

# Urban Design & Character

The masterplan approach has sought to integrate a placemaking framework that will promote a distinct identity and strong sense of place. It aims to facilitate the creation of a cohesive community that sits comfortably within its context, which is well integrated with the surrounding landscape and local character. The various key placemaking drivers are included in the diagram to the right.

In parallel with developing the Masterplan Framework, a Design Code is being produced. This document will set out the design principles to be applied for each of the elements which make up the new neighbourhoods, including building design, street design and materials, landscape, lighting, fencing, integration of car parking and bin storage and the integration of sustainable technologies. Its purpose is to guide future design for individual plots and infrastructure so that the development comes forward with a coordinated and complementary style. This will also ensure the unique local built characteristics common in the Carlton Conservation Area will be reflected within the proposed development.

The structure of the Design Code will be largely based on Building for a Healthy Life standards - a form of design review that ensures quality in developments. All spatial aspects of the proposed development will be covered including neighbourhood integration, placemaking characteristics, well designed homes and streets for all.

Creating this sense of place will add considerable value to the overall scheme. The Design Code will help to guide development briefs, planning applications and design standards for future projects within the Masterplan Framework.

