1.0 Introduction

**Proposed Changes:**

- *Separate the explanation of purpose of document and structure of document. Include a ‘how-to-use’ guide*
- *Make Vision succinct & ‘punchy’*
- *Replace existing 5 primary objectives (page 6) and develop a new set of principles centred on 7 organisational components (which will stem from the 12 themes currently located on page 7 of UDF)*
- *Remove current section 1.3 Context & Organising elements & add into an appendix*
- *Remove current section 1.4 Issues & Opportunities & add into an appendix*

1.1 Purpose of Document
1.2 Structure of Document
1.3 Vision
1.4 Strategic Principles (will fall under 7 organisational categories)
  - Urban Structure
  - Land Use
  - Connectivity
  - Amenity
  - Public Realm & Community
  - Built Form, Massing & Density
  - Sustainability & Landscape
  - Implementation

(Placeholder only - final principle categories to be reviewed with Council)

2.0 Urban Design Framework

**Proposed Changes:**

- *Remove Development Quadrant information from this chapter completely*
- *Avoid repetition*
- *Simplify legends (fewer categories)*
- *Ensure that nomenclature is identical throughout on diagrams and in text*

2.1 Framework Plan and Urban Structure
2.2 Land Use

2.3 Movement & Access
- Vehicles
- Pedestrians & cyclists
- Typical street sections
- Car Parking
- Public Transport

2.4 Public Realm & Community
- Parks & squares
- Pedestrian focused streets
- Community amenities
- Important public realm sections

2.5 Built Form, Massing & Density
2.6 Sustainability & Landscape

3.0 Design Guidelines

Proposed Changes:
- Design Guidelines will go to a quadrant level, but will not include sub-precincts
- Succinct explanations of each quadrant with most information going into requirements & recommendations
- Remove objectives and focus instead on applicable area, requirements and recommendations
- All guidelines will be organised into Requirements ‘Must’ & Recommendations ‘Should’

3.1 Toolern Central
- Structure & function (includes diagram)
- Requirements
- Recommendations

3.2 Toolern West
- Structure & function (include diagram)
- Requirements
- Recommendations

3.3 Toolern North-West
- Structure & function (includes diagram)
- Requirements
- Recommendations

3.4 Toolern North
- Structure & function (includes diagram)
- Requirements
- Recommendations
**Design Guidelines** will fall under the following categories and which will be numbered consistently throughout design guidelines. Categories may be tweaked to simplify.

1 Public Realm & Community
   1.1 Public Spaces & Pedestrian Connections
   1.2 Public Realm Character
   1.3 Laneways
   1.4 Street Life
   1.5 Safety & Security
   1.6 Landscape & WSUD

2 Built Form & Massing
   2.1 Building Activities
   2.2 Facades
   2.3 Roof Forms
   2.4 Colours, Materials & Finishes
   2.5 Setbacks
   2.6 Signage & Advertising
   2.7 Energy Efficient Building Design
   2.8 Water Management
   2.9 Weather Protection

3 Movement & Access
   3.1 Pedestrian & Cycle
   3.2 Public Transport
   3.3 Vehicles

4.0 Implementation & Staging

**Proposed Changes:**

- Remove all precedent imagery from this chapter
- Simplify

4.1 Indicative staging strategy
4.2 Key development drivers & dependencies
4.3 Stages
4.4 Development Land Contributions
4.5 Community Spaces