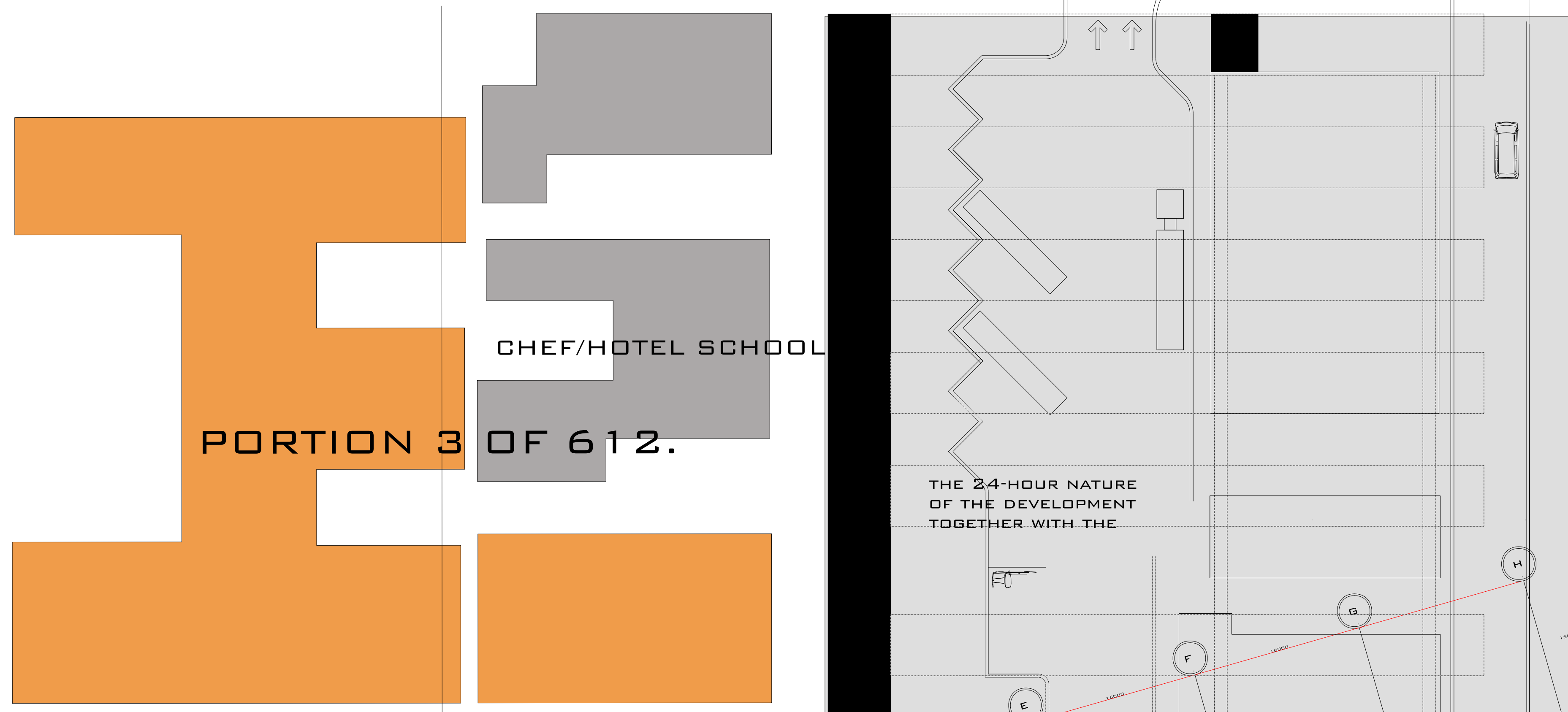


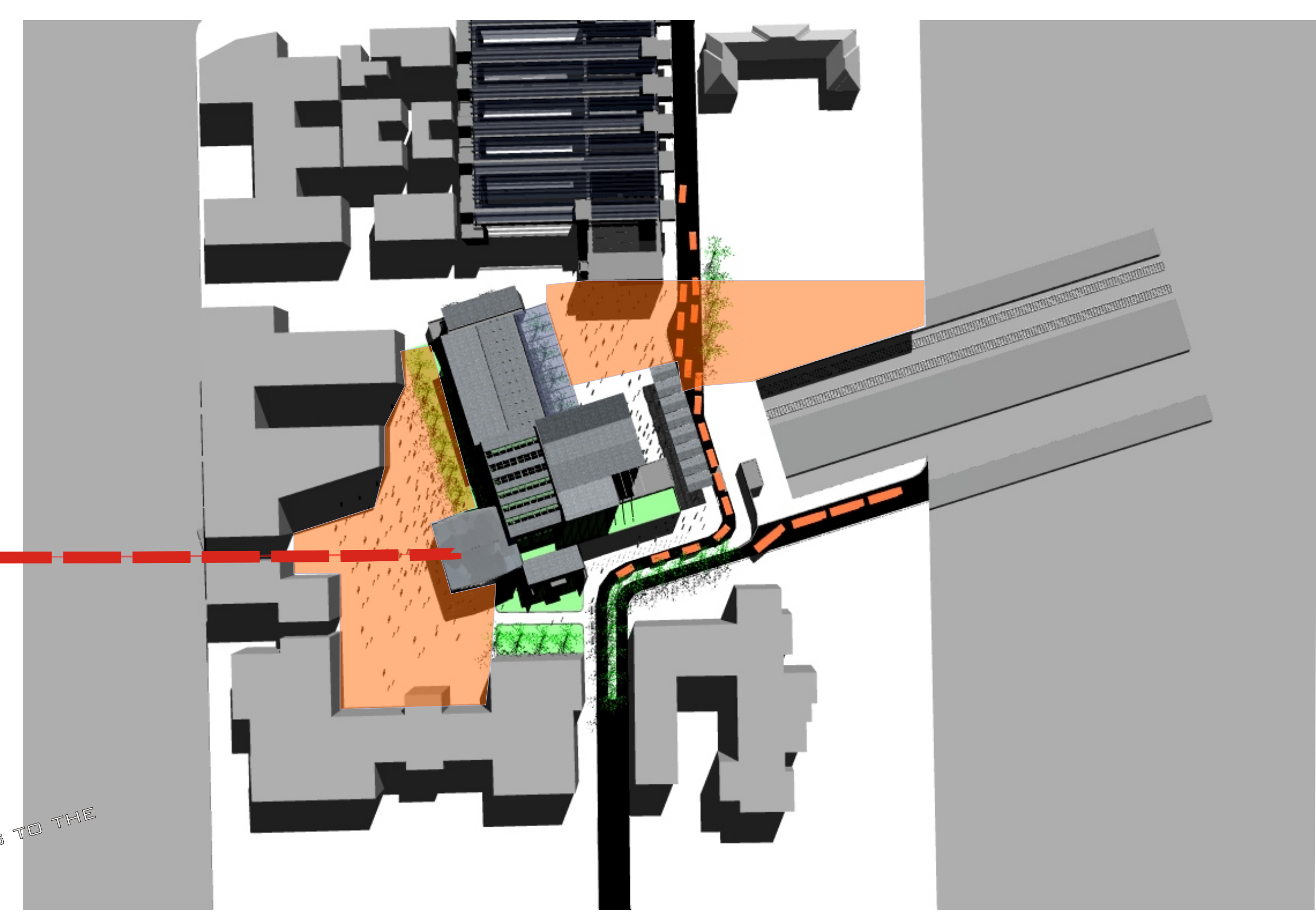
GROSVENOR STREET TWO-WAY NORTH-SOUTH



THE PROPOSED DEVELOPMENT ADJACENT TO THE HISTORICAL HATFIELD PRIMARY SCHOOL NEED TO RESPECT THE EXISTING BUILDING AS WELL AS PROVIDE AN EDGE TO DEFINE THE FRESH PRODUCE MARKET. TO ENSURE A VIBRANT URBAN ATMOSPHERE, THE DEVELOPMENT NEED TO FIT IN WITH THE PROPOSED HATFIELD URBAN DESIGN FRAMEWORK AND SHOULD THEREFORE BE MIXED USE WITH A MAIN COMPONENT

THE INTERCITY COACH TERMINAL PROVIDES A SERVICE TO COMMUTERS TRAVELLING LONGER DISTANCES TO NEARBY TOWNS AND NOT COVERED BY THE METRO RAIL NETWORKS TO PROVIDE FOR THE NEEDS OF COMMUTERS ARRIVING AT THE STATION, A FRESH PRODUCE MARKET HAS BEEN INCORPORATED IN THE DEVELOPMENT... THE MARKET MAKES USE OF ITS VICINITY TO THE METRO RAIL GOODS LOADING BAY TO ENSURE EFFICIENT DELIVERY OF GOODS

THE JOB CENTRE REACTS TO THE NEEDS OF 1 THE LOCAL COMMUNITY IN THE CASE OF 24-HOUR AND 24-HOUR SERVICE (A) A TEMPORARY STORAGE WAREHOUSE (B) A CLEANING SERVICE (C) PASSIVE SURVEILLANCE AND SECURITY DUE TO 24-HOUR ACTIVITY

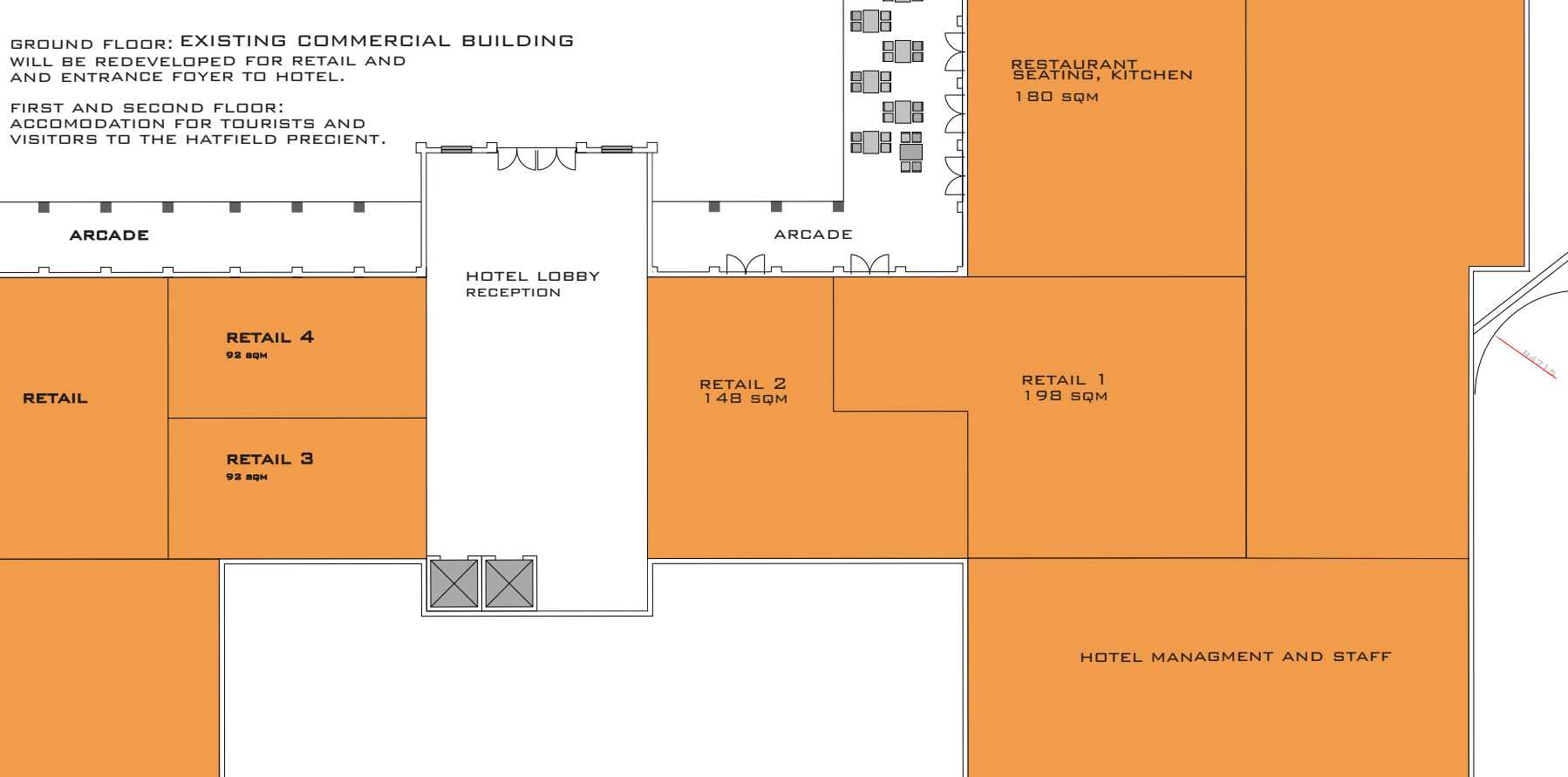


THE ADJACENT HOTEL SCHOOL HAS PHYSICALLY BEEN INCORPORATED INTO THE DEVELOPMENT BY WAY OF LINKING COURTYARDS TO ENHANCE OFFICE DAY-LIGHTING. A FUNCTIONAL LINK HAS BEEN ESTABLISHED BY PROVIDING PRACTICAL TRAINING OPPORTUNITIES FOR STUDENTS IN MANAGING THE OVERNIGHT ACCOMMODATION UNITS. THE HOSTEL-TYPE ACCOMMODATION UNITS ALSO SERVES AS POSSIBLE FOR HOUSING STUDENTS.

PROPOSED NEW RETAIL AND COMMERCIAL DEVELOPMENT. DESIGNER SHOULD BE ADVISED TO BE DESIGNED ACCORDING TO PROPORTION AND SCALE OF EXISTING ADJACENT BUILDING

THE PUBLIC OPEN SPACE WILL FORM THE MAIN ACTIVITY INTERACTING SPACE FOR LOCAL AND VISITOR.

GROUND FLOOR PLAN



THE PROPOSED STATION WILL UPLIFT THE HATFIELD PRECINCT BY PROVIDING JOB OPPORTUNITIES EXPOSURE THROUGH TRANSPORT (ECONOMIC) EDUCATION, TRAINING AND SECURITY (INVESTMENT PROTECTION).

THE STATION AND RELATED ECONOMIC FACILITIES (MARKET, RETAIL, COMM, MULTI FUNCT SPACES) WILL ENSURE A VIBRANT ACTIVE AND INTERACTING PUBLIC SPACE.

THE STATION WILL FORM THE "ANCHOR" FOR PROPOSED DEVELOPMENTS IN DUNCAN STREET AND SCHOEMAN STREET.

THE EXISTING BUILDINGS SURROUNDING THE SITE IS COMMERCIAL ORIENTATED. THESE BUILDINGS, ON GROUND FLOOR, WILL BE RE-DEVELOPED AS RETAIL STORES WITH ARCADES. (REFER TO URBAN PROPOSAL)

DUNCAN STREET ONE-WAY FROM SOUTH TO NORTH

ARCADIA STREET AXIS

Perspectives of station and surrounding buildings