

Mature tree bank on sloped site acts as 'Green Lung' for Market Street and backdrop for redevelopment site. Important to retain this strong feature.

Potential pedestrian link with Finch Road for future development.

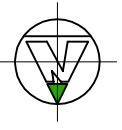
Potential location of service lane

Potential for redevelopment of upperfloors for different commercial uses

Potential development site for large retail units

Potential to increase number of disabled parking spaces for Markwell House

Simple clear glazed elevations would create 'transparency' and vibrancy at night when internally illuminated



section 2

