

Lots + Density		
To provide a transition in housing density across the neighbourhood from east (around the Village Centre) to the west	<ul style="list-style-type: none"> <li>Locate smaller lots and specialised housing forms (e.g. multi-unit housing, apartments etc) within the primary walkable catchment to the Village Centre.</li> <li>Provide a transition to larger lots within the western part of the neighbourhood.</li> <li>Diversity in lots sizes across the neighbourhood and within sub-areas of the neighbourhood will be supported.</li> </ul>	Avoid homogeneous lot sizes
To locate housing forms that minimise interruption at key interfaces	<ul style="list-style-type: none"> <li>Locate larger lots along Becks Bridge Road, and align vehicle cross-overs so as to avoid native vegetation loss</li> </ul>	Avoid extensive vehicle cross-overs in locations where it will impact on native and other roadside vegetation identified for retention.
Landscaping theme		
To provide a transition in landscaping theme across the neighbourhood that reflects the urban form	<ul style="list-style-type: none"> <li>Landscaping of streets and open space should be more formal in structure and composition within proximity of the Village Centre. Outside the catchment to the Village Centre, less formalised and more naturalistic landscaping themes, and organic streetscape alignments are encouraged.</li> <li>Playspaces should be integrated into the design of the open space, in a manner that reflects the formal/informal character of the space.</li> <li>Use consistent suite of lighting and furniture across the neighbourhood. The first developer in the neighbourhood must submit a proposal regarding proposed lighting and furniture for approval. All subsequent developers will be required to adopt this theme (unless otherwise approved by the responsible authority).</li> </ul>	Avoid use of 'off the shelf' play equipment
To incorporate existing vegetation (remnant native vegetation, windrows and roadside vegetation) within the landscape theme	<ul style="list-style-type: none"> <li>Align streets and public open spaces so as to incorporate existing vegetation, such as along Becks Bridge Road and internally located windrows.</li> <li>Consider locating windrows in street features, such as widened verges or centre medians.</li> <li>Select street tree species that will suit the existing native vegetation on site, either by blending in with existing vegetation or acting as a contrast element.</li> <li>Use a consistent suite of lighting and furniture across the entire neighbourhood. Placement of furniture and lighting may differ depending on location within the neighbourhood.</li> </ul>	Avoid retaining vegetation in locations that will not contribute positively to the public realm, for example, within narrow pedestrian links without active built form frontage.
To define the movement hierarchy through use of street tree selection	<ul style="list-style-type: none"> <li>Emphasise the movement network hierarchy through a consistent use of street tree selection and other landscaping elements (paving styles, furniture selection) on key roads. For example, use of a consistent street tree on South Shore Road for the entire length is recommended.</li> </ul>	Avoid changing street tree selections, furniture and paving styles.
Stormwater		
To provide appropriate street alignments and space for overland flows	<ul style="list-style-type: none"> <li>Align streets and pedestrian links to carry overland flows, where appropriate, to centralised drainage treatment infrastructure.</li> </ul>	Avoid the need for distributed drainage treatment systems.
Identity		
To reference Aboriginal and the historical former town on Yallourn when naming places and spaces within Becks Bay	<ul style="list-style-type: none"> <li>Consider use of local and relevant Aboriginal names for new street (where compliant with Guidelines for Road Names), parks and other features within the western part of the neighbourhood.</li> <li>Consider use of naming references from the former town of Yallourn for the eastern parts of the neighbourhood.</li> </ul>	



Becks Bay Existing Conditions

# BECKS BAY

## Neighbourhood Character Statement

### Lake Narracan Precinct Structure Plan

July 2016

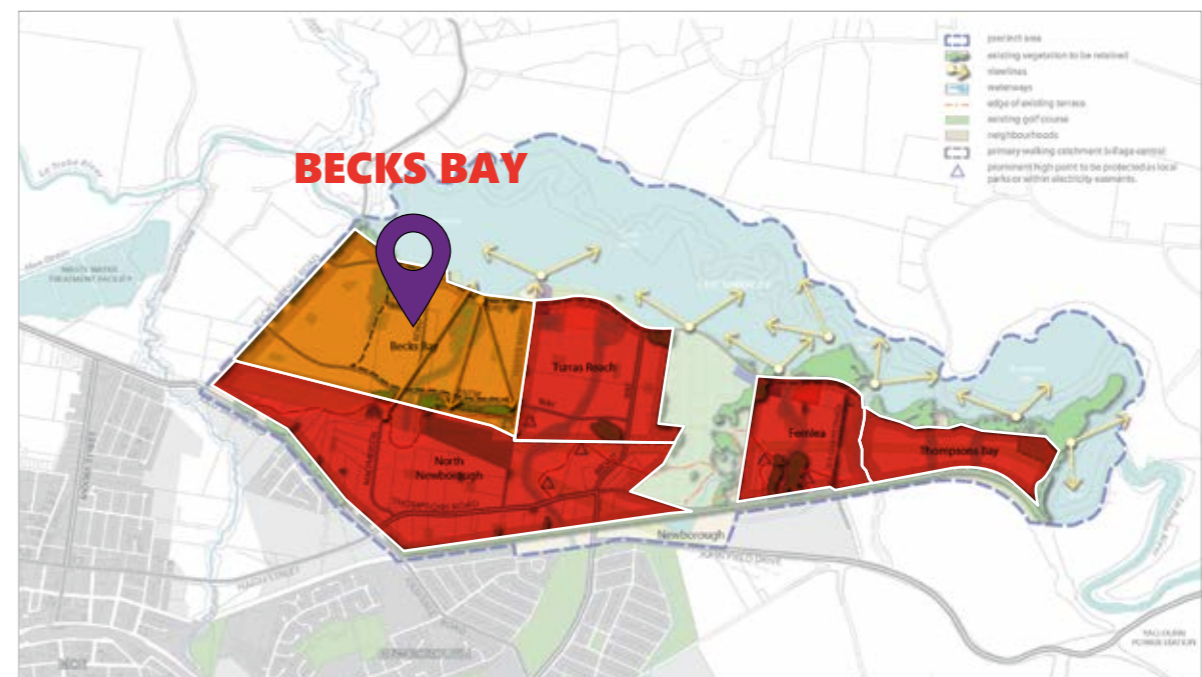


Figure 1 Lake Narracan Neighbourhoods

# BECKS BAY OVERVIEW

The Lake Narracan Precinct Structure Plan is made up of six neighbourhoods, each comprising unique landform and site features, and each planned to display a distinct character.

The PSP requires that a Neighbourhood Character Statement is prepared to the satisfaction of Latrobe City Council for the relevant neighbourhood (refer to **Figure 1**) prior to submission of the first application for development within the neighbourhood.

An application for subdivision must demonstrate how the development responds to the Neighbourhood Character Statement.

## What is a Neighbourhood Character Statement?

Neighbourhood character is made up of the cumulative contribution of the buildings, streets, open space, landscaping, infrastructure and natural features of the public and private realm within an area.

In a new growth area, character emerges as part of the subdivision design and delivery process. Neighbourhood character should have regard to both the existing site features and the planned conditions of the neighbourhood.

Character also changes over time as houses are built, and as the neighbourhood matures. It is important to articulate a preferred neighbourhood character. This will provide guidance to developers, and to ensure that a cohesive character is able to emerge over time.

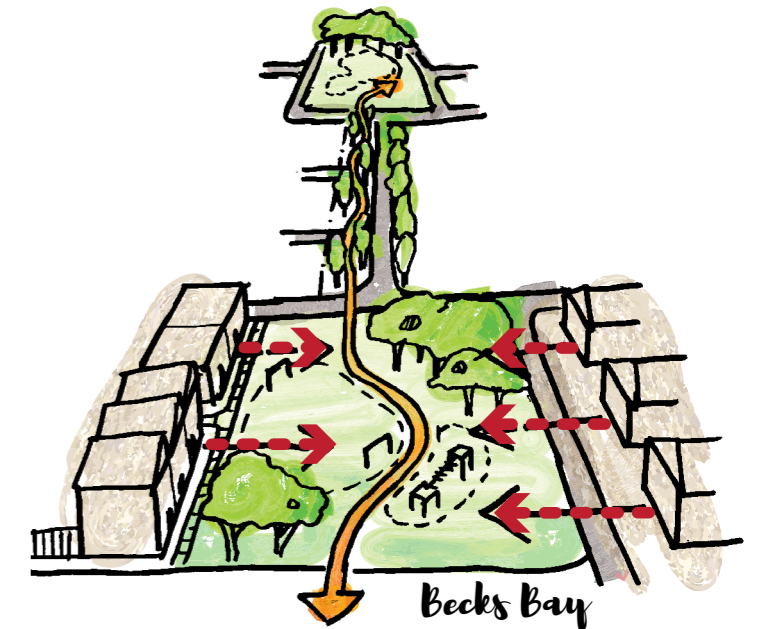
This Neighbourhood Character Statement sets out the preferred character of Becks Bay. It identifies key objectives for a number of elements that influence neighbourhood character. It also identifies preferred design responses, and responses that should be avoided.

## Preferred Neighbourhood Character for Becks Bay

Becks Bay has frontage to Lake Narracan, providing a high value residential interface to an attractive water and foreshore parkland outlook. Streets and houses will have views to the lake, to the vegetated ridgeline in the south, and to open space areas.

The character of the Becks Bay neighbourhood will vary from east to west. In the east, which is located within the primary walkable catchment of the Village Centre, the character will be structured and 'urban' in nature, with higher residential densities, a formal arrangement of shorter, connected streets, and more formal landscaping.

The neighbourhood will transition in the west to a less structured, more informal character, with more meandering and organic street alignments, indigenous or native vegetation (existing and newly planted) and open spaces that take on a more naturalistic theme.



## Existing Conditions

Becks Bay is bounded by Lake Narracan (South Shore Road), Becks Bridge Road, the transmission easement and Hayes Road. The neighbourhood comprises three large parcels, and as such, land fragmentation does not present a significant barrier to integrated neighbourhood design.

The majority of the neighbourhood is flat, however, in the south, the topography 'steps up' to a terrace, providing views across the neighbourhood and to the lake.

### Key influences of the precinct (see Figure 2)

- High value **residential outlook** to Lake Narracan
- Vegetated ridgeline** adjacent to transmission easement  
Views from lake foreshore to ridgeline
- Drainage corridors and wetlands**  
Opportunity for waterfront and open space outlook
- Five **local parks** and interface to active open space  
Opportunity for open space outlook for housing
- Windrows** within Becks Bridge Road central median  
High amenity interface for housing, outlook to rural land
- Centre Way**  
Opportunity to align road with existing vegetation and ridgeline
- Neighbourhood partially within primary walkable catchment of **Village Centre**
- Residential interface** to Hayes Road  
Key viewline to Becks Bay Village Centre and Lake Narracan



Figure 2: Becks Bay Existing and Planned Features

## Neighbourhood Guidelines

Objective	Design Response	Avoid
<b>Subdivision Pattern + Design</b>		
To align streets to provide views to key features, such as Lake Narracan, the vegetated ridgelines and Becks Bridge Road	<ul style="list-style-type: none"> <li>Provide for a balance of streets that:               <ul style="list-style-type: none"> <li>'grain' toward key views (in particular Lake Narracan, open space features and drainage reserves)</li> <li>Provide a high value housing interface and outlook to attractive spaces and views.</li> </ul> </li> <li>Consider non-standard cross-sections with enhanced opportunities for landscaping to emphasise most prominent viewlines.</li> </ul>	Avoid directing street views, particularly from non-standard streets, towards electricity transmission pylons. Avoid use of battleaxe lot arrangements.
To provide a transition in subdivision design from east (around the Village Centre) to the west	<ul style="list-style-type: none"> <li>Subdivision patterns within the primary walkable catchment to the Village Centre should provide for a tight, formal urban grid, that maximises linkages between the Village Centre and other nodes.</li> <li>Outside the primary walkable catchment, transition to a less formal and more organic streetscape pattern – consider use of meandering roads and rural cross-sections where appropriate.</li> </ul>	Avoid a similar subdivision pattern across the entire neighbourhood.
To incorporate neighbourhood design elements that respond to existing and planned site features and where possible, reference the previous township of Yallourn	<ul style="list-style-type: none"> <li>A grid based street network should be adopted, that is modified to respond to existing and planned site features.</li> <li>Where possible, consider an urban form and subdivision pattern that takes cues from the previous town of Yallourn, such as curved streets around open space, treelined boulevards, and streets radiating toward the Village Centre.</li> </ul>	Avoid a conventional rectilinear gridded, or curvilinear subdivision design that does not respond to site features.
<b>Neighbourhood Nodes</b>		
To link key neighbourhood nodes via a series of key local roads (with non-standard cross-sections)	<ul style="list-style-type: none"> <li>Key neighbourhood nodes include the Village Centre, local parks, vegetated ridgeline and Lake Narracan foreshore.</li> <li>Use of non-standard local street cross-sections to link nodes is encouraged (Refer to cross-sections in PSP).</li> </ul>	Avoid deviations in roads/linkages that will interrupt viewlines. Where streets may be discontinuous, consider use of pedestrian/open space linkages to provide pedestrian permeability and retain viewlines.
To provide active built form interfaces to open space, waterways (drainage) and the Lake Narracan foreshore	<ul style="list-style-type: none"> <li>Housing should front onto open space and waterways, either via a frontage road, or via direct frontage.</li> <li>Where housing is proposed to directly front open space/waterways, this frontage should be limited to short sections, that enable views and pedestrian permeability into the open space.</li> </ul>	Avoid backing on or sideage to key interfaces. Where sideage is unavoidable, Urban Design Guidelines should be implemented that limit the extent of solid fence to open space. Avoid direct housing frontage to more than one side of an open space.