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Nagambie Growth Management Strategy
Nagambie Style Guidelines

FINAL

FOR THE STRATHBOGIE SHIRE COUNCIL
December 2008



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1 Introduction

Nagambie's population is growing dramatically, albeit from a relatively small base. In recent times, the Strathbogie Shire has experienced increasing interest from the Melbourne and Shepparton property markets, particularly in the Strathbogie Ranges, Avenel and Nagambie. Building approvals leapt from \$2.25M to \$7.25M in value in the year to 2006. The permanent population is expected to grow to around 4,000 people, and there will be a need to service some 7,000 altogether, including visitors and tourists. Proposed / approved developments include:

- Hotel resort accommodation including 13 units and conference facility
- Retirement village/caravan park, 208 units, 323 cabins and 72 van sites
- Proposed commercial and residential development
- New medical centre and 90 place child care facility
- The completed redevelopment of the Chinaman's Bridge caravan park, renamed the Nagambie Lakes Leisure Park, into a 5-star leisure resort, including licensed restaurant incorporating numerous annual cabin sites, powered caravan sites, camping sites and bunk houses. It has the ability to accommodate 2,000-2,500 people when full.

It is within this context that the Nagambie Growth Management Strategy will be developed. In order to deliver this comprehensive Strategy, it will consist of five separate projects that all look at individual aspects of the town, but which will be interconnected and operate as one final Strategy. They six components of the Strategy are:

- Nagambie Growth Management Strategy
- Main Street Plan
- Lakeside Connectivity and Recreation Plan
- Lake Activities and Access Framework
- Nagambie Style Guidelines
- Background Report & Appendices



1.1 Vision

Vision for Nagambie

Nagambie will grow as both an agricultural service centre, and as a visitor / lifestyle / retirement centre. This is to be done in a way that:

- Maximises the economic benefits of a lakeside location to the town and the Shire.
- Strengthens character of the town in its lakeside and rural setting.
- Protects and enhances the environmental values of the lake and other natural features.
- Improves the social, economic and environmental sustainability of the town.



1.2 Structure of the Nagambie Growth Management Strategy

As part of the development of the Strategy, a number of different pieces of work were commissioned by Shire. The Nagambie Growth Management Strategy is the major document, with other studies informing a number of the individual components.

The structure of the Nagambie Growth Management Strategy is detailed below.

<p>THE STRATEGY</p>	<p>Nagambie Growth Management Strategy</p>	<p>Directs the growth and development of Nagambie over coming decades</p>	<ol style="list-style-type: none"> 1. Introduction 2. Background 3. Residential areas 4. Commercial areas 5. The Industrial area 6. Rural Areas 	<ol style="list-style-type: none"> 7. Access & Transport 8. The Lake & Recreation 9. Service Provision 10. Infrastructure 11. Built Form 12. Implementation Plan
<p>THE PROJECT DOCUMENTS</p>	<p>Main Street Plan</p> <p>Provides direction for the future of High Street as the town grows and in light of the proposed highway bypass</p> <ol style="list-style-type: none"> 1. Introduction 2. A Sound Future for High Street 3. Streetscape Concept 4. Public Space Design 5. Built Form 	<p>Lakeside Connectivity & Recreation Plan</p> <p>Improves connectivity between the township and developments on the south side of the Lake</p> <ol style="list-style-type: none"> 1. Introduction 2. Ownership & Management 3. Lakeside Development 4. Lakeside Access 5. Existing Recreation Areas 	<p>Lake Activities & Access Framework</p> <p>Improves recreational and tourist access to the Lake</p> <ol style="list-style-type: none"> 1. Introduction 2. Key Background Documents 3. Boating 4. Swimming & Fishing 5. Associated On-Land Facilities 6. The Regatta Centre Peninsula 7. Commercial Operations 	<p>'Nagambie Style' Guidelines</p> <p>Planning guidelines for the future development of Nagambie</p> <ol style="list-style-type: none"> 1. Introduction 2. Developing a 'Nagambie Style' 3. High Street Built Form Guidelines 4. Existing Residential Area Guidelines 5. New Residential Area Principles 6. ESD Guidelines
<p>THE BACKGROUND</p>	<p>Background Report & Appendices</p>	<p>Describes the study's brief, process & method. Details results from Community Engagement exercises</p>	<ol style="list-style-type: none"> 1. Project Brief & Process 2. Policy Context 3. Background Documents 4. Demographics & Scenarios Development 5. Community Engagement 6. Appendices (inc. Neighbourhood Character Assessment) 	



2 Developing a 'Nagambie Style'

Nagambie is an attractive country town with a strong individual identity because of its location on the banks of a lake – in fact from some viewpoints the lake dominates the town. Topographically, the town is relatively flat, but stands of indigenous vegetation (e.g. River Red Gums) and the distant backdrop of the Strathbogie Ranges link the town strongly to its landscape context.

In terms of built form, there are interesting historic buildings on High Street, and some fine houses – but take away the lake, and the town might be hard to distinguish from other similar settlements across country Victoria.

As the town is expected to grow very substantially in coming decades, a significant opportunity arises. The sheer quantity of new development anticipated is likely to change the town's character, for better or for worse. The opportunity is to use the new development to help create a new and stronger urban character for the town – one that is founded in the sense of place that the town already has. The obvious starting point for this is the lake.

There is a tradition of waterside design in the western world based on use of weatherboard and other 'lighter' materials. Simple, lightly constructed boat sheds, fisherman's sheds, bathing boxes and pleasure structures such as pier pavilions exemplify this style.

In seaside environments this approach has often been overlaid with nautical detailing and sun-sea-and-sand colours. This would seem alien for an inland town like Nagambie.

In Nagambie's case, the 'palette' of colours and textures might more appropriately be taken from the town's landscape setting. The key colours that can be found in the local landscape are associated with native trees and grasses, and include olive green and varying shades of beige and brown. Locally appropriate 'natural' materials might include timber and sheeting products, perhaps with metal or stone details. Corrugated metal roofs, perhaps in the same colour palette, would complement the lightness of design. Shiny or reflective materials, other than glazing, would be avoided.

Building forms would be simple in basic plan but with strong articulation, particularly of elevations. Plans of larger buildings would fit more easily into the finer grain of a country town by being divided into distinguishable component parts and avoiding strong symmetry. Verandas, balconies, roofs, balustrades and other devices can be used to articulate elevations and add to the feeling of lightness. Balconies, verandas and similar features would use light timber or metal supports, rather than heavy masonry.



3 High Street Built Form Guidelines

These Built Form and Retail Development Guidelines apply to the area zoned Business 1 along High Street, as well as the area zoned Public Use at the intersection of High and Vale Streets. Refer to the Buildings Height and Setbacks map on page 10 for further details.

3.1 Built Form Guidelines

DESIGN ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Streetscape Activity	To encourage a mix of building types, uses and activities in the street.	<ul style="list-style-type: none"> Contribute to a mix of commercial and residential uses in the street with any new development. Integrate shop top housing or tourism accommodation above or behind commercial uses. 	<p><i>An imbalance between day time and night time activity.</i></p> <p><i>Lack of activity generated by a mix of uses.</i></p>
Streetscape Character	To encourage protection of the older landmark buildings in the street.	<ul style="list-style-type: none"> Recycle landmark buildings and structures for alternative uses including residential and commercial uses. Protect landmark structures such as the water tower and civic buildings, and their settings. 	<p><i>Demolition of landmark buildings and structures.</i></p> <p><i>Loss of 'community space' around existing landmark structures.</i></p>
Siting	To achieve a consistent commercial front boundary setback, and to establish the desired spatial proportions of the street and define the street edge.	<ul style="list-style-type: none"> In the Business 1 zoned areas in the commercial centre, buildings must be sited on the front (High Street) and side boundaries (i.e. 0 metre setback), with the exception of those sites that abut or face Residential 1 zoned land (refer to 'Main Street Heights and Setbacks' plan for more detail). 	<p><i>Front and side boundary setbacks in the commercial centre.</i></p>
Siting	To contribute to the character and amenity of streets that have a residential component.	<ul style="list-style-type: none"> Buildings should be set back 3 metres from the front boundary on sites that face, or have a dual frontage to, Residential 1 zoned land e.g. Filson Street, Bryde Street and Glencairn Lane (refer to 'Main Street Heights and Setbacks' plan for more detail). 	<p><i>No front boundary setback on sites that face residential areas.</i></p>



Siting	To contribute to the landscape character and amenity of the lakeside environment, and to reduce the visual impact of buildings when viewed from Lake Nagambie.	<ul style="list-style-type: none"> Buildings that face Lake Nagambie or are located on sites that abut the lakeside reserve must be set back a minimum of 5 metres from the front (lake frontage) boundary (refer to 'Main Street Heights and Setbacks' plan for more detail). 	<i>Minimal or no front boundary setback on sites that abut or face Lake Nagambie or the lakeside reserve.</i>
Siting	To provide a high standard of amenity to the occupants of neighbouring residential properties.	<ul style="list-style-type: none"> On Business 1 zoned properties that directly abut Residential 1 zoned sites, side boundary setbacks should comply with ResCode standards. 	<i>Side boundary setbacks that do not meet ResCode standards.</i>
Orientation	To ensure that new commercial buildings address the street.	<ul style="list-style-type: none"> Orientate buildings to address the street, and provide the entrance to the building directly from the street frontage. For new commercial buildings provide shop front windows at street level. If located on a corner site, ensure that the building addresses both street frontages. 	<p><i>Buildings that do not address the street.</i></p> <p><i>Blank facades to the street.</i></p>
Building Frontage Height	To achieve a consistency of built form at the street frontage, and to ensure cohesive and consistent streetscapes in the commercial centre.	<ul style="list-style-type: none"> In the 'A' areas as defined on the 'Main Street Heights and Setbacks' plan, buildings must have a maximum height of 11 metres (3 storeys) above natural ground level at the street frontage, and an overall maximum building height of 14.5 metres (4 storeys). In the 'B' areas as defined on the 'Main Street Heights and Setbacks' plan, buildings must have a maximum height of 7.5 metres (2 storeys) above natural ground level at the street frontage, and an overall maximum building height of 11 metres (3 storeys). 	<i>Buildings that exceed the preferred maximum height at the street frontage.</i>
Building Height and Form	To reduce the visual dominance of the upper levels of buildings when viewed from street level.	<ul style="list-style-type: none"> In the 'A' areas above 11 metres, the upper level (or fourth storey) of buildings should be set back from the front facade a distance of 3 metres. In the 'B' areas above 7.5 metres, the upper level (or third storey) of buildings should be set back from the front facade a distance of 3 metres. 	<p><i>Sheer, visually dominant elevations.</i></p> <p><i>A large building mass that dominates the streetscape.</i></p>



Building Form	To ensure that new buildings respect the fine grain built form pattern of the country town streetscape.	<ul style="list-style-type: none"> ▪ Buildings should be simple in plan form, but with strong articulation of elevations. ▪ Larger building plans should be divided into distinguishable component parts, avoiding strong symmetry. 	<i>Large, un-articulated or sheer facades or building forms.</i>
Materials and Design Detail	To ensure that new buildings help to establish a strong and individual identity for the town.	<ul style="list-style-type: none"> ▪ Utilise lightweight and locally appropriate 'natural' materials such as timber, sheeting products and non-reflective corrugated metal roofs. ▪ Use simple and contemporary building details that may include materials such as metal or stone. ▪ Utilise external colours that complement those occurring naturally in native trees and grasses, including olive green and varying shades of beige and brown. 	<i>Heavy, large or boxy building forms.</i>
Materials and Design Detail	To encourage details that are integrated with the architecture of the building and contribute to the character and amenity of the street.	<ul style="list-style-type: none"> ▪ Incorporate elements such as verandahs, balconies and awnings to further articulate building facades. ▪ Use light timber or metal supports for verandahs, balconies and awnings, rather than heavy masonry. ▪ Relate the height of verandahs or awnings to the building elevation e.g. on single storey buildings locate the awning below eaves level, and on double storey buildings locate the awning at first floor level. ▪ Provide subtle down lighting under verandahs or awnings wherever possible. 	<i>Heavy masonry supports to verandahs, balconies and awnings.</i>



Materials and Design Detail

To ensure that signage does not dominate the building or streetscape and contributes to the pedestrian environment.

- Direct signage at pedestrians i.e. awning or street level.
- Provide signs only on the awning fascia or under the awning wherever possible.
- If a flat wall sign is proposed, relate the sign to the architecture of the building in style and placement.
- If a hanging wall sign is proposed, consider an artistic or individual approach and ensure that it is constructed to a high level of finish.

Roof signs, sky signs and above awning signs.

Large, visually dominant signs, particularly above first floor level.

Internally illuminated signs.

Large wall signs that do not relate to the building.

Landscaping

To contribute to the landscape character and amenity of the public domain in residential and lakeside environments.

- In areas where a front and/or side boundary setback is required, ensure that the setback is mostly permeable and able to support vegetation, including canopy trees.

Hard surfaced front setback areas that are unable to support vegetation.



- 'A' areas (maximum 3 storeys at street level with recessed 4th storey.
- 'B' areas (maximum 2 storeys at street level with recessed 3rd storey.
- Lakeside Resort Motel site. See Report
- Recreation and open space
- No front or side setbacks
- Landscaped front and side setbacks
- Buildings 'step down' to Filson Street and Lake frontage



3.2 Retail Development Guidelines

- Ensure that street facades in commercial areas are 'active', meaning that:
 - They are designed to include clear glazing at the lower levels that allows a visual connection between the building occupants and people on the street.
 - Entrances are accessed directly from principal street spaces and are designed to show a strong sense of street address.
 - Decorations or window displays are included to add interest at the street level, without blocking views into or out of the building.
- Articulate building facades through design treatments such as:
 - Variations in surface texture, colours or materials.
 - Inclusion of balconies or terraces in the upper levels, that overlook the street space.
 - Avoiding large expanses of blank walls, particularly at street level.
 - Ensuring that buildings on corner sites are designed to address both street frontages.
- Maintain existing horizontal or vertical design rhythms in the streetscape, where these are dominant features, through design treatments such as:
 - Referencing the established roof or parapet heights of adjoining buildings, where this is a consistent feature in the streetscape, in the design of a new facade.
 - Maintaining the existing 'fine grain' appearance of buildings within the commercial areas that is created by the narrow shopfronts by providing vertical articulation in wide building frontages.
 - Providing well articulated facades to larger scale buildings on wider allotments.
- Require that crossovers, garages or car park entrances are kept to a minimum width and do not dominate the street frontage of a building.
- Provide continuous weather protection along retail streets by providing verandas or canopies that are consistent in form with those that already exist, i.e. awnings with poles along the gutter line or as outlined in the Heritage Study recommendations.
- Design new buildings with the ground floor at street level to avoid the need for ramp or staircase access.
- Ensure that new development is designed to address specific design considerations of sensitive interfaces, such as residential properties or heritage buildings.
- Where adjoining open spaces or public car parks, design new buildings to overlook these spaces and provide a positive façade to enhance their appearance, amenity and safety.
- Locate parts of a commercial building that will produce noise or odours away from any residential interface, or provide suitable buffering.



4 Existing Residential Area Guidelines

5.1 Design Guidelines

The Design Guidelines for each precinct are one of the key outputs of the Neighbourhood Character Assessment. They form the second page of the Neighbourhood Character Brochures which are included in the Appendix to this Report.

The purpose of the Design Guidelines is to provide a basis from which to assess planning permit applications, but also to inform permit applicants early on in the process of the objectives, possible design responses and things to avoid in each precinct.

5.2 Relevant Key Objectives, Strategies and Actions

Relevant Key Objectives

- Determine a preferred future character for development in Nagambie, existing and proposed.

Strategies

- Strengthen the existing valued neighbourhood character elements and the overall sense of place throughout the residential areas of Nagambie.

Actions

- Prepare a planning scheme amendment that:
 - Reflects the broad findings of the Neighbourhood Character Assessment in the MSS, including summary points of the findings in Chapter 3, 'Neighbourhood Character in Nagambie' and Chapter 4, 'Character Directions for Nagambie'.
 - Inserts the Preferred Character Statements for each precinct into the MSS;
 - Includes the Neighbourhood Character Assessment report as an Incorporated Document in the planning scheme.
- Retain and enhance the character of the public domain through the provision of street trees and landscaping and the maintenance of roadways, kerbs and footpaths.
- Consider an educational program to implement the Neighbourhood Character Assessment through the education of stakeholders including real estate agents, developers, land owners, design and building professionals, etc. This may take the form of information leaflets, workshops, award schemes for 'good' character developments, displays or media releases.
- Develop and support a staff skilling program to make the best use of the Neighbourhood Character Assessment's content which may include:
 - Correct approaches to site analyses;
 - Knowledge about acceptable design solutions;
 - Familiarity with architectural styles;
 - Consistency of decisions.

A staff skilling program may include training sessions, workshops or a review of current applications by urban design consultants. In addition, training may be required for other parts of the Council organisation where recommendations impact upon public domain works.



Nagambie Growth Management Strategy | Nagambie Style Guidelines

- Promote consistent decision making and communication techniques involving expectations around good design, and delays or refusal if permit applicants fail to meet these expectations.

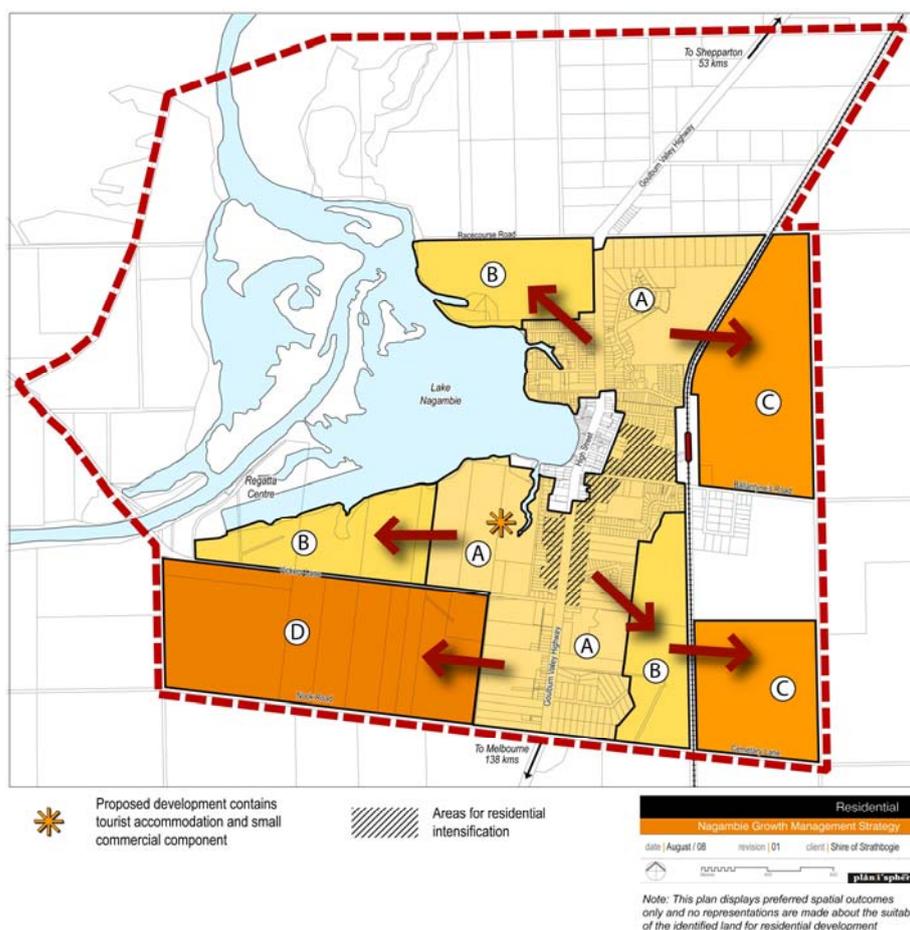
The specific areas to which these guidelines apply are outlined on the map below. Refer to the Appendix to this Report for the specific guidelines for each identified Character Precinct.



5 New Residential Area Principles

This section will detail some broad principles for the development of new neighbourhoods that will ensure that their development is more than just a subdivision of land, but neighbourhoods integrated with the rest of the Nagambie community. These broad principles may be used as a basis for development requirements in a Development Plan Overlay.

These principles are to be applied to the urban growth areas that are identified as 'B, C and D' on the following map.



5.1 Layout

The design and layout of the new residential expansion neighbourhoods, and how they will relate to the existing township and the Lake is vitally important. The layout shall be designed to form a connected extension of the existing community rather than an enclave. They should:

- Contain a grid-based layout which:



- reflects the existing modified grid layout in the town
- Ensures that multiple routes of travel are available
- increases legibility throughout the area,
- provides an increased walking and cycling catchment area to local centres

5.2 Activities

It is anticipated that the new neighbourhood areas of Nagambie will be primarily residential, with options for the provision of local convenience retailing within walking and cycling proximity to all houses in the neighbourhood. Other features could include:

- Lakeside areas could incorporate new or expanded 'on-land facilities' to support lake related activities. This could include the development boat ramps, car parking and other associated facilities.
- The neighbourhood convenience centres could incorporate a cluster of community facilities, such as community buildings, open space and local retail, such as a 'milk bar' or local shop.
- High density dwellings should be encouraged to cluster around neighbourhood centres, the train station and towards the High Street retail area, with lower densities at the furthest points from the High Street retail centre at along the edges of the town at the rural interface.
- There is the potential for the train station to incorporate a neighbourhood convenience centre to provide services to the local community, as well as those using the train station.

5.3 Buildings

The buildings in these new neighbourhood areas will be in the 'Nagambie Style', and will provide a number of different dwelling types and densities to ensure greater housing choice to satisfy the needs of the community, now and into the future. Other features could include:

- Dwellings that provide overlooking of open spaces and walkways (including the Lake and waterside accessway) to encourage passive surveillance of the public realm.
- Buildings that integrate Ecological Sustainability into their design
- Ensuring that new landscaping compliments the existing flora and in Nagambie

5.4 Access

These new neighbourhood areas will be well connected to other parts of the town and provide options for sustainable travel patterns and behaviour that will reduce dependence on motorised vehicles. Features include:

- Road links to other road networks, creating more than one way in and out of the new neighbourhood.
- Links to other cycle and pedestrian networks, including the waterside accessway and routes to key activity generators such as the High Street retail area, school and other community facilities.
- Footpaths provided along both sides of the new roads
- Designing roads in a way to facilitate the future provision of public transport such as buses.



5.5 Spaces

Spaces refer to any area not in private ownership. This includes open space and the connections to these, and street spaces. A network of open spaces will connect with each other and to existing open spaces, providing flora and fauna links throughout the town. The streets will be safe, well treed and contain footpaths on both sides.

Any areas that are not in private ownership are important to 'knitting' a community together. High quality spaces contribute to the 'feel' of an area, whilst also complimenting the activities, buildings and access required to make a new community. Other features include:

- Ensuring that places of environmental and social historical importance are retained
- Incorporating 'green links' through the town that ensure a visual and physical link to the surrounding rural landscape whilst also providing opportunities for recreation, flora and fauna links and infrastructure requirements such as stormwater retention and treatment areas.
- Encouraging interaction between the public and private realm through a lack of high front fences
- Including 'water sensitive urban design' features such as swale drains and retention ponds to improve the quality of stormwater before it enters the Lake.

5.6 Buildings Adjoining Open Spaces

- Ensure that buildings adjoining public spaces within the centre provide active frontages and uses to increase interaction with and passive surveillance of the space.
- Physically integrate buildings with adjoining public spaces by:
 - The design of new buildings and refurbishment or extension of existing buildings should provide an outlook onto open space, particularly from upper level habitable room windows.
 - Avoid blank walls and high solid fencing, to create passive surveillance opportunities and improve safety and perceived safety.
- Demonstrate that there will be no overshadowing of public spaces from 11am-2pm on 22nd June.



6 ESD Guidelines

Planning and design

- Encourage the construction of smaller dwellings that consume fewer resources.
- Re-use and adapt existing buildings where possible.
- Design new buildings so that they can be easily adapted for expansion or re-use in the future and can more easily respond to the different needs of a range of future occupants, including accessibility requirements.
- For sites that have limited or no garden areas, encourage the use of rooftop gardens or vertical gardens (whereby plants grow up walls or balcony frameworks within a confined space).

Orientation and shading

- Orient windows to maximise sunlight access in winter and cross-ventilation in summer.
- Maximise north facing daytime living or activity areas and outdoor spaces.
- Use external shading devices such as eaves, awnings or blinds to avoid heat gain in summer.
- Consider how new buildings can be sited to retain existing vegetation or incorporate new planting that assists in passive solar heating/cooling.
- Plant deciduous trees outside north or west facing windows and other appropriate species within open space areas to provide shade.

Choice of building materials

- Employ building techniques that slow transmission of heat between the building exterior and interior thereby reducing heat loss in winter and heat gain in summer. This could include:
 - Insulation materials in the walls, ceilings and floors.
 - External building materials with a high thermal mass which are cased in lightweight well insulated external materials.
- Use appropriate glazing products, or double glazing, and window framing materials to contain heat in winter and release heat in summer.
- Encourage the use of building materials with minimal environmental impact such as materials that are recycled, have a low embodied energy, are locally and sustainably produced and are able to be re-used at the end of their useful life.
- Encourage the reduction and recycling of construction waste.

Energy efficiency

- Promote the use of:
 - Alternative renewable energy sources such as solar power and hot water.
 - Energy efficient gas or electricity systems.
 - Energy efficient appliances, lighting, heating and cooling.
 - Outdoor clothes drying.



- Avoid overshadowing of any active solar collecting device or passive solar elements of adjoining buildings, excluding areas where a substantial change in built form character is envisaged.
- Utilise building articulation to maintain a reasonable level of solar access to windows of existing buildings.
- Utilise low energy and where possible solar powered public lighting in the provision or replacement of public lighting.

Water conservation

- Promote water conservation measures:
 - Rainwater tanks or grey-water recycling systems, particularly for domestic or garden use.
 - Water efficient showers, taps, toilets and appliances, in both residential and commercial buildings.
- Promote Water Sensitive Urban Design (WSUD). There is a range of different initiatives that will suit the size and context of the site, including:
 - Minimise areas of impervious surfaces or grade impervious surfaces to drain to planted areas.
 - Use permeable paving materials such as porous pavers, granitic sand or grasscrete.
 - Use hardy plants such as natives with low water requirements.
 - Reduce lawn areas and mulch garden beds.
 - Minimise stormwater run-off by reusing rainwater.
 - Swale drains (grassed or gravel) and bioretention trenches.
 - Underground storage facilities such as tanks.

Retrofitting existing buildings

- Encourage the retrofitting of existing buildings with installation of sustainable features, such as rainwater tanks, additional insulation and energy / water efficient appliances.

Waste management and off site impacts

- To encourage provision of purpose built storage areas for recyclable waste, wherever practical.
- Consider how building materials can be recycled if demolishing a building.



7 Appendix 1

Precinct Description: Rural Interface



Precinct Description

The character of the streets in this precinct is largely influenced by their location at the edge of the township and by the rural landscapes that surround them. Streetscapes have an open, informal and semi-rural atmosphere, due in part to unsealed shoulders, wide grassy verges and the use of post-and-wire fencing. There are several vacant lots throughout the precinct, but where buildings exist, they are predominantly low-scale brick dwellings from the 1970s-1990s. Buildings have generous setbacks with large grassed areas and sparsely scattered vegetation which enhances the openness of streetscapes. The general lack of solid fencing allows views across streetscapes and into the rural and farming land that surrounds the precinct.

Key Existing Characteristics

- Where buildings exist, they predominantly include low-slung brick style dwellings from the 1970s-1990s.
- Materials include a mix of timber and brick, with predominantly tin roofs.
- Building height is single storey.
- Gardens are large and open, with low-scale vegetation and scattered canopy trees and grassed areas that allow views to the landscapes that surround properties.
- Front boundaries are either open or lined with rural-style post and wire fencing. There is occasional use of steel fencing for side and rear boundaries.
- Front and side setbacks are large, with dwellings set in-ground.
- Streetscapes are informal, with generally unsealed shoulders, wide grassy verges and a lack of formal footpath. Street trees occasionally include scattered native vegetation.
- These residential areas have a unique 'rural' atmosphere owing to the farming land that surrounds them.

Community Values

- Large lot sizes.
- Lower density buildings.
- Low scale, single storey dwellings.
- Off-street parking.
- The rural aspect of the township.

Policy Context

- The Municipal Strategic Statement (MSS) contains strategies that:
 - 'ensure that future residential growth and development is accommodated for in a planned manner'.

- encourage consolidation of residential development in existing urban centres, new development that provides for a high quality lot layout and diversity of sizes and housing options to maintain a diverse population mix within the Shire.
- identify areas that could be investigated in the future for residential growth when required.
- The Residential 1 Zone provides for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households. It also encourages residential development that respects neighbourhood character.

Issues / Threats

- Large-scale subdivision that results in cul-de-sacs and narrow roadways and overdevelopment of sites.
- Loss of informal roadways.
- Large areas of impervious surfaces on private property.
- Housing development that exceeds the existing low scale of streetscapes.
- New development lacking on-site landscaping or tree planting.
- Use of brightly coloured or highly reflective materials or finishes.

Draft Preferred Character Statement

The open, semi-rural character of this precinct will be retained through the maintenance of views beyond the precinct to rural landscapes. Large lot sizes and low site coverage will continue to enhance this characteristic. Varying building styles will add to the appeal of the precinct however the built form will avoid dominating streets and the landscape. Front boundaries will be lined with either rural post and wire style fences or vegetation, in order to maintain the informal character of the precinct. Streetscapes will remain open, with native vegetation informally planted on roadside verges, unsealed shoulders and a lack of footpaths.

This will be achieved by:

- Ensuring large front, side and rear setbacks.
- Encouraging no front fencing or fencing appropriate to a rural setting.
- Encouraging the retention and planting of indigenous and native trees.
- Retaining and enhancing informal streetscape treatments.



Design Guidelines: Rural Interface

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Vegetation	To maintain and strengthen the landscape character of streets.	<ul style="list-style-type: none"> > Retain large, established trees and provide for the planting of new trees and substantial vegetation, including canopy trees, wherever possible. > Provide indigenous and native vegetation as a preference over exotic vegetation wherever possible. 	<p><i>Removal of large, established trees.</i></p> <p><i>Lack of landscaping and substantial vegetation.</i></p>
Siting	To provide space for front gardens.	> Set buildings back a sufficient distance from the front boundary to accommodate a front garden including trees and shrubs.	<i>Loss of front garden space.</i>
	To maintain the rhythm of spacing between buildings and allow for planting.	> Buildings should be set back from boundaries to create the appearance of space between buildings and to accommodate substantial vegetation.	<p><i>Boundary to boundary development.</i></p> <p><i>New development that interrupts the rhythm of side boundary setbacks.</i></p>
	To minimise the loss of front garden space, the dominance of car parking structures and the number of vehicular crossovers.	<ul style="list-style-type: none"> > Locate garages and carports behind the line of the dwelling. > Minimise the use of hard paving in the space surrounding the dwelling. > Provide only one vehicular crossover per typical site frontage. 	<p><i>Car parking structures that dominate the façade or view of the dwelling.</i></p> <p><i>Front setbacks dominated by impervious surfaces.</i></p>
Height and building form	To ensure that buildings and extensions respect the dominant building scale and forms.	<ul style="list-style-type: none"> > Respect the predominant building height and pitched roof forms in the street and nearby properties. > Articulate the form of buildings and facades through the composition of openings and setbacks and through the use of balconies, roofs and ballustrades.. 	<p><i>Buildings that appear to exceed by more than one storey the predominant number of storeys in buildings in the street and nearby properties.</i></p> <p><i>Large, bulky buildings with flat, poorly articulated wall surfaces.</i></p>
Materials and design detail	To use building materials, features and finishes that complement surrounding landscapes.	<ul style="list-style-type: none"> > Consider the use of materials such as timber and sheeting products in colours that can be found in the local landscape including olive green and varying shades of beige and brown. > Consider the use of metal or stone details. > Consider the use of corrugated metal roofs in colours that complement wall materials and finishes. 	<p><i>Large, unarticulated wall surfaces that use one material only.</i></p> <p><i>Shiny or reflective materials, other than glazing.</i></p> <p><i>Dominant building features such as wide columns or balustrades constructed of masonry or other materials that are heavy in appearance.</i></p>
Boundary treatment	To maintain the open, semi-rural character of existing residential areas.	<ul style="list-style-type: none"> > Provide an open frontage. > Provide vegetation as a frontage or use a rural post and wire style fence. 	<i>High, solid front fencing.</i>

Precinct Description: Garden Suburban Post-war Mix



Precinct Description

This precinct is dominated by post-war era dwellings set within front gardens, lined with low front fences. The gaps between buildings and generous front setbacks contribute to an openness within streetscapes that is further enhanced by wide verges. Dwelling styles are modest, and constructed of timber or brick, with simple detailing typical of the post-war era. Newer buildings respond to this character, with a general respect for the low scale of built form, generous front setbacks and simple design detailing. Streetscape vegetation is informal, and includes mostly native vegetation.

Key Existing Characteristics

- These areas predominantly contain housing from the post-war eras, including 1950s weatherboard dwellings and 1960s-70s brick dwellings. There has also been some more recent contemporary development.
- Dwellings are constructed of timber or brick and roofs are a mix of tile and tin.
- Building height is single storey.
- Gardens are generally low-level and medium in size, containing a mix of native and exotic vegetation and lawn areas.
- Front boundary treatment is mixed, although where fences are present, they generally allow views to gardens and dwellings.
- Front setbacks vary in length up to 12m.
- Side setbacks are generally 1-2m on one side and 3m on the other.
- Some more recent dwellings have garages or car ports built to the side of the dwelling, and often these abut the side boundary.
- Streets are lined with rollover or upstanding concrete kerbs and grassed verges. Concrete footpaths are generally provided on one side of the street.
- Streetscape vegetation predominantly comprises irregularly spaced native vegetation.
- Properties in the north-eastern section of the precinct have views to both the lake and small inlet which is surrounded by native vegetation. Dwellings along Blayney Lane also have scenic views to another inlet and across rural/bush land.

Community Values

- Large lot sizes.
- Lower density buildings.
- Low scale, single storey dwellings.
- Off-street parking.
- The rural aspect of the township.

Policy Context

- The Municipal Strategic Statement (MSS) contains strategies that:
 - 'ensure that future residential growth and development is accommodated for in a planned manner'.
 - encourage consolidation of residential development in existing urban centres, new development that provides for a high quality lot layout and diversity of sizes and housing options to maintain a diverse population mix within the Shire.
 - identify areas that could be investigated in the future for residential growth when required.
- The Residential 1 Zone provides for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households. It also encourages residential development that respects neighbourhood character.

Issues / Threats

- Buildings with a high proportion of site coverage that reduce the feeling of spaciousness in streets.
- Large unarticulated facades.
- Boundary to boundary development.
- Excessive hard surfaces surrounding dwellings.
- High front fences that block views to dwellings.
- Car parking structures that dominate the streetscape.

Preferred Character Statement

Older buildings will continue to dominate the character of this precinct, and new development will to reflect the pattern of low scale housing surrounded by garden spaces and lined with low or no front fences. Additional vegetation in both the public and private domain will enhance the landscape character of the precinct and improve streetscapes. New housing will be of a high quality and will avoid dominance of older houses through the use of materials, scale and setbacks.

This will be achieved by:

- Encouraging the retention of older buildings that contribute to the valued character of the area.
- Encouraging low or no front fencing.
- Encouraging high quality housing that uses materials that complement the existing use of materials in the precinct.
- Encouraging low scale housing that avoids dominance of original housing stock.
- Ensuring that houses are set back from front boundaries and at least one side boundary in order to accommodate substantial vegetation.
- Ensuring development proposals include the use of substantial vegetation.



Design Guidelines: Garden Suburban Post-war Mix

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Vegetation	To maintain and strengthen the landscape character of streets.	> Retain large, established trees and provide for the planting of new trees and substantial vegetation, including canopy trees, wherever possible.	<i>Removal of large, established trees.</i>
		> In the vicinity of Lake Nagambie planting in private gardens should contribute to the unique landscape quality of the lake and its surrounds through the use of native vegetation.	<i>Lack of landscaping and substantial vegetation.</i>
Siting	To provide space for front gardens.	> Set buildings back a sufficient distance from the front boundary to accommodate a front garden including trees and shrubs.	<i>Loss of front garden space.</i>
	To maintain the rhythm of spacing between buildings and allow for planting.	> Buildings should be set back from boundaries to create the appearance of space between buildings and to accommodate substantial vegetation.	<i>Boundary to boundary development.</i> <i>New development that interrupts the rhythm of side boundary setbacks.</i>
	To minimise the loss of front garden space, the dominance of car parking structures and the number of vehicular crossovers.	> Locate garages and carports behind the line of the dwelling. > Minimise hard paving in front yards. > Provide only one vehicular crossover per typical site frontage.	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Front setbacks dominated by impervious surfaces.</i>
Height and building form	To ensure that buildings and extensions respect the dominant building scale and forms.	> Respect the predominant building height and pitched roof forms in the street and nearby properties.	<i>Buildings that appear to exceed by more than one storey the predominant number of storeys in buildings in the street and nearby properties.</i> <i>Large, bulky buildings with flat, poorly articulated wall surfaces.</i>
		> Articulate the form of buildings and facades through the composition of openings and setbacks, and through the use of balconies, roofs and ballustrades.	
Materials and design detail	To use building materials, features and finishes that provide an interesting façade and complement the predominant building style in the street.	> Use building materials that are commonly found in the precinct, including a mix of masonry and timber.	<i>Large, unarticulated wall surfaces that use one material only.</i> <i>Dominant building features such as wide columns or balustrades constructed of masonry or other materials that are heavy in appearance.</i>
		> Articulate the walls of buildings through the use of more than one material in building facades.	
Front boundary treatment	To maintain the openness of the streetscape and views into front gardens.	> Front fences should be appropriate to the building era or reflect the typical fencing height and style of the street. > Provide a front fence that allows views through or over the fence into the front garden and to the dwelling. > In streets where front fencing is predominantly absent, provide an open frontage.	<i>High, solid front fencing that blocks views to gardens.</i>
Lake Nagambie Interface	To ensure that built form adjoining Lake Nagambie complements the landscape in views from across the Lake.	> Set back upper levels from facades fronting the Lake.	<i>Buildings that dominate the landscape when viewed from across Lake Nagambie.</i>
		> Respect the existing overall height of the built form abutting the Lake.	
	To use materials and finishes that complement the landscape features of Lake Nagambie.	> Consider the use of materials such as timber and sheeting products in colours that can be found in the local landscape including olive green and varying shades of beige and brown. > Consider the use of metal or stone details. > Consider the use of corrugated metal roofs in colours that complement wall materials and finishes.	<i>Shiny or reflective materials, other than glazing.</i>
	To create a sense of openness and retain views to buildings abutting the Lake.	> Provide an open frontage or a low or permeable fence alongside the Lake frontage.	<i>High, solid fencing abutting the Lake.</i>

Precinct Description: Garden Suburban Mix



Precinct Description

The variety of dwelling styles within this precinct creates a diverse character with varied building forms and a range of different materials within streetscapes. This precinct contains some of the oldest residential buildings in the township, with dwellings from the Victorian, Interwar, post-war and more recent eras. Streets have a low and open feel that is enhanced by low scale buildings and low or open front fences. The western portion of the precinct adjoins Lake Nagambie and some properties have access to spectacular views across this landscape.

Key Existing Characteristics

- These areas contain a variety of dwelling styles from all eras dating back to the Victorian.
- Dwellings are constructed of timber or brick and roofs are a mix of tile and tin.
- Building height is predominantly single storey.
- Gardens are medium in size and contain a range of exotic and native species. Some older dwellings have cottage gardens, while more recent dwellings tend to have low-scale gardens with areas of lawn.
- Front boundaries are generally lined with low to medium height front fences which include wire, brick and picket styles. Some front boundaries are also open.
- Buildings are set back at varying distances from the front boundary. Generally older dwellings tend to be positioned closer to the front boundary, while newer dwellings are set further back from the front boundary.
- Side setbacks are generally 1-2m on one side and 3-4m on the other.
- Some more recent dwellings have garages or car ports built to the side of the dwelling, and often these abut the side boundary.
- Streets are lined with rollover or upstanding concrete kerbs and grassed verges. Footpaths are generally absent, except along Vale Street.
- Streetscape vegetation is generally informal, with native and exotic vegetation throughout.
- Many properties located in the western portion of the precinct have impressive views across the Nagambie Lakes.
- This precinct also contains the Nagambie Catholic Church and School.

Community Values

- Large lot sizes.
- Lower density buildings.
- Low scale, single storey dwellings.
- Off-street parking.

Policy Context

- The Municipal Strategic Statement (MSS) contains strategies that:
- 'ensure that future residential growth and development is accommodated for in a planned manner'.
- encourage consolidation of residential development in existing urban centres, new development that provides for a high quality lot layout and diversity of sizes and housing options to maintain a diverse population mix within the Shire.
- identify areas that could be investigated in the future for residential growth when required.
- The Residential 1 Zone provides for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households. It also encourages residential development that respects neighbourhood character.

Issues / Threats

- Loss of older residential buildings that contribute to the valued character of the precinct.
- Buildings with a high proportion of site coverage that reduce the feeling of spaciousness in streets.
- Large unarticulated facades.
- Boundary to boundary development.
- Excessive hard surfaces surrounding dwellings.
- High front fences that block views to dwellings.
- Car parking structures that dominate the streetscape.

Preferred Character Statement

The established nature of this precinct as one of the oldest parts of the township will continue to be its dominating characteristic. Where possible, older buildings will be maintained and enhanced through renovation and restoration. New buildings will respect the existing character through the use of materials found in the precinct and through maintenance of space around buildings for gardens. Front fences will remain low and open to retain views to gardens and dwellings. Garden spaces will be planted with additional vegetation to soften the streetscape. Around Lake Nagambie, views across this landscape will be enhanced by maintaining a low scale building form and reducing visual clutter.

This will be achieved by:

- Encouraging the retention of older housing stock that contributes to the valued character of the area.
- Encouraging low or no front fencing.
- Encouraging street planting in new developments.
- Ensuring development is sited to reduce the loss of vegetation and to provide for new vegetation.



Design Guidelines: Garden Suburban Mix

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Existing Buildings	To encourage the retention of older dwellings that contribute to the character of the area.	> Consider retaining and/or adapting older Victorian, Edwardian or Interwar dwellings that are in good condition, particularly the front section, wherever possible in new development.	<i>Loss of older dwellings that contribute to the character of the area.</i> <i>New development that is out of scale and character with existing dwellings.</i>
Vegetation	To maintain and strengthen the landscape character of streets.	> Retain large, established trees and provide for the planting of new trees and substantial vegetation, including canopy trees, wherever possible.	<i>Removal of large, established trees.</i> <i>Lack of landscaping and substantial vegetation.</i>
Siting	To provide space for front gardens.	> Set buildings back a sufficient distance from the front boundary to accommodate a front garden including trees and shrubs.	<i>Loss of front garden space.</i>
	To maintain the rhythm of spacing between buildings and allow for planting.	> Set buildings back from boundaries to create the appearance of space between buildings and to accommodate substantial vegetation.	<i>Boundary to boundary development.</i> <i>New development that interrupts the rhythm of side boundary setbacks.</i>
	To minimise the loss of front garden space, the dominance of car parking structures and the number of vehicular crossovers.	> Locate garages and carports behind the line of the dwelling. > Minimise hard paving in front yards. > Provide only one vehicular crossover per typical site frontage.	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Front setbacks dominated by impervious surfaces.</i>
Height and building form	To ensure that buildings and extensions respect the dominant building scale and forms.	> Respect the predominant building height and pitched roof forms in the street and nearby properties. > Articulate the form of buildings and facades through the composition of openings and setbacks.	<i>Buildings that appear to exceed by more than one storey the predominant number of storeys in buildings in the street and nearby properties.</i> <i>Large, bulky buildings with flat, poorly articulated wall surfaces.</i>
Materials and design detail	To use building materials, features and finishes that provide an interesting façade and complement the predominant building style in the street.	> Use building materials that are commonly found in the precinct, including a mix of timber and masonry. > Articulate the walls of buildings through the use of more than one material in building facades.	<i>Large, unarticulated wall surfaces that use one material only.</i> <i>Dominant building features such as wide columns or balustrades constructed of masonry or other materials that are heavy in appearance.</i>
Front boundary treatment	To maintain the openness of the streetscape and views into front gardens.	> Front fences should be appropriate to the building era or reflect the typical fencing height and style of the street. > Provide a front fence that allows views through or over the fence into the front garden and to the dwelling. > In streets where front fencing is predominantly absent, provide an open frontage.	<i>High, solid front fencing that blocks views to gardens.</i>
Lake Nagambie Interface	To ensure that built form adjoining Lake Nagambie complements the landscape in views from across the Lake.	> Set back upper levels from facades fronting the Lake. > Respect the existing overall height of the built form abutting the Lake.	<i>Buildings that dominate the landscape when viewed from across Lake Nagambie.</i>
	To use materials and finishes that complement the landscape features of Lake Nagambie.	> Consider the use of materials such as timber and sheeting products in colours that can be found in the local landscape including olive green and varying shades of beige and brown. > Consider the use of metal or stone details. > Consider the use of corrugated metal roofs in colours that complement wall materials and finishes.	<i>Shiny or reflective materials, other than glazing.</i>
	To create a sense of openness and retain views to buildings abutting the Lake.	> Provide an open frontage or a low or permeable fence alongside the Lake frontage.	<i>High, solid fencing abutting the Lake.</i>

Precinct Description: Garden Court



Precinct Description

The character of this precinct is defined by more recent development set within cul-de-sacs or curvilinear subdivisions. Dwellings are constructed of brick, with low-pitched tile or tin roofs. Large areas of lawn, sparsely scattered shrubs and occasional canopy trees surround buildings. Streetscapes have an open appearance due to the general absence of front fences, wide verges and generous front setbacks. The lack of footpaths in some parts further enhances the openness of the streetscape and makes front gardens appear larger than they are. Curramar Close is a unique, enclosed subdivision with dwellings surrounding a common landscaped area.

Key Existing Characteristics

- Buildings are predominantly from the 1980s-1990s, although there are some examples from the 1970s and several recent contemporary and reproduction style dwellings.
- Dwellings are constructed of brick in varying colours and roofs are either tin or tile.
- Building height is single storey.
- Gardens vary in size and are generally formally landscaped with lawn areas, garden beds, shrubs and occasional canopy trees.
- Front boundaries are either open or lined with low front fencing that allows views to dwellings and gardens.
- Buildings are generally set back around 5m-7m from the front boundary and varying distances from the side boundary. In areas lacking front fences and footpaths, front setbacks appear larger than what they are. In some cases garages are built to the side boundary.
- Streets are lined with rollover or upstanding concrete kerbs and wide grassy verges. In some parts, there are concrete footpaths on one side of the road.
- Streetscape vegetation is generally informal, with sparsely scattered native vegetation throughout.

Community Values

- Large lot sizes.
- Lower density buildings.
- Low scale, single storey dwellings.
- Off-street parking.
- The rural aspect of the township.

Policy Context

- The Municipal Strategic Statement (MSS) contains strategies that:
 - 'ensure that future residential growth and development is accommodated for in a planned manner'.
 - encourage consolidation of residential development in existing urban centres, new development that provides for a high quality lot layout and diversity of sizes and housing options to maintain a diverse population mix within the Shire.
 - identify areas that could be investigated in the future for residential growth when required.
- The Residential 1 Zone provides for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households. It also encourages residential development that respects neighbourhood character.

Issues / Threats

- Buildings that exceed the predominant building height in the streetscape.
- Large areas of impervious surfaces.
- Large wall surfaces of one material or colour.
- A reduction in front and side setbacks.

Preferred Character Statement

Dwellings in this precinct will continue to be surrounded by garden settings. These will be enhanced through planting of additional trees that will contribute to an evolving canopy of predominantly native trees. Open front setbacks will allow the spaciousness of the precinct to be retained and the lack of delineation between the public and private domain will continue to be a defining characteristic of the precinct. The low scale of buildings and low pitched roofs will emphasise the dominance of the landscape character. In the public realm additional informal street planting will enhance the character of streetscapes.

This will be achieved by:

- Encouraging low or no front fencing.
- Ensuring that substantial vegetation is included in all development proposals.



Design Guidelines: Garden Court

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Vegetation	To maintain and strengthen the landscape character of streets.	> Retain large, established trees and provide for the planting of new trees and substantial vegetation, including canopy trees.	<i>Removal of large, established trees.</i>
		> Use native or indigenous vegetation as a preference over exotic vegetation where possible.	<i>Lack of landscaping and substantial vegetation.</i>
Siting	To provide space for front gardens.	> Set buildings back a sufficient distance from the front boundary to accommodate a front garden including trees and shrubs.	<i>Loss of front garden space.</i>
	To maintain the rhythm of spacing between buildings and allow for planting.	> Set buildings back from boundaries to create the appearance of space between buildings and to accommodate substantial vegetation.	<i>Boundary to boundary development.</i> <i>New development that interrupts the rhythm of side boundary setbacks.</i>
	To minimise the loss of front garden space, the dominance of car parking structures and the number of vehicular crossovers.	> Locate garages and carports behind the line of the dwelling. > Minimise hard paving in front yards. > Provide only one vehicular crossover per typical site frontage.	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Front setbacks dominated by impervious surfaces.</i>
Height and building form	To ensure that buildings and extensions respect the dominant building scale and forms.	> Respect the predominant building height and pitched roof forms in the street and nearby properties.	<i>Buildings that appear to exceed by more than one storey the predominant number of storeys in buildings in the street and nearby properties.</i>
		> Articulate the form of buildings and facades through the composition of openings and setbacks, and through the use of balconies, roofs and ballustrades.	<i>Large, bulky buildings with flat, poorly articulated wall surfaces.</i>
Materials and design detail	To use building materials, features and finishes that provide an interesting façade and complement the predominant building style in the street.	> Use building materials that are commonly found in the precinct, including a mix of masonry, timber and corrugated iron.	<i>Large, unarticulated wall surfaces that use one material only.</i>
		> Articulate the walls of buildings through the use of more than one material in building facades.	<i>Dominant building features such as wide columns or balustrades constructed of masonry or other materials that are heavy in appearance.</i>
Front boundary treatment	To maintain the openness of the streetscape and views into front gardens.	> Provide a front fence that allows views through or over the fence into the front garden and to the dwelling.	<i>High, solid front fencing that blocks views to gardens.</i>
		> Provide an open frontage.	