AGENDA

1. Review of Outcomes
   Aims & Objectives & Timelines
   Community Consultation - 25 February

2. Review of Concept Options 1-3
   Option 1: No Change
   Option 2: Mid-level Redevelopment - Activity, Movement, Character
   Workshop Session 1
   Option 3: Long Term Redevelopment - Activity, Movement, Character
   Workshop Session 2

3. Next Steps
PART 1

REVIEW OF OUTCOMES
PROJECT AIMS

Aims:

- **Determine future development yields of the centre** - under the current scheme

- **Identify future parking needs** - based on ultimate development yields

- **Prepare Concept Plan for the redevelopment of the Centre** - identifying future parking infrastructure requirements

- **Determine, if necessary, additional costs and funding to implement new parking infrastructure**
PROJECT OBJECTIVES

- Establish a preferred development ‘Vision’ for Flora Terrace.
- Engage the Community to inform and input to the Vision, gather project support and help deliver project goals and objectives.
- Community to develop a Vision for their local centre.
- Develop a Concept Plan to guide future development and management of parking, traffic and pedestrian movements.
- Possible changes to planning scheme
# PROJECT TIMELINES

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WHAT MAKES A SUCCESSFUL LOCAL CENTRE?

**Activity**

- WHAT HAPPENS WITHIN BUILDINGS & ON THE STREET

**Movement**

- EXPERIENCE THROUGH WALKING, CYCLING, BY BUS & CAR

**Character**

- WHAT WE REMEMBER & TREASURE ABOUT A PLACE

**Integrated Framework**

- OPPORTUNITIES + CHALLENGES
- VISION & ASPIRATIONS
WHAT YOU SAID - ACTIVITY

- Majority conditionally supportive of rezoning (western side of Flora Terrace), concerns that rezoning and associated redevelopment could exacerbate parking issues.

- Supportive of incorporating a public meeting place to help foster a sense of community. Not supportive if it results in loss of parking.

- Majority conditionally supportive of bringing buildings to street edge, if it does not result in loss of parking and enables quality landscaping and alfresco areas.
WHAT YOU SAID - MOVEMENT

- **Short-term options** for additional parking

- Regarding parking management:
  - Not supportive of paid parking; and
  - Supportive of *time restricted parking* (mixture of restrictions during peak periods is ideal).

- To **improve walking and cycling** you suggested:
  - Arcade between Flora Terrace and the community centre;
  - Traffic calming and speed reduction;
  - Wider continuous footpaths;
  - Improved landscaping and tree canopy; and
  - Better amenity e.g. bicycle racks.
WHAT YOU SAID - CHARACTER

- Desire by the community to establish an ‘identity’, supportive of coastal theme and potential to incorporate public art.
- Opportunity to provide an entry statement
- Majority supportive of maintaining current height limit of 2-3 storeys.
- To provide a human scale you suggested:
  + Continuous awnings and a consistent streetscape;
  + Narrowing of Flora Terrace road reserve; and
  + Provide a balance of night and day time activity.
- To improve landscaping you suggested:
  + More greenery and a mix of soft and hardscape;
  + Shade trees; and
  + Local and native plant species.
PART 2
REVIEW OF CONCEPT OPTIONS 1-3
OPTIONS FOR REVIEW

**OPTION 1** - No Change

**OPTION 2** - Mid Level Upgrades

**OPTION 3** - Long Term Redevelopment
OPTION 1:
NO CHANGE
OPTION 2: LAND USE RE-ZONING

- Business zone changed to Local Centre

Local Planning Scheme No.3 Zones:

- Special Control Area (Coastal Height Limit)
- Local Centre
- Business
- Civic
- Residential
- Project area boundary
OPTION 2: (NORTH) MID LEVEL UPGRADES

Activity:
- Continuity of active frontages along Flora Tce - with removal of bus stop
OPTION 2: (NORTH) MID LEVEL UPGRADES

Activity:
- Continuity of active frontages along Flora Tce - with removal of bus stop

Movement:
- Removal of bus stop to provide 4 additional parking bays
- Reduced traffic speed to 40km
- Existing parking = 20
- Proposed parking = 24 (additional 4 parking bays)
- Parking managed (time restrictions)
OPTION 2: (NORTH) MID LEVEL UPGRADES

Activity:
- Continuity of active frontages along Flora Tce - with removal of bus stop

Movement:
- Removal of bus stop to provide 4 additional parking bays
- Reduced traffic speed to 40km
- Existing parking = 20
- Proposed parking = 24 (additional 4 parking bays)
- Parking managed (time restrictions)

Character:
- Additional tree planting
- Continuous pedestrian shelter / awnings
**OPTION 2: (SOUTH) MID LEVEL UPGRADES**

**Activity:**
- Potential parklet locations - loss of 2 bays per parklet
OPTION 2: (SOUTH)
MID LEVEL UPGRADES

Activity:
- Potential parklet locations - loss of 2 bays per parklet

Movement:
- Additional parking eastern side Flora Tce (11 bays)
- One-way internal accessway
- Continuous footpath along eastern edge (loss of 4 bays)
- Time managed on-street/off-street parking
- Existing parking = 75
- Proposed parking = 78
OPTION 2: (SOUTH)  
MID LEVEL UPGRADES

**Activity:**
- Potential parklet locations - loss of 2 bays per parklet

**Movement:**
- Additional parking eastern side Flora Tce (11 bays)
- One-way internal accessway
- Continuous footpath along eastern edge (loss of 4 bays)
- Time managed on-street/off-street parking
- Existing parking = 75
- Proposed parking = 78

**Character:**
- Additional tree planting
- New bike racks
**OPTION 2: POSSIBLE PARKLETS**

- Parklet - defined as the temporary use of road reserve for the purpose of enhancing public amenity and is accessible to all
- Includes amenities such as bicycle racks, planter boxes, seating, landscaping and shade
- Potential locations in front of Tropico and/or further south in front of 96 Degrees on Flora
WORKSHOP - OPTION 2

1. Do you support the additional 11 on street parking bays on the eastern side of Flora Tce, south of Castle Street?

2. Do you support the additional 4 parking bays to be provided by relocating the bus stop currently outside 99 Flora Tce (old squash courts) to north of Castle St?

3. Do you support the provision of a continuous footpath along the buildings on the eastern side of Flora Tce by removing the 4 car parking bays in front of Lawleys?

4. Do you support the introduction of “parklets”? NOTE: This could result in up to 4 less additional car bays being provided?

5. Do you support the restriction of the internal access way, in front of the shops on the eastern side of Flora Tce, to one way only? (direction TBC)

6. Do you support the introduction of timed parking restrictions of all public parking bays on Flora Terrace between Lawley Street and Malcolm Street? (side streets to remain as is)

7. Do you support the introduction of a 40km/hr speed limit?

8. Other Group Feedback? (eg. rezoning, landscaping, etc)

Group Feedback + individual notes
OPTION 3:

EXISTING ZONING

PROPOSED RE-ZONING

Increase boundary to Local Centre to enable opportunities for integrated development.

Local Planning Scheme No.3 Zones:
- Special Control Area (Coastal Height Limit)
- Local Centre
- Civic
- Residential
- Project area boundary (revised)
OPTION 3: (NORTH)
LONG TERM REDEVELOPMENT

Activity:
- 2.4m added to footpath eastern side of Flora Tce
- Additional space for alfresco dining and landscaping
**OPTION 3: (NORTH)**

**LONG TERM REDEVELOPMENT**

**Activity:**
- 2.4m added to footpath eastern side of Flora Tce
- Additional alfresco dining space

**Movement:**
- Additional parking Lawley St = 9 bays
- Road carriageway narrowed to 6m
- Reduced traffic speed to 30km
OPTION 3: (NORTH)
LONG TERM REDEVELOPMENT

Activity:
- 2.4m added to eastern footpath, Flora Tce
- Additional alfresco dining space

Movement:
- Additional parking Lawley St = 9 bays
- Road carriageway narrowed to 6m
- Reduced traffic speed to 30km

Character:
- New tree planting
- Additional footpath width for seating, public art and landscaping
OPTION 3: (SOUTH)  
LONG TERM REDEVELOPMENT

Activity:
- Integrated redevelopment of lots - creating opportunity for covered public car parking and upper level retail and residential uses
- Town Square
- Activated pedestrian lane through to Apex Park
OPTION 3: (SOUTH)  
LONG TERM REDEVELOPMENT

Activity:
- Integrated redevelopment of lots - creating opportunity for covered public car parking and upper level residential
- Town Square
- Pedestrian lane through to Apex Park

Movement:
- Raised intersection Castle St & Flora Tce
- Parallel parking to Flora Tce
- Road carriageway narrowed to 6m
- Reduced traffic speed to 30km
**OPTION 3: (SOUTH)**

**LONG TERM REDEVELOPMENT**

**Activity:**
- Integrated redevelopment of lots - creating opportunity for covered public car parking and upper level residential
- Town Square
- Pedestrian lane through to Apex Park

**Movement:**
- Parallel parking to Flora Tce
- Road carriageway narrowed to 6m
- Reduced traffic speed to 30km
- Raised intersection Castle St & Flora Tce

**Character:**
- New hard and soft landscaping
- Reflect coastal materials / built form
- New street furniture
- Possible development bonus required (e.g. height, plot ratio)
**OPTION 3: LANDSCAPE**

- New street trees
- Green urban canopy
- Integrating shade structures
- Protection from elements
**OPTION 3: PEDESTRIAN LINKS & SPACES**

- Define legible north-south and east west pedestrian connections
- Create clearly defined pedestrian access to parking areas
- Continuous footpath eastern side of Flora Terrace
- Defined town square providing for public seating and amenities
- Reinforce connections through to APEX park and the adjacent street network
**OPTION 3: BUILT FORM**

- Low scale built form - mix of 2-3 storeys
- Mix of materials reflecting coastal theme
- Articulation of form - enabling coastal views
- Possible development for community benefit i.e. new community centre, town square, plaza, free public parking
- Development bonus could be relating to height, plot ratio etc
WORKSHOP - OPTION 3

1. Do you generally support the medium to long term redevelopment of the community centre lot in conjunction with the adjoining commercial lots in order to achieve:
   - New community centre
   - Additional undercroft public parking
   - Buildings to the street edge to create a new 5m footpath for alfresco and promenading
   - A public space linking Flora Tce to Apex Park
   - Town square
   - Are there any other things you’d like to see included as part of the coordinated redevelopment?

   (NOTE: Any long term redevelopment would be subject to further investigation and community consultation)

2. If you support redevelopment, would you consider development bonuses to assist and encourage the redevelopment? i.e. heights, plot ratio.

3. Do you support the rezoning to ‘Local Centre’ of the properties identified in Option 3? (refer supplementary rezoning map)

Group Feedback + individual notes
PART 3

NEXT STEPS
## NEXT STEPS

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THANKS AND CLOSE