

# URBAN DESIGN PRINCIPLES DIAGRAM

POTENTIAL CONNECTION WITH TOURISM PRECINCT

MAIN ENTRY POINT AND ENTRY STATEMENT

PEDESTRIAN / CYCLE LINK TO CASTLEREAGH VILLAGE, REGATTA CENTRE & LEISURE PRECINCT

PEDESTRIAN CONNECTION

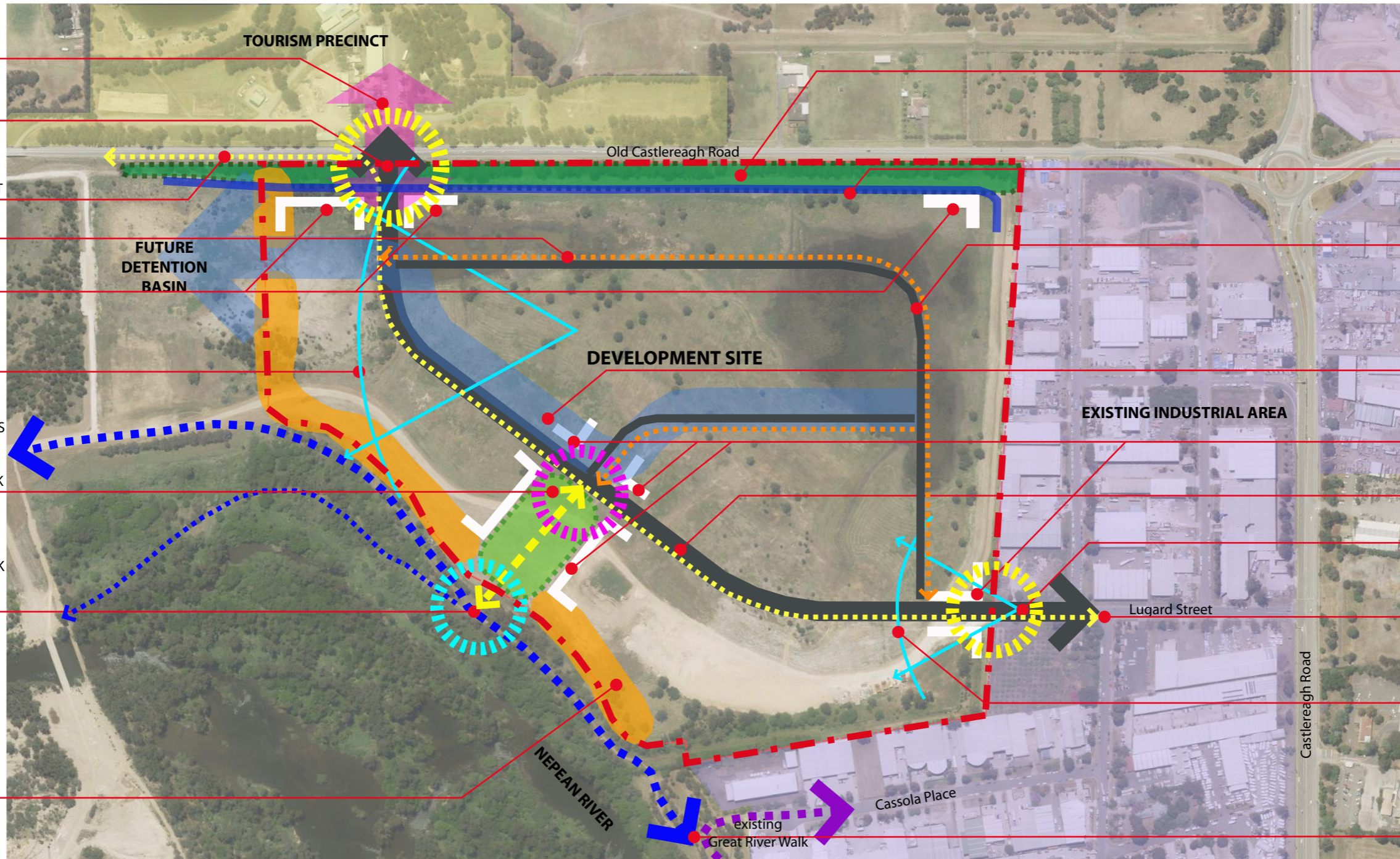
VISUALLY PROMINENT CORNER / FRONTAGE TO ADDRESS THE STREET

MAINTAIN VIEW BACKDROP TO THE MOUNTAIN RANGE THROUGH DESIGNATED VIEW CORRIDORS

FOCAL POINT  
A HUB FOR ACTIVITIES AND AMENITIES FOR THE DEVELOPMENT  
INCORPORATING PUBLIC OPEN SPACE AND CONNECTION TO THE RIVERWALK

A RESTING POINT FOR FUTURE EXTENSION OF THE GREAT RIVER WALK AND CONNECTION TO THE ACTIVITY HUB OF THE DEVELOPMENT

LOTS WITH SUFFICIENT SETBACKS ALONG THE REAR BOUNDARY TO ADDRESS BUHFIRE THREATS, BUILDINGS ARE TO ADDRESS THE BUSHLAND, AND NOT TO PRESENT AS BLANK WALLS



DEEP LOTS WITH GREEN BUFFER AND CONSISTENT PERIMETER FENCE ALONG OLD CASTLEREAGH ROAD FRONTAGE

INCORPORATE EXISTING EMBANKMENT INTO SITE LANDSCAPING AND LEVELING AS PRACTICABLE

INTRODUCE SECONDARY ROADS FOR IMPROVED ACCESS & FLEXIBILITY

INCORPORATE WSUD POND / WETLAND TO ASSIST WITH SITE DRAINAGE AND INTEGRATE INTO THE MAIN ACCESS ROAD WHEN PRACTICABLE, FOR EASE OF MAINTENANCE AND TO ENHANCE LANDSCAPE CHARACTER

VISUALLY PROMINENT CORNER / FRONTAGE TO ADDRESS THE STREET

THROUGH SITE LINK / CONNECTION BETWEEN THE TWO SITE ENTRIES

SECONDARY ENTRY FROM LUGARD STREET

PEDESTRIAN / CYCLE CONNECTION TO PUBLIC TRANSPORT & PENRITH TOWN CENTRE

MAINTAIN INTERMITTENT VIEW BACKDROP TO THE MOUNTAIN RANGE FROM LUGARD STREET ENTRY

EXISTING WALKING TRAIL AND CONNECTION TO GREAT RIVER WALK