



participate in november consultation events

COMMUNITY WALKS, WORKSHOPS and WEBINAR

By attending these events you will have the opportunity to understand the relationship between the site and the surrounding area, review the residential options and share your thoughts with the project team.

COMMUNITY WALKS

- The walks will be held on:
- **Wednesday 7th November 2012** at 3.00pm, 4.30pm and 6.00pm
 - **Thursday 8th November 2012** at 3.00pm, 4.30pm and 6.00pm

All walks will commence at Nine Network Studios. For safety reasons, participants will walk around the site in groups of 20 participants. We request that all participants wear enclosed footwear. We ask that you register your attendance at a walk of your choice this will ensure that we have enough Guides available for each event. As you will be required to go through security we ask that you arrive 15 minutes prior to the commencement of a walk. Light refreshments will be available.

COMMUNITY WORKSHOPS

The Community Workshops will involve the presentation of the three residential options for the site.

We will hold 2 Community Workshops, each 2 hours in duration on:

- **Wednesday 7th November 2012** at 7-9pm
- **Thursday 8th November 2012** at 7-9pm

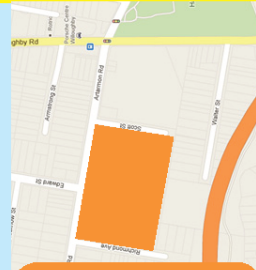
As you will be required to go through security we ask that you arrive 15 minutes prior to the commencement of a walk. Light refreshments will be available.

We ask that you register your attendance at a workshop of your choice.

COMMUNITY WEBINAR

To coincide with our onsite consultation events we will hold a community webinar. The webinar will be held on **Thursday 8th November 2012** from 11am-12pm. The webinar will be one hour in duration. It will include the information that is presented at the workshops. To register for the webinar please go to the project website at www.ninewilloughby.com.au

All consultation events will be held at:
 Nine Network Studios
 6-24 Artarmon Road,
 WILLOUGHBY NSW 2068
 Entry is via main security entrance off Artarmon Road, Willoughby.



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APPENDIX C – Statutory Declaration from Mail Distributor

Commonwealth of Australia
STATUTORY DECLARATION
Statutory Declarations Act 1959

Insert the name, address and occupation of person making the declaration

I, Paul Middleton, Reef Digital Media
Unit 3, 83-85 Whiting Street, Artarmon,
Printer

make the following declaration under the *Statutory Declarations Act 1959*:

Set out matter declared to in numbered paragraphs:

Confirm that I performed a letter box drop for Lawton Design.

To the best of my knowledge all letter boxes were covered inside the area indicated for distribution within the red border on the goggle map supplied.

I understand that a person who intentionally makes a false statement in a statutory declaration is guilty of an offence under section 11 of the *Statutory Declarations Act 1959*, and I believe that the statements in this declaration are true in every particular.

Signature of person making the declaration

Declared at SOUTH MAROUBRA on 12th of NOVEMBER 2012

Place
Day
Month and year

Before me,

Signature of person before whom the declaration is made (see over)

Full name, qualification and address of person before whom the declaration is made (in printed letters)

Richard B. Walsh
A Justice of the Peace in and for
the State of New South Wales
Registration No. 170042

WALSH'S VILLAGE PHARMACY
MEAGHER AVENUE
SOUTH MAROUBRA
PH 9311 0088 2035

Note 1 A person who intentionally makes a false statement in a statutory declaration is guilty of an offence, the punishment for which is imprisonment for a term of 4 years — see section 11 of the *Statutory Declarations Act 1959*

Note 2 Chapter 2 of the *Criminal Code* applies to all offences against the *Statutory Declarations Act 1959* — see section 5A of the *Statutory Declarations Act 1959*





APPENDIX D – Stakeholder Mail out



2 November 2012

Dear

**NINE NETWORK AUSTRALIA- RESIDENTIAL CONCEPT PLAN PROJECT FOR WILLOUGHBY STUDIOS SITE
6-24 ARTARMON ROAD, WILLOUGHBY**

On behalf of Nine Network Australia I would like to take this opportunity to forward to you our first newsletter about the Residential Concepts Plan that we are currently preparing for our site at 6- 24 Artarmon Road, Willoughby and invite you to attend one of the consultation events being staged in November 2012.

By way of background, on the 27th October 2012 Nine Network Australia Limited will celebrate 56 years of television production and broadcasting from its Willoughby Studios located at 6-24 Artarmon Road, Willoughby. The Studios have been a part of television history and there are many wonderful events and shows that it has hosted.

The Studios are the last remaining campus style television studio in operation on the East Coast of Australia. Many residents will be aware of the relocation that the Seven Network, Ten Network and the ABC have made from their campus style facilities.

While no date has been set for our relocation we understand the significant timeframe that is involved in changing the land use of a site. It is for this reason that we formally commenced the process in 2010 with the lodgement of a Preliminary Environmental Assessment and Major Project Declaration through the NSW Department of Planning.

Our 2010 Plan put forward a residential concept that concentrated tall buildings of 16-20 storeys in height in the middle of the site with lower scale 2-5 storey buildings along Artarmon Road and Richmond Avenue. We have listened to community concerns and the views expressed by the Department of Planning in respect to the 2010 Plan. We have assembled a new multi-disciplinary design team headed by Lend Lease and SJB Architects and Urban Designers to guide our thinking.

We understand that our relocation is a sensitive issue and we are keen to ensure that at a future point in time our site will deliver a positive and beneficial outcome for the suburb. We are committed to working with local residents and stakeholders as we develop an appropriate residential vision for the site.

The enclosed newsletter marks the commencement of our consultation process for this project and I hope that you can attend one of our scheduled events. I am aware of the interest that your organisation will have in the future of our site and would like to extend to you the opportunity to speak with one of our consultancy team should you be unable to make the November events.

We have engaged the services of Urban Concepts, a town planning consultancy that specialises in running community consultation for town planning and development projects to assist us in running a community consultation process. If I could ask that you contact Belinda Barnett, Director, Urban Concepts on telephone number 1800 22 44 24 to register your attendance at an event of your choice or to schedule a project briefing with a member of our project team that would be greatly appreciated. I would also encourage you to look at the project website that we have established at www.ninewilloughby.com.au to be kept informed about the project over the coming months.

On behalf of Nine Network Australia I would like to thank you for your interest and I look forward to hearing your comments and views about the residential concept plan we are formulating for our site.

Yours sincerely,

Scott Soutar
Station Manager, Sydney

NINE NETWORK AUSTRALIA PTY LTD

PO Box 27 Willoughby NSW 2068 Australia 61 2 9906 9999 ninensn.com.au ABN 88 008 685 407



APPENDIX E – A3 Poster and Site Banner

nine network australia limited

ninewilloughby studio site residential concept plan
community consultation

moving with the times



On the 27th October 2012 Nine Network Australia Limited celebrates 56 years of television production and broadcasting from its Willoughby Studios located at 6-24 Artarmon Road, Willoughby. The Network has resolved to progress plans to relocate its facilities. No date or timeframe for this relocation has been set.

become involved



TO FIND OUT ABOUT THIS PROJECT:

- Phone 1800 22 44 24
- Email info@ninewilloughby.com.au
- Visit www.ninewilloughby.com.au



consultation events

COMMUNITY WALKS
 The walks will be held on:

- Wednesday 7th November 2012 at 3.00pm, 4.30pm and 6.00pm
- Thursday 8th November 2012 at 3.00pm, 4.30pm and 6.00pm

COMMUNITY WORKSHOPS

- Wednesday 7th November 2012 at 7-9pm
- Thursday 8th November 2012 at 7-9pm

COMMUNITY WEBINAR

- Thursday 8th November 2012 at 11am-12pm

ALL EVENTS HELD ON THE NINE NETWORK SITE- REGISTER TO ATTEND ONLINE at www.ninewilloughby.com.au OR PHONE 1800 22 44 24



APPENDIX F – Media Advertising

Half page advertorial

Appeared 26/10/12 in the North Shore Times

ADVERTISEMENT - IMPORTANT COMMUNITY ANNOUNCEMENT

Nine Network Australia invites you to be part of our design process

ON THE 27TH OCTOBER 2012 NINE NETWORK AUSTRALIA LIMITED will celebrate 56 years of television production and broadcasting from its Willoughby Studios located at 6-24 Artarmon Road, Willoughby. Nine Network Australia has resolved to progress its plans to relocate its Willoughby Studios at a future point in time.

The Nine Network Australia assisted by Lend Lease has assembled a multi-disciplinary design team to take the project forward.

Community consultation is an integral part of the design process and Nine Network Australia is committed to working with local residents and stakeholders to develop an appropriate residential vision for the site.



THE COMMUNITY CONSULTATION PROCESS WILL COMMENCE IN THE COMING WEEK WITH THE FOLLOWING INITIATIVES:

- **PHONE THE NINE WILLOUGHBY INFORMATION LINE** 1800 22 44 24 during business hours, Monday through Friday.
- **EMAIL** info@ninelwilloughby.com.au your questions and feedback.
- **VISIT THE PROJECT WEBSITE** at www.ninelwilloughby.com.au to review project information, register your participation in the consultation process and provide your feedback.
- **READ OUR COMMUNITY NEWSLETTERS.** Local residents will be receiving our first newsletter in the coming days. We will provide further newsletters at key project milestones.
- **REGISTER FOR OUR COMMUNITY WEBINAR.** We will hold an online community webinar about the project on Thursday 8th November 2012 from 11am-12pm. You can register to participate in the webinar at www.ninelwilloughby.com.au

PARTICIPATE IN OUR COMMUNITY WALKS AND WORKSHOPS to be held at the Network Nine Willoughby Studios on **Wednesday 7th and Thursday 8th November 2012**. By attending these events you will have the opportunity to understand the relationship between the site and the surrounding area, review the residential options and share your thoughts with the project team.

Guided Community Walks, each 1 hour in duration will be held:

- **Wednesday 7th November 2012** at 3.00pm, 4.30pm and 6.00pm
- **Thursday 8th November 2012** at 3.00pm, 4.30pm and 6.00pm

We will hold 2 Community Workshops, each 2 hours in duration on:

- **Wednesday 7th November 2012** at 7-9pm
- **Thursday 8th November 2012** at 7-9pm

You can register to participate at www.ninelwilloughby.com.au or phone 1800 22 44 24 or email info@ninelwilloughby.com.au

WE LOOK FORWARD TO YOUR INVOLVEMENT IN THIS PROJECT

The information and text presented in this advertisement has been prepared by Urban Concepts in conjunction with and has been approved by Nine Network Australia. Urban Concepts is the trading name for Ambuska Holdings Pty Ltd ACN 074 171 065 ABN 96 074 171 065 Director, Brenda Barnett Level B2, 4 Gen Street, Milsons Point 2061.



Half page advertorial

Appeared 2/11/12 in the North Shore Times

ADVERTISEMENT - IMPORTANT COMMUNITY ANNOUNCEMENT

DON'T MISS THIS OPPORTUNITY

Nine Network Australia invites you to be part of our design process

The community consultation process will commence in the coming week with the following initiatives:

- **PHONE THE NINE WILLOUGHBY INFORMATION LINE**
1800 22 44 24 during business hours, Monday through Friday.
- **EMAIL** info@ninelwilloughby.com.au your questions and feedback.
- **VISIT THE PROJECT WEBSITE** at www.ninelwilloughby.com.au to review project information, register your participation in the consultation process and provide your feedback.
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• PARTICIPATE IN OUR COMMUNITY WALKS AND WORKSHOPS to be held at the **Nine Network Willoughby Studios on Wednesday 7th and Thursday 8th November 2012.** By attending these events you will have the opportunity to understand the relationship between the site and the surrounding area, review the residential options and share your thoughts with the project team.

Guided Community Walks, each 1 hour in duration will be held:

- Wednesday 7th November 2012 at 3.00pm, 4.30pm and 6.00pm
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We will hold 2 Community Workshops, each 2 hours in duration on:

- Wednesday 7th November 2012 at 7.9pm
- Thursday 8th November 2012 at 7.9pm

You can register to participate at www.ninelwilloughby.com.au or phone 1800 22 44 24 or email info@ninelwilloughby.com.au

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APPENDIX G – Resident Meet and Greet Schedule of Houses Visited

Resident Meet and Greet Overview

30th – 31st October 2012

RESIDENT MEET AND GREET					NOTED CONCERNS
DATE	PROPERTY NO.	ADDRESS	DELIVERED TO RESIDENT	LEFT UNDER DOOR	
30/10/12	32	Artarmon Road		✓	
30/10/12	34	Artarmon Road	✓		Request to register another name to the Webinar.
30/10/12	36	Artarmon Road		✓	
30/10/12	38	Artarmon Road	✓		Planning to register
30/10/12	40	Artarmon Road		✓	
30/10/12	42	Artarmon Road		✓	
30/10/12	57	Artarmon Road	✓		
30/10/12	55	Artarmon Road	✓		
30/10/12	53	Artarmon Road		✓	
30/10/12	51	Artarmon Road		✓	
30/10/12	49	Artarmon Road			Under construction



RESIDENT MEET AND GREET					
DATE	PROPERTY NO.	ADDRESS	DELIVERED TO RESIDENT	LEFT UNDER DOOR	NOTED CONCERNS
30/10/12	47	Artarmon Road		✓	
30/10/12	45	Artarmon Road		✓	
30/10/12	43	Artarmon Road		✓	
30/10/12	41	Artarmon Road		✓	
30/10/12	39	Artarmon Road		✓	
30/10/12	37	Artarmon Road		✓	
30/10/12	35	Artarmon Road		✓	
30/10/12	35A	Artarmon Road		✓	
30/10/12	33A	Artarmon Road		✓	
30/10/12	33	Artarmon Road		✓	
30/10/12	31	Artarmon Road		✓	
30/10/12	29	Artarmon Road	✓		
30/10/12	27	Artarmon Road		✓	
30/10/12	25	Artarmon Road	✓		
30/10/12	23	Artarmon Road		✓	
30/10/12	21	Artarmon Road		✓	
30/10/12	19	Artarmon Road		✓	
30/10/12	17	Artarmon Road		✓	



RESIDENT MEET AND GREET					
DATE	PROPERTY NO.	ADDRESS	DELIVERED TO RESIDENT	LEFT UNDER DOOR	NOTED CONCERNS
30/10/12	15	Artarmon Road	✓		Concerned
30/10/12	13	Artarmon Road		✓	
30/10/12	11	Artarmon Road		✓	
30/10/12	9	Artarmon Road		✓	
30/10/12	7	Artarmon Road		✓	
30/10/12	5	Artarmon Road		✓	
30/10/12	3	Artarmon Road		✓	
30/10/12	1	Artarmon Road		✓	
30/10/12	2	Artarmon Road		✓	
30/10/12	4	Artarmon Road	✓		
30/10/12	6	Artarmon Road	✓		Concerned about traffic, access and density
30/10/12	7	Artarmon Road	✓		
30/10/12	5	Artarmon Road		✓	
30/10/12	3	Artarmon Road	✓		
30/10/12	1A	Artarmon Road		✓	
30/10/12	14	Richmond Avenue		✓	
30/10/12	16	Richmond Avenue		✓	
30/10/12	18	Richmond Avenue		✓	



RESIDENT MEET AND GREET					
DATE	PROPERTY NO.	ADDRESS	DELIVERED TO RESIDENT	LEFT UNDER DOOR	NOTED CONCERNS
30/10/12	20	Richmond Avenue		✓	
30/10/12	24	Richmond Avenue	✓		
30/10/12	26A	Richmond Avenue	✓		Residents have already registered.
30/10/12	26	Richmond Avenue		✓	
30/10/12	28	Richmond Avenue		✓	
30/10/12	28A	Richmond Avenue	✓		Handed to builder to pass to home owner.
30/10/12	30	Richmond Avenue	✓		Handed to daughter to pass to home owner.
30/10/12	20A	Richmond Avenue		✓	
30/10/12	32	Richmond Avenue		✓	
31/10/12					
31/10/12	1/1A	Artarmon Road	✓		
31/10/12	2/1A	Artarmon Road	✓		
31/10/12	3/1A	Artarmon Road		✓	
31/10/12	4/1A	Artarmon Road		✓	
31/10/12	5/1A	Artarmon Road		✓	
31/10/12	31	Walter Street		✓	
31/10/12	29A	Walter Street	✓		They have not received the newsletter yet.
31/10/12	29	Walter Street		✓	



RESIDENT MEET AND GREET					
DATE	PROPERTY NO.	ADDRESS	DELIVERED TO RESIDENT	LEFT UNDER DOOR	NOTED CONCERNS
31/10/12	27B	Walter Street	✓		Registered.
31/10/12	27A	Walter Street		✓	Advised that are they are the tenants and not the owners.
31/10/12	25	Walter Street	✓		
31/10/12	23	Walter Street	✓		
31/10/12	21	Walter Street		✓	
31/10/12	19	Walter Street	✓		
31/10/12	17	Walter Street		✓	
31/10/12	15	Walter Street	✓		
31/10/12	18A	Walter Street		✓	
31/10/12	18	Walter Street		✓	
31/10/12	13A	Walter Street		✓	
31/10/12	13	Walter Street		✓	
31/10/12	11A	Walter Street		✓	
31/10/12	16	Walter Street	✓		
31/10/12	11	Walter Street		✓	
31/10/12	9	Walter Street	✓		
31/10/12	7	Walter Street		✓	
31/10/12	14	Walter Street		✓	



RESIDENT MEET AND GREET					
DATE	PROPERTY NO.	ADDRESS	DELIVERED TO RESIDENT	LEFT UNDER DOOR	NOTED CONCERNS
31/10/12	12	Walter Street		✓	
31/10/12	10	Walter Street		✓	
31/10/12	5	Walter Street		✓	
31/10/12	3	Walter Street		✓	
31/10/12	1	Walter Street		✓	
31/10/12	8	Walter Street		✓	
31/10/12	6	Walter Street	✓		
31/10/12	4	Walter Street	✓		
31/10/12	2A	Walter Street		✓	
31/10/12	14	Walter Street			
31/10/12	621	Willoughby Road		✓	
31/10/12	456B	Willoughby Road		✓	
31/10/12	454	Willoughby Road		✓	
31/10/12	457	Willoughby Road		✓	
31/10/12	458	Willoughby Road		✓	
31/10/12	460	Willoughby Road			Under Construction



APPENDIX H – Resident Meet and Greet Letter



30th October 2012

Dear Neighbour,

INVITATION TO ATTEND OUR COMMUNITY CONSULTATION EVENTS WE LOOK FORWARD TO WORKING WITH YOU

I am writing on behalf of Nine Network Australia Limited to invite you to our upcoming Community Consultation Events for our Willoughby Studio Site located at 6-24 Artarmon Road, Willoughby.

Nine Network Australia has resolved to progress its plans to relocate our facilities from the Artarmon Road site at a future point in time. The Willoughby site is the last remaining campus style television studio on the East Coast of Australia. You will be aware that the Seven Network, Ten Network and the ABC have all moved from their campus style facilities.

Over the past 56 years Nine Network Australia has been a good neighbour to the residents of Willoughby. We understand that our relocation is a sensitive issue and we are keen to ensure that at a future point in time our site will deliver a positive and beneficial outcome for the suburb. Over the coming weeks we will be hosting a series of community consultation events at our Willoughby Studio Site. As our neighbour we understand your keen interest in the project and look forward to your involvement. Full details about the first stage of our consultation process are detailed in the enclosed newsletter.

To register your attendance at the events of your choice please phone Belinda Barnett or Trinity Woods from Urban Concepts during business hours (9am-5pm) on 1800 22 44 24 or email info@ninewilloughby.com.au. For more detail about the project and consultation events please refer to the enclosed newsletter or visit the website at www.ninewilloughby.com.au.

On behalf of Nine Network Australia, I look forward to welcoming you to our site and to hearing your views and ideas.

Yours faithfully

Scott Soutar
Station Manager

NINE NETWORK AUSTRALIA PTY LTD

PO Box 27 Willoughby NSW 2068 Australia 61 2 9906 9999 ninemsn.com.au ABN 88 008 685 407



APPENDIX I – Community Presentation





TODAY'S AGENDA

urbanconcepts 

Welcome

- Scott Soutar, Nine Network Australia

Part 1 (allow 40 minutes)

- Introduction
Belinda Barnett, Urban Concepts
- Presentation of Residential Concept Plans
Adam Haddow SJB

Part 2 (allow 50 minutes)

- Workshop discussion groups
Red, Yellow, Blue
- Market Research Survey

THE TEAM

urbanconcepts 

PROPONENT

- Nine Network Australia

PROJECT MANAGEMENT

- Lend Lease

ARCHITECTURE AND URBAN DESIGN

- SJB Architects and Urban Designers

LANDSCAPE ARCHITECTURE

- JILA

TRAFFIC AND TRANSPORTATION

- AECOM

URBAN PLANNING AND SOCIAL IMPACT ASSESSMENT

- JBA Planning

HERITAGE ASSESSMENT

- GML

UTILITIES AND SERVICING

- Cardno

COMMUNITY CONSULTATION

- Urban Concepts
- Katos Market Research



**PURPOSE
OF THE
SESSION**

urbanconcepts



- To explain the design process guiding the Concept Plan formulation
- To explain the 3 residential concept plans and the physical form that development could take on the site
- To explain how the design and consultation process relates to the Environmental Assessment Process

**PURPOSE
OF THE
SESSION**

urbanconcepts



- To enable Nine Network Australia to understand community and stakeholder attitudes prior to lodgement
- To develop a positive dialogue for going forward
- To answer your questions
- To record your views about this project



**THE
CONSULTATION
PROCESS**

urbanconcepts 

Consultation Process

- Staged Approach – Not a 7 week process
- Currently implementing Stage 1
- Stage 1 - Tailored to run in parallel with the plan formulation process
- Subsequent Stages coincide with the Environmental Assessment (EA) Part 3A Process
- Stage 2 – Exhibition of EA Consultation Sessions (2013)
- Stage 3 – Consideration of submissions (2013)

**STAGE 1
COMMUNITY
CONSULTATION
PROCESS**

urbanconcepts 

- Communication Plan
- 1800 Number
- Preparation of Community Newsletters (2 x 4000)
- Establishment of project email and website
- Site signage and A3 posters
- Consultation Events
 - Resident Meet and Greet
 - Roundtable Breakfast
 - Community Walks and Workshops
 - Community Webinar
- Consultation Report to DOPI



GUIDELINES

urbanconcepts 

- Remember to switch off mobile phones
- The session will be of 2 hours duration
- No questions please during the presentation
- In workshop groups, only one person to speak at a time
- Every idea is valid – respect the views of others even if you may not always agree
- Questions unable to be answered will be taken on notice
- All comments and questions will be recorded by Urban Concepts and issued to participants
- We will only record your names when we are authorised to do so
- Surveys to be completed and handed back at end of session

PART 2

urbanconcepts 

• Workshop Groups

Yellow – Adam Haddow

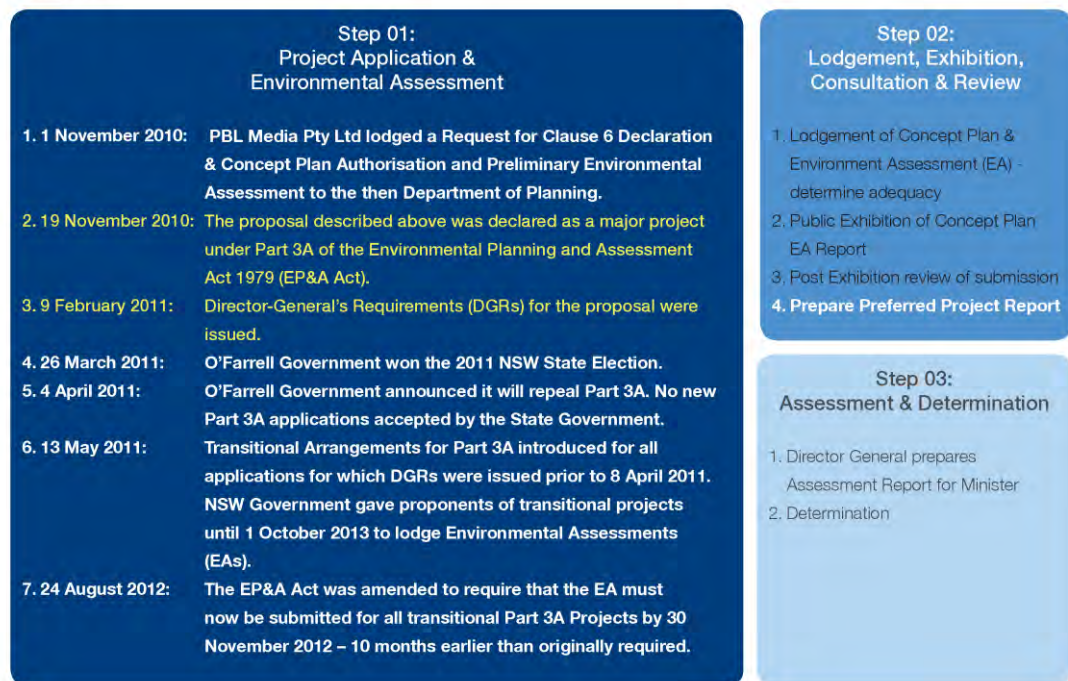
Red – Jonathan Knapp

Blue – John Pradel

• Market Research Survey

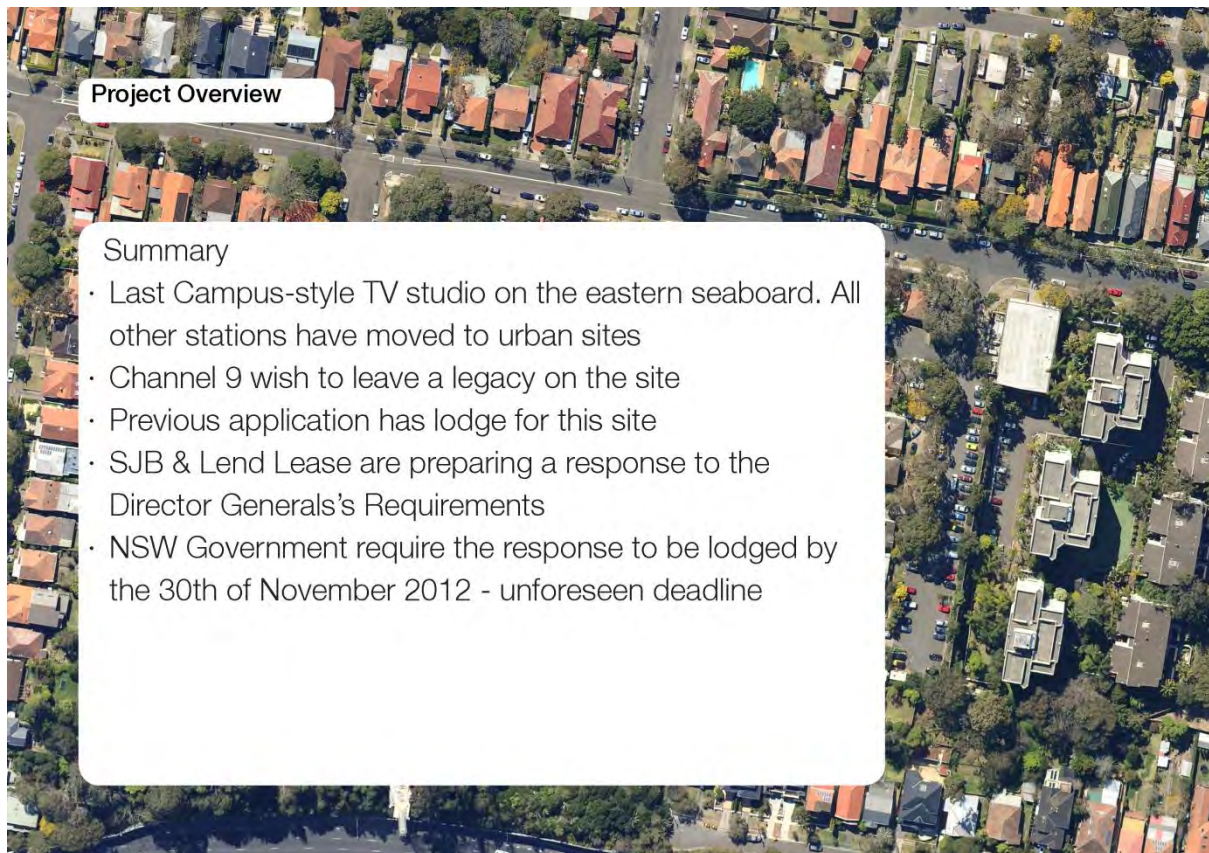


Process





Process

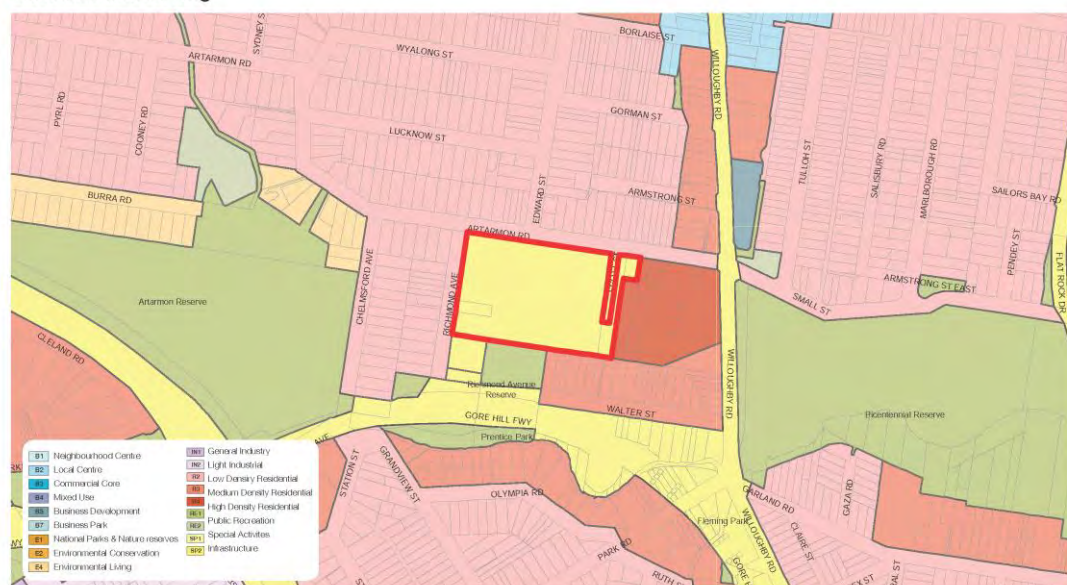


Existing LEP 95



Draft LEP

Land Use and Zoning





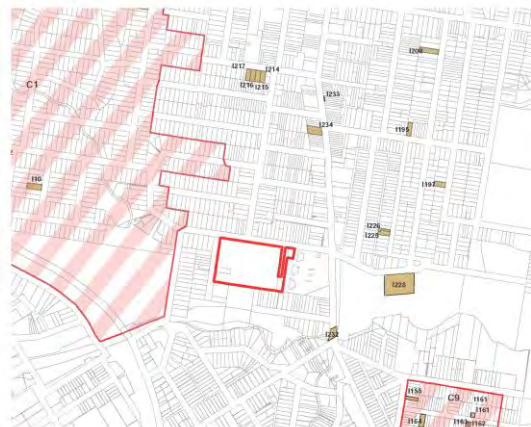
Draft LEP

Building Heights

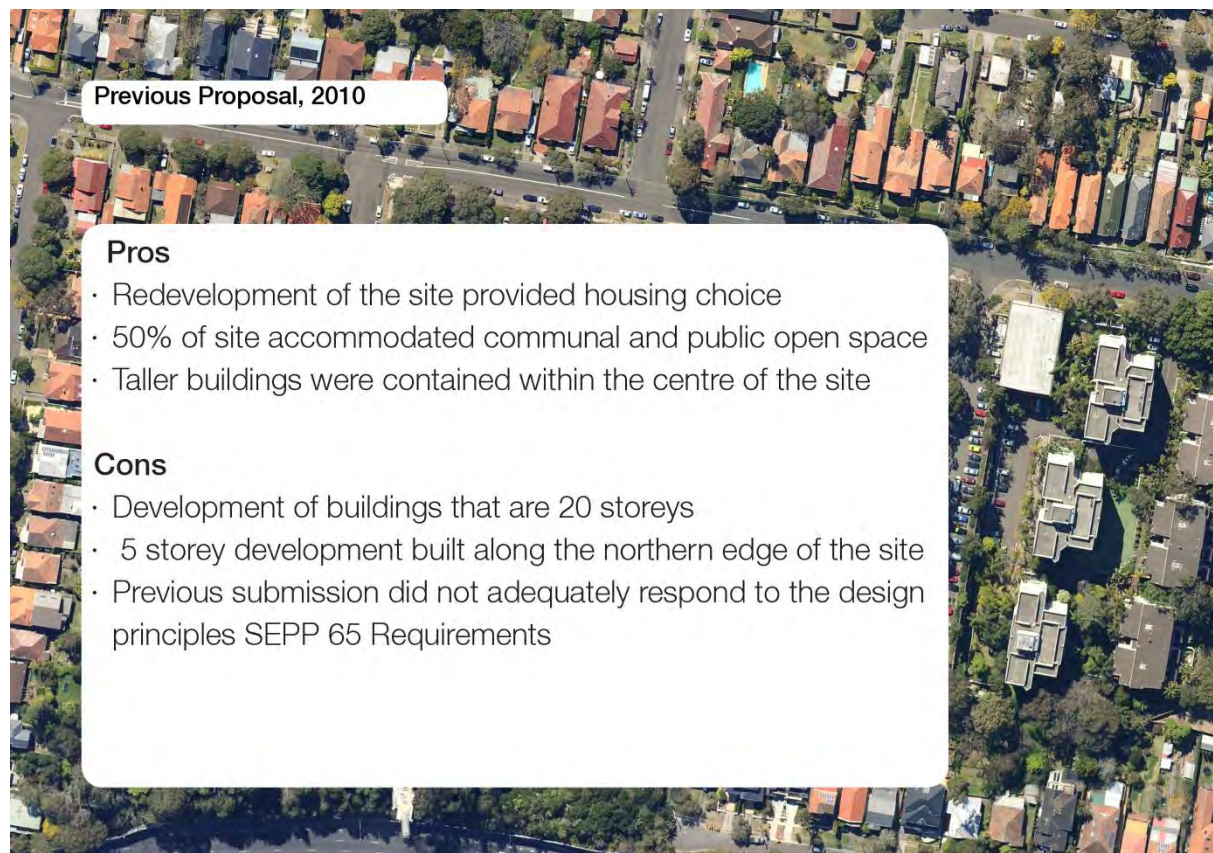


G 7	S2 24.5
J1 8	T1 25
P 8.5	T2 26
9	T3 27
L 11	T4 34
M 12	T5 36
N1 13.5	T6 38.5
N2 14	T7 70
P 15	T8 80
S2 20	T9 90
S1 24	
	Not subject to standard

Heritage



Conservation Area
Item - General
Item - Archaeological
Item - Landscape

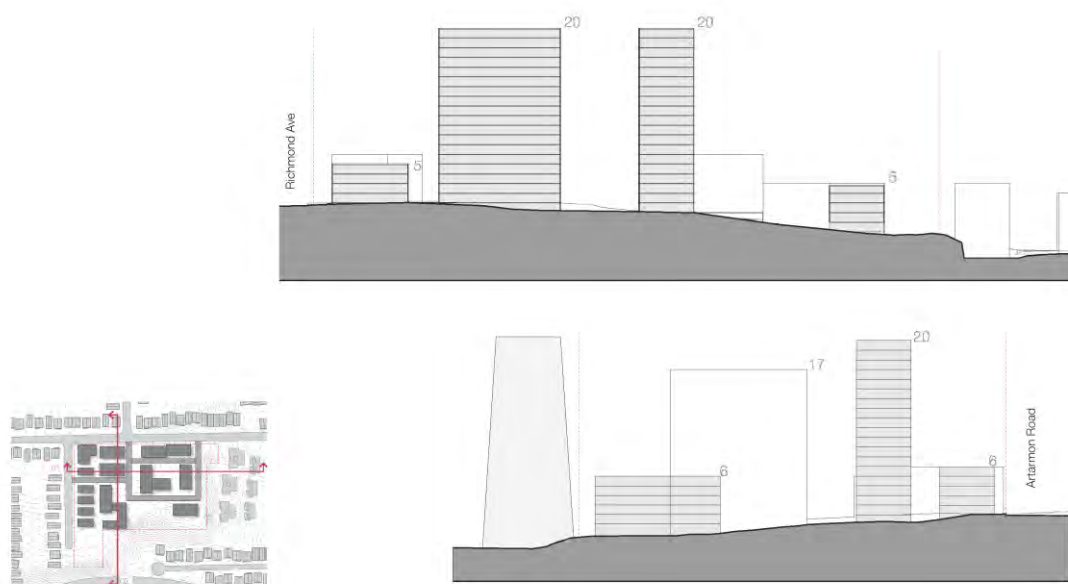


Previous Proposal, 2010



18

Previous Proposal, 2010



19



Design Principles

Open Space //

public & linear parks, landscape, vegetation, activity

Movement //

traffic, parking, public transport, access, connections

Scale //

existing building, solar access, visibility, views

Transition //

street edges, location & orientation, future uses

Sustainability //

social, environmental, economic - what can we achieve?

Open Space



Sander's Park



22

Open Space



23

Open Space



24

Open Space



25

Open Space



Movement



Scale



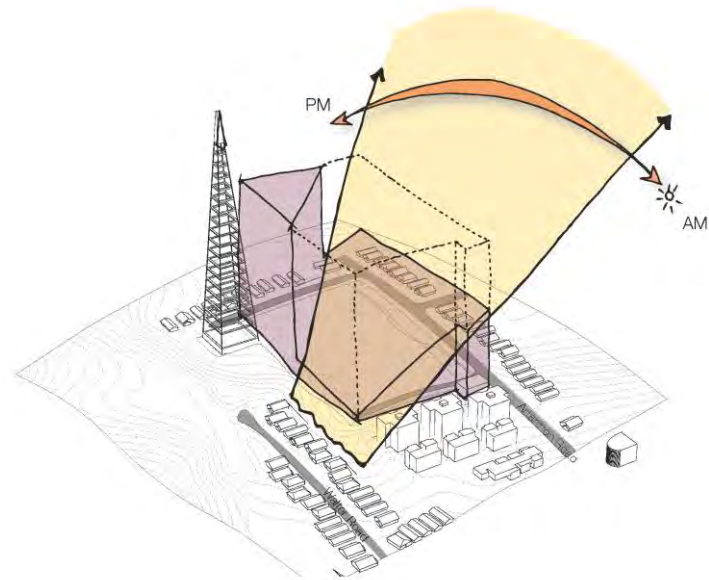
28

Scale



29

Scale



Transition



Transition

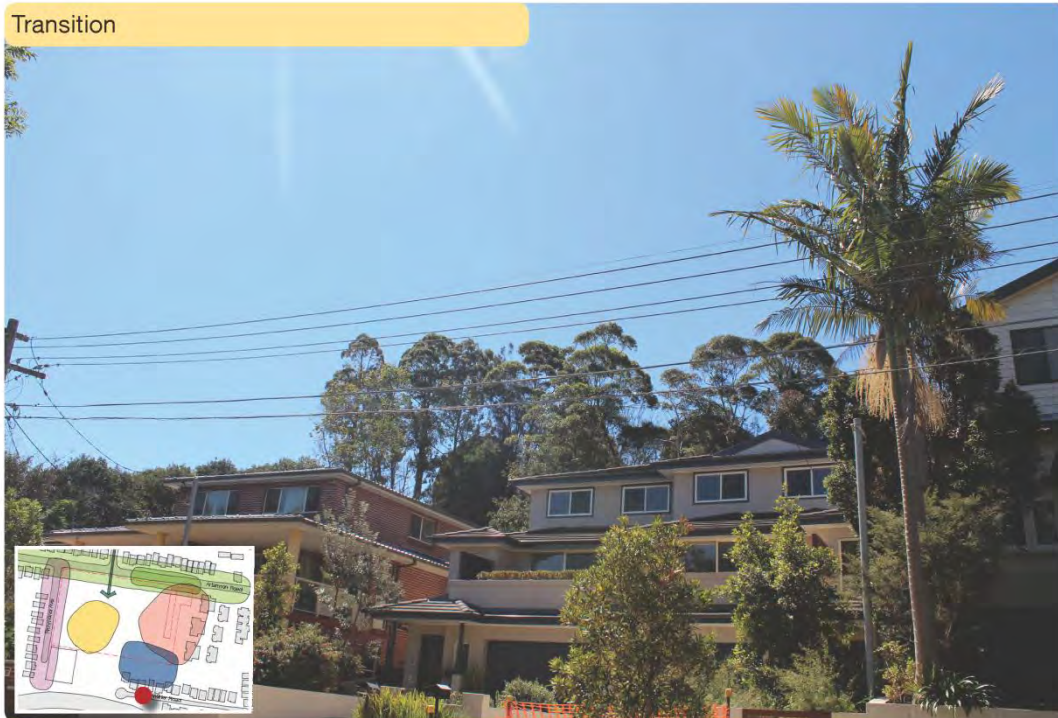


32

Transition



33



34



35

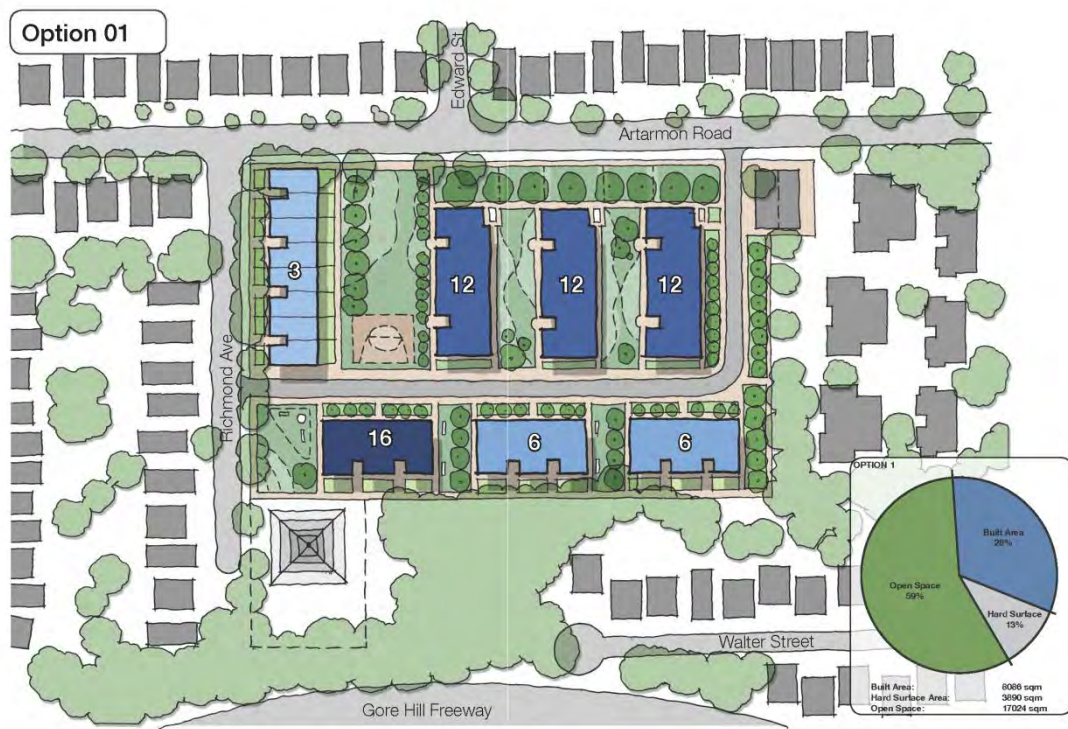
Sustainability

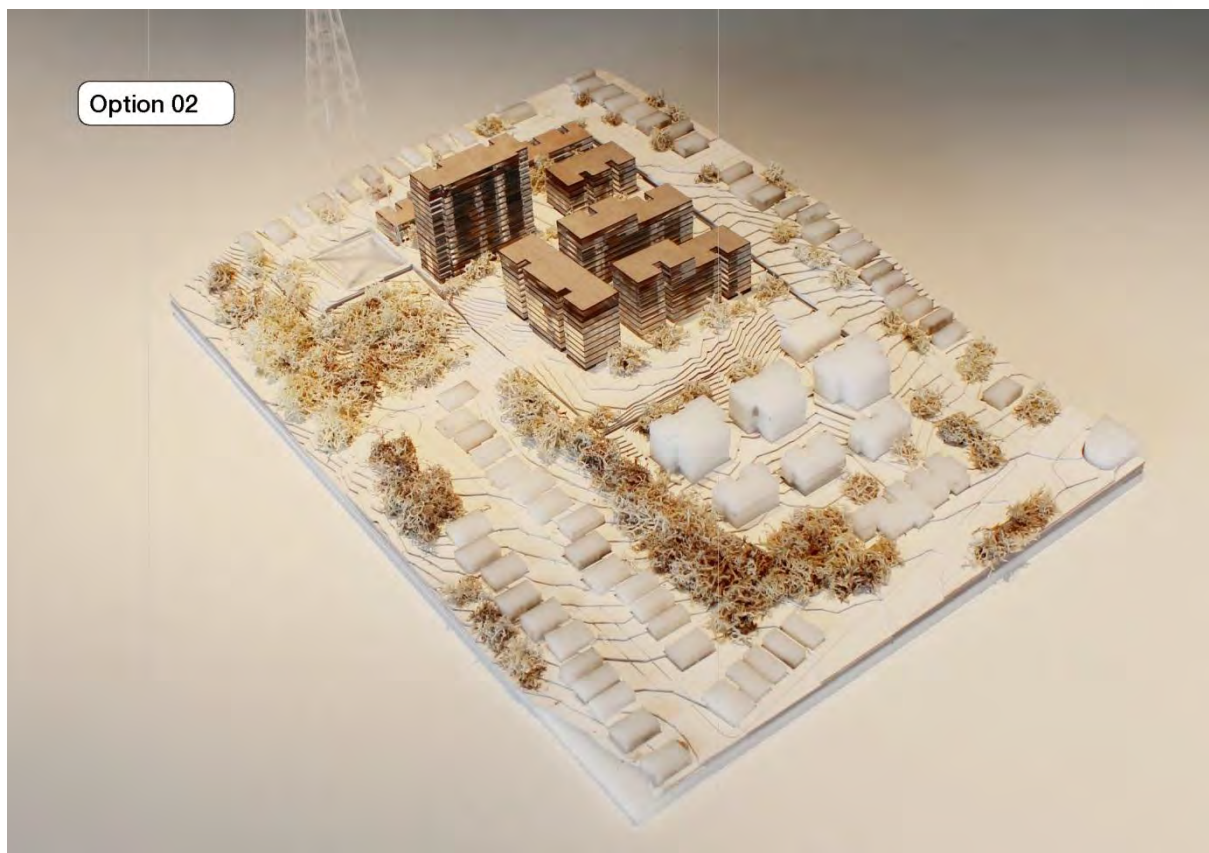


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Options

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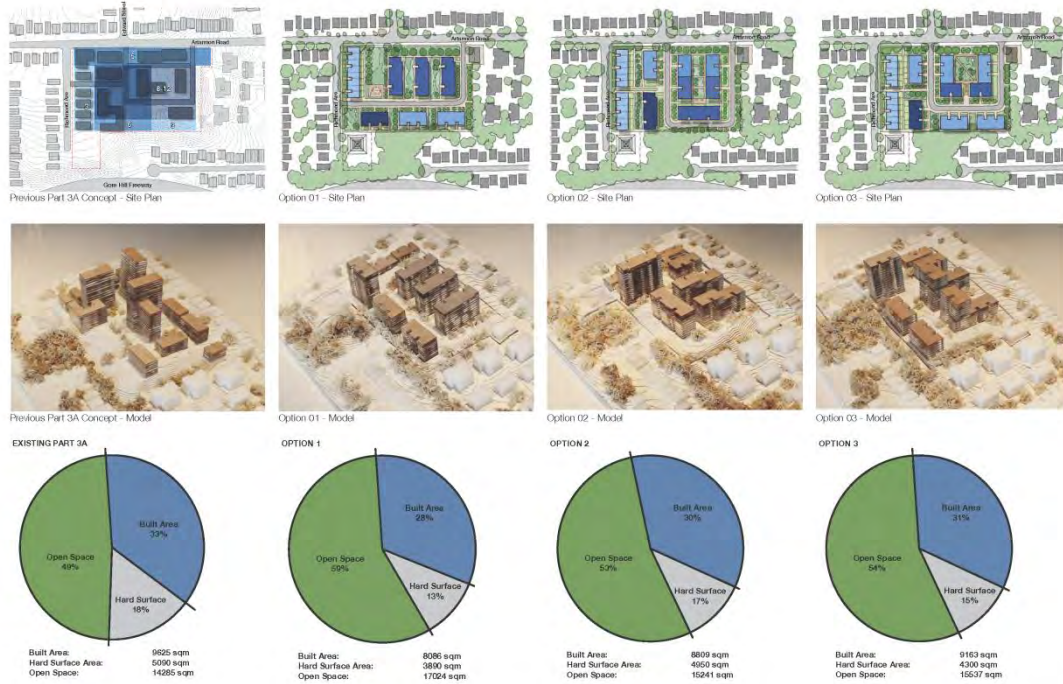




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Options Comparison



Questions