



plān i'sphēre [uz urban strategy planners]

Shire of Strathbogie
VIOLET TOWN
NEIGHBOURHOOD CHARACTER STUDY

July 2010



Character Description: Cowslip Street Commercial Precinct



Precinct Description

This precinct is the commercial and social heart of Violet Town. It has a commercial and retail function, with a limited number of residential dwellings throughout. The street is wide, with formal footpaths, concrete kerbs and a central median strip lined with exotic trees. The many original Victorian and Edwardian landmark buildings such as the Violet Town Hotel, railway station, Catholic Church, post office, bakery and op shop all add to the distinctive character of the precinct. The predominant building style of dwellings in the Precinct is Victorian and Edwardian, with some Interwar and contemporary infill. The well established tree lined streets complement these building styles, while unique signage along the formally planted median strip and flower themed street names add to the sense of place in the commercial area.

Key Existing Characteristics

- Architecture style is predominantly Victorian and Edwardian. Some dwellings may be of potential heritage and significance.
- Buildings are predominantly single storey, although high ceilings add to the overall height of most buildings.
- Materials are predominantly brick, with some timber. Roofs are mainly corrugated iron.
- Residential dwellings are either detached or annexed to an existing business along Cowslip Street.
- Front setbacks are varied throughout the precinct, however most buildings are situated on or close to the front boundary.
- Side setbacks are generally small, ranging between 0m and 2m.
- Front boundaries are predominantly open, with the exception of low scaled timber, steel or post and wire along the front boundary of some residential properties.
- Streets are wide and formally planted with generally exotic trees.
- Gardens are well established with low maintenance exotic or native vegetation throughout.
- Kerbs are predominantly formal and upstanding, whilst minor sections are unsealed and merging with nature strips.
- Concrete footpaths are found on both sides of the main road, while other areas have informal pathways.

Community Values

- The historical aspect of the township.
- Generally low building heights.
- Historic buildings that are well-maintained and the character derived from older buildings.
- Attractive streetscapes with uniformly maintained trees.
- Vegetation in the private and public domain.
- The quiet atmosphere of local streets.
- Proximity of shops, parks and the railway station.
- Views to trees and hills.
- The avenue feel of streetscapes and informal layout of some streets.
- Good street lighting.

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.
- The Township Zone provides for residential development and a range of commercial, industrial and other uses in small towns, whilst encouraging residential development that respects the neighbourhood character.
- The Urban Floodway Zone, Land Subject to Inundation Overlay and Floodway Overlay seek to ensure that development maintains the free passage and temporary storage of floodwaters and minimises the damage caused by flooding.

Issues / Threats.

- The removal of original Victorian and Edwardian buildings.
- Contemporary reproduction style architecture.
- Loss of street trees.
- Large areas of hard, impervious surfaces.
- Large unarticulated facades.
- High front fences that block views to dwellings.

Preferred Character Statement

The distinctive appearance of Cowslip Street, with its landmark buildings and treed character will be maintained and strengthened. Over time, landmark buildings and facilities will be restored to enhance their appearance and maintain their impact on the town centre. The street will continue to have an open and spacious appearance, with no or low front fences and frontages with clear entrances that welcome passers-by. Infill development will complement the character of the precinct and allow the continued prominence of original buildings. The streetscape will be further improved with additional planting and greater pedestrian amenity.

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 the retention of vegetation in private and public gardens and ensuring that new development is sited to provide for new and existing vegetation.



Design Guidelines: Cowslip Street Commercial Precinct

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Existing Buildings	To encourage the retention of older buildings that contribute to the character of the area.	<ul style="list-style-type: none"> > Consider retaining and/or adapting older Victorian and Edwardian buildings that are in good condition, particularly the front section, wherever possible in new developments. 	<p><i>Loss of older buildings that contribute to the character of the area.</i></p> <p><i>New development that are out of scale and character with the existing Victorian / Edwardian buildings.</i></p>
	To respect the qualities of older adjoining buildings that are in good condition.	<ul style="list-style-type: none"> > Where adjoining an older building in good condition, respect the height, building forms, siting and materials of the building/s in the new building design. 	<p><i>Buildings that dominate older buildings by height, siting or massing.</i></p> <p><i>Historical reproduction styles.</i></p>
Vegetation	To maintain the strong landscape character of the streets.	<ul style="list-style-type: none"> > Retain large and established trees. > Provide for the planting of new trees and substantial vegetation, including canopy trees, wherever possible. 	<p><i>Removal of large, established trees.</i></p> <p><i>Lack of landscaping and substantial vegetation.</i></p> <p><i>High fences that block views to front gardens or period dwellings.</i></p>
	To encourage sustainable vegetation and drought resistant planting in gardens.	<ul style="list-style-type: none"> > Select plant types that are tolerant of drought conditions on properties without access to a sufficient water supply. 	<p><i>Inappropriate planting in drought affected areas.</i></p>
Siting	New buildings and works should reinforce the pattern of development nearby in terms of front and side setbacks.	<ul style="list-style-type: none"> > Commercial and retail buildings should generally be developed to the street line. 	<p><i>New developments that interrupt the established pattern of the street.</i></p>
		<ul style="list-style-type: none"> > Side setbacks of new developments should be consistent with other buildings in the street, with partition walls along Cowslip Street. 	<p><i>Gaps in the commercial streetscape that reduce activity and surveillance.</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"> > Buildings within the commercial strip should be one or two levels with respect to the dominant roof forms in the street and nearby property. 	<p><i>Buildings that appear to exceed by more than one storey the predominant height of buildings in the street and on nearby properties.</i></p>
		<ul style="list-style-type: none"> > Articulate the form of buildings and facades through the composition of openings and setbacks. 	<p><i>Large, bulky buildings with flat, poorly articulated wall surfaces.</i></p>
Front boundary treatment	To maintain the openness of the streetscape and views of gardens and buildings.	<ul style="list-style-type: none"> > Front fences should be appropriate to the building era or reflect the typical fencing height and style of the street. 	<p><i>High, solid front fencing that blocks views of gardens.</i></p>
		<ul style="list-style-type: none"> > Provide a front fence that allows views through or over the fence into the front garden and to the dwelling. 	
		<ul style="list-style-type: none"> > In streets where front fencing is predominantly absent, provide an open frontage. 	
Materials and design detailing	Encourage the development of active frontages along the commercial sections of the precinct.	<ul style="list-style-type: none"> > New developments should retain or otherwise make provision for displays and commercial activity in the frontages between Lily, Daphne and Hyacinth Street. 	<p><i>Blank facades and windows above eye level.</i></p>
		<ul style="list-style-type: none"> > Vehicle access crossovers should be developed to the rear of the properties along the commercial section of Cowslip Street, to avoid or minimise interruptions along the footpath. 	
Materials and design detailing	To ensure that the use of materials and design detail in new buildings complements that of the predominant buildings styles in the street.	<ul style="list-style-type: none"> > Articulate the facade of buildings through the use of muted tones that complement the landscape and materials found commonly within the precinct, and through variations in wall surfaces. 	<p><i>Brightly coloured or highly reflective materials or finishes.</i></p> <p><i>Large, unarticulated wall surfaces.</i></p>



Character Description: Old Township Precinct



Precinct Description

This Precinct is founded on the original development of the township, with a grid pattern style subdivision, comprising many community services and facilities such as the school, aged care centres, health clinics and church. Flower-themed street names contribute to the precinct's distinctive sense of place. Honeysuckle Creek runs along the northern section of this precinct, with a small section of properties adjoining the creek interface. This Precinct comprises many of the original Victorian and Edwardian dwellings, with some mixed styles of infill. Buildings are low scale, constructed of timber or brick, with predominantly iron roofing. Native and exotic vegetation play a significant role in this precinct, with many established trees planted along verges and in private gardens, creating leafy streetscapes. Streets are expansive due to the wide nature strips and non-existent to low fence heights, offering views of dwellings and front gardens. The southern areas of this precinct have expansive long-range views into the rural landscapes, which enhances the village nature of the area.

Key Existing Characteristics

- Architecture style is predominantly Victorian and Edwardian, with some interwar and post-war infill.
- Buildings are predominantly single storey.
- Building materials consist of timber and brick, with iron or tile roofing.
- Front setbacks are varied, however, dwellings are generally well set back from the front.
- Side setbacks are moderate, allowing room for side access into the rear of developments.
- Front fences are either non-existent or low in height built in predominantly timber or post and wire, allowing views to dwellings and front gardens.
- Streets are wide and verges are planted with native or exotic vegetation that is either planted formally or informally.
- Garden styles are varied, but generally well established and maintained in exotic and native vegetation.
- Kerbs are either formal and upstanding, or informal with unsealed shoulders that merge with nature strips.
- Some streets contain concrete footpaths on both sides, while others have informal gravel pathways.
- Long range expansive views to rural landscapes and mountains.

Community Values

- The informal village atmosphere of the town.
- Private, well-maintained gardens.
- Housing under two storeys, and generally low building heights.
- Spaciousness of streetscapes, large building allotments and large building setbacks.
- Wide, clean roadways with grassed verges.
- Natural landscapes and parks.
- Diversity of building materials and variation in building styles.
- The quiet atmosphere of local streets.

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.
- The Township Zone provides for residential development and a range of commercial, industrial and other uses in small towns, whilst encouraging residential development that respects the neighbourhood character.
- The Urban Floodway Zone and Land Subject to Inundation Overlay seek to ensure that development maintains the free passage and temporary storage of floodwaters and minimises the damage caused by flooding.

Issues / Threats

- Buildings with a high proportion of site coverage that reduce the feeling of spaciousness in streets.
- Loss of established trees.
- Lack of water, due to drought, affecting the amenity of private gardens and vegetation.
- Loss of informal roadways.
- Overdevelopment of sites.
- Excessive hard surfaces surrounding dwellings.
- High front fences or overgrown vegetation that block views to dwellings.
- Demolition of older housing stock.
- Inconsistent building materials that is out of character with the area.

Preferred Character Statement

This Precinct will develop with some new infill housing designed to respect the older character of the area. Pre World War II houses and gardens will be retained and improved as key contributors to the Precinct's character. Dwellings will continue to be set back from the front and side boundaries to maintain the spaciousness of the streetscape and allow views into gardens. The leafy streetscapes will continue to be a strong feature of this precinct, with the retention of vegetation in the public and private domain encouraged.

This will be achieved by:

- Encouraging the retention of older housing stock that contributes to the valued character of the area.
- Ensuring setback distances reflect the existing setback pattern in the street.
- Encouraging low or no front fencing.
- Encouraging the retention of established significant street trees.
- Ensuring development is sited to reduce the loss of vegetation and to provide for new vegetation.



Design Guidelines: Old Township Precinct

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Existing Buildings	To encourage the retention of older dwellings that contribute to the character of the area.	<ul style="list-style-type: none"> > Consider retaining and/or adapting older Victorian or Edwardian dwellings that are in good condition, particularly the front section, wherever possible in new development. > Additions and modifications to enable expansion should be to the rear of the site and recessive in design if visible from the street. 	<p><i>Loss of older dwellings that contribute to the character of the area.</i></p> <p><i>New development that is out of scale and character with existing dwellings.</i></p>
	To respect the qualities of older adjoining buildings that are in good condition.	<ul style="list-style-type: none"> > Where adjoining an older building in good condition, respect the height, building forms, siting and materials, of the building/s in the new building design. 	<p><i>Buildings that dominate older buildings by height, siting or massing.</i></p> <p><i>Historical reproduction styles.</i></p>
Vegetation	To maintain and strengthen the landscape character of streets and garden settings of dwellings.	<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. 	<p><i>Removal of large, established trees.</i></p> <p><i>Lack of landscaping and substantial vegetation.</i></p>
		<ul style="list-style-type: none"> > In the vicinity of Honeysuckle Creek and associated parkland, planting in private gardens should contribute to the unique landscape quality of the creek and its surrounds through the use of native vegetation. 	<p><i>High fences that block views to front gardens</i></p>
Siting	To encourage sustainable vegetation and drought resistant planting in gardens.	<ul style="list-style-type: none"> > Select plant types that are tolerant of drought conditions on properties without access to sufficient water supplies. 	<p><i>Inappropriate planting in drought affected areas.</i></p>
	To provide space for front gardens.	<ul style="list-style-type: none"> > Buildings should be set back from the front boundary a sufficient distance to accommodate a front garden including trees and shrubs. 	<p><i>Loss of front garden space.</i></p>
Height and Building Form	To maintain the rhythm of spacing between buildings and allow for planting.	<ul style="list-style-type: none"> > 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>
		<ul style="list-style-type: none"> > Locate garages and carports behind the line of the dwelling. 	<p><i>Car parking structures that dominate the façade or view of the dwelling.</i></p>
		<ul style="list-style-type: none"> > Minimise hard paving in front yards. > Provide only one vehicular crossover per typical site frontage. 	<p><i>Front setbacks dominated by impervious surfaces.</i></p>
Materials and Design Detailing	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. 	<p><i>Buildings that appear to exceed by more than one storey the predominant height of buildings in the street and on nearby properties.</i></p>
		<ul style="list-style-type: none"> > Articulate the form of buildings and facades through the composition of openings and setbacks. 	
Materials and Design Detailing	To ensure that the use of materials and design detail in new buildings complements that of the predominant building style in the street.	<ul style="list-style-type: none"> > Articulate the facade of buildings through the use of muted tones that complement the landscape and materials found commonly within the precinct, and through variations in wall surfaces. 	<p><i>Large, bulky buildings with flat, poorly articulated wall surfaces.</i></p>
Front Boundary	To maintain the openness of	<ul style="list-style-type: none"> > Front fences should be appropriate to the 	<p><i>High, solid front fencing that</i></p>





Design Guidelines: Old Township Precinct

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Treatment	the streetscape and views into front gardens.	<p>building era or reflect the typical fencing height and style of the street.</p> <ul style="list-style-type: none"> > 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>blocks views of gardens.</i>
Honeysuckle Creek Interface	To use materials and finishes that complement the landscape features of Honeysuckle Creek.	<ul style="list-style-type: none"> > Use materials such as natural timber, stone, or brick in subdued tones and finishes that complement the natural environment and its bushland qualities. Consideration should also be given to how the materials will weather over time. 	<i>Brightly coloured or highly reflective materials or finishes.</i>





Character Description: Interwar/Postwar/Contemporary Precinct



Precinct Description

The wide streets with open frontages and long-range views create a rural atmosphere in this precinct. Roads are informal, with unsealed shoulders and channelled stormwater drainage, further enhancing the rural character of the area. Dwellings are generally low scale, with some vacant lots that are yet to be developed. Lot sizes vary, with smaller lots in older subdivision areas and larger lots in the more recently developed areas. There are various buildings styles ranging from interwar and post-war brick or timber dwellings, with contemporary infill throughout. Vegetation is often in low maintenance forms in private gardens, with indigenous and exotic species. Some areas contain large native trees that significantly contribute to the character of the precinct. There is a strong rural interface in certain streets that provides expansive views of the surrounding landscapes.

Key Existing Characteristics

- Dwellings are a mix of styles such as interwar and post-war brick and weatherboards, 1960s-70s brick housing and contemporary timber or brick.
- Buildings are predominantly single storey, with some two-storey contemporary.
- Building materials consist of timber and brick, with iron or tile roofing.
- Dwellings are generally well set back from front and both side boundaries.
- Front fences are either non-existent or low, in a variety of materials.
- Streets are wide and verges are planted with generally native vegetation that is either planted formally or informally.
- Garden styles are varied with well established and low maintenance exotic styles and native vegetation throughout.
- Roadways are generally informal, with channelled and unsealed shoulders.
- There is a lack of footpaths, yet some areas have informal gravel pathways.

Community Values

- Private, well-maintained gardens.
- Housing under two storeys, and generally low building heights.
- Spaciousness of streetscapes, large building allotments and large building setbacks.
- Wide, clean roadways with grassed verges.
- The informal layout of some streets.
- Natural landscapes and parks.
- Diversity of building materials.
- Variation in building styles.
- The quiet atmosphere of local streets.
- Views to open spaces, trees and hills.
- Vegetation in the private and public domain.
- The open environment.

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.
- The Township Zone provides for residential development and a range of commercial, industrial and other uses in small towns, whilst encouraging residential development that respects the neighbourhood character.
- The Urban Floodway Zone and Land Subject to Inundation Overlay seek to ensure that development maintains the free passage and temporary storage of floodwaters and minimises the damage caused by flooding.

Issues / Threats

- Large scale subdivision that results in overdevelopment of sites.
- Boundary to boundary development.
- Lack of vegetation around new subdivisions and dwellings.
- Lack of water, due to drought, affecting the amenity of private gardens and vegetation.
- Large areas of impervious surfaces on private property.
- Housing developments that exceeds the existing low scale of streetscapes.
- New development lacking on-site landscaping or tree planting.
- Car parking structures that dominate the streetscape.
- Loss of informal roadways.
- Use of highly reflective materials or finishes that are out of character with surrounding dwellings.

Preferred Character Statement

This precinct has undergone and will continue to see moderate levels of change. New development will continue to respect the existing neighbourhood character through the use of complementary materials and finishes. Development will be low scale and will respect the form of existing interwar and post-war housing. Dwellings will continue to be set back from front and side boundaries in order to maintain the spaciousness of streetscapes and allow for additional planting in private gardens. Native vegetation and private gardens should continue to be a strong feature of both the public and private domain.

This will be achieved by:

- Encouraging the retention of older housing stock that contributes to the valued character of the area.
- Ensuring buildings to be well set back from front and side boundaries.
- Encouraging low or no front fencing.
- Encouraging planting in new developments.



Design Guidelines: Interwar/Postwar/Contemporary Precinct

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Existing Buildings	To encourage the retention of older dwellings that contribute to the character of the area.	<ul style="list-style-type: none"> > Consider retaining and/or adapting older Interwar dwellings that are in good condition, particularly the front section, wherever possible in new development. 	<p><i>Loss of older dwellings that contribute to the character of the area.</i></p> <p><i>New development that is out of scale and character with existing dwellings.</i></p>
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. > For properties adjoining flood lines or existing vegetation corridors, consider the use of indigenous and native species to enhance the landscape character of these natural features. > In the vicinity of Honeysuckle Creek and associated parkland, planting in private gardens should contribute to the unique landscape quality of the creek and its surrounds through the use of native vegetation. 	<p><i>Removal of large, established trees.</i></p> <p><i>Lack of landscaping and substantial vegetation.</i></p>
	To encourage sustainable vegetation and drought resistant planting in gardens.	<ul style="list-style-type: none"> > Select plant types that are tolerant of drought conditions on properties without access to sufficient water supplies. 	<p><i>Inappropriate planting in drought affected areas.</i></p>
Siting	To maintain the rhythm of spacing between buildings and allow for planting.	<ul style="list-style-type: none"> > 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"> > Buildings should be set back from the front boundary a sufficient distance to accommodate a front garden including trees and shrubs. > 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. 	<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. 	<p><i>Buildings that appear to exceed by more than one storey the predominant height of buildings in the street and on nearby properties.</i></p> <p><i>Large, bulky buildings with flat, poorly articulated wall surfaces.</i></p>
Materials and Design Detailing	To ensure the use of materials and design detail in new buildings complements that of the predominant building styles in the street.	<ul style="list-style-type: none"> > Articulate the facade of buildings through the use of muted tones that complement the landscape and materials found commonly within the precinct, and through variations in wall surfaces. 	<p><i>Large, unarticulated wall surfaces.</i></p>
Front boundary treatment	To maintain the openness of the streetscape and views into front gardens.	<ul style="list-style-type: none"> > Front fences should be appropriate to the building era or reflect the typical fencing height and style of the street. > Opposite Honeysuckle Creek, Strathford Reserve and at the rural interface, front boundaries should either be open or fences should be low and constructed of permeable materials. > Provide a front fence that allows views through or over the fence into the front garden and to 	<p><i>High, solid front fencing that blocks views of gardens.</i></p>



Design Guidelines: Interwar/Postwar/Contemporary Precinct

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
		<p>the dwelling.</p> <ul style="list-style-type: none"> > In streets where front fencing is predominantly absent, provide an open frontage. 	
Township edge development	To create a defined urban edge that complements the character of surrounding rural and natural landscapes.	<ul style="list-style-type: none"> > In new subdivisions, provide a street or road edge to the development. > Encourage consistent front and side building setbacks. 	<i>New subdivision with an internal focus delineated by high fences at the boundary.</i>
Properties adjoining flood and vegetation lines	To retain and complement the natural landscape features that contributes to the valued character of the area.	<ul style="list-style-type: none"> > Buildings should be sited away from existing green corridors along flood and vegetation lines > New development should be designed to maintain existing vegetation and topographical features of the existing area. 	<p><i>Filling of natural topographical landscape features.</i></p> <p><i>Excessive use of impervious surfaces.</i></p> <p><i>Excessive removal of native vegetation to accommodate residential buildings.</i></p>



Character Description: Rural Interface/Future Residential Precinct



Precinct Description

The rural character of this Precinct is derived from its location at the edge of the township. Streets are wide and open, with many long-range views to mountains and rural landscapes. There is inconsistent development throughout the precinct, with many properties subject to rural uses. There are many undeveloped large lots, often without road access. Vegetation is native and informal, generally located along verges and property boundaries. Some streets contain large native trees which significantly contribute to the character of the Precinct.

Key Existing Characteristics

- Dwellings are sparse and varied, with a mix of Victorian, Edwardian, post-war and contemporary styles.
- Buildings are predominantly single storey.
- Building materials are usually timber or brick, with iron or tile roofing.
- Dwellings are generally well set back from front and both side boundaries.
- Front fences are generally low or non-existent, in post and wire.
- Roadways are generally informal, with channelled and unsealed shoulders.

Community Values

- Well-maintained private gardens.
- Housing under two storeys, and generally low building heights.
- Spaciousness of streetscapes, large building allotments and large building setbacks.
- Wide, clean roadways with grassed verges.
- The informal layout of some streets.
- Natural landscapes and parks.
- Diversity of building materials.
- Variation in building styles.
- The quiet atmosphere of local streets.
- Views to open spaces, trees and hills.
- Vegetation in the private and public domain.

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.
- The Township Zone provides for residential development and a range of commercial, industrial and other uses in small towns, whilst encouraging residential development that respects the neighbourhood character.
- The Urban Floodway Zone and Land Subject to Inundation Overlay seek to ensure that development maintains the free passage and temporary storage of floodwaters and minimises the damage caused by flooding.

Issues / Threats

- Large-scale subdivision that results in cul-de-sacs and narrow roadways and overdevelopment of sites.
- Loss of informal roadways.
- Excessive clearing of existing vegetation and new development that fails to provide adequate space for vegetation.
- Lack of water, due to drought, affecting the amenity of private gardens and vegetation.
- Buildings with a high proportion of site coverage that reduce the feeling of spaciousness in streets.
- Large unarticulated facades.
- Boundary to boundary development.
- Large areas of impervious surfaces.
- High front fences that block views to dwellings.
- Car parking structures that dominate the streetscape.
- Bulky development with blank facades that is out of character with the area.
- Use of reflective materials at the rural interface.

Preferred Character Statement

This Precinct will undergo considerable change with new subdivisions and housing development when demand for new housing arises. Subdivisions will respect the existing character of the township and new dwellings will provide a low scale built form with substantial front and side setbacks. Established vegetation and eucalypts will be retained where possible to contribute towards the character of new subdivisions. Where possible, roads will remain informal with predominantly unsealed kerbs and wide verges.

- This will be achieved by:
- Encouraging low or no front fencing.
- Encouraging planting and vegetation in new developments.
- Ensuring development is sited to reduce the loss of vegetation and to provide for new vegetation.
- Ensuring sites are not overdeveloped to allow extensive views along the streetscape.
- Encouraging retention of informal streetscape treatments.
- Encouraging the retention and planting of indigenous and native trees.



Design Guidelines: Rural Interface/Future Residential Precinct

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Vegetation	To maintain and strengthen the spaciousness of the streetscape and to enhance the landscape character of the precinct.	> Retain large, established trees and provide for the planting of new trees and substantial vegetation wherever possible.	<i>Removal of large, established trees.</i>
		> For properties adjoining flood lines or existing vegetation corridors, consider the use of indigenous and native species to enhance the landscape character of these natural features.	<i>Lack of landscaping and substantial vegetation.</i>
	To encourage sustainable vegetation and drought resistant planting in gardens.	> Select plant types that are tolerant of drought conditions on properties without access to sufficient water supplies.	<i>Inappropriate planting in drought affected areas.</i>
Siting	To provide space for front gardens.	> Buildings should be set back from the front boundary a sufficient distance to accommodate a front garden including trees and shrubs.	<i>Loss of front garden space.</i>
		> 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 encourage well designed, innovative architectural responses.	> Articulate the form of buildings and facades through the composition of openings and setbacks.	<i>Large, bulky buildings with flat, poorly articulated wall surfaces.</i>
		> Where vegetation forms an important part of the streetscape, keep new development below the established mature tree canopy height.	<i>Buildings that protrude above the tree canopy height.</i>
Materials and design detail	To use building materials, features and finishes that complement surrounding landscapes.	> Use materials such as natural timber or brick in muted tones and finishes that complement the natural environment and its bushland qualities. Consideration should also be given to how the materials will weather over time.	<i>Large, unarticulated wall surfaces that use one material only.</i> <i>Shiny or reflective materials, other than glazing.</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 of gardens.</i>
		> Opposite Honeysuckle Creek, Strathford Reserve and at the rural interface, front boundaries should either be open or fences should be low and constructed of permeable materials.	
		> In streets where front fencing is predominantly absent, provide an open frontage.	
Township edge development	To create a defined urban edge that complements the character of surrounding rural and natural landscapes.	> In new subdivisions, provide a street or road edge to the development. > Encourage consistent front and side building setbacks.	<i>New subdivision with an internal focus delineated by high fences at the boundary.</i>
Properties	To retain and complement the	> Buildings should be sited away from existing	<i>Filling of natural topographical</i>



Design Guidelines: Rural Interface/Future Residential Precinct

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
adjoining flood and vegetation lines	natural landscape features that contributes to the valued character of the area.	<p>green corridors along flood and vegetation lines</p> <p>> New development should be designed to maintain existing vegetation and topographical features of the existing area.</p>	<p><i>landscape features.</i></p> <p><i>Excessive use of impervious surfaces.</i></p> <p><i>Excessive removal of native vegetation to accommodate residential buildings.</i></p>

