

Lots + Density		
To provide a transition in housing density across the neighbourhood from north (around the Village Centre) to the south	<ul style="list-style-type: none"> Locate smaller lots and specialised housing forms (e.g. multi-unit housing, apartments, tourism accommodation) within the primary walkable catchment to the Village Centre. Provide a transition to larger lots within the Southern part of the neighbourhood. Diversity in lots sizes across the neighbourhood and within sub-areas of the neighbourhood will be supported. 	Avoid subdivision design that doesn't optimise increased lot density around the village centre.
To provide a transition in housing density across the neighbourhood from north (around the Village Centre) to the south	<ul style="list-style-type: none"> Locate smaller lots and specialised housing forms (e.g. multi-unit housing, apartments, tourism accommodation) within the primary walkable catchment to the Village Centre. Provide a transition to larger lots within the western part of the neighbourhood. Diversity in lots sizes across the neighbourhood and within sub-areas of the neighbourhood will be supported. 	To provide a transition in housing density across the neighbourhood from north (around the Village Centre) to the south.
To provide a range of accommodation forms and options that have leverage off the outlook to Lake Narracan	<ul style="list-style-type: none"> Tourism and related accommodation options, such as holiday parks and serviced apartments will be supported along the frontage to Lake Narracan. Accommodation should provide an active interface to the foreshore/South Shore Road. 	
Landscaping theme		
To provide a transition in landscaping theme across the neighbourhood that reflects the urban form	<ul style="list-style-type: none"> 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. Playspaces should be integrated into the design of the open space, in a manner that reflects the formal/informal character of the space. Use of 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). 	Avoid use of 'off the shelf' play equipment.
To define the movement hierarchy through use of street tree selection	<ul style="list-style-type: none"> 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. 	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"> Align streets and pedestrian links to carry overland flows, where appropriate, to centralised drainage treatment infrastructure. 	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 Fernlea	<ul style="list-style-type: none"> 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. Consider use of naming references from the former town of Yallourn for the eastern parts of the neighbourhood. 	

FERNLEA

Neighbourhood Character Statement

Lake Narracan Precinct Structure Plan

September 2016

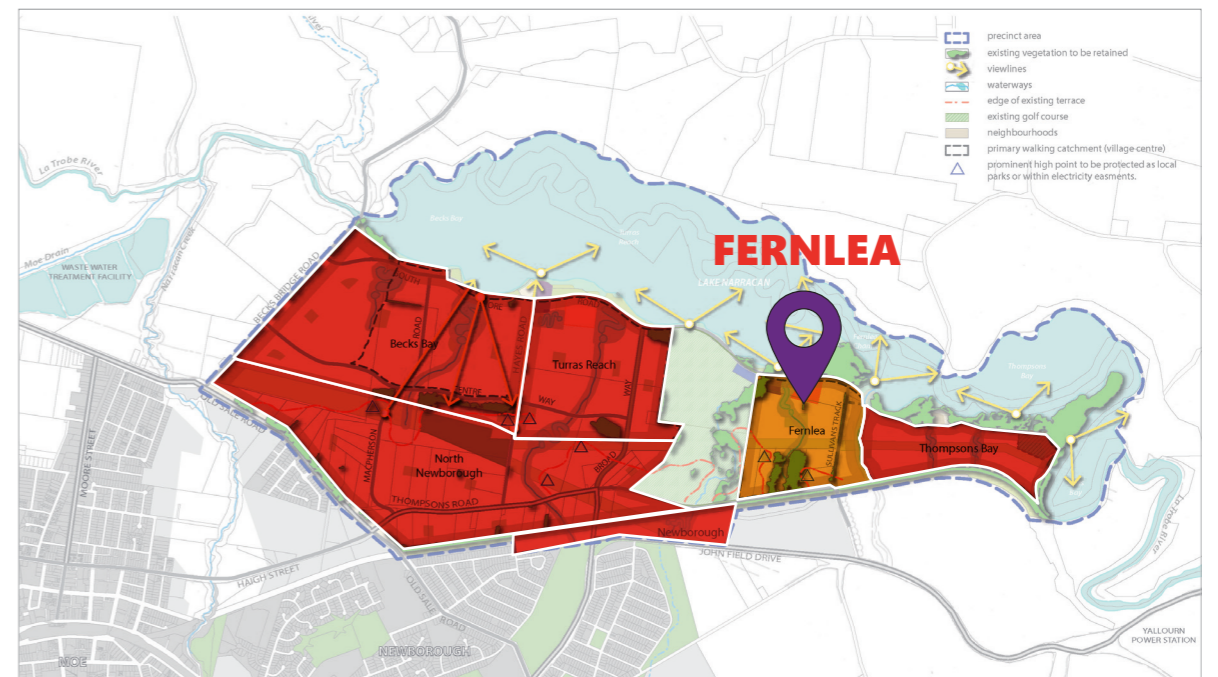


Figure 1 Lake Narracan Neighbourhoods

FERNLEA OVERVIEW

The Lake Narracan Precinct Structure Plan is made up of five 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.

Existing Conditions

Fernlea is bounded by the existing golf course, Lake Narracan foreshore, the Moe-Yallourn Rail Trail and a drainage line.

The neighbourhood is bisected by the transmission easement in an east-west direction, and a drainage line in a north-south direction.

Key influences of the precinct (see Figure 2)

-  **Village Centre** – Proposed to be developed as a small scale retail centre fronting South Shore Road, and as a context for higher density housing and tourism accommodation (Holiday Park)
-  **Moe-Yallourn Rail Trail** (shared path) – lined by extensive native vegetation. Opportunity for high amenity outlook.
- East-west transmission easements** located atop prominent ridgeline – need to avoid viewlines to pylons
-  **Local parks** – opportunity for open space outlook for housing. Parks located in proximity to drainage reserve and existing vegetation
-  **Drainage line** – opportunity for open space outlook and open space connectivity from Lake Narracan to transmission easement and to Rail Trail
-  **Sullivans Track** – tree-lined road proposed as future connector road. Local frontage road to be used to protect native vegetation within verge.
-  **Interface to Thomsons Bay Neighbourhood** – requires appropriate transition to Thomsons Bay bushland character at drainage line.
-  **Golf course interface** – linkages and lot interface to have regard to future development potential.

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, and 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, to 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 Fernlea. 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.

A ridgeline and existing native vegetation dominate the southern part of the neighbourhood, which is also characterised by fragmented land holdings. These features may make development complex in this area.

Along the Lake Narracan foreshore are existing open space features including vegetated areas, a park, a beach and a jetty. This area will be an attractive setting for a future village centre, holiday park and potential higher density housing forms across South Shore Road.

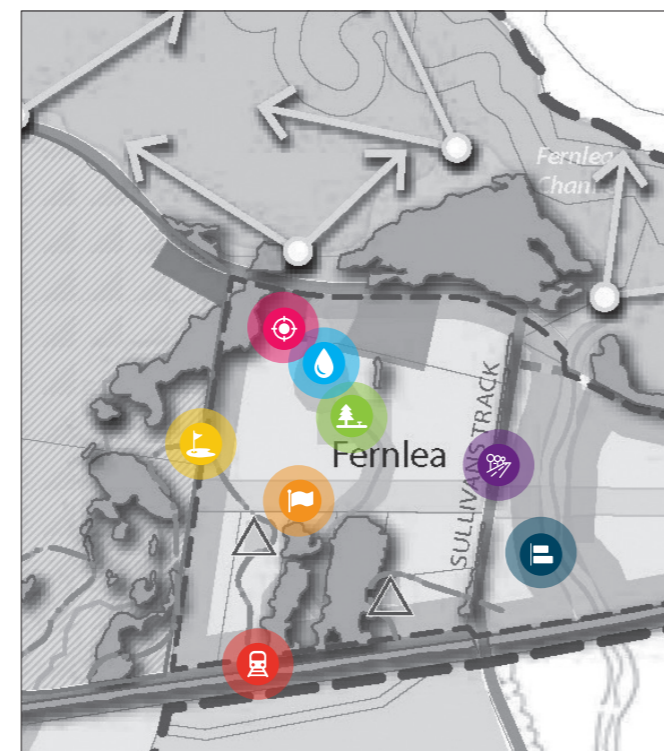


Figure 2: Fernlea Existing and Planned Features

Preferred Neighbourhood Character for Fernlea

Fernlea has frontage to Lake Narracan, providing a high value residential and commercial interface to an attractive water and foreshore parkland outlook. Combined with the Holiday Park and the foreshore parkland opportunities, this neighbourhood will be characterised by tourism and recreational opportunities.

Given the limited residential outlook to Lake Narracan, high value residential interfaces will focus on the centralised and highly landscaped drainage reserve and wetlands and the series of local parks. Sullivan's Track will provide the primary access and viewline to Lake Narracan, and will be a key character street given the existing roadside vegetation to be retained.

Fernlea will offer an urbanised streetscape pattern and character that provides opportunities for a range of housing forms and densities (including a range of potential accommodation options), and a high degree of connectivity to the foreshore and the Village Centre. The highest densities and most diverse built form outcomes (including tourism, recreation and accommodation options) will be in the north around the village centre and fronting the Lake Narracan foreshore.

Open spaces, including the foreshore, centralised drainage reserve and local parks will provide opportunities for landscape features, such as wetlands, shared paths, furniture and planting that is consistent with a more formal, urban character, but that also integrates with existing vegetation on site.



Neighbourhood Guidelines

Objective	Design Response	Avoid
Subdivision Pattern + Design		
To align streets to provide views to key features, such as Lake Narracan, the vegetated ridgelines and Sullivan's Track	<ul style="list-style-type: none"> Provide for a balance of streets that: <ul style="list-style-type: none"> 'grain' toward key views, (in particular Lake Narracan, open space features and drainage reserves) Provide a high value housing interface and outlook to attractive spaces and views. Consider non-standard cross-sections with enhanced opportunities for landscaping to emphasise most prominent viewlines. 	<ul style="list-style-type: none"> Avoid directing street views, particularly from non-standard streets, towards electricity transmission pylons. Avoid use of battleaxe lot arrangements.
To incorporate neighbourhood design elements that respond to existing and planned site features and where possible, references the previous township of Yallourn	<ul style="list-style-type: none"> A grid based street network should be adopted, that is modified to respond to existing and planned site features. Where possible, consider an urban form and subdivision pattern that take cues from the previous town of Yallourn, such as curved streets around open space, tree-lined boulevards, and streets radiating toward the village centre. 	
To provide active built form interfaces to open space, waterways (drainage) and the Lake Narracan foreshore	<ul style="list-style-type: none"> Housing should front onto open space and waterways, either via a frontage road, or via direct frontage. 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. 	<ul style="list-style-type: none"> 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.
Neighbourhood Nodes		
To link key neighbourhood nodes via a series of key local roads (with non-standard cross-sections)	<ul style="list-style-type: none"> Key neighbourhood nodes include the village centre, local parks, vegetated ridgeline to the south and the Lake Narracan foreshore. Use of non-standard local street cross-sections to link nodes is encouraged (Refer to cross-sections in PSP). 	<ul style="list-style-type: none"> 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.