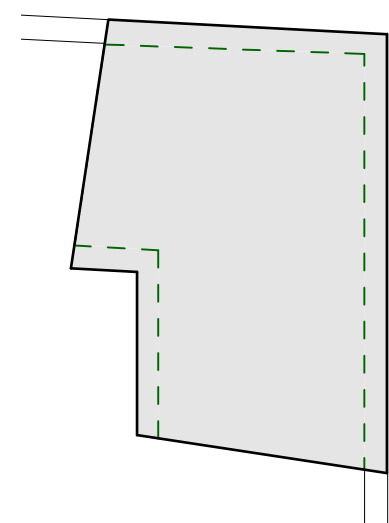


6.9.4 Plot WB2

Plot Layout and Geometry

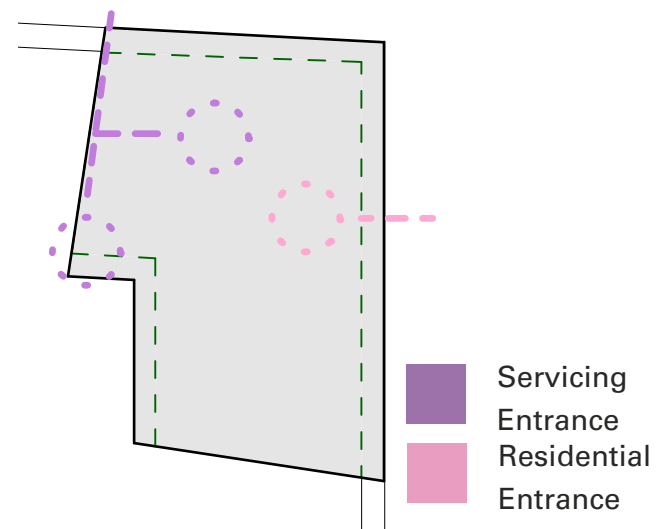
- The layout should be a perimeter block.
- Buildings should be a solid block addressing the railway to the north and site landscaping.
- *The footprints as outlined in the Parameter Plans are the maximum developable extents.*
- *Building footprints must be placed within the Parameter Plans accordingly to allow for a balcony zone inside or oversailing beyond the maximum extent footprint as identified by rules on the Parameter Plans.*



WB2 Diagrams

Access / Entrances / Servicing

- The main entrance should be provided at the east boundary from the ground floor level (in the podium).
- Servicing should be accessed from podium level below the plot.
- The building should also be accessible via the core at basement and podium level.



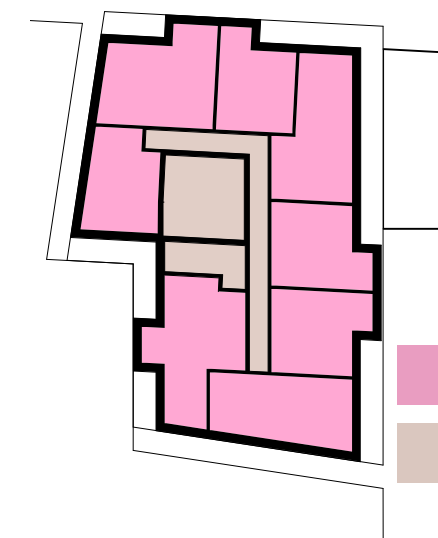
Servicing Entrance
 Residential Entrance

Internal Layout

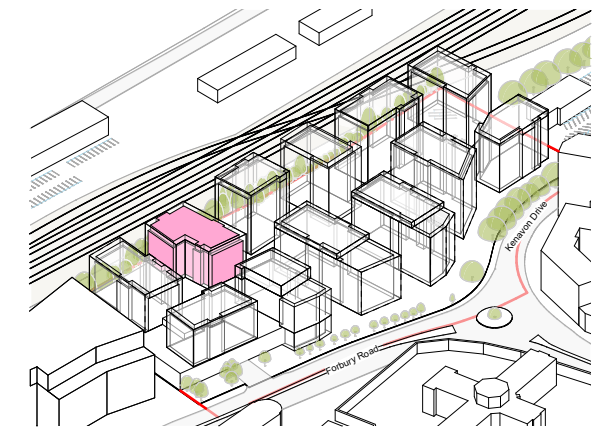
- Layouts should be designed to maximise the provision of dual aspect units
- Layouts should be designed to minimise north facing units

Solar glare / acoustic measures

- Measures must be maintained to minimise solar glare through measures including managed solid to glazed ratio, specification of glazing and coatings, material choice, shading introduction and / or louvres where required.
- Noise reduction must be maintained as referenced in section 6.6.



Residential Units
 Circulation and Core

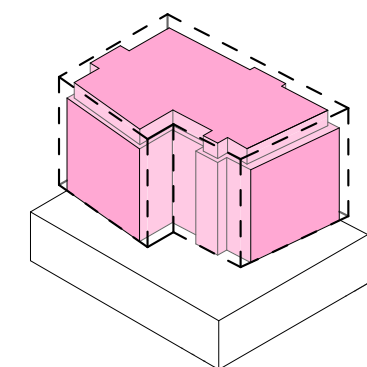


Height

- The proposal should not exceed the height and location marked on parameter plan 13 - this does not include rooftop plant
- All rooftop servicing and cleaning equipment and building maintenance units should be concealed behind facade parapets and/or screening

Balcony / bay zone

- The maximum deviation line forming the potential balcony / bay zone must ensure a minimum of 16m separation distance is maintained.



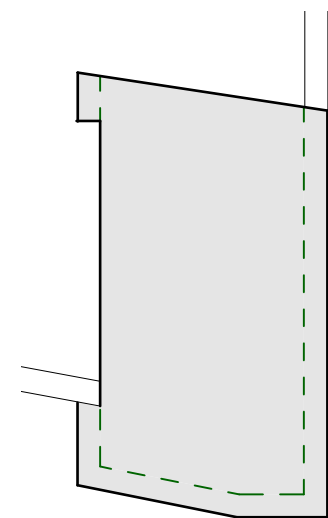
6.0 Built form

6.9 Plot Design Codes

6.9.5 Plot WB3

Plot Layout and Geometry

- The layout should be a perimeter block.
- Buildings should be a solid block addressing forbury road to the south and site landscaping .
- The footprints as outlined in the Parameter Plans are the maximum developable extents.
- Building footprints must be placed within the Parameter Plans accordingly to allow for a balcony zone inside or oversailing beyond the maximum extent footprint as identified by rules on the Parameter Plans.



WB3 Diagrams

Access / Entrances / Servicing

- The main entrance should be provided at the south boundary at street level for both retail and residential use
- Secondary entrances should be placed on the north west side of the building to provide adequate fire escape distances.
- Servicing should be accessed from podium level below the plot.
- The building should also be accessible via the core at basement and podium level.

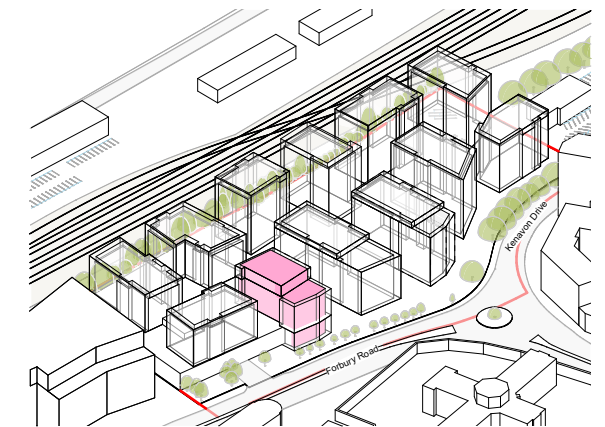
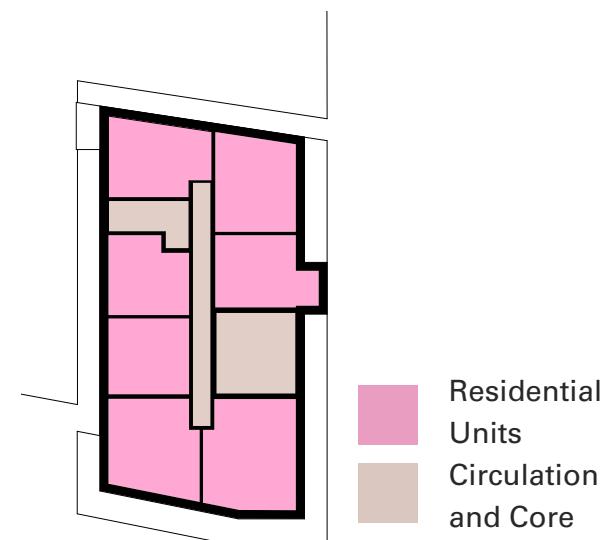


Internal Layout

- Layouts should be designed to maximise the provision of dual aspect units
- Layouts should be designed to minimise north facing units

Solar glare / acoustic measures

- Measures must be maintained to minimise solar glare through measures including managed solid to glazed ratio, specification of glazing and coatings, material choice, shading introduction and / or louvres where required.
- Noise reduction must be maintained as referenced in section 6.6.

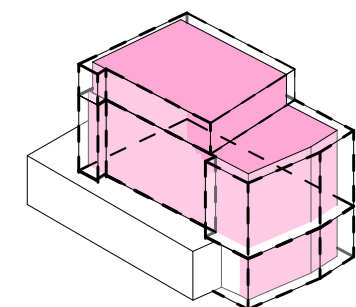


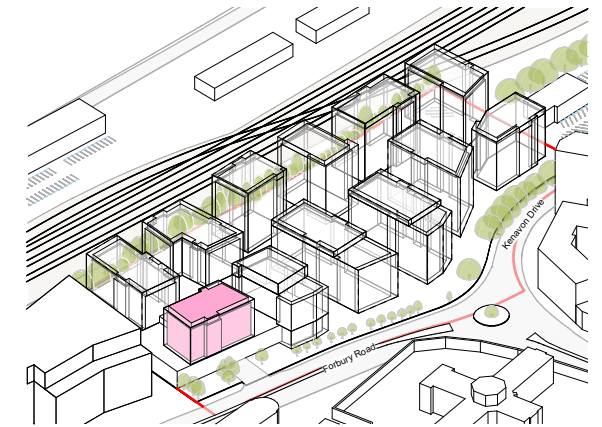
Height

- The proposal should not exceed the height and location marked on parameter plan 13 - this does not include rooftop plant
- All rooftop servicing and cleaning equipment and building maintenance units should be concealed behind facade parapets and/or screening
- Building to have a step down in height to the South; adjacent to Forbury Road

Balcony / bay zone

- The maximum deviation line forming the potential balcony / bay zone must ensure a minimum of 16m separation distance is maintained.





6.9.6 Plot WB4

Plot Layout and Geometry

- The layout should be a perimeter block.
- Buildings should be a solid block addressing forbury road to the south, the offices to the west and site landscaping .
- The footprints as outlined in the Parameter Plans are the maximum developable extents.
- Building footprints must be placed within the Parameter Plans accordingly to allow for a balcony zone inside or oversailing beyond the maximum extent footprint as identified by rules on the Parameter Plans.

Access / Entrances / Servicing

- The main entrance should be provided at the south boundary at street level.
- Servicing should be accessed from podium level below the plot.
- The building should also be accessible via the core at basement and podium level.

Internal Layout

- Layouts should be designed to maximise the provision of dual aspect units
- Layouts should be designed to minimise north facing units

Solar glare / acoustic measures

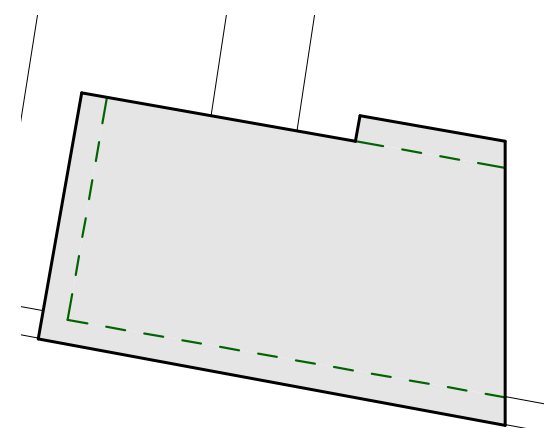
- Measures must be maintained to minimise solar glare through measures including managed solid to glazed ratio, specification of glazing and coatings, material choice, shading introduction and / or louvres where required.
- Noise reduction must be maintained as referenced in section 6.6.

Height

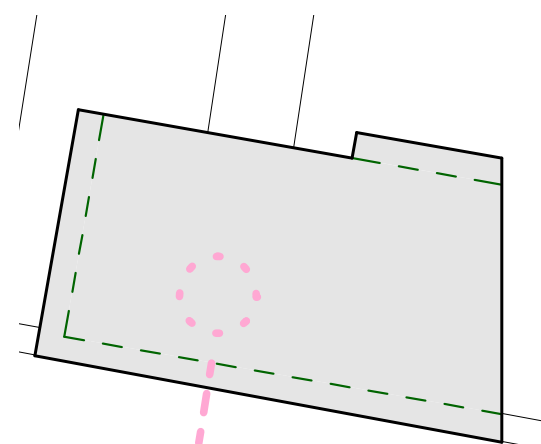
- The proposal should not exceed the height and location marked on parameter plan 13 - this does not include rooftop plant
- All rooftop servicing and cleaning equipment and building maintenance units should be concealed behind facade parapets and/or screening

Balcony / bay zone

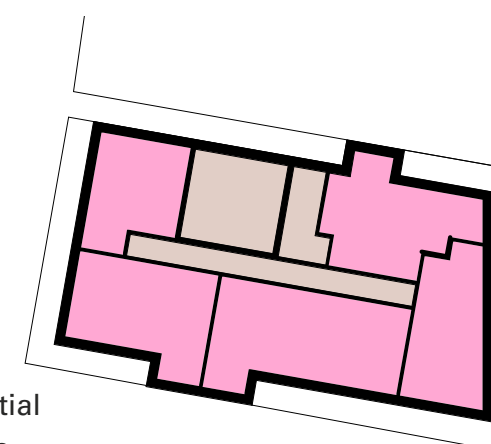
- The maximum deviation line forming the potential balcony / bay zone must ensure a minimum of 16m separation distance is maintained.



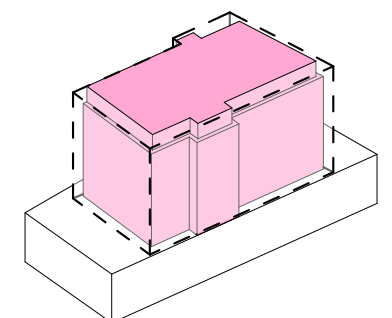
WB4 Diagrams



Residential Entrance



Residential Units
Circulation and Core



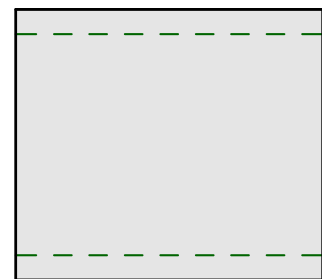
6.0 Built form

6.9 Plot Design Codes

6.9.7 Plot CB1

Plot Layout and Geometry

- The layout should be a perimeter block.
- Buildings should be a solid block addressing the railway to the north and site landscaping.
- *The footprints as outlined in the Parameter Plans are the maximum developable extents.*
- *Building footprints must be placed within the Parameter Plans accordingly to allow for a balcony zone inside or oversailing beyond the maximum extent footprint as identified by rules on the Parameter Plans.*



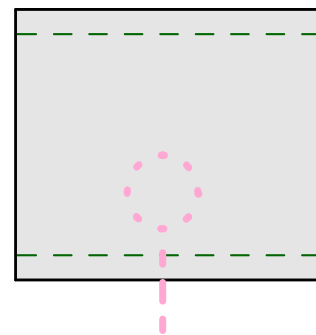
CB1 Diagrams

Access / Entrances / Servicing

- The main entrance should be provided at the south boundary at street level
- Servicing should be accessed from basement level below the plot.
- The building should also be accessible via the core at basement level.

Balcony / bay zone

- Areas provided for potential balcony / bays zones are shown on the parameter plans: Maximum Deviation Plan.
- When separation distances are at 16m, balconies must not face each other.



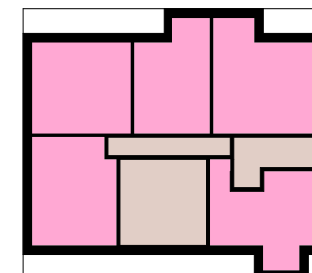
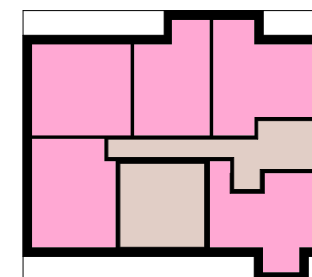
Residential Entrance

Internal Layout

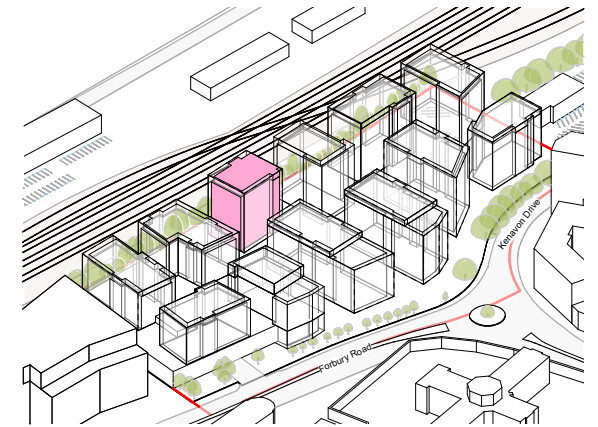
- Layouts should be designed to maximise the provision of dual aspect units
- Layouts should be designed to minimise north facing units

Solar glare / acoustic measures

- Measures must be maintained to minimise solar glare through measures including managed solid to glazed ratio, specification of glazing and coatings, material choice, shading introduction and / or louvres where required.
- Noise reduction must be maintained as referenced in section 6.6.

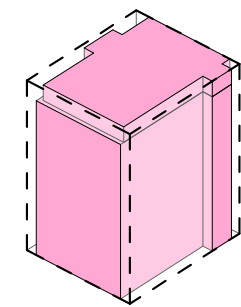


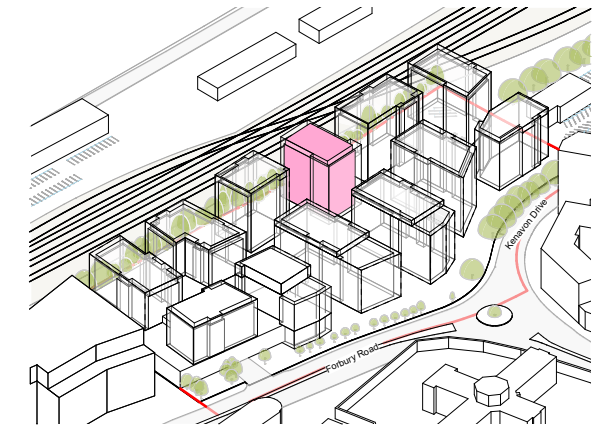
Residential Units
Circulation and Core



Height

- The proposal should not exceed the height and location marked on parameter plan 13 - this does not include rooftop plant
- All rooftop servicing and cleaning equipment and building maintenance units should be concealed behind facade parapets and/or screening





6.9.8 Plot CB2

Plot Layout and Geometry

- The layout should be a perimeter block.
- Buildings should be a solid block addressing the railway to the north and site landscaping.
- *The footprints as outlined in the Parameter Plans are the maximum developable extents.*
- *Building footprints must be placed within the Parameter Plans accordingly to allow for a balcony zone inside or oversailing beyond the maximum extent footprint as identified by rules on the Parameter Plans.*

Access / Entrances / Servicing

- The main entrance should be provided at the west boundary at street level
- Servicing should be accessed from basement level below the plot.
- With the exception of the substation provision at ground floor which should be accessed from the north boundary of the plot.
- The building should also be accessible via the core at basement level.

Internal Layout

- Layouts should be designed to maximise the provision of dual aspect units
- Layouts should be designed to minimise north facing units
- Provision for substations should be provided to the north boundary of the plot at ground floor level.

Solar glare / acoustic measures

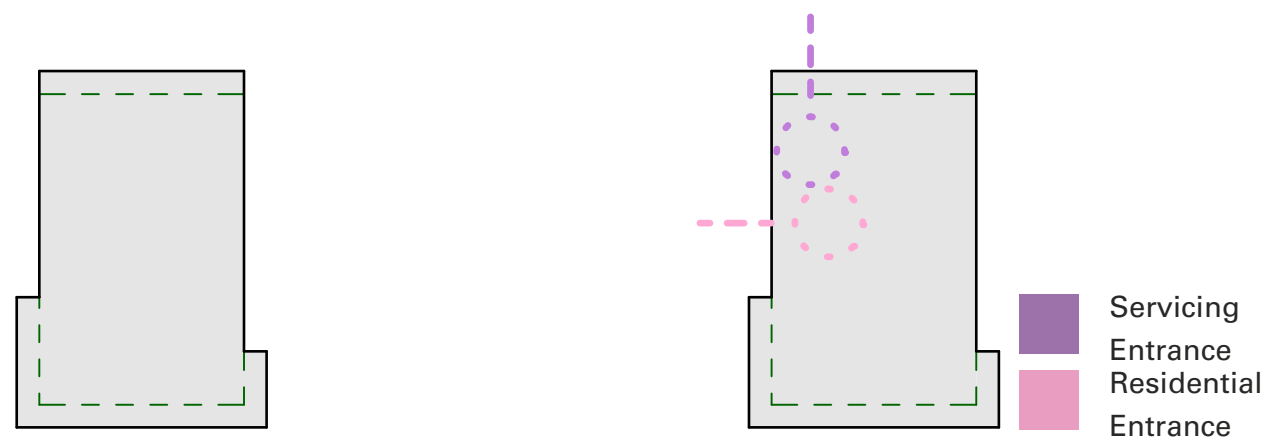
- Measures must be maintained to minimise solar glare through measures including managed solid to glazed ratio, specification of glazing and coatings, material choice, shading introduction and / or louvres where required.
- Noise reduction must be maintained as referenced in section 6.6.

Height

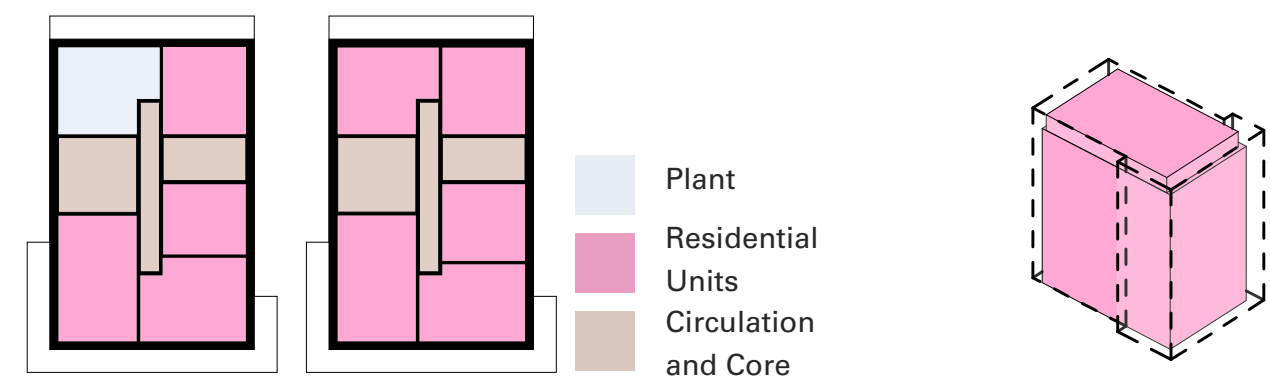
- The proposal should not exceed the height and location marked on parameter plan 13 - this does not include rooftop plant
- All rooftop servicing and cleaning equipment and building maintenance units should be concealed behind facade parapets and/or screening

Balcony / bay zone

- The maximum deviation line forming the potential balcony / bay zone must ensure a minimum of 16m separation distance is maintained.



CB2 Diagrams



6.0 Built form

6.9 Plot Design Codes

6.9.9 Plot CB3

Plot Layout and Geometry

- The layout should be a perimeter block.
- Buildings should be a solid block addressing Forbury Road to the south and site landscaping.
- *The footprints as outlined in the Parameter Plans are the maximum developable extents.*
- *Building footprints must be placed within the Parameter Plans accordingly to allow for a balcony zone inside or oversailing beyond the maximum extent footprint as identified by rules on the Parameter Plans.*

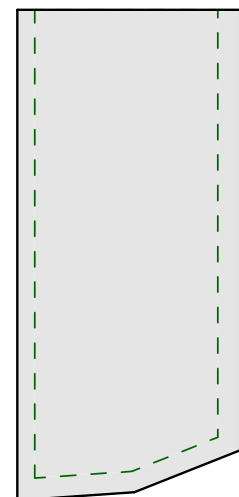


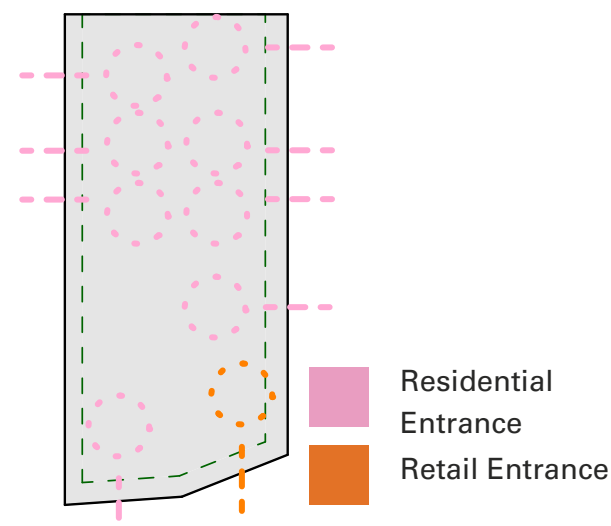
Fig. 121 - CB3 Diagrams

Access / Entrances / Servicing

- The main entrance should be provided at the south boundary at street level for both retail and residential uses.
- Secondary entrances into individual residences should be provided at ground floor level.
- Servicing should be accessed from basement level below the plot.
- The building should also be accessible via the core at basement level.

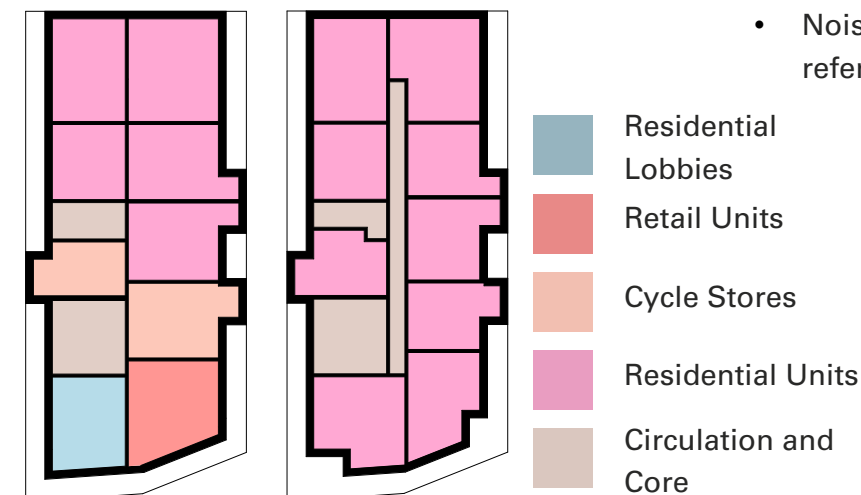
Balcony / bay zone

- Areas provided for potential balcony / bays zones are shown on the parameter plans: Maximum Deviation Plan.



Internal Layout

- Layouts should be designed to maximise the provision of dual aspect units
- Layouts should be designed to minimise north facing units
- Cycle store provision should be provided at ground floor level with direct access to street level (to serve residents of CB3 and CB1).
- Maximum active frontage should be provided on ground floor along the south boundary.
- The south front of the building should be considered a prime location for commercial use



Height

- The proposal should not exceed the height and location marked on parameter plan 13 - this does not include rooftop plant
- All rooftop servicing and cleaning equipment and building maintenance units should be concealed behind facade parapets and/or screening

Solar glare / acoustic measures

- Measures must be maintained to minimise solar glare through measures including managed solid to glazed ratio, specification of glazing and coatings, material choice, shading introduction and / or louvres where required.
- Noise reduction must be maintained as referenced in section 6.6.

