









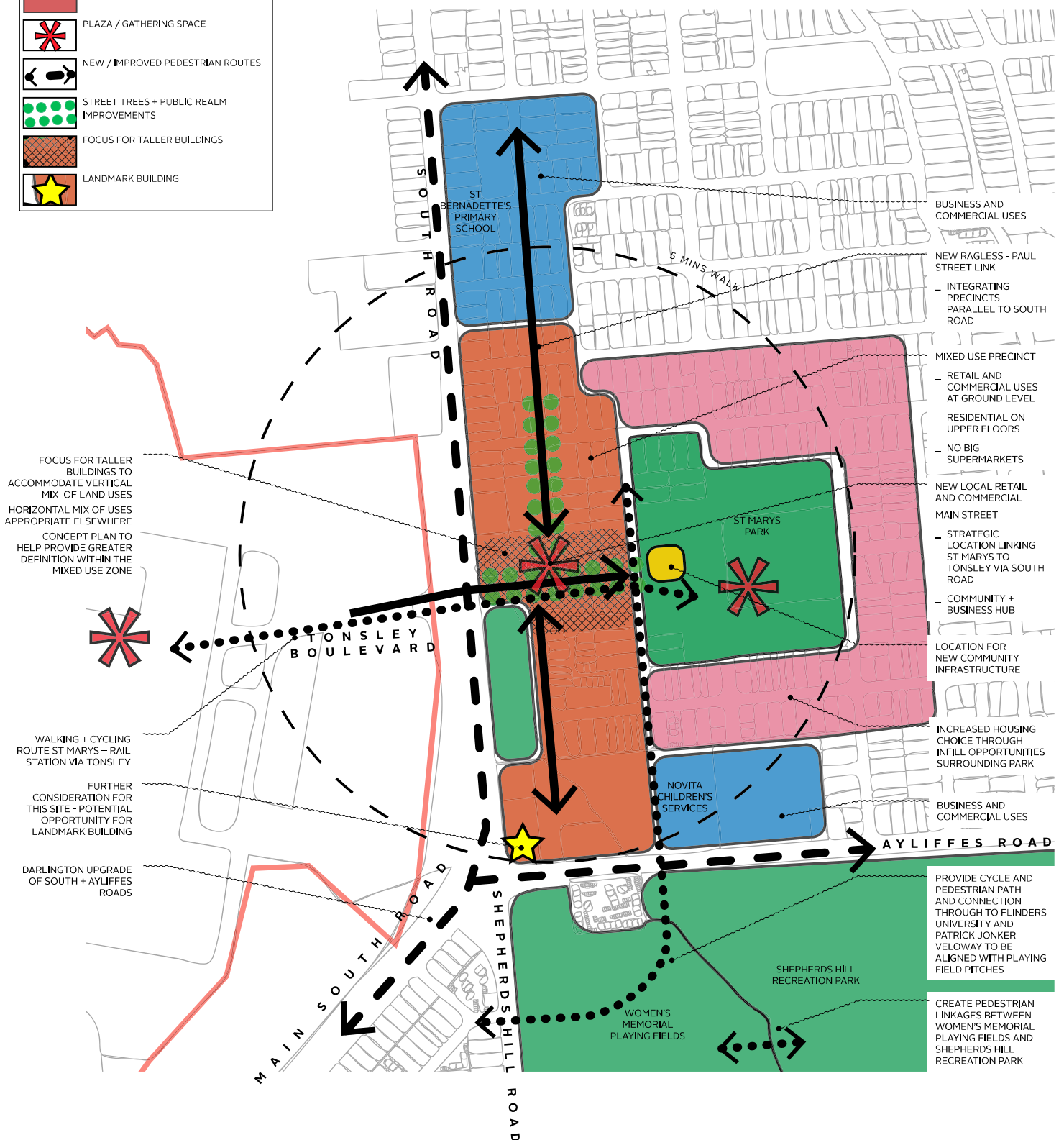
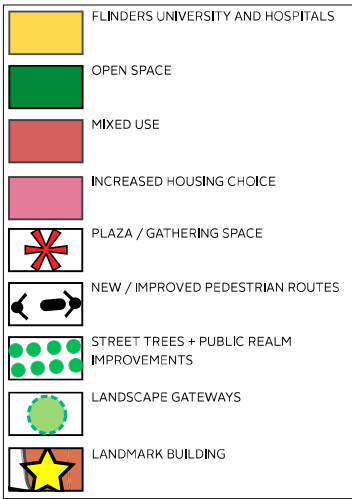


LEGEND

	COMMERCIAL AND BUSINESS USES
	INCREASED HOUSING CHOICES
	COMMUNITY USES
	OPEN SPACE
	MIXED USE
	PLAZA / GATHERING SPACE
	NEW / IMPROVED PEDESTRIAN ROUTES
	STREET TREES + PUBLIC REALM IMPROVEMENTS
	FOCUS FOR TALLER BUILDINGS
	LANDMARK BUILDING



LEGEND



NEGOTIATE ONE HIGH QUALITY PEDESTRIAN CONNECTION ACROSS SHEPHERDS HILL ROAD
CONTINUE PATH FROM ST MARYS

USE RATE REVENUE UPLIFT TO INVEST IN PUBLIC REALM UPGRADES AT PARK AND WITHIN STREETS

MIXED USE PRECINCT WITH RESIDENTIAL FOCUS THAT INCREASES HOUSING CHOICE THROUGH INFILL DEVELOPMENT INCLUDING STUDENT ACCOMMODATION

NEW ROAD CONNECTION TO TONSLEY PRECINCT

NEW 'FRONT DOOR' TO COMMUNITY WITH LOCAL SHOPS, PARK AND TREE LINED STREET

LANDMARK MULTI-STOREY MIXED USE BUILDING - POTENTIALLY SERVICED APARTMENT STYLE ACCOMMODATION

NEW ROAD CONNECTION THROUGH TO TONSLEY PRECINCT, INCLUDING PEDESTRIAN AND CYCLE PATHS

FLINDERS LINK EXPANSION OF TONSLEY RAIL LINE TO FLINDERS UNIVERSITY

5 MINS WALK

STURT ROAD

SOUTH ROAD

SHEPHERDS HILL ROAD

PROPOSED FLINDERS VILLAGE

FLINDERS MEDICAL CENTRE / FLINDERS PRIVATE HOSPITAL

PROTECT GREEN SPACES AND SPORTING FACILITIES TO ACCOMMODATE INCREASED DEMAND

COLLABORATE WITH UNIVERSITY ON VILLAGE DESIGN AND PLANNING

UNIVERSITY HALL AND DIERDRE JORDAN VILLAGE

NEW RAIL CONNECTION AND STATION - COMMUNITY FOCAL POINT AROUND STATION PLAZA FOR INTEGRATING STUDENT AND GENERAL POPULATION
SIGNIFICANT INCREASE IN PARKING PROVISION
SEEK TO INTEGRATE AND CONSOLIDATE BUS INTERCHANGE AND OTHER INTERMODAL TRANSPORT REQUIREMENTS

IMPROVED ROAD CONNECTION

INVESTIGATE / PLAN IMPROVEMENTS TO PEDESTRIAN CONNECTIVITY BETWEEN NEW PLAZA / STATION THROUGH HOSPITAL PRECINCT TO MIXED USE AND RESIDENTIAL AREAS TO WEST

STREETSCAPE IMPROVEMENTS INCLUDING PLANTINGS AND IMPROVED PEDESTRIAN EXPERIENCES

MIXED USE PRECINCT WITH AN ALLIED HEALTH USE FOCUS
INCREASED HOUSING CHOICE AND DENSITY

UPGRADE AND IMPROVE CONNECTIVITY TO PARK FROM MEDICAL CENTRE / HOSPITAL AND SURROUNDING RESIDENTIAL AREAS

EXPLORE OPTION OF DELAYED IMPLEMENTATION OF ZONE CHANGE
CONCEPT PLAN TO HELP PROVIDE GREATER DEFINITION WITHIN MIXED USE ZONE

INCREASE HOUSING CHOICE AND DENSITY. BUILDING FORMS TO ACT AS TRANSITION BETWEEN MIXED USE AND LOW SCALE RESIDENTIAL TO SOUTH

FLINDERS DRIVE

FLINDERS UNIVERSITY

WOMEN'S MEMORIAL PLAYING FIELDS



JENSEN PLUS Planning Landscape Architecture Urban Design Social Planning

1:5000 @ A3



Structure Plan Precinct 1 (South) Flinders and St Marys

Plan endorsed by Council 26 February 2019