

3.0 URBAN DESIGN FRAMEWORK

This chapter outlines the design guidelines for the Town Centre which includes objectives and preferred outcomes, based on a series of elements. A set of design objectives are outlined in chapter 3.1 which apply to the whole Town Centre. The overall objectives seek to set the tone and direction for built form, public realm and movement networks within the Town Centre to improve the overall function and amenity of the centre.

Chapter 3.2 provides design objectives and preferred character based on character precincts as established in chapter 2.6. The character precincts design guidelines address the following elements:

- Built Form
- Street Interfaces and Environment
- Materiality
- Landscaping

These are the key elements which will help achieve the vision for the town centre as set out in the UDF.

Objectives describe desired outcomes to be achieved by future development and works in the town centre. All objectives must be met.

Preferred outcomes outline how the objective could best be achieved. Development must show how it responds to the preferred outcomes.

The design objectives and preferred outcomes are to be read in conjunction with the vision and description of the precincts in chapter 2.6 of the Masterplan.

3.1

OVERALL DESIGN OBJECTIVES

Well-designed activity centres are not only more pleasant places for visitors to enjoy, but they enhance land values and can create a more vibrant economy. An improved design can improve the overall safety and image perception of a centre, which could encourage people to visit a centre more frequently.

The creation of quality public spaces will increase the potential for activities such as outdoor dining, markets, festivals, cultural and community events.

The vitality of the Wallan Town Centre can be enhanced by improving how people travel to and within it. There is competition between the need to create pleasant, safe pedestrian environment and convenient access to parking, and the need to move people, private motor vehicles and freight along the Northern Highway and High Street through the Town Centre.

3.1.1 BUILT FORM AND MATERIALS

- Incorporate the use of natural and textured materials such as timber, stone, steel and brick.
- Façade designs to incorporate horizontal and vertical articulation/features, including columns, framing etc.
- Architectural articulation to be proportionate to the lot size and be contemporary in design, using simple building details.
- Avoid excessive decoration and historical reproduction styles. No faux heritage form or construction materials.
- Buildings located on corner sites to address both street frontages. Architectural articulation to 'wrap' around the corner of the building.
- Side elevations which are visible from the street to incorporate varying material treatments and building articulation, including at the upper levels.
- Position entries to face the primary street.
- Façades to incorporate elements including verandahs to visually break up long walls and provide continuous weather protection. Façades to have a dominantly horizontal emphasis at street level, and vertical emphasis at upper levels.
- Walls to be detailed with natural stone and masonry such as brickwork (including rendered), rammed earth or mud brick to create an appearance of permanence. Such wall treatments should be offset with features such as verandahs, pergolas, and balanced areas of glazing.
- Street furniture and built form materials to consider the town country feel but do not imitate it.
- Incorporate low single pitch roof or gable roof styles and avoid curved roof forms.
- Apply extended eaves (of at least 450mm in depth) to the roof design to enhance the presentation of the building and assist solar design.
- Primary base colours to be muted in tone. Accent colours are encouraged but are to be used strategically for key building façade elements.
- Avoid large expanses of uninterrupted walls of a singular surface treatment.
- Façades and elevations to incorporate a complementary material palette that demonstrates diversity in textures. Use a mixture of contemporary and traditional natural materials, textures and finishes including lightweight cladding, timber, render, non-masonry sheeting, glazing, stone, brick, mud-brick and iron roofing.



Figure 65. Old red bricks



Figure 66. Timber and stone



Figure 67. Stone and recycled timber

3.1.2 STREET ENVIRONMENT

- Present street address with clear sense of entry. Primary pedestrian entrances located on main streets and to be visually prominent.
- Public spaces bonded by active shopfront type uses to activate the street.
- Protect and enhance significance of the Avenue of Honour that contributes to the streetscape character of High Street and connecting streets.
- Provide visual permeability at street level by providing (predominantly) glazed façades which present an open active frontage.
- Provide a rhythm of shopfronts which present a small grained scale yet allows for some variety (ground floor facades along High and Queen Streets in the town centre must be broken into sections no greater than 8 metres wide).
- Balance landmark and more recessive scale buildings throughout town centre based on location and street hierarchy.
- Highly visible buildings and buildings on corner sites to be of the highest architectural resolution and expression.
- Uses that generate high levels of vehicular use and/or have a large footprint to be sleeved by smaller retail at the street edge, particularly on pedestrian streets.
- Inviting pedestrian frontages to retail precinct buildings by providing engaging window and entry displays. Avoid blocking windows with shelves, particularly to those windows which front a key link, or primary activity street.
- Walking, cycling and driving experience enhanced by format and grain of buildings.
- Public areas to be well lit at night time and promote opportunities for casual surveillance by positioning active uses along the edge or within public spaces.
- Public spaces to provide shade, enclosure and protection from the elements.
- Street furniture to have consistent design elements across all areas to ensure town centre character is identifiable.
- Street furniture to be attractive, functional and compatible with council design standards, supporting pedestrian, cyclist and retail functions.



Figure 68. Street environment ideas



Figure 69. Street environment ideas

3.1.3 SIGNAGE

- Developments to deliver considered and holistic approach to signage and advertising designed to compliment not dominate the built form.
- New signage to be contemporary and incorporate materials familiar to the area such as timber, steel and stone.
- Public signage to be compatible in design, scale, material, style, and colour with the overall streetscape.
- Public signage to be simple and effective, reducing repetition and clutter.
- Reduce kerbside advertising to minimise visual clutter. Limit the quantity of A-frame signage along key pedestrian routes and shared pathways and prohibit signage in road reservations.
- Integrate signage and lighting with the building form. Avoid signage on the roof or beyond the parapet height of the building.
- The size, height and proportion of signage to be complementary to the building and not a dominating element.
- Generally, signage to not exceed 10% of the entire façade or clearly demonstrate that it 'fits' with the style of the building.
- Signage must not be painted/ fixed on the windows of the building where it faces a street or laneway.
- Avoid the use of animated signs or coloured neon lighting.
- Lights and equipment should be simple in style and discrete in profile.
- Light spillage from signage and lighting for car parks should be contained to within property lines. Landscaping not to be relied upon to prevent light spillage into the public realm.
- Under canopy signage encouraged (Refer Figures 70 and 71).



Figure 70. Example of below canopy signage - fixed to structural element



Figure 71. Example of below canopy signage - hung from canopy

3.1.4 LANDSCAPING

- All streets and service roads within the Town Centre require street tree planting that adheres to a simple formula that can be implemented as part of wither street upgrades or minor works projects.
- North-South Streets are to be planted with large and medium deciduous trees to reflect the Avenue of Honour.
- East-West Streets are to be planted with large, native, clear-trunked species to provide contrast and aid with wayfinding.
- At street corners, or in public spaces a range of highlight species is to be used, that allows for botanic diversity and seasonal interest. New tree plantings are to be provided in nature strips where space is available, or in on-street outstands.
- Tree plantings in Hadfield Park are to be typically deciduous, with a range of large, shade providing species suitable for the frosts and hot weather common in Wallan.
- Wallan Creek is to be highlighted utilising indigenous canopy species and low understorey in an approximate 40m wide corridor.
- Carparks on public or private carparks are to have at least one medium-sized tree for every 10 car spaces.
- Understorey plantings are typically to be hardy native or indigenous species to consider the dry summers, minimise additional water use, be of low maintenance and be reflective of Wallan's country setting. Plantings are to be kept low, under 1m in height, to allow for visibility between areas, and imbue a sense of public safety.



Figure 72. *Corymbia Citiodora* - To be planted on east-west streets

Figure 73. *Corymbia Maculata*

Figure 74. *Pink Oak* - To be planted on north-south streets

3.1.4 LANDSCAPING



Figure 75. Existing Avenue of Honour to be retained and extended

- Areas of grass or lawn are to be used in large swathes that allow for ease of maintenance and contribute positively to the sense of place. Small grassed areas are to be avoided, including nature strips which should be planted with low growing native or indigenous species. Warm-season grasses are preferred over cool-season grasses to allow for grass coverage in the warmer times of higher use, and their lower water demands.
- Tree planting which creates strong, consistent avenues with highlight planting treatment at key locations.
- Continuation of street tree alignment through public spaces. Deciduous trees in north-south streets and evergreen in east-west streets.
- Robust and drought tolerant planting which is linked to water sensitive urban design systems that will capture and treat storm water runoff (where possible). Water sensitive plantings are to be utilised wherever possible in streetscapes, carparks and public spaces to provide sediment traps and filtration of run-off prior to it entering Wallan Creek.
- In terms of street furniture, to reflect the desire for a Country Town Feel, 'Honesty' in expression of materials is preferred – ie. not faux treatments of materials. Steel is galvanised, not stainless, powdercoated or painted. Timber is real timber, not a composite product or recycled plastic. Fixings are generally not concealed, and a sense of 'craftmanship' is to be preferred over mass-produced.
- Refer to the Materials schedule in the Appendices for detailed information regarding materials and species.

3.1.5 ENVIRONMENTAL AND WATER SENSITIVE DESIGN

Water Sensitive Urban Design within built form will also provide much benefit. Where renovations or new developments on private land are proposed, Mitchell Shire Council should determine minimum levels of compliance.

Mandated:

- Rainwater tanks – stormwater harvesting and reuse for toilet flushing and irrigation (minimum size of tanks should be considered in terms of roof / site area ratio, and type of use eg. Carwash)

Preferred:

- Grey water harvesting and reuse
- Porous paving, infiltration trenches and bio-retention systems
- Rain gardens, rooftop greening
- Aquifer recharge and reuse

There are 10 generally accepted Key Sustainable Building Categories to be considered with any renovation or proposed new development. Each project should explicitly state the ESD objectives in terms of these categories.

1. Indoor Environment Quality: to achieve a healthy indoor environment quality for the wellbeing of building occupants
2. Energy Efficiency: to ensure the efficient use of energy, to reduce total operating greenhouse emissions and to reduce energy peak demand
3. Water Efficiency: to ensure the efficient use of water, to reduce total operating potable water use and to encourage the appropriate use of alternative water sources
4. Stormwater Management: to reduce the impact of stormwater run-off, to improve the water quality of stormwater run-off, to achieve best practice stormwater quality outcomes and to incorporate the use of water sensitive urban design, including stormwater re-use
5. Building Materials: to minimise the environmental impacts of materials used by encouraging the use of materials with a favourable lifecycle assessment
6. Transport: to minimise car dependency and to ensure that the built environment is designed to promote the use of public transport, walking and cycling
7. Waste Management: to ensure waste avoidance, and reuse and recycling during the construction and operation stages of development
8. Urban Ecology: to protect and enhance biodiversity and to encourage the planting of indigenous vegetation.
9. Innovation: to encourage innovative technology, design and processes in all development, so as to positively influence the sustainability of buildings
10. Construction and Building Management: to encourage a holistic and integrated design and construction process and ongoing high performance.

3.2 CHARACTER PRECINCTS

This chapter provides objectives and preferred outcomes for each of the Precincts. The use and built form character of each precincts differs between precincts, with some requiring a higher level of architectural form than ones, dependant on their exposure and role . This is reflected in the level of detail for built form and public realm objectives.

The following elements are covered where relevant:

- Built Form
- Street Interfaces and Environment
- Weather Protection
- Materiality
- Landscaping

The objectives and preferred outcomes must be read in conjunction with the overall Town Centre objectives in Chapter 3.1 which must be met.

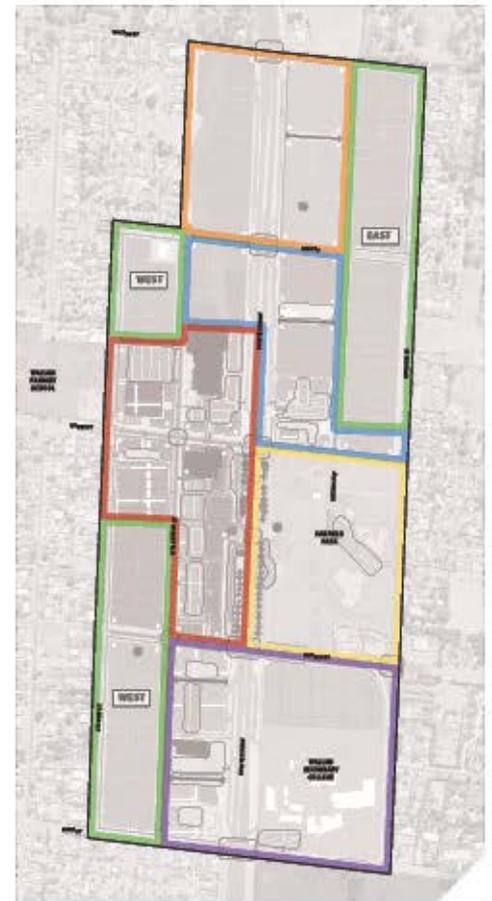
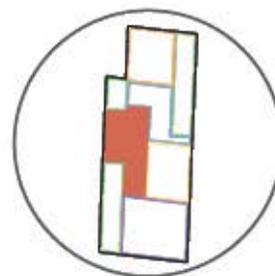


Figure 76. Character Precincts

LEGEND	
	UDF STUDY AREA
PRECINCTS	
	TOWN CENTRE CORE
	LEISURE
	LIFESTYLE
	NORTHERN GATEWAY
	SOUTHERN GATEWAY
	SUPPORTING TOWN CENTRE/ FUTURE DEVELOPMENT

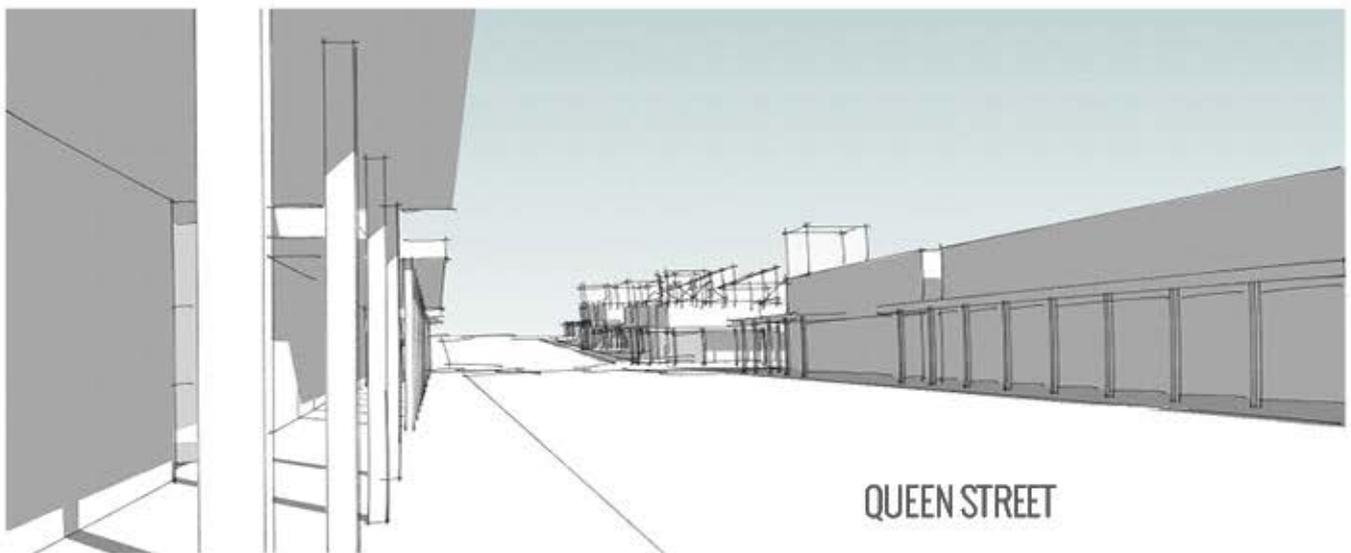
3.2.1 TOWN CENTRE CORE

This UDF aims for the Town Centre Core to be consolidated, improved and recognisable. It must provide a stronger sense of place than it does now, one that is more navigable, has a clearly defined public realm, and makes significant improvements for pedestrians and cyclists. It requires better all-weather protection, improved outdoor dining and trading opportunities, and the development of finer-grained spaces. Buildings are to be modern and more sustainable, and a country building vernacular is to be encouraged. Each of its main streets requires investment to provide continuous footpaths, street tree planting, public lighting and furniture.



Element	Design Objectives which must be met	Preferred Outcomes which should be met
Built Form	<p>Provide form and the massing of the Town Centre Core to reflect that of a large regional township.</p> <p>Consolidate the Town Centre Core by extending up with a vertical mix of uses, infill development and increased density. Avoid single storey buildings.</p> <p>Deliver heights along High and Queen Streets of a minimum of 2 storeys (aside from DDS/ Supermarket sites).</p> <p>Ensure built form adjacent to the bus interchange promotes safe use of this space.</p> <p>To provide a consistent built form edge to define streetscapes and the public realm at street level, while designing levels above two storeys so that they do not dominate general streetscapes.</p> <p>Deliver buildings at street level on High Street and southern side of Queen Street which are built to the footpath edge. This edge condition also applies where a building may front a public space.</p> <p>Setback buildings from the north side of Queen Street by some 4 metres to accommodate level access to retail.</p>	<p>A built form combination of small, medium and large format buildings.</p> <p>A commercial fine grain presentation at street level with large format buildings located behind.</p> <p>Varying building scale within the core, but with terrace type density in small format buildings, with levels above 2 storeys being setback in a stepped arrangement.</p> <p>Stepped building heights along Queen Street and Watson Street to follow land form.</p> <p>Passive surveillance of the bus interchange areas (options 1 and 2) and car parking areas on Wellington Street though the incorporation of active frontages on Watson Street and supporting upper level uses which could add 'eyes on the street'.</p> <p>Buildings at important intersections such as High/ Queen Streets and Queen/Watson Streets which present an exceptional form appropriate to the importance of this place.</p> <p>Street setbacks which support on-street commerce and activity, with wider footpaths on High Street and generous landscaping and areas for dining on Queen Street.</p> <p>Upper levels which are designed/broken up to reflect the ground floor 'grain' - ie not a single large building mass.</p>

<p>Street Interfaces & Environment</p>	<p>Incorporate some variation in grain sizing/building widths and scale to create a pleasant pedestrian environment.</p> <p>Provide buildings which activate the street edge at ground floor and provide interest for pedestrians. This may include areas for outdoor dining/ congregation.</p> <p>Avoid crossovers along street frontages and avoid any additional crossovers on Queen Street, High Street and consolidate crossovers in Wellington Street where possible.</p> <p>Avoid blank walls on medium and large format buildings by sleeving with retail to key frontages (S1 space, P2 place, P4) and providing visual interest to break up surfaces at other frontages.</p> <p>Broad footpaths to support on street commerce and activity.</p> <p>Enhance views to the surrounding regions and natural features such as Kinglake National Park.</p> <p>Cohesive signage which is integrated with the building and avoids visual clutter.</p> <p>Provide consistent weather protection to Queen and High Streets as the focus for pedestrian activity.</p> <p>Orientate buildings to take advantage of natural elements.</p>	<p>Activated streetscapes at ground floor for the Primary Activity Streets and High Street which include entries and glazed frontages which wrap around to address key corners.</p> <p>Direct interfaces between building façades and the public realm (avoid colonnades, alcoves).</p> <p>Larger format buildings which present windows and a differentiated massing to any street or public area.</p> <p>Broad footpaths which align with the street priority and cross sections in section 2.3 of this document.</p> <p>Buildings which are detailed to maximise northern exposure, while protecting glazing and other sensitive areas from direct western sun.</p> <p>Upper levels which are oriented to capture long range views to King Lake National Park.</p> <p>New buildings which integrate signage with built form including under canopy signage and no above canopy signs (see Figures 69 and 70 - signage photos).</p> <p>Continuous canopies and verandahs along existing street frontages and the potential for integrated weather protection with built form for new development areas.</p> <p>Building openings to be orientated towards prevailing winds.</p>
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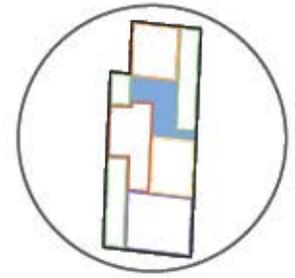
QUEEN STREET

Figure 77. Queen Street massing study, looking west

Materiality	Avoid predominant use of concrete and composite products in building construction.	Buildings which introduce both texture and detail at eye level creating visual interest, while ensuring built form materials are permeable to allow for passive surveillance. High quality contemporary building forms and materials which have a combination of stone, timber and galvanised steel materials rather than concrete, composite products and stainless steel.
Landscaping/ Public Realm	Highest quality materials reflective of the location in the town core and the streetscape planting theme which includes deciduous trees in north south streets and evergreen in east-west streets. Finer grain detailing in key locations (Town Centre Heart, Queen Street retail expansion area, and High Street) with more unique materials and bespoke furniture.	A landscape response which exhibits highest quality landscape materials and finishes reflecting urban centre which includes, unique materials, tree guards, street furniture and grilles. See section 2.5 of the Masterplan.

3.2.2 LIFESTYLE

The Lifestyle Precinct will be the one to demonstrate that quality services and public experiences can be found in Wallan. New developments or renewals should be encouraged to express themselves, to be unique and to bring a new flavour to Wallan that is based on a country character and honest materiality. The public realm to support this needs to be simple and effective, providing direct physical access for all users, and an investment in the basics of continuous footpaths, street tree planting, public lighting and furniture.



Element	Design Objectives which must be met	Preferred Outcomes which should be met
<i>Built form</i>	<p>Avoid blank walls for medium and larger format buildings with articulation to those parts of the building which are highly visible.</p> <p>Deliver generally two storey maximum height, detached or semi-detached commercial buildings.</p> <p>Support 2-3 storey scale residential dwellings with upper level setbacks in locations which provide an attractive outlook. Avoid single storey, detached housing.</p>	<p>Buildings which provide soft landscaped setbacks to street frontage and narrower soft landscaped setbacks between individual buildings.</p> <p>Integrated, higher density residential development which fronts the creek and provides a contemporary design response.</p> <p>Dwellings and offices which are designed to front a local street fronting the creek (including a footpath) and be designed with windows and living areas looking out to the creek, providing passive surveillance.</p> <p>See Figure 77</p>
<i>Street Interfaces and Environment</i>	<p>Provide detail at eye level and quality of material finish.</p> <p>High quality built environment with interest at pedestrian level.</p> <p>Support street front activity where possible and relevant, particularly on Queen Street and south east section of the precinct on High Street.</p> <p>Buildings (either commercial or residential) to address the creek. This includes providing windows, balconies and low, transparent fencing.</p> <p>Provide building setbacks (for commercial buildings) which are either generally in line with the existing street setbacks or provide adequate area for landscaping.</p> <p>Provide car parking primarily at the rear or side of the site so the street frontage presents primarily for built form or landscaping.</p> <p>Ensure fencing to street frontages is visually permeable and visually permeable to the side boundaries extending at least 10 metres into the site. Avoid chain mesh, solid slab, cyclone and similar types of fencing in front of the building line.</p> <p>Provide lighting to the ground plane of public oriented buildings.</p>	<p>Open sided and/or visually permeable structures with good through sightlines.</p> <p>Contemporary buildings which integrate weather structures.</p> <p>Fencing along creek frontages which is no greater than 1.2 metres in height.</p>

<p><i>Materiality</i></p>	<p>Provide contrast in material between larger masses and smaller building elements and between ground and upper floors.</p>	<p>Buildings which are purpose designed but which have considered architectural detail at ground and upper floors through use of materials and placement of windows.</p>
<p><i>Landscape/ Public Realm</i></p>	<p>Provide transitional landscape areas between carparks and building entries.</p> <p>Provide lighting to the ground plane of public orientated façades.</p> <p>Deliver trunk canopy planting, avoiding shrubs over 1m to maintain sightlines to High Street and along service road.</p> <p>Detail streetscape materials and finishes to assist with natural way finding.</p> <p>Provide landscaping in private areas which interfaces with the creek to contribute to landscape value of the waterway.</p>	<p>Street furniture and materials which consider history but do not replicate it.</p> <p>Sites which are well lit and allow for views into them from the street through choice of planting and fence treatments.</p>

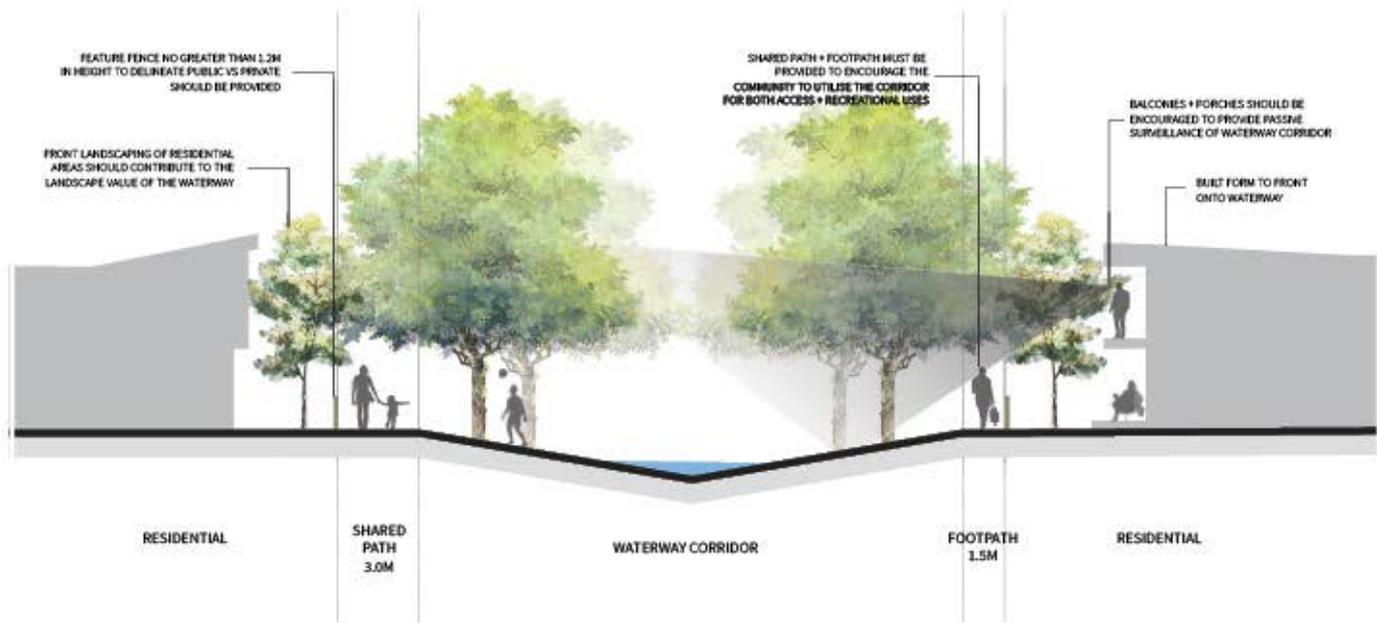
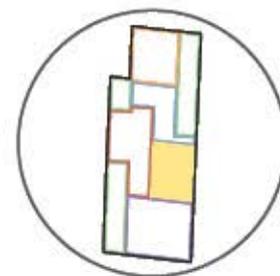


Figure 78. Wallan Creek interface cross section

3.2.3 LEISURE AND COMMUNITY

The Leisure and Community precinct is Wallan's primary community area. A committed and thorough Masterplan for Hadfield Park is required to guide future planning of Hadfield Park that this does not continue. This Master Plan will ensure that any further development within the park relates to its role as the premier park. A long-term commitment to shade trees, and that Wallan Creek is considered important and could be improved. Hadfield Park should be viewed in the context of Wallan as a future destination with a valuable park asset at its centre.

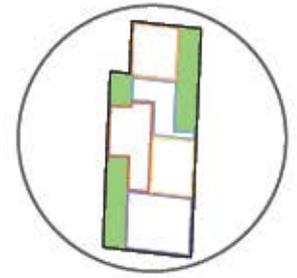


Element	Design Objectives which must be met	Preferred Outcomes which should be met
<i>Built form</i>	<p>Ensure any extended/new buildings are sensitive to existing park landscape setting. Allow a 'domestic' scale of single storey or two storeys, if sensitively designed.</p> <p>Avoid further permanent structures other than those supporting the ideals and activities of the parkland (subject to future masterplanning exercise).</p> <p>Encourage articulation and interest in overall form including moderate projections and recesses.</p>	<p>Built form which is secondary and supportive of landscape features and functions.</p> <p>Buildings which address the parkland on all sides with no inappropriate 'back of house' areas facing it.</p> <p>Building placement and design which is visually permeable within park and provide passive surveillance and safety.</p>
<i>Street Interfaces and Environment</i>	<p>Design lighting minimise light spill into the park.</p> <p>Provide detail at eye level and quality of materials in built form.</p> <p>Aid visual permeability and public safety from both within premises and from the street.</p> <p>Deliver high quality built environment with interest at pedestrian level.</p> <p>Encourage path networks and land uses to guide building placement.</p>	<p>Open sided and/or visually permeable structures with good through sightlines.</p> <p>Contemporary buildings which integrate weather structures.</p> <p>Provide shade devices wherever possible for public enjoyment as relevant to the intended use.</p>
<i>Materiality</i>	<p>Ensure materials used adjacent to the Free Library contrast and highlight this heritage building.</p> <p>Ensure high quality landscape materials are used to reflect the park's premier location.</p>	<p>Buildings which sit comfortably within the park setting and do not dominate either the existing heritage building or the openness of the park.</p>

Element	Design Objectives which must be met	Preferred Outcomes which should be met
<i>Landscape/Public Realm</i>	<p>Provide generous walking and cycling networks connecting with Town Centre which direct people to the dedicated crossing points of High Street.</p> <p>Considered landscape edges to building perimeters and high quality landscape treatment around Free Library and War Cenotaph.</p>	<p>Landscaping which enhances adjacent buildings and complements their style and history through choice of species and planting regime.</p>

3.2.4 SUPPORTING TOWN CENTRE FUNCTION

Many current higher-density developments in Wallan are sub-standard in terms of function, aesthetic and lifestyle value. Future developments need to be encouraged to address street fronts, with each residence having a public address, or at a minimum, a publically-visible address. Second and third storey developments will be encouraged, with overall site coverage to be reduced to allow for decent-sized front and back gardens and improved site permeability. Eaves, roof terraces, balconies and verandahs will be encouraged. On multi-residential sites a commitment to providing combination of shared and private gardens will improve both an improvement in quality of life and interfaces with adjacent properties.

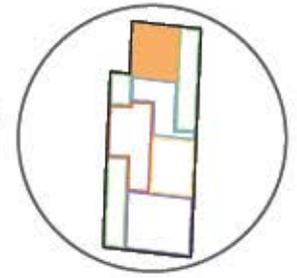


Element	Design Objectives which must be met	Preferred Outcome which should be met
<i>Built Form</i>	<p>A combination of small and medium format buildings which support home business and mixed uses at ground floor and residential above.</p> <p>Increase residential density within the precinct by supporting a variety of forms including townhouses, units, duplex and low rise apartments. Avoid single storey detached housing on large sites.</p> <p>Improve on current provision of higher density housing which provides very little private open space and is typically single storey 2 bedroom with central driveway.</p> <p>Develop opportunities for pedestrian permeability through development.</p> <p>Generally single to 3 storey height with storeys above second storey stepped back.</p> <p>Avoid developments with dead-end driveways for improved safety and permeability.</p> <p>Mix of sizes and formats to satisfy a broad demographic.</p>	<p>Integrated residential development which provide for a mix of houses including townhouses, units and low level apartments and an offer of 1, 2 and 3 storey product and some SOHO product (small office/home office – particularly in the southern section of the precinct).</p> <p>Residential development which provides for 40% permeable area to deliver a good level of private open space and shared landscaped areas on higher density lots.</p> <p>Internal roads which are designed to be shared space environments to maximise benefit.</p> <p>Sites which provide high quality private and shared spaces.</p>

<p><i>Street Interfaces and Environment</i></p>	<p>Avoid blank walls to the street frontage and have clear articulation in façades to break up surfaces.</p> <p>Generally single to 3 storey height with storeys above second storey stepped back.</p> <p>Off-street parking with transitional landscape to building entries</p>	<p>Streetscape upgrades to Wellington and Stanley Streets in the west, and Bentinck and Windham Streets in the east.</p> <p>Sites which are designed to provide landscaped edges to adjacent properties, via a setback of 3 metres from side boundaries.</p> <p>New pocket parks within the Precinct to provide local amenity and improved public realm.</p>
<p><i>Materiality</i></p>	<p>Provide good visual permeability to public frontages</p> <p>Contrast in material between larger masses and smaller building elements – eg. between walls and window frames.</p> <p>Detail at eye level and quality of material finish.</p>	<p>Development which incorporates a mix of materials and windows to front the street.</p>
<p><i>Landscape/ Public Realm</i></p>	<p>Provide meaningful landscaping within front setbacks (minimum 4 metre front setback).</p>	<p>Development which presents a green edge to the street, which contributes to the public realm.</p>

3.2.5 NORTHERN GATEWAY

The Northern Gateway will go through the most significant changes in the ensuing years. It needs to transition from a mixture of low density housing and sprawling commercial activities into a concise, defined precinct that defines the northern entry road experience and provides the growing town goods, services and employment. New developments will need to consider their street address, their presentation, and contribute positively to the public realm. The service road needs to be developed as a street in its own right, separately articulated from High Street. Management of boundaries needs to consider adjacent properties, and the landscape contribution within each site needs to be enhanced.

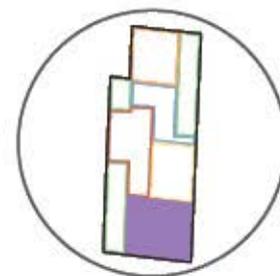


Element	Design Objectives which must be met	Preferred Outcomes which should be met
<i>Built Form</i>	<p>Deliver generally two storey maximum height, detached or semi-detached commercial buildings.</p> <p>Locate office components of buildings at the corner/front of the building and address the street.</p> <p>Support higher density residential forms up to 3 storeys.</p> <p>Support 2 storey scale residential dwellings which front the creek.</p> <p>Provide contrast in material between larger masses and smaller building elements, with office components given prominence in the building form.</p>	<p>Landscaped site boundaries which partially mask and soften the solidity of the built form.</p> <p>Office components of buildings which are visually dominant on the street, being some 6 metres in height to give emphasis to that part of the development.</p> <p>Residential forms including townhouses and units which provide passive surveillance at the creek environs.</p>

<p><i>Street Interfaces and Environment</i></p>	<p>Provide building setbacks (for commercial buildings) which are either generally in line with the existing street setbacks or provide adequate area for landscaping.</p> <p>Provide car parking primarily at the rear or side of the site so the street frontage presents primarily for built form or landscaping.</p> <p>Consider interfaces with the secondary road (either rear or side road).</p> <p>Provide a secondary access to the rear if beneficial to the operation of the site.</p> <p>Deliver good visual permeability to public frontages, particularly along Wallan Creek.</p> <p>Reduce conflict between vehicles/visitors and trucks/service vehicles.</p> <p>Locate loading/service areas so that unloading of vehicles can principally occur within buildings.</p> <p>Ensure fencing to street frontages is visually permeable and to the side boundaries extending at least 10 metres into the site.</p> <p>Avoid chain mesh, solid slab, cyclone and similar types of fencing in front of the building line.</p>	<p>Separate site access for pedestrians/low order vehicles unless it is impractical to do so.</p> <p>Buildings which address the creek by providing a street frontage along its length or using rear loaded product.</p> <p>Pedestrian access through car parks which is clearly marked and where possible emphasises through the use of raised textured surfaces.</p> <p>Buildings which have clear entry points, punctuated through landscaping and the building form as well as clear signage.</p> <p>Consistent building setback from High Street frontage within no parking within this zone.</p> <p>Car parking which is largely screened by buildings and landscaping.</p> <p>Sites which are designed to accommodate staff parking and commercial deliveries/loading at the rear and a small amount of 'visitor' parking at the front.</p> <p>Sites which have no fences in front of the building line.</p> <p>Buildings which are built either to the lot boundary (if adjoining building already built to the side boundary) or setback some 3 metres to enable landscaping in the setback.</p> <p>Sites which provide a front setback of 4 metres. For lots less than 1500sqm, a reduced front setback may be considered.</p>
<p><i>Landscape/ Public Realm</i></p>	<p>Consistent setbacks with sufficient space for landscape planting to offer a higher standard of amenity across the precinct.</p> <p>Lighting to the ground plane of public orientated façades.</p> <p>Deliver trunk canopy planting, avoiding shrubs over 1m to maintain sightlines to High Street and along service road.</p> <p>Provide transitional landscape area between carparks and building entries</p>	<p>Buildings which are sited/setback so as to assist in creating a proper streetscape along the High Street service road.</p> <p>Sites which are well lit and allow for views into them from the street through choice of planting and fence treatments.</p>

3.2.6 SOUTHERN GATEWAY

The Southern Gateway will define the entry road experience from Melbourne and provide new employment opportunities. It must present well, with clearly defined usage and edges, and provide staff and visitors with good amenity. Demographic changes and needs will create a good level of demand for services associated with higher densities and population. The southern gateway already has a precedent building - the Nexus building, with street frontage, a modern-country aesthetic, multiple storeys and plans for further expansion. This precinct requires commitment to a continuous setback, a service road that is presented as a street in its own right, and developments that also address the likely development of Wellington Street.



Design objectives and preferred outcomes are not provided for the Secondary School site. However, the masterplan identifies the opportunity for development of higher order civic uses on the open space area subject to further discussions with Wallan Secondary School and the Department of Education.

Element	Design Objectives which must be met	Preferred Outcomes which should be met
<i>Built Form</i>	<p>Provide a combination of small, medium and large format buildings supporting a range of commercial enterprises.</p> <p>Support medium rise scale of 2-3 storeys with storeys above second level stepped back.</p> <p>Provide a minimum of 3 storeys on the Key Development Site on Watson Street and up to 5 storeys to clearly signify an entry portal to High Street.</p> <p>Consolidate the precinct by developing a vertical mix of uses. Avoid expansive single storey development.</p>	<p>Primarily medium format buildings and some smaller building footprints (eg: food and drink/café) which break up the building form.</p> <p>Varying building scale with greatest height to the High and Watson Streets frontages.</p> <p>Buildings at the important intersection of Watson/Wellington and Watson/High Streets which present an exceptional form appropriate to the importance of this place.</p> <p>Building which carry through the design quality provided by the Nexus building.</p> <p>Buildings which address both High and Wellington Streets.</p> <p>Developments which incorporate 'back of house' within the buildings.</p>
<i>Street Interfaces and Environment</i>	<p>Provide a landscaped setback to the High Street service road in of a minimum 4 metres.</p> <p>Avoid expansive car parking areas fronting High Street Service road.</p> <p>Develop opportunities for pedestrian permeability through to town centre core across Watson Street.</p> <p>Provide building setbacks to the Service Lane which are sufficient to provide landscaping and pedestrian amenity.</p> <p>Provide a building setback from Wellington St which acknowledges the residential interface.</p> <p>Off-street parking with transitional landscape to building entries.</p>	<p>Sites which provide limited parking at the street frontage and parking at the side and rear.</p> <p>Contemporary buildings on the corner of Watson Street and High Street which provide a pedestrian connection at ground floor which could be delivered through a foyer/lobby or between buildings.</p> <p>Buildings which are setback in line with the Nexus building and present an attractive pedestrian area/forecourt or landscaped edge.</p> <p>A Landscaped setback of 4 metres from Wellington Street to create a more 'neighbourhood' character, with car parking or buildings behind this setback</p>

<i>Materiality</i>	<p>To ensure the use of high quality building materials which reflect an urban centre.</p> <p>Avoid predominant use of concrete and composite products in building construction</p> <p>Achieve contrast in material between larger masses and smaller building elements.</p>	<p>Buildings which introduce both texture and visual detail at eye level creating visual interest, while ensuring built form materials are permeable to allow for passive surveillance.</p> <p>High quality contemporary building forms and materials which have a combination of stone, timber and galvanised steel materials.</p>
<i>Landscape/ Public Realm</i>	<p>Detail at eye level and quality of material finish.</p> <p>Deliver trunk canopy planting, avoiding shrubs over 1m to maintain sightlines to High Street and along service road.</p>	<p>Sites which are well lit and allow for views into them from the street through choice of planting and fence treatments.</p>

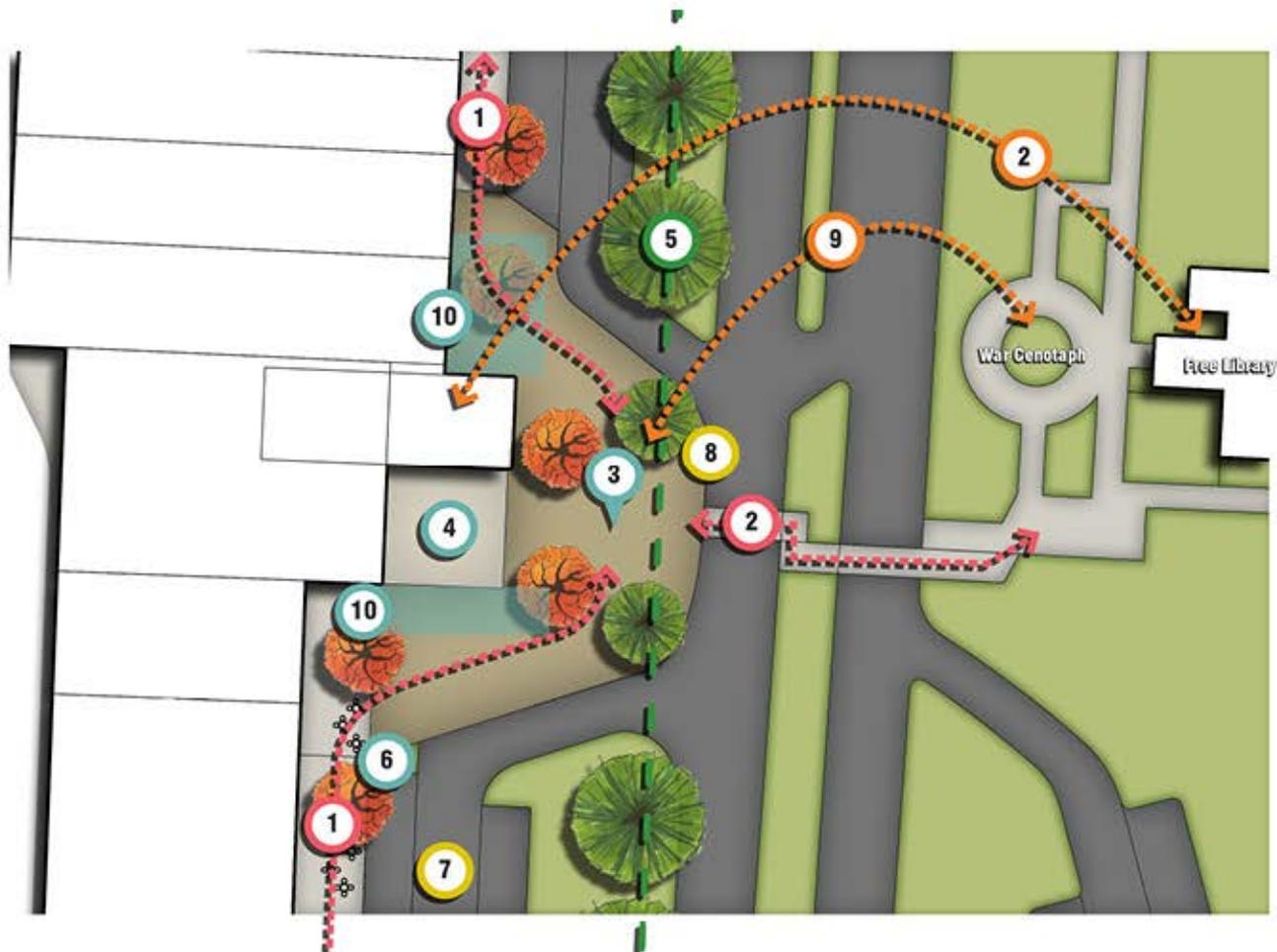
3.3 KEY DEVELOPMENT SITES

The key development sites as included in the Masterplan are sites which will provide an important role in the centre through a combination of their use, built form presentation and contributing to the public realm. The sites demonstrate how the design objectives and/or preferred outcomes outlined in 3.1 and 3.2 can best be achieved. There are other important sites within the Town Centre which are either vacant or under utilised. However the four sites chosen are particularly important to the development of the centre overall as they either create or contribute to the public realm, can present an exceptional built form and can accommodate a commercial or retail premise. These sites demonstrate how the design objectives can be used to guide built form and public realm outcomes.

Development of the four key development sites must consider the principles outlined in this chapter and demonstrate how the proposal responds.

Development applications which achieve the principles and preferred form and materials identified would be considered to accord with the Masterplan and Urban Design Framework.

3.3.1 TOWN CENTRE HEART - PUBLIC REALM

**PRINCIPLES**

WHAT IS THIS TRYING TO ACHIEVE?

- A focal meeting point and part of the Town Centre Heart for Wallan, a new public space that becomes the 'face' of Wallan
- To create a better connected north-south flow for shoppers along the small format retail shops in the Town Centre Core (1)
- To offset the poor pedestrian connectivity in this area created by different building extents
- Provide a place for events and ceremonies
- Increase outdoor dining and street activity
- Consider future changes to High Street/Northern Highway and fits with VicRoads plans
- Provide shade and shelter
- To provide a focal heritage precinct that respects the past, present and future planning of the Wallan Town Centre

FORM

WHAT DOES IT LOOK LIKE?

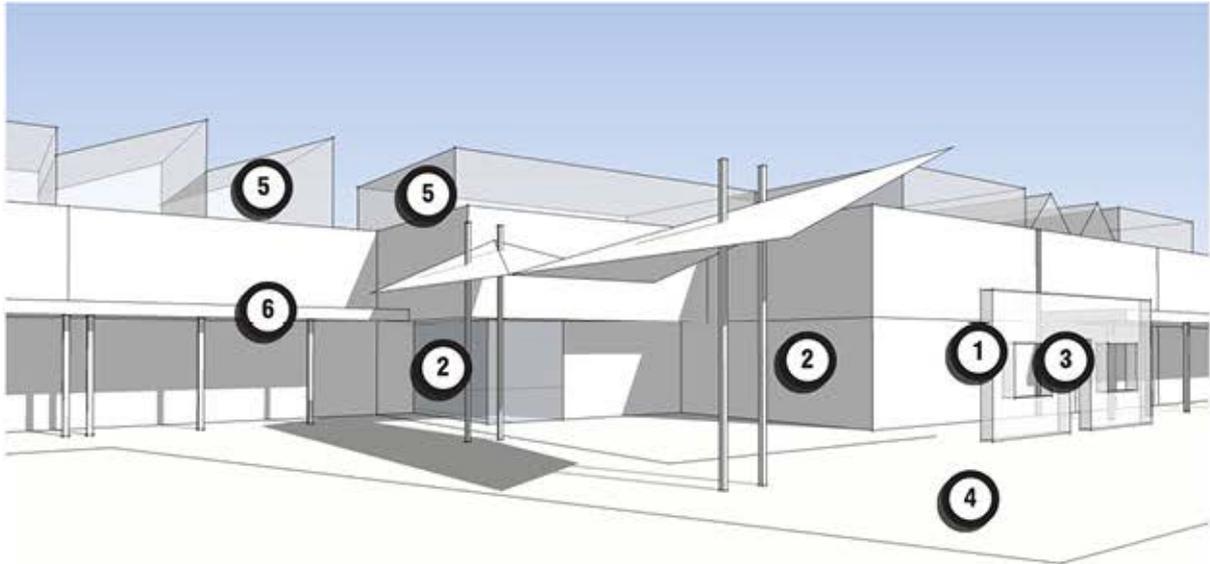
- Physically and visually links the historic Wallan Free Library and plaza with the facade of the former 1860s General Store - creating a heritage cluster via a proposed pedestrian crossing of High Street (2)
- Prioritises pedestrians and humans over vehicles by re-organising traffic flows
- A constructed focal point to provide a sense of identity for the space (3)
- On-title open space opportunity for the building on 59 High Street connected to Town Centre Heart (4)
- Reinforce Avenue of Honour planting with additional trees (5)
- Reinforce shopfronts with street trees (10)
- Widened footpaths along adjacent shopfronts (6)

MATERIALS

HOW DOES IT FEEL?

- High quality urban materials that are reflective of the premier urban public space in Wallan
- Urban materials that seek to consider and celebrate Wallan's country-town history
- Materials that are unique, attractive, safe and convey a sense of public space
- Upgrade existing on-title car parks and hand over to council
- Safe, well-lit (7)
- Protected from some noise from High Street (8)
- Visual connection between landscape forms (9)

3.3.1 TOWN CENTRE HEART - BUILT FORM

**PRINCIPLES**

WHAT IS THIS TRYING TO ACHIEVE?

- Articulation of Historic Store building envelope (1)
- Ground level visual permeability to create visual connectivity in north-south direction (2)
- Active frontages to south and east (3)
- Integration of Building with Public Square (4)
- An East-West historic 'dialogue' with Wallan Free Library

FORM

WHAT DOES IT LOOK LIKE?

- 2 storeys with maximum 3 storeys, 3rd storey setback (5)
- Canopy to footpath interface, potentially reflecting historic verandah (6)

MATERIALS

HOW DOES IT FEEL?

- Fine grain, human-scale detail at pedestrian level
- Modern building with a nod to history
- Reflective of original store's bluestone materiality

3.3.1 TOWN CENTRE HEART - ILLUSTRATION-SKETCH



Figure 79. Western half of the Town Centre Heart

3.3.2 ANCHOR RETAIL EXPANSION - PUBLIC REALM

**PRINCIPLES**

WHAT IS THIS TRYING TO ACHIEVE?

- Queen Street to be the key 'local street', with improved pedestrian activity, tree planting, pavements and lighting
- Wellington Street to be upgraded to a typical urban street with footpaths, street tree planting and lighting
- Increase on-street dining and street trade (1)
- Increased footfall
- Shaded, sheltered public spaces
- Expansion of Retail footprint to 3500 sqm
- To resolve competing interests of car parking access and loading needs

FORM

WHAT DOES IT LOOK LIKE?

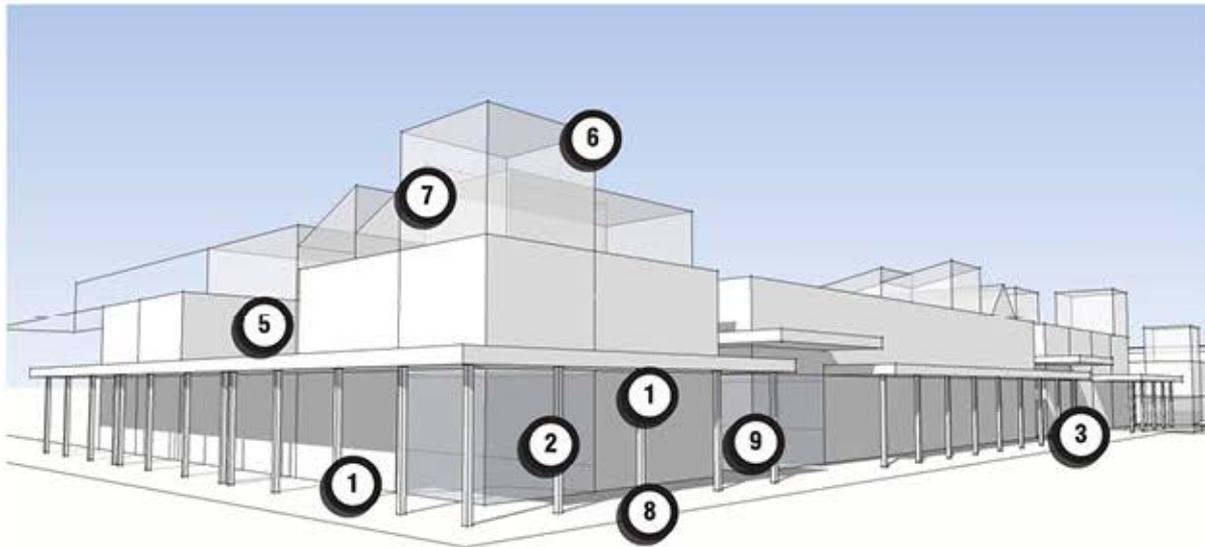
- Streetscape upgrade to Queen Street
- Streetscape upgrade to Wellington Street
- Mid-block pedestrian refuge or crossing on Queen Street (2)
- Link connection to mid-block crossing on Queen Street and Wellington Square (3)
- Create on-title public space opportunities on north side of Queen Street (1)
- Evergreen tree planting along Queen Street (4)
- Deciduous Tree planting on Wellington Street (5)
- Parallel parking on Queen Street (6)
- Signalised intersections
- Road alignment to cater for local bus routes

MATERIALS

HOW DOES IT FEEL?

- Urban materials that seek to consider and celebrate Wallan's country-town history
- Materials to conform with Town Centre Core palette
- Safe, well-lit (7)

3.3.2 ANCHOR RETAIL EXPANSION - BUILT FORM



PRINCIPLES

WHAT IS THIS TRYING TO ACHIEVE?

- Expansion of Wallan's on street supermarket site to 3,500 sqm
- Active Street Frontages to both Queen and Wellington Streets (1)
- 'Sleeved' smaller format retail to streets (2)
- Potential north-south through connection to mid-block crossing on Queen Street (3)

FORM

WHAT DOES IT LOOK LIKE?

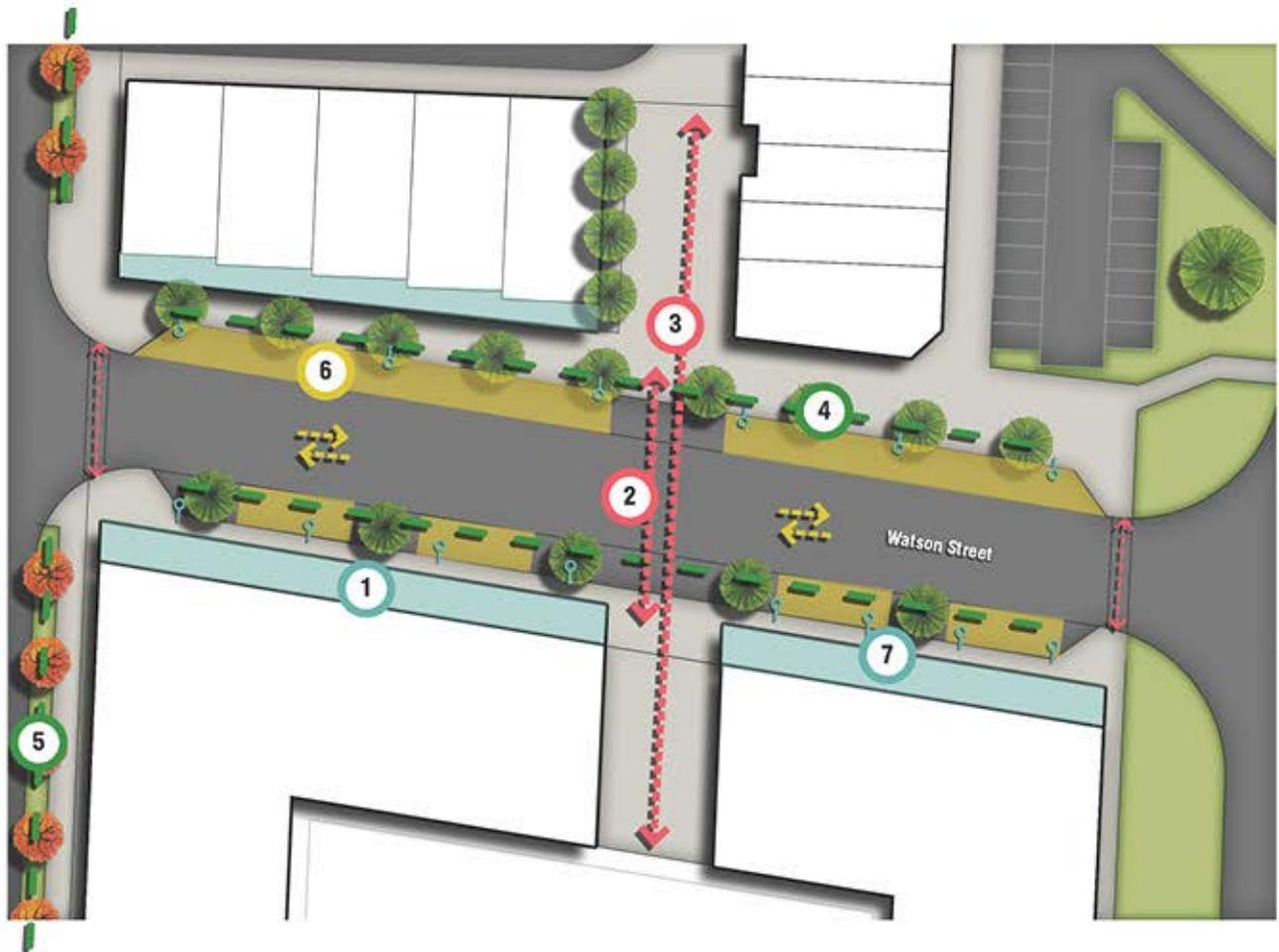
- 1-2 storeys. Either single with double storey volume, or with 2nd storey setback (4)
- Façade articulation (5)
- Corner recognition (6)
- Variety of roof forms (7)
- Building to property line along Queen Street with canopy / verandah over pavement (8)
- Deliveries / loading bay from Wellington Street will need consideration
- Possible internal laneways with more boutique retail to front and connected with Coles to rear (9)

MATERIALS

HOW DOES IT FEEL?

- Visual permeability at ground level
- Fine grain, human-scale detail at pedestrian level
- Considerate of Wallan's desire to retain a country-town feel

3.3.3 COMMERCIAL HUB - PUBLIC REALM

**PRINCIPLES**

WHAT IS THIS TRYING TO ACHIEVE?

- 1) Protected public areas at street fronts
- Increased pedestrian activity along Watson Street
- Increase outdoor dining and street trade

FORM

WHAT DOES IT LOOK LIKE?

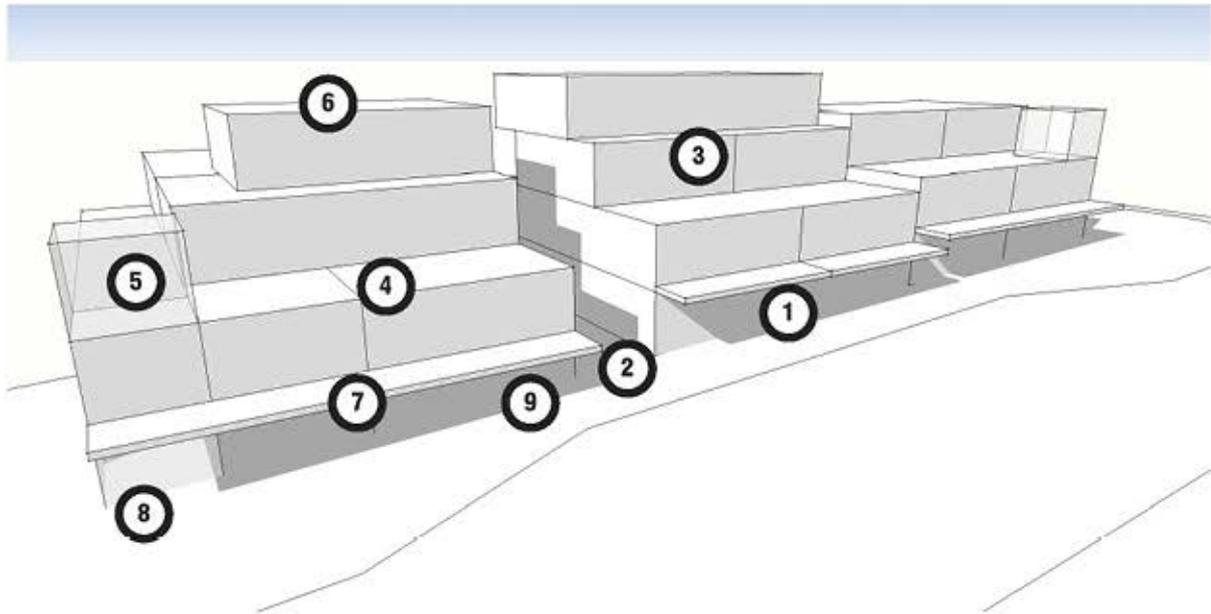
- Streetscape upgrade to Watson Street
- Streetscape upgrade to Wellington Street
- 2) Mid-block pedestrian crossing
- 3) Integrated pedestrian access between commercial buildings
- 4) Evergreen tree planting on Watson Street, in footpath on north side, in parallel parks south side
- 5) Deciduous tree planting on Wellington Street
- 6) Parallel parking on Watson Street

MATERIALS

HOW DOES IT FEEL?

- Detail at pedestrian level
- Consistent or complementary with Town Centre Core materials
- 7) Safe, well-lit

3.3.3 COMMERCIAL HUB - BUILT FORM



PRINCIPLES

WHAT IS THIS TRYING TO ACHIEVE?

- Modern commercial buildings, catering for higher order services and offices
- Active Street Frontages to Watson, Wellington and High Streets (1)
- Break in built mass with north-south through connection to mid-block crossing on Watson Street (2)
- A building that provides 'Eyes on the Street' for community safety

FORM

WHAT DOES IT LOOK LIKE?

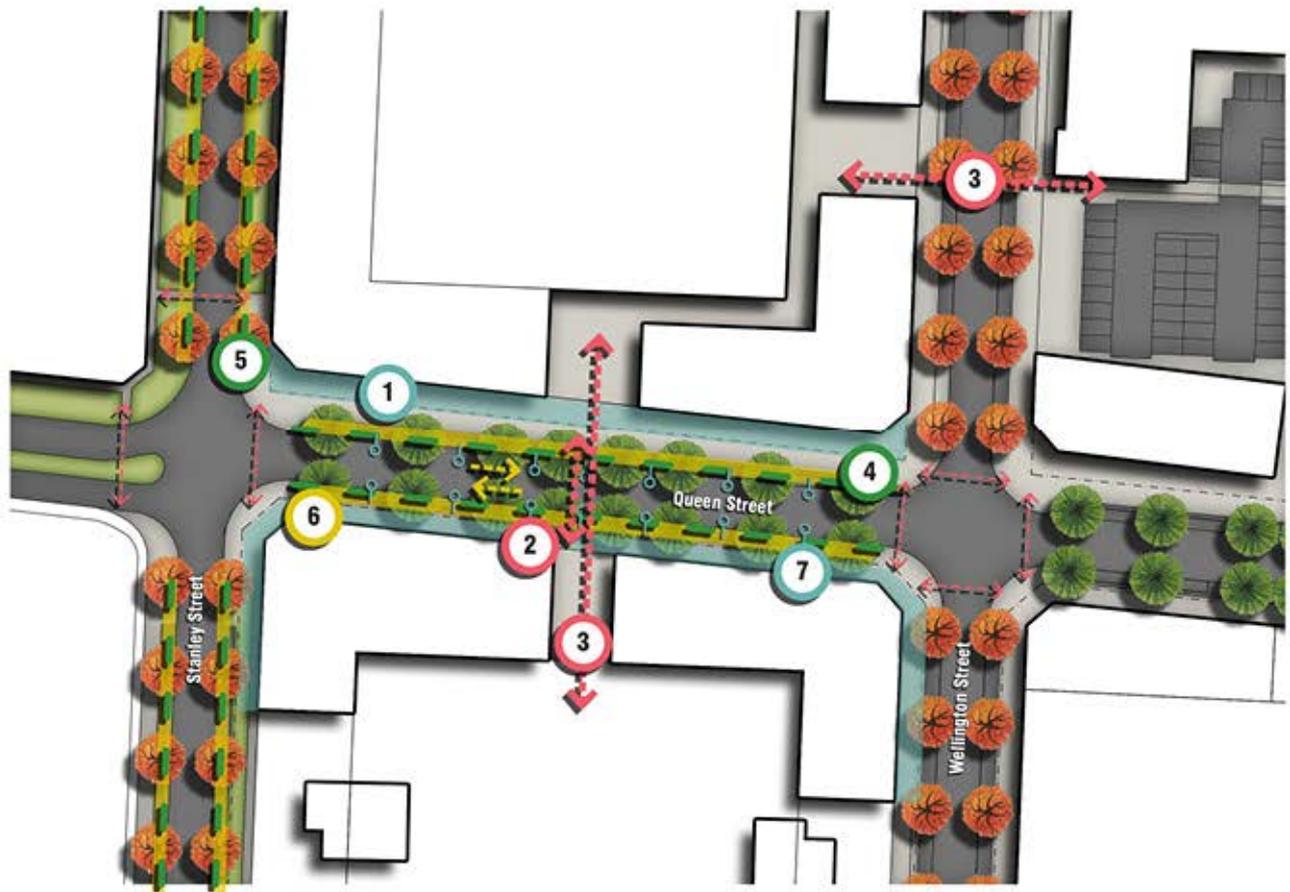
- 2-3-4 storeys, stepping back from street, potential balconies or roof decks (3)
- Façade articulation (4)
- Corner recognition (5)
- Variety of roof forms preferred (6)
- Building facade to property line along Watson Street with canopy / verandah over pavement (7)

MATERIALS

HOW DOES IT FEEL?

- Visual permeability at ground level, particularly at corners (8)
- Fine grain, human-scale detail at pedestrian level (9)
- Considerate of Wallan's desire to retain a country-town feel, the Nexus Health building is a great precedent

3.3.4 QUEEN STREET FUTURE DEVELOPMENT - PUBLIC REALM

**PRINCIPLES**

WHAT IS THIS TRYING TO ACHIEVE?

- 1) Protected public areas at street fronts
- Protected public areas at street fronts by screening large format use with finer grain shops
- Site layout which connects with Wellington Square
- 1) Increase outdoor dining and street trade

FORM

WHAT DOES IT LOOK LIKE?

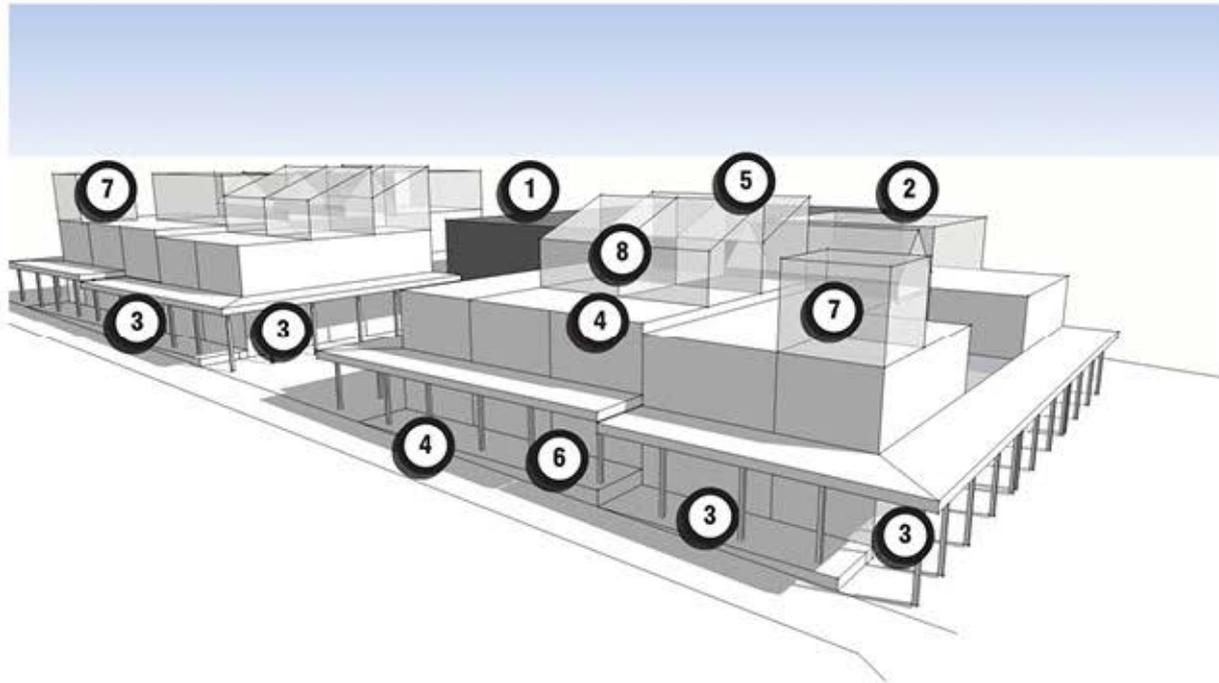
- Streetscape upgrade to Queen Street
- Streetscape upgrade to Wellington and Stanley Streets
- 2) Mid-block pedestrian crossing
- 3) Integrated pedestrian access between small and large format retail
- 1) Buildings setback to allow 'on street' dining within private landholdings
- 4) Evergreen tree planting on Queen Street
- 5) Deciduous tree planting on Stanley Street
- 6) Parallel parking on Queen Street

MATERIALS

HOW DOES IT FEEL?

- Detail at pedestrian level
- Consistent or complementary with Town Centre Core Materials
- 7) Safe, well-lit

3.3.4 QUEEN STREET FUTURE DEVELOPMENT - BUILT FORM



PRINCIPLES

WHAT IS THIS TRYING TO ACHIEVE?

Large Footprint Retail:

- 1) Allow for growth of large format retail stores in Wallan
- 2) Minimise 'back of house', or loading requirements becoming an impediment to access. Safe access from carpark
- 2) Defined, safe & considered access from carpark

Smaller Format Street Front Buildings:

- 3) Active frontages along streets – no blank walls
- Ground level visual permeability

FORM

WHAT DOES IT LOOK LIKE?

Large Footprint Retail:

- 4) Up to 3 storey volume, with 3rd storey set back
- 5) Roof plant shielded from view
- Deliveries / loading bay from Wellington Street will need consideration

Smaller Format Street Front Buildings:

- 6) 1-2 storeys, upper storey set back, terrace scale. Building set back from boundary
- 6) Building line setback approximately 4m to allow for outdoor dining on title, undercover
- 7) Corner recognition
- 8) Variety of roof forms
- Rear access

MATERIALS

HOW DOES IT FEEL?

Large footprint Retail:

- Articulation of façade at mid to large scale

Smaller Format Street Front Buildings:

- Contrasting material palette within each building. ie not a single material
- Articulation of façades

3.3.4 QUEEN STREET FUTURE DEVELOPMENT - ILLUSTRATION-SKETCH



Figure 80. Queen Street looking east from Stanley Street

éche|on
planning

PATCH.
DESIGN PLAN

**OUT
LINES**

