



# my future City Centre



## What's Happening?

A plan has been prepared to guide the future of the Melville City Centre, Booragoon, which includes the Garden City Shopping Centre.

The purpose of the 'structure plan' is to set out a clear vision and town planning requirements for the future development of the city centre.

The plan provides for the area to transform over time from a large shopping centre to a vibrant, mixed use city centre. The changes will be driven by the redevelopment of the shopping centre, a new pedestrian-friendly high street, new community facilities and more housing and apartments.

We're planning for the future by increasing development potential in busy activity centres such as our city centre, whilst minimising changes in quiet suburban areas.

The structure plan was informed by community feedback and social, economic and environmental objectives.

## Find Out More

The plan provides for some exciting opportunities. Please let us know if you have any questions.

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The city centre will feature vibrant new public spaces like this one at Rouse Hill Shopping Centre, Sydney



A new 'high street' will create a pedestrian-friendly precinct with cafes, restaurants, shops and new community facilities

## Structure Plan Map



### One City Centre, but Four Different Precincts

The structure plan has specific development requirements for each of the four precincts in the new city centre (shown in different colours on the map above). The development requirements are based on the different visions for each precinct and their different contexts.

#### High Street Precinct

- Theme:** Pedestrian-friendly, vibrant and active place with a range of land uses
- Uses:** Cafes, restaurants and shops on ground level plus new community facilities
- Buildings:** Up to 4-8 storeys

#### Lakeside Precinct

- Theme:** Landmark commercial & residential
- Uses:** Commercial and residential with upgraded lakes and green spaces
- Buildings:** Up to 6-14 storeys with upper levels setback from streets

#### Garden City Precinct

- Theme:** Retail heart of the city centre
- Uses:** Shops, restaurants, cafes, cinema, offices
- Buildings:** Up to 6 –10 storeys

#### City Centre Frame

- Theme:** The precinct will transition over time to be an urban mix of residential and commercial uses. Given it is part of a city centre, the amenity of the precinct will be different to suburban residential areas.
- Uses:** Mainly medium to high density residential
- Buildings:** Up to 3 storeys for Frame Precinct A (pink)
- In Frame Precinct B (orange), up to 4 storeys at the front of lots, 3 storeys in the middle and 2 storeys at the rear.