

17.10 Flat Bush Appendix 1: Flat Bush Town Centre Indicative Conceptual Framework

Introduction

The Town Centre is located on the eastern side of Barry Curtis Park where it provides the best opportunity to integrate a meaningful relationship with the park and the high/medium density housing envisaged to be located immediately to the east of the park.

The Flat Bush Town Centre is envisaged to be the focal point for this rapidly developing community and will serve a diverse range of needs for the 40,000 future residents anticipated in the Flat Bush area. The Town Centre is envisaged to be a vibrant place that contains a range of activities including a supermarket, discount department store, retail, office, community, health, leisure, education, entertainment and residential activities.

Key Elements

Main Street

A key element of the Indicative Conceptual Framework is the "Main Street" running in a north south direction perpendicular to Ormiston Road. Although the emphasis on this street is to create a pedestrian friendly environment, it is intended that vehicle traffic should form an integral component of the town centre in order to promote accessibility and informal surveillance of the street. This street is intended to replicate a traditional shopping street with a compact pedestrian friendly retail emphasis on the ground floor. Non retail activities such as office use, or residential should be located on upper levels.

Large format retail activities such as supermarkets and department stores are provided for in the main street area but in a manner such that they are integrated into the town centre fabric by generally being "sleeved" on their outside street frontage by smaller street based retail activities.

Careful consideration should be given to the nature and provision of any vehicular access to premises to ensure the fundamental principles of maintaining a pedestrian and people friendly place are achieved.

Carparking

Shared parking is an option for the Town Centre. Other parking can be provided on the proviso that the principles of achieving a perimeter block layout as indicated in the Development Framework are not compromised.

The active building frontages for all activities shall primarily be orientated to public streets rather than to parking areas located behind buildings.

Activities

- 1 Activities which are noxious, noisy or will cause unacceptable ambient air quality should not be located in the Town Centre.
- 2 Activities which back onto residential zones need to be of a size, scale and form such that they avoid, remedy or mitigate adverse effects on residential amenity values of adjoining properties and do not cause adverse effects on the health and wellbeing of the residential community.
- 3 Buildings are encouraged to be of a design and form that allows them to be adaptable over time.

- 4 Ormiston Road is anticipated to be a much busier road than the North-South Main Street, and is therefore less appropriate in terms of creating an intimate main street shopping experience anticipated in the Main Street. However Ormiston Road is also intended to be pedestrian friendly where buildings front the street, although the range of uses permissible on street level should be flexible to include non retail activities such as, offices, banks and medical facilities. Residential activities should generally avoid ground level locations on Ormiston Road to ensure that the continuous business frontage of the street level is not disrupted.

Town Centre Work — Live precinct

The streets immediately behind the Main Street and Ormiston Road are identified as a "Work-Live precinct" which provides for a range of activities focused on employment and service opportunities in addition to intensive residential activities permissible above ground floor level. Given that the emphasis in this zone is that in enabling employment activities to take place some amenity levels such as noise relating to residential activities are more relaxed than would be found in a residential only environment provided they do not cause an adverse effect on the health and wellbeing of the residential community.

Where this zone is located immediately adjacent to residentially zoned land a number of controls such as yards, height, overlooking and noise provisions have been put in place to maintain or enhance the amenity values of these areas.

Town Centre — Park Edge

This area is immediately adjacent to Barry Curtis Park and has a primarily residential character, although it does provide for commercial activities on ground floor locations. Given the location within the Town Centre and its proximity to Barry Curtis Park this precinct is to be promoted with the highest residential densities in the Development East Area.



FIGURE 17.10.11 FLAT BUSH TOWN CENTRE INDICATIVE CONCEPTUAL FRAMEWORK

