

# PART 3: MASTERPLAN RECOMMENDATIONS

## URBAN DESIGN MASTERPLAN

The following chapter contains the vision and masterplan for the Mildura South NAC, framed by a series of overarching ambitions, objectives and strategies, to guide the use and development of the NAC. The masterplan recognises the potential of the site to deliver a vibrant, amenable and sustainable destination for existing and future residents.

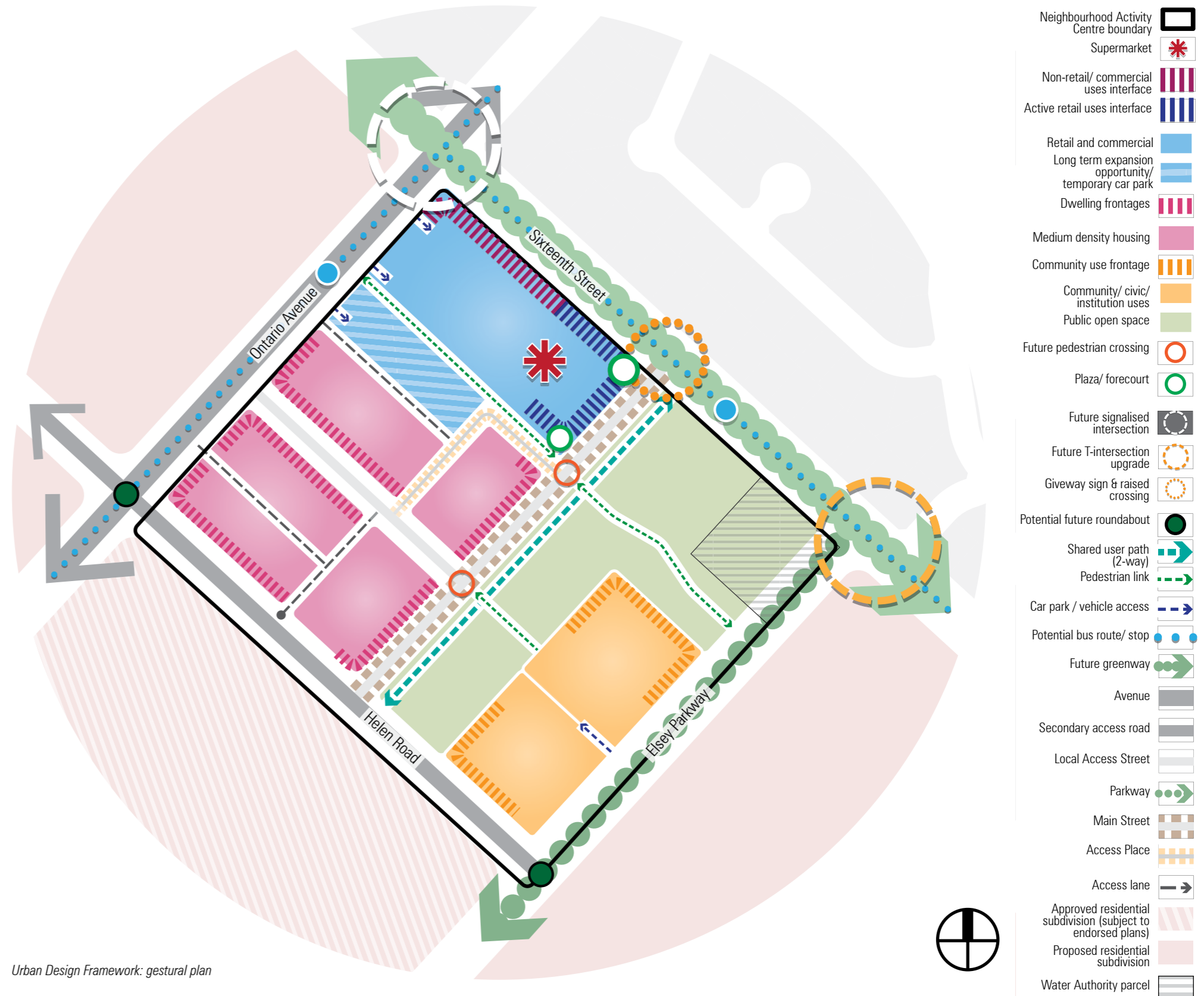
An important consideration of the masterplan is to facilitate a flexible approach for future development, allowing detailed design processes to find the best 'fit' for the study area, having regard to timing of staged development. This masterplan therefore has a degree of in-built flexibility and should not be read as a prescriptive document.

### A Vision for Mildura South NAC

A vision for Mildura South Neighbourhood Activity Centre, as it relates to the existing and future residential community, was developed with reference to the earlier Precinct Structure Plan and Development Plan as well as consultation with relevant Stakeholders.

#### The Vision for Mildura South NAC is:

- A Neighbourhood Activity Centre which supports a diverse mix of commercial, retail and service-based uses to meet the needs of the future residential population with consideration of long-term expansion opportunities.
- A Neighbourhood Activity Centre which supports a range of inclusive community-oriented activities and services targeted toward a diverse population, centred around a generous and welcoming public open space.
- A vibrant, inviting and safe NAC supporting a public realm which facilitates walking and cycling to key destinations and surrounding residential areas.
- An Activity Centre which offers diverse housing types for all age groups, family types and lifestyles benefiting from green outlook and proximity to services and facilities.



Urban Design Framework: gestural plan

## Masterplan Ambitions, Objectives & Strategies

The Vision for Mildura NAC can be realised through 4 overarching ambitions and associated strategies. This includes:

1. *A Neighbourhood Activity Centre that embraces its role as a key destination for established and future residential areas.*
2. *A Neighbourhood Activity Centre which supports sustainable and convenient lifestyles.*
3. *A Neighbourhood Activity Centre which facilitates the equitable and safe movement of people.*
4. *A Neighbourhood Activity Centre which celebrates its unique regional and environmental setting.*

These masterplan ambitions include a guiding objective and associated strategies to clarify the preferred future land use, built form and design outcomes.

## Ambition 1

**A Neighbourhood Activity Centre that embraces its role as a key destination for established and future residents.**

### Objective:

*To establish a resilient and adaptable activity centre that offers an adequate range of services to the community in the medium and long term as the Mildura South Growth Area evolves.*

### Strategies:

- Support the development of a retail and commercial precinct comprising a medium to full-line supermarket, complemented by a suite of specialty retail and commercial uses positioned to address Sixteenth Street and the Main Street.
- Acknowledge the Main Street as a local pedestrian priority street through the positioning of more active frontages and alfresco dining areas to this edge to maximise vibrancy and outlook.
- Acknowledge the role of Sixteenth Street as a future cycle corridor and support the positioning of commercial frontages with some retail activity for its activation.
- In the short-term support the implementation of a landscape buffer the Sixteenth Street interface to create a welcoming 'green' entry into the precinct.
- Establish a public plaza at the corner of Sixteenth Street and the Main Street as a legible 'front' door to the NAC for pedestrians and cyclists.
- Future-proof the commercial and retail offering of the NAC by accommodating the potential expansion of the supermarket to a full-line facility, including the expansion of associated commercial/retail floorspace and car parking requirements.
- Minimise the under-utilisation of land in the precinct (in the short term) by supporting multi-purpose functions of the car park and vacant sites for events, markets or temporary activities including urban farming and community gardens.
- Support the positioning of a medical centre (or similar) at the corner of Sixteenth Street and Ontario Avenue as a complementary function to the NAC.
- Create a new, inviting public open space providing a range of passive and active recreation functions, centred around high-quality landscape with a focus on shade during summer months. The new open space will be framed by community retail activities with direct pedestrian and cycle links to the future Greenway and Parkway.

## Ambition 2

**A Neighbourhood Activity Centre which supports sustainable and convenient lifestyles.**

### Objective:

*To provide diverse housing options and community facilities which benefit from direct outlook to public open space and proximity to retail and commercial services.*

### Strategies:

- Establish medium-density housing products suited to a regional housing market including attached townhouses or duplexes (up to 3 storeys) at the south-west of the NAC which benefit from outlook to a public open space as well as proximity to services and facilities.
- Support the provision of smaller housing products that cater to a more diverse demographic and reinforce an alternative urban lifestyle that is distinctive from typical residential products found outside the NAC.
- Position an integrated community hub to the intersection with Helen Road and Elsey Parkway benefiting from a direct abuttal with future public open space. This facility is to provide opportunities for a range of community services including but not limited to early childhood learning centre, adult learning centre, maternal child health care, library outpost, gymnasium, meeting rooms and function centre or youth outreach services.
- Ensure future commercial, residential and community development does not adversely impact on access and amenity of the public realm with a consideration toward avoiding overshadowing, mitigating visual bulk and supporting passive surveillance.
- Ensure new buildings in the NAC are embedded with environmentally sustainable design principles by achieving best practice water sensitive design outcomes and minimising carbon footprint.

## Ambition 3

**A Neighbourhood Activity Centre which facilitates the equitable and safe movement of people.**

### Objective:

To establish a legible street network which acknowledges the peripheral road hierarchy recommended under the Development Plan and accommodates vibrant and safe pedestrian connections between commercial, retail, open space, community and residential uses.

### Strategies:

- Recognise the established road hierarchy set out in the Development Plan including the alignment of Ontario Avenue, Elsey Parkway and Helen Road by continuing the 'grid' street network into the NAC.
- Prioritise sustainable transport within the NAC, with priority pedestrian access along the north-south aligned Main Street. The Main Street will be supported by east-west pedestrian/ cycling links.
- Establish a 10m wide Access Place between commercial and residential uses, offering pedestrian only connection between the car park and Main Street to avoid rat-running.
- Facilitate pedestrian and cycle connections from existing and future residential areas, acknowledging the role of the Sixteenth Street Greenway as a designated sustainable transport corridor.
- Position 2 consolidated at-grade car parks to the periphery of the NAC, accessed from Ontario Avenue and Elsey Parkway, to reduce vehicle movement along the Main Street and facilitate a pedestrian-focused centre.
- Loading/ servicing and car parking for commercial/ retail facilities is to be provided off Ontario Avenue to avoid large vehicles from traversing along the Main Street.
- Advocate for the location of new bus stops to Ontario Avenue, adjacent to the commercial uses and Sixteenth Street, adjacent to the public open space, facilitating direct pedestrian connections to key activities and services.
- Maintain the ambition of the Sixteenth Street greenway as a pedestrian and cycle focused corridor, by limiting the establishment of new crossovers into the NAC from this road.
- Townhouses fronting the Main Street are to be provided with garages at the rear, accessible via a laneway to facilitate uninterrupted pedestrian paths along key streets through the NAC.
- Advocate for the signalisation of the Ontario Avenue and Sixteenth Street intersection as well as the upgrade of the Elsey Parkway and Sixteenth Street intersection to facilitate the safe movement of people to and from the NAC.

## Ambition 4

**A Neighbourhood Activity Centre which celebrates its unique regional and environmental setting.**

### Objective:

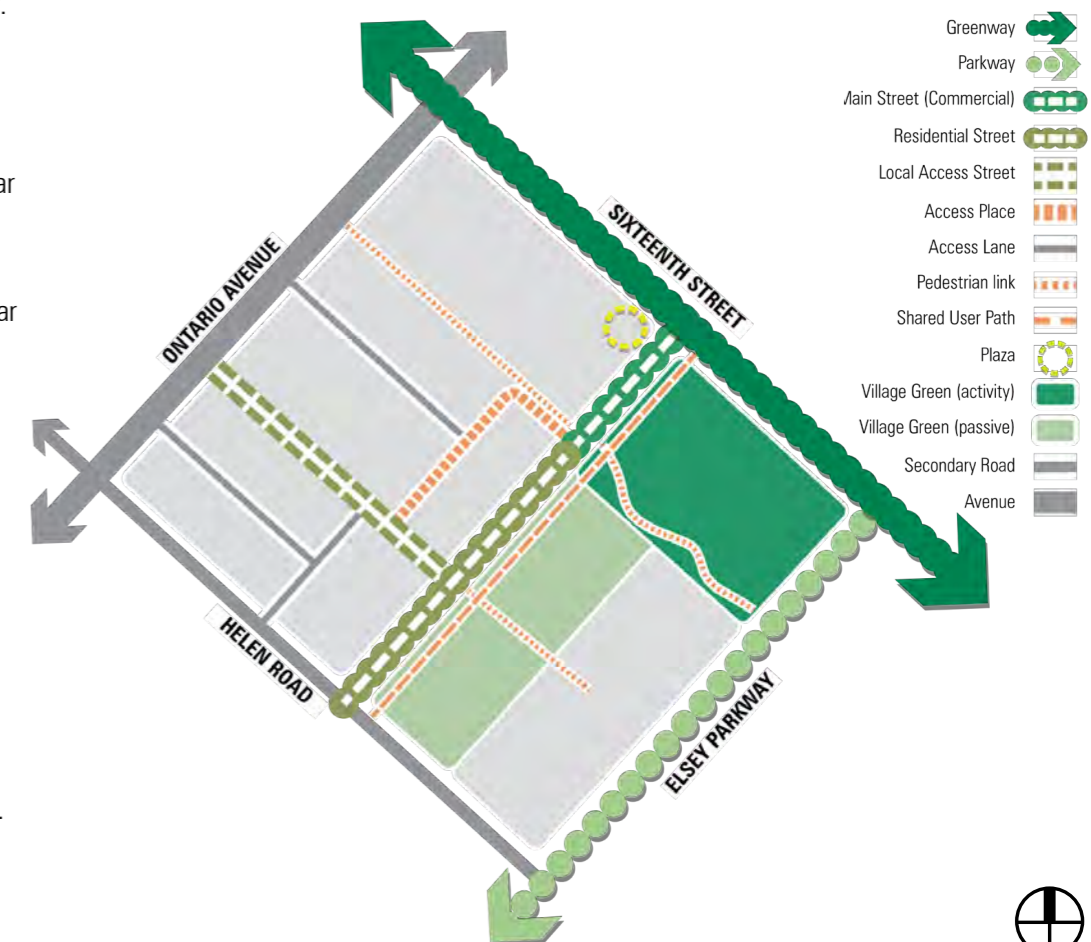
To establish a public realm that reflects a sense of localness and acknowledges the surrounding landscape character while managing climate constraints and sustainability opportunities.

### Strategies:

- Acknowledge the slope of the NAC area through the design and management of onsite detention storage for 1 in 100 year storm events within car park areas, public open spaces and/or development footprints.
- Explore opportunities for benchmark Water Sensitive Urban Design (WSUD) initiatives as part of place creation in future streetscape design to manage stormwater run-off and quality to distribute back into the public realm to maintain landscaping.
- Implement a series of diverse public open spaces at key entries and within the NAC, connected by a network of green streets supporting pedestrian and cycle movement.
- Support the integration of public art, quality building frontages, active uses and tree planting at and around primary entry points to enhance the sense of arrival.
- Encourage creative artistic community-led expression within the public realm, particularly in the short to medium term, supporting multi-purpose functions of the car parks and temporarily vacant sites for events, markets which contribute to a visually engaging place creation.
- Establish generous landscape buffers around the perimeter of the NAC, with particular focus along the Greenway and to Elsey Parkway incorporating native (and where possible indigenous) planting that references the Murray River environs.
- New streets to accommodate substantial canopy vegetation and other shade mechanisms to facilitate a comfortable public realm during summer months.
- At-grade car parking should comprise substantial tree planting at the perimeter and between bays for shading and amenity purposes.
- The public realm and open space framework within the NAC will be defined by four key public realm types, exhibiting a distinction in landscape character, while utilising a complementary suite of materials and finishes that contributes to wayfinding and placemaking. The public realm types include:
  - Urban Plaza:** An urban plaza at the northern end of the Main Street in association with the retail node. It will comprise primarily paved areas with some garden beds. It will accommodate seating, relaxing and gathering areas with urban and feature ambient lighting. An integrated signage for wayfinding that reference local context should be encouraged to enhance its sense of identity as a place.

- Greenway/Parkway/ Main Street:** These are priority pedestrian and cycling routes which are tree lined with low understorey planting in garden beds. Tree species between the east-west and north-south aligned streets may vary to assist with wayfinding and sense of place.
- Village Green:** The village green will be a welcoming open, grassed area for informal passive and active recreational activities. It will perform as a neighbourhood play space and gathering space, including formal equipment such as play equipment, exercise equipment and barbecue facilities. Future play space will be located to the north eastern corner, taking advantage of activities and surveillance provided by the retail node. To the south-west, at the interface with residential and community uses, the park will offer more contemplative areas of recreation including native garden beds, large shade trees and environmental learning spaces such as a dry creek bed or native fruit and vegetable gardens.
- Pedestrian Links:** are pedestrian linkages that connect car parking structure to various destinations in the NAC. These paved paths are to be well-lit and tree-lined, or provided with canopy for shading. Passive surveillance onto this space from residential/retail/ commercial buildings are essential for improved perception of safety.

The diagram below illustrates the proposed distribution of public realm types within the NAC.



Distribution of public realm types

MILDURA SOUTH NEIGHBOURHOOD ACTIVITY CENTRE MASTERPLAN

INDICATIVE CONCEPT PLAN

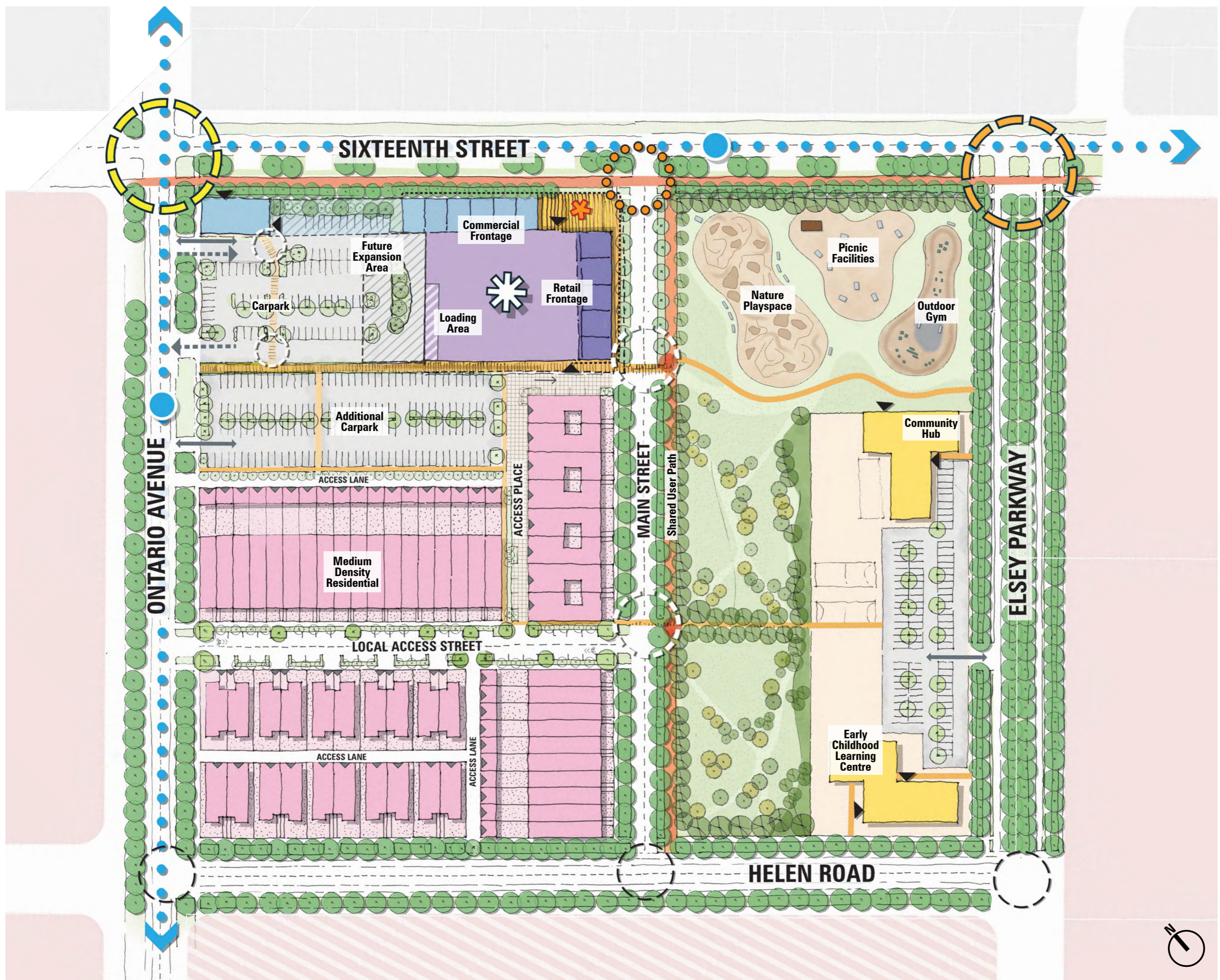
Legend

Land Use and Activity

- Retail anchor
- Entry plaza
- Supermarket
- Supermarket expansion area
- Speciality retail
- Commercial
- Medium Density Residential
- Community and civic
- Public open space
- Existing residential subdivision
- Approved residential subdivision
- Proposed residential subdivision
- Indicative park seating nodes
- Potential public toilet
- Extent of awning

Access and Movement

- Pedestrian desire line
- Loading access/egress
- One-way street
- Car park entry/exit
- Shared user path
- Designated shared street (slow vehicle speeds)
- Future signalised intersection
- Future T-intersection upgrade
- Giveaway sign & raised crossing
- Wombat Crossing
- Cyclist giveaway point (surface treatment & signs)
- Potential future roundabout
- Potential bus route/bus stop
- Building address
- Garage access
- Potential loading dock



## Masterplan Precincts

The Masterplan is divided into four precincts, determined by the varied uses and development outcomes required across the NAC. Refer to the diagram opposite for an illustration of the precinct extents. The precincts can be defined as:

- Precinct 1: Commercial Heart
- Precinct 2: Alternative Residential
- Precinct 3: Integrated Community Hub
- Precinct 4: Village Green

These precincts have been curated through a consideration of the ambitions from the earlier Development Plan and Precinct Structure Plan as well as consultation with relevant stakeholders. The purpose of the precincts is to recognise the importance for the Neighbourhood Activity Centre to provide for diverse uses and ensure built form and public realm outcomes are suited to the needs of the existing and future community.

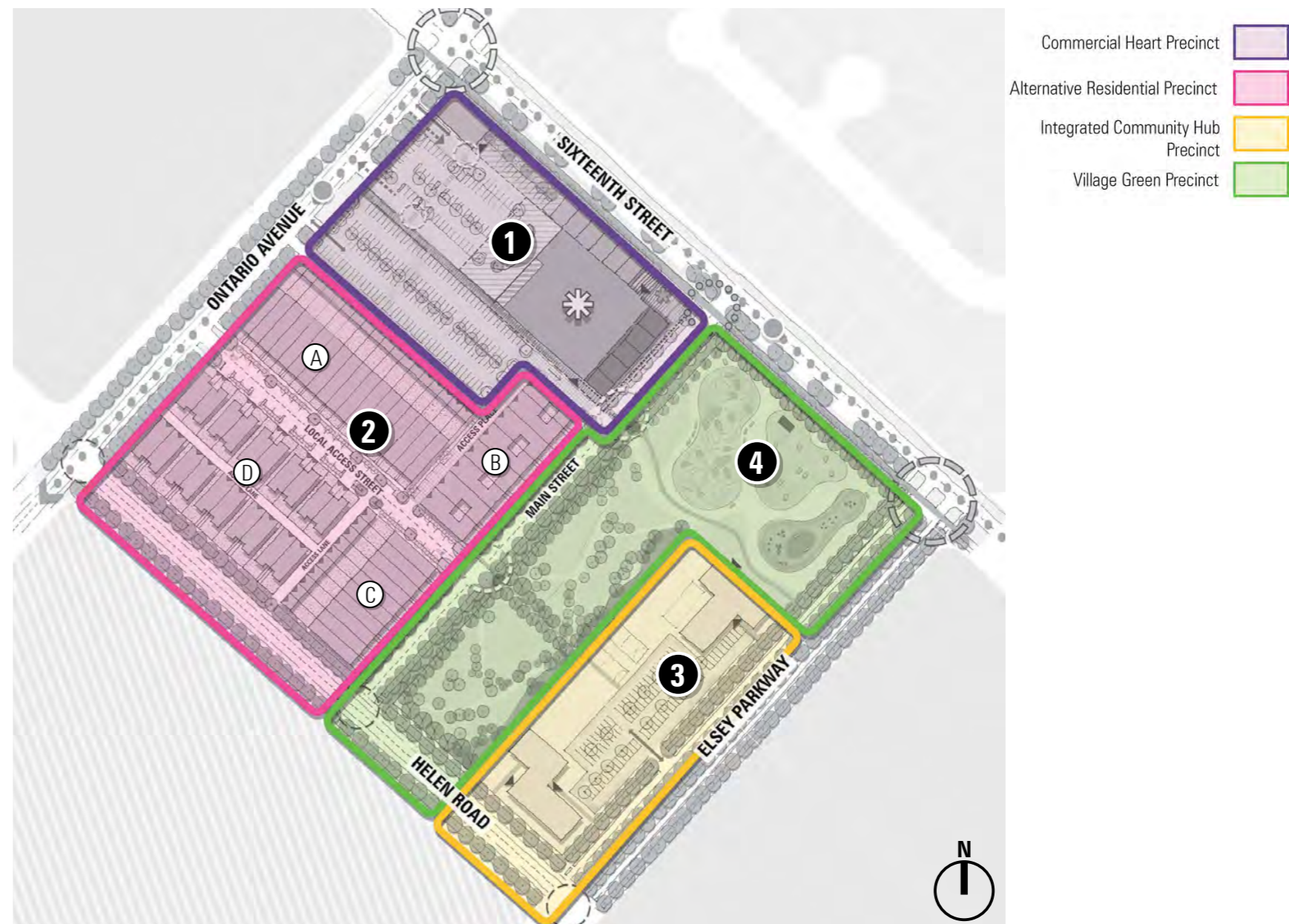
A breakdown of designated precinct areas (indicative) are outlined in the following table:

	Description	Approximate Area (m <sup>2</sup> )
<b>Precinct 1</b>		
Commercial	To Sixteenth Street frontage	1000
Retail	Medium-sized supermarket	2500
	Specialty Retail to Main Street	750
Car Parking	Supermarket Car Park	2000
	Future expansion area	4100
Road reserve	Main Street	5650
<b>Total Precinct Area</b>		<b>1.6ha</b>
<b>Precinct 2</b>		
Residential	Medium Density Block A	5800
	Medium Density Block B	2700
	Medium Density Block C	3100
	Medium Density Block D	5700
Road reserve	Helen Road, Local Access Street & Lanes	8700
<b>Total Precinct Area</b>		<b>2.6ha</b>
<b>Precinct 3</b>		
Community	Early Childhood Learning Centre	4000
	Community Centre	5400
Road reserve	Elsy Parkway & Helen Road	4600
<b>Total Precinct Area</b>		<b>1.4ha</b>
<b>Precinct 4</b>		
Public Open Space		17000
Road reserve	Main Street, Helen Road & Elsey Parkway	7000
<b>Total Precinct Area</b>		<b>2.4ha</b>
<b>Total Masterplan Area</b>		<b>8ha</b>

The following section includes specific guidance for precinct including an overarching description of the Precinct's future character, strategies outlining the 'key moves' for the siting and development of uses within the precinct including an illustrative precinct plan and finally a series of targeted design guidelines which seek to shape specific built form, access, landscape and public realm outcomes having regard to the future role of the precinct.

The intent of the precinct plans (as per the overall masterplan sketch) are to illustrate clear examples of how the strategies and design guidelines can be applied to the NAC to achieve feasible development outcomes. It is acknowledged any future development application on the site may vary from the masterplan while still responding to the design guidelines.

The Strategies and Design Guidelines for the precincts have regard to the state-wide Urban Design Guidelines for Victoria found within the State Planning Policy Framework of the Victoria Planning Provisions. These guidelines are underpinned by best practice knowledge and are relevant to the planning and design of regional townships as well as metropolitan areas.



Designation of Masterplan Precincts