



plān|ī'sphēre [urban strategy planners]

KYNETON URBAN DESIGN FRAMEWORK

FOR THE MACEDON RANGES SHIRE COUNCIL

September 2008



Acknowledgements

The Kyneton UDF was prepared with the input of many different people from the community, Council, State Government and consultant team.

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Introduction

About this Study

The Shire of Macedon Ranges has prepared this Urban Design Framework (UDF) to guide the future of Kyneton's town centre. The UDF builds upon work already undertaken by the Council in preparing the Outline Development Plan for Kyneton. The project has been completed with funding support provided by the DPCD Creating Better Places Program.

The process of preparing a UDF is an opportunity for Council and the community to discuss all aspects of the future growth of Kyneton's town centre, addressing social and economic issues, future development, housing opportunities, transport options and the education and recreation role of the centre.

The UDF has been prepared by Planisphere, with the assistance of Urban Enterprise, who undertook a retail and commercial assessment, and Maunsell Australia, who prepared a traffic and parking study.

Accompanying this Final Report is a Background Report which includes technical reports, detailed analysis of the policy context and consultation outcomes.

Study Process

The UDF has been undertaken in six stages.

Project Stage	Timing
1a: Inception and Review	October 07
1b: Survey and Analysis	October-November 07
1c: Issues Identification, Vision and Emerging Directions	November-December 07
2: Preparation of the Draft UDF	January-March 08
3: Consultation on the Draft UDF	April-May 08
4: Revision/Adoption of the Final UDF	August-September 08

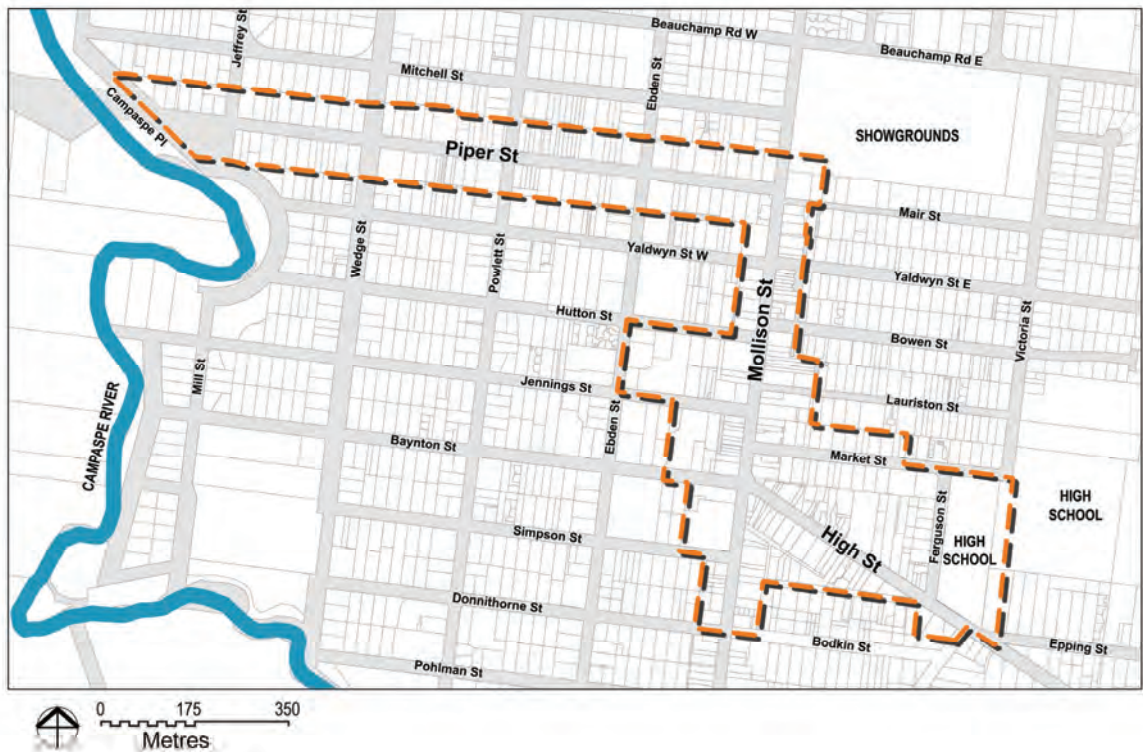
Next Steps

Once adopted by Council the UDF will be implemented through a range of initiatives. These are detailed in the Implementation Plan at the end of this report.

An amendment to the Planning Scheme is one of the main ways in which the UDF will be implemented. This process will include further community consultation.

Study Area

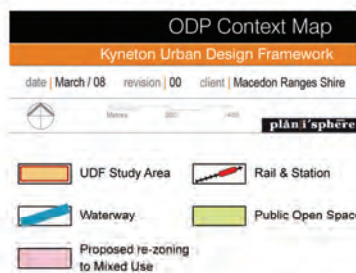
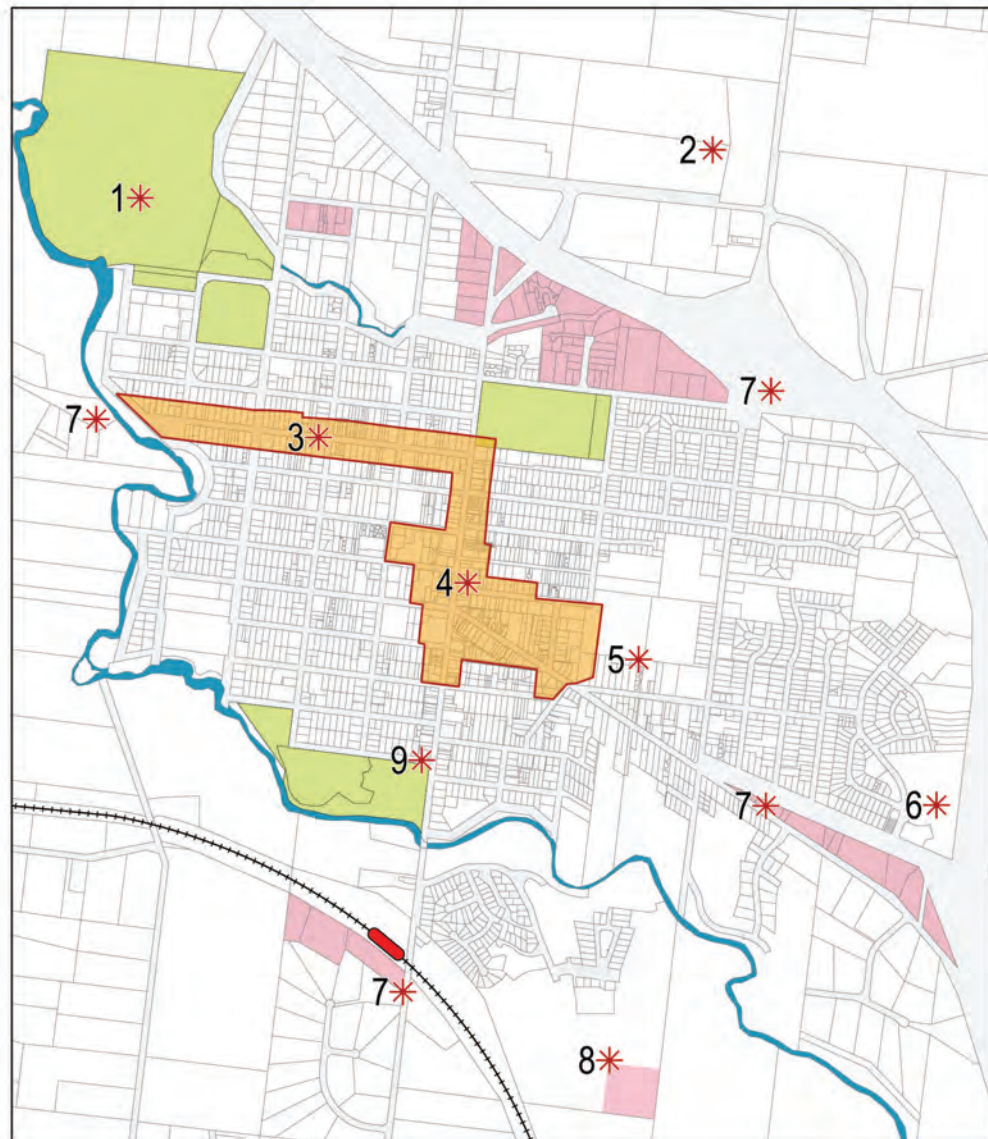
The Kyneton Urban Design Framework study area focuses on the Business 1 Zoned areas of Piper, Mollison and High Streets, and further west along Piper Street to the Campaspe River. The interface with the surrounding areas of residential or community use is also taken into account.



Kyneton Outline Development Plan

The key objectives of Kyneton Outline Development Plan (ODP) are summarised on the map on the following page.

This places the UDF within the context of the greater Kyneton township, showing the factors within the broader area that may have an impact upon the future development of the town centre.



This map outlines some of the key objectives of the Draft Kyneton Outline Development plan, as relevant to the Urban Design Framework. Its purpose is to provide a context for the UDF in terms of the hierarchy of land uses and built form directions for the wider Kyneton area.

- 1* Support and preserve racecourse heritage and associated uses of the Kyneton Racecourse area
- 2* Support and retain industrial uses of this precinct
- 3* Support Heritage Trail along Piper Street
- 4* Identify 'heart' of Kyneton and support the development of a community hub for local residents
- 5* Development of consolidated Education Precinct for the township of Kyneton
- 6* Development of a consolidated Health and Well being Precinct for the township of Kyneton
- 7* Develop design guidelines to address entrance to Kyneton
- 8* Develop neighbourhood centre for residents south of the river
- 9* Develop strategy to improve linkages between Kyneton train station and township

Consultation

There were a number of different ways in which the community have taken part in developing the UDF for Kyneton.

Steering Committee

A Steering Committee was formed to provide focussed input on behalf of the community. This included community representatives, traders and Councillors. The Steering Committee met four times during the course of the project and provided invaluable input to each of the project outputs.

Draft Plan Consultation

Consultation on the Draft Plan was held between 7 April and 12 May, 2008. The consultation included:

- A media release and advertisements in local newspapers;
- An article in Council's quarterly update circulated to all ratepayers;
- Provision of the Draft Plan to Kyneton and District Business and Tourism Association and Piper Street Traders for comment by members;
- A display in the library and Council offices which was staffed by Council officers and the consultant team;
- Copies of the Draft Plan available on the internet and in hard copy for viewing;
- A Community Bulletin distributed to residents and businesses in the town, with an attached feedback form seeking comments the Draft Plan (included within the Background Report); and
- A community workshop specifically held for business owners and operators in the town.

Around 25 people attended the community workshop and 30 individual submissions were received. These responses to the Draft Plan have been summarised and included in the Background Report.

The Vision: Kyneton in 2030

Kyneton is an attractive and inviting rural town centre.

As the commercial and cultural heart of the district, the streets of Kyneton offer a wide range of shops, services, eating places and community activities for people who live or work in the town and those who come to visit.

Kyneton is renowned as a destination for both visitors and residents to enjoy the natural environment, as well the local food and wine, in a historic setting and friendly atmosphere.

The distinct bluestone buildings and historic streetscapes of the town centre are complemented by a very high quality of contemporary architecture and urban design, displaying Kyneton's civic pride and progressive outlook.

The township is easy to access and has a pedestrian focussed environment, encouraging activity on the streets and creating a sense of vibrancy.

Achieving the Vision: Goals

Goals to Achieve the Vision

Image and Identity



Create well-defined gateways through built form, landscaping or public art that welcome residents and visitors to the town centre.

Retain long range views to the surrounding countryside from within the town centre that are a part of Kyneton's character as a rural town centre.

Retain and enhance the heritage character of the town centre as a key feature.

Incorporate the use of bluestone in contemporary building and landscape design.

Promote the unique identity and function of Piper, Mollison and High Streets.

Activities



Improve the integration of Kyneton town centre's retail streets through stronger visual and physical links.

Consolidate the retail core of Kyneton within the existing Business 1 zoned areas of the town centre, comprising a thriving mix of retail activities, restaurants and cafes that serve the daily needs of local people as well as visitors.

Encourage the development of medium density housing within walking distance of the town centre, providing a greater diversity of housing opportunities with convenient access to the services offered within the centre. *(Ensure that neighbourhood character and heritage considerations are taken into account in the design of these developments. - see Buildings.)*

Facilitate the development of additional community, cultural and entertainment facilities within the town centre.

Promote the development of Piper Street as a regional tourist attraction, providing a distinctive specialty retail and restaurant experience, in a heritage setting.

Buildings



Retain and protect heritage buildings in and around the town centre.

Encourage restoration of heritage buildings.

Encourage buildings that present Kyneton as a leader in ecological sustainable design.

Encourage new buildings to be of high quality contemporary architecture that complements the existing heritage fabric of the town.

Design appropriately scaled and designed buildings to occupy important landmark sites throughout the town whilst ensuring that existing heritage buildings retain their visual prominence.

Create a more consistent streetscape character by encouraging buildings to be constructed right up to the street frontage boundary.

Spaces



Upgrade existing public spaces and improve pedestrian connections to these, where required.

Investigate the potential to create new public spaces, such as the sites at the corner of Piper and Mollison Streets.

Consider the opportunity to expand the Mechanics Reserve space at the intersection of High and Mollison Streets as a focal point of the town and to reduce the amenity impacts of the heavy traffic.

Create street spaces that are safe, lively, dynamic and interesting.

Create street spaces that encourage people to walk throughout the centre.

Ensure adequate space and facilities for people of all ages to enjoy active and passive recreational activities.

Create spaces along footpaths where people can gather and stop while still providing for pedestrian flows.

Maximise the visibility of heritage buildings.

Ensure the protection of Aboriginal heritage sites.

Access



Improve pedestrian links between High, Mollison and Piper Streets through improvements to signage and the quality of the public realm.

Create streets that balance the needs of different modes of transport including walking

Create a pedestrian and bicycle network that connects important locations throughout the town centre, links to other parts of the township and allows safe and efficient pedestrian movement.

Improve access between the town centre and the train station.

Alleviate traffic congestion and improve the efficiency of vehicular movement within the town centre.

Create a town centre car parking arrangement that is clear and easy to navigate.

Provide safe, convenient and well designed car parking for shoppers, workers and visitors.



Themes