

1 Kinglake Design Framework

The framework for Kinglake seeks to consolidate the town centre by encouraging redevelopment within existing zoned land, and increased housing diversity in zoned land closer to the commercial centre.

The framework for Kinglake is outlined in Figures 1.1 and 1.2 supported by the following recommendations.

1.1 Clear settlement boundaries

The physical containment of Kinglake is required to ensure that the township's unique character and rural setting is preserved and enhanced. As an existing hub of commercial and community activity it is also the most suitable settlement in the study area in which to accommodate future consolidated growth.

It is proposed that growth will occur within existing zoned land and that the boundary is defined as the extent of this land. Consolidated infill residential growth including diversity in terms of housing type and density is encouraged on existing Township zoned land close to the town centre.

The boundary will define the size, shape and identity of Kinglake. It will help reduce the further ad-hoc and dispersed residential developments which are undermining the ambience and rural character of the township, residential neighbourhoods and by the natural features of the area.

The settlement boundary is shown in Figure 1.1.

1.2 Transitions between urban and rural land uses

In conjunction with a settlement boundary, physical containment can be supported through the provision of buffers that provide a transition between urban and rural land uses. Within the region there are landscape buffers which are comprised of road side vegetation, farming and agricultural land, and ecological buffers which have a primary role in providing habitat for native flora and fauna. There are existing buffers that need to be protected and enhanced. This can be achieved by:

- implementing a settlement boundary,
- enhancement of roadside vegetation through additional planting and re-vegetation programmes, while taking into account fire risk, and
- enhancement of views to the north east from the western entrance to the township through the rehabilitation of riparian vegetation along the Number One Creek

1.3 A unifying wayfinding strategy

The ability of visitors and residents to move freely, confidently and safely through the study area can be improved. To connect residents and visitors within the region, townships should be re-cast as gateways to the natural assets of the area. This can be

achieved through improved signage and branding of the region.

Kinglake is approached from three directions, from the east on the Healesville-Kinglake Road, from the west on the Whittlesea-Kinglake Road and from the south from the Heidelberg-Kinglake Road. The entries are currently identified by poorly placed signage, change in the land uses and views into the town centre. They can be improved to provide a clear sense of arrival by displaying a branded locality sign and by introducing roadside planting schemes in the core area of the town centre. Indicative locations for entry signage have been identified in Figure 1.1.

1.4 Better-connected streets, paths and trails

Better connections for pedestrian and cyclists are needed within the region. Local roads are currently shared between private vehicles, pedestrians, cyclists and horse riders. This is common practice for regional townships and appropriate for the character of the locality. It can, however, compromise the safety and enjoyment of pedestrians and cyclists and discourages these forms of transport which are free, accessible and sustainable. Young children through to the elderly need to be able to move through the locality without relying on private vehicle journeys. To encourage walking and cycling within Kinglake, the existing footpath linking the town centre with the Kinglake Primary School, and the shared footpath between the Kinglake Town Centre and Middle Kinglake Primary School have now been completed.

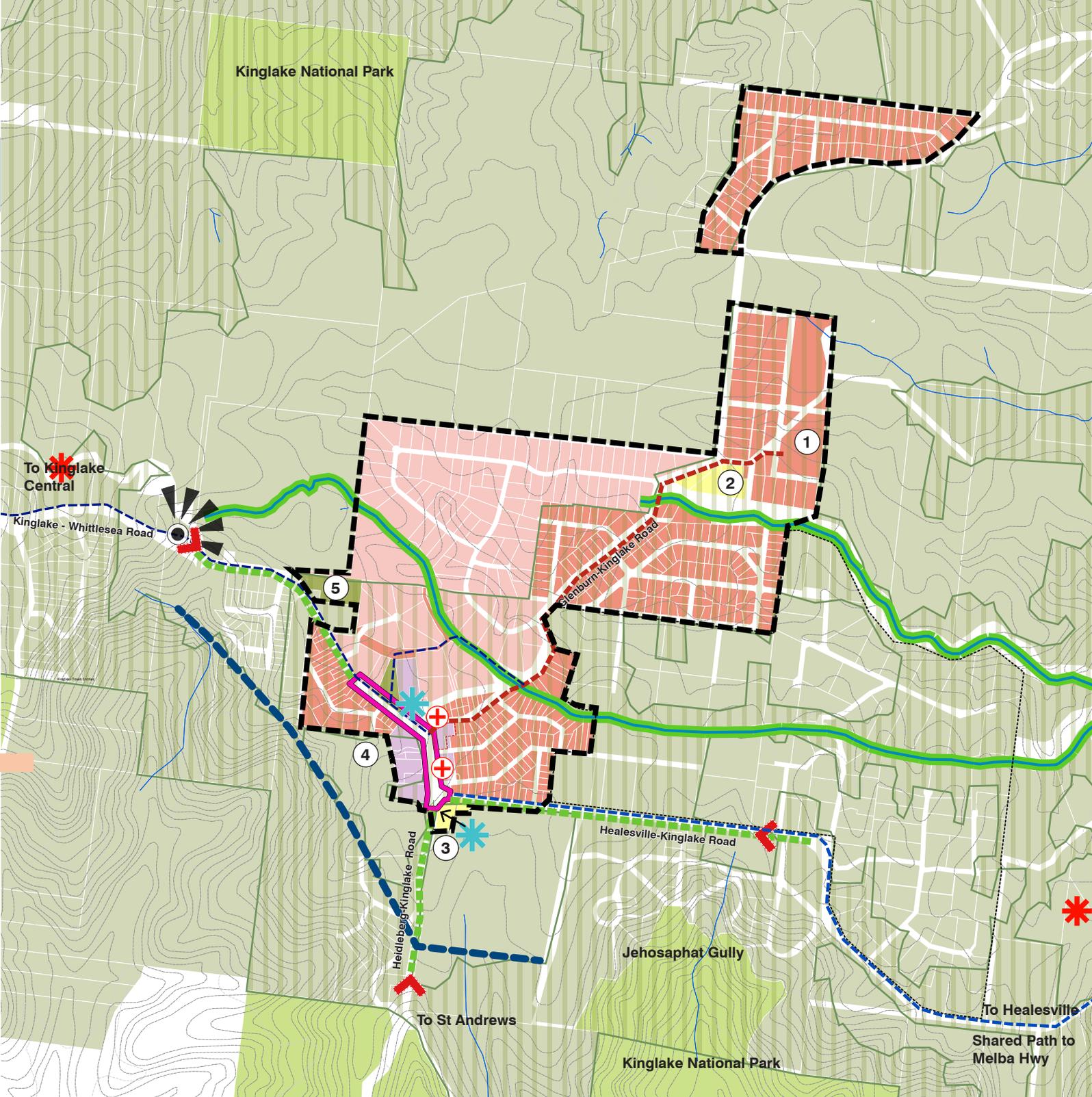
New and upgraded paths and links are proposed, including:

- a shared footpath between Kinglake Town Centre and the Melba Highway (a 1.9km section is currently under design)
- continuous and upgraded links to Kinglake National Park attractions. Opportunities for home occupation and farm gate businesses should be encouraged along these connections.

1.5 New residential development complements the character of the region

The unifying physical attribute of the area is the rural and bushland setting. New homes and developments must enhance and protect this character. Within Kinglake, new residential neighbourhoods compromise this identity and the feeling of containment within a rural and bushland setting. Most of this new development has occurred on cleared land and lacks the canopy vegetation that is characteristic of the local area.

Built form (its colour, look and style) contributes to character and identity of a location and place. The architectural style and expression in Kinglake is inconsistent and has no unifying elements. Many of the new buildings and structures compete with the natural surroundings due to their size and scale, inappropriate siting and poor choice of finishes and colours.



Land Use

- Encourage infill development within the Township Residential Zone
- Initiate appropriate infill development within the Low Density Residential Zone
- Encourage more intensive infill development within the Commercial 1 Zone
- Optimise economic diversification in the Farming Zone
- Support the Public Use Zone 7
- Support the Public Park Recreation Zone
- Settlement boundary

Movement

- Upgrade Existing Footpath
- Proposed Shared Path
- Proposed Locality Signage
- + Proposed Information Signage
- * Prominent Corner Sites

Landscape/ Public Realm

- Kinglake National Park
- Significant Vegetation Cover
- * High Points
- Key View/Vista

- Proposed Waterway Rehabilitation
- Roadside Vegetation Enhancement
- Streetscape Improvements
- Potential strategic fire break

Retain Facilities

- ① Kinglake Primary School
- ② Kinglake Ranges Neighbourhood House
- ③ Kinglake Rebuilding Advisory Centre
- ④ Retain Murrindindi Shire Council Offices and potential community services hub
- ⑤ Youth Services Building

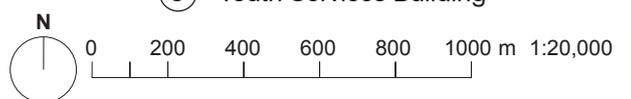


Figure 1.1 Kinglake Design Framework

1 Kinglake Design Framework

To maintain and improve the character of Kinglake, new development should:

- apply the highest available bushfire construction standards,
- use site sensitive and responsive design styles and palates,
- adopt subdued and restrained architectural styles,
- adopt muted hues, tones and textures which blend into the bushland setting,
- incorporate native street tree planting with due regard to fire risk,
- incorporate vegetation (of suitable fire retardant species) with significant canopy cover into private gardens, and
- plant screening vegetation where practicable to the new residential development.

1.6 Streetscape improvements in the Kinglake Town Centre

Kinglake's streets currently lack a cohesive character and clear and attractive design and identity. A variety of plantings (locations and species), inconsistent pavement treatments and a variety of street setbacks and car parking layouts create the perception of a low quality public space. Improvements should be undertaken to provide a consistent, more attractive and higher quality treatment within the Town Centre. These improvements should be consistent with the ecological and landscape qualities, values of the region and locality and could include:

- the established native eucalypt trees that are a strong element in the Town Centre and should be a celebrated focus of the street. New clusters of tree plantings within the streetscape would provide additional amenity and reinforce the positive character attributes of the township. Additional seating associated with these plantings would create opportunities for rest and shelter. These plantings could occur in extended kerb areas to break down the perception of large asphalt parking areas,
- new roadside avenue planting with due regard to fire risk would reinforce the sense of arrival into the core area of the township,
- current pavement treatments are of inconsistent style and quality. Footpaths within the core commercial area should be upgraded to a consistent treatment that is low maintenance and high quality,
- establishing a continuous building line fronting the street will create a more cohesive edge to the streetscape and reduce the visual impact of parking located between the street and building frontages. If possible, this should be introduced on both sides of the street to improve the sense of containment within the streetscape,
- upgrading the existing picnic area and park area to provide for greater amenity (shelter and seating). Incorporate any improvements with the design of the streetscape,
- improving the area around the existing toilet facilities on Kinglake-Glenburn Road. Proposals to improve this area as a

bus turnaround/drop off should carefully consider the visual impact of introducing a large asphalt surface in this location. This site terminates the view-line down the main street and careful landscaping will be required to improve the amenity and access to this area.

- facilitate the development of key sites within the street which will significantly improve the quality of the streetscape. These sites are identified in Figure 1.1, and
- street furniture (bins, signposts, seating and lighting) should be of a consistent style and high quality.

A shared path to Bollygum Park from the Main Street has been completed.

1.7 Future commercial and retail development

Kinglake is identified in the KFT Plan as a suitable location for more intense use and development. This will help to limit the need to go off the mountain for daily needs and support tourism within the region. Key sites have been identified as opportunities for new and rebuilt commercial businesses. New development in the town, including on these designated sites, should help to characterise Kinglake as an attractive and vibrant destination for local communities as well as for visitors. Opportunities exist for bed and breakfast accommodation, food and beverage outlets, cottage industries and retail outlets that offer local produce and artisan products.

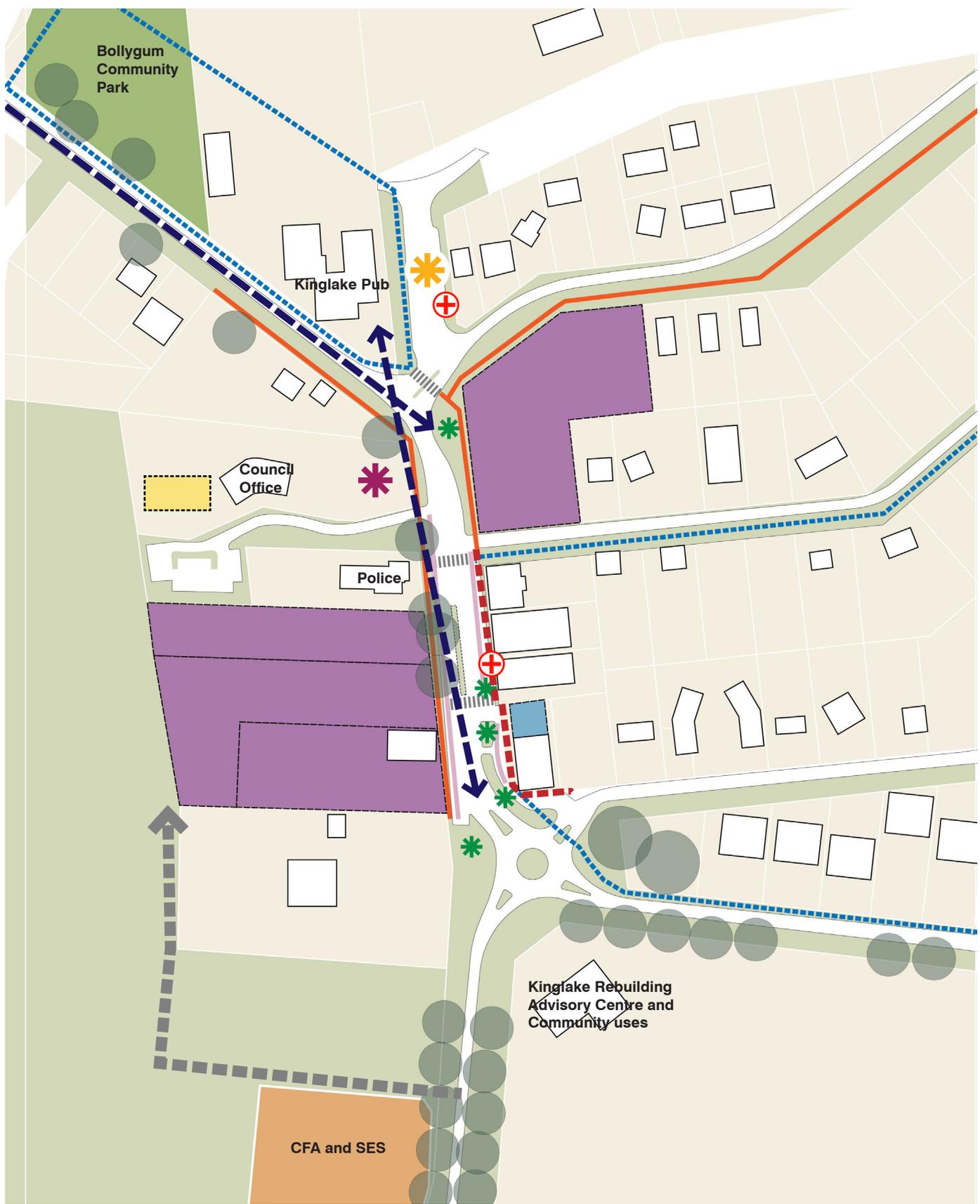
The sites are located at prominent corner sites within the main street of the Kinglake Town Centre. Sites should be developed in an appropriate style (see action 1.5) to improve the quality of the 'main street', consolidate this as an 'activity' centre, improve the first impressions of the town centre and enhance the character and experience of Kinglake.

1.8 Gateways to Kinglake National Park

Attractions within the region need to be accessible to visitors and local communities. Information and identification signage should be located at appropriate positions to inform and direct visitors to key destinations in the National Park. Figure 1.1 identifies a potential location for this signage.

1.9 Community Activity Nodes

The Rebuilding Advisory Centre (RAC) will be available for community use when the bushfire rebuilding effort is complete. The RAC is well located at the gateway to the main street to be a valuable community venue potentially used for community meetings, business networks, tourism information, or for visiting community services. Future community services, including more permanent health services, should be located so as to consolidate and strengthen the existing the community activity node at the municipal offices location in the main street.



Land Use/ Development

- Indicative Building Footprints (pre/post fire)
- Key Development Sites
- Proposed improvement to building line
- Potential Community Services Hub

Movement

- Existing Footpath to be upgraded
- Proposed Shared Path
- On Street Parking to be retained
- Key View Line
- Key Pedestrian Crossing Points
- Potential Kinglake National Park Signage
- Proposed new road to enhance access for business and fire fighting and reinforce fire buffer

Landscape/Public Realm

- Upgrade Picnic Area
- Improve existing toilet/bus facilities area
- Upgrade public realm to a consistent treatment
- Potential locations for cluster planting
- Existing Native Vegetation to be enhanced

Figure 1.2 Kinglake Town Centre Design Framework

