What the community liked...

**My Home**
- Apartments
- Small homes
- Granny flats
- Home shared with friends
- More land for trees
- Increased building heights to retain trees
- Shop-top houses
- Large family homes
- Houses in groups

**My Street**
- 50% shade cover on streets
- Green Streets linking parks and centres
- Focus on pedestrians rather than vehicles
- Provide car parking
- Safe play areas and gardens
- Slow speeds
- Transit boulevards
- Light rail and buses
- Street trees

**My Neighbourhood**
- Outdoor markets
- Town squares
- Shop-top houses
- Play spaces within centres
- Community facilities (in or near centres)
- Some support for new centres
- Life on the street / Streets for people
- Ball courts
- Children's play areas / large play spaces
- Community events
- Community gardens
- Community libraries
- Training spaces
- Places to meet
- 2 - 3 storey buildings
- Some support for 4 to 6 storeys
- Higher buildings close to public transport
- Community facilities within parks and next to businesses
PRELIMINARY STRATEGY CONCEPT
FOR CORRIDORS AND CENTRES

This plan is intended for discussion purposes only.
DEVELOPMENT TYPES - CORRIDORS AND CENTRES

STREETSCAPE CHARACTER

DETACHED STREETSCAPE - Designed to create frequent building breaks along the street and emphasise landscaping between the buildings. This streetscape type is designed to be more harmonious with typical neighbourhood street character.

ATTACHED STREETSCAPE - Designed to create contiguous building frontages along the street and emphasise landscaping at the rear of buildings. This streetscape type is recommended to only specific corridors and areas around centres to achieve distinct urban precincts.
D2 – 5 STOREYS
D1 3 STOREYS

Amalgamated lots
Access only from local street
THE R40 AREAS
POTENTIAL REDEVELOPMENT SOLUTIONS

Typical Existing Responses
- 40% is dwelling footprint
- 40% is dedicated to cars
- 120sqm average dwelling size
- Balance of parking on-street
- More than 70% open space
- 3 dwellings per site
- Setbacks to rear & street

- 3 dwellings per site
- 1 car on-site per dwelling
- More than 70% open space
- 3 dwellings per site
- Smaller dwellings

- 80sqm average dwelling size
- 1 car on-site per dwelling
- More than 70% open space
- 3 dwellings per site
- Smaller dwellings