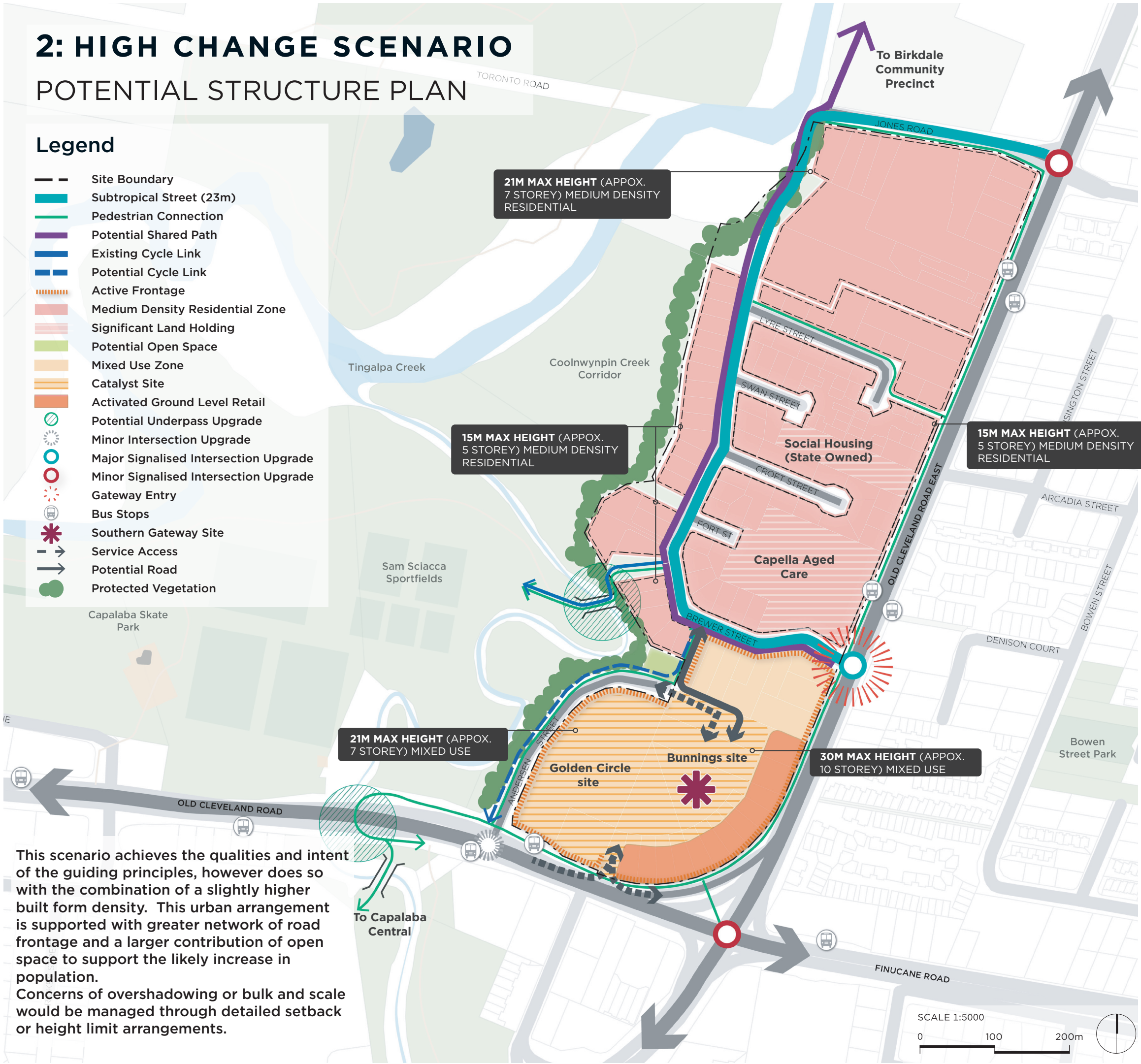


2: HIGH CHANGE SCENARIO

POTENTIAL STRUCTURE PLAN

Legend

- Site Boundary
- Subtropical Street (23m)
- Pedestrian Connection
- Potential Shared Path
- Existing Cycle Link
- Potential Cycle Link
- Active Frontage
- Medium Density Residential Zone
- Significant Land Holding
- Potential Open Space
- Mixed Use Zone
- Catalyst Site
- Activated Ground Level Retail
- Potential Underpass Upgrade
- Minor Intersection Upgrade
- Major Signalised Intersection Upgrade
- Minor Signalised Intersection Upgrade
- Gateway Entry
- Bus Stops
- Southern Gateway Site
- Service Access
- Potential Road
- Protected Vegetation



This scenario achieves the qualities and intent of the guiding principles, however does so with the combination of a slightly higher built form density. This urban arrangement is supported with greater network of road frontage and a larger contribution of open space to support the likely increase in population. Concerns of overshadowing or bulk and scale would be managed through detailed setback or height limit arrangements.