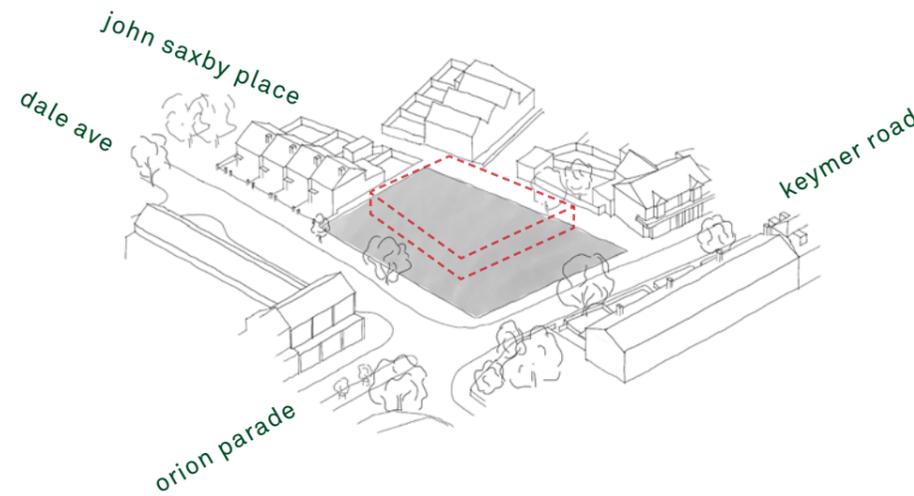


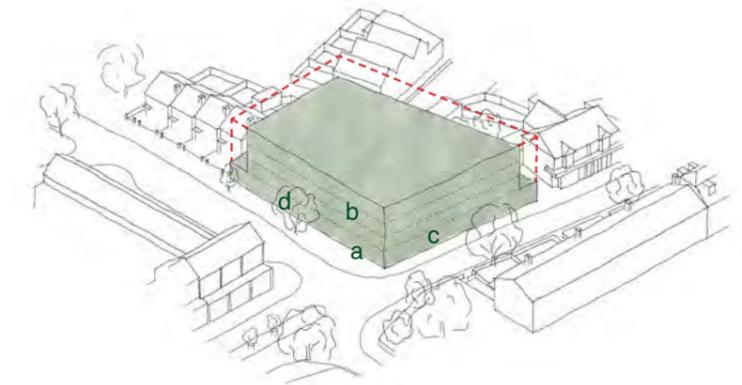
4.1 Approach to Building Massing

Site diagrams to illustrate design process of the proposed building massing in relation to existing context.



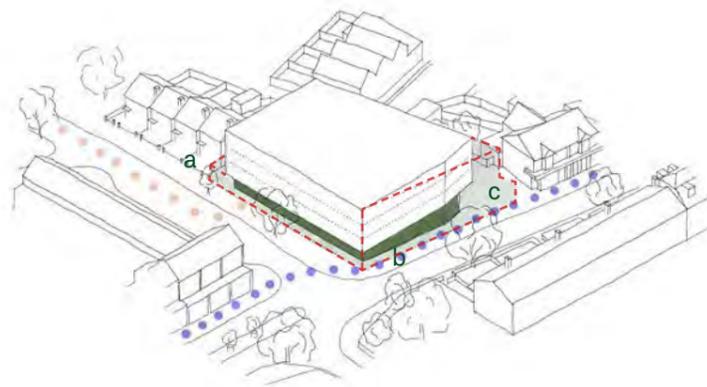
0. Existing Site

- a existing garage to be demolished.



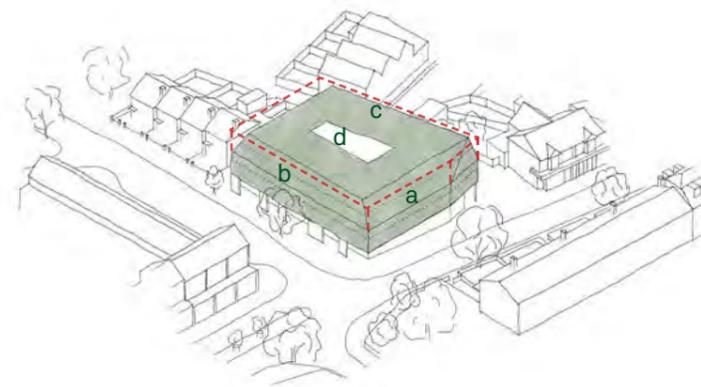
1. Maximise Brown Field Site for Housing

- a ground floor to extended to site boundary to reinforce the street edges of Keymer Road and Dale Ave.
- b 3 storeys of homes with south and west setbacks at Level 1 to maintain sunlight and daylight to neighbours.
- c Use Class E/F1 units positioned along Keymer Road Homes
- d Car parking and Waste & Recycling Collection entrances located off Dale Road.
- e Car parking positioned behind active frontages



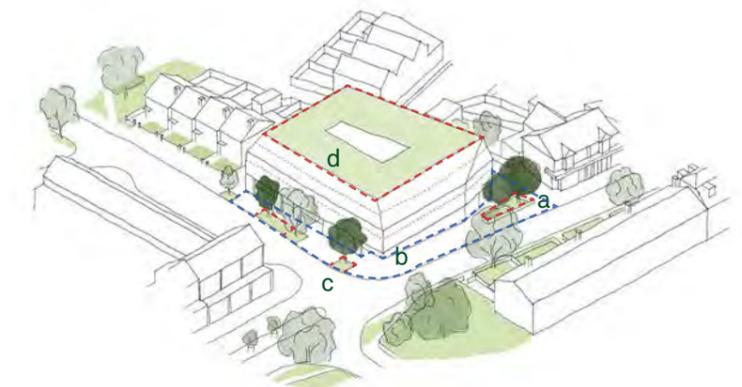
2. Contextual setbacks at ground floor and above to create a more generous public realm and public space around John Saxby Place

- a ground level southeast set back to align with neighbouring building
- b ground level north east corner undercut to visually link to retail along Orion parade and for a generous public realm
- c north west setbacks opens up to lane way and creates new public space



3. Roof line inset to reduce scale on street and create 3 storeys + mansard

- a north and south roof angle 33.5degrees increasing daylight and reducing massing from public realm
- b east roof angle 18 degrees increasing daylight and reducing massing from public realm
- c west roof angle 11.5 degrees increasing daylight and reducing massing from public realm
- d atrium roof light



4. Public realm improvements

- a building setbacks to create new public space and improve pedestrian movements
- b new open corner in front of future retail / cafe to allow a generous public realm to activate the street scape
- c proposed trees (dark green) between existing established trees add to town greening and character
- d green roof adds to bio-diversity and contribute to reduce heat island effects

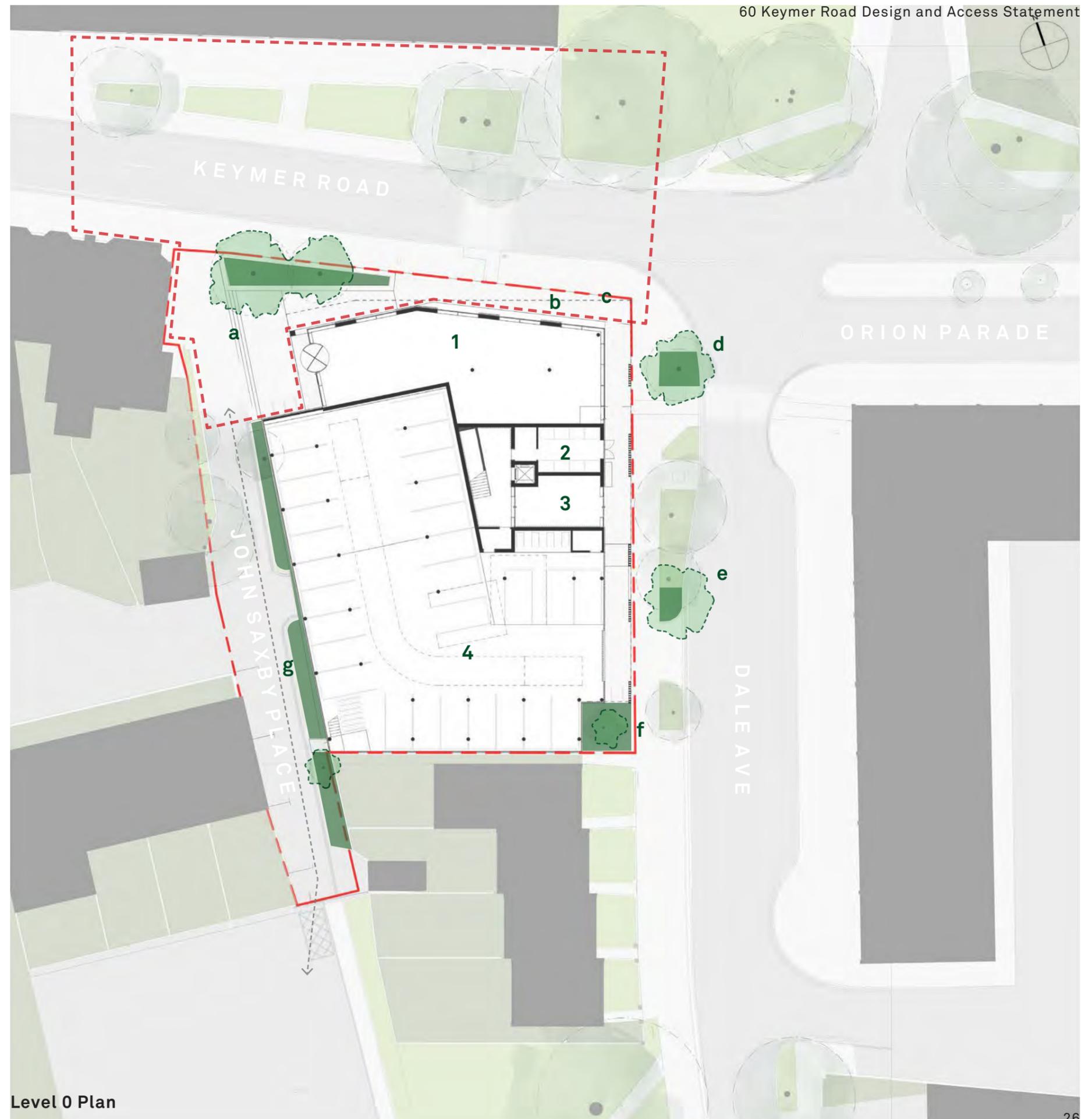
4.2 Block Plan

Public Realm Improvements

- a North East building setback to create new public space with planter trees and seating to add to town greening and character.
- b new seating to corner in front of future retail / cafe to activate the street scape
- c building overhang above (dashed) provides shelter to the public realm
- d proposed low level planting and tree to extend existing planting strategy down Dale Avenue
- e proposed low level planting and tree to extend existing planting strategy down Dale Avenue
- f proposed low level planting matching adjacent front gardens of 1-4 Dale Avenue
- g proposed low level planting enhancement and trees down John Saxby Place connecting car parking to shopping area down Keymer Road

Ground Level Uses

- 1 Class E/F1 commercial units located along Keymer Road reinforcing the existing shopping street. The building is setback to the north east to visually links across to Orion Parade.
- 2 shared commercial and residential refuse area
- 3 residential entrance located off Dale Avenue to activate street scape.
- 4 car park hidden behind active frontage.



Level 0 Plan

4.3 Outlook

Neighbouring Outlook

View from existing windows of neighbouring properties shown dashed. (18m view measured from centre of window at 90deg)

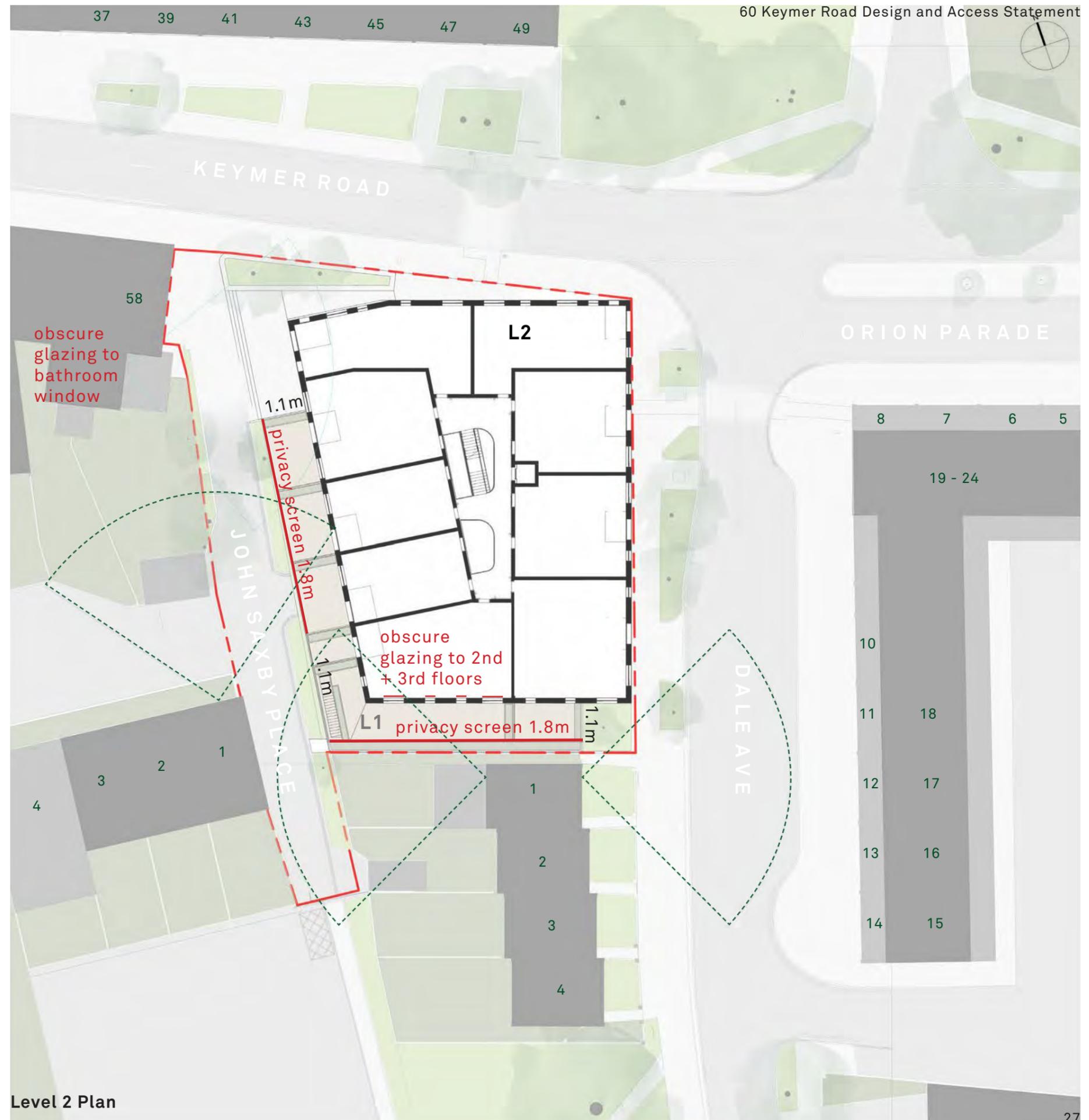
Neighbouring Properties:

- 58 Keymer Road
- 1 John Saxby Place
- 1 Dale Avenue

L1 Terrace Outlook Strategy

The terrace contains two levels of screening:

- a 1.8m screen is implemented within areas that require privacy to existing neighbours.
- b 1.1m tall balustrade that allows views out from the terrace level. This increases visual variation to the east facade whilst also increasing the passive surveillance to John Saxby Place.



Level 2 Plan

4.4 Public Realm Views

Building Entrances



Library/Shop/Cafe entry off Keymer Road / John Saxby Place



Apartment entry off Dale Avenue

A more generous public footpath to Keymer Road and Dale Terrace



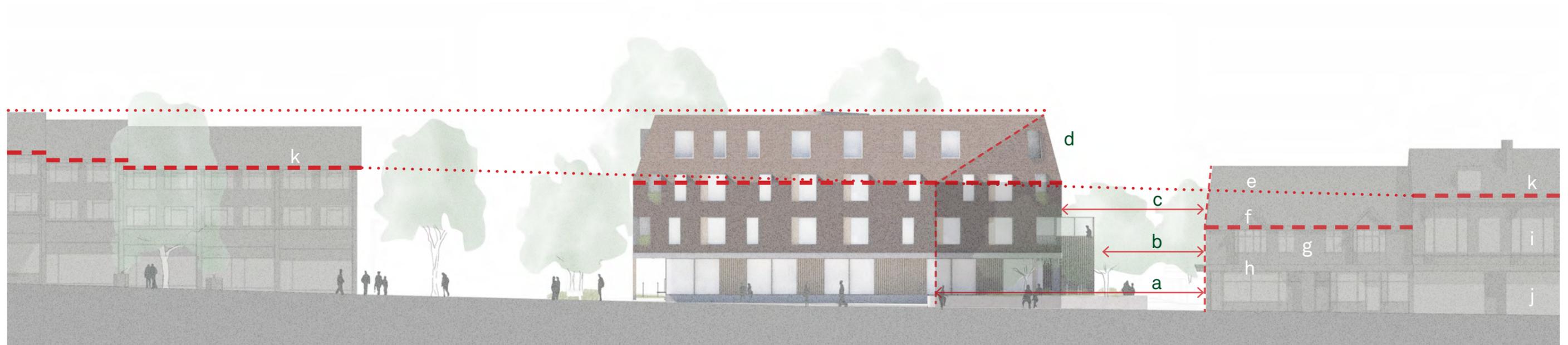
Corner of Keymer Road and Dale Avenue



Corner of Keymer Road and Dale Avenue - Potential market and external seating

4.5 Fitting into the street scape

North Elevation - Keymer Road - dominant eaves lines and building separations



Setback - Design Development

- a** north-east setback opens John Saxby Place to Keymer Road creating a new public space and improve pedestrian movements
- b** Level 0, single storey with balustrade, positioned on boundary, as existing garage building.
- c** Level 1, west setback to maintain daylight to neighbours and to John Saxby Place
- d** Level 3, east & west roof line setbacks maintain daylight to neighbours and reduce massing at street level

Local Architectural Features

- e** following local elements have been adopted into the proposed building:
- f** pitched keymer tile roof
- g** dormer windows
- h** vertical keymer tile wall hanging
- i** canopy projection with signage to shop fronts
- j** domestic sized windows above ground level
- k** large shop front windows at ground level maintaining consistent eaves height within village centre

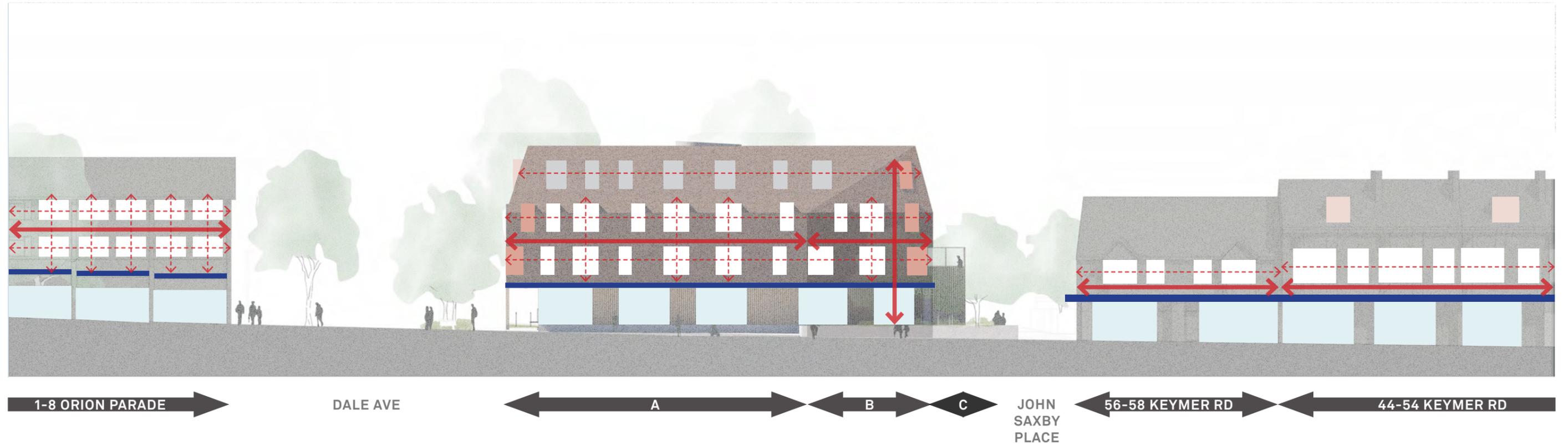
East Elevation - Dale Ave - building separations and set backs



Setbacks - Design Development

- a** south-west corner carpark massing setback to align with front of 1 Dale Ave
- b** Level 1 south setback to balcony terraces
- c** Level 0-3, south setback to primary apartment massing
- d** Level 3, north & south roof line setback allows daylight to neighbours and reduces massing at street level

North Elevation - Keymer Road - facade articulation



Facade Articulation

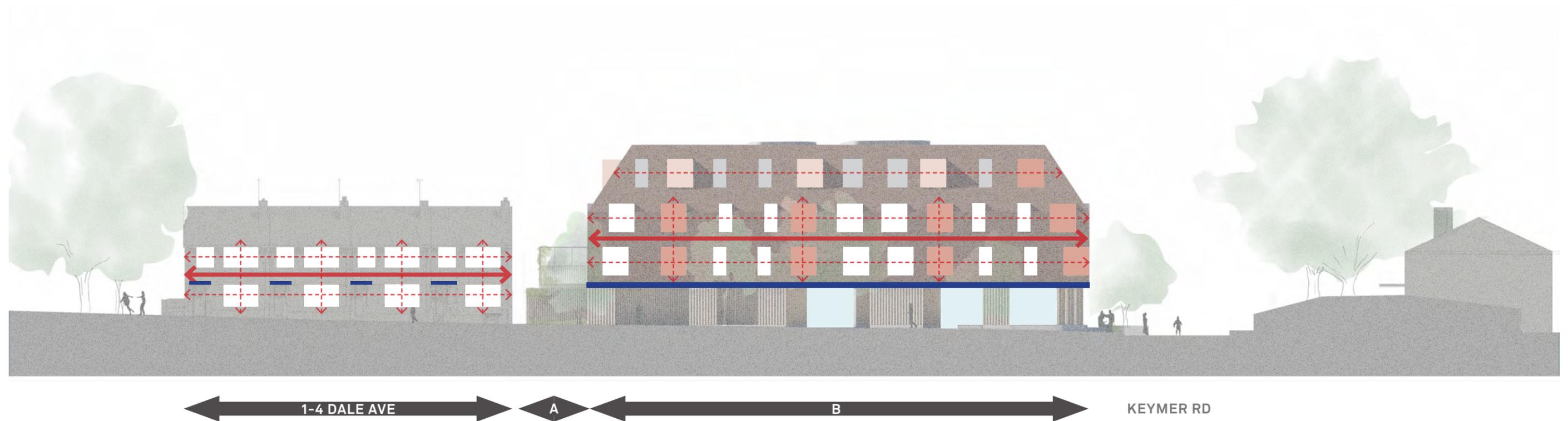
	ground floor shop front windows
	verandah / awnings
	recessed windows
	flush windows
	dormer windows
	balconies
	primary proportion of facade
	window alignment

Design Guide 6.3

Figure 6B :Modern Town house elevation stake inspiration from traditional pattens and proportions



East elevation - Dale Ave - facade articulation



Facade Articulation

ground floor shop front windows
verandah / awnings
recessed windows
flush windows
dormer windows
balconies
↔ primary proportion of facade
- - - window alignment