

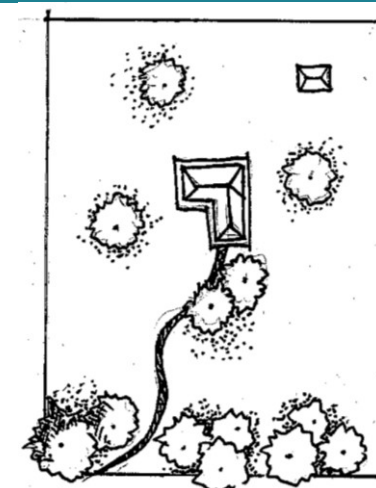
Semi-Bush Character Type

DESIGN ELEMENT SUBDIVISION	DESIGN RESPONSE	SKETCH
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- Design subdivisions to minimize loss of remnant vegetation.
- Minimize the number of crossovers/driveways to a road and locate to minimize impact on existing trees and remnant vegetation.
- Prepare building envelopes to show a new dwelling can meet the requirements of these guidelines in the proposed subdivision minimizing the loss of existing trees and remnant vegetation including dwelling siting and setbacks, driveway location, tree protection zones, and adequate space for canopy trees.

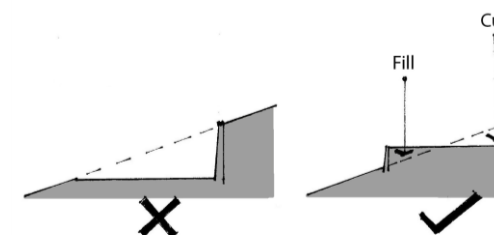
VEGETATION	SKETCH
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- Prepare and implement a landscape plan to accompany all applications for new dwellings incorporating substantial trees and vegetation that reinforce the bush setting.
- Provide space for a tree in deep soil of a minimum of 145m² with a minimum dimension of 7.5m (to support a 12m wide and high tree canopy) in the front and rear of dwellings.
- Retain large and mature trees and provide for the planting of canopy trees and native understorey plants in front and rear gardens.
- Replace any trees deemed to be lost due to development with a similar sized, native species to ensure the tree canopy is a dominant feature in the landscape.



TOPOGRAPHY/ LANDFORM	SKETCH
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- Buildings and other siteworks should be designed to follow the contours of the site or step down the site avoiding major excavation works to accommodate dwellings, outbuildings and driveways.



SITING AND PRIVATE OPEN SPACE

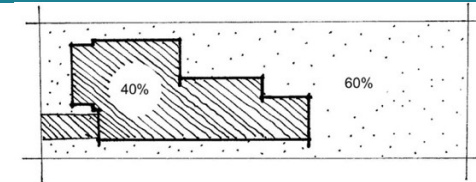
SKETCH

- Buildings should be setback 5m from front, side and rear boundaries to avoid the need to remove remnant vegetation and to reduce its visibility from the public realm and neighbouring properties.
- Vehicle crossovers should be limited one point of access, and must avoid impacting remnant vegetation, including encroaching on tree protection zones.
- Buildings and landscaping should be at least 60% permeable, minimising impervious areas and encourage native understorey vegetation.
- to Soften the appearance of driveways through curved design, permeable surfaces and landscaping.
- Provide a minimum rear private open space area of 145m² and minimum width of 7.5m.
- Car storage facilities and outbuildings are to be located behind the front façade of the associated dwelling, a minimum of 1m, or fully integrated (still to the rear) with the design of the dwelling.

SITE COVERAGE

SKETCH

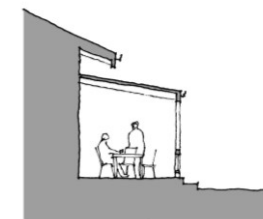
- Site coverage should not exceed 40%.



BUILDING FORM

SKETCH

- Buildings should not exceed the dominant tree canopy height.
- Buildings should complement the horizontal built form of existing dwellings.
- Encourage verandahs and wide eaves to reflect the rural / bush aesthetic.



MATERIAL AND DESIGN DETAIL

- Use natural materials and colours that reflect the natural surrounding environment, avoiding highly reflective colours and materials.
- Incorporate durable and sustainable materials in development.
- Locate 'site services' to be concealed when viewed from street frontages or if not possible, to be sensitively designed.

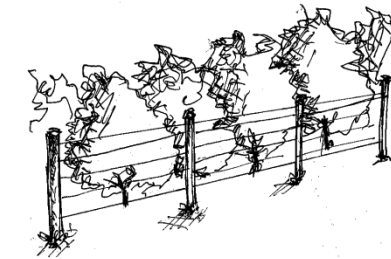
SKETCH



FRONT BOUNDARY TREATMENT

- Provide no or low open rural or post and wire style fencing to the front, side and rear boundaries up to 1.2m high.
- Encourage the use of vegetation as an alternative to fencing where possible.

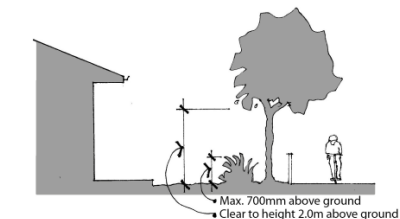
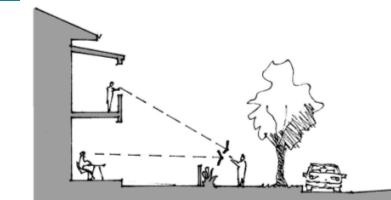
SKETCH



PUBLIC OPEN SPACE

- Provide façades which include windows, doors and/or balconies and verandahs, facing public open spaces to encourage passive surveillance of these spaces.
- Fences adjacent to public open space should be at least 70% transparent for 80% of the fence length.
- Provide low or open style front fencing along boundaries with the public realm, including:
 - A street;
 - Public Open Space; and
 - Off-road bike trails.

SKETCH



- Buildings should seek to minimize their visual impact when viewed from within National and State Parks and Reserve.
- Where adjoining a National or State Park, development should include landscaping that retains/incorporates indigenous and native plants consistent with the vegetation type found within the adjoining Park. However, this should not cause an increased bushfire risk.

Public Realm Guidelines:

- Install and maintain asphalt or gravel footpaths and driveways, rather than untinted concrete, to support the heritage values of the precinct.
- Where appropriate, manage stormwater flows using WSUD measures, such as grassed swales, within verges to increase soil percolation, passive irrigation, moderation of run-off and water quality.
- Install and nurture climate-change resilient trees, such as native and indigenous species, in streets and public spaces throughout the precinct.
- Conserve and restore heritage streetscape elements such as kerbs and channels, culverts, pavements and the like.
- Encourage the undergrounding or consolidation of overhead wires through aerial bundling to reduce their effect upon street trees both in terms of fire risk and their aesthetics and structure.