

2012 Toolern Town Centre UDF

Document Structure Review

Suggested Changes & Proposed Table of Contents

October 8th, 2017 DRAFT only

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