

BALMORAL

Vision Statement and Narrative

Balmoral will be an experience rich, active transport interchange at the center of the isthmus. A dynamic and diverse precinct of park addresses, retail, entertainment, drink and dining experiences.

A place where highly connected streets, public spaces and civic amenity support the regeneration and development of the local centers of St Lukes and Dominion Road.

Balmoral will be a distinct place that responds sensitively to the unique cultural and geomorphological history through a natural systems approach. The approach will stitch the proposed increase in development intensity and transport interchange with green infrastructure that supports the resilience of development, adapts to climate shifts and improves the health of the Meads Creek catchment.

The development strategy is focused around the suburban arterials of Sandhingham Road and Balmoral Road which will become active transport connector corridors that drive movement between the station, peoples homes, work places, local centres, sports precincts and public open spaces.

OUTCOMES

Urban + Community

- Intensely develop around existing centres to celebrate their unique and distinctive qualities.**
 - Continue to encourage the intensification of land use, development intensity and environmental quality of the St Lukes Centre and adjacent commercial lots.
 - Protect, enhance and diversify the local use surrounding the Sandhingham Road (Balmoral) Centre.
- Locate development intensity along arterial routes and adjacent open space.**
 - Use highly connected urban, active and green infrastructure.
 - Use the Sandhingham Road (Balmoral) Centre to create addresses to limit the reliance on private vehicle use.
 - Locate development adjacent to the historic, Warren Finner Park, Meads Creek and Poplar Park while improving the amenity and access for all of the community.
- Utilize the public realm and civic institutions to make accessible places for all.**
 - Provide a meaningful connection to the landscape narrative of place by highlighting landscape architecture unique to place (bathing, sea front, and infrastructure that connect to the Meads Creek Catchment).
 - Use the Station Precinct, connected to the station and the Mt Albert Library to develop a network of civic spaces that include:

Access + Integration

- High quality active transport interchange and connections to existing urban centres (movement).**
 - Balmoral Road will be an active transport arterial connecting Sandhingham Road local centre to St Lukes Centre and Sandhingham Road.
 - Sandhingham Road will benefit from private vehicle modal shift, from south connecting the open space network, Eden Park, Kingsford and Sandhingham Junction with Balmoral Centre via active transport infrastructure.
- A connected network of public spaces, secondary and tertiary centres that support local movement (dwelling).**
 - Lancing Avenue and its connections through to the Meads Avenue.
- Maximizing the grid through large lots to improve permeability.**
 - Consider extending the grid network through large commercial or single commercial lots west of the station.
 - Use the space to extend the grid, diversify the open space and create efficient active transport connectors.
 - Provide cross-block links and linkways through the large lots to the east.

Experience

- A public realm that daylights place based landscape and cultural narratives.**
 - Use the grid - separate development intensity and create users in the precinct.
 - Strongly encourage access to a ground plane and development pattern that is in relationship with the topography, landscape.
 - Meads Creek - development, infrastructure and public realm actively engage with
- Celebrating and protecting the existing nature of the centres.**
 - Domestic Road (East) - culturally diverse dining precinct, residential character, heritage width, heritage features.
 - Relationship with Paterson Park and local structure.
 - St Lukes (West) - connecting formal, modern, border beyond community parks and open fields, commercial, experience, and retail focused.
- A new station precinct that is in relationship with Balmoral and the broader ACR objectives.**
 - A calm and intensity of development that is appropriate with an urban station.
 - Public realm connections.

Environment

- Regeneration, health and location of the Meads Creek catchment.**
 - Daylighting and regeneration of Meads Creek and other natural systems (movement).
 - Domestic, housing, public and private use of open water from within the catchment.
 - Connecting habitat (banyan and under tree) throughout the station catchment.
- A high amenity public realm.**
 - A connected system of active blue green infrastructure.
 - A flow-down and habitat with landscape (landscape development, trees, and open space).
 - Domestic Park, Kingsford Park, Sandhingham Park and Paterson Park to further diversify recreation, improve access and open fields, provide local resistance to surrounding development, through the station, retention and protection of water.
- (Sustainability to inform) integrated court, digital and economic infrastructure (power, power, waste, building fabric).**
 - Digital networks of smart domestic and open space.
 - Use of innovation power domestic and open space.
 - CV charging.
 - Highly dependent on delivery modes for context of development quality.

Value for Money

- Deriving under utilized land.**
 - CV parks - due to modal shifts.
 - High-growth targeted commercial parcels.
 - Parks and open space.
 - Domestic Road.
- Cluster development adjacent to existing high amenity attributes.**
 - St Lukes.
 - Parks and open space.
 - Domestic Road.
- Improve Balmoral Road.**
 - Primary driver for change that connects the station to existing urban destinations.

Key Moves

- 1** A new station precinct with strong active transport and blue green connections east west to existing centres
- 2** The continued intensification of development around existing centres of Balmoral and St Lukes
- 3** High connected open space network that daylights the geomorphology of place to create a more resilient place for all living systems.

CITY SCALE



Omotesando Avenue,
Tokyo



1 + 2

A great new arterial corridor
The construction of a new lateral corridor, establishing primary and secondary networks that effectively balance movement and place objectives. Balmoral Road functions as the primary east-west connection on the isthmus, facilitating smooth movement and accessibility. A well-designed network of public spaces creates a functional movement network for active modes of transport.

Stachthuisite
Masterplan, Antwerp



2 + 3

A framework for clustered development and a network of places
The provision of intensity and land use concentrations to facilitate successful commercial, residential, and recreational spaces, while preserving natural areas. Development clusters are linked together with enhanced public realm supporting walkability and accessibility, allowing residents to easily access amenities, with travel distances minimised, reducing vehicle reliance and improving health and wellbeing. Increased local movement improves life on the street, an inherent quality for community and social interaction.



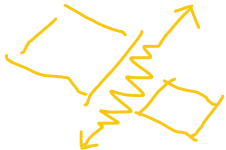
CATCHMENT SCALE



Key Move 1

An east west active transport corridor and integrated public realm connecting the station to employment entertainment and commercial land uses (connectivity and access)

A green corridor that connects Meola Creek to the station and Dominion Road



Key Move 2

Clustering of development around the two existing local centres to maintain and protect their unique qualities and differences.



Key Move 3

A singular public realm narrative that connects parks, streets and clustered development sites back to Meola Creek.

A resilient and climate adaptive public realm.

