Flora Terrace Feasibility Study
Community Open Day

Saturday, 15 September 2018
Project objectives

The project objectives were to:

Prepare medium and high-yield development scenarios plus three delivery options for the redevelopment of three lots within the Flora Terrace Local Centre: Lots 53 and 6 (HN. 109 and 113 Flora Terrace) and Council-owned Lot 50 (HN. 20 Castle Street), currently occupied by a community centre and offices).

Engage with the local community to inform and obtain input into the development scenarios and a preferred development scenario.

Examine and report on the funding of the development scenarios for the City’s land to assist the Council in deciding the most feasible development solution.
Flora Terrace Feasibility Study Community Open Day: 15th Sept 2018

Project history & program

Oct 2016 – Sept 2017

Flora Terrace Local Centre Parking & Urban Design Study undertaken with two recommendations:

- Short-term upgrades to parking and landscaping; and
- Redevelopment of a number of lots adjoining & adjacent to Flora Terrace including the community centre & offices.

Nov 2017

Report to Council on options. Council resolved to:

- Endorse study recommendations;
- Approve short term upgrades to Flora Terrace area subject to funding in 2018/2019 budget; and
- Initiate Amendment No.102 to rezone various lots adjoining and adjacent to Flora Terrace including the community centre & offices to ‘Local Centre’ to provide for the potential redevelopment of the centre.

Jan 2018

Flora Terrace Feasibility Study commenced to prepare concept options for the potential redevelopment of Council-owned lot (HN 20 Castle Street) in conjunction with two adjoining commercial lots (HNs 109 and 113 Flora Terrace).

May 2018

Flora Terrace Feasibility Study value management workshop - three redevelopment options (concepts only) presented. Option 2 supported as the preferred option.

Sept 2018

Community open day and feedback on development options (concepts only).

Oct 2018 – Jan 2019

Reports to Council on Flora Terrace Feasibility Study and Amendment 102.
Options considered at the Workshop on the 19 May 2018 were:

- **Option 1 – Business as usual**
- **Option 2 – Less Intensive Development**
- **Option 3 – More intensive Development**

The options were measured against the following criteria:

- **Urban Environment**
- **Access**
- **Community Wellbeing**
- **Economic Health**

Measured against the criteria the highest scoring option at the workshop was Option 2 followed by Option 1 & then Option 3.
Option 1: Business as usual

Urban Environment:
- Limited change, so buildings generally stay where they are.
- Limited Change, so buildings generally remain the same. Where development occurs, it would generally be up to 3-4 storeys based on precedence.
- Limited Change means limited change in housing choice.
- No upgraded main street or piazza spaces.

Access:
- No change to public parking availability.
- Flora Terrace likely to remain as it is.
- No additional pedestrian link between Flora Terrace and Apex Park.

Community Well-being:
- No change to public spaces.
- Existing community facilities remain as they are with only essential maintenance.
- Community support remains to be seen.

Economic Health:
- No improvements and only maintenance costs.
- Is unlikely to meet the broader range of expectations of the community, the City and landowners.
Option 2 (Concept only):
Less intensive development (3 storeys)

Urban Environment:
- Reasonable potential for change, so new building can be built to the street.
- Development limited to 3 storeys.
- Some change means some change in housing choice.
- Upgraded main street but no piazza spaces.

Access:
- Modest increase in public parking (35 bays).
- Flora Terrace upgraded for improved pedestrian access.
- No additional pedestrian link between Flora Terrace and Apex Park.

Community Well-being:
- Flora Terrace upgraded for improved pedestrian amenity (canopies, street trees, etc).
- New community facilities (but at a $1m price tag) or remains the same if no budget available.
- Community support remains to be seen.

Economic Health:
- New community infrastructure cannot be paid for by development, and has to be funded by ratepayers.
- Likely to meet only some of expectations of the community, the City and landowners.

Indicative examples of 3-storey development

Indicative building massing
Option 3 (Concept only):
More intensive development (5 storeys)

Urban Environment:
- Strong potential for change, so new building can be built to the street.
- Development limited to 5 storeys.
- Significant change means greater housing choice.
- Upgraded main street and a new piazza space.

Access:
- Modest increase in public parking (26 bays).
- Flora Terrace upgraded for improved pedestrian access.
- Pedestrian link between Flora Terrace and Apex Park (through the car park)

Community Well-being:
- Flora Terrace Upgraded for improved pedestrian amenity and new piazza space created.
- New community facilities
- Community support remains to be seen.

Economic Health:
- New community infrastructure paid for by development (no cost to ratepayers).
- Likely to meet many of the expectations of the community, the City and landowners, but may exceed the appetite for building height and scale

Indicative examples of 5-storey development

Indicative building massing
Option 2 (Concept only): Preferred development scenario from the workshop

Proposed Stages for Development

Option 2: indicative yield
Post-workshop amended concept design for Site A (to accommodate a change to the Community Hall needs)

Where to from here?