

# MENLYN NODE

## URBAN DEVELOPMENT FRAMEWORK

- Study Area
  - + Hospital/Clinic
  - Post Office
  - ★ Police Station
  - ★ Fire Station
  - ▲ Scout Hall
  - ◆ Dumping Site
  - Bus/Taxi Holding Facilities
  - ◆ BRT Stations
  - Substation
  - Business 1
  - Business 3
  - Mixed Use
  - Business 4
  - Residential Densification Zone
  - Educational Facilities
  - Community Facility and Office
  - Sport and Recreation Clubs / Sports Grounds
  - Public Open Space
  - Subject to Access Requirements
  - BRT
  - 1st Order Route
  - 2nd Order Route
  - 3rd Order Route
  - 4th Order Route
  - Street Closure
- SHOPPING CENTRE HIERARCHY**
- SR Super Regional
  - Small R Small Regional
  - C Community Centre
  - N Neighbourhood Centre
  - Local Convenience Centre
  - Corner Shop

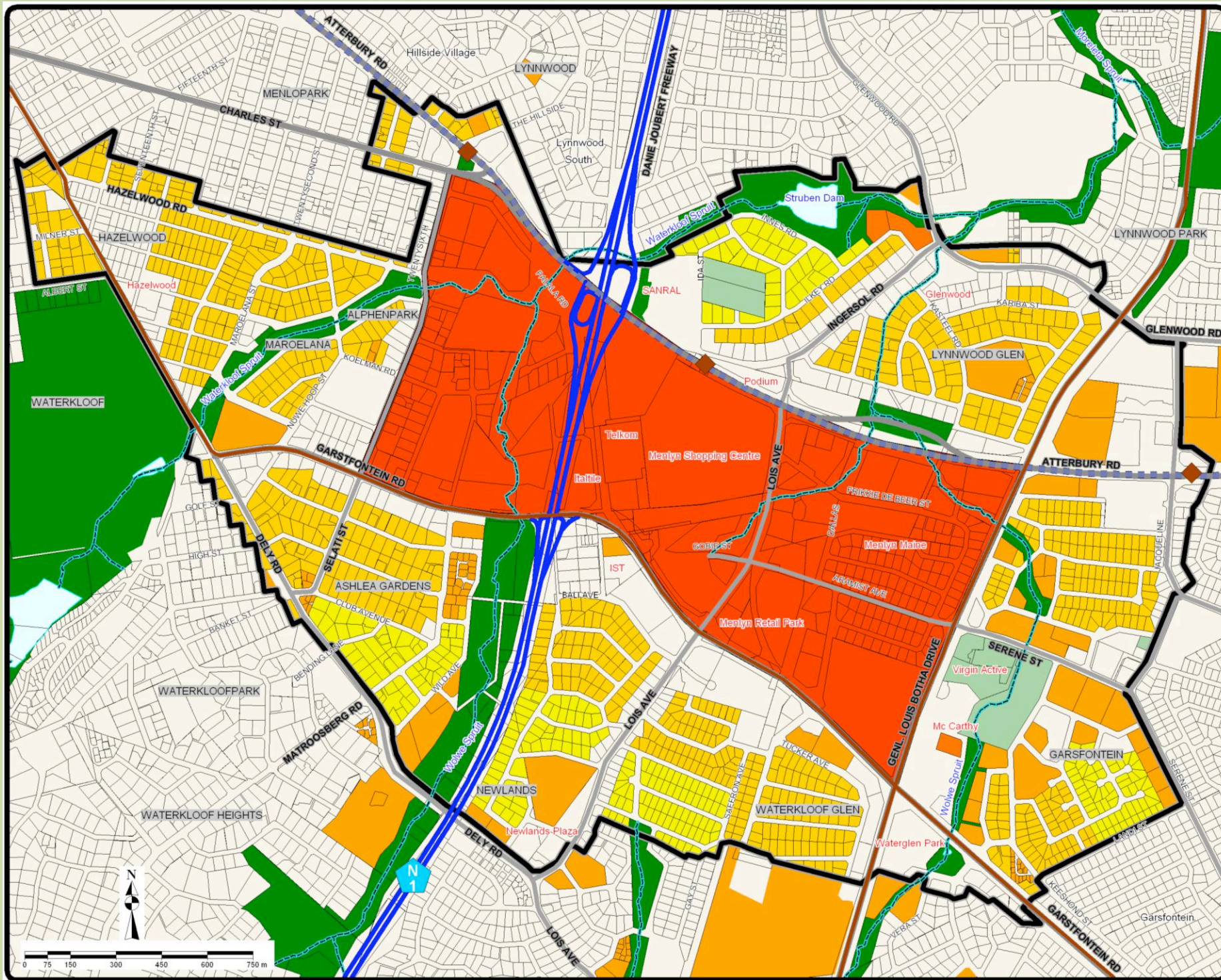


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## URBAN DEVELOPMENT FRAMEWORK

### RESIDENTIAL DENSITY PROPOSALS (Including Existing Residential)

- Study Area
- EXISTING MEDIUM DENSITY**
- High Density (40+ du/ha)
- Medium Density (20 - 40 du/ha)
- Home for the Aged/Church
- PROPOSED RESIDENTIAL DENSITIES**
- Core Area (60+/ha)
- Linear / Corridor (30 - 60/ha)
- Suburban Densification Minimum 25/ha
- Public Open Space
- Sport and Recreation Clubs/Sports Grounds
- BRT
- Public Transport Route
- 3rd Order Route
- BRT Stations





# MENLYN NODE

## URBAN DEVELOPMENT FRAMEWORK

### HEIGHT CONTROL ZONES

- Study Area
- Height of Buildings
- Up to 24 Storeys
- Up to 16 Storeys
- Up to 10 Storeys
- Up to 6 Storeys
- Up to 4 Storeys
- Up to 2 Storeys
- Sport and Recreation Clubs / Sports Grounds
- Public Open Space
- Height of Buildings
- Freeway
- Main Roads

