

Neighbourhood Nodes		
To link key neighbourhood nodes via a series of key local roads (with non-standard cross-sections), pedestrian connections and open spaces	<ul style="list-style-type: none"> <li>Key neighbourhood nodes include the Village Centre, school, local parks, vegetated areas and the Lake Narracan foreshore.</li> <li>Use of non-standard local street cross-sections (Refer to cross-sections in PSP) and open spaces (such as drainage areas, pedestrian links etc) to link nodes is encouraged.</li> </ul>	<p>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 to retain viewlines.</p> <p>Avoid interruptions and significant deviations in pedestrian linkages.</p>
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>	<p>Avoid backing on or sideage to key interfaces. Where sideage is unavoidable, Urban Design Guidelines should be implemented that limit the extent of paling fence to open space.</p> <p>Avoid direct housing frontage to more than one side of an open space.</p>
Lots + Density		
To provide diverse housing and lot outcomes that are consistent with the urban/village character of the neighbourhood.	<ul style="list-style-type: none"> <li>Locate smaller lots and specialised housing forms (e.g. multi-unit housing, apartments etc) in close proximity to Village Centre and community uses.</li> <li>Provide a transition to larger lots within the eastern and southern parts of the neighbourhood.</li> <li>Diversity in lots sizes and housing forms across the neighbourhood and within sub-areas of the neighbourhood will be supported.</li> </ul>	<p>Avoid subdivision design that doesn't optimise increased lot density around the village centre</p> <p>Avoid use of battleaxe lot arrangement where possible.</p>
To orient lot frontages to activate open space and the primary movement network and landscaped, character streets	<ul style="list-style-type: none"> <li>Orient lots so as to maximise frontage to: <ul style="list-style-type: none"> <li>the primary movement network and character streets (such as Broad Way and Hayes Road) rather than side streets, and</li> <li>open space areas</li> </ul> </li> </ul>	<p>Avoid backing on or sideage to open space areas and key streets. Where backing on is unavoidable, seek to minimise the extent, and avoid enclosing open space/drainage corridors on more than one interface with rear/side fences.</p>
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, consistent with an urban village character.</li> <li>Playspaces should be integrated into the design of the open space, in a manner that reflects the urban village 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>	<p>Avoid use of 'off the shelf' play equipment in open space areas</p>
To define the movement hierarchy through use of street tree selection and non-standard cross-sections	<ul style="list-style-type: none"> <li>Emphasise the movement network hierarchy through a consistent use of street tree selection, verge and median treatments 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> <li>Emphasise the primacy of Broad Way, Hayes Road and Centre Way as collector roads through street tree selection and verge and median treatments.</li> <li>Consider use of a variety of large canopy European and native trees that are consistent with the urban village character of the neighbourhood.</li> </ul>	<p>Avoid changing street tree selections, furniture and paving styles across the neighbourhood</p>
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>	<p>Avoid the need for distributed drainage treatment systems.</p>
To ensure that the drainage network performs a role in a connected open space network	<ul style="list-style-type: none"> <li>Alternative approaches to drainage/wetland areas identified in the PSP will be considered where it can be demonstrated that the alternative: <ul style="list-style-type: none"> <li>will contribute positively to a connected open space network</li> <li>will not result in significant increase in maintenance obligations to Council</li> <li>will not unreasonably impact on another landholder (i.e. will not increase the area of encumbered land)</li> </ul> </li> </ul>	
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 western parts of the neighbourhood.</li> </ul>	

# TURRAS REACH

## Neighbourhood Character Statement

### Lake Narracan Precinct Structure Plan

July 2016

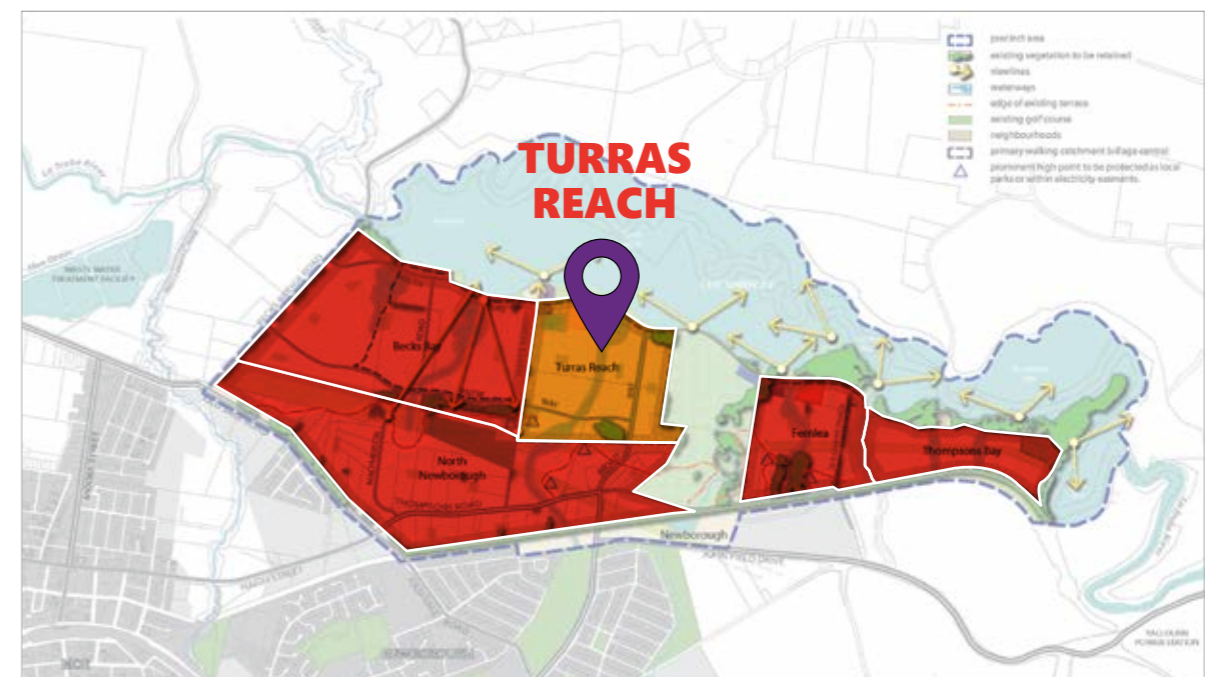


Figure 1 Lake Narracan Neighbourhoods

# TURRAS REACH 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, 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 Turras Reach. 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 Turras Reach

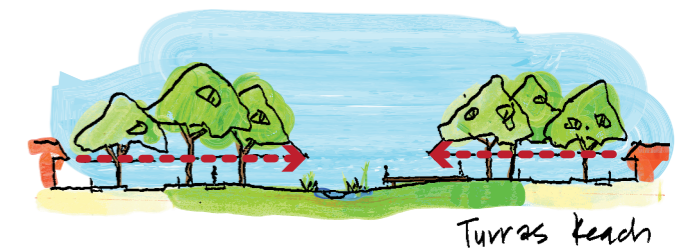
Turras Reach sits as the central neighbourhood within the Lake Narracan PSP area, accommodating the key civic and community uses, such as the Becks Bay Village Centre, the community centre, the Government Primary School and the district playground; located along the Lake Narracan foreshore. These uses will form the primary activity core of the three western lake Narracan Neighbourhoods (Turras Reach, Becks Bay and North Newborough).

The character of the Turras Reach neighbourhood will be influenced by this active and community setting, given the entire neighbourhood is located within the primary walkable catchment of the Village Centre, as well as the proximity and outlook to Lake Narracan and the foreshore parkland.

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. Broad Way and Hayes Street will provide the primary viewline to Lake Narracan, and these street will be delivered as highly landscaped avenues.

Turras Reach will offer an urbanised streetscape pattern and character that provides opportunities for a range of housing forms and densities, and a high degree of connectivity to community uses and the Village Centre.

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.



## Existing Conditions

Turras Reach is bounded by Lake Narracan (South Shore Road), Hayes Road, the transmission easement and the Moe Golf Course. The neighbourhood comprises two large parcels and a small home site parcel, and as such, land fragmentation does not present a significant barrier to delivery of integrated neighbourhood design outcomes.

The majority of the neighbourhood is flat, however, in the south, the topography 'steps up' to an elevated ridgeline, providing views across the neighbourhood and to the lake. Turras Reach is central to the PSP area and is planned to accommodate a range of community uses, including the Becks Bay Village Centre.

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

- Civic and non-residential** (school, village centre, wetland) interface to Lake Narracan – limited residential outlook to Lake and foreshore
- Foreshore parkland** – primary open space interface to Lake Narracan, comprising a district playground, shared path and jetty
- Ridgeline** adjacent to transmission easement with highpoint in south-east corner of neighbourhood - views from lake foreshore to ridgeline
- Centralised drainage corridor** linking a series of wetlands– opportunity for waterfront/open space outlook
- Densely wooded copses of trees** to be retained – provides neighbourhood amenity and habitat
- Existing and planned **site features** (transmission easement, trees, drainage reserve and east-west connector road) create small, irregularly shaped residential areas – will require site responsive design response
- Four **local parks** and interface to active open space – opportunity for open space outlook for housing
- Golf course interface** –linkages and lot interface to have regard to future development potential
- Broad Way** – opportunity for highly landscaped avenue with views to creek, and direct connection to established areas of Newborough
- Entire neighbourhood within primary walkable catchment of **Village Centre**
- Residential interface** to Hayes Road – key viewline to Becks Bay Village Centre and Lake Narracan



Figure 2: Turras Reach 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 the centralised drainage reserve and open space	<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 and to link key nodes (such as local parks to the drainage reserve).</li> </ul>	<ul style="list-style-type: none"> <li>Avoid directing street views, particularly from non-standard streets, towards electricity transmission pylons</li> <li>Avoid long extents of rear fences to key open spaces, such as the drainage reserve and local parks.</li> <li>Where unavoidable, Urban Design Guidelines should be implemented that limit the extent of solid fencing to open space.</li> <li>Avoid extensive use of staggered intersections (i.e. to avoid cross-intersections), particularly with key connector roads and character streets. Consider reorientation of street modules and/or use of centre medians as an alternative to staggered streets.</li> </ul>
To provide a subdivision pattern that is urban in character and maximises connectivity to key community and active uses	<ul style="list-style-type: none"> <li>Subdivision patterns within the primary walkable catchment to the Village centre should provide for a tighter, formal urban grid, that maximises linkages between the Village Centre, community uses and other neighbourhood nodes (such as open space).</li> </ul>	
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>	<ul style="list-style-type: none"> <li>Avoid a conventional rectilinear gridded, or curvilinear subdivision design that does not respond to site features.</li> </ul>
To facilitate appropriate connections to future neighbourhoods	<ul style="list-style-type: none"> <li>Provide for edge roads and road linkages to future neighbourhoods (such as the golf course land and across the transmission easement) to enable future connections.</li> <li>When aligning street connections, have regard to future block depths on adjoining land, and the location of native vegetation (for example, the intersection of Centre Way and Hayes Road must have regard to the vegetation located within the Becks Bay neighbourhood).</li> </ul>	<ul style="list-style-type: none"> <li>Avoid long extents of rear fence interfaces to adjoining developable/potentially developable land.</li> <li>Street alignments that will prejudice the development potential of adjoining parcels, or impact on vegetation identified for retention on adjoining land will not be supported.</li> </ul>