

Cardinia Road North Neighbourhood Activity Centre

(South-West Corner Cardinia Rd & Princes Hwy, Officer)

Urban Design Framework

FINAL

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APPROVED
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[Signature]
Officer's Signature

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Urban Design Framework

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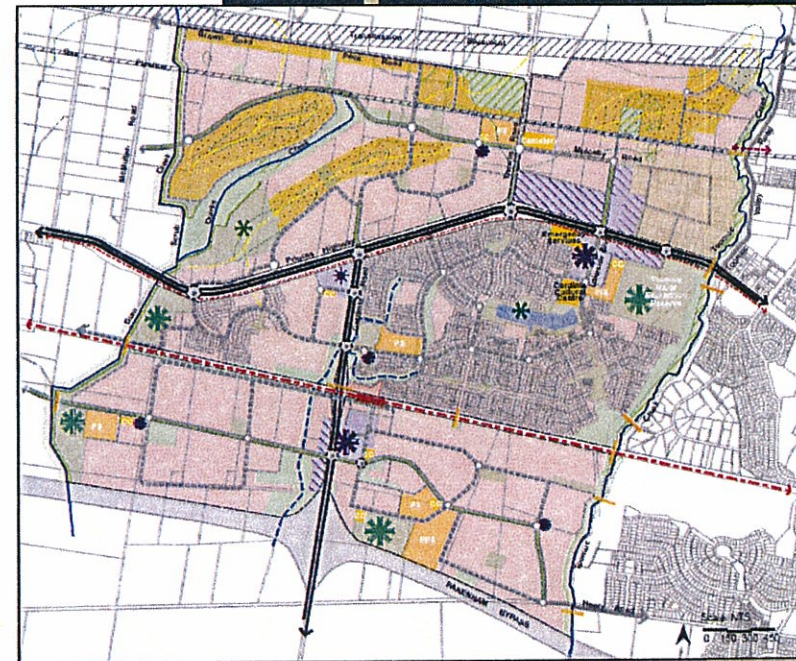
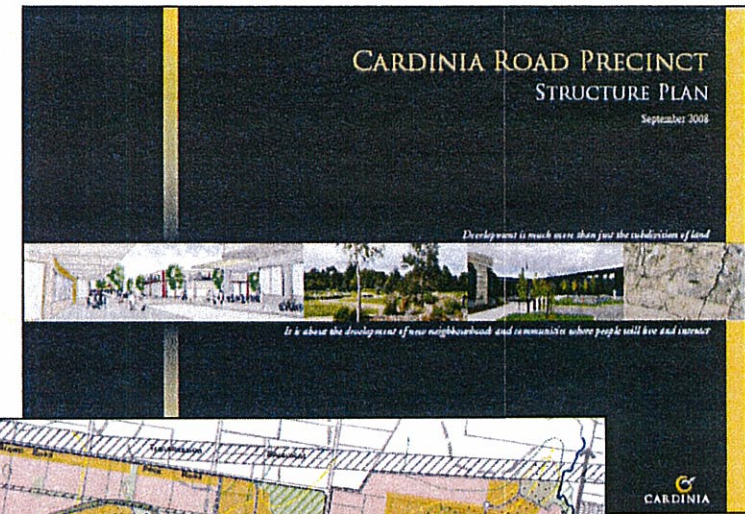
1 Introduction

The Cardinia Road Precinct Structure Plan provides guidance for future land use and development of the Cardinia Road Precinct. The land at the corner of Princes Highway and Cardinia Road is nominated for a small Neighbourhood Activity Centre (the Cardinia Road North Neighbourhood Activity Centre).

Amendment C92 to the Cardinia Planning Scheme was gazetted in November 2008. The amendment inserted Schedule 1 to the Urban Growth Zone and incorporated the CRPSP into the Cardinia Planning Scheme.

Clause 3.0 of Schedule 1 to the Urban Growth Zone (UGZ) requires an Urban Design Framework to be prepared for the Cardinia Road North Neighbourhood Activity Centre prior to any permit being granted to use or develop the land.

This document is the Urban Design Framework for the Cardinia Road North Neighbourhood Activity Centre and responds to the Cardinia Planning Scheme and other relevant policies. The UDF builds on the CRPSP and provides greater clarity in relation to land use and development of the proposed Cardinia Road North Neighbourhood Activity Centre, particularly in relation to building form, neighbourhood connectivity and land use.



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2 Role of the Cardinia Road North Neighbourhood Activity Centre

The role of the Cardinia Road North Neighbourhood Activity Centre is to provide a range of neighbourhood shopping and commercial activities to meet the needs of the local community. It will provide a supermarket and other complementary and associated uses.

The role of the activity centre will also include providing a central town square that is a focal point for the community.

2.1 Vision for the Activity Centre

It is envisaged that the Cardinia Road North Neighbourhood Activity Centre will:

- ✓ *be a community-focused neighbourhood centre*
- ✓ *include a range of local convenience shopping and community-based facilities*
- ✓ *be a community focal point for people of all ages*
- ✓ *be human scaled with a strong, active “street edge”*
- ✓ *provide natural surveillance of public spaces*
- ✓ *be accessible by walking, cycling and public transport*
- ✓ *include dwellings at upper floor levels*

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3 Strategic Framework

3.1 State Planning Policy Framework

The State Planning Policy Framework at Clause 11 seeks to facilitate the development of a hierarchical network of high quality activity centres, where major retail, residential, administration, entertainment and community facilities are concentrated. The role of neighbourhood activity centres is to provide local convenience retail and other services that are clustered to maximise the use of infrastructure, ensure ease of access and support economic viability.

Clause 15 addresses built form and urban environment. It seeks to facilitate the development of safe and functional urban environments that make places more liveable and contribute to their cultural identity. It also encourages high quality architecture and urban design, with integrated landscape designs. These considerations are reflected in the Activity Centre Guidelines (2005) and the Safer Design Guidelines for Victoria (2005).

The SPPF also encourages energy efficient development which contributes to a reduction in greenhouse gas emissions. Moreover, it encourages integrated land use and transport planning to encourage multi-purpose trips and sustainable modes of transport.

The UDF has been prepared in response to the overarching policy objectives of the SPPF. It will facilitate the development of a small Neighbourhood Activity Centre that provides a range of uses, is attractive and provides a place for people to meet and interact.

3.2 Local Planning Policy Framework

The Local Planning Policy Framework encourages the development of the Cardinia Road precinct. Clause 21.08 states that this precinct should be developed in accordance with the Cardinia Road Precinct Structure Plan, as well as providing for development contributions and the coordination of infrastructure.

The UDF has responded to the objectives and policies of the LPPF. It will facilitate a high quality neighbourhood activity centre that is generally in accordance with the CRPSP.

3.3 Urban Growth Zone Schedule 1

The Cardinia Road North Neighbourhood Activity Centre is zoned Urban Growth Zone (UGZ) Schedule 1. Schedule 1 relates to the Cardinia Road, Officer precinct. Clause 3.0 of the Schedule states that an Urban Design Framework must be prepared prior to any permit being issued for the use and development of land within a core business or peripheral commercial area as shown in the Cardinia Road Precinct Structure

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Plan. The UDF prepared in response to the UGZ1 must be generally in accordance with the PSP and prepared to the satisfaction of the Responsible Authority.

This UDF addresses the requirements of the zone, as outlined in Section 7.

3.4 Cardinia Road Precinct Structure Plan

The Cardinia Road Precinct Structure Plan (CRPSP) was incorporated into the Cardinia Planning Scheme in November 2008. It is included through Schedule 1 to the UGZ. Cardinia Road North is one of three neighbourhood activity centres identified in the CRPSP.

Figure 16 (reproduced left) depicts the draft Urban Design Framework for the site.

The CRPSP sets out the objectives and principles for the development of an Urban Design Framework for the activity centre. These details are expanded on in Section 7.

3.5 Activity Centre Guidelines (DSE 2005)

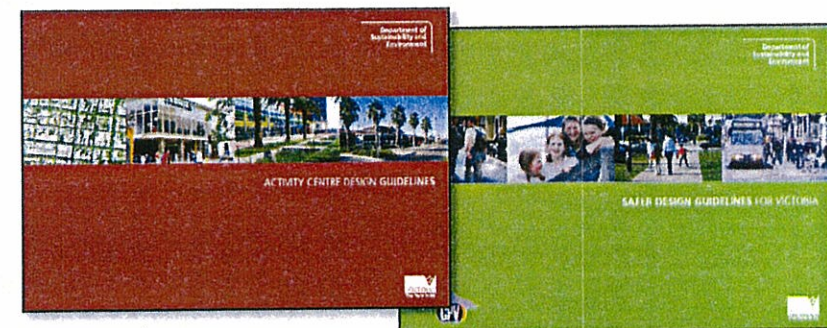
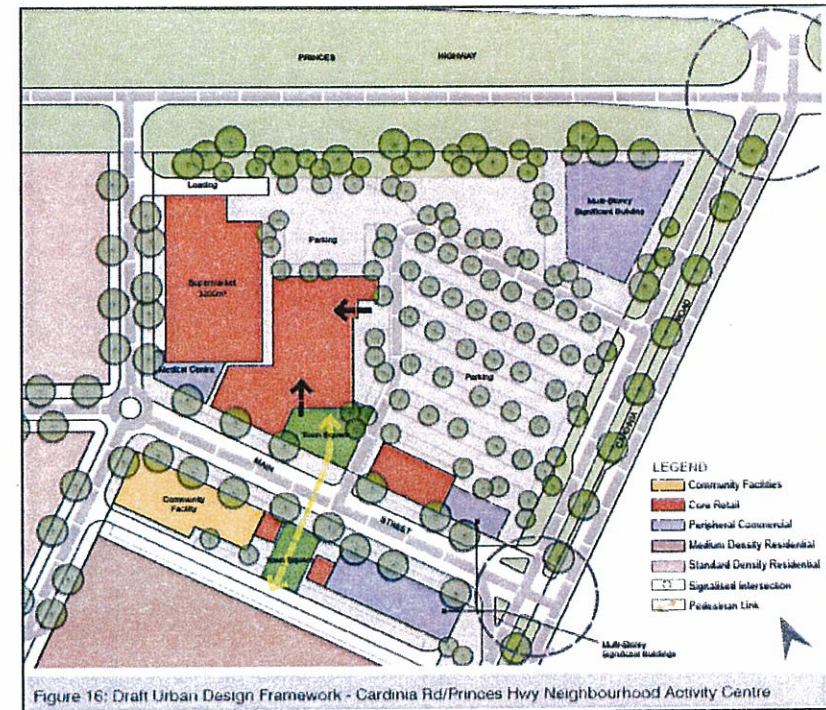
The Activity Centre Guidelines seek to facilitate the development of well designed activity centres.

An assessment of the Cardinia Road North UDF against these guidelines is provided at **Appendix A**.

3.6 Safer Design Guidelines for Victoria (DSE 2005)

The Safer Design Guidelines have been prepared to ensure the well considered development of public spaces.

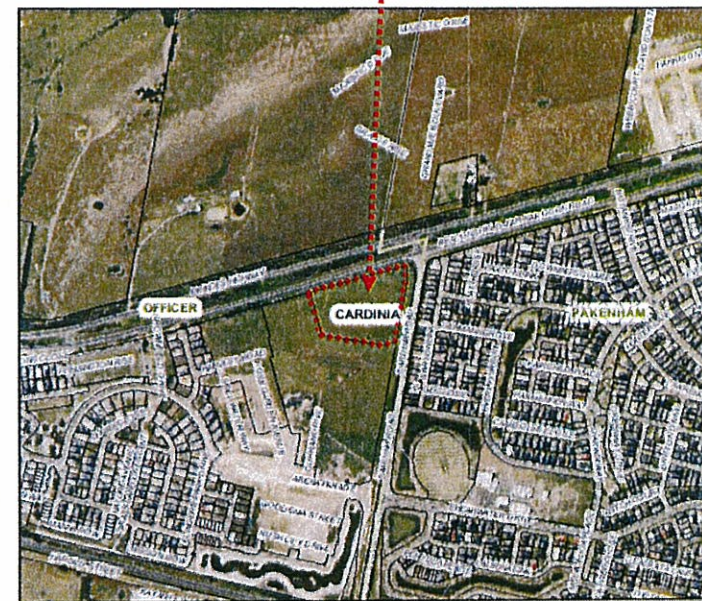
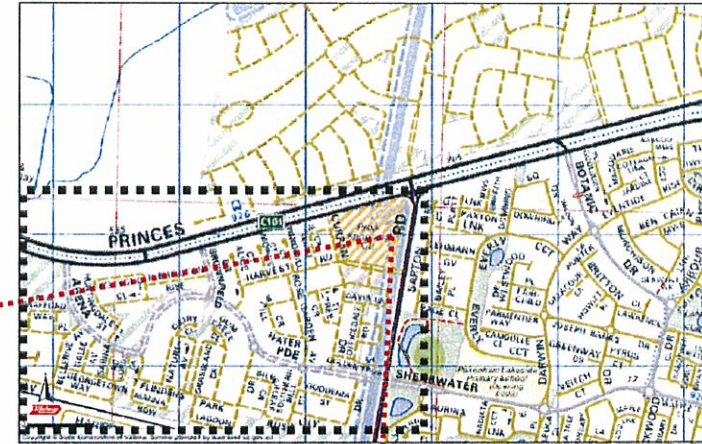
An assessment of the UDF against these guidelines is provided at **Appendix B**.



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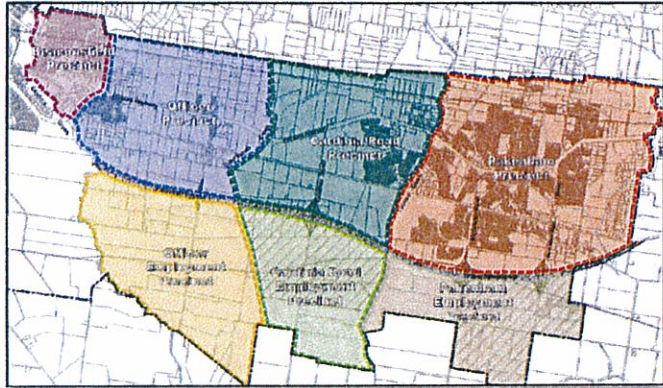
4 Location and Site Analysis

The site forms part of the Arena Estate, and is depicted on the approved Development Plan below.



Urban Design Framework

4.1 Area Context



Officer is located within metropolitan Melbourne's south-eastern growth corridor. It is positioned approximately 50 kilometres south-east of the Melbourne Central Business District within the Shire of Cardinia. Until recently, the area has been zoned and used for farming purposes.

Part of the Shire of Cardinia, between Beaconsfield and Pakenham, is designated as part of the Casey Cardinia Growth Area for metropolitan Melbourne. The Casey Cardinia Growth Area Framework Plan was released by the state government in 2006, and the purpose of the framework plan is to set long term strategic planning directions to guide the creation of more sustainable communities. The Cardinia Urban Growth Area has been divided into seven precincts (refer map below).

The north-central precinct is labelled the Cardinia Road Precinct, for which a Precinct Structure Plan has been prepared and incorporated into the Cardinia Planning Scheme.

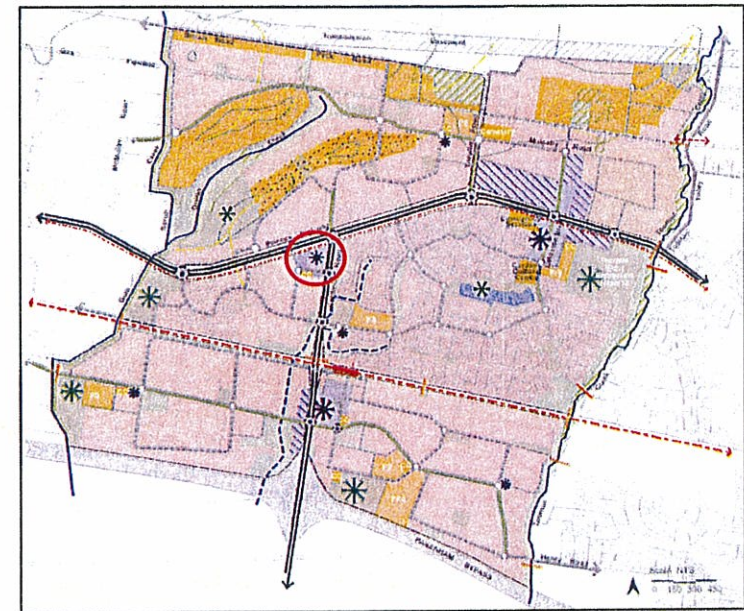
The landscape to the south-west is undergoing significant change as it is developed from farming land into conventional density residential estates and supporting commercial, community and retail developments.

East of Cardinia Road, the Lakeside Pakenham estate has transformed the landscape into an established urban environment.

Land on the northern side of Princes Hwy will soon evolve into a residential environment.

The Cardinia Road North Neighbourhood Activity Centre is located at the corner of Cardinia Road and Princes Highway. It is located approximately 1.5 kilometres to the east of Officer, and 5km to the west of Pakenham.

The land on the eastern side of Cardinia Road is included within the Lakeside Pakenham residential estate.



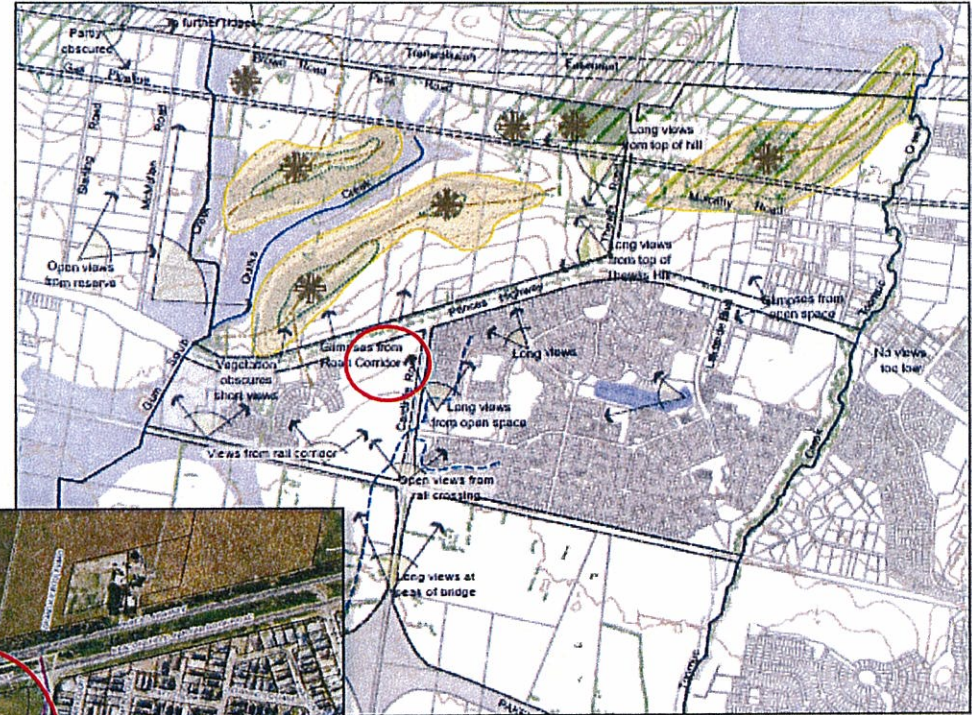
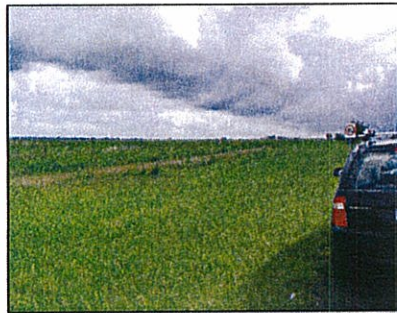
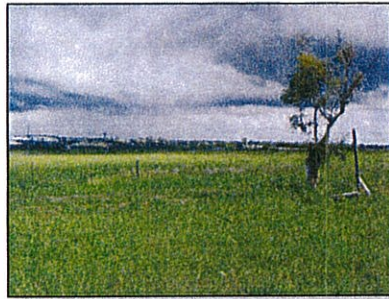
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4.2 Site Context

The site of the Cardinia Road Neighbourhood Activity Centre is approximately 5 hectares in area.

As depicted in the images and aerial photo below, the land is currently vacant and comprises large open paddocks. The land was previously used for farming and grazing purposes.

As depicted on the map (right), the land gently falls from north-west to south-east.



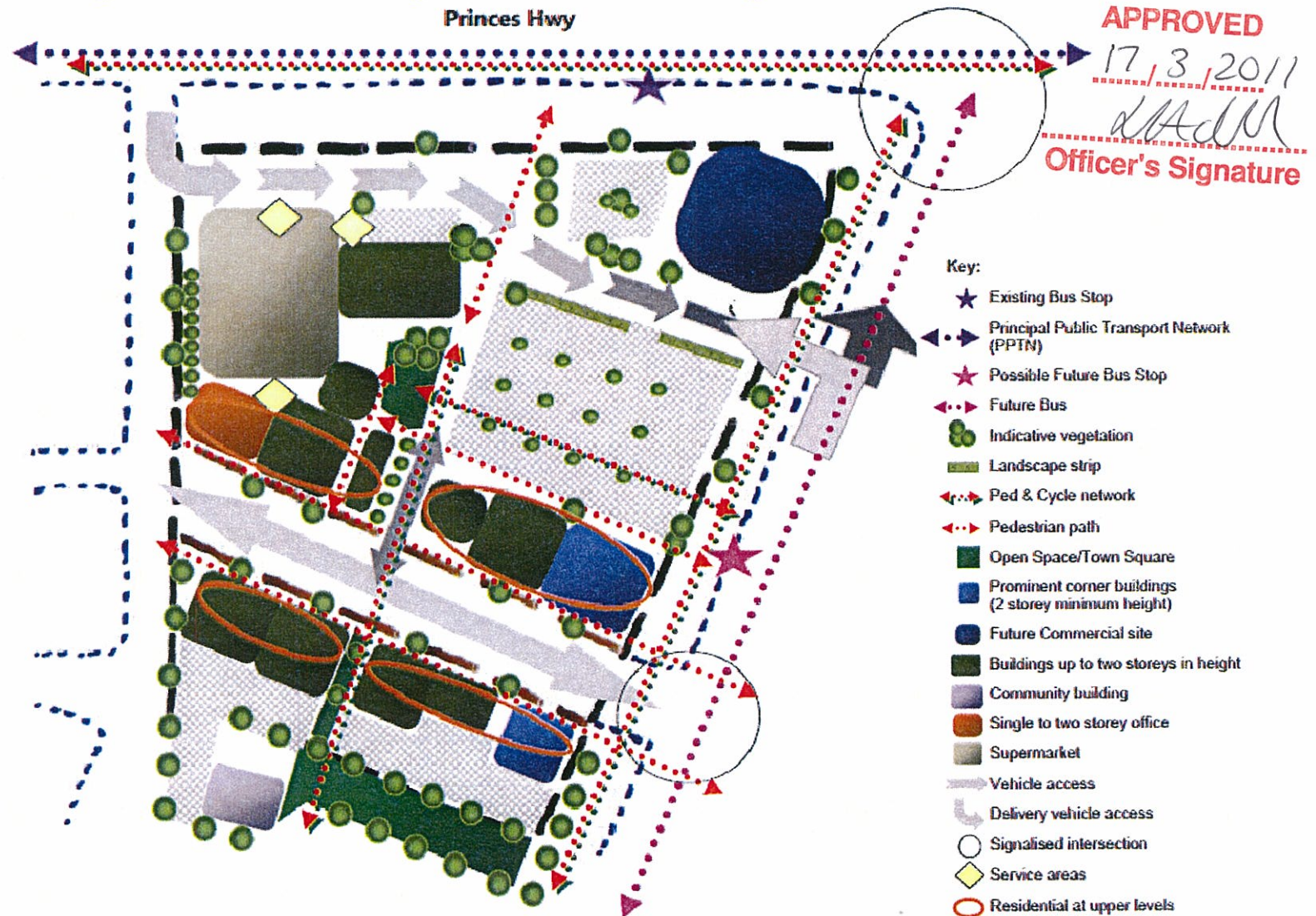
Urban Design Framework

6 Cardinia Road Neighbourhood Activity Centre Urban Design Framework

Note: Design Principles for the UDF are detailed in Section 7.

The Design Principles relate to:

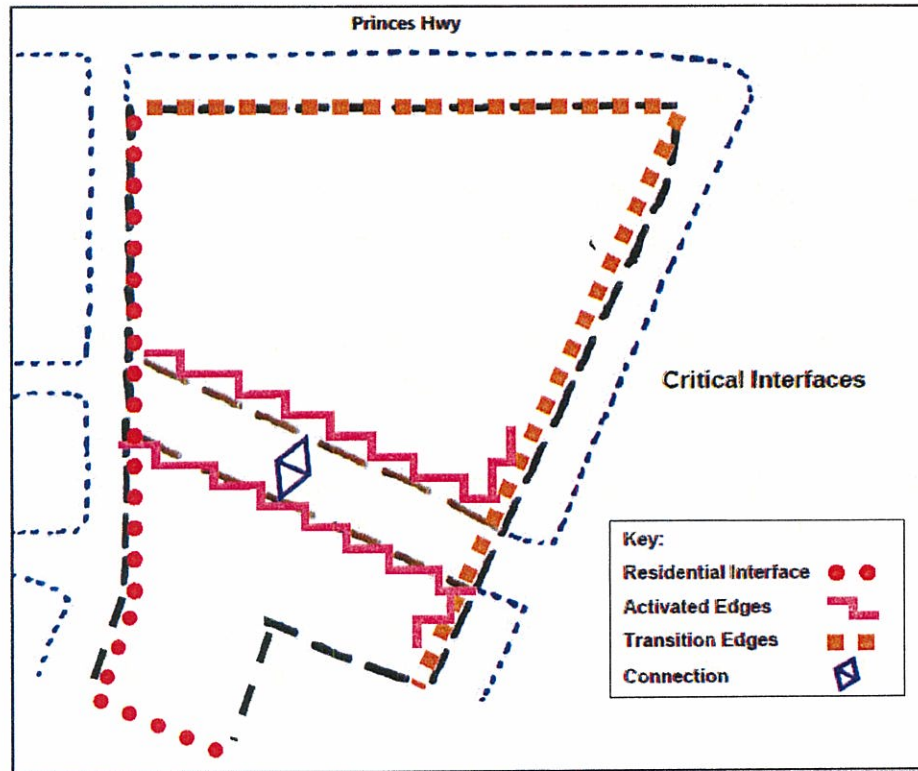
- Built Form
- Public Realm
- Public Open Space
- Landscaping
- Advertising Signs
- Street Design & Connectivity
- Pedestrian Access & Cycling Paths
- Public Transport Integration
- Car Parking
- Loading and Unloading and Service Areas
- Environmental Sustainability
- Future Development Opportunities



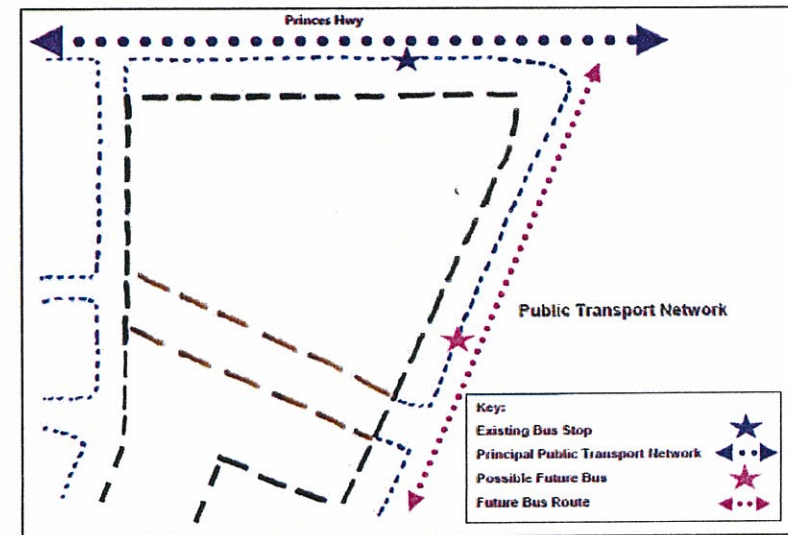
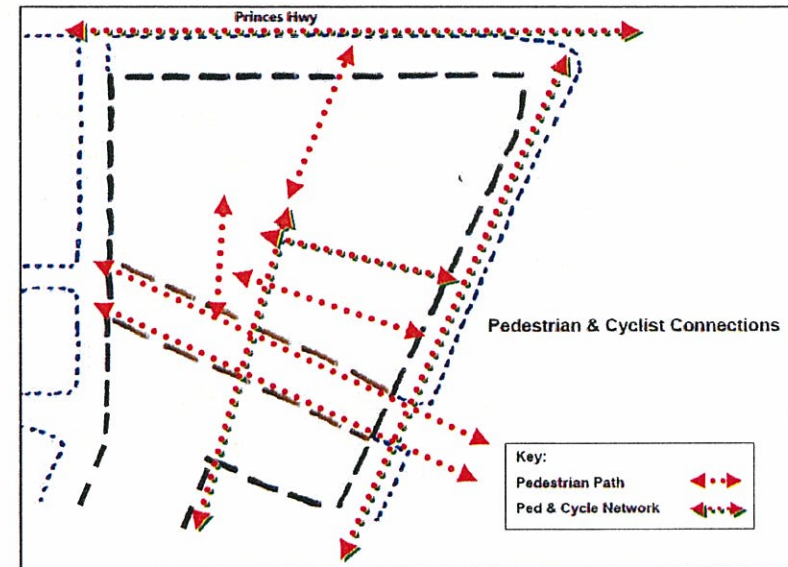
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7 Design Principles

The Urban Design Framework and Design Principles have been informed by the site's critical interfaces, pedestrian and cyclist connections and public transport network as illustrated.



The Design Principles are grouped together under key headings and detailed on the pages that follow.



Urban Design Framework

7.1 Built form

Height & scale

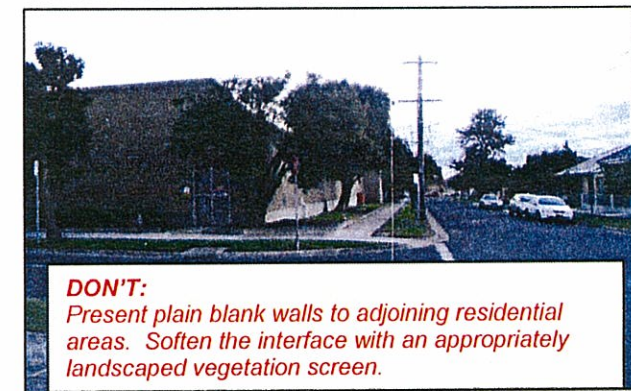
Objectives

- ❖ To ensure buildings have an appropriate height and scale to reinforce the role of the activity centre as a small neighbourhood level activity centre.
 - ❖ To ensure the centre is provided with a sense of identity and address by locating landmark buildings of an appropriate height and scale at prominent locations.
 - ❖ New development will be site responsive and take natural site features into consideration in the design process.
-
- ✓ Buildings at prominent corner locations will have a minimum height of 2 storeys.
 - ✓ Buildings will be designed to create a consistent scale and bulk in the centre that responds to adjoining land uses.
 - ✓ Single storey buildings will be consistent in height (ie. 5 to 6 metres)

Relationship with adjoining uses

Objective

- ❖ To ensure the Neighbourhood Activity Centre integrates with adjoining properties/uses.
-
- ✓ The Neighbourhood Activity Centre will integrate with adjoining uses through active frontages to road frontages at ground floor, accessways and landscaping.
 - ✓ Landscaping and vegetation will be provided adjacent to sensitive land uses where an expansive blank wall is proposed.



Urban Design Framework

Articulation & building materials

Objectives

- ❖ To ensure buildings are visually interesting and make a positive contribution to the street.
 - ❖ To ensure commercial buildings are clearly distinguishable from surrounding residential precincts.
-
- ✓ Building facades will be well articulated.
 - ✓ Blank walls will be avoided or appropriately treated.
 - ✓ Glazing will comprise a minimum of 80% of the shop front and should return at shop front corners to create safe view lines and activate pedestrian lanes.
 - ✓ Built form adjacent to Cardinia Road and the western side street will contain attractive, well resolved facades that utilise a variety of materials and finishes.
 - ✓ A contemporary palette of building materials will be adopted, including rendered or painted concrete and aluminium finishes (refer example palette right). Striking colours will complement the overall colour palette and architectural style.
 - ✓ Acceptable materials include:
 - Architectural blockwork or rendered brick/block work;
 - Commercial glazing;
 - Commercial profiled metal cladding or composite aluminium panels;
 - Precast concrete or compressed cement panel facade systems.
 - ✓ Materials that will be discouraged include:
 - Galvanised steel;
 - Highly reflective glazing;
 - Corrugated iron (Custom Orb, Blue Orb or similar);
 - Residential weatherboards, cement sheet cladding, cottage-style brickwork.

Plant and equipment

Objective

- ❖ To ensure service areas and facilities are accessible, adequate and attractive.
-
- ✓ Service areas at ground level will be incorporated into the site layout and be appropriately screened by walls, gates or vegetation or a combination of these treatments.
 - ✓ Rooftop plant and equipment will be screened with attractive design solutions.

	COMPOSITE CLADDING TO STEEL FRAMED FEATURE ROOF FORM APOLIC - SOLID COLOUR RANGE M8283 CARDINAL RED.
	ALUMINIUM LOUVRES. LOUVRETEC WITH EVERSIELD - VIVID BLACK.
	BALUSTRADE TO OUTDOOR SEATING AREA TO SOUTHERN SIDE OF BALCONY. ANJOM - TYPE
	METAL BATTENS SUPPLIER TEA - WITH EVERSIELD MATT FINISH VIVID BLACK
	COLOURBOND PARAPET CAPPING - COLOURBOND WIND SPRAY
	CONDENSOR DECK EXTERNAL CLADDING AND TO ALL ROOFING AREAS BLUESCOPE STEEL - COLOURBOND SHALE GREY
	COLOURBOND PARAPET CAPPING BLUESCOPE STEEL - COLOURBOND MONUMENT
	COLOURBOND PARAPET CAPPING TO MATCH ROLLER DOORS OF BIN TROLLEY/STORAGE AREA. BLUESCOPE STEEL - COLOURBOND EVENING HAZE
	CONCRETE CEMENT RENDER FINISH TO EXPOSED CONCRETE, PLANTER BOX & WINDOW SILL TO CREATE SEATING ZONE PART OF TOWN SQUARE. RAW FINISH - COLOUR LEFT A919
	TEXTURED PAINT FINISH TO PRECAST CONCRETE PANELS DULUX ACRASHIELD - KLUTE PG1 P5
	TEXTURED PAINT FINISH TO PRECAST CONCRETE PANELS DULUX 955 ACRASHIELD ACRATEX TEXTURE - HAZARDII
	TEXTURED PAINT FINISH TO PRECAST CONCRETE PANELS DULUX ACRASHIELD ACRATEX TEXTURE - CANDLE BARK
	PAINT FINISH DULUX PAINT - GOLDEN ROD.
	PAINT FINISH TO STEEL FRAMED PORTALS SELECTED STEEL FRAMED CANOPIES. DULUX WEATHERMAX-BLACK.
	PAINT FINISH TO SOFFITS. DULUX LOW SHEEN - VIVID WHITE
	PERFORATED METAL CLADDING TO LIGHT WEIGHT STEEL FRAMED CORNER STATEMENT.
	SHOPFRONT WINDOWS GLAZING. CAPRAL/ HANONLINE 650 SERIES AND VARIOLAN COMFORT PLUS CLEAR GLASS WITH DULUX POWDER COAT FINISH BLACK
	EXPRESSED REBBED PROFILE CONCRETE TO PRECAST CONCRETE PANELS. RECKLI - WAVE PATTERN RANGE. FRIESLAND WITH DULUX PAINT FINISH - BLACK.
	FEATURE TILE CLADDING FIXED TO PRECAST CONCRETE AEROY - 400MM X 200MM STACK PATTERN. STAINLESS STEEL MIRROR
	VARYING COLOURED RECYCLED TIMBER TO PERGOLA STRUCTURE RECYCLED TIMBER - SPECIES TEA

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7.2 Public realm

Street interface

Objectives

- ❖ *To provide a high quality built form that contributes to the creation of an interesting, safe and attractive Neighbourhood Activity Centre.*
- ❖ *To provide a well defined street frontage.*
- ✓ Buildings facing Damon Street will present a fine-grained built form and streetscape rhythm.
- ✓ Buildings will have zero lot lines to Damon Street and walkways, and glazed facades.
- ✓ Prominent buildings will be located at the entry to the centre and at corner locations.



Sense of address

Objectives

- ❖ *To ensure development provides a strong gateway to the site.*
- ❖ *To ensure entries to the Activity Centre and individual buildings are clearly identifiable from the public realm and easily accessible.*
- ❖ *To distinguish the commercial centre from surrounding residential uses.*
- ❖ *To ensure the layout of the centre provides for logical way-finding.*
- ✓ The gateway entrance to the NAC will comprise a landmark building of high quality architecture and minimum two storey height.
- ✓ Corner sites will have a prominent built form and will address all streets and accessways.
- ✓ Buildings will display commercial architecture characteristics and materials.
- ✓ Landscaping, signage and lighting will be used to enhance entries to the activity centre and individual buildings.
- ✓ Landscaping and well resolved urban design treatments will create a strong sense of address and enable logical way-finding.
- ✓ Awnings and canopies will identify walkways and entrances.
- ✓ Upper floor areas will have clearly identifiable entries at ground level.

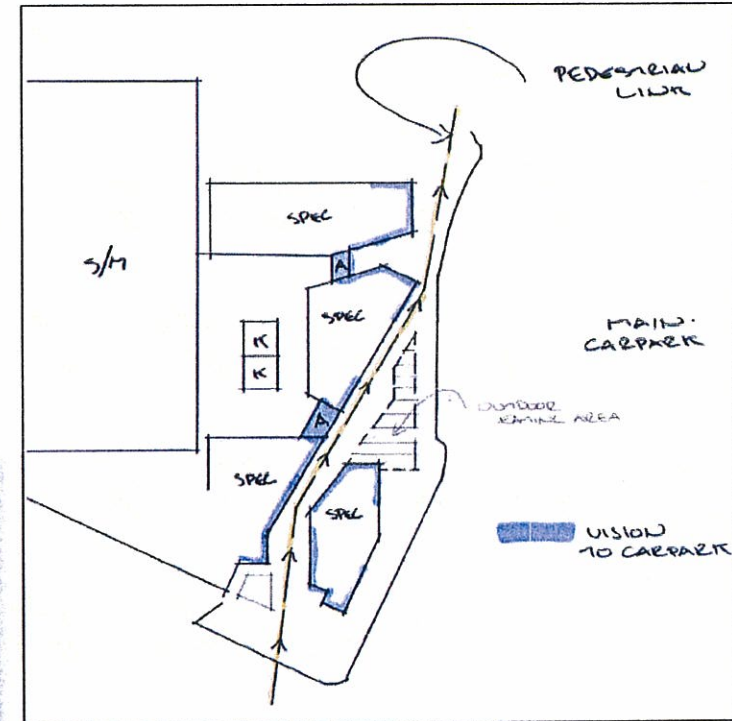
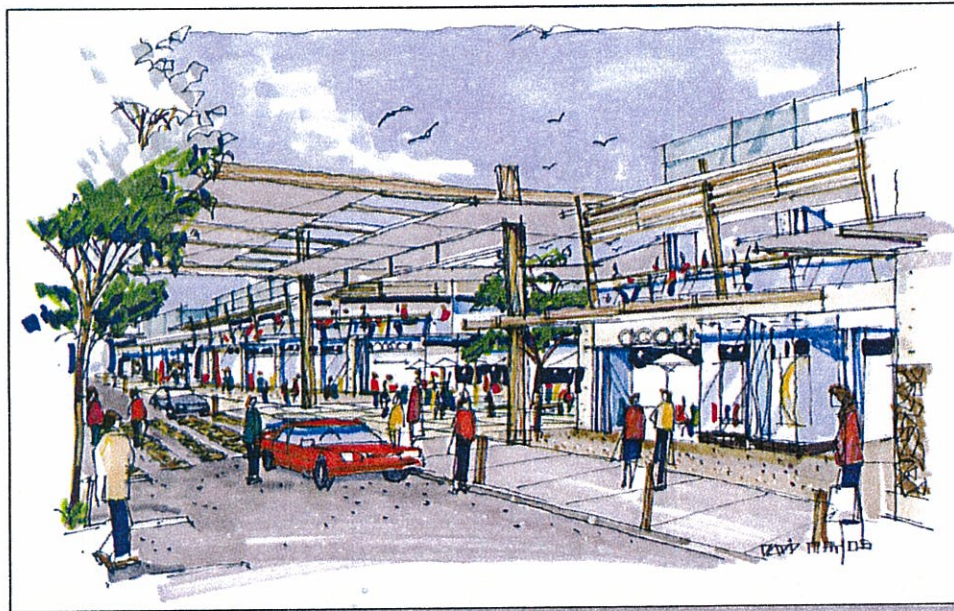


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Passive surveillance & safety

Objectives

- ❖ To ensure buildings overlook public areas to provide passive surveillance and perception of safety.
- ❖ To ensure building design and the layout of the centre contributes to a safe environment and promotes pedestrian activity.
- ✓ Buildings will have zero setbacks and glass facades at ground level.
- ✓ Upper levels will be provided with windows that overlook public spaces.
- ✓ Streets and open space areas will include baffled public lighting or low level bollard lighting to contribute to personal and property safety.
- ✓ Planting will not create hidden corners or low tree limbs along pedestrian paths, streets and accessways.
- ✓ Car parking areas will be open and able to be viewed from surrounding buildings or roads.



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7.4 Public open space

Objectives

- ❖ To provide a high quality Town Square that is the focal point of the activity centre.
- ❖ To ensure public open space is provided throughout the centre to offer passive and recreational opportunities.
- ❖ To ensure street furniture and lighting is provided within the centre for the comfort of visitors and workers.
- ❖ To ensure public open space areas are safe, visible and attractive.

Location & orientation

- ✓ A town square will be provided in the northern precinct of the NAC.
- ✓ Public open space will be provided in the southern precinct of the NAC.
- ✓ The town square and public open space will be positioned in areas where a high level of pedestrian activity is directed.
- ✓ The town square will be bordered by shops on at least one side, with active outlets, such as food and drink premises at ground level to provide high levels of surveillance and interaction.
- ✓ The town square and public open space areas will be oriented to maximise solar access and provide protection from prevailing winds.

Street furniture

- ✓ Public seating will be provided in the town square to enhance it as a community destination within the centre.
- ✓ Public seating will be provided in public open space in the southern precinct and in appropriate locations throughout the centre.
- ✓ Verandahs will be provided over main pedestrian thoroughfares.
- ✓ Appropriate lighting will be provided throughout the NAC and within public open space areas in accordance with Council requirements.

Landscaping and urban design

- ✓ Detailed landscaping guidelines are provided in Section 6.5.
- ✓ All public open space areas will be appropriately landscaped.
- ✓ Appropriate landscaping will be used to ensure visible and safe spaces.



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7.5 Landscaping

Objectives

- ❖ *To ensure a high quality landscaping theme is provided which includes canopy trees, softening of the public spaces juxtaposed with buildings constructed to the zero building lot line.*
- ❖ *To ensure a consistent landscaping theme is provided throughout the Neighbourhood Activity Centre that integrates with the Arena Estate.*
- ❖ *To ensure landscaping does not create unsafe spaces within the activity centre.*

Refer to Landscape Master Plan at Appendix C:

- ✓ A high quality, integrated landscape theme will be established throughout the centre.
- ✓ Landscaping will be located to provide visual separation between commercial and residential uses and to soften blank walls.
- ✓ Landscaping and canopy trees will be provided throughout car parking areas to soften the appearance of the hard paving.
- ✓ Existing vegetation will be retained where practicable.
- ✓ A landscape concept plan will be required for development applications.
- ✓ Paving materials, such as stone paving and coloured concrete, will be used for pathways throughout the centre.

7.6 Advertising Signs

Objectives

- ❖ *To ensure an integrated approach to advertising signage for the activity centre.*
 - ❖ *To ensure signage does not create visual clutter.*
 - ❖ *To provide one 'centre identifying' sign on site.*
 - ❖ *To ensure all other signage is integrated into the built form.*
 - ❖ *To ensure signage is sympathetic to building forms and styles.*
 - ❖ *To provide clear identification for pedestrians and traffic.*
-
- ✓ One major freestanding-sign will be provided for the activity centre and all other signage will be integrated into the built form.
 - ✓ The central freestanding sign will be located adjacent to Cardinia Road.
 - ✓ Other signage will be integrated into the facades of buildings at an appropriate location. Signage will not comprise more than 15% of the above awning facade or greater than the area prescribed in the Cardinia Planning Scheme, whichever is lesser.
 - ✓ Signage will vary in scale and location.
 - ✓ Signage will not be located above the parapet.
 - ✓ Signage will integrate into and be sympathetic to building forms and styles.
 - ✓ Glazed facade areas will not be painted out or otherwise applied with signage that covers more than 50% of the window area.
 - ✓ Illuminated signs will be back-lit. Neon signs will not be permitted.

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7.7 Street Design & Connectivity

Objectives

- ❖ *To provide an efficient road network that supports the Neighbourhood Activity Centre.*
- ❖ *To create a highly permeable and accessible road network.*
- ❖ *To connect the Neighbourhood Activity Centre to other precincts through appropriate road connections.*
- ✓ Roads will be designed in accordance with the Cardinia Road Precinct Structure Plan.
- ✓ New roads will connect in with the existing road network, in accordance with the Cardinia Road PSP.
- ✓ Damon Street will be a 'collector road' and will be the high street of the activity centre.
- ✓ Pedestrian paths will be integrated into the road design, in accordance with the Arena Development Plan.
- ✓ Pedestrian crossings will be provided at appropriate locations throughout the centre.
- ✓ Service vehicle access will be provided from Curran Drive at the north-western corner of the centre. Service areas will be located close to this accessway.

7.8 Pedestrian Access & Cycling Paths

Objectives

- ❖ *To facilitate a walkable street layout and cycle network.*
- ❖ *To reduce car dependency for access to the centre.*
- ❖ *To ensure pedestrian and cycling paths/access is permeable, convenient and safe.*
- ❖ *To ensure pedestrian and cycling paths integrate with surrounding networks.*
- ❖ *To ensure streets and paths are attractive and are able to be passively overlooked.*
- ✓ Pedestrian paths will be provided along Curran Drive and Damon Street and throughout the activity centre to connect with the Princes Hwy footpath. A pedestrian crossing will link the northern and southern precincts of the centre
- ✓ Pathways will have functional, permeable layout to ensure ease of movement and way-finding.
- ✓ Appropriate paving and landscaping will be provided to enhance safety and useability.
- ✓ A consistent paving treatment will be provided throughout the centre to ensure ease of movement for pedestrians and cyclists.
- ✓ Lighting will be provided throughout the centre in accordance with Council requirements.
- ✓ Paving materials, grading and vegetation will delineate roads and pedestrian/cycling paths.
- ✓ Bicycle parking facilities will be provided throughout the activity centre at easily accessible and clearly marked locations.
- ✓ Pedestrian access will be designed in accordance with *Disability Discrimination Act 1992*.



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7.9 Public Transport Integration

Objective

❖ *To ensure the Neighbourhood Activity Centre is appropriately connected to existing and future public transport routes, including bus stops and train lines.*

✓ *Pedestrian pathways will connect with existing and proposed future bus stops along Princes Highway and Cardinia Road.*

7.10 Car Parking

Objectives

❖ *To ensure adequate car parking is provided within the centre to service visitors and employees.*

❖ *To ensure parking is convenient, safe and accessible.*

Council encourages car parking rates at a lower level than outlined in the Cardinia Planning Scheme. Car parking should generally be provided in accordance with the following rates:

Use	Car parking rate
Shops/ supermarket	4 spaces/ 100 square metres
Offices	3.5 spaces per 100 square metres of net floor area
Restaurant/Tavern	0.4 spaces/ seat or patron
On street visitor car parking spaces	0.5/ dwelling
Shop top offices	1 bay/ office

Note: car parking spaces allocated to daytime uses such as offices can be shared with after hours uses such as restaurants.

- ✓ *Car parking areas will be accessible from shopping areas through the inclusion of pedestrian paths.*
- ✓ *Car parking areas will be illuminated by baffled street lighting at night.*
- ✓ *Car parking areas will integrate with the surrounding street network.*

Urban Design Framework

7.11 Loading and unloading and service areas

Objectives

- ❖ *To ensure that refuse collection and the loading and unloading of vehicles does not adversely affect nearby noise sensitive uses.*
- ❖ *To ensure vehicle access and loading and unloading is safe, manageable and convenient.*
- ✓ Loading and unloading and service areas will be obscured from the public realm.
- ✓ Loading and unloading facilities and service areas will be located to avoid conflict with sensitive uses.
- ✓ All accessways will be designed to ensure delivery vehicles exit the centre in a forwards direction.

7.12 Environmental Sustainability

Objectives

- ❖ *To ensure environmental and water sensitive design techniques are integrated into the Neighbourhood Activity Centre.*
- ❖ *To ensure buildings are designed and orientated to maximise energy efficiency.*
- ❖ *To ensure pathways are designed to encourage the utilisation of sustainable travel modes.*
- ✓ Water sensitive urban design will be integrated into the centre and include (but not be limited to) water tanks, bio-retention swales in car parks and drought resistant planting.
- ✓ Buildings will be oriented to maximise passive solar access and minimise the need for artificial lighting during the day.
- ✓ Buildings will be well insulated and oriented to reduce reliance on artificial heating and cooling systems.
- ✓ Sustainable transport will be encouraged through the integration of walking and cycling paths and connections to public transport.

7.13 Future development opportunities

Objectives

- ❖ *To ensure there is scope for future commercial expansion within the centre.*
- ❖ *To ensure residential development can be incorporated into the activity centre.*
- ❖ *To ensure the commercial role of the centre is maintained in the future.*
- ✓ Future commercial expansion can be accommodated at upper levels of buildings.
- ✓ The north-west corner of the centre will be developed in future for commercial use.
- ✓ Residential development will be encouraged at upper levels of buildings in the form of shop-top housing.

Urban Design Framework

8 Implementation

A planning permit may be granted to use or subdivide land, or to construct a building or construct and carry out works within the Cardinia Road Neighbourhood Activity Centre area. The application must be generally in accordance with this Urban Design Framework.

This Urban Design Framework may be amended to the satisfaction of the Responsible Authority.

Urban Design Framework

APPENDIX A: ACTIVITY CENTRE GUIDELINES

1. STREET LAYOUT

Objectives:

- 1.1 *To develop a street layout with a focus on public transport services.*
- 1.2 *To provide a well connected road network with co-located access for all users.*
- 1.3 *To provide appropriate street widths.*
- 1.4 *To integrate activity centre streets into the local network.*
- 1.5 *To encourage a diverse mix of uses within the centre.*
- 1.6 *To intensify active uses along street frontages.*
- 1.7 *To physically connect surrounding residential neighbourhood to the uses in the activity centre.*

UDF response:

- A functional and permeable street network is proposed.
- The street network will integrate with surrounding streets. The street design will provide safe and convenient access for cyclists, pedestrians and vehicles. No public transport stops will be in the activity centre.
- Street widths will be designed in accordance with the Cardinia Road Precinct Structure Plan requirements.
- Street frontages will be activated through concentration of retail uses at ground floor, buildings will be constructed flush to footpaths and will comprise extensive glazing at ground floor.
- The surrounding residential neighbourhood will be integrated into the activity centre through accessways, pathways and landscaping .
- The centre will comprise a range of commercial and retail uses which will prove attractive to the local neighbourhood. There is opportunity for future commercial/retail and residential development within the activity centre to further diversify land use mix.

2. STATION INTERCHANGE ENVIRONMENTS

Objectives:

- 2.1 *To encourage public transport use by providing convenient, prominent and active stations and interchanges.*
- 2.2 *To provide high-quality passenger amenity.*
- 2.3 *To provide safe, attractive and direct pedestrian and cycling access to stations, interchanges and transit stops.*
- 2.4 *To minimise the dividing effect of railway corridors on activity centres.*

UDF response:

- No bus stops or public transport interchanges will be located within the neighbourhood activity centre.

Urban Design Framework

- Convenient access to existing and proposed transport interchanges outside the NAC will be provided. Bicycle and pedestrian paths will be provided throughout the NAC and will integrate with adjoining paths.

3. STREET DESIGN

Objectives

- 3.1. *To design streets that comfortably and safely accommodate the pedestrian and cyclist.*
- 3.2. *To ensure vehicle traffic does not compromise good walking and cycling environment.*
- 3.3. *To design and plan street edges to enhance the pedestrian environment.*

UDF response:

- Streets will comfortably and safely accommodate pedestrians and cyclists. Dedicated cycling and pedestrian paths will be provided and clearly delineated from vehicular accessways.
- Vehicle and pedestrian/cycling paths will be clearly delineated through grading, paving materials, landscaping and signage.
- The centre will be designed to enhance the pedestrian environment. Buildings will comprise extensive glazing and zero setbacks from footpaths at ground floor. Landscaping will be provided along pedestrian paths.

4. PUBLIC SPACES

Objectives:

- 4.1. *To provide generous, purposeful and well defined public spaces.*
- 4.2. *To provide public space elements that are engaging, convenient, and encourage use.*
- 4.3. *To ensure that the appearance of public space is continually maintained.*
- 4.4. *To ensure landscaping contributes positively to quality public space.*
- 4.5. *To provide conveniences for public comfort.*
- 4.6. *To maintain good air quality public space.*
- 4.7. *To provide a focus for the local community and reinforce a local sense of place of identity.*

UDF response:

- Generous areas of public open space will be provided throughout the centre. A town square will be located in the northern precinct and open space reserve will be in the southern precinct.
- Open space areas and the public realm will include appropriate lighting, landscaping and street furniture.
- Lighting will enhance safety of all public areas and the layout and built form of the centre will ensure visibility and surveillance to public spaces.
- An Owners' Corporation/centre management body will ensure privately owned public spaces are continually maintained.

Urban Design Framework

- Landscaping will make a positive contribution to public space and promote the attractiveness of the centre. A landscape masterplan has been prepared for the centre.
- Good air quality in the centre will be maintained through the provision of open spaces and landscaping. The provision of pedestrian and cycling paths will promote sustainable travel modes and reduce car dependency – also assisting in good air quality.
- A Town Square will be provided in the centre and will provide a focal point and a sense of identity for the centre.

5. BUILDING DESIGN

Objectives:

- 5.1. *To incorporate new development in heritage areas sensitively.*
- 5.2. *To minimise the energy consumption of new buildings.*
- 5.3. *To minimise water consumption and stormwater run off from new buildings.*

UDF response:

- The buildings will be oriented to maximise solar access.

6. MALLS AND LARGE STORES

Objectives:

- 6.1. *To improve pedestrian and cycling access and amenity between malls/large stores and the rest of the activity centre and surrounding neighbourhood.*
- 6.2. *To ensure malls and large stores address streets with active frontages.*
- 6.3. *To ensure that malls/large storeys maximise the opportunity for increased mix of use.*
- 6.4. *To integrate the built form of malls and large stores into activity centres and their surrounding neighbourhoods.*

UDF response:

- High quality pedestrian and cycling paths will be provided throughout the activity centre and integrate with surrounding neighbourhoods.
- Large stores will provide active street frontages. Where this is impracticable, attractive, articulated facade treatments will be used.
- Large stores will be integrated into the activity centre.

Urban Design Framework

7. HIGHER DENSITY HOUSING

Objectives:

- 7.1. *To maximise higher density housing opportunities in activity centres.*
- 7.2. *To ensure the scale and form of higher density housing in activity centres is appropriate.*
- 7.3. *To ensure good amenity for residents of higher density housing and the surrounding development.*
- 7.4. *To integrate the activity centre into the surrounding neighbourhoods.*
- 7.5. *To ensure higher density housing sensitively responds to the surrounding neighbourhoods.*

UDF response:

- Higher density housing opportunities can be accommodated at upper levels of buildings.
- Future residential development will be designed to be of an appropriate scale and form, having regard to the role of the centre and its proximity to conventional density residential areas.
- Future residential development within the centre will ensure a high quality of amenity for residents, while maintaining the commercial integrity of the activity centre and amenity of adjoining residential properties.
- The activity centre will integrate with surrounding neighbourhoods through the provision of vehicular, cycling and pedestrian connections. Where appropriate, buildings will have a frontage to adjoining residential areas. A landscaping buffer will be provided where blank walls are located opposite adjoining residential areas.
- Future residential development in the centre will respond positively to surrounding neighbourhoods.

8. CAR PARKING

Objectives:

- 8.1. *To maximise on street parking opportunities.*
- 8.2. *To use on street parking efficiently.*
- 8.3. *To minimise off street car parks visually dominating public space.*
- 8.4. *To improve pedestrian and cycling safety and the amenity in and around off street parking.*

UDF response:

- Where appropriate, on street parking has been provided throughout the site.
- On street parking will be efficiently allocated to maximise availability.
- Off-street parking will not be visually dominant. It will be obscured from the public realm through the location of buildings and landscaping will be provided throughout the car parking areas to soften it.

Urban Design Framework

APPENDIX B: SAFER DESIGN GUIDELINES

ELEMENT 1 URBAN STRUCTURE

Objective 1.1 Connection

To ensure a well integrated urban structure that increases activity by maximising connections between neighbourhoods.

- The activity centre will integrate with the surrounding area through pedestrian, cycle and vehicular links.

Objective 1.2 Activity

To develop urban areas with 'walkable neighbourhoods' and active neighbourhood centres.

- Pedestrian and cycle paths will be provided throughout the activity centre and integrate with surrounding networks.

Objective 1.3 Legibility

To design an easily navigable and legible network of streets, providing convenient access for all users across neighbourhoods and to activity.

- The street network within the centre will be permeable and provide convenient access for all modes of transport throughout the activity centre and adjoining neighbourhoods.

Objective 1.4 Diversity

To encourage active neighbourhoods where people are present during most hours of the day.

- The mix of commercial and retail uses in the centre will promote activity during most hours of the day.

Objective 1.5 Surveillance

To design neighbourhoods that maximise visibility and surveillance of public spaces to enhance real and perceived safety.

- The activity centre will be safe and maximise surveillance of public spaces. Active uses will be located at ground level. Glazed facades at ground level and windows at first floor will provide passive surveillance to the public realm. The Town Square and open space areas have been located in areas where a high level of pedestrian activity is anticipated. These areas will be bordered by active uses on at least one side.

Subdivision design

Objective 1.6

To connect residential subdivisions to adjacent subdivisions through a physically integrated and direct movement/street network.

- N/A

Objective 1.7

To provide the highest level of natural surveillance and 'eyes on street' by encouraging walking and cycling.

- Walking and cycling paths will be provided throughout the activity centre to encourage walking and cycling. This will promote on-street activity.

Urban Design Framework

Objective 1.8

To design street layouts which minimise direct access to secluded private open space.

- N/A

Objective 1.9

To provide for natural surveillance of streets by ensuring future buildings have windows facing streets and public spaces.

- The indicative layout of the activity centre will ensure future buildings have windows facing streets and public open spaces.

Objective 1.10

To maintain natural surveillance of streets and public open space while clearly defining private and public property.

- The public and private realm will be clearly delineated through appropriate and sympathetic signage, landscaping, paving treatments and building forms. Shopfronts will have zero setbacks and comprise extensive glazing at ground floor to promote natural surveillance.

ELEMENT 2 ACTIVITY CENTRES

Objective 2.1

To maximise surveillance of streets by increasing the level of activity within buildings and on the street.

- Ground floor of buildings will comprise active uses which integrate with the street through glazing and zero setbacks.

Objective 2.2

To provide a compatible mix of uses and activities to maximise natural surveillance and support 24 hour public presence in activity centres.

- The activity centre will comprise a mix of uses to promote activity during most hours of the day.

Objective 2.3

To support night-time users by providing easily accessible public transport and parking facilities.

- Easily accessible parking facilities are provided within the activity centre. They will be visible and well lit to ensure safety. Safe and efficient bicycle and pedestrian paths will be provided to surrounding networks to provide convenient connections to public transport services.

Objective 2.4

To develop activity centres that are well connected and provide direct pedestrian links to surrounding residential neighbourhoods to maximise use and natural surveillance.

- The activity centre is surrounded to the east, west and south by new residential neighbourhoods which will be connected via the road and footpath networks as well as pedestrian/cycling paths. Residents of the new neighbourhoods will passively observe the activity centre as they visit or move through the local area. Various uses in the centre will operate for extended hours which will also enhance activity and movement through the centre throughout the day and into the evening.

Urban Design Framework

Objective 2.5

To ensure streets and public spaces are attractive and well used to signal care and attention and support people's feeling of safety.

- Streets will be attractive through the provision of landscaping and paving treatments. The integration of the streets and public spaces into the activity centre will promote useability.

ELEMENT 3 BUILDING DESIGN

Building frontage

Objective 3.1

To design buildings that contribute to the natural surveillance of adjacent streets and public space.

- Buildings will comprise extensive glazing at ground floor and windows at upper levels to provide passive surveillance to streets and public spaces. The layout of the activity centre will ensure public spaces are clearly visible.

Objective 3.2

To encourage active uses along streets to increase the 'eyes on the street'.

- Active uses, such as shops and restaurants, will be located at ground level to increase passive surveillance and activity.

Building entries

Objective 3.3

To design entrances which provide easy access to all users, afford visibility to and from the street, and minimise the potential for hiding spots.

- Buildings will be constructed flush to footpaths and entrances will be clearly identifiable through appropriate signage and landscaping. Awnings will provide a transitional space from the public to private realm.

ELEMENT 4 PARKS AND OPEN SPACE

Objective 4.1

To maximise natural surveillance of parks and open spaces to encourage use and support people's perceptions of safety.

- Buildings with active uses will border the open space areas (as appropriate) on at least one side to enhance safety.

Objective 4.2

To encourage the use of parks and open space by a range of users at all times of the day to improve the quality of life for the community and improve the perceptions of safety in public places.

- Public open spaces will be provided with appropriate street furniture, lighting and landscaping to promote use and enhance comfort and safety for users.

Urban Design Framework

Lighting

Objective 4.3

To ensure lighting is carefully integrated to further enhance visibility and natural surveillance of parks and open spaces.

- Appropriate lighting will be integrated into the activity centre.

Landscaping

Objective 4.4

To ensure landscaping maintains sightlines of paths in parks and open spaces and allows for natural surveillance.

- Appropriate landscaping will be planted in the centre to promote attractiveness, while ensuring clear sightlines.

ELEMENT 5 WALKING AND CYCLING PATHS

Objective 5.1

To co-locate pedestrian, cycle and vehicle movement routes, where practical, to maximise activity centre and natural surveillance opportunities.

Where practicable, pedestrian, cycling and vehicle movement routes will be co-located.

Objective 5.2

To provide convenient paths with generous proportions to encourage walking and cycling and promote natural surveillance.

- Convenient, permeable and adequately dimensioned paths will be provided throughout the centre to encourage walking and cycling as a mode of transport and promote activity on the streets.

Objective 5.3

To maintain long sightlines along paths and into adjacent spaces to maximise visibility.

- The layout of the centre, pathways and planting will promote visibility and clear sightlines.

ELEMENT 6 PUBLIC TRANSPORT

Public transport stops, interchanges and stations

Objective 6.1

To provide access routes to public transport stops and stations which are direct and maximise natural surveillance and visibility.

- No public transport routes are to be provided in the activity centre at this stage. Appropriate connections will be provided with surrounding street networks to ensure good connections from the activity centre to public transport stops.

Objective 6.2

To ensure maximum natural surveillance of public transport stops and increase their visibility for users safety.

- N/A. No public transport stops will be provided in the centre.

Urban Design Framework

Objective 6.3

To provide signage to assist in way finding.

- Appropriate signage will be provided to assist in way finding.

Objective 6.4

To ensure all facilities are well maintained and graffiti is promptly removed to promote a perception of safety and encourage use.

- The facilities will be maintained and graffiti will be promptly removed.

ELEMENT 7 CAR PARK AREAS

Objective 7.1

To ensure that pedestrian amenity and safety in the street is not degraded by car parking and design.

- Car parking areas will be appropriately located to ensure pedestrian safety is maintained. Pedestrian paths within the car parking areas will be a priority over vehicle movements.

Objective 7.2

To design all car parking areas to maximise natural surveillance and pedestrian visibility.

- Buildings and public areas will provide passive surveillance to car parking areas. These areas will be appropriately landscaped to maintain visibility and provided with appropriate lighting.

Objective 7.3

To ensure pedestrian access to car parking areas from the street is convenient and assists way-finding by maximising visibility.

- Pedestrian access to car parking areas is convenient and safe through the provision of paths and signage.

Multi-level Car Parks

Objective 7.4

To design multi-level car parking to maximise natural surveillance inside, and to and from, the parking structure to ensure user safety.

- Any multi-level car parks will be designed in accordance with the principles of the UDF; it will be safe, attractive and provided with good passive surveillance.

Urban Design Framework

ELEMENT 8 PUBLIC FACILITIES

Automatic Teller Machines

Objective 8.1

To provide automatic teller machines in highly visible and accessible locations to promote their use and enhance user's safety.

- This will be resolved at the detailed design stage of the planning permit application. The street layout, building design and landscaping will ensure safe public spaces.

Public Toilet

Objective 8.2

To provide public toilets in highly visible and accessible locations to promote their use and enhance people's perception of safety.

- This will be resolved at the detailed design stage of the planning permit application.

Public Telephone

Objective 8.3

To provide public telephones in highly visible and accessible locations to enhance user safety.

- This will be resolved at the detailed design stage of the planning permit application.

Cycle Parking

Objective 8.4

To provide cycle parking in highly visible and accessible locations to enhance user safety.

- Bicycle parking will be provided in highly visible and accessible locations.

ELEMENT 9 LIGHTING

Objective 9.1

To position lighting appropriately to improve visibility for pedestrians and cyclists and enhance natural surveillance opportunities.

- Lighting will be integrated into the activity centre to ensure a high level of safety and visibility for pedestrians and cyclists.

Objective 9.2

To ensure lighting intensity and direction is appropriate and improves visibility and surveillance of the public environment at night.

- Appropriate lighting will be provided in accordance with Council's requirements.

Objective 9.3

To ensure the quality of light enhances people's visibility to see at night and enhances public safety.

- Appropriate lighting will be provided to Council's requirements.

Urban Design Framework

Objective 9.4

To ensure lighting is easily maintained and minimises potential for wilful damage.

- Lighting will be easily maintained and designed to minimise potential damage.

ELEMENT 10 SIGNAGE

Objective 10.1

To locate signage where it will assist in way-finding to ensure people feel confident and safe in a public.

- Signage will be located to provide clear direction for visitors to the centre.

Objective 10.2

To ensure signage contains current and relevant information to encourage use, particularly the use of public facilities after dark.

- Signage will contain relevant information to encourage use of the centre.

Objective 10.3

To provide maps to assist in directing pedestrians so they feel safe and confident using public places that are unfamiliar.

- Appropriate maps and signage will assist in directing pedestrians and cyclists.

Objective 10.4

To design signage that is easy to see, read and understand. This will assist people to interpret their surroundings and help their way finding.

- Signage will be clear, legible and easy to see.

Urban Design Framework

APPENDIX C: LANDSCAPE MASTERPLAN

LEGEND



Eucalyptus radiata



Eucalyptus pulchella



Quercus rubra

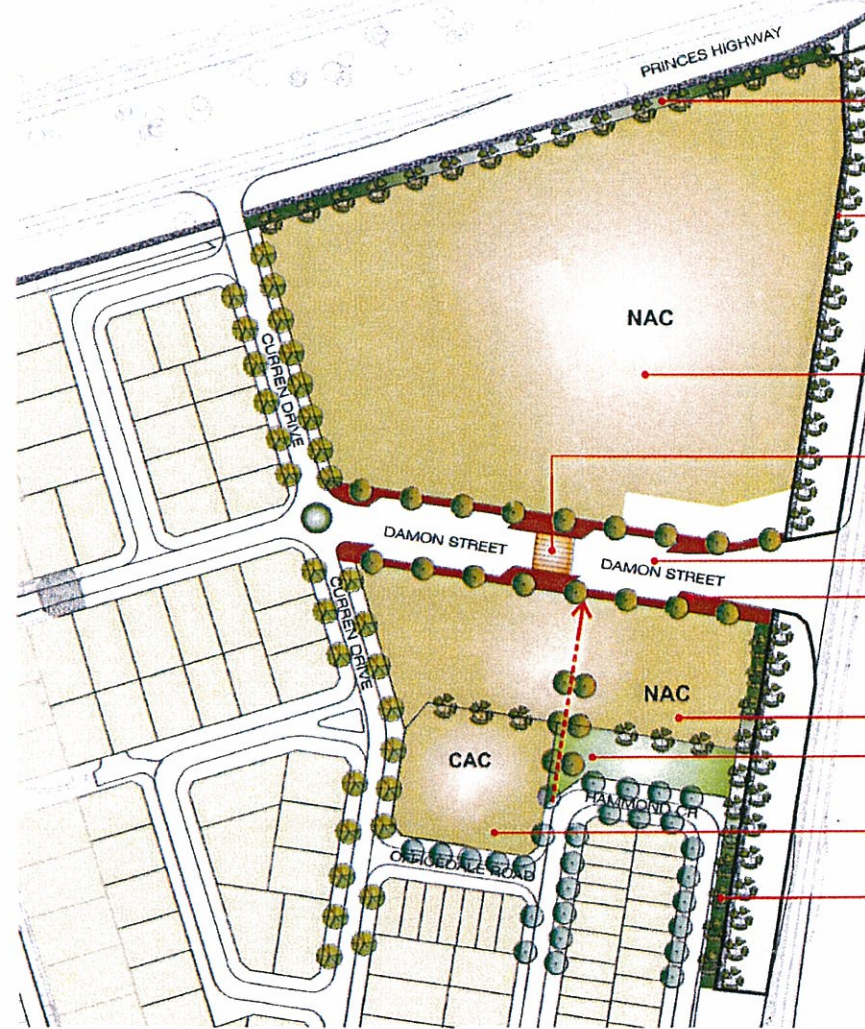


Pyrus calleryana 'Aristocat'

Refer to La02 for Hard Landscape Thematics

PRELIMINARY PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	HEIGHT & WIDTH
Trees		
CC	Corymbia citriodora	Lemon Scented Gum
EP	Eucalyptus pycnantha	Red Box
EM	Eucalyptus radiata	Narrow-leaved Peppermint
EB	Eucalyptus scoparia	Wallangarra White Gum
EV	Eucalyptus verticillata	Manna Gum
LS	Liquidambar styraciflua	Liquidamber
QR	Quercus rubra	Red Oak
Shrubs		
AS	Adenanthos sericeus (dwarf form)	Albany Woollybush
CQ	Canthamus quadrifidus	Net Bush
CS	Cornus alba	White Cornus
Understorey Planting		
AC	Acacia cognata (tall)	Emu Tree
AZ	Angopenthus flagellifera	Flagellifera
AS	Anthyris spicata	Chocolate Lily
EP	Euphorbia glabra	Drooping Spurge
BM	Brachycome nidulata	Cut-leaf Daisy
CH	Chrysanthemum apiculatum	Common Everlasting
DR	Dianella revoluta	Black Anther Flax Lily
D1	Dianella tasmanica	Emerald Anther
FM	Ficinia nodosa	Knobby Club Rush
LC	Lomandra confertifolia	Lomandra
LT	Lomandra longifolia	Spear-headed Mat-rush
LT	Lomandra longifolia	Mat-rush
MP	Myoporum laetifolium	Creeper Geobung
PP	Proserpinaca acaulis	Proserpinaca
PS	Poa subulata	Large Tussock Grass



Princess Highway Interface
Indigenous buffer planting

VicRoads Road Reserve

2.5m Shared Path

Neighbourhood Activity Centre
Proposed Shopping Centre & Carparking

Threshold Treatment
To encourage pedestrian movement
through the circular path system.

Damon Street street tree plant spacing dependent
on the ultimate road design, service locations and
built form. Nominally street trees at 10m centres.

NAC Promenade
Town centre & feature promenade strip

Neighbourhood Activity Centre

Open Space Reserve
Avenue style connection to town centre

Community Activity Centre

Cardinia Road Interface
Eucalyptus Radiata buffer planting

GENERAL NOTES:

1. All site works and site conditions must be checked and approved on site by the supervising prior to construction.
2. The contractor must give the supervising representative notice in writing of any proposed site works and site conditions.
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9. The contractor must give the supervising representative notice in writing of any proposed site works and site conditions.
10. The contractor must give the supervising representative notice in writing of any proposed site works and site conditions.

REV	DATE	REVISION

PROJECT
Arena at Officer
Neighbourhood Activity Centre
600 Princes Highway, Officer VIC 3608

CLIENT
AV Jennings Properties Ltd
6 Lakeside Drive
Burwood East VIC 3151

LANDSCAPE Pty Ltd
7 Almeida Creek, South Yarra 3141 VIC, Australia
P: 03 9592 0000 F: 03 9592 0001 E: info@landscape.com.au W: www.landscape.com.au

DRAWING TITLE
Landscape Master Plan

DWG NO
LA01

REV
-

SCALE: 1:1000 w/ A1
DRAWN: DD
CHECKED: AMP
DATE: 08.09.10



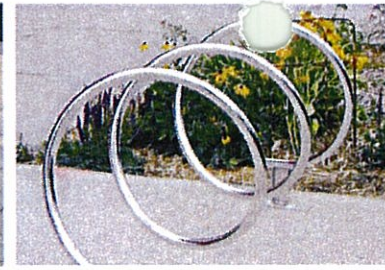
Platform seating
Gunnarsens Furniture



Bench seating
Gunnarsens Furniture



Custom seating
Gunnarsens Furniture



Helix bicycle racks
TRJ Engineering Group



Custom Lighting



Bin
Gunnarsens Furniture

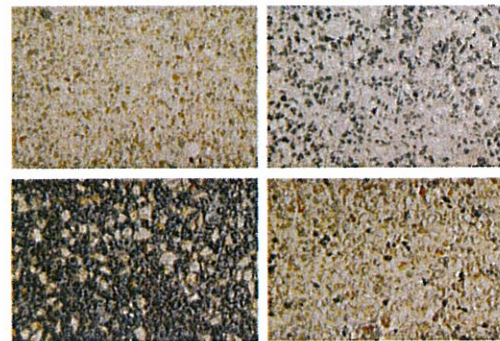
NEIGHBOURHOOD ACTIVITY CENTRE FURNITURE

The Neighbourhood Activity Centre is proposed to have a suite of landscape furniture that is contemporary in form while complimenting the existing schemes from the rest of the development.

These images show examples of street furniture that can be considered for the NAC zone, promoting low maintenance, durability and a modern image that will be synonymous with the areas town centre.



Surface Branding
Sand blasted logo/branding on exposed
Aggregate concrete surface



Exposed Aggregate Concrete
Feature saw cut exposed aggregate concrete strips down main
avenue/boulevade

NEIGHBOURHOOD ACTIVITY CENTRE SURFACE TREATMENTS

The surface treatments proposed are to be a combination of approved exposed aggregate concrete mixes and stone.

Selected materials shall reflect the semi-rural site context, with a strong emphasis on rustic earthy tones.

These images are examples of surface materials that will compliment the existing hard surfaces within the development.

Surface branding by way of sand blasting can be seen as an effective way to integrate high traffic surface areas with commercial/retail precincts.