FLORA TERRACE COMMUNITY OPEN DAY - APRIL 29, 2017

FLORA TERRACE LOCAL CENTRE PARKING AND URBAN DESIGN STUDY

aims

- Determine future development yields.
- Identify future car parking needs.
- Prepare concept plan for the future redevelopment of Flora Terrace Local Centre.
- Determine short term infrastructure upgrade opportunities.
- Articulate a long term vision for the integrated redevelopment of the centre.

objectives

- Engage with the local community to inform and input to the ‘Vision’ for Flora Terrace.
- Develop a concept plan to guide future redevelopment and management of parking, traffic and pedestrian movements.
- Address possible changes to the planning scheme.

FLORA TERRACE COMMUNITY OPEN DAY - APRIL 29, 2017
Oct-Nov 2016
- Site and context analysis
- Identify Issues and Opportunities

December 2016
- Community visioning workshop
- Draft concepts

February 2017
- Community concept review workshop
- Refine concepts

April 2017
- Community Open Day
- Final feedback on concept plans

June 2017
- Final concept plans and report to Council

FLORA TERRACE COMMUNITY OPEN DAY - APRIL 29, 2017
FLORA TERRACE LOCAL CENTRE

residential form

outdoor dining

pedestrian link south
Local Planning Scheme No.3 Zones:
- Special Control Area (Coastal Height Limit)
- Local Centre
- Business
- Civic
- Residential
- Project area boundary

**Proposed Local Planning Scheme No.3 Zones:**
- Special Control Area (Coastal Height Limit)
- Local Centre
- Residential
- Civic
- Project area boundary (revised)

**Proposed zone changes:**
- Rezoning from 'Business' to 'Local Centre'
- Rezoning R20 lot to 'Local Centre'
- Rezoning from 'Civic' to 'Local Centre'

**FLORA TERRACE COMMUNITY OPEN DAY - APRIL 29, 2017**
Option 1 outlines short-term upgrades to Flora Terrace that could be achieved in the next 1-2 years, subject to Council approval and funding.
The viability of Option 2 long-term redevelopment will be determined as part of further investigations including feasibility studies, community consultation and Council consideration.

OPTION 2 - LONG TERM REDEVELOPMENT

- 2.4m added to footpath eastern side of Flora Terrace
- Building edges brought forward to site boundaries, fronting the main street
- Additional space for alfresco dining and landscaping
- Mix of hard and soft landscaping reflecting local coastal themes
- Central town square providing flexible space for the community to meet and gather
- Parallel parking on eastern edge of Flora Terrace
- Pedestrian lane linking the main street through to Apex Park
- Boundary of area subject to potential integrated redevelopment
- Parallel parking on eastern edge of Flora Terrace
- Linking spaces
- Main street edge
The viability of Option 2 long-term redevelopment will be determined as part of further investigations including feasibility studies, community consultation and Council consideration.

**OPTION 2 - BASEMENT PARKING**

- Basement parking potentially providing up to 210 bays
- Total number of existing parking bays within the centre - 95
- Potential number of future parking bays within the centre - 280
- Indicative locations car parking access and egress
- Green edges
- Legible wayfinding
Flora Terrace today offers a mix of shops and cafes, small restaurant and other local businesses. In recent years higher demand for parking within the southern section of the main street has begun to highlight increasing conflicts with pedestrian access.

What could happen here...

- Built form defines the ‘main street’ edge.
- Activation of ground floor frontages.
- Narrowing of Flora Terrace to create a slow speed pedestrian environment.
- Create a variety of attractive and protected spaces for the community to gather.

OPTION 2 - LONG TERM REDEVELOPMENT

existing main street view

potential main street redevelopment
What could happen here...

- Create spaces to play, relax and reconnect as a community, providing experiences for all ages and abilities.
- Accommodate flexible spaces for pop-up and permanent entertainment.
- Reinforce the local character of a relaxed village environment.
What could happen here...

- Articulation of the built form stepping down the street.
- Integration of undercover car parking.
- Integrate the community centre and civic facilities.
- Maintain links to APEX park.

Building heights are indicative only and subject to further investigations as part of future feasibility studies.

potential east-west section
WHERE TO FROM HERE?

June 2017

- Report to Council
- Council to decide how to proceed

July 2017 to June 2019

- Implementation of Option 1 (Short Term Upgrades)
- Implementation of rezonings
- Subject to Council funding

June 2018 to July 2019

- Progress feasibility study to allow further investigations of Option 2 (Long Term Redevelopment)
- Subject to Council funding

Late 2019

- Report to Council on feasibility Study

Beyond 2020

- Implementation of Feasibility Study Recommendations