

LYONS DEVELOPMENT

Block 1 Section 68 Lyons

Community Presentation 21st August 2007



dhcs | ACT



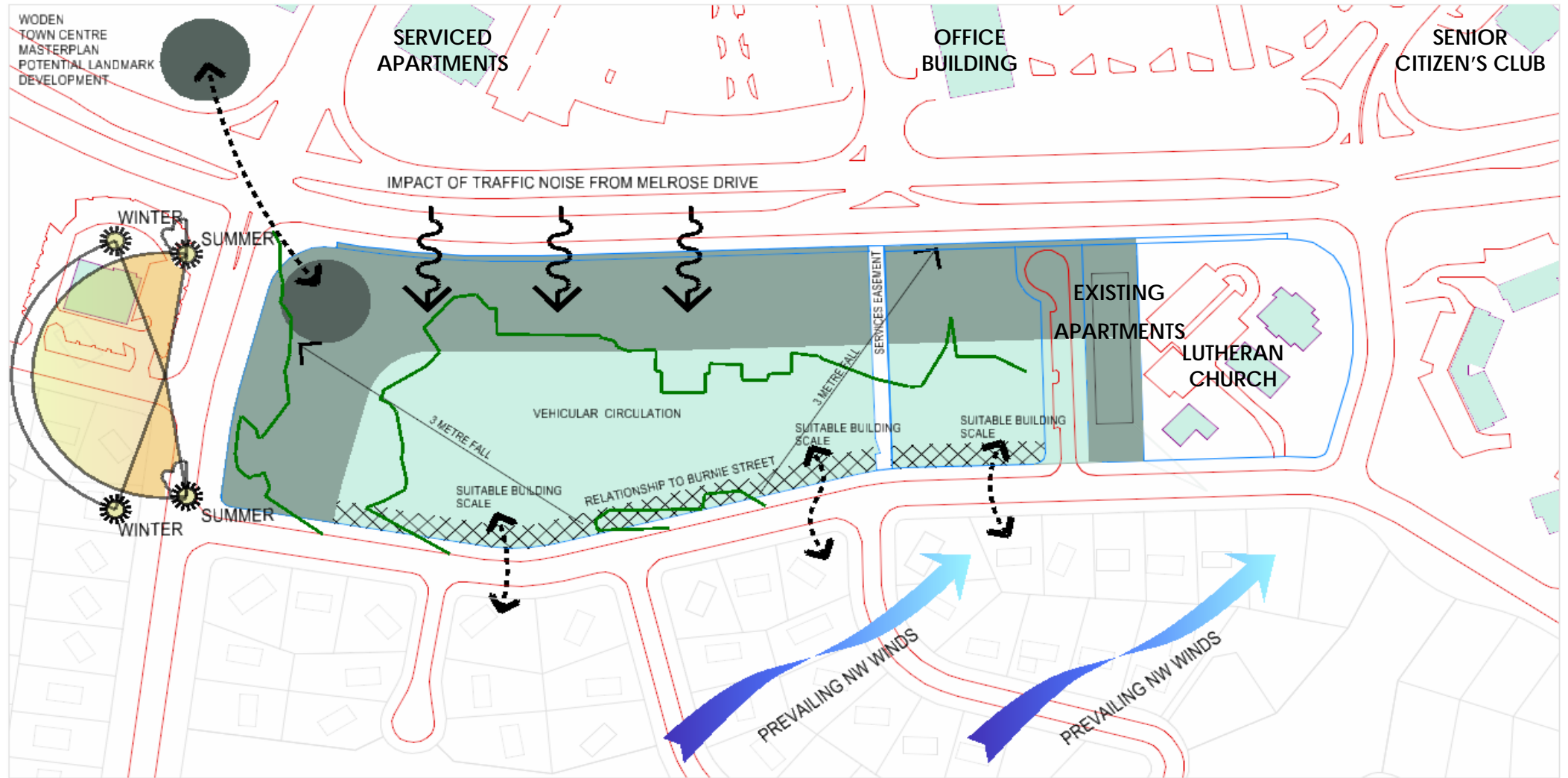
 **HINDMARSH**

LOCATION PLAN



- RETAIL
- RECREATION
- SERVICES
- COMMERCIAL

SITE ANALYSIS



TREE ANALYSIS



TRAFFIC ANALYSIS



THE CAPACITY OF BURNIE STREET IS 300 CARS PER HOUR -
CURRENTLY IT IS AT 16% CAPACITY*

THE CAPACITY OF MELROSE DRIVE IS 1900 CARS PER HOUR -
CURRENTLY IT IS AT 86% CAPACITY*

*INFORMATION GATHERED DURING PEAK HOUR TRAFFIC BETWEEN 8 AND 9AM

ISSUES RAISED IN CONSULTATION ON DEVELOPMENT OF LAND IN LYONS

Traffic – access into the site, movement of vehicles on Burnie Street and Launceston Street.

Parking – should not impact on Burnie Street.

Pedestrian movement – across Melrose Drive needs to be improved.

- the existing underpass is not acceptable.
- existing movement through the area needs to exist after the site is developed.

Height of the buildings – overshadowing and solar access are important.

Urban design – appearance and exterior treatment of the high-rise buildings needs to be of a high order.

- variety in built form is important.
- need to respond to the houses on the other side of Burnie Street.
- water sensitive urban design.

Environmental initiatives – energy performance needs to meet required standards.

Landscaping – incorporate the existing trees into the landscaping of the development.

Community facilities – accessible to the local older community integrates the development into the surrounding area.

MASTER PLAN



CONCEPT DESIGN FOR LYONS RETIREMENT ESTATE

* Site plan is indicative only and may be subject to change prior to building approvals



LYONS ESTATE REDEVELOPMENT 3D MODEL

ISSUES RAISED BY ACTPLA ON MASTER PLAN

The ACT Planning and Land Authority is supportive of the approach being taken subject to a number of issues being addressed.

Variety and interest in the housing outcome with a number of options being considered – including 4 to 6 storey elements abutting Melrose Drive.

Frontage and address to Melrose Drive.

A structured and legible internal vehicular/pedestrian circulation pattern.

Retention of existing trees within principal landscape spaces.

Interface with existing Lyons residences.

Variety and interest in the housing outcome.

Consultation with the Woden Valley Community Council and the local community on the development of the site, especially about the tower.

CONCEPT PLAN



HOW ISSUES RAISED BY ACTPLA HAVE BEEN ADDRESSED

Variety and interest in the housing outcome with a number of options being considered – including 4 to 6 storey elements abutting Melrose Drive eliminating the need for a tower element:

Villas, apartments and serviced apartments.

From Single storey up to 4 to 6 storeys and a 9 storey building.

Frontage and address to Melrose Drive:

The buildings have been moved closer to Melrose Drive.

A structured and legible internal vehicular/pedestrian circulation pattern:

Road network allows ease of pedestrian and vehicular.

Access to the Retirement site is off Melrose Drive and Burnie Street.

Pedestrian access to the Woden Town Centre will be maintained.

Retention of existing trees within principal landscape spaces:

Retain as many trees on the site as is possible.

A range of proposed species will be used to encourage variety and develop a landscape theme.

Interface with existing Lyons residences:

The development will not copy what is on the other side of Burnie Street.

The scale and height of development will not differ.

Consultation with the Woden Valley Community Council and the local community on the development of the site, especially about the tower:

There have been regular briefings of the Woden valley Community Council and 4 meetings with the community.

HOW ISSUES RAISED BY THE COMMUNITY HAVE BEEN ADDRESSED

Parking:

Most of the parking will be basement/undercroft.

Buildings along Burnie Street:

Mainly single storey and set back from the road.

Landscape:

Retain as much of the existing landscaping as possible.

Improve the landscaping along Burnie Street.

Traffic:

There is access off Burnie Street and Melrose.

CONSTRUCTION PHASE ONE



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