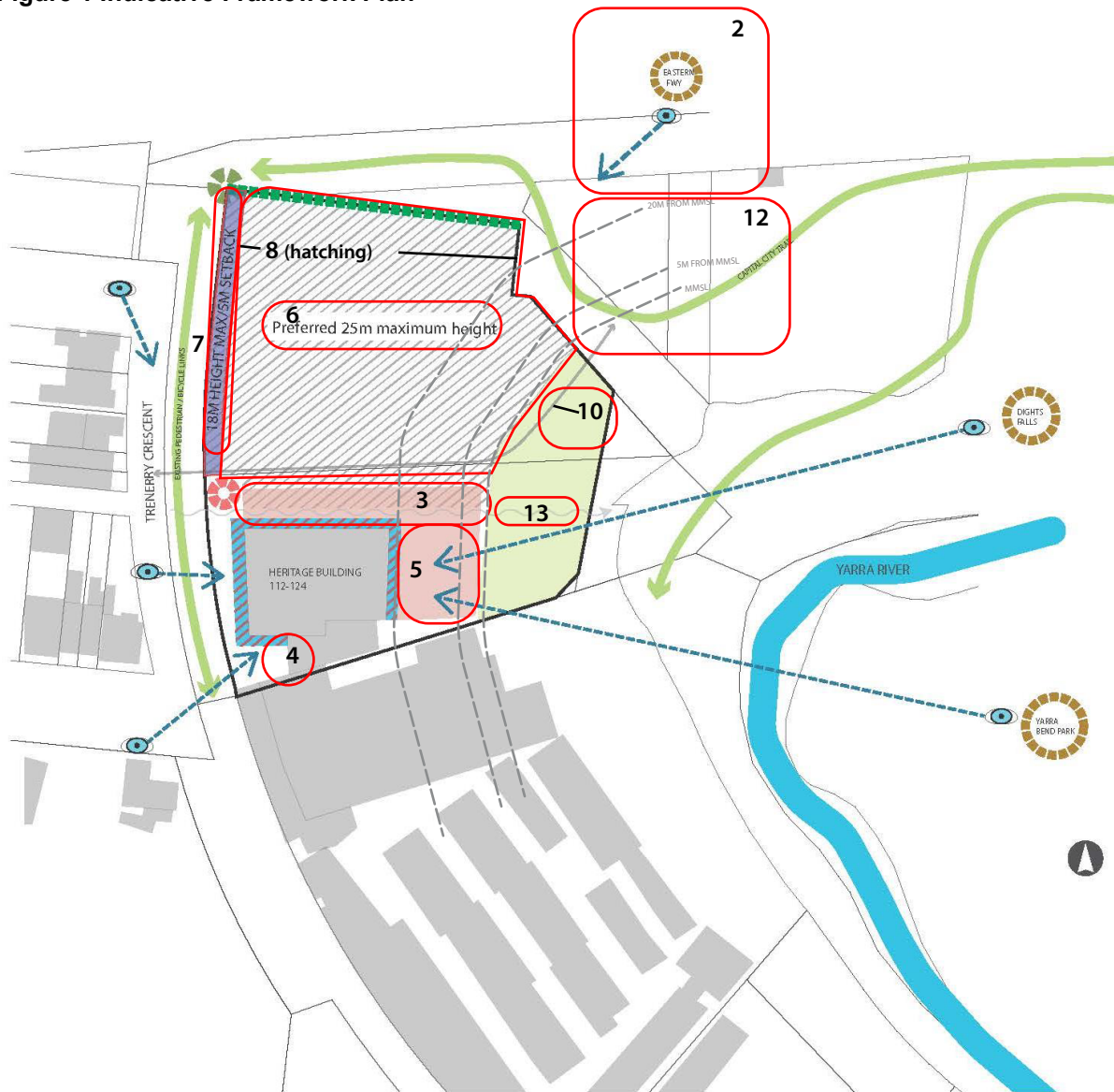















Figure 1 Indicative Framework Plan



LEGEND

-  SITE AREA - DDO1 APPLIES
-  EXISTING PEDESTRIAN / BICYCLE LINKS AND CAPITAL CITY TRAIL
-  MAINTAIN VIEWS TO HERITAGE BUILDING FACADES
-  KEY VIEWS TO HERITAGE BUILDING
-  5 MAINTAIN VIEWS TO UPPER LEVELS OF HERITAGE FACADE / DEVELOPMENT TO RESPECT THE HERITAGE BUILDING
-  7 PREFERRED MAXIMUM 18M STREET WALL HEIGHT / 5M SETBACK TO UPPER LEVELS
-  ENHANCE INTERFACE WITH PUBLIC REALM
-  EXPLORE IMPROVEMENTS TO CORNER FOR PEDESTRIANS AND CYCLISTS THROUGH NEGOTIATIONS WITH LANDOWNER
-  HERITAGE SUBSTATION
-  WELL DESIGNED AND ARTICULATED BUILT FORM (THE PROVISIONS OF DDO1 AND SLO1 RELATING TO HEIGHT AND SETBACK APPLY) 8
-  POTENTIAL PUBLIC LINK OPPORTUNITY TO BE NEGOTIATED WITH LANDOWNER 11
-  RETAIN VISUAL CONNECTION TO YARRA RIVER CORRIDOR THROUGH NEGOTIATION WITH LANDOWNER 13
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