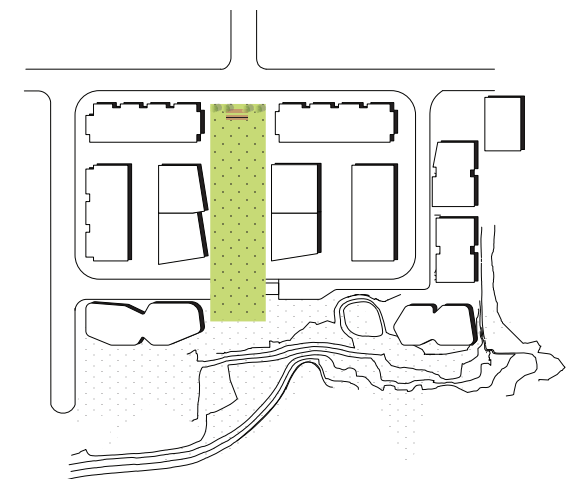
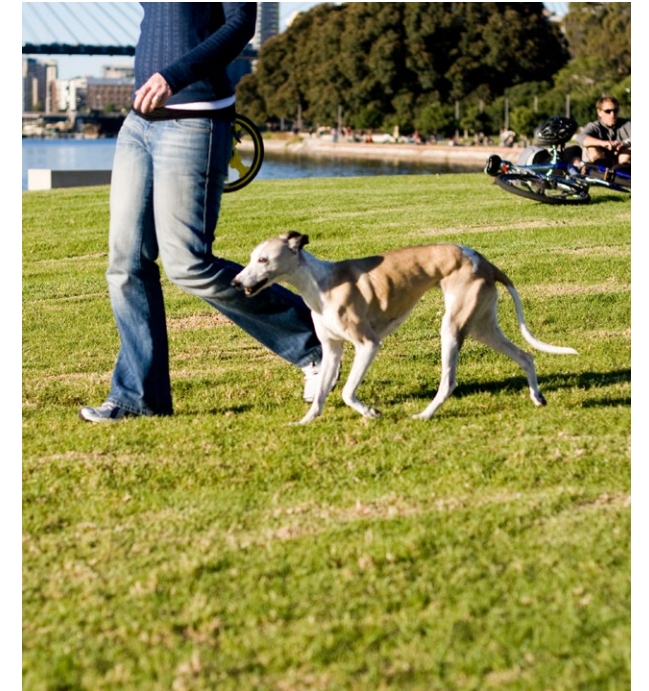
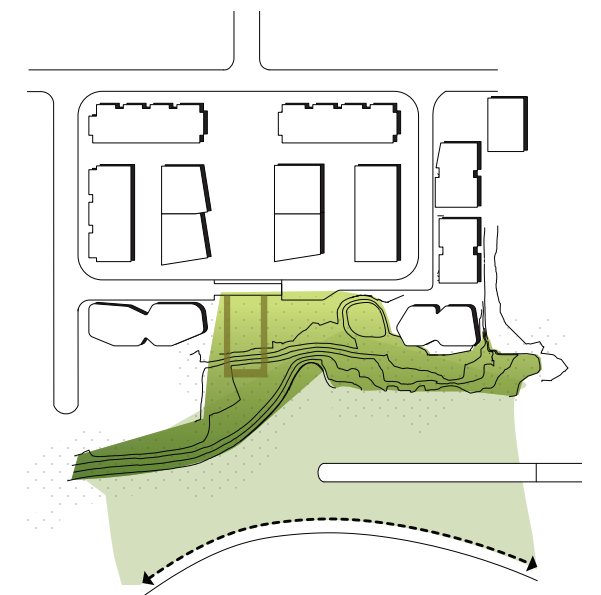
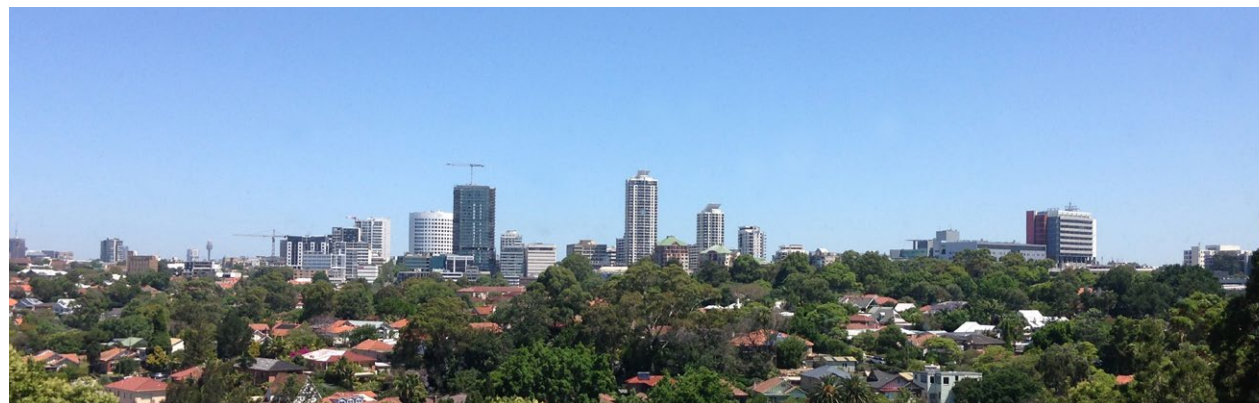
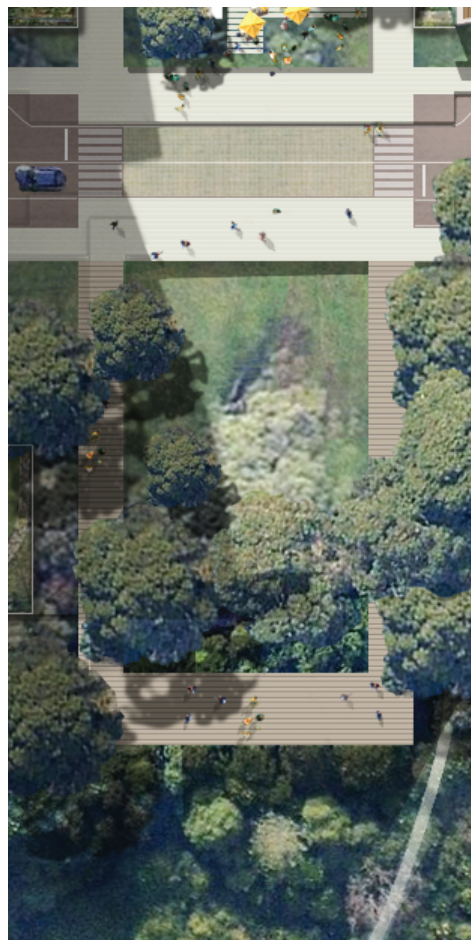




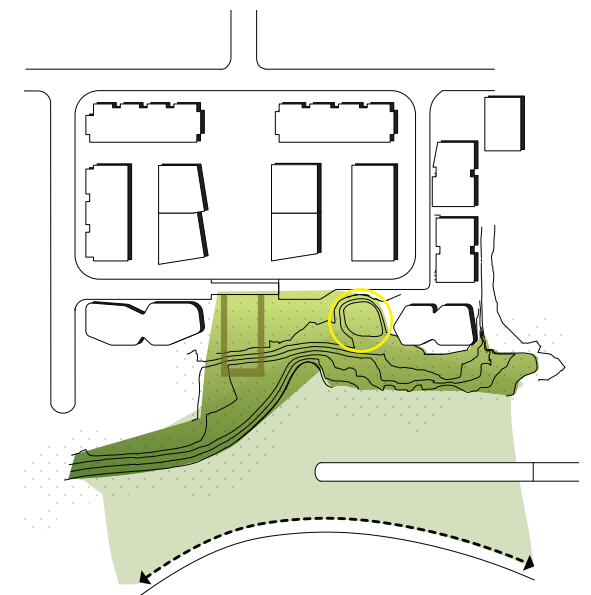
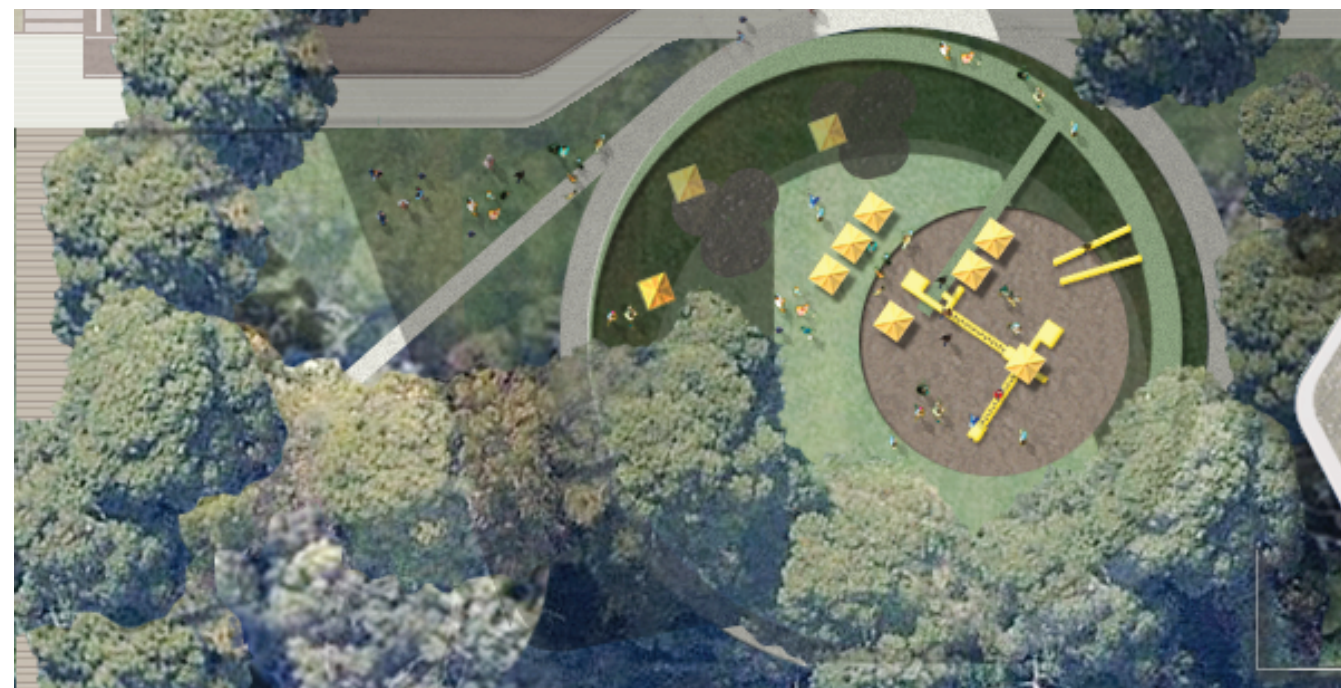
1.9 THE VILLAGE GREEN CHARACTER



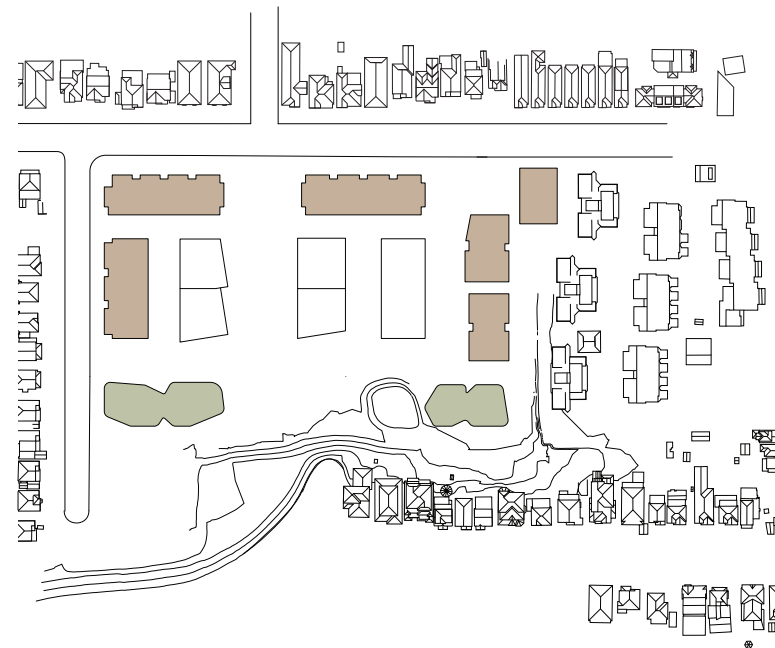
1.10 THE BUSH RESERVE



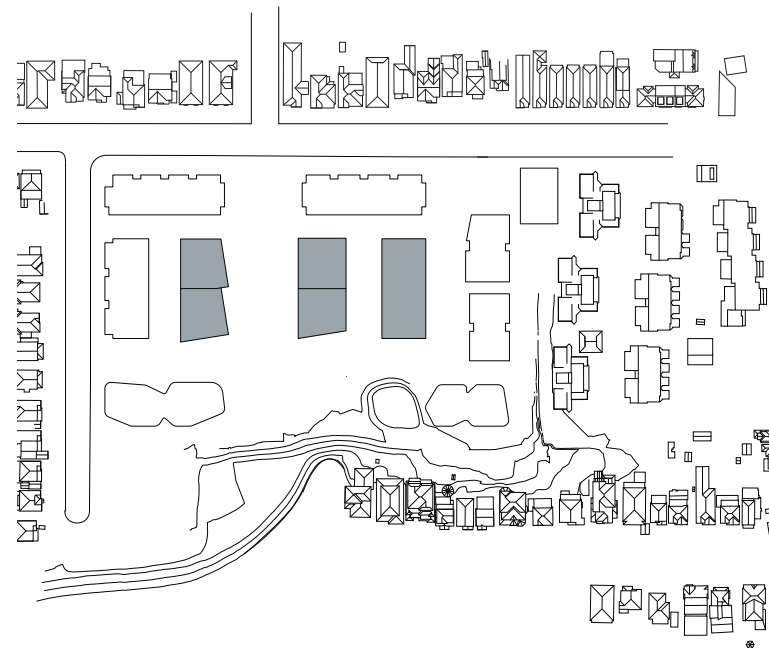
1.11 PLAYFUL PARK WITH A VIEW



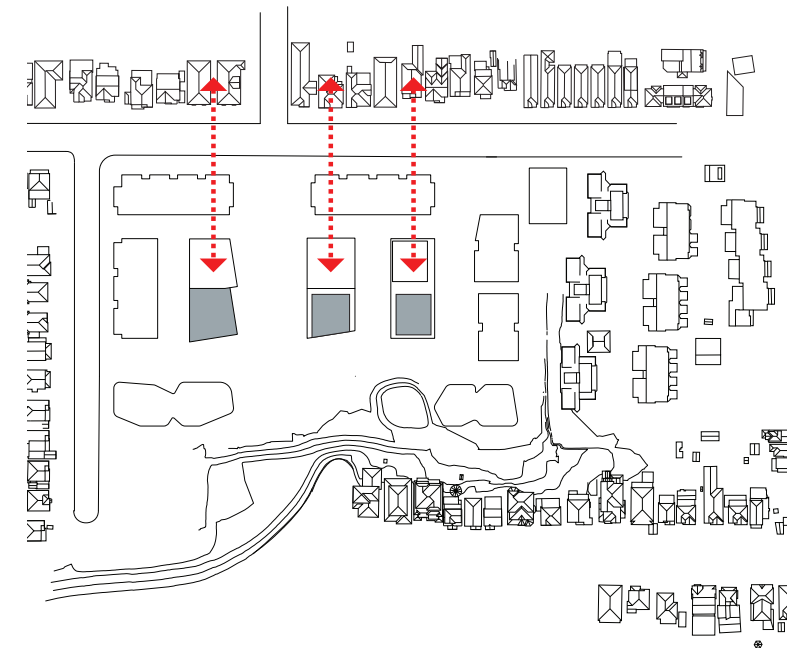
1.12 BUILT FORM PRINCIPLES



A RESPECTFUL LOW
EDGE WITH FINE GRAIN
ARTICULATION

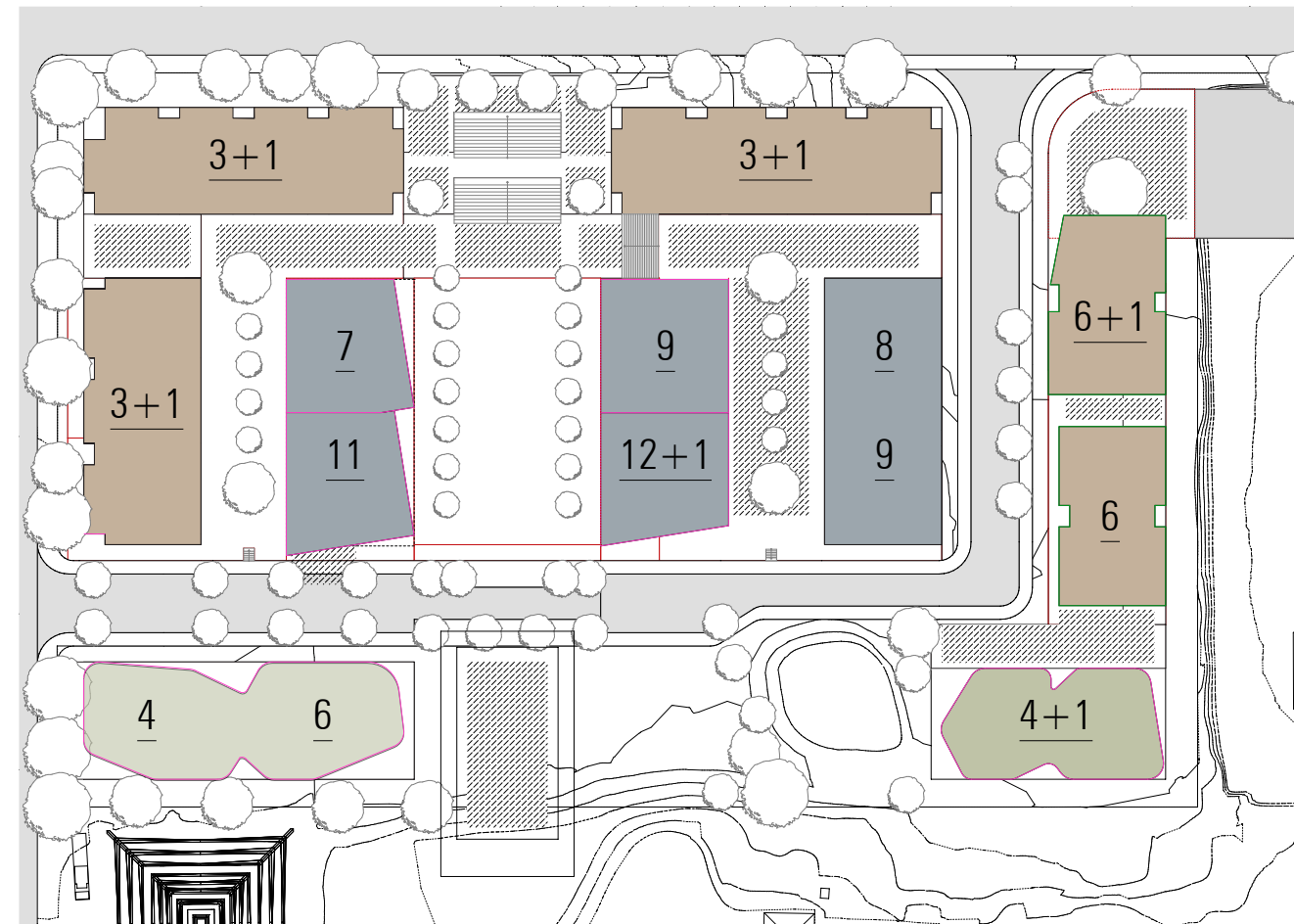


A CENTRAL CORE OF
MIDRISE



HEIGHT POSITIONED WITH BEST
AMENITY AND MAXIMUM
SETBACK FROM STREETS

1.13 BUILT FORM PRINCIPLES

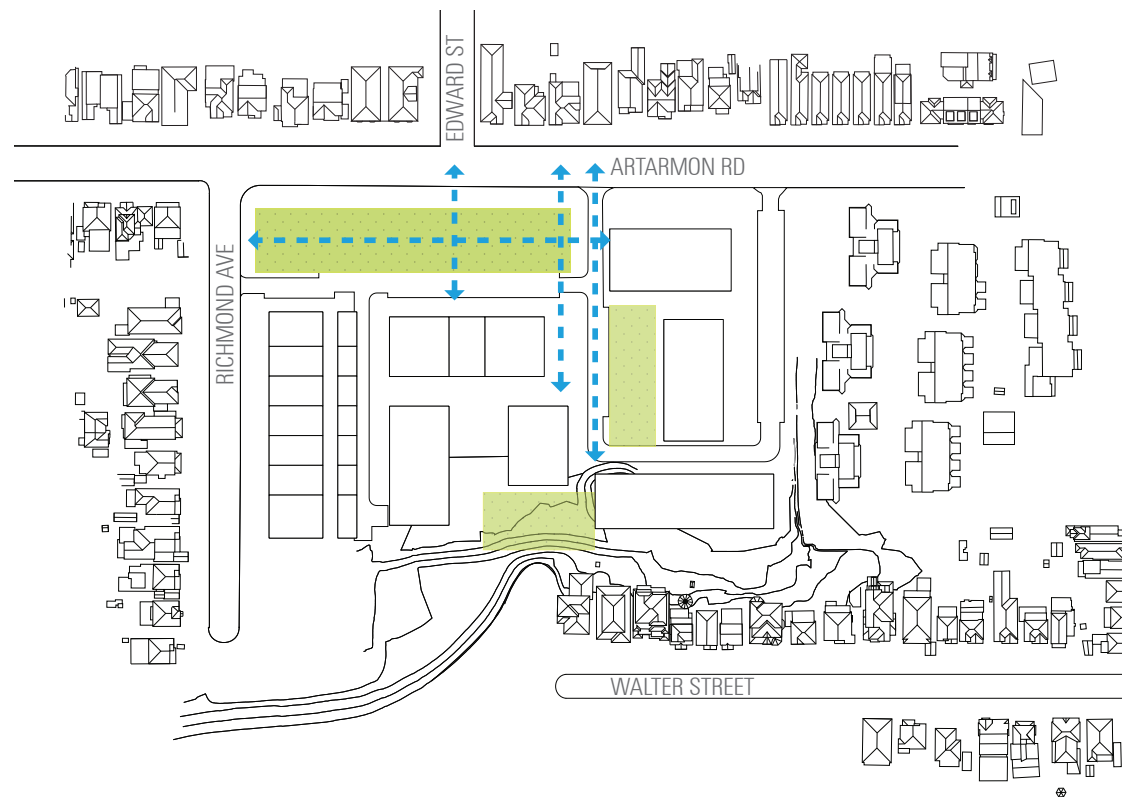


CREATING THREE KEY BUILDING TYPOLOGIES FOR THE SITE



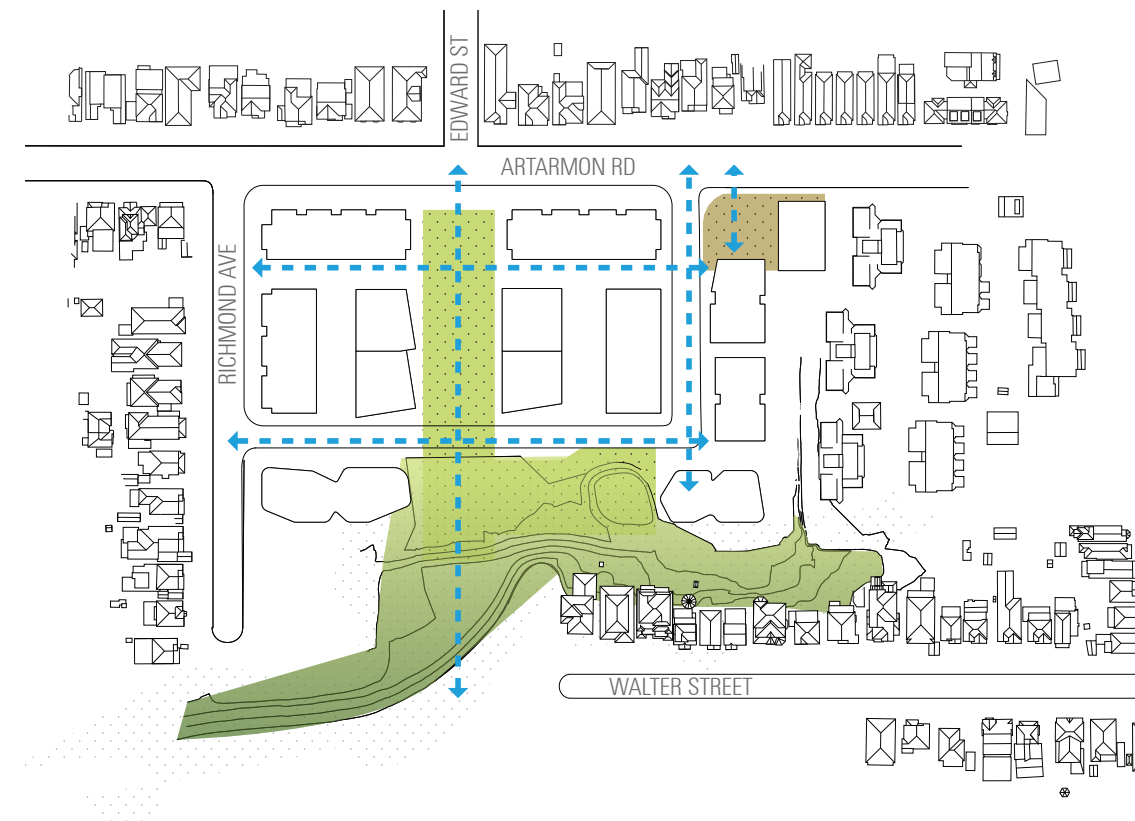
1.14 SIGHT LINES AND VISTAS

APPROVED SCHEME



MINIMAL SIGHT LINES AND VIEWS

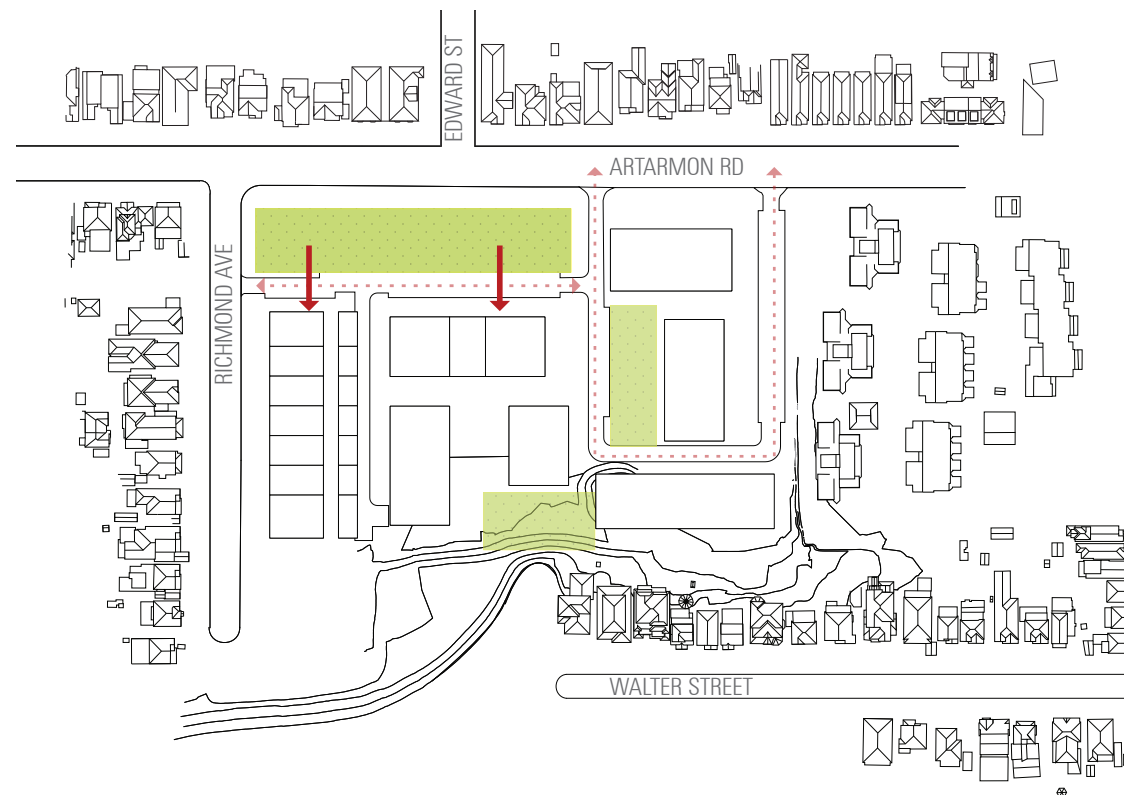
PROPOSED SCHEME



OPEN VISTAS AND PUBLIC VIEWS

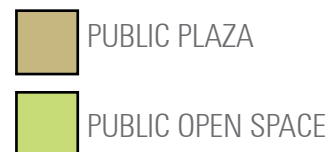
1.15 PUBLIC OPEN SPACE INCREASE IN USEABLE SPACE

APPROVED SCHEME

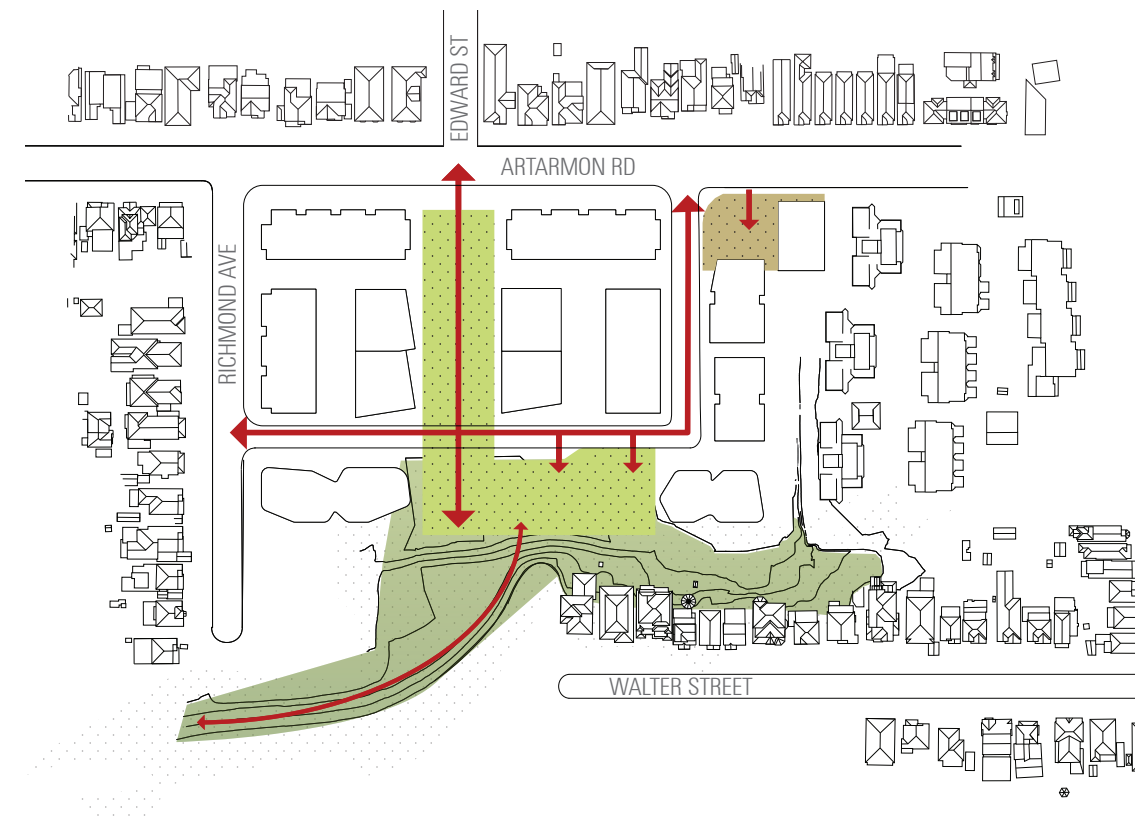


PUBLIC OPEN SPACE: 5178M²

LIMITED PUBLIC CONNECTION TO GREEN SPACES
TURNS AWAY FROM REGIONAL OPEN SPACE CORRIDOR



PROPOSED SCHEME

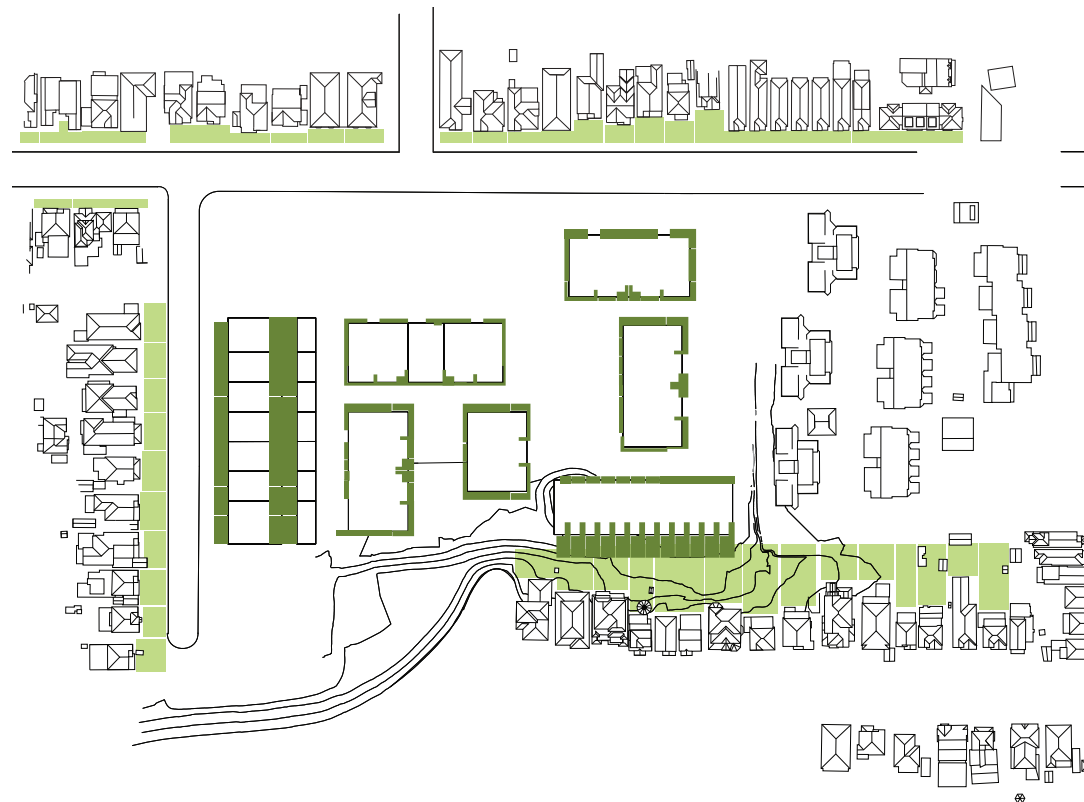


PUBLIC OPEN SPACE: 7055M²

PUBLIC ACCESS PRIORITY
LINKS TO CYCLE PATHS AND BUSH REGENERATION AREAS

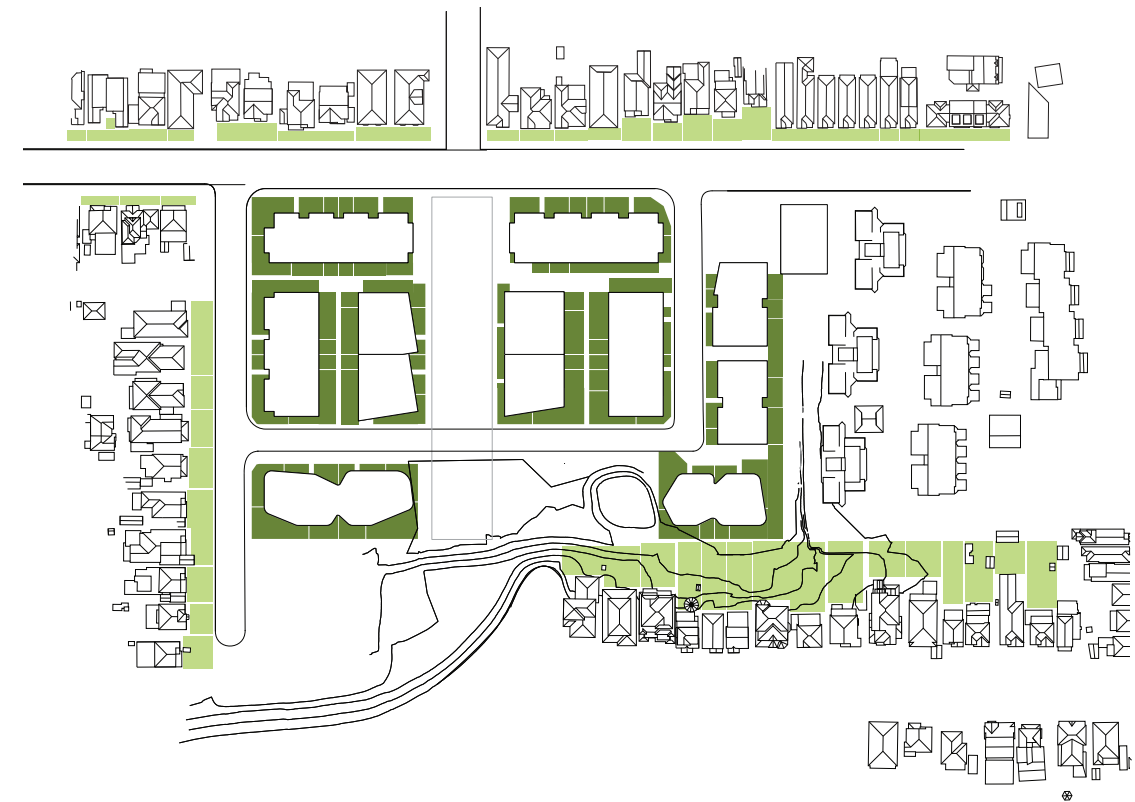
1.16 PRIVATE GARDENS

APPROVED SCHEME



PRIVATE GARDENS: 4160M²

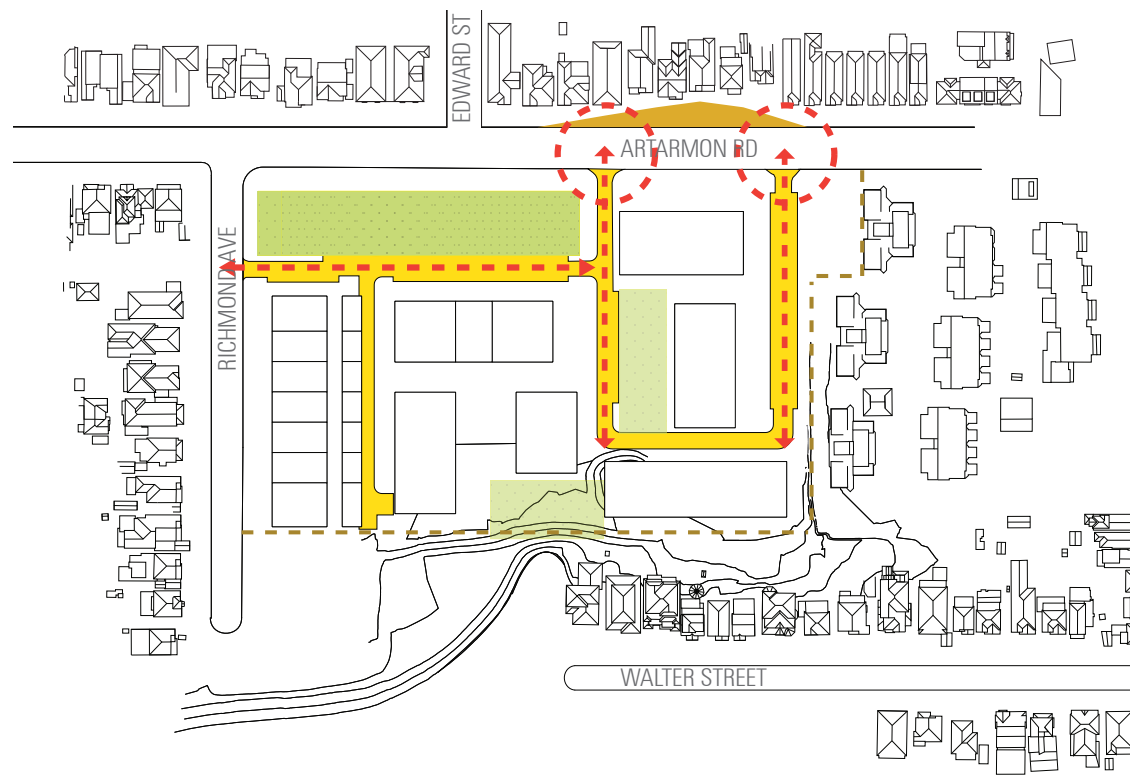
PROPOSED SCHEME



PRIVATE GARDENS: 7018M²

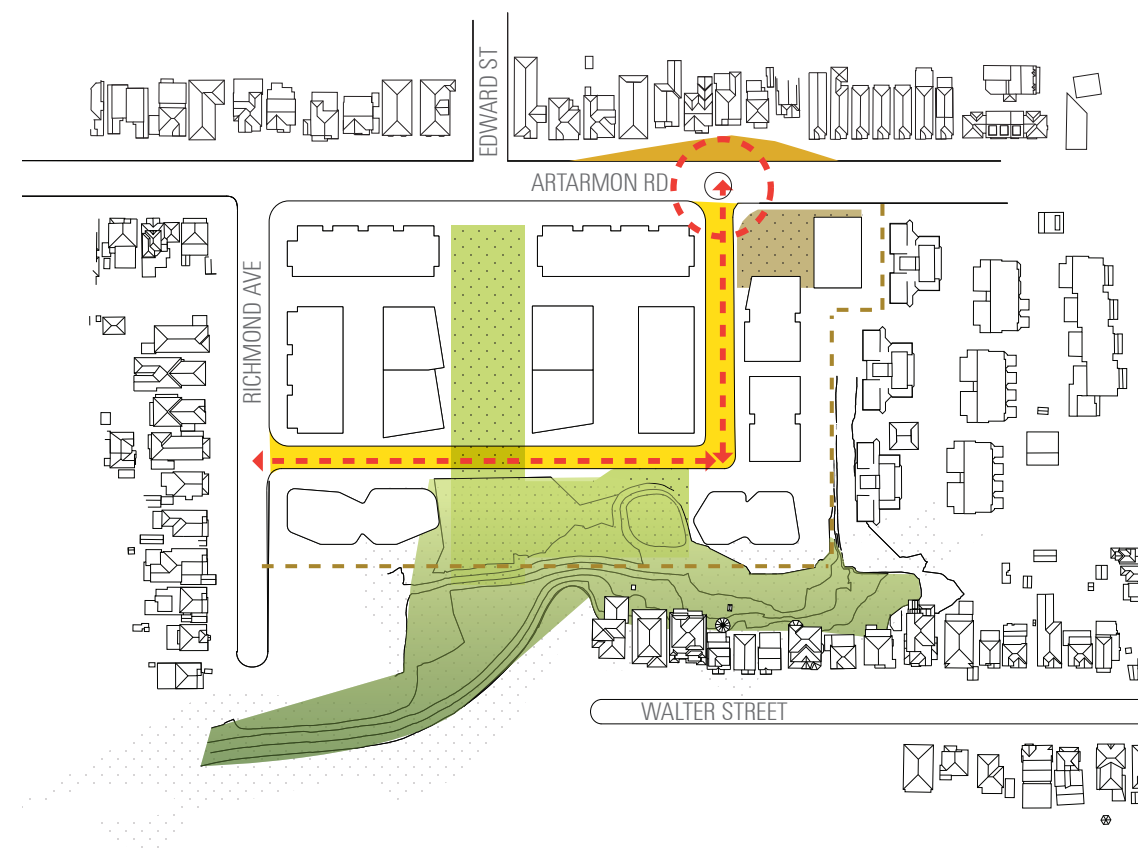
1.17 TRAFFIC IMPACT

APPROVED SCHEME



TWO EXITS TO ARTARMON RD

PROPOSED SCHEME

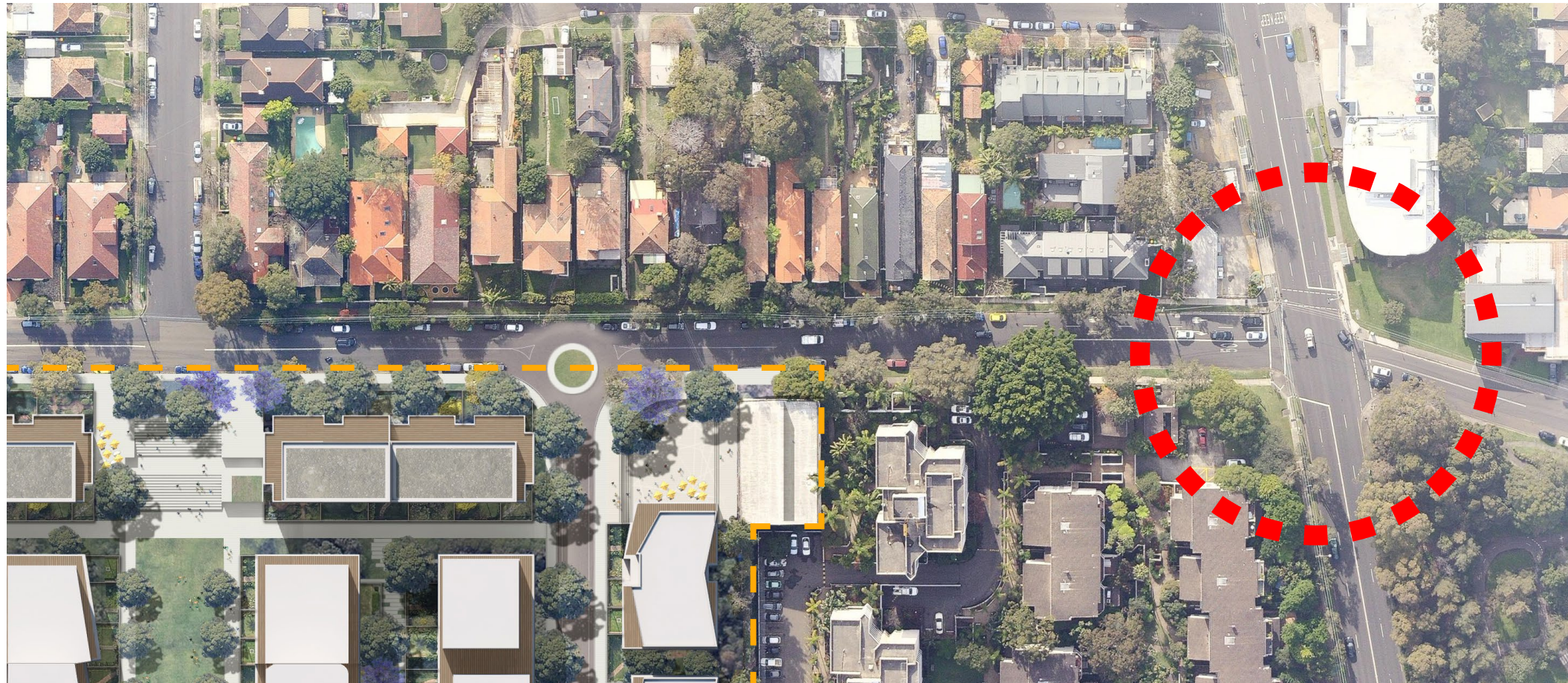
ONE EXIT ROUTE TO ARTARMON RD
ALIGNED TO AN EXISTING EXCARPMENT

"Using Scott Street as a primary site access point minimises the impact on adjacent residents, as development traffic traverses a shorter length of Artarmon Road to/from Willoughby Road." GTA Traffic Report

"The addition of a roundabout... in effect promotes traffic calming along Artarmon Road." through the Willoughby Road/ Artarmon Road/ Small Street intersection..." GTA Traffic Report

1.18 TRAFFIC IMPACT

PROPOSED SCHEME



LESS TRAFFIC GENERATION MID WEEK
THAN CHANNEL 9 CURRENTLY

MORE IMPACT ON SATURDAY PEAK
THROUGH WILLOUGHBY RD/ARTARMON
RD INTERSECTION

"The forecast traffic that would be generated by the proposed development is lower than what the site generates during weekdays. In this regard, the proposed development is not anticipated to negatively impact weekday peak period traffic conditions in the vicinity of the site. The weekend (Saturday) peak traffic generation of the site will increase traffic volumes through the Willoughby Road/ Artarmon Road/ Small Street intersection..." GTA