

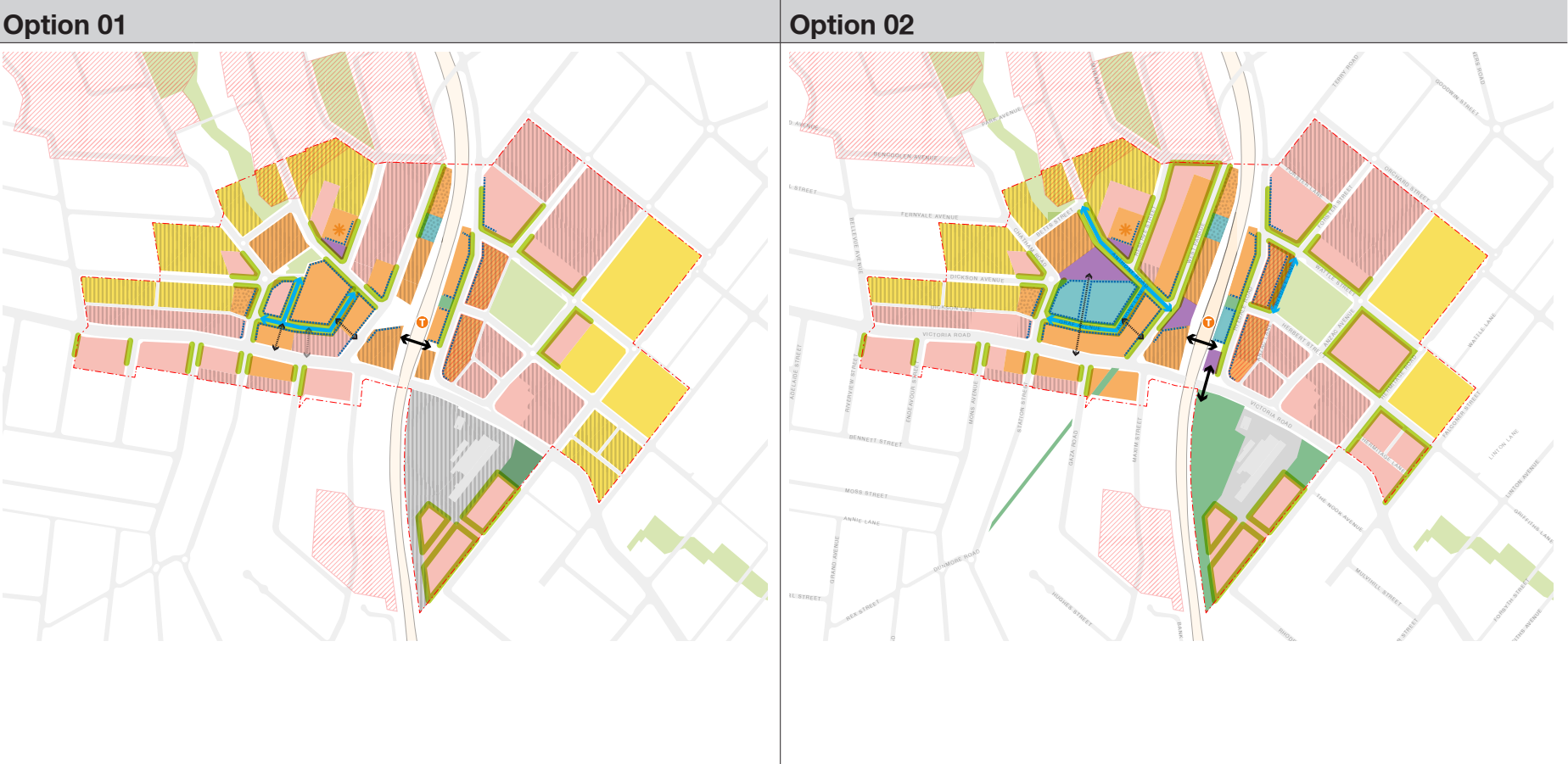
Option Comparison

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Option Comparison

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|--|----------------------------|
| | Study Area |
| | Train Station |
| | 1-2 Storeys |
| | 3-5 Storeys |
| | 6-9 Storeys |
| | 10-13 Storeys |
| | Approved Developments |
| | No change |
| | Public Domain Improvements |
| | Active Frontage |
| | Pedestrian Priority Zone |
| | Community Facility |
| | Major Pedestrian Link |
| | Arcade Connection |
| | Proposed Plaza |
| | Proposed Open Space |
| | Existing Open Space |
| | Heritage Conservation Area |



| Infrastructure and Public Benefits | | | | |
|--|--------------------------------------|--|---|--|
| What is the level of change? | LOW | Due to lack of significant and consistent development | MEDIUM - HIGH | Over the long-term as market conditions change |
| What opportunities does this create to deliver improvements via development contributions? | LOW | Only likely to deliver place improvements and street improvements adjacent private development sites | HIGH | Over a long time period it could deliver greater benefits but only once market conditions enable development to occur |
| Holistically, does it deliver on community aspirations for West Ryde? | NO | Unlikely to deliver on place improvements or key LSPS policies | YES | Over the long-term as market conditions change |
| Built Form Outcomes | | | | |
| What scale will it produce? | INCONSISTENT | Sporadic development will be hard to control | MEDIUM - HIGH | Medium on out-skirts gradually transitioning to high in the core |
| What is the impact on amenity and movement? | LOW | Minor impact on open space, movement and parking, but also does not provide additional services | MEDIUM | Would increase gradually and will impact movement, traffic and open spaces but in a controlled manner |
| What is an appropriate reference for scale? | WEST RYDE | Sporadic development would maintain as-is | LANE COVE or FIVE DOCK | Displays a more controlled and gradual height that is representative of a well designed town centre |
| Time and Delivery | | | | |
| How fast is the change? | INTERMITTENT | Sporadic development will be intermittent and inconsistent | SLOW - MEDIUM | Some may happen medium-term but mostly long-term |
| Will it happen rapidly? | NO | Reliant on changes in market conditions which takes time | NO | Likely to happen predominantly in the long-term |
| Does it require long-term strategy to ensure delivery? | NO | Relies on existing planning controls and mechanisms | YES | Will have to respond to changing needs and aspirations |
| Feasibility | | | | |
| Does it work under current market conditions? | NO | Some key sites could but most rely on market changes | NO | Some key sites could but most rely on market changes |
| Does it require significant planning changes? | YES | Some key sites would require site specific Planning Proposals to change current controls | YES | It would require enabling the 'missing-middle' typology and site specific Planning Proposals to change current controls |
| What types of sites are used to create change? | CATALYSTS/ GOVERNMENT/ PRIVATE | Key catalysts sites can generate change faster, this includes government owned land and private holdings, however small fragmented lots would be difficult to amalgamate | CATALYSTS/ AMALGAMATION/ GOVERNMENT/ PRIVATE | Due to long-term changes, amalgamation of small fragmented lots would become more viable, joining key catalysts, government and large private landholdings to deliver change |