



plān i'sphēre [urban strategy planners]

Shire of Strathbogie



AVENEL NEIGHBOURHOOD CHARACTER STUDY

FINAL REPORT

October 2009

Character Description: Old Township Precinct



Precinct Description

This Precinct provides a significant entry point from the north of the township, with a strong sense of place created through landmark sites and structures. The Victorian and Edwardian buildings give this Precinct an established character that is immediately recognisable as the oldest part of the township's built environment. Commercial land uses are present, with specialty shops showcasing Avenel's local heritage and produce. Victorian and Edwardian timber or brick buildings form the dominant style, with some infill of more recent styles. Older buildings have been well maintained and are complemented by private gardens and expansive streetscapes that further enhance the distinctive feel of the precinct. Streets are wide and informal, with extensive views to locations within and outside the Precinct.

Key Existing Characteristics

- Dwellings are predominantly Victorian and Edwardian with some post-war and contemporary infill.
- Buildings are generally low-scale, with the only exception being the Harvest Home Historic Hotel.
- Building materials consist of timber and brick, with iron or tile roofing.
- Setbacks are varied, but dwellings are generally moderately set back from front and side boundaries, with the exception of some commercial buildings along Bank and Queen Street.
- Front fences are either non-existent or low, in a variety of materials such as timber and post and wire.
- Streets are wide and verges are planted with native and exotic vegetation that is either planted formally or informally.
- Garden styles are varied with well established and low maintenance gardens consisting of exotic and native vegetation.
- Roadways are generally informal with channelled or unsealed shoulders. Some areas have informal gravel pathways.

Community Values

- The informal village atmosphere of the town.
- Spaciousness of streetscapes.
- Wide, clean roadways with grassed verges.
- The informal layout of some streets.
- Diversity of building materials and variation in building styles.
- The quiet atmosphere of local streets.
- Views to open spaces, trees and hills.
- Vegetation in the private and public domain.
- Low front fencing.
- Consistent front setbacks with rooms for private gardens.

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.
- The Heritage Overlay conserves and enhances heritage places of natural or cultural significance and to ensure that development does not adversely affect the significance of these places.
- The Airport Environs Overlay identifies areas which are subject to high levels of aircraft noise and seeks to assist in shielding people from the impact of aircraft noise through noise attenuation measures.

Issues / Threats

- Loss of older buildings that contribute to the valued character of the precinct.
- Poorly maintained period dwellings.
- Loss of established trees and vegetation.
- Large areas of impervious surfaces around dwellings.
- Boundary to boundary development that block views along the side of dwellings.
- Overdevelopment of sites.
- Overgrown, poorly maintained vegetation obstructing views to dwellings.
- High front fences obstructing views to gardens and dwellings.
- Housing developments that exceed the existing low scale of streetscapes and are out of character with the area.
- Loss of informal roadways.
- Inconsistent building materials that is out of character with the area.
- Inconsistent front setbacks.

Preferred Character Statement

The distinctive old township character of this precinct will be enhanced and reinforced through the maintenance of period buildings and gardens. New development will be of a high standard and will respect the character of the built form through the articulation of facades, use of complementary materials and reflection of existing setback patterns. Front fences will remain low and open to ensure dwellings and private gardens are visible from the street.

This will be achieved by:

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

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.	> 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>
	To respect the qualities of older adjoining buildings that are in good condition.	> Where adjoining an older building in good condition, respect the height, building forms, siting and materials of the building/s in new building design.	<i>Buildings that dominate older buildings by height, siting or massing.</i> <i>Historical reproduction styles.</i>
Vegetation	To maintain and strengthen the spaciousness of streetscapes and to enhance the landscape character of the precinct.	> 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>
	To encourage sustainable vegetation and drought resistant planting in gardens.	> Select plant types that are tolerant of drought conditions in areas that are unable to supply the sufficient watering requirements.	<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>
	To maintain the spaciousness of streetscapes and consistent spacing between buildings, whilst allowing 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. > 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 height of buildings in the street and on nearby properties.</i> <i>Large, bulky buildings with flat, poorly articulated wall surfaces.</i>
Materials and Design Detailing	To ensure that the use of materials and design detail in new buildings complements that of the predominant building styles in the street.	> Articulate the facade of buildings through the use of a limited palette of colours and materials found commonly within the precinct, and through variations in wall surfaces.	<i>Large, unarticulated wall surfaces.</i>
Front boundary treatment	To maintain the openness of the streetscape and views of 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 to the front garden. > In streets where front fencing is predominantly absent, provide an open frontage.	<i>High, solid front fencing.</i>

Character Description: Interwar / Post War Mix Precinct



Precinct Description

The streets of this precinct are wide and verdant, with grassy nature strips and open frontages that allow generous views across large areas of dwellings and vegetation. The many established trees along the verges create an avenue feel to the area. Built form is predominantly single storey and contains a range of architectural styles, generally from the interwar and post-war eras. Low or non-existent front fencing offers views into well-maintained private gardens, further enhanced by many established native and exotic trees planted along street verges. Properties located in Shelton and Watson Streets have scenic views of Hughes Creek and the adjacent surroundings.

Key Existing Characteristics

- Dwellings are predominantly interwar or post-war brick or timber with some infill of 1960s-70s brick housing and contemporary timber or brick.
- Buildings are predominantly single storey, with some two-storey contemporary.
- Dwellings are generally set back from front and both side boundaries, with views into private gardens.
- Front fences are either low or non-existent, in timber, stone, brick or post and wire.
- Streets are wide and verges are planted informally with mostly native vegetation.
- Gardens are well established with exotic and native vegetation.
- Roadways are generally informal, and often channelled or unsealed shoulders.

Community Values

- The informal village atmosphere of the town.
- Spaciousness of streetscapes.
- Wide, clean roadways with grassed verges.
- The informal layout of some streets.
- Diversity of building materials and variation in building styles.
- The quiet atmosphere of local streets.
- Views to open spaces, trees and hills.
- Vegetation in the private and public domain.
- Low front fencing.
- Consistent front setbacks with rooms for private gardens.

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.
- The Heritage Overlay conserves and enhances heritage places of natural or cultural significance and to ensure that development does not adversely affect the significance of these places.
- The Airport Environs Overlay identifies areas that are subject to high levels of aircraft noise and seeks to assist in shielding people from the impact of aircraft noise through noise attenuation measures.

Issues / Threats

- Buildings with a high proportion of site coverage that reduce the spaciousness of the streets.
- Boundary to boundary development.
- Large areas of impervious surfaces on private property.
- Housing developments that exceeds the existing low scale of streetscapes.
- Overgrown, poorly maintained vegetation obstructing views to dwellings.
- High front fences obstructing views to gardens and dwellings.
- Loss of informal roadways.
- Use of building materials and finishes that is out of character with existing built form.

Preferred Character Statement

The spacious streetscapes and generous use of vegetation will be maintained and strengthened. Large trees will be retained where possible to preserve the avenue nature of the streetscapes. Dwellings will continue to be set back from front and side boundaries, with low fencing, allowing views through properties and along frontages. Front setbacks will continue to be extensively planted to contribute to the landscaped nature of the precinct. New development will generally occur in the form of low scale infill dwellings that complement existing Interwar and post-war housing and respond to the surrounding built form.

This will be achieved by:

- Encouraging the retention of older housing stock that contributes to the valued character of the area.
- Ensuring buildings are set back from front and side boundaries.
- Encouraging low or no front fencing.
- Encouraging additional street planting where possible.
- Ensuring the retention of established and mature trees.
- Ensuring sites are not overdeveloped to allow extensive views along the streetscape.
- Ensuring development is sited to reduce the loss of vegetation and to provide for new vegetation.

Design Guidelines: Interwar / Post War Mix Precinct

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 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>
	To respect the qualities of older adjoining buildings that are in good condition.	> Where adjoining an older building in good condition, respect the height, building form, siting and materials of the buildings in the design of new developments.	<i>Buildings that dominate older buildings by height, siting or massing.</i> <i>Historical reproduction styles.</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. > For properties adjoining Hughes Creek or existing vegetation corridors, consider the use of indigenous and native species to enhance the landscape character of these natural features.	<i>Removal of large, established trees.</i> <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>
	To maintain the spaciousness of streetscapes and consistent spacing between buildings, whilst allowing 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.	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Front setbacks dominated by impervious surfaces.</i>
		> Minimise hard paving in front yards. > Provide only one vehicular crossover per typical site frontage.	
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 height of buildings in the street and on nearby properties.</i> <i>Large, bulky buildings with flat, poorly articulated wall surfaces.</i>
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.	> Articulate the facade of buildings through the use of a limited palette of colours and materials found commonly within the precinct, and through variations in wall surfaces.	<i>Large, unarticulated wall surfaces.</i>
Front boundary treatment	To maintain the openness of the streetscape and views into 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 to the front garden. > In streets where front fencing is predominantly absent, provide an open frontage.	<i>High, solid front fencing.</i>

Character Description: Post War / Contemporary Mix Precinct



Precinct Description

The streets of this Precinct are wide with scenic views of vegetation and hills beyond the township boundaries. The vast amount of mature trees and established gardens strengthen the natural setting of the area and complements the rural landscape. Dwellings are low scale with large front and side setbacks that allow for the establishment of private gardens and extensive planting. Front fences are often non-existent, or low and transparent, with views of gardens and buildings. Buildings generally date back to the post-war period with several contemporary styles evident or currently undergoing development. Streets have an informal appearance, with unsealed shoulders, swale drains and gravel crossovers. The south eastern section of this precinct includes the entrance to the town from the Hume Freeway, with the landmark Imperial Hotel adding to the character of the Precinct.

Key Existing Characteristics

- Dwellings are in a variety of post-war styles, with more recent contemporary infill.
- Buildings are predominantly single storey, with some two-storey contemporary.
- Building materials consist of timber, brick, masonry or rendered concrete, 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 contain generally native vegetation planted informally.
- Gardens are low maintenance and sometimes sparse, with informally established street trees.
- Roadways are generally informal, with channelled and unsealed shoulders and drains.
- This precinct also contains the Imperial Hotel along Mitchell Street.

Community Values

- The informal village atmosphere of the town.
- Spaciousness of streetscapes.
- Wide, clean roadways with grassed verges.
- The informal layout of some streets.
- Diversity of building materials and variation in building styles.
- The quiet atmosphere of local streets.
- Views to open spaces, trees and hills.
- Vegetation in the private and public domain.
- Low front fencing.
- Consistent front setbacks with rooms for private gardens.

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.
- The Heritage Overlay conserves and enhances heritage places of natural or cultural significance and to ensure that development does not adversely affect the significance of these places.
- The Airport Environs Overlay identifies areas that are subject to high levels of aircraft noise and seeks to assist in shielding people from the impact of aircraft noise through noise attenuation measures.

Issues / Threats

- Large scale subdivision that results in narrow roadways and overdevelopment of sites.
- Boundary to boundary development.
- 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.
- Overgrown, poorly maintained vegetation obstructing views to dwellings and gardens.
- Use of brightly coloured or highly reflective materials or finishes that are out of character with existing built form or dominate the landscape.

Preferred Character Statement

The natural surroundings of this precinct will continue to be reflected through the retention of vegetation and the provision of space for additional planting. The informal nature of the streets will be maintained, with grass swales and unsealed shoulders. New development will continue to be low scale, with open frontages and wide setbacks.

This will be achieved by:

- Ensuring buildings are well set back from front and side boundaries.
- Ensuring sites are not overdeveloped to allow extensive views along the streetscape.
- Encouraging low and transparent or no front fencing.
- Ensuring the retention of established trees.
- Encouraging street planting in new developments.

Design Guidelines: Post War / Contemporary Mix Precinct

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. > In the vicinity of Hughes 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 spaciousness of streetscapes and consistent spacing between buildings, whilst allowing 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>Loss of front garden space.</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. 	<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>
Materials and design detail	To use building materials, features and finishes that provides an interesting facade and complement the predominant building style in the street.	<ul style="list-style-type: none"> > Use building materials that are commonly found in the precinct, including a mix of brick and timber in muted tones that complement the landscape. 	<p><i>Large, unarticulated wall surfaces.</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>
Front boundary treatment	To maintain the openness of the streetscape and views into gardens.	<ul style="list-style-type: none"> > Provide a front fence that allows views through or over the fence to the front garden. 	<p><i>High, solid front fencing.</i></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. 	<p><i>New subdivision with an internal focus delineated by high fences at the boundary.</i></p>
		<ul style="list-style-type: none"> > Encourage consistent front and side building setbacks. 	
Properties adjoining flood and vegetation lines	To retain and complement the natural landscape features that contribute 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. 	<p><i>Filling of natural topographical landscape features.</i></p>
		<ul style="list-style-type: none"> > New development should be designed to maintain existing vegetation and topographical features of the existing area. 	<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 open and informal nature of these streets, with long ranging views of rural landscapes, contributes to the relaxed character of the precinct. Streets are informal, with unsealed shoulders and swale drains. Development occurs inconsistently, with varying lot sizes and building types. Building styles are predominantly contemporary, in a mixture of materials and finishes, generally low scale and well set back from boundaries. There are some remaining period and post-war dwellings, often located on sites with rural land uses. Many of these lots have sporadically located mature native trees, yet there is a significantly less amount of formally planted vegetation in newer subdivisions. Fences are predominantly low and transparent, in post and wire or timber. The long-range views of rural landscapes, consisting of farmland, trees, and hills along the horizon give this Precinct a distinctly rural character.

Key Existing Characteristics

- Dwellings are predominantly contemporary, with some period weatherboards and post-war 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 and transparent, in post and wire or timber.
- Streets are wide and verges have generally native vegetation that is either planted informally.
- Private gardens are low maintenance and generally consist of native or exotic planting.
- Roadways are informal, with unsealed shoulders and drains, and often unsealed.

Community Values

- The informal village atmosphere of the town.
- Spaciousness of streetscapes.
- Wide, clean roadways with grassed verges.
- The informal layout of some streets.
- Diversity of building materials and variation in building styles.
- The quiet atmosphere of local streets.
- Views to open spaces, trees and hills.
- Vegetation in the private and public domain.
- Low front fencing.
- Consistent front setbacks with rooms for private gardens.

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.
- The Heritage Overlay conserves and enhances heritage places of natural or cultural significance and to ensure that development does not adversely affect the significance of these places.
- The Airport Environs Overlay identifies areas that are subject to high levels of aircraft noise and seeks to assist in shielding people from the impact of aircraft noise through noise attenuation measures.

Issues / Threats

- Large scale subdivision that results in narrow roadways and overdevelopment of sites.
- Suburbanisation of new developments and subdivisions.
- Boundary to boundary development that constrict views between properties.
- 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 brightly coloured or highly reflective materials or finishes.

Preferred Character Statement

This precinct will see a moderate level of change as vacant lots become developed gradually over time. New development will contribute to the existing character of its surroundings, while respecting the overall character of Avenel. Dwellings will be well set back with provision for vegetation planting along the front and side setbacks. Building materials will complement the rural setting, in muted tones and shades and articulated facades. Front fences will be low and inconspicuous, allowing views of established gardens and dwellings. Streets will remain informal and open, with unsealed shoulders and grassy nature strips.

This will be achieved by:

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

Design Guidelines: Rural Interface / Future Residential Precinct

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 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>
	To respect the qualities of heritage buildings that are in good condition.	> Where adjoining a heritage building, respect the height, building forms, siting and materials, of the building/s in the new building design.	<i>Buildings that dominate heritage buildings by height, siting or massing.</i> <i>Historical reproduction styles.</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>
		> 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>
		> In the vicinity of Hughes 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.	
	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 maintain the spaciousness of streetscapes and consistent spacing between buildings, whilst allowing 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>
		> Buildings should be set back from the front boundary a sufficient distance to accommodate a front garden including trees and shrubs.	<i>Car parking structures that dominate the façade or view of the dwelling.</i>
		> Locate garages and carports behind the line of the dwelling.	<i>Front setbacks dominated by impervious surfaces.</i>
		> Minimise hard paving in front yards.	<i>Loss of front garden space.</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>
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 to the front garden. > In streets where front fencing is predominantly absent, provide an open frontage.	<i>High, solid front fencing.</i>
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 adjoining flood and vegetation lines	To retain and complement the natural landscape features that contributes to the valued character of the area.	> Buildings should be sited away from existing green corridors along flood and vegetable lines	<i>Filling of natural topographical landscape features.</i>
		> New development should be designed to maintain existing vegetation and topographical features of the existing area.	<i>Excessive use of impervious surfaces.</i>
			<i>Excessive removal of native vegetation to accommodate residential buildings.</i>