way. There are **large areas** of land spread across the subject site, excluding the heritage curtilage, that are available for major built form **redevelopment** as well as open space **improvements**.

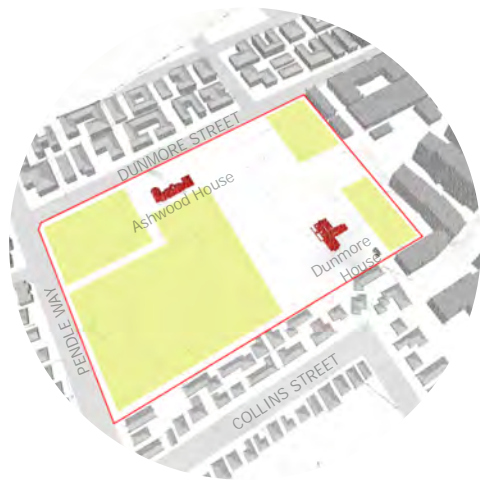


Figure 49. Large areas of land available within the subject site

There is potential to retain and **adaptively reuse** the existing **heritage items** with community facilities at Dunmore House and allied health services as well as a cafe within Ashwood House. The heritage **curtilage** also has the potential to be upgraded to have greater **community benefits** and include facilities such as children's playground and ornamental gardens. The existing mature **trees and vegetation** will contribute to **good quality** communal open **spaces** by providing shade as well as softening of the edges.

The **approved** heights and density on the **Bonds Spinning Mills** will set a **taller skyline profile** for the precinct. The subject site needs to act as a **transitional** site such that the proposed heights and density strike a balance between the main retail strip, the Bonds Spinning Mills site and the surrounding context. The existing **visual link** to the Bonds Spinning Mills site also needs to be maintained and enhanced in order to assist with **way-finding** for the future residents.



Figure 50. Opportunities

The provision of **seniors housing, aged care facilities** and **affordable key worker housing** on the subject site will provide an opportunity for **ageing in place**, intergenerational living, allied health services and also provide **employment** opportunities for the community.

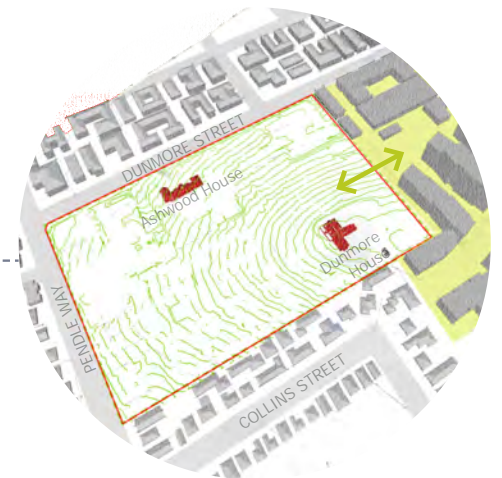


Figure 51. Approved development, topography and visual link to the Bonds Spinning Mills site

The change and **slope** of the existing topography, creates a **visual hierarchy** within the subject site when viewed from Dunmore Street. It also assists in creating visual interest in terms of **open vistas** to the surrounding which need to be **preserved** as part of the existing character.



Figure 52. Vistas from Dunmore Street

The above opportunities along with the constraints discussed previously led to the formulation of the design principles that are elaborated in the next chapter.

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3. MASTERPLAN



3.1 VISION

The proposed development on the existing site (owned and operated by the aged care provider Fresh Hope Care) located at Dunmore Street, Pendle Hill will play an important role in contributing to the additional supply of seniors housing, aged care facilities and affordable key worker housing. It is strategically located with access to public transport, social infrastructure and goods and services within the Pendle Hill local centre. The Planning Proposal also provides an appropriate transition in building height and density from the Bonds Spinning Mills site to the surrounding low density residential development.

The proposed development will take advantage of the high amenity landscaped setting, which will be enhanced by a series of public as well as private open spaces connecting to the generous, open and publicly accessible heritage curtilage.

The proposal will concentrate taller heights to the centre, transitioning down to the edges of the site. The height distribution will minimise overshadowing and visual impacts to the surrounding developments and the public domain. The heights along the boundaries will present a 'human-scaled' streetscape of 4 storeys responding to the existing character whilst maintaining a 'green' outlook and enhancing the street landscape character. Careful consideration has been given to the transition in scale to the 1-2 storey detached dwellings facing Collins Street along the southern boundary.

Future development on the site near the corner of Dunmore Street and Pendle Way is envisaged to become a built form marker when approaching the site from Pendle Hill train station. The two existing heritage items (Ashwood and Dunmore House) will be retained and adaptively reused.

The development will also increase and enhance the pedestrian experience as well as the connectivity to the surrounding public domain along both Pendle Way and Dunmore Street. A number of through site links will strengthen the connection between the train station/main street (Pendle Way) and the Bonds Spinning Mills site. A series of communal open spaces at the ground level interconnected with the public open space will provide additional amenity for the future residents with a pedestrian link enhancing the site's accessibility and connection to the future local centre at the Bonds Spinning Mills site. All links will have high quality landscape features and the landscape design will assist in demarcating the private from the publicly accessible areas. Provision of roof terraces on some of the future buildings such as the proposed RACF and selected ILUs will further complement the overall landscape strategy.

Given the proximity to the main street (Pendle Way) and its likely future development, the proposal will deliver a well considered built form with ample open space, amenities which will make a positive contribution to the community and the evolving neighbourhood character.



Artist impression courtesy of John Haycraft

Figure 53. View looking at Dunmore House from the heritage curtilage

3.2 DESIGN PRINCIPLES

Based on the analysis undertaken in chapter 2, GMU formulated a series of design principles for the site. The future development on the subject site, should aim to:

- Respond to the contributory natural and man-made elements of the surrounding character and existing orthogonal street grid, heritage and the existing and evolving built form scale of the area.
- Enhance the existing view lines to and from Dunmore Street.
- Celebrate and give precedent to the heritage component of the site whilst maintaining the curtilage around Dunmore House. The beautiful setting of Dunmore House should act as the organising principle and hierarchy for the rest of the site.
- Respond and take into consideration the approved heights and scale of the Bonds Spinning Mills site and the adjoining low density residential development.
- Create a gradual transition in scale to the immediate existing 'fine-grain' character of the area.
- Preserve the existing mature vegetation of the site and improve and complement the landscape setting with lush understorey planting of native species and aesthetically pleasing landscape in-between buildings.
- Create groupings/clusters of buildings that in turn create inter-spaces for congregation as well as enhance both the active and passive recreational uses for future residents and the local community.
- Minimise visual impacts and respond to the existing heritage on site.
- Achieve design excellence through architectural expression and character. Suggest innovation as well as respond to the heritage setting.
- Create a simple and straightforward access network that incorporates the existing heritage driveway and gives a street address to all proposed building clusters. The internal street network has been designed to ensure servicing of all future buildings is achievable.
- Imbue sustainability through quality of spaces and internal amenity whilst responding to the character of the site.

The above principles led to the investigation of conceptual strategies for the placement of built form and open space on the subject site. These are discussed in the next section of this report.



Figure 54. Parti diagram illustrating the design principles

3.3 MASTERPLAN, OPEN SPACE AND ROAD NETWORK - OPTIONS EXPLORED

GMU explored a number of strategy options for the subject site. Out of the many strategies options A, B and C had a greater number of positive elements in their response to the various opportunities and constraints found in the subject site and were investigated in more detail as follows:

OPTION A

Pros

- 'Fine-grain' orthogonal distribution of built form across the subject site
- Allied health addition/ extension behind Ashwood House to the south
- Higher scale concentrated to the centre of the site transitioning down to the edges, responding to the existing character
- Retention of majority of significant trees

Cons

- Lack of a built form marker at the intersection of Dunmore Street and Pendle Way
- Taller height located in close proximity to Ashwood House
- Lack of vegetative buffer behind Ashwood House
- 7 vehicular access points along Dunmore Street (including the heritage driveway)
- No vehicular access along Pendle Way
- Dependency on the existing heritage driveway as a carriageway
- Road 1 deliverable only after the demolition of the existing RACFs
- Road 3 in conflict with the traffic light at the intersection of Dunmore Street and Goodall Street



Figure 55. Option A

OPTION B

Pros

- 'Fine-grain' orthogonal distribution of built form across the subject site
- Addition/ Extension to Ashwood House to the south and east
- Higher scale concentrated to the centre of the site transitioning down to the edges
- The proposed road network forms a simple and practical loop
- Boulevard provision deliverable with or without demolition of RACFs
- Retention of majority of significant trees

Cons

- 5 vehicular access points along Dunmore Street including heritage driveway
- No vehicular access along Pendle Way
- Lack of a built form marker at the intersection of Dunmore Street and Pendle Way
- Taller height immediately behind Ashwood House with no green buffer
- Addition/ Extension to larger facilities especially to the east of Ashwood House, thereby reducing the open space between the buildings
- Lack of internal road access to the building at the corner of Pendle Way and Dunmore Street
- Convoluted internal road network and road encroachment into the curtilage



Figure 56. Option B

OPTION C

Pros

- 'Fine-grain' orthogonal distribution of built form across the subject site
- Proposed built form marker at the corner of Dunmore Street and Pendle Way to assist with wayfinding
- Split RACF height sufficiently set back from Ashwood House
- Addition/ Extension to Ashwood House to the east with landscape buffer behind
- Higher scale concentrated to the centre of the site transitioning down to the edges, responding to the existing character
- 3 vehicular access points along Dunmore Street and 2 from Pendle Way ensuring connectivity and street address to all the buildings
- Evenly fragmented buildings along Pendle Way to respond to the context
- Retention of majority of significant trees

Cons

- Access to the building at the corner of Pendle Way and Dunmore Street from the boulevard through connecting basements

Based on the number of pros outweighing the constraints, Option C was chosen as the preferred built form strategy for the site. The masterplan is discussed in the next section of this report.



Figure 57. Option C

3.4 MASTERPLAN



Figure 58. Proposed masterplan in context (courtesy of Taylor Brammer)

The proposed masterplan is an evolution of the various options explored (refer to chapter 3.3). The concepts were further developed after envelope testing by the project architects (Thomson Adsett), to ensure appropriate articulation of envelopes and siting of the buildings against the topography. Taylor Brammer, landscape architects, further developed the open space strategy. The internal road network was developed in collaboration with Taylor Brammer and GTA.

The proposed development is well integrated with the surrounding context through its contribution to the open space network, pedestrian connectivity and a balanced built form massing within a lush landscape setting.

As part of the design process, Architectus was appointed as a peer reviewer to provide an independent review on the proposed masterplan. Architectus' feedback and comments assisted in further developing the masterplan (refer to Figure 59).

The masterplan includes the following attributes:

- The proposed built form is distributed around the site following a clear and orthogonal grid with an even distribution of open spaces
- Pavilion style buildings (average length of 45m) interspersed with communal open spaces
- Greater height at the centre away from the edges and the heritage items and the north east boundary, transitioning to lower built form ranging from 2-4 storeys towards the other boundaries
- A large north south open space with pedestrian access and good landscape amenity in alignment with Dunmore House
- An entry boulevard located to the west of Ashwood House lined with mature trees for a greater sense of arrival
- High quality private as well as public open spaces. The communal open spaces at the ground level are interconnected improving the site's accessibility and permeability
- Rooftops of a number of proposed buildings to be used as additional communal open space with excellent solar and residential amenities
- Retention and enhancement of the existing vegetation and landscape character. Approximately 95% of the identified high significant trees have been retained
- Improvements to the streetscape along both Pendle Way as well as Dunmore Street
- Adaptive reuse of Dunmore House and Ashwood House
- Provision of affordable key worker housing as a 2 + recessed roof form along the southern boundary

The proposed distribution of heights and uses are discussed in the next section of this report.



Figure 59. Proposed masterplan (courtesy of Taylor Brammer)

3.5 BUILDING HEIGHTS AND USES

The proposed heights are distributed such that the tallest heights are concentrated at the centre of the site gradually transitioning down towards the site edges. The height distribution on the proposed masterplan is as follows:

- 4 storeys to the west of the entry point to proposed road 1 and 2 storeys adjoining Ashwood House fronting Dunmore Street to complement the existing character across the street as well as the proposed development on the Bonds Spinning Mills site
- 4 storeys to the west of proposed road 2 along Dunmore Street which is consistent with the Bonds Spinning Mills site
- 5 storeys at the corner of Pendle Way and Dunmore Street as a built form marker
- 4 storeys along Pendle Way with a well articulated 3 storey streetwall height to respond to the surrounding context
- 2-storey building plus a partial third storey along the southern boundary to respond to the lower density detected dwellings facing Collins Street. See Figure 60 for artist impression



Artist impression courtesy of John Haycraft

Figure 60. Interface at the southern boundary

- 3-5 storeys medium density buildings around Dunmore House to preserve the heritage item
- 6 and 8 storey RACF mainly concentrated towards the centre to minimise overshadowing and visual impacts
- 8 storey building (B3) to the east of proposed road 2 stepping with the slope
- Buildings generally stepped with the topography e.g. buildings G3 and G5 step down by 3 storeys, A3 steps down from 7 to 6 storeys.

Primarily functioning as a seniors housing and aged care provider the proposed uses on the site include Independent Living Units (ILUs), Residential Age Care Facilities (RACFs), affordable key working housing, community facilities and allied health services. The uses on the proposed masterplan are as follows:

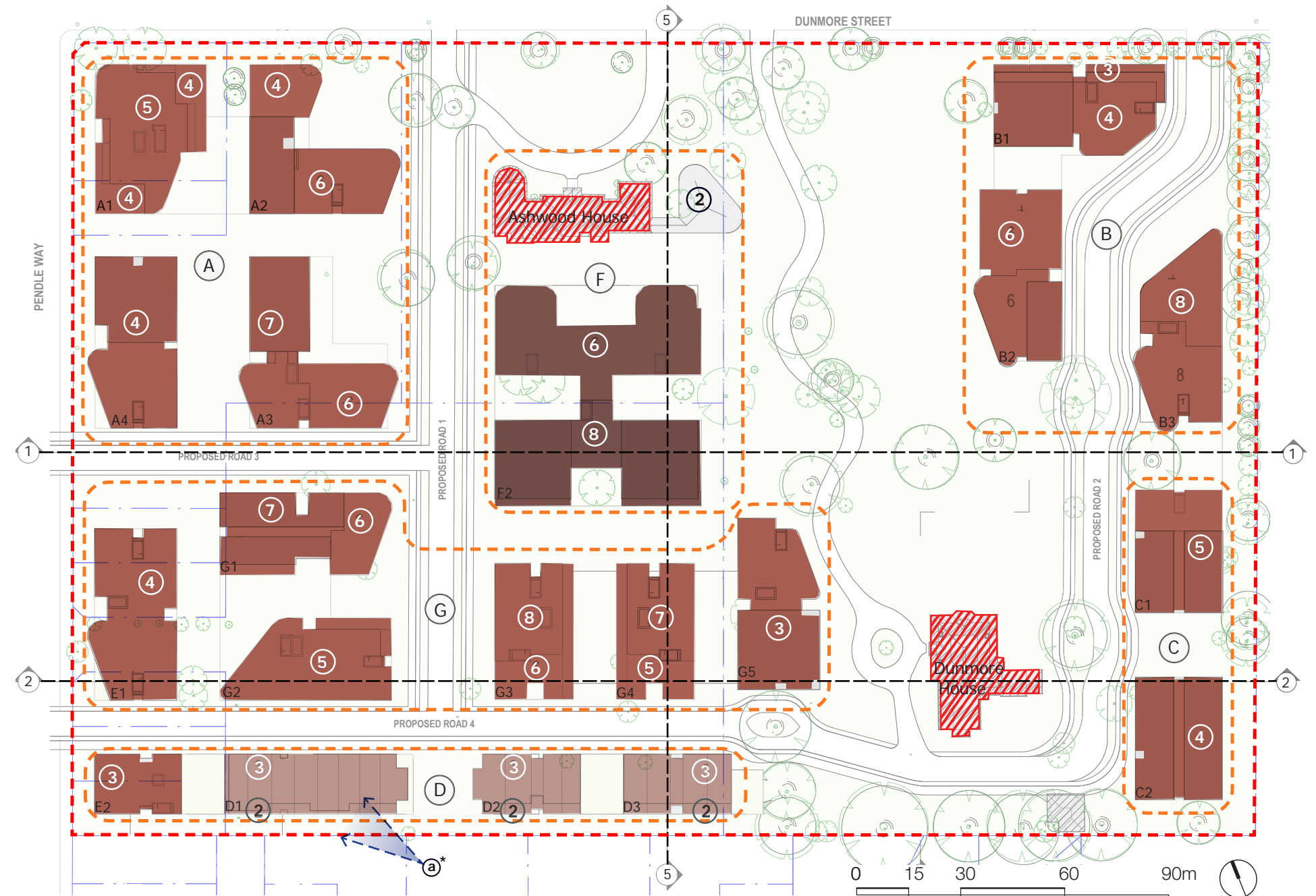


Figure 61. Proposed building heights and uses (image adapted from Thomson Adsett)

- The ILUs are distributed among 16 buildings divided into a number of clusters (namely A, B, C and G)
- The RACF is located to the immediate south of Ashwood House. Ashwood House along with the allied health extension will function as a health hub. However, it should be noted that in building F2, the RACF is intended for the first 6 levels with ILUs on the top 2 levels, to the south
- Cluster D houses the affordable component with the building along Pendle Way intended to be used as an ILU

Please refer to the site sections overleaf.

KEY

- Site boundary
- Proposed RACF
- Proposed ILUs
- Proposed affordable key worker housing
- ▨ Heritage item
- - - Proposed clusters
- Proposed admin/ allied health hub

* Indicative location of the artist impression