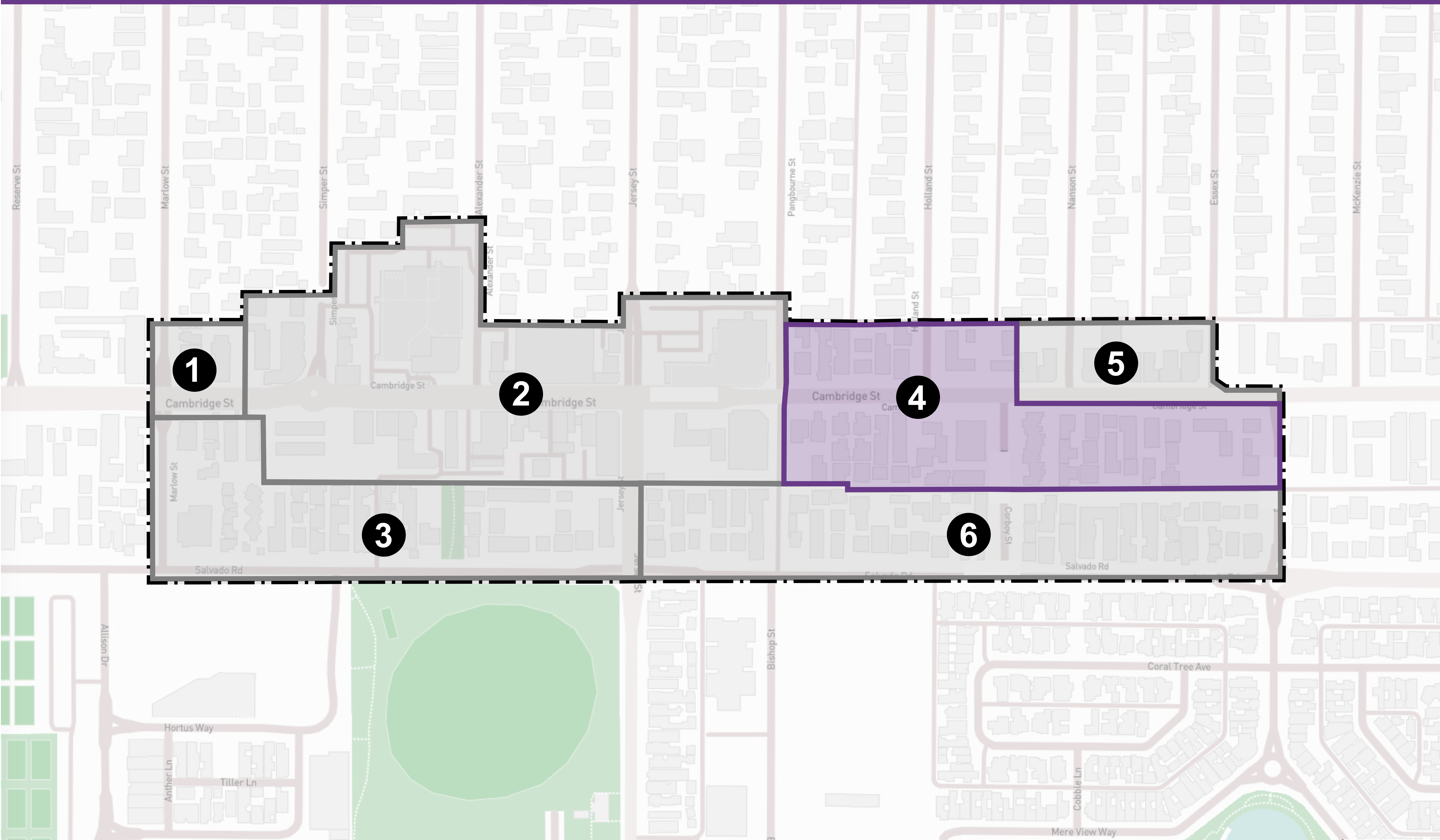


Precinct 4 - Cambridge



Precinct 4 - Cambridge

Character Statement

The Cambridge Precinct has an eclectic mix of existing development so will serve as a transitional zone between the diverse mixed uses of the Town Centre to the west and the Local Centre to the east.

This Precinct will accommodate medium-density residential development, carefully designed to harmonise with the adjacent low-density residential environment to the north of the PSP area. It will act as a bridge between the more active Centres, linking commercial and residential spaces while promoting a walkable urban setting.

Streetscape improvements along Cambridge Street will enhance the public realm, benefiting pedestrians and encouraging alternative transportation options.

Objectives

- Medium scale residential area which encourages a variety and diversity of housing choice.
- Development on the northern side of Cambridge Street will be carefully designed with transitional building heights and mass, achieving a sensitive interface form to the adjacent low density residential area external to the PSP.
- High-quality built form with an urban residential character and scale.
- Residential development designed to encourage interaction between neighbours and the street.
- Vehicle access is to be being taken from the secondary street or rear laneway where available.
- A high-amenity transit and urban corridor that still provides a pleasant pedestrian environment offering generous shade and improved streetscapes.

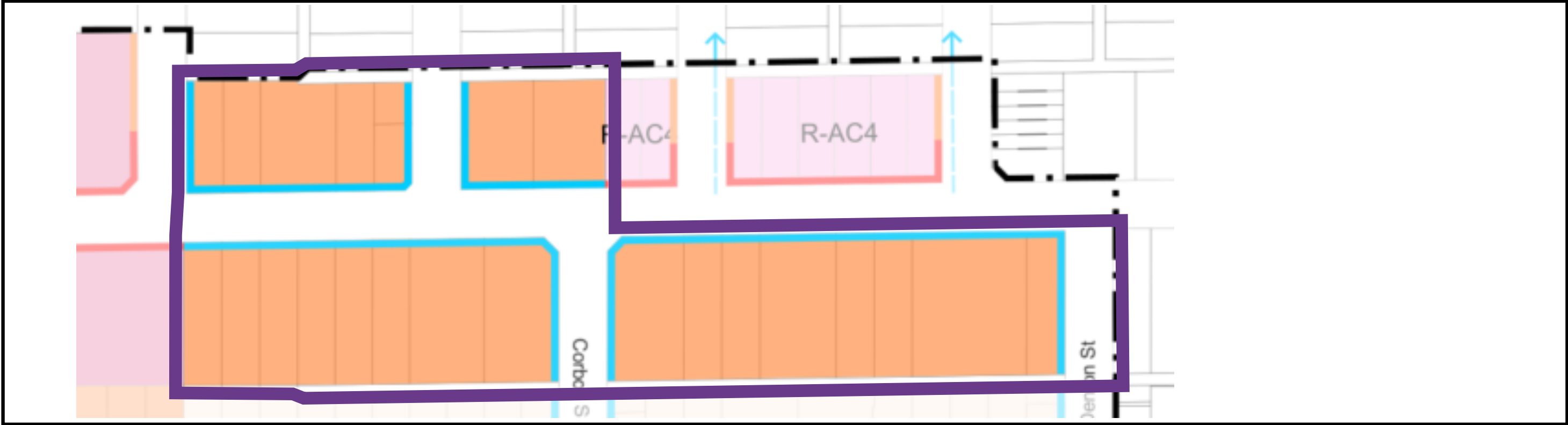


Activation & Land Use

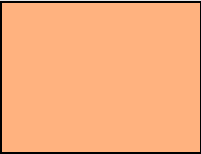

Wembley ACP



Draft Wembley PSP



Key Elements

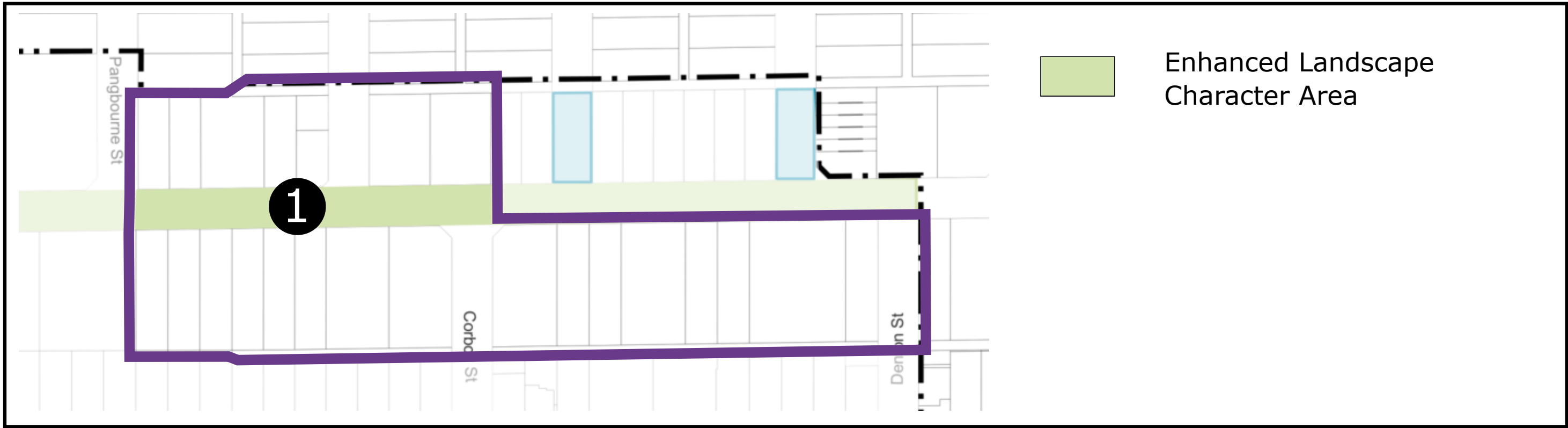
	Residential	Medium -density residential (R80) land use such as apartments, terrace style housing and walk-up apartments.
	Passive Street Frontage	Typically defined by residential uses designed to maintain appropriate street-facing building privacy and amenity.

Public Realm

Wembley ACP



Draft Wembley PSP



Key Elements

- 1

Enhance Landscape Character

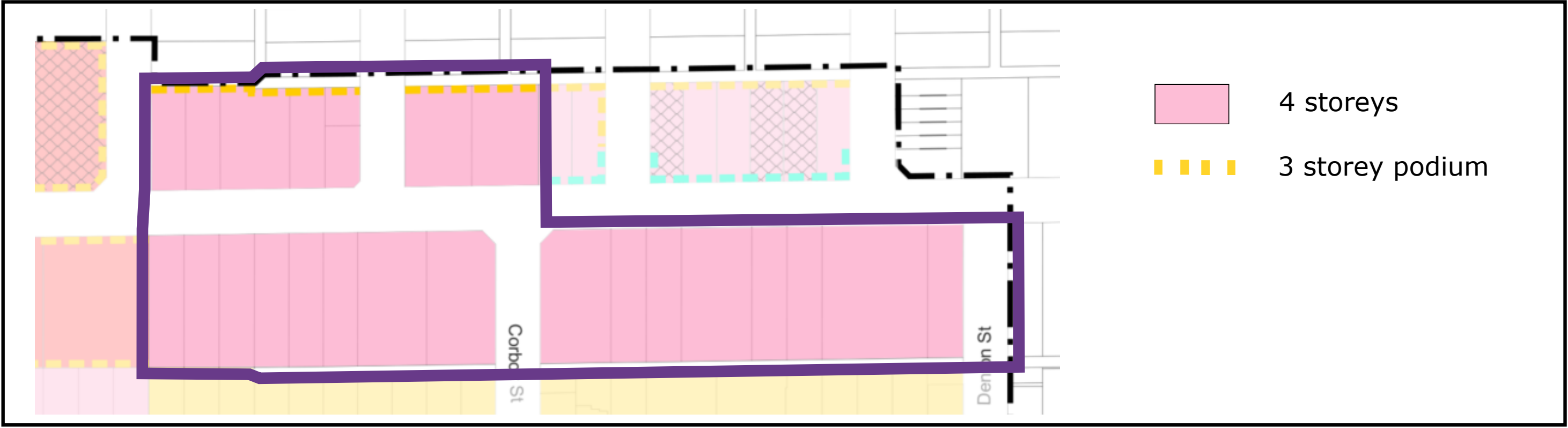
Distinctive landscape design highlighting the Cambridge urban corridor, blending urban and green space elements.

Building Height

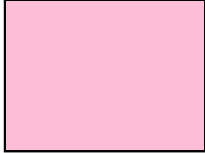

Wembley ACP



Draft Wembley PSP

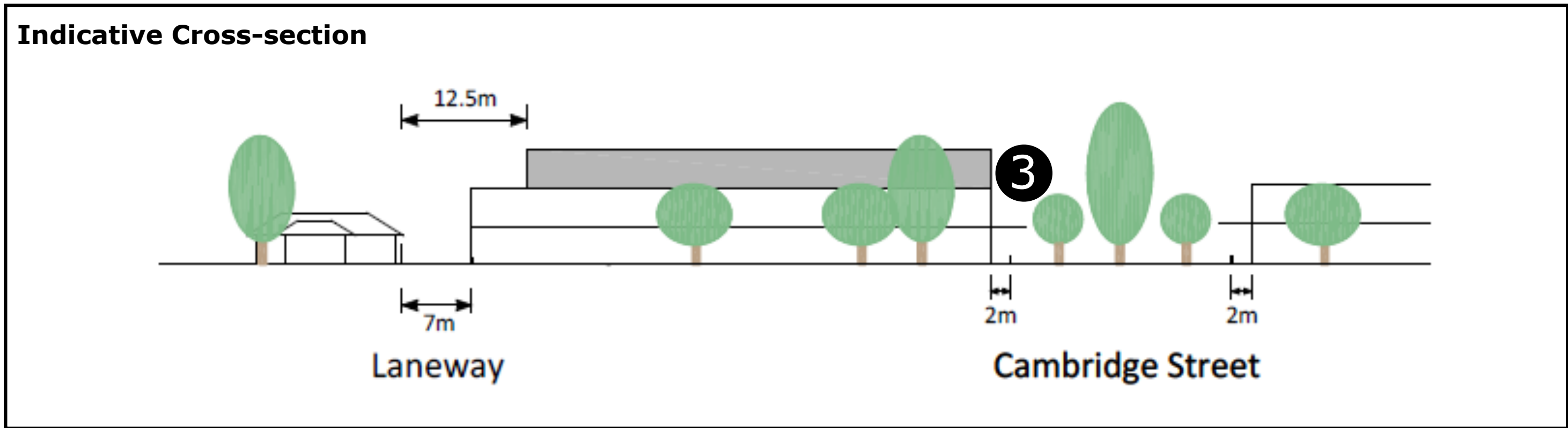


Key Elements

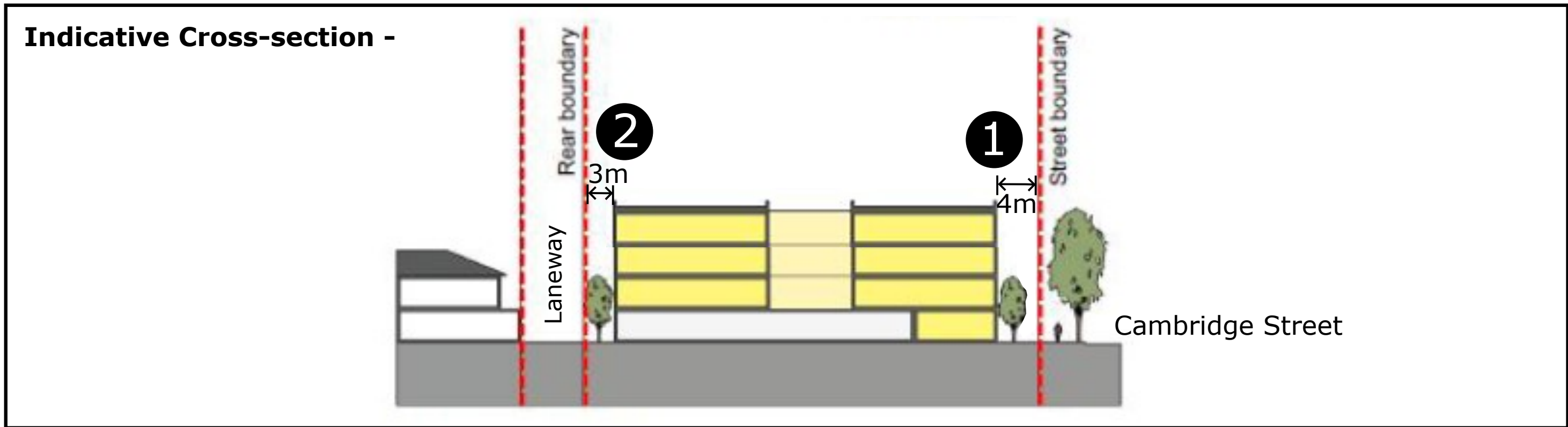
	4 storey Building Height	A 4 storey building height has been applied to the Cambridge Precinct to reflect its location on the urban corridor and its transitional space between the two mixed-use centres.
	3 storey Podium Height	A 3 storey podium height to the rear boundary of properties on the northern side of Cambridge St will provide a transitional building height to low density houses to the north.

Setbacks

Wembley ACP



Draft Wembley PSP



Key Elements

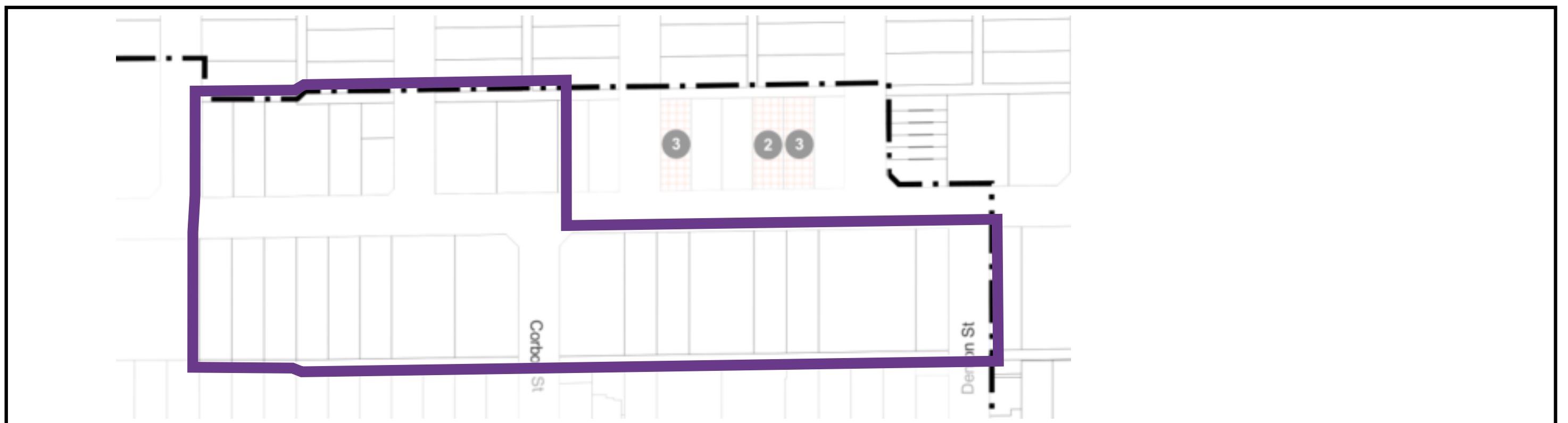
1	4m street setback	A 4m primary street setback increases the R80 primary street setback of 2m in the R-Codes Vol2, allowing for a more usable setback area and buffer to Cambridge Street.
2	3m rear setback	The rear setback is consistent with the R-Codes Vol2. This setback, combined with the existing laneway, will provide separation between buildings and reduce impacts on privacy and overlooking.
3	Remove non-residential provisions	Removal of awning and increased front setback as Wembley PSP proposes only residential uses in this Precinct.

Heritage

Wembley ACP



Draft Wembley PSP



Key Elements

There are no heritage listed buildings within Precinct 4 - Cambridge.