BALLARAT WEST MAJOR ACTIVITY CENTRE
URBAN DESIGN FRAMEWORK
UPDATE JANUARY 2017

CITY OF BALLARAT
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CONTENTS

1.1 Purpose

The purpose of this Urban Design Framework (UDF) is to provide clear guidance to the community, the City of Ballarat and developers on how the Major Activity Centre located in Sub - Precinct 1 of the Ballarat West Precinct Structure Plan (BWPSP) is to be developed and structured over an approximate timeframe of 30 years. This framework provides a series of objectives and standards to achieve integrated urban design outcomes throughout the activity centre to ensure that consistent building form and design outcomes are achieved.

1.2 Vision

The strategic vision for activity centres outlined in the PSP is for centres to prioritise pedestrian access over vehicle movement, and to contribute to safer and more active shopping streets. These centres are to be highly accessible offering a range of facilities. This will help to reduce transport costs for households and businesses, reduce carbon emissions through reduced car travel and enhance the quality of life for local communities. The centres are to provide a community focus for their neighbourhood and form part of the wider Ballarat community, encouraging integration between the existing and new.

1.3 Objectives

The objectives for Employment and Activity Centres, as stated in the BWPSP which relate to Major Activity Centres or Activity Centres in general are:

- To establish a hierarchy of vibrant 'Main Street' based activity centres that service the Ballarat West PSP area and parts of the surrounding community. These activity centres will provide a mix of retail, commercial and community uses to increase opportunities for employment in the Precinct, and avoid the creation of 'dormitory suburbs'.
- To ensure that the new activity centres do not detract from the function and catchment of existing retail centres.
- To ensure that the Major Activity Centre provides opportunity for a mix of retail, commercial, residential and service uses, and caters to the needs of the wider area.
- To ensure that Activity Centres are integrated with adjacent residential neighbourhoods.
- To ensure that the Major Activity Centre and Neighbourhood Activity Centre have the capacity to accommodate growth and adapt to changing market trends over time.
- To connect all activity centres with an integrated and accessible transport network which caters for a range of transport modes.
- To acknowledge and appropriately address the interface with Carngham Road and Glenelg Highway when designing the Neighbourhood Activity Centre and the Major Activity Centre respectively.

2.1 Precinct Structure Plan

The role and function of the Major Activity Centre is set out in the BWPSP as providing for a range of retail and commercial uses, community facilities, education facilities and residential types. The retail function of the centre is to include core retail, speciality retail, bulky goods retail and commercial services including mixed use. The community services role of the centre is to provide a library, a multi purpose community centre, an early years health centre and district level active open space. The centre is to provide a location for a primary school. The residential function of the centre is to provide higher density development in the form of mixed use, medium density housing and retirement living. The BWPSP specifies a comprehensive retail and commercial offer for the major activity centre and indicates the locations for these uses. Core and speciality retail uses are to be located west of a central connector road [Cherry Flat Road] and must be intersected by a Main Street that runs parallel to the central connector road with built form being orientated towards all street and road interfaces and present activated frontages to these streets. A bulky goods precinct is located to the east of the central connector road and development is to be orientated toward this road. Two mixed use areas are to be provided, one to the east and one to the west of the retail area with development presenting activated frontages to interfacing streets. The BWPSP indicates that community facilities are to be co-located and integrated with the retail area of the major activity centre. The three specified community facilities identified for the major activity centre are to be clustered and close to the retail area. At least one community facility must have a significant street interface, and if possible located on a corner site. The BWPSP specifies a wide range of housing types to meet the needs of a range of households and budgets. The minimum housing density to be achieved across the precinct is to be 15 dwellings per hectare of net developable land across the PSP. To meet this requirement a range of higher density residential development types is to be provided in and around the activity centre.

Source: Ballarat West Precinct Structure Plan Final, June 2012 **FIGURE 2.1**

2.2 Location

The Major Activity Centre is central located within the Ballarat West PSP area which comprises a land area of 1,290 hectares. The BWPSP area is divided into three sub precincts with the largest precinct, Bonshaw Creek Sub Precinct 1 to the south of the existing suburb of Delacombe and the two smaller precincts, Greenhalghs Road Sub Precinct 2 and Carngham Road Sub Precinct 4, to the west of Delacombe. The Major Activity Centre is central to these precincts, being positioned at the junction between Sub Precinct 1, Sub Precinct 2 and to the south west corner of the existing suburb of Delacombe. The site's prominent location offers the chance to develop a successful town centre for the south west of the Ballarat CBD, creating strong community connections and providing a range of services and employment opportunities for the surrounding existing and future residential areas.

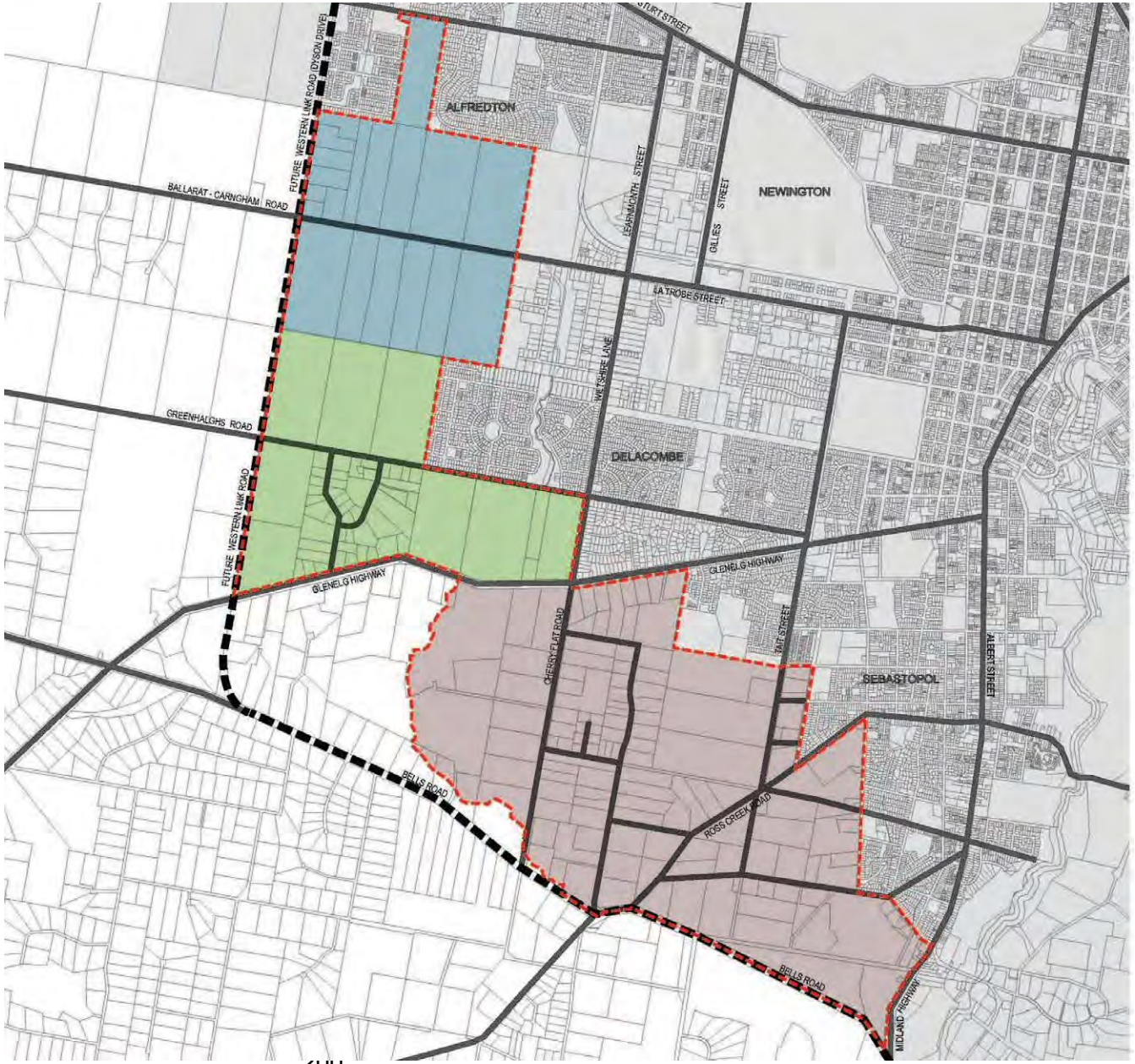


FIGURE 2.2

2.3 Movement Network

The site of the Major Activity Centre is located directly to the south of the intersection of the Glenelg Highway and Wiltshire Lane. The activity centre will be accessed by four major roads, three of these roads, Cherry Flat Road, Webb Road and Wiltshire Lane, are existing and a fourth road intersecting with the highway to the west of Cherry Flat Road will be constructed as part of the development of the activity centre. Wiltshire Lane will provide the access point from the north to the activity centre, connecting the northern Sub Precincts 2 and 4 of the BWPSP to the activity centre. Webb Road will provide the main east access point, connecting the eastern section of Sub Precinct 1 to the activity centre. Cherry Flat Road will provide the south access point, connecting the southern section of Sub Precinct 1 to the activity centre.

Within the activity centre, the movement network is to be designed in accordance with pedestrian, commercial and public transport needs of the activity centre and its best functionality throughout the day. Streets adjoining the activity centre are to provide secondary access points to the centre from residential areas. Secondary activity centre streets and lanes are to be provided for the utilisation of service vehicles such as delivery vehicles. Commercial supply trucks should be accommodated with appropriate road profiles throughout the precinct.

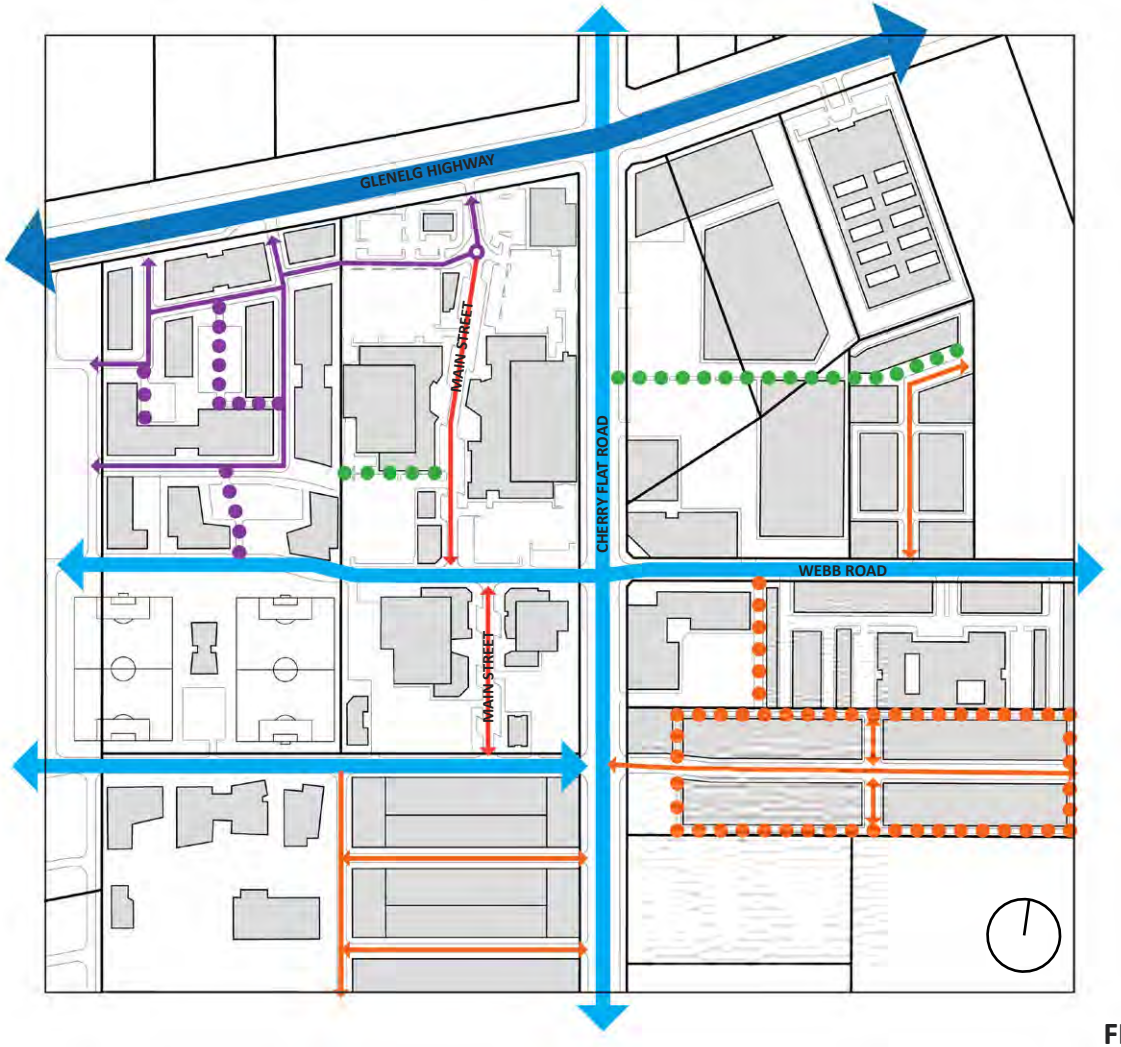


FIGURE 2.3

2.4 Interfaces

The land use structure of the BWPSP will result in an urban pattern that presents the Major Activity Centre with a divergent set of interfaces internally and externally. The surrounding uses to the activity centre are predominantly residential but also include a major road transport corridor. Internally the activity centre uses range from retail and commercial, district open space, major roads, residential, community and education. The transition between uses must be carefully considered to ensure that adjoining developments respect and integrate with each other to create a cohesive multi use activity centre.

FIGURE 2.4

KEY

conventional residential interface

open space interface

transport corridor interface

bulky goods interface

2.5 Facade Activation/Boundary Treatment

To promote vibrant, safe and attractive streets and public spaces in the activity centre key interfaces between the public and private realm have been identified as requiring specific design standards to ensure high quality streetscapes and public spaces. These interfaces are categorised into two types, activated frontages and facade or boundary treatments.

Activated building frontages provide physical and visual permeability between public and private domains which promotes pedestrian activity, a sense of safety and increased interest and vibrancy in streetscapes. By concentrating uses which require smaller building footprints and therefore narrow frontages along streets the number of entrances along the street can be maximised. Businesses attract customers so the concentration of their entrances also concentrates pedestrian movement on defined sections of streets creating vibrancy and safety as well as increased business opportunities for other businesses that are passed on the way to a customers destination.

High quality design treatments of building facades or site boundaries will be required along interfaces with sections of certain streets in the activity centre that are interfaced by uses that do not support high pedestrian movement but do support high vehicle movement. These interfaces are therefore highly visible and will require design treatments that provide visual interest and screening of non-activated facades or boundaries without built form.

FIGURE 2.5

KEY

activated frontage interface

treated facade or boundary interface

3.1 Introduction

A wide range of elements and uses are to be accommodated within the Major Activity Centre. These elements will need to be integrated and support each other to ensure that a highly usable and legible activity centre is developed for Ballarat West. The impact of uses on the quality of the built environment and the relationships between uses need to be carefully considered in structuring the activity centre to ensure a vibrant and viable centre is achieved where commercial, employment and community opportunities can all be easily accessed.

FIGURE 3.1

KEY

- core retail
- specialty retail
- bulky goods
- mixed use
- community facilities
- education facilities
- medium density
- retirement living
- conventional residential
- open space

3.2 Main Street

The focal point of the major activity centre is to be a main street that is centrally located in the retail precinct of the activity centre. The Main Street is to function as the primary area of activity for the centre. The Main Street is defined as the entire road reserve of the street including on street car parking and footpaths. The entrances to anchor tenants and a significant majority of other retail premises are to front the Main Street and be accessed from it. The cluster of community facilities is to be located close to the Main Street. The Main Street is to provide on street car parking for the majority of its length. Off street car parking areas that have a direct interface with the Main Street should minimise the length of the interface, provide a low height landscape edge along any interface and must demonstrate through their design how that interface can be adapted to accommodate built form in the future.

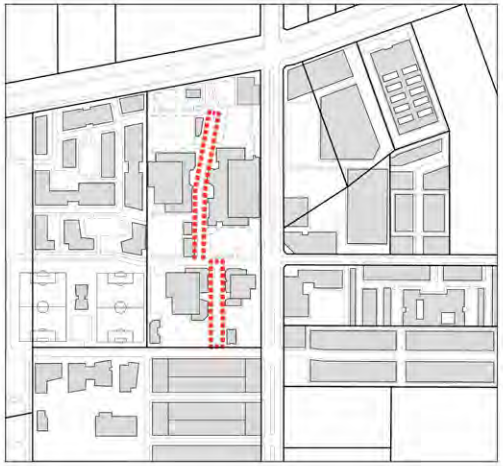
3.3 Core Retail

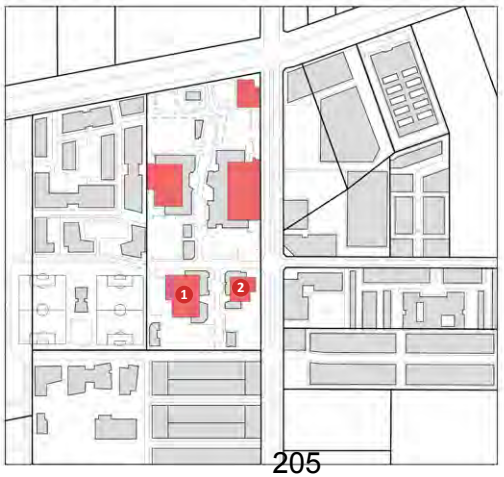
Core retail refers to specific retail uses provided by supermarkets, discount department stores and/or other anchor tenants that cater for non-discretionary spending. The entrances of core retail uses must be accessed from the main street of the activity centre. The non-activated frontages of core retail uses orientated towards an activated frontage interface as in dictated in Figure 2.5 are to be sleeved by other uses that provide activated frontages to the street or public realm. The non-activated frontages of core retail uses orientated towards any other street or area of the public realm should be sleeved where possible by other uses that provide activated frontages to the street or public realm. Where it can be demonstrated that this not possible, high standard architectural or landscape treatments must be applied to these facades. Technical supply and loading should be located as far from the Main Street as possible to maximise pedestrian amenity and movement within the public realm.

1. Preferred 2nd supermarket site
2. Preferred small supermarket site

3.4 Speciality Retail

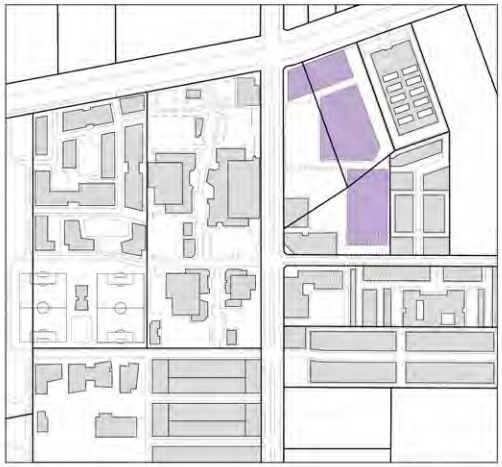
The entrances to speciality retail are to be located primarily on the Main Street of the activity centre or facing public realm civic spaces to activate the public realm. A traditional shopping street culture should be the primary driver of the Main Street outlook promoting and accommodating community interaction within the public realm.





3.5 Bulky Goods

The term bulky goods refers to large format retail provision other than that provided by core retail. Bulky goods uses are to be accommodated within a discrete precinct of the major activity centre on the eastern side of Cherry Flat Road and to the south of the Glenelg Highway. The built form in this precinct is to provide landmark frontages that orientate their main facades and entrances to all of the precinct frontage to Glenelg Highway and to the north portion of the Cherry Flat Road frontage. The built form should consist of highly transparent frontages, providing display opportunities. Built form adjoining the landmark frontages is to be set back from the boundaries of these two roads no more than 25 metres. Technical supply, loading and pick up areas are to be screened from and located as far away as possible from the two primary street frontages.



3.6 Mixed Use

Mixed use areas in the activity centre are to provide a variety of retail, commercial and residential opportunities and create a transition zone between retail activity and residential areas. The development of all sites in mixed use areas should provide multiple uses and be at least two storeys in form. Where proposed development is not multi storey it must demonstrate, structurally, that it could be adapted to a multi storey structure in the future. Built form in mixed use areas must mirror that of the retail area including nil front and side setbacks at ground level, activated frontages and weather protection awnings.

3.7 Community Facilities

The activity centre is to provide a range of facilities that support the future community of the precinct. These community facilities are to form a cluster of buildings on the south western portion of the activity centre. The co-location and orientation of the built form of the facilities should create sheltered and surveyed public spaces between different buildings with links to streets, the public realm and car parking areas. As a statement of the importance of community, a civic building is to have a presence in the core of the activity centre. The built form of these facilities should provide landmark buildings that create a sense of entry to the activity centre core and, where possible provide a gateway treatment to signify entry to the town centre. The functions and locations of these facilities are as follows:

1. Multi- purpose community facility/early years hub/ regional library
2. Recreation pavilion

3.8 Education Facilities

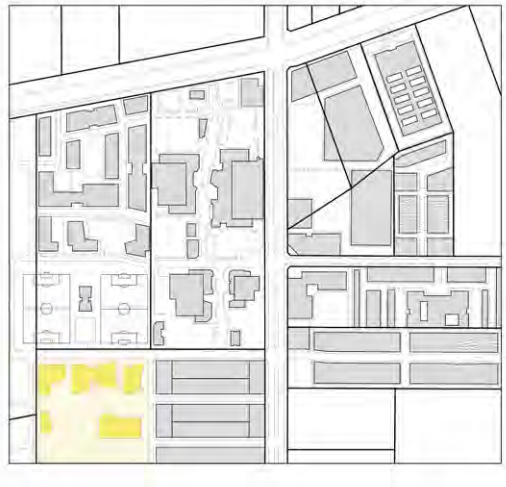
The inclusion of a primary school site in the activity centre forms an important part of the concept of creating a multi destination activity centre that provides a wide range of uses and services. The co-location of many services also meets the sustainability objectives of the structure plan by reducing multiple trip generation. A site of 3.5 hectares west of Cherry Flat Road and south of a key east-west link road, has been set aside in the precinct structure plan to accommodate a primary school to meet the future needs of the community. The built form of the school is to be located on the new link road, south of the district open space. There should be good visual connection, and a safe crossing point, between the district open space and the primary school.

3.9 District Open Space

An area of 3.5 hectares for active open space will be provided along the western side of the activity centre. This space is to be highly accessible from the other uses in the activity centre via the road network and through shared interfaces with community facilities to the north, and the education facilities to the south. This area of open space is to be over looked on all sides and is to be fronted by roads on the north, west and south boundaries. The site is to accommodate at least 2 soccer fields.

3.10 Public Realm

The public realm of the activity centre is to provide a high level of amenity to pedestrians. The streets of the centre are to accommodate wide pedestrian pavements that in turn can accommodate high branching trees, street furniture, comfortable pedestrian movement, al fresco dining, street lighting and landscape treatments. In most areas of the activity centre the built form adjoining the public realm is to have a nil setback to create a defined edge and provide adequate all weather protection above pedestrian pavements. The public realm is to include at least one civic space that provides a gathering place for the community, is located along a main street and is close to the retail core. Any secondary civic spaces should attain a similar level of amenity and activity.



3.11 Medium Density Residential

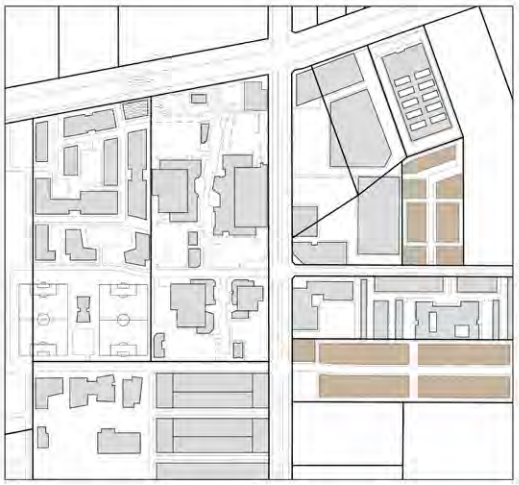
Medium density residential development is to be located in two areas of the activity centre. Along the eastern boundary above Webb Road, and on Cherry Flat Road, south of Webb Road. The structuring of the medium density housing will perform a number of functions to support the activity centre including providing affordable housing solutions within walking distance to key facilities and amenity and creating an area of transition between the more intensive development of the activity centre and the less intensive development of the standard residential areas that surround the precinct. The orientation of the medium density housing must be responsive to its interfaces with other uses in the activity centre as well as those that surround the centre.

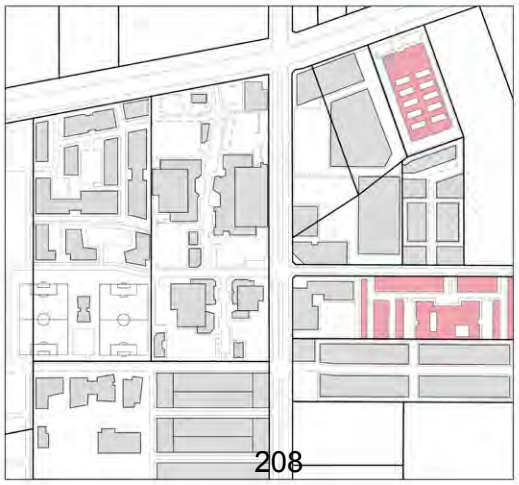
3.12 Retirement Living

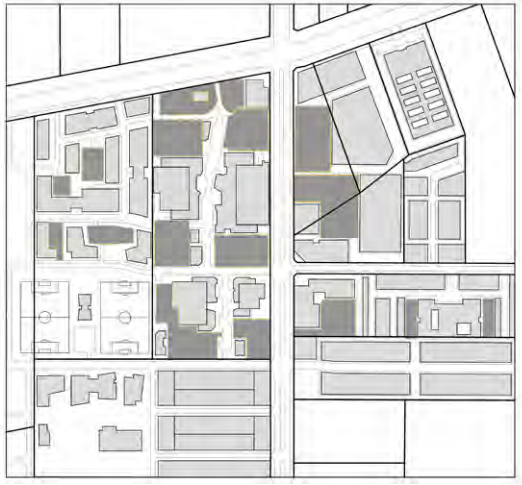
A significant portion of the activity centre has been reserved for retirement living. The built form of this residential type is to address any roads that it has an interface with. This addressing should present to the street in a similar manner as other surrounding residential development does.

3.13 Car Parking

On street car parking should be maximised along the Main Street. Parking within the street should be short term to ensure that convenient parking in front of retail uses is available throughout business hours. Off street car parking should be sleeved behind the retail built form along the Main Street and any other activity centre street where ever possible. Off street parking areas should not be a visual dominant feature of the streetscape of the Main Street. On street car parking should not impede pedestrian movement from one side of the street to the other. Off street car parking areas should not detrimentally impact on the development potential of neighbouring sites with regard to issues such as access.





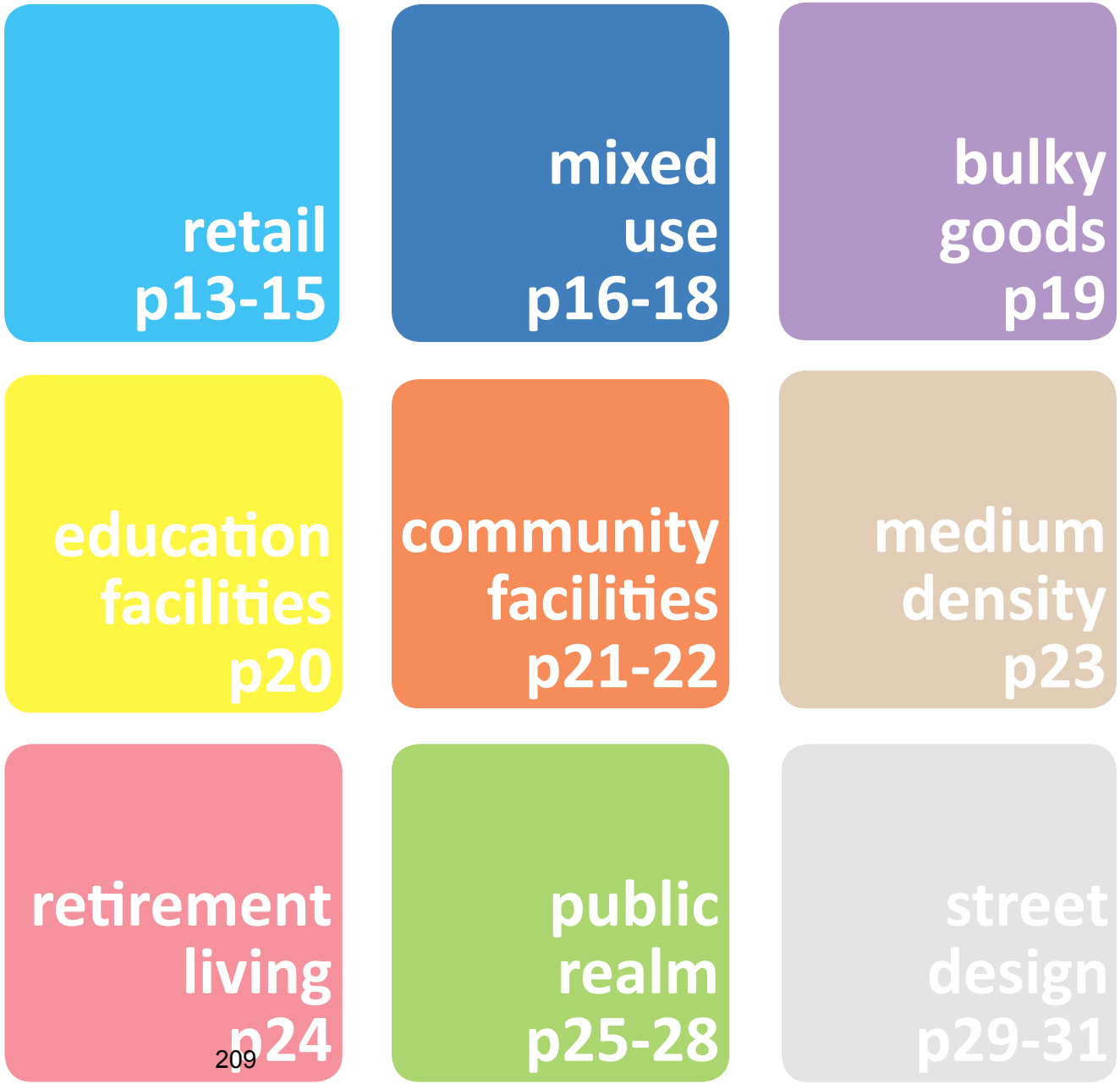


4 DESIGN CONTROLS

The design controls have been prepared as part of the overall strategy of the UDF to guide the development of the Major Activity Centre of the Ballarat West PSP. The design controls' purpose is to create a design criteria to guide the design and assessment of development proposals in the private and public realms of the Major Activity Centre.

The design controls provide critical guidance for the future development of the Major Activity Centre. The controls establish a conceptual framework for the integration of a wide range of elements and uses into a cohesive and uniform activity centre with a strong overall character and sense of place.

These design controls will be the guiding document for Council to assess proposed development in the activity centre in a consistent manner over the life of the development phase of the Major Activity Centre. To achieve consistency and uniformity it will be necessary for developers and their designers to undertake detailed design of all built environment elements in a manner that meets the aims and controls contained herein. Consideration must be given to future development potential of adjoining sites to ensure integrated streetscapes and equitable development opportunities are achieved throughout the Major Activity Centre.



4.1 RETAIL BUILT FORM

4.1.1 Building Envelope

Aim:
To create a traditional Main Street focused activity centre that is highly defined by the adjoining built form with retail building envelopes providing the foundation for consistent activity centre streetscapes and screen all car parking, loading and service areas from the public realm through the location and form of building envelopes.

Controls:
The building envelopes of retail development in the Major Activity Centre are to:

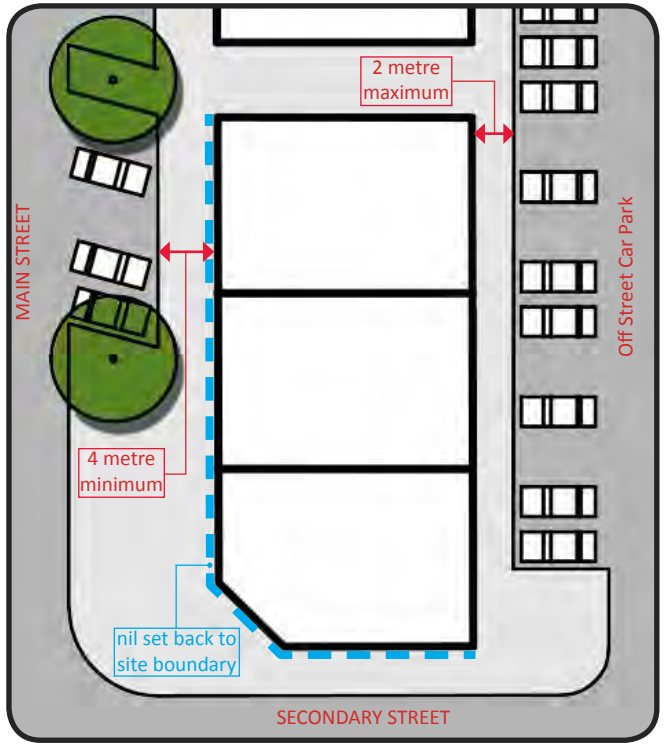
a. Contribute to the development of a traditional town centre urban pattern focused on a Main Street.
b. Present a nil setback from the road reserve of any adjoining street other than a lane.
c. Screen from view all car park, loading and all other service areas from the public realm.
d. Be constructed to a maximum of four storeys with building heights not to exceed 14 metres.
e. Promote upper floor commercial use development.
f. Present a set back of no more than 2 metres from the road surface of an off street car park area that are located to the rear or side of the principal frontage or frontages as specified by the activated facade interface with the public realm as indicated in Figure 2.5.

4.1.2 Orientation

Aim:
To create a highly defined urban structure for the town centre that focuses activity and pedestrian movement along streets and in particular along the Main Street. To maximise the extent of building frontages addressing the Main Street or any other adjoining secondary street, creating a sense of enclosure to the public realm and concentrate access to premises from the street to create a convenient and inviting destination to shop and meet.

Controls:
The built form of development is to be sited and oriented to:

a. Present a nil setback to any public street or public space that adjoins the development's site at ground level.
b. Where possible internal malls should be avoided to prevent pedestrian movement being diverted away from the Main Street, which would impact on the vibrancy of the activity centre's public realm. Any internal mall that is proposed should, through its design, demonstrate that it will have a minimal impact on the functioning of the Main Street as the focal point of the activity centre.
c. Contribute to a consistent town centre streetscape.
d. Maximise the amount of built form that interfaces with the public realm.
e. Locate main entrances of built form in the primary street façade or façade adjoining a public realm space adjoining the development site which is specified by the activated facade interface with the public realm as indicated in Figure 2.5.



indicative plan demonstrating building foot print with nil set back to street


retail development built to the footpath to create a well defined Main Street

4.1 RETAIL BUILT FORM

4.1.3 Activated Street Frontages

Aim:
The purpose of activated street frontages is to provide physical and visual permeability between public and private domains, allow for passive surveillance opportunities and create interest in the streetscape.

Controls:
All building facades at ground level that have an activated facade interface with the public realm as indicated in Figure 2.5 are to:

a. Provide highly activated frontages with windows and entrances as the predominant elements of the ground floor facade.
b. Maximise physical and visual permeability between the street and commercial spaces.
c. Maximise opportunities to enhance passive surveillance of the public realm.
d. Provide entrance and window elements that form at least 50% of the facade surface.
e. Limit any expanse of blank wall to a width of 2 metres.

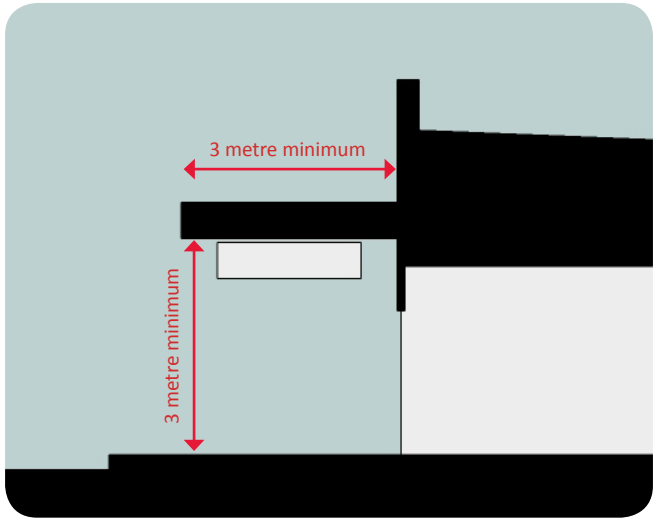
ground floor retail facades maximising opening and minimising blank walls

4.1.4 Awnings

Aim:
To contribute to the pedestrian amenity of the Main Street and any other adjoining street by providing a uniform and consistent weather protection element within the streetscape

Controls:
The facades of all new development with an interface to the public realm are to provide a continuous weather protection canopy along the full length of the facade that:

a. Extends out over the pedestrian pavement a minimum width of 3 metres from the building facade.
b. Has a minimum head clearance of 3 metres above pedestrian pavement level.
c. Has a maimum facia height of 600 millimetres.



awnings are to be constructed to a level that providesweather protection

4.1 RETAIL BUILT FORM

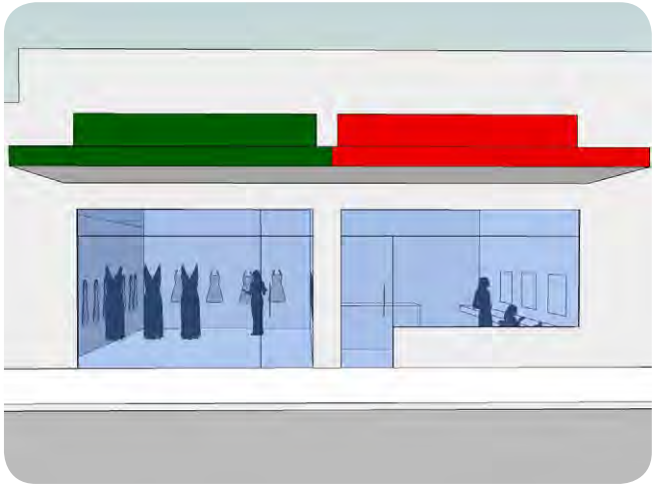
4.1.5 Adaptable Re-Use

Aim:
Allow built form to be easily retrofitted to meet changing commercial demands over time. The Major Activity Centre will serve a new community in a residential growth area. The households in these types of communities are generally young families. The retail and services needs of this demographic will rapidly and successively change over the first 20 years of the establishment of the community. The retail offer in the Major Activity Centre can therefore be expected to change also as the demographics of the community change in the near future. The required footprint of retail outlets may change with the introduction of new commercial uses. Therefore the built form of development should be able to be readily adapted to meet changing demands.

Controls:
The design plans for new development are to:

a. Indicate, through addendum sketch plans, how construction will allow the building to be subdivided / partitioned into narrower retail units in the future.
b. Demonstrate that structural elements and spatial arrangement of proposed development will be able to accommodate an additional storey, if that development interfaces with core retail components.

larger format retail premises spatially capabile of subdivision



two retail units created from a larger premises with minimal refurbishment

4.2 MIXED USE BUILT FORM

4.2.1 Building Envelope

Aim:
To create a traditional town centre urban form for the activity centre that is highly defined by the built form of mixed use development by providing the foundation to consistent activity centre streetscapes and the screen all car parking, loading and service areas from the public realm through the location and form of building envelopes.

Controls:
The building envelopes of mixed use development in the Major Activity Centre are to:

a. Contribute to the development of a traditional town centre urban pattern focused on a Main Street.
b. At ground level present a nil setback from the road reserve of any adjoining street other than a lane.
c. Screen from view all car park, loading and all other service areas from the public realm.
d. Be constructed to a maximum of four storeys with building heights not to exceed 14 metres.
e. Promote upper floor, mixed use development allowing for 'shop-top uses'.

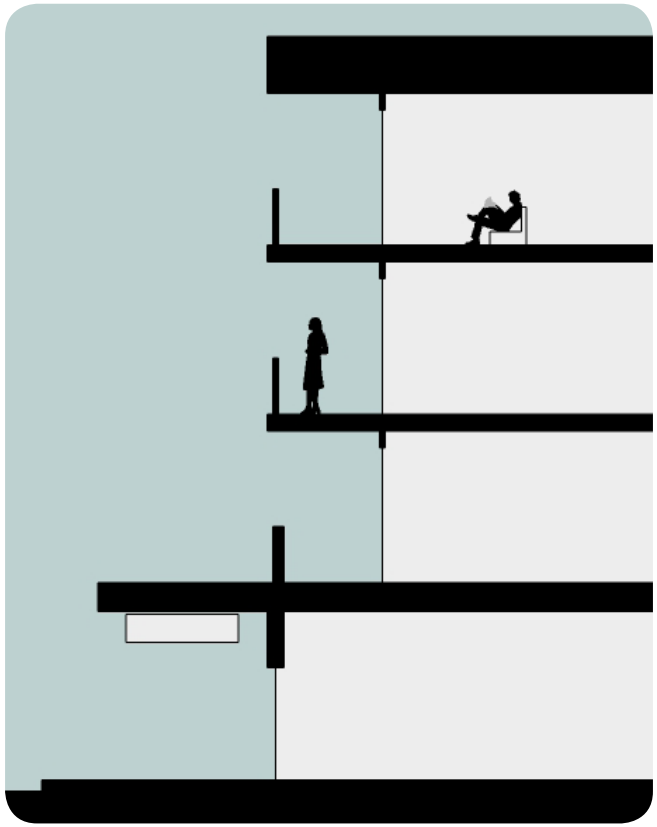
indicative built form of mixed use development

4.2.2 Orientation

Aim:
To create a highly defined urban structure for the town centre that focuses activity and pedestrian movement along activity centre streets. To maximise the extent of building frontages addressing streets or other public realm areas, creating a sense of enclosure to the public realm and concentrating access to premises from the street to create a convenient and inviting destination to shop, walk through and meet.

Controls:
The built form of development is to be sited and oriented to:

a. Present a nil setback to any public street or public space that adjoins the development's site at ground level.
b. Avoid creating any internalised malls that draw pedestrian movement and activity away from the Main Street or any other street in the activity centre.
c. Contribute to a consistent town centre streetscape.
d. Locate main entrances of built form in the primary street façade or façade adjoining a public realm space adjoining the development site which is specified by the activated facade interface with the public realm as indicated in Figure X.
e. Locate entrances to the upper storeys in the primary street façade or public realm space of the building.
f. Locate living areas and balconies of any residential component of the building to address all public land uses that adjoin the development.



maximised passive surveilance from upper floor residential development

4.2 MIXED USE BUILT FORM

4.2.3 Activated Street Frontages / Facades

Aim:
The purpose of activated street frontages is to provide physical and visual permeability between public and private domains, allow for passive surveillance opportunities and create both a sense of safety and interest in the streetscape.

Controls:
All building facades at ground level that have an activated facade interface with the public realm as indicated in Figure 2.5 are to:

a. Provide highly activated frontages with windows and entrances as the predominant elements of the ground floor facade.
b. Maximise physical and visual permeability between the street and commercial spaces.
c. Maximise opportunities to enhance passive surveillance of the public realm.
d. Provide entrance and window elements that form at least 50% of the facade surface.
e. Limit any expanse of blank wall to a width of 2 metres.

All upper storeys of buildings are to:

f. Maximise opportunities to enhance passive surveillance of the public realm and other spaces such as car park areas.

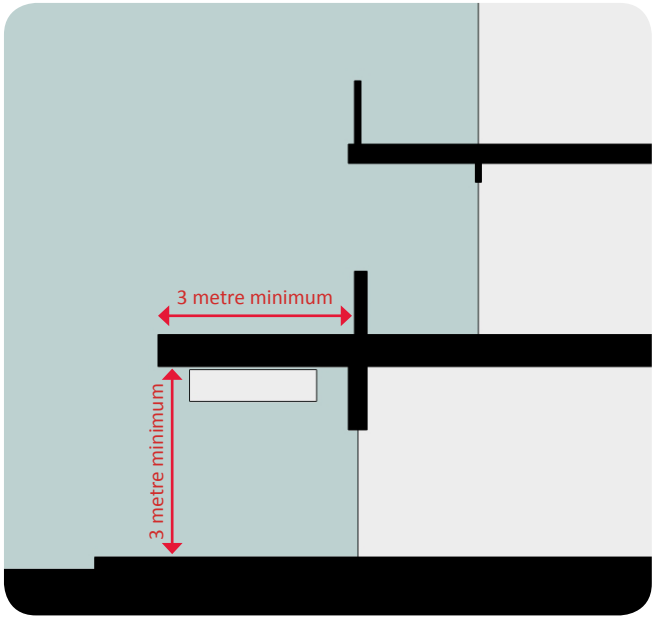
apartment entrances located in the street frontages to increase activation

4.2.4 Awnings

Aim:
To contribute to the pedestrian amenity of the all activity streets by providing a uniform and consistent weather protection element within the streetscape.

Controls:
The facades of all development with an interface to the public realm are to provide a continuous weather protection canopy along the full length of the facade that:

a. Extends out over the pedestrian pavement a minimum width of 3 metres from the building facade.
b. Has a minimum head clearance of 3 metres above pedestrian pavement level.
c. Has a maimum facia height of 600 millimetres.



awnings are to be constructed to a level that provides weather protection

4.2 MIXED USE BUILT FORM

4.2.5 Adaptable Re-use

Aim:
Allow built form to be easily retrofitted to meet changing commercial demands over time. The Major Activity Centre will serve a new community in a residential growth area. The households in these types of communities are generally young families. The retail and services needs of this demographic will rapidly and successively change over the first 20 years of the establishment of the community. The retail offer in the Major Activity Centre can therefore be expected to change also as the demographics of the community change in the near future. The required retail or commercial footprint shape and amount of floor space may change as the activity centre matures and consolidates. Therefore the built form of development should be able to be readily adapted to meet changing demands.

Controls:
The design plans for new development is to:

a. Indicate, through addendum sketch plans, how construction will allow the building to be subdivided / partitioned into narrower retail units in the future.
b. Demonstrate that structural elements and spatial arrangement of proposed development will be able to accommodate an additional storey, if that development interfaces with core retail components.

retail premises structurally and spatially capabile of addtional storeys

retail unit adapted to allow a street front entrance to up stairs apartments

4.3 BULKY GOODS BUILT FORM

4.3.1 Building Envelope

Aim:
To create a large format retail precinct that can operate efficiently using the standard site ordering of this specialised form of retail but is also sympathetic to the surrounding activity centre urban form. Large format retail buildings are to utilise the scale of their building envelopes for extensive display, screening of the majority of car parking areas and all loading and service areas from the public realm through the location and form of building envelopes.

Controls:
The building envelopes of development in the Bulk Goods precinct of the Major Activity Centre are to:

a. To be sympathetic to the overall traditional town centre urban pattern of the activity centre.
b. Present a maximum setback from the Cherry Flat Road reserve of 25 metres.
c. Screen from view the majority of car parking areas and all loading and all other service areas from the public realm.
d. Promote upper floor, mixed use development allowing for 'shop-top uses'.

4.3.2 Orientation

Aim:
To create development that addresses the public realm and through landscaping, screens car parking located in the front set back. To maximise the visual transparency of the street façade of built form for use for display purposes and to allow for passive surveillance to create visual interest and a sense of safety in the adjoining public realm. To maximise the extent of building frontages addressing Cherry Flat Road creating a sense of enclosure to the road reserve and concentrate access to premises from the front set back area.

Controls:
The built form of development is to be sited and oriented to:

a. Present a front façade that is at a minimum 50 percent visually transparent to any public street or public realm space that adjoins the development's site.
b. Avoid entrances that do not address a public street or public realm space which would draw pedestrian movement and activity away from the public street or public realm area of the activity centre.
c. Maximise opportunities to enhance passive surveillance of the public realm.

indicative built form maximising display area and partially screening parking

4.4 EDUCATION FACILITIES BUILT FORM

4.4.1 Orientation

Aim:
To locate the main education precinct buildings along the link road to provide access to the soccer fields and recreation pavilion, as well as activating the open space and streetscape.

Controls:
The built form of development is to be sited and oriented to:

a. Locate buildings along the northern boundary of the school site.
b. Locate the main entrance of the main school building proximate to the retail precinct.

4.5 COMMUNITY FACILITIES BUILT FORM

4.5.1 Building Envelope

Aim:
To develop community buildings that have a consistent built form with the surrounding development.

Controls:
The building envelopes of community facility development in the Major Activity Centre are to:

a. Contribute to the development of a traditional town centre urban pattern focused on a Main Street.
b. At ground level present a nil setback from the road reserve of any adjoining street other than a lane.
c. Screen from view all car park and service areas from the public realm.

4.5.2 Orientation

Aim:
To assist in the activation of the Main Street and other activity centre streets. To maximise the extent of building frontages addressing streets or other public realm areas, creating a sense of enclosure to the public realm and concentrating access to facilities from the street to contribute to vibrant activity centre streetscapes.

Controls:
The built form of development is to be sited and oriented to:

a. Present a nil setback to any public street or public space that adjoins the development's site at ground level.
b. Contribute to a consistent town centre streetscape.
c. Locate ground floor entrances of built form in the primary street façade or public realm space adjoining the built form.

4.5 COMMUNITY FACILITIES BUILT FORM

4.5.3 Activated Street Frontages

Aim:
To maximise the physical and visual permeability between the interior of community buildings and the public realm to allow for passive surveillance opportunities wherever possible to enhance both a sense of safety and interest in the streetscape.

Controls:
All building facades at ground level that have an activated facade interface with the public realm as indicated in Figure X are to:

a. Provide highly activated frontages with windows and entrances as the predominant elements of the ground floor facade.
b. Maximise physical and visual permeability between the street and community spaces.
c. Limit any expanse of blank wall and where this is not possible design the building layout to orientate inactivated walls to not front the public realm or streets of the activity centre.

4.5.4 Awnings

Aim:
To contribute to the pedestrian amenity of the all activity streets by providing a uniform and consistent weather protection element within the streetscape.

Controls:
The facades of all community development with an interface to the public realm are to provide a continuous weather protection canopy along the full length of the facade that:

a. Extends out over the pedestrian pavement a minimum width of 3 metres from the building facade.
b. Has a minimum head clearance of 3 metres above pedestrian pavement level.

indicative community building replicating activated retail facade treatments

community buildings are to provide weather protection for streets

4.6 MEDIUM DENSITY RESIDENTIAL BUILT FORM

4.6.1 Building Envelope

Aim:
To create a scale of development that provides a transition between the urban pattern of a town centre and that of a residential neighbourhood.

Controls:
The building envelopes of medium density residential development in the Major Activity Centre are to:

a. At ground level present a maximum front set back of 3 metres and nil side setbacks.
b. Be constructed to a minimum of 2 storeys for the majority of the building envelope.
c. Represent no more than a 70 percent site coverage of the lot.
d. Provide vehicular access from a rear lane only.
e. Allow verandahs to extend into the front set back area up to 2metres.

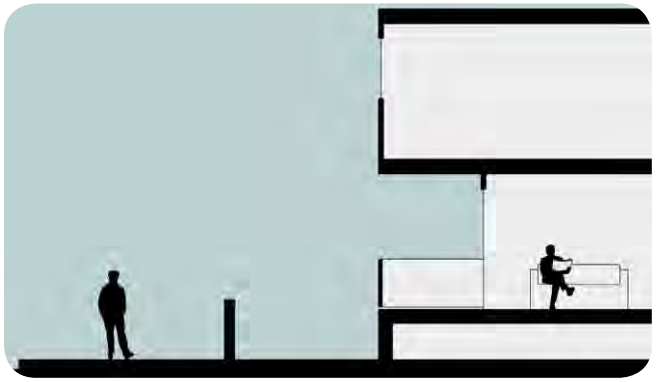
4.6.2 Orientation

Aim:
To maximise passive surveillance opportunities of the activity centres streets and open space areas.

Controls:
Medium density residential development in the Major Activity Centre is to:

a. Provide front facades that maximise over looking opportunities of the public realm and include a main entrance.
b. Provide fencing in the front setback that is of a maximum height of 1.2 metres.
c. Consider a raised ground floor level of 1 metre above natural ground level to partial screen views into dwellings but allow maximum over looking from the dwelling.

medium density residential lots orientated towards open space


raised floor level allows passive surveilance while providing privacy


maximised passive surveilance from residential development

4.7 RETIREMENT LIVING BUILT FORM

4.7.1 Building Envelope

Aim:
To create a pattern of development that is complementary to the urban pattern of the activity centre.

Controls:
The building envelopes of retirement living development in the Major Activity Centre that has an interface with a street are to:

a. At ground level present a maximum front set back of 4 metres.
b. Screen from view the majority of car parking area, all loading and all other service areas from the public realm.

4.7.2 Orientation

Aim:
To maximise passive surveillance opportunities of the activity centres streets and open space areas.

Controls:
Retirement living built form in the Major Activity Centre that has an interface with a street is to:

a. Locate the main entrance of the principal administration building to face a street.
b. Provide street facing unit facades that maximise over looking opportunities of the public realm.
c. Provide visually semi permeable fencing along site boundaries that is of a maximum height of 1.5 metres.
d. Consider a raised ground floor level of 1 metre above natural ground level to partial screen views into units put allow maximum over looking from the unit.

raised floor level allows passive surveilance while providing privacy

4.8 PUBLIC REALM BUILT FORM

4.8.1 Paving

Aim:
To unify the treatment of the pedestrian zone within the Major Activity Centre. The paving will include footpaths, pedestrian crossings, transition zones and articulated pedestrian areas. The paving will reflect the contemporary style of the built form within the main street and provide a consistent, aesthetic, durable, safe and ground treatment. While feature paving may be used in certain locations such as the town square, the majority of foot paths are to conform with the following controls.

Controls:

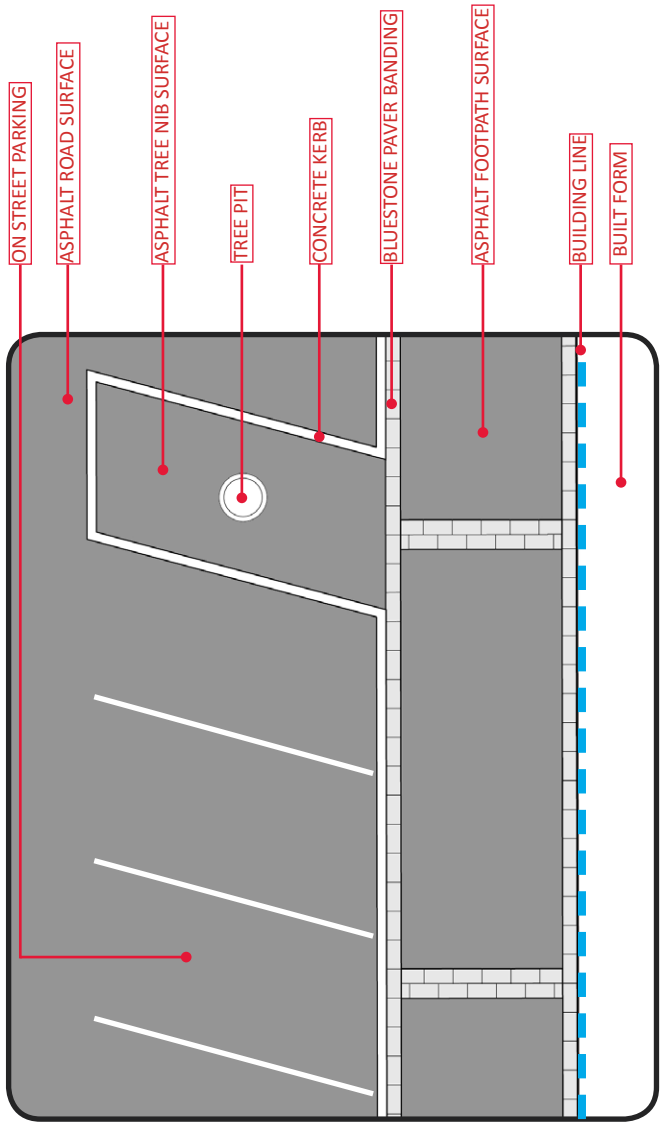
a. Footpaths are to be asphalt with a bluestone paver banding treatment at 8 metre intervals and along the entire length of both the kerb and building line edges of the footpath.
b. Banding pavers are to be bluestone with an exposed aggregate finish. Alternating bands of 600 x 300 x 40mm or 60mm [for vehicle trafficable areas] sawn bluestone pavers are to be used to break up large areas of asphalt at maximum 8 metres spacings and are to be laid on 20mm mortar on a 150mm reinforced concrete sub base with no joints.
c. The colours of any feature paving will be a palette of cool greys and blacks with a primary or secondary colour as a highlight.
d. Feature paving is to be used to highlight pedestrian crossings, gateways, the town square and the transition zone between the open space and town square.
e. Local materials and manufacturers to be used where possible.
f. Paving detail and specification to be provided and approved by Council prior to construction.

4.8.2 Street Furniture

Aim:
The street furniture will provide appropriate amenity for the public and contribute to visually linking this major activity to other activity centres in the municipality and in particular the city centre. The furniture including seating, bins, bollards, tree guards, drinking fountains and bike racks will form a cohesive suite of furniture that can be used in all public spaces.

Controls:

a. The furniture selected is to comply with Type C of the Urban Design Manual – Part A – Street and Park Furniture Guidelines.
b. Street furniture locations and installation detailing is to be provided and approved by Council prior to installation.



indicative layout of on street parking and footpath design in the Main Street

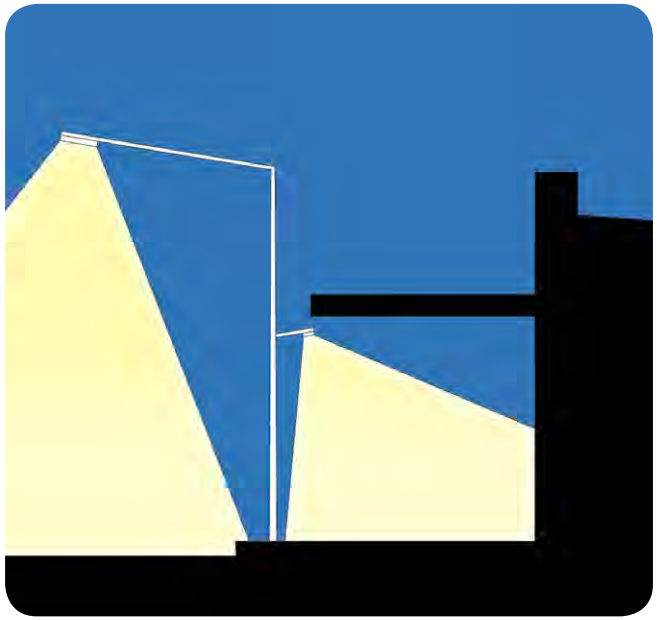
4.8 PUBLIC REALM BUILT FORM

4.8.3 Street Lighting

Aim:
Provide a safe, inviting and attractive streetscape at night. Provide street lighting that illuminates foot paths under building awnings to create a safe, consistent and appropriate lighting level in all pedestrian areas.

Controls:

a. Street lighting selected is to provide dual luminaires that illuminate the road area and the foot path area under awnings.
b. Street lights are to be located at equal distances between tree nibs or at maximum spacings of 18 metre on the Main Street and secondary streets.
c. Street lighting type, locations and installation detailing to be provided and approved by Council prior to installation.
d. Use fixtures suitable to the lighting task, including ambient light or highlighting situations.



activity centre street lighting is to illuminate footpaths as well as roads

4.8.4 District Open Space

Aim:
The open space will provide for a flexibility of use and a diverse range of activities including passive and active recreation.

Controls:

a. Furniture, lighting and hard/soft landscaping, including highlight planting will connect the open space thematically with the town square, civic spaces and the activity centre public realm.
b. The furniture selected is to comply with the Urban Design Manual – Part A – Street and Park Furniture Guidelines.
c. Pedestrian lighting is to comply with the Urban Design Manual – Part A – Street and Park Furniture Guidelines.

4.8 PUBLIC REALM BUILT FORM

4.8.5 Street Trees

Aim:
To contribute to the character and amenity of the activity centre, frame significant views and provide a contrast to and soften the surrounding built form elements. The tree planting palette will be predominantly native with deciduous species selected to highlight the main street and to provide seasonal interest and solar access.

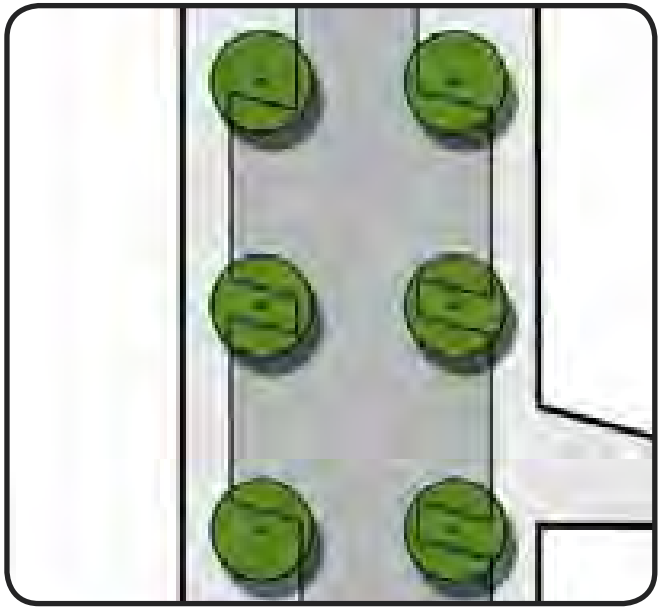
Controls:

Main Street

a. Maclura pomifera 'Wichita' (Osage Orange) are to be used as the theme tree along the Main Street.
b. Trees are to be located in tree nibs within the 60 degree on street car parking areas at a maximum of 18 metre spacings.
c. The nibs are to protrude from the footpath at a 60 degree angle and are to have minimum dimensions of approximately 6 metres long and 3 metres wide. Nibs are to have the same finished level, pavement treatment and kerb treatment as the footpath.
d. Trees are to be centrally located within the nibs and run parallel to the kerb.
e. Within the nibs circular tree pits of 1000mm diameter with 150mm wide x 150mm deep reinforced concrete edging, to finish flush with the surrounding asphalt and stainless steel tree grates are to be provided.
f. All trees are to be planted within root control barriers with granitic sand mulch to 100mm deep.

Secondary Streets and Non Duplicated Link Roads

g. Platanus x acerifolia (Bloodgood) are to be used as the street tree along all the internal link roads and secondary streets.
h. Trees are to be located in tree nibs within the parallel on street car parking areas at a maximum of 25.6 metre spacings.
i. Trees are to be planted in nibs. The nibs are to protrude from the footpath and are to have minimum dimensions of approximately 2.3 metres long and 2 metres wide. Nibs are to have the same finished level, pavement treatment and kerb treatment as the footpath.
j. Within the nibs circular tree pits of 1000mm diameter with 150mm wide x 150mm deep reinforced concrete edging, to finish flush with the surrounding asphalt and stainless steel tree grates are to be provided.
k. All trees are to be planted within root control barriers with granitic sand mulch to 100mm deep.
l. Tree nibs are to have under-planting that does not exceed 400mm in height.



indicative street tree planting plan for the Main Street

indicative street tree planting plan for a Secondary Street

4.8 PUBLIC REALM BUILT FORM

4.8.5 Street Trees [continued]

Residential Street

m. Residential streets are to be planted with a maximum of two native tree species per street.
n. Trees are to be planted in the nature strip, centrally located between the kerb and footpath and run parallel to the kerb.
o. Native trees with a mature canopy height of 10-15 metres are to be planted at 12-15 metres apart
p. No under planting is to be provided in secondary streets.

All Street Trees

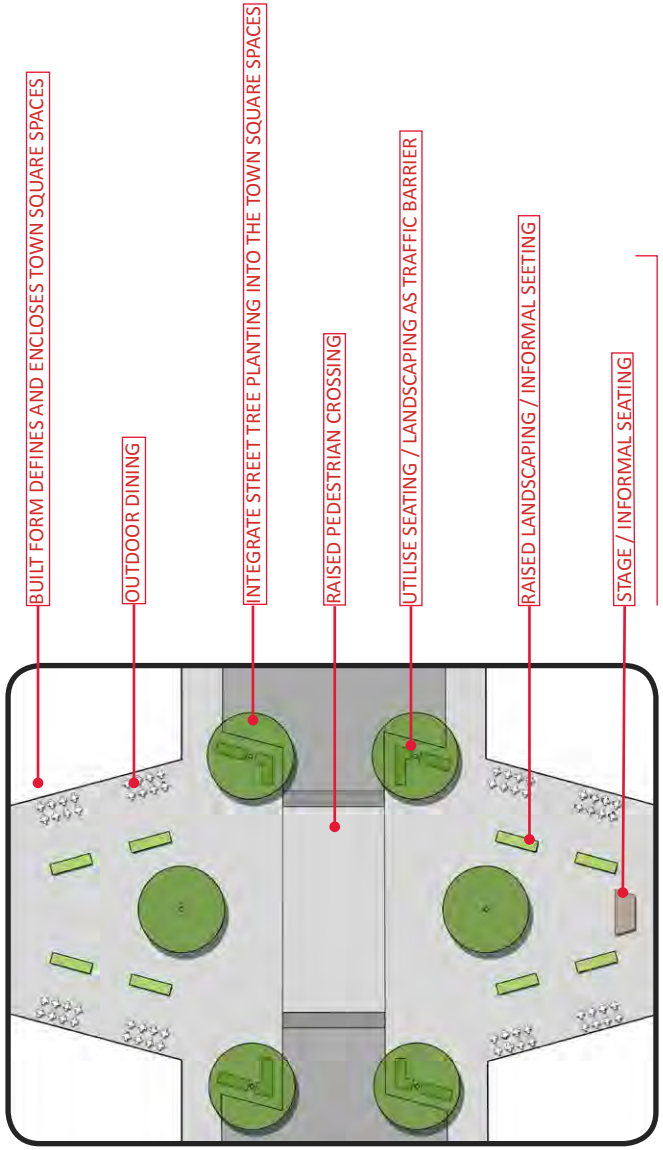
q. All exotic trees to be supplied as advanced trees in minimum 45L containers, with a minimum height of 1.8 metres.
r. All native trees to be supplied as semi advanced trees in minimum 16L containers, with a minimum height of 1.2 metres.
s. All trees to be true to species form with singular leaders and healthy branch and foliage structure.
t. To ensure longevity and reduce maintenance requirements, all tree planting will be provided with appropriate subsurface and surface treatments.
u. Tree planting detail and specification to be provided and approved by Council prior to construction
v. Trees to be inspected by Council prior to handover to Council maintenance program.

4.8.6 Civic Space / Town Square

Aim:
To create a principle town square and other civic spaces which provide the community with a place for meeting, markets, alfresco dining and lingering. To locate the principle town square at the major axis point for circulation, orientation and surveillance within the site.

Controls:

a. Provide appropriate street furniture and amenities within the town square.
b. The furniture selected is to comply with the Urban Design Manual – Part A – Street and Park Furniture Guidelines.
c. Pedestrian lighting is to comply with the Urban Design Manual – Part A – Street and Park Furniture Guidelines.
d. Provide required circulation space around outdoor dining areas.
e. Provide well articulated ambulatory zones within the civic space.
f. Provide built form interfaces to civic spaces that provide appropriate activation, connectivity and enclosure.
g. Co-locate and link town square spaces with a raised pedestrian crossing [at foot path level] that is of a similar spatial dimensions to the town square spaces .



indicative town square plan with potential elements

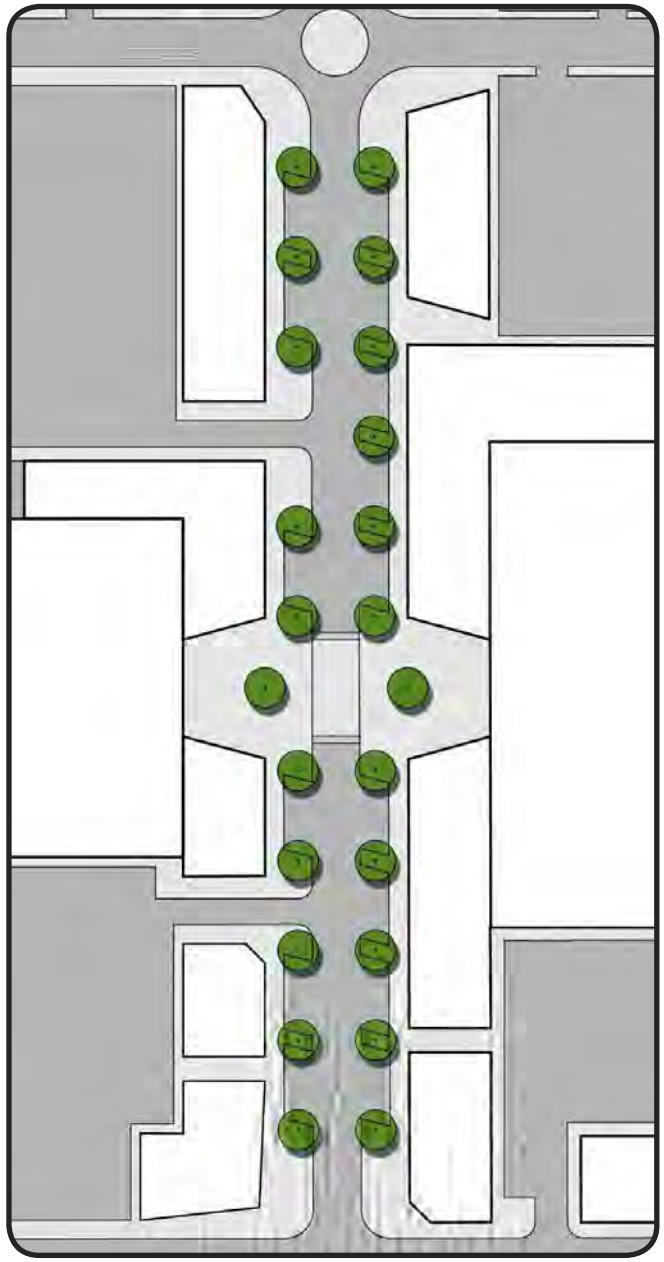
4.9 STREET DESIGN

4.9.1 Main Street

Aim:
To create a highly usable and comfortable space that prioritises pedestrian movement safely and efficiently, provides the main access point to goods and services and accommodates multiple transport modes and car parking. To make the Main Street the focal point of the activity centre with the majority of retail activity focused along this street.

Controls:
The Main Street is to:

a. Provide footpaths that have a minimum width of 4 metres to support pedestrian movement and footpath trading.
b. Create an inviting pedestrain space along the entire length of the street that prioritises pedestrian use through the provision of wide pavements that can accommodate street furniture, landscape treatments, adequate weather protection awnings and outdoor dining while maintaining pedestrian movement.
c. Be designed to maximise street activation by minimising vehicle entrances or crossovers and maximising activated fronages of built form addressing the Main Street.
d. Accommodate on street parking, pedestrian crossings and bus stops.
e. Be designed to maximise connections to local road network, bus routes and pedestrian links.
f. Create a Main Street that provides view corridors that have vistas to landmark built form.
g. Connect to the mixed use area to the west.
h. Accommodate on site and adjacent vehicular movement patterns including various types of traffic, traffic origins and destinations, volumes of traffic and peak loads.
i. Provide areas or sections that can accommodate temporary events such as markets, festivals, concerts and other activities.
j. Provides a town square space on both sides of the Main Street that are connected by a raised pedestrian crossing that is at foot path level and is of a similar demension to the adjoining town square areas.
k. Have a minimum road reserve width of 30 metres.
l. Accommodate 60 degree angled on street parking.
m. Locate street trees beyond the 4 metre wide footpaths and between on street parking as specified in 4.8.5.



indicative plan for Main Street layout

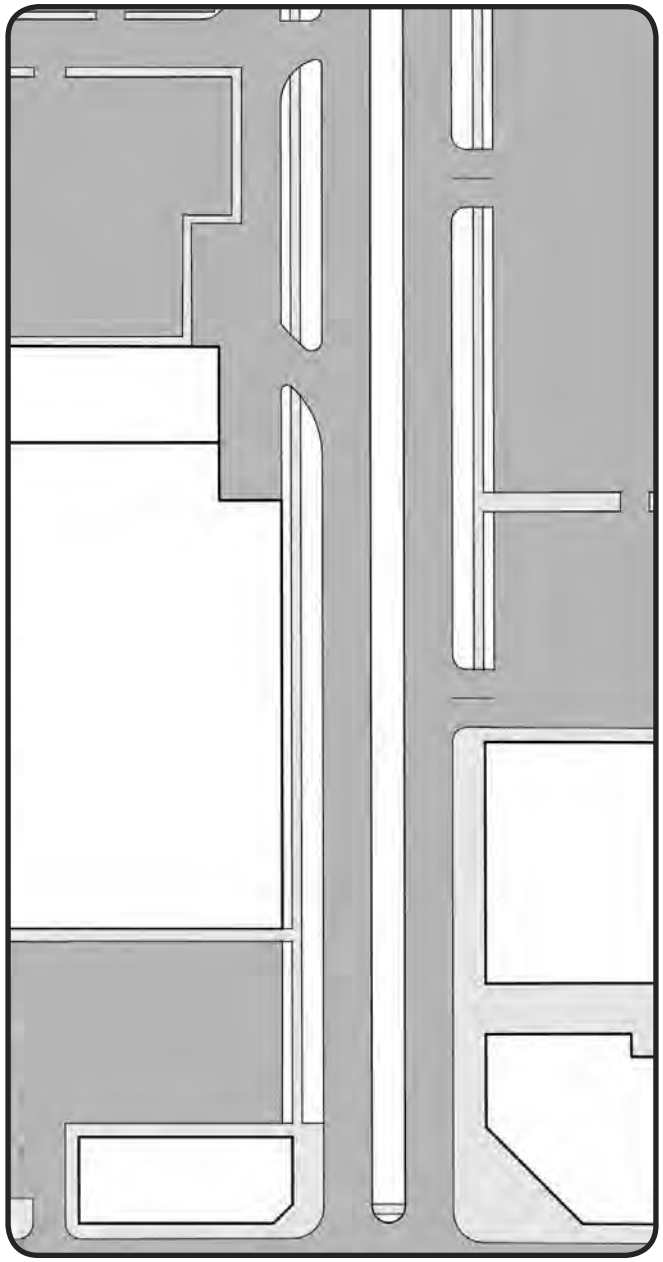
4.9 STREET DESIGN

4.9.2 Duplicated Link Road [Cherry Flat Road]

Aim:
The duplicated link road [Cherry Flat Road] is to support the functioning of the activity centre by providing the principal access point to precincts. The duplicated link road is to be utilised as a principal vehicular access to car parking and service areas of the town centre.

Controls:
The design of the duplicated link road [Cherry Flat Road] within the Activity Centre is to:

a. Provide footpaths that have a minimum width of 4 metres along an interface with an activated frontage as indicated in 4.8.1.
b. Consider the relationship between neighbourhood traffic patterns and the town centre including public transportation routes, bus stops, school drop off zones, probable directions of approach to the town centre and directions of dispersal of traffic from the town centre.
c. Be utilised for the main vehicular access to car parking and loading areas for adjoing development sites.
d. Meet all of the other requirements for a duplicated link road as set out in the Ballarat PSP.



indicative plan for section of Duplicated Link Road layout

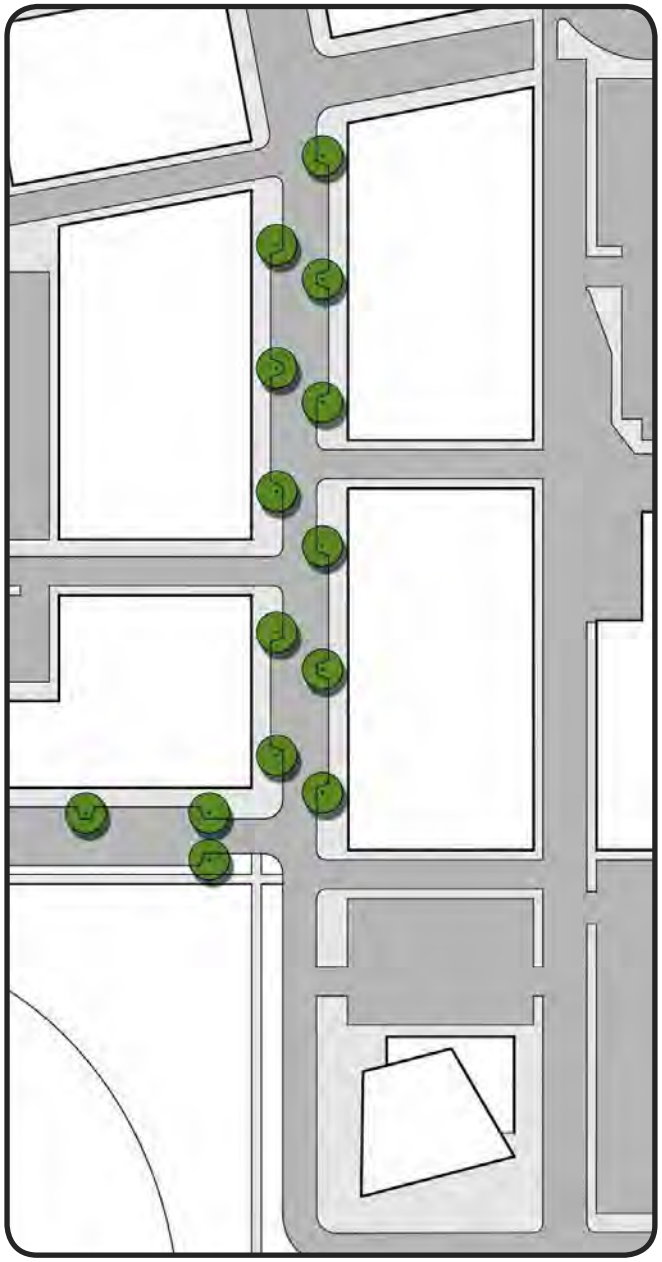
4.9 STREET DESIGN

4.9.3 Secondary Streets/Other Link Roads

Aim:
The secondary street network of the activity centre is to support the functioning of the Main Street as a pedestrian priority area and be utilised for vehicular access to car parking and service areas of the town centre. Secondary streets provide alternative entry points to the town centre and encourage walking and cycling to the activity centre.

Controls:
The design of the secondary street and non duplicated link road movement network is to:

a. Provide footpaths that have a minimum width of 4 metres to support pedestrian movement and footpath trading.
b. Create a neighbourhood movement network that provides all residents with the most direct access to the activity centre.
c. Consider the relationship between neighbourhood traffic patterns and the town centre including public transportation routes, bus stops, school drop off zones, probable directions of approach to the town centre and directions of dispersal of traffic from the town centre.
d. Be utilised for the main vehicular access to car parking and loading areas.
e. Have a maximum road reserve width of 20 metres.
f. Accommodate parallel on street parking.
g. Locate street trees beyond the 4 metre wide footpaths and between on street parking as specified in 4.8.5.
h. In all other respects, replicate the form and function of the Main Street as set out in the Controls of 4.9.1.



indicative plan for section of a Secondary Street layout

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