

LYONS DEVELOPMENT

Block 1 Section 68 Lyons

Information session 5th August 2008



dhcs|ACT



DATES OF PREVIOUS PUBLIC CONSULTATION MEETINGS

* 17th of May 2006

* 18th of August 2006

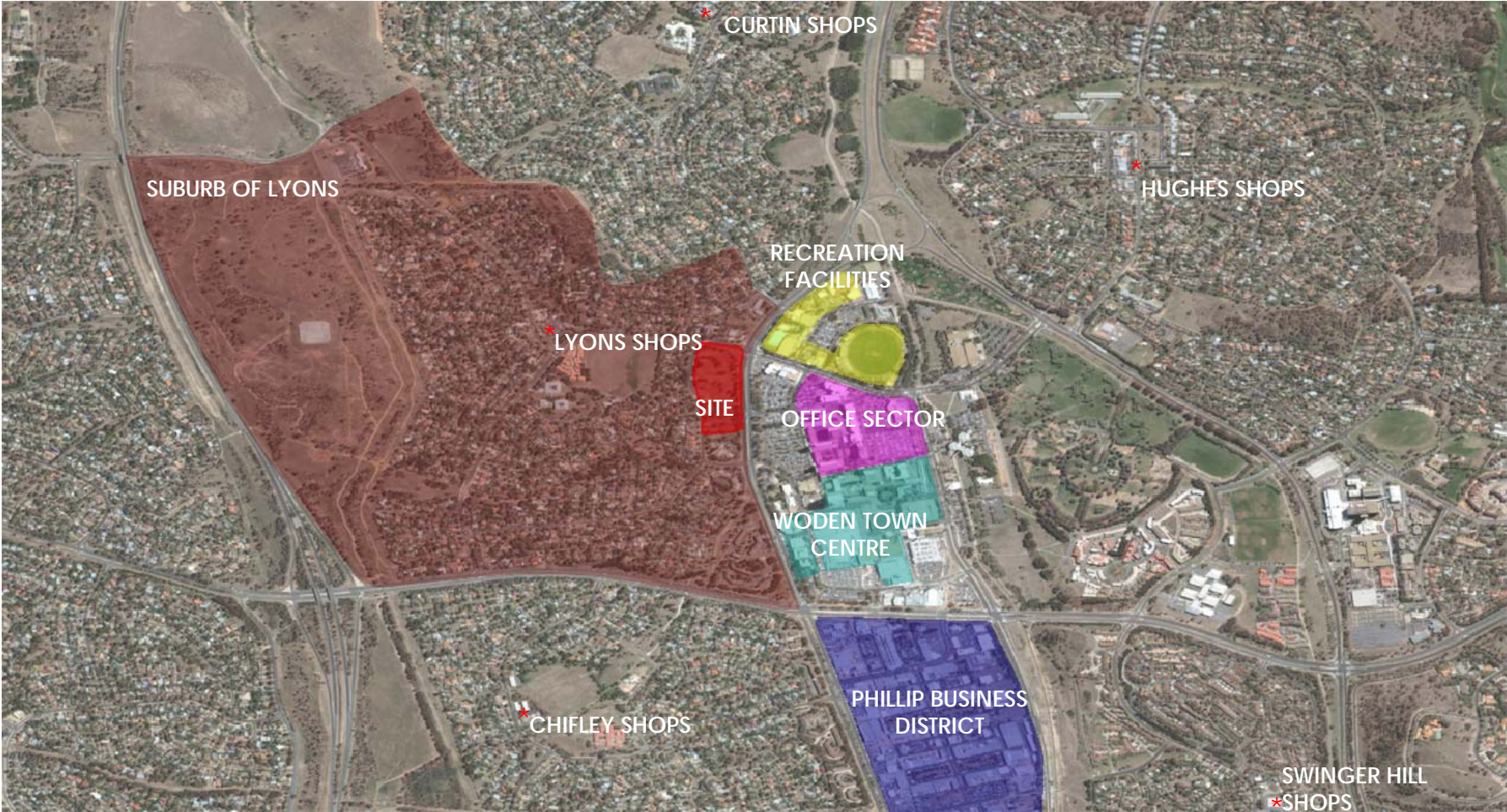
* 19th of October 2006

* 30th of November 2006

* 21st of August 2007

* 11th of December 2007

LOCATION PLAN



ZONING DIAGRAM



MASTER PLAN



PERSPECTIVES

Proposed Future Development in relation to Woden District Context



South Western Aerial View onto Current Proposal



Eastern Aerial View onto Current Proposal



Northern Aerial View with Future Development

SOLAR STUDIES - JUNE



9.00am



3.00pm



12.00pm

SOLAR STUDIES - SEPTEMBER



9.00am



3.00pm



12.00pm

SOLAR STUDIES - DECEMBER



9.00am



3.00pm




12.00pm

CONSTRUCTION PHASING PLAN



 FIRST PHASE CONSTRUCTION
-DA APPROVED

 FUTURE SECOND PHASE CONSTRUCTION

ISSUES RAISED IN CONSULATATION ON THE LYONS DEVELOPMENT

- * *Traffic*
- * *Parking*
- * *Pedestrian movement*
- * *Height of the buildings*
- * *Urban design*
- * *Environmental initiatives Landscaping*
- * *Community facilities*

BENEFITS OF THE PROPOSED MASTERPLAN

- * Provides integration between the high density of the Town Centre and the low density of the Lyons residential area;
- * An increase in density in this location will underpin the objectives of the Spatial Plan in relation to work/live location as well as the Sustainable Transport Plan in increasing the opportunities for use of public transport and “walk to work” options;
- * Provides for lower site coverage across the site which in turn provide opportunities for larger and more functional open space and communal areas;
- * The placement of the tall element on the lowest part of the site reduces the impacts from overshadowing to a minimum given the building shadow is primarily cast towards Melrose Drive;
- * Larger opens space areas provide for protection of a significant portion of the existing trees onsite;
- * Lower coverage also provides opportunities to increase the privacy and amenity between units by allowing more horizontal separation between units;
- * Provide the framework for the creation of an Architectural Landmark statement at this important entrance to the Town Centre.

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