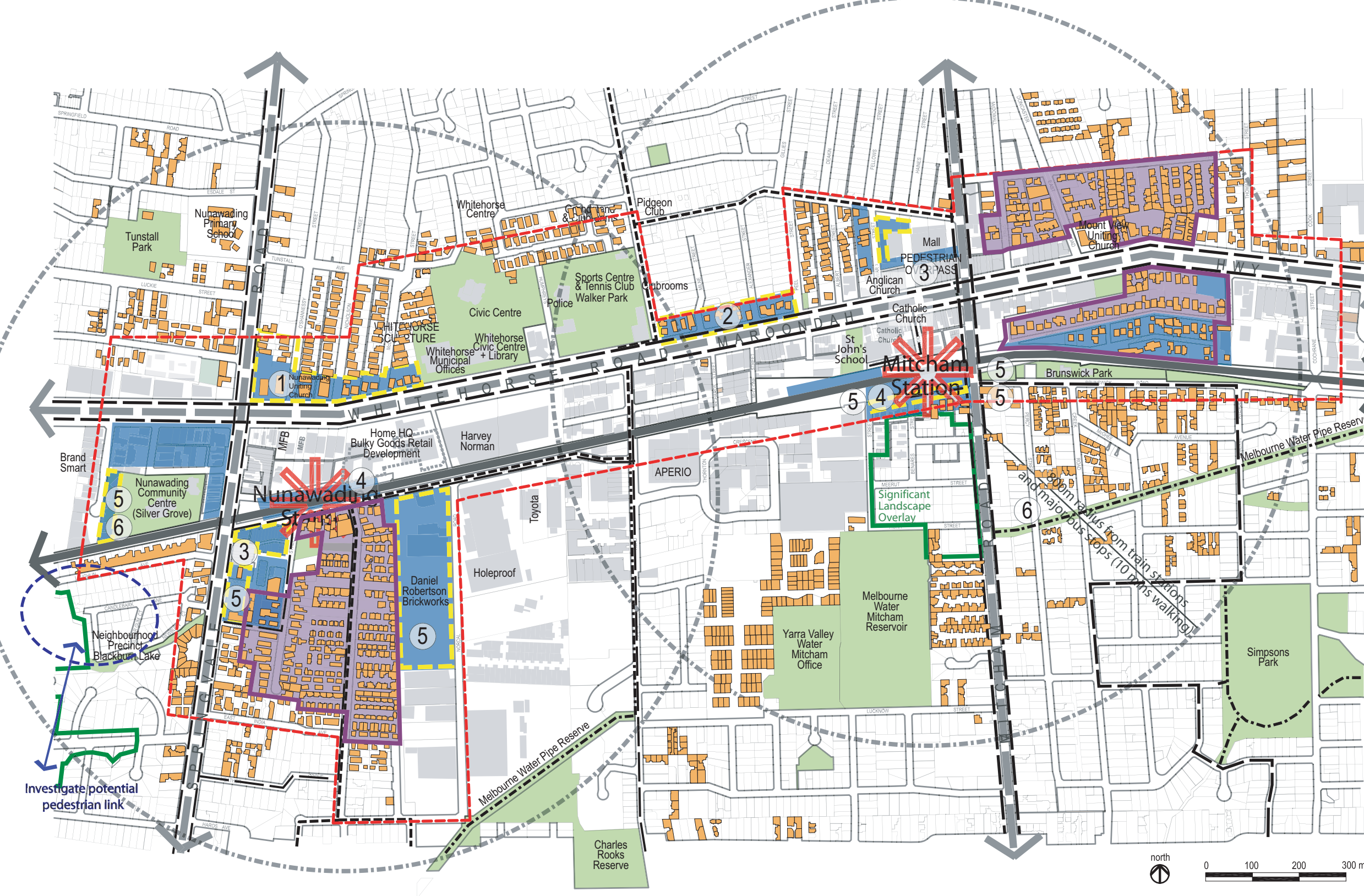


EXISTING CONDITIONS

- Current designated higher density housing areas are more than 60% realised
- Further demand for medium density, low rise accommodation continues
- Limited or no short term accommodation
- No affordable social housing in study area
- Limited shop top housing in study area

OPPORTUNITIES

- 1 Opportunity for short term accommodation/mixed use multistorey development (up to 4 storeys). Potential for small hotel/serviced apartments related to MegaMile activities on Whitehorse Road
- 2 Potential residential development to a height of 2-3 storeys.
- 3 Shop top housing with opportunities for balconies and windows overlooking pedestrian thoroughfares & retail areas
- 4 Review precedents for housing in close proximity to rail line & potential air right opportunities over rail corridor & carparks
- 5 Encourage affordable housing on council owned sites, &/or on key redevelopment sites where re-zoning is likely to occur - eg. on sites close to public transport, shops & community facilities
- 6 Enhance opportunities for open space within existing green corridors & on key redevelopment sites



HIGHER DENSITY HOUSING POTENTIAL

- Existing higher density housing with little change likely
- Opportunity for higher density housing in study area
- Opportunity for affordable housing of either multi-storey, mixed use, or shop top

EXISTING CONDITIONS

- Designated higher density housing area
- Significant Landscape Overlay
- Green spaces

EXISTING TRANSPORT ROUTES

- Bicycle lane/local street
- Shared trail (off-road)
- Major roadways

EXISTING PUBLIC TRANSPORT

- Bus
- Train