

LOTS 567 & 983 DURLACHER STREET, GERALDTON

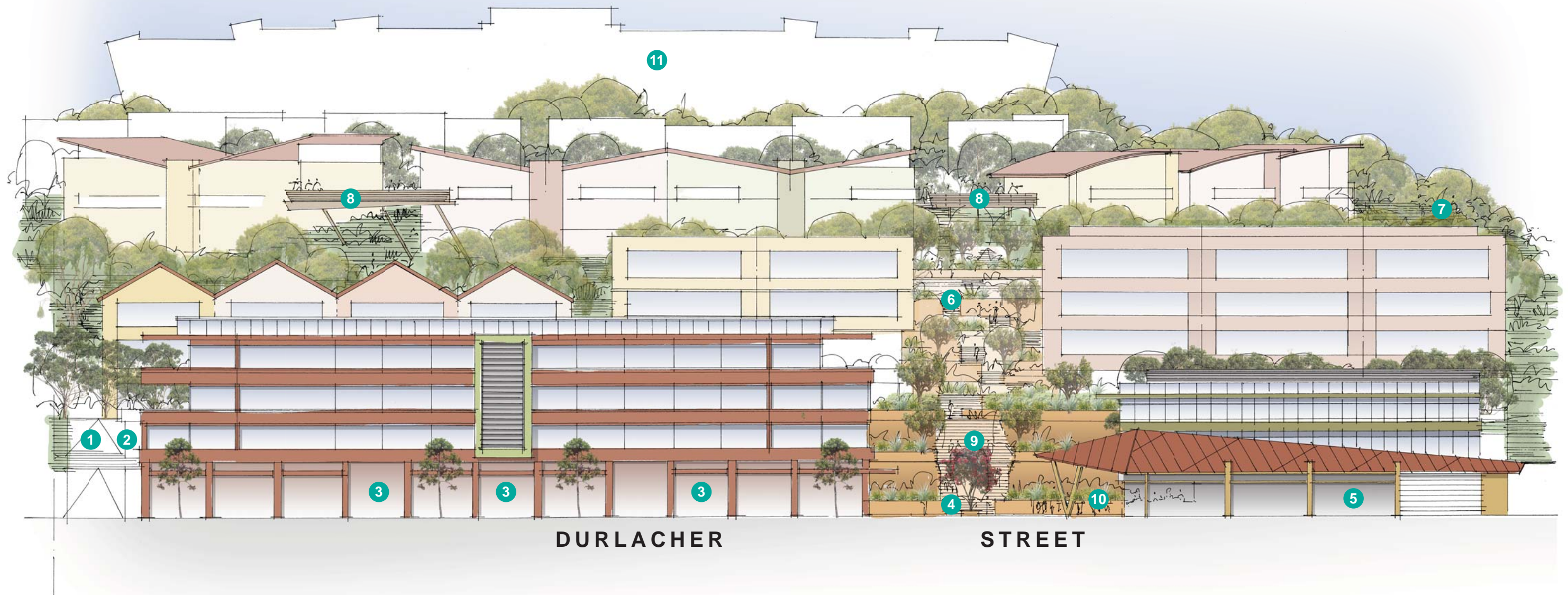
0 50m



NORTH

- 1 Town houses.
- 2 Multiple units (12 units).
- 3 Multiple units (18 units).
- 4 Multiple units (18 units with mix of one, two and three bed units).
- 5 Seven flat green title lots. Each 300m² (R30).
- 6 Potential to continue pattern of street facing development of 'traditional' style housing.
- 7 Short stay accommodation with parking and entry.
- 8 Retail on ground floor.
- 9 Covered alfresco dining (north facing).
- 10 Potential viewing platform.
- 11 Combined driveways to reduce number of access points onto Brede Street.
- 12 Retaining walls to accommodate different levels to address access from Brede Street.
- 13 Existing single storey residence.
- 14 Surrounding residences.
- 15 Level for office parking (undercroft with green roof).
- 16 Green visual link from bottom to top of site:
 - Multiple uses
 - Picnic areas
 - Viewing stations
 - Artwork / memorial / sculpture parks
 - Ampitheatre steps
 - Demonstration of local species
 - Yungunga-Nga people history
- 17 Refuse / services space.
- 18 Landscaped entry statement off Brede Street.
- 19 Colonnaded walkway along Durlacher Street.
- 20 Street level pedestrian access to 'Short Stay' level.
- 21 Potential for integration with adjacent development.
- 22 Existing driveway.
- 23 Footpath at approx. +25.0m.
- 24 Landscaped pedestrian area.
- 25 Pedestrian connection from Durlacher Street to Brede Street.
- 26 Vehicle access to townhouses.
- 27 Left in only vehicle access to first two levels of buildings.
- 28 Vehicular drop-off or taxi zone only.
- 29 Potential new roundabout opposite current access into school grounds.
- 30 Services / refuse area.
- 31 Views to ocean.
- 32 Views to town.
- 33 Views to H.M.S. Sydney.
- 34 Relocated Water Corporation easement along southern boundary.
- 35 Left out only vehicle access.

Concept Plan



- 1 One way vehicular access (including refuse / deliveries) to service 'first level' of townhouses and multiple units.
- 2 One way in access for vehicles up to first floor short stay entry and parking.
- 3 Collonaded walkway to retail.
- 4 Vehicular access:
 - In and out drop off
 - Taxi drop off
 - Pedestrian focussed
 - Potential for weekend market use
- 5 Collonaded walkway.
- 6 Steps link each residential level with various viewing platforms and meandering footpath (lots of green spaces).
- 7 Pedestrian walkway meandering through site.
- 8 Viewing platform.
- 9 Ampitheatre style steps at bottom area. Possible intimate outdoor events use.
- 10 North facing alfresco cafe space.
- 11 Articulated roof forms to provide layered approach to built form.

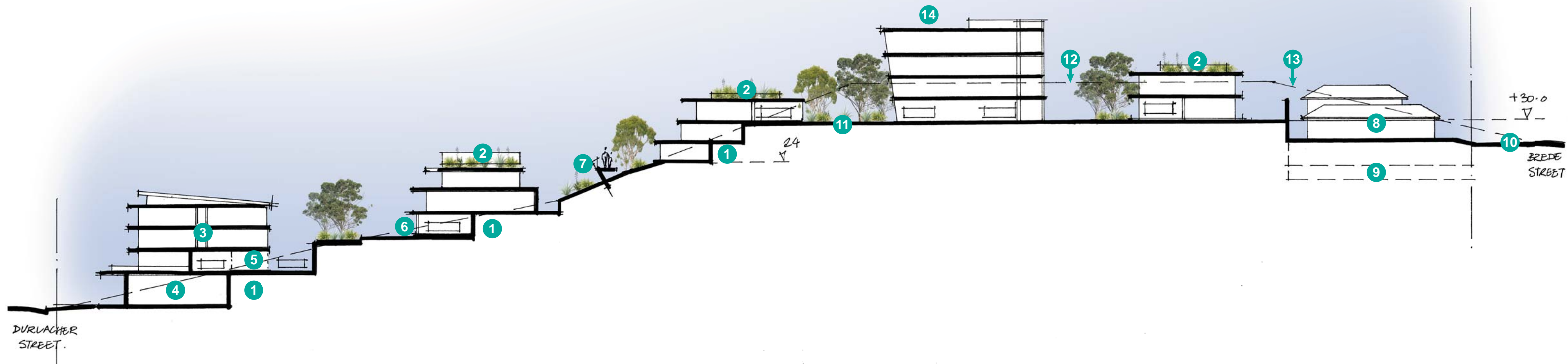
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0

200m



Indicative Elevation



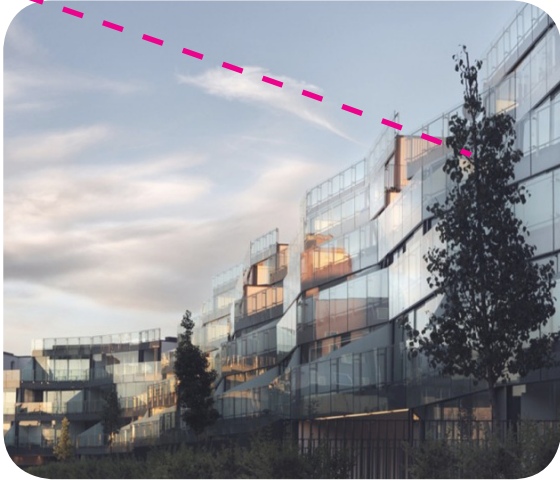
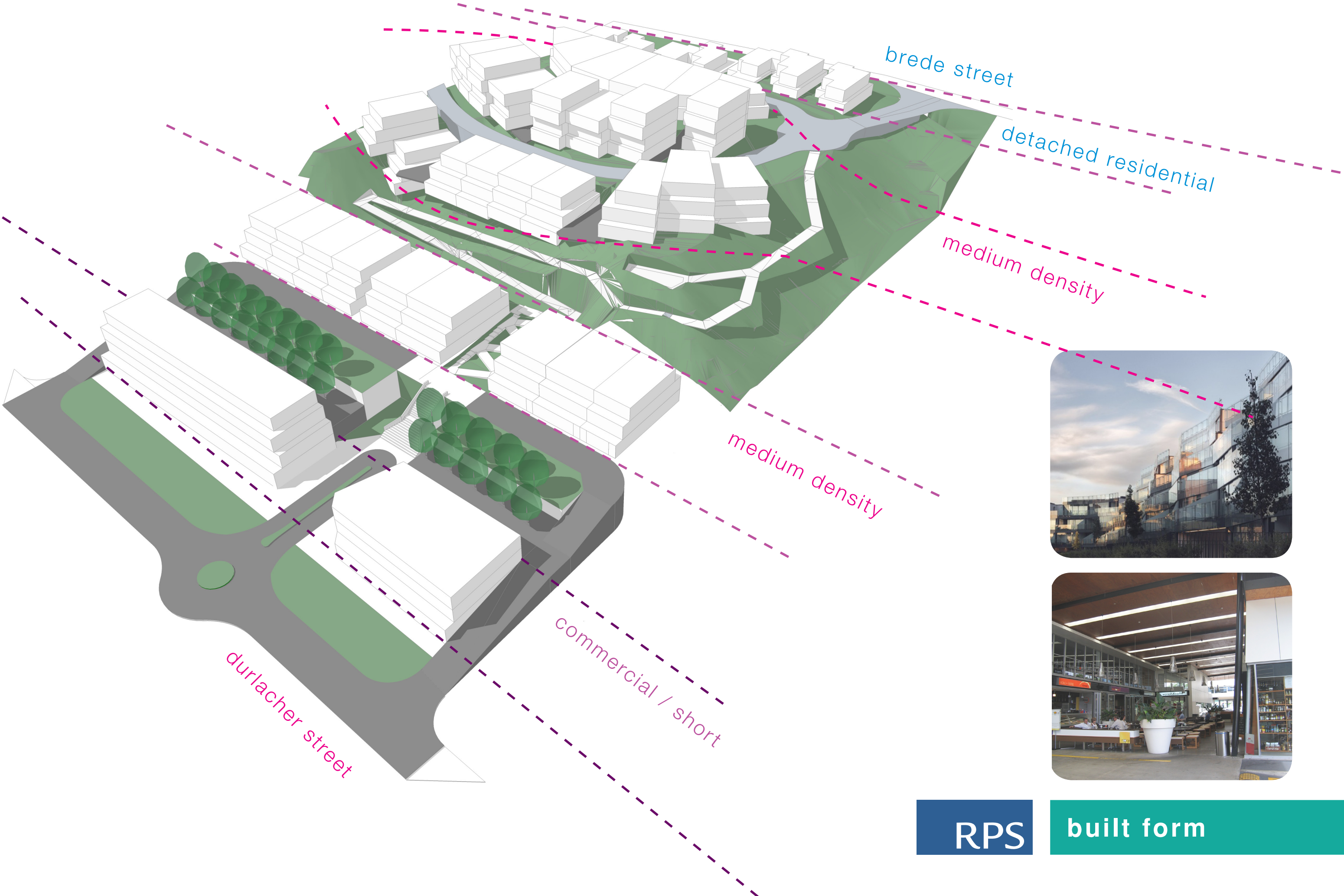
- 1 Proposed units sit into hillside and mould in with existing contours. Built form is utilised in lieu of retaining walls where possible.
- 2 Roof top gardens.
- 3 'Quest' style short stay accommodation.
- 4 Retail uses on ground floor fronting Durlacher Street.
- 5 Short stay parking access level at +10.0m.
- 6 Townhouses and multiple units accessed from Durlacher Street via vehicle right of way or easement. Accessed at +14.0m.
- 7 Pedestrian walkway which meanders through site with various 'lookout' stops.
- 8 Green title lots oriented towards and accessed from Brede Street.
- 9 Different steps of retaining required to address slope of Brede Street.
- 10 Access off Brede Street in north east corner at +27.0m.
- 11 Primary vehicular access to strata titled dwellings from Brede Street (+30.0m).
- 12 Existing plateau at approximately +35.0m is reduced to +30.0m.
- 13 Line of existing ground level.
- 14 Maximum building height at approximately +42.0m.

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0 30m

Indicative Section

Durlacher street



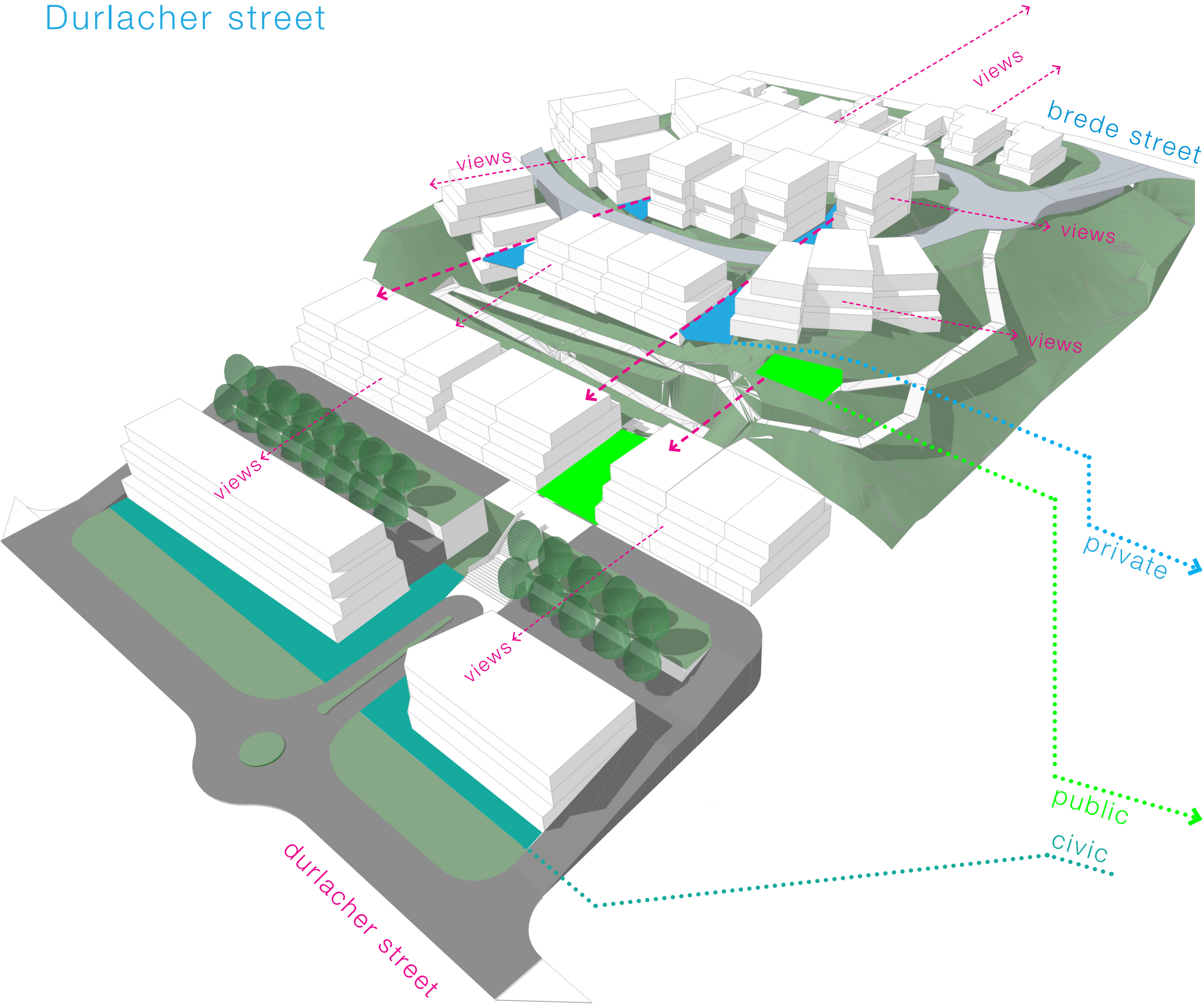
RPS

built form

Durlacher street



Durlacher street



RPS

landscape use