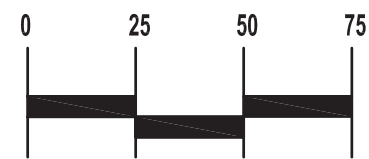


- 8-11m (2-3 storey)  ground floor activation of frontages with retail and similar uses
- 15m (4 storey)  vehicle access
- 20m (5-6 storey)  pedestrian access



**Site 1: Mitcham Road**  
 Opportunity for mixed use development fronting Mitcham Road with servicing from rear lane. Preferred retail at ground level with office/residential above. Max. height 4 storeys. Basement car parking preferred.

**Site 2: North car park**  
 Investigate opportunity for convenience car parking, in lieu of commuter, with office/residential above. Investigate provision of affordable housing (Sites 2-5).

**Site 3: East car park**  
 Investigate potential to expand car park to east to serve eastern located commuters.

**Site 4: Brunswick Park Community Facilities / Car park**  
 Site identified as potential for council housing/car park/community use. Investigate opportunities to consolidate community activities and facilities. Improve landscaping. Investigate opportunities for improved integration of landscaping and commuter and community car parking. Improve pedestrian connectivity across Mitcham Road.

**Site 5: South car park**  
 Potential multi deck car park. Opportunity to incorporate a residential edge to Calcutta Street to improve interface with neighbouring houses.

**Site 6: Station Entry**  
 Potential to improve Station entry and public space. No vehicle access from Calcutta Street.

**Site 7: South car park**  
 Potential for multi-level car park opposite factories.

**Site 8: Colombo Street**  
 Potential mixed use development with multi-deck car parking, retail at ground floor and office/residential above. Sensitive treatment to school / church required, including a 6m landscaped setback to the western boundary and a 2 storey (8-11 metre building) for a similar distance. Max. height 6 storeys.

**Site 9: Bus Interchange**  
 Bus interchange, station pick up and drop off, taxi zone and upgraded pedestrian street network, including landscape treatments. Encourage buildings to activate street frontages at ground level.

**Site 10: Mitcham Hotel site**  
 Retain hospitality presence and primary car access from Mitcham Road. Investigate opportunities for short term accommodation and conference uses on upper levels. Maintain human scale edge of <11m (3 levels). Preferred maximum height of 5 levels in mid part of site. Basement car parking preferred.

**Note:**  
 Sites 2-5 not to be developed in isolation but to be dealt with as a package. Plan only depicts building height and does not reflect extent of building area.