

ST GEORGES ROAD CORRIDOR – URBAN FORM STUDY FEEDBACK FORM

This form is provided for you to fold and post back to council using the reply paid feature (see reverse side).

You may require additional space for your response. Please attach additional paper as required.

If you want to be kept informed about the project, fill in your details here:

Name.....

Address:

Email:

NB: The personal information your provide will only be kept for the purposes of keeping you informed about this project and will not be passed on to any other individual or organisation or used for any other purpose unless required to by law

Study Purpose

This Study is being prepared in response to a number of recent multi-storey apartment applications for development along St Georges Road. This Corridor is suitable to accommodate this growth as it has good access to public transport, a range of services and shops to meet daily needs nearby. The Study will identify the key urban form issues and recommend how to manage this development pressure and change. Feedback gathered from this process will assist in the preparation of an Urban Design Framework and introduce controls into the Darebin Planning Scheme.

MANAGING GROWTH

1. How can we best accommodate the growing population along the St Georges Road? (tick boxes)

Scenario	How it should be applied		
	Whole of Corridor	Defined parts Corridor	Only individual sites
Minimal Change <i>This scenario is based on only limited housing growth and change occurring over time. These changes would be mostly consistent with the type, scale, style and recognised character of an area.</i>			
Incremental Change <i>This scenario provides for a moderate level of change and housing intensification over the next 20 years. This may include a mixture of medium density dwellings and in selected locations multi-storey apartment development.</i>			
High Change <i>This scenario provides for high levels of housing growth and change to be accommodated in selected key locations. These areas are along strategic major corridors and within Principal and Major Activity Centres.</i>			

2. What benefits would you like to see from these new developments ? (tick boxes)

- | | |
|---|--|
| <input type="checkbox"/> Increased choice of houses for our diverse community | <input type="checkbox"/> Greater range of services and local facilities can be supported |
| <input type="checkbox"/> More shops for local convenience shopping | <input type="checkbox"/> Improve public spaces and perceptions of safety |
| <input type="checkbox"/> Increased catchment for public transport and improved services | <input type="checkbox"/> Better quality built form along the corridor |

MANAGING CHANGE – Sensitive interfaces

3. Which three elements most concern you? (tick boxes)

- | | |
|--|--|
| <input type="checkbox"/> Overlooking from higher buildings | <input type="checkbox"/> Increased difficulty in parking on street |
| <input type="checkbox"/> Visual impact on back yard | <input type="checkbox"/> Access onto main roads |
| <input type="checkbox"/> Noise from access lanes and balconies | <input type="checkbox"/> Pedestrian safety |
| <input type="checkbox"/> Reduction in solar access for roof panels | <input type="checkbox"/> Street lighting |
| <input type="checkbox"/> Overshadowing house and or back yard | |

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MANAGING CHANGE – Public and Private spaces

4. New development brings the opportunity to think about better public spaces. What features do you want to see included that will improve the pedestrian spaces at ground level?

- More street trees
- Clear street addresses and entrances to buildings
- Wider footpaths
- Better street and directional signage
- Lighting directed to footpaths for pedestrians
- Landscaping buffer to new developments

5. How can private open space (above the second level) for apartments be managed to minimise negative off-site impacts?

- Setback the building and balconies from all property boundaries, by how many metres?
- Setback the building and balconies from properties at the rear, by how many metres?
- Minimal front set back excluding balconies, or by how many metres?

6. What architectural details should be included at the lower levels of new buildings (ground to level three) to ensure they contribute positively to an emerging character in your area?

- Traditional residential building fronts
- Creative use of locally existing building materials
- Modern/Contemporary materials and finishes
- Larger windows with a view to the street
- Verandahs or shelters over footpath incorporated into the façade of the building
- A higher level of façade detailing, to provide interest from the street
- Art works incorporated in to the front spaces
- No or only low front fences to avoid creating hiding places and perceptions of being unsafe
- Well placed signage
- Lighting in locations that assist pedestrian movement

ABOUT YOU

7. Are you a: (please choose all that apply)

- Business in Darebin
- Resident of Darebin
- Non-resident land owner

8. If you are a resident are you a:

- Home owner
- Renter
- Other _____

9. Do you speak a language other than English at home?

- English only
- Other language (s) please state: _____

To post, fold the sheet (with any extra sheets you used) into 3, making sure the replied paid envelope face is on the outside.

... Fold here



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