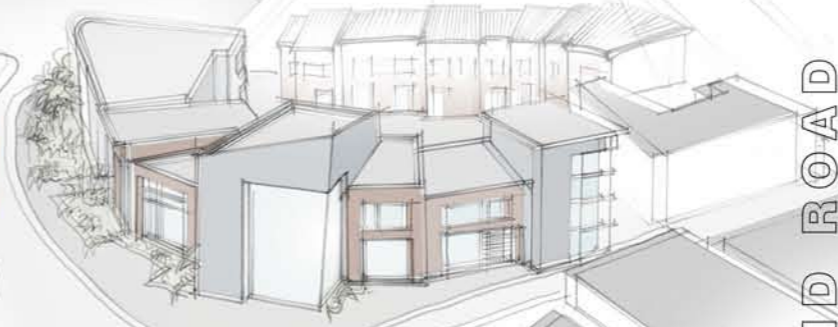




DEVELOPMENT CONCEPTS

- Dense frontages continue street pattern with service and landscape courtyards at the centre of the site.
- 'Landmark' element to retail units opposite the library creates a focal point to the town gateway.
- large scale retail unit to provide a secondary focal point to mark the Belmont Street/Civic Way gateway.
- Massing of developments to reflect surrounding building heights with taller elements at gateway locations
- Soft landscaping belts to be used as screening from civic way and to screen views from the residential units over car park



CONCEPT SKETCHES - MASSING

SITE 2: MIDLAND ROAD

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