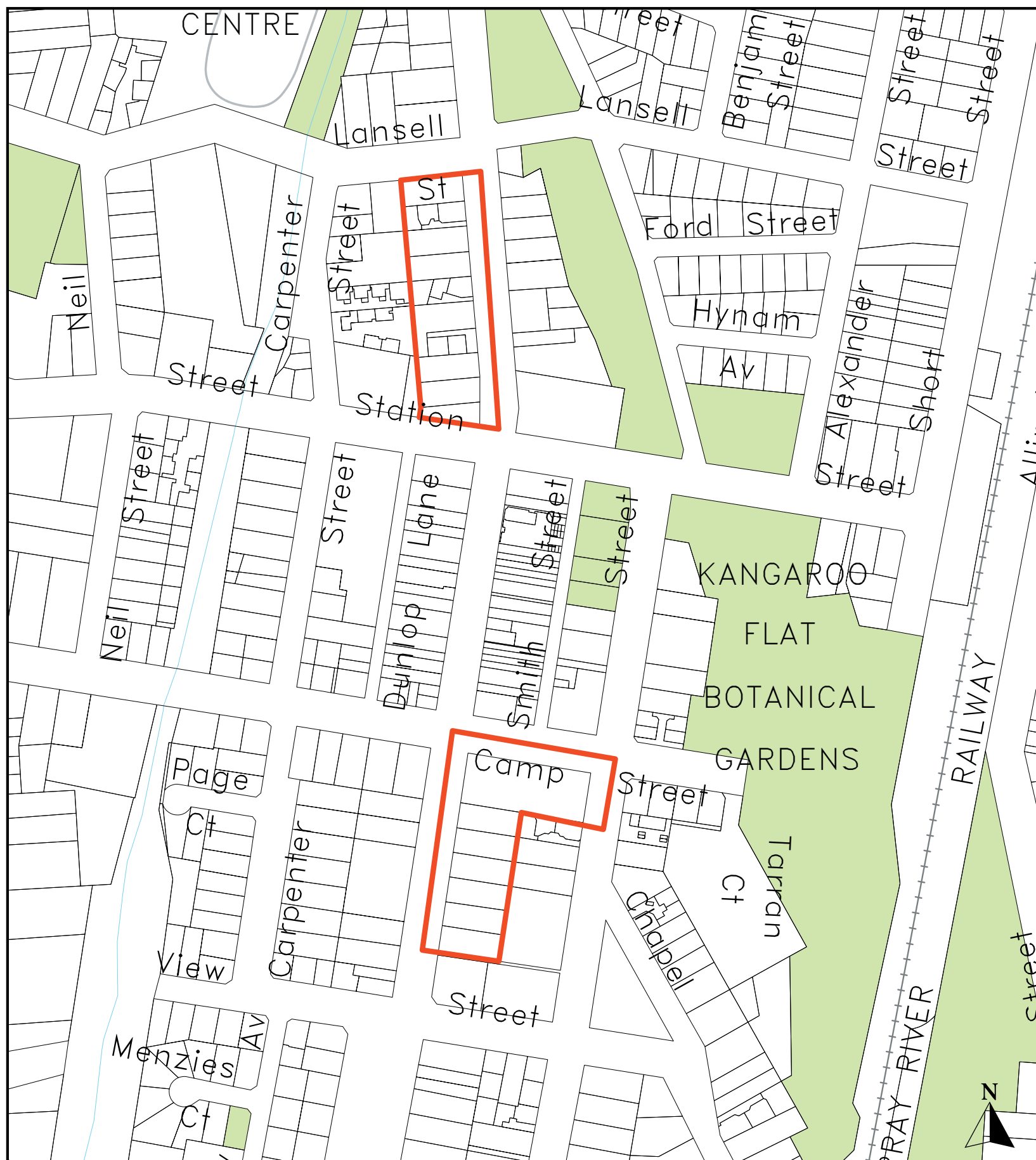


PRECINCT MAP

KF1

RESIDENTIAL CHARACTER STUDY



CITY OF GREATER BENDIGO RESIDENTIAL CHARACTER STUDY



KF1

KANGAROO FLAT

PRECINCT 1



The guidelines in this brochure are used by the Council to assess planning applications for residential developments. Read this brochure and discuss your proposal with a Council planning officer before you purchase land, start a design or lodge a planning application.

CHARACTER STATEMENT

KF1

Character Description

Although the area has a mix of building styles and materials, there is consistency in the way buildings are sited. Most share the same standard front set back, and most also have spacious side setbacks. This sense of spaciousness is emphasised by low or transparent front fences. The horizontal emphasis of the dwelling form is also important, resulting from the long, low elevations of the buildings in relation to their height.

Key Characteristics

- Architectural era is predominantly Inter-war through to the 1970s
- Dwellings have a standard front setback and generally side setbacks are 1 to 3 metres
- There is a mixture of dwelling materials including brick and timber with mixed roofs
- Generally low level gardens
- Front fences are generally open and low in height with some having no front fences
- Roads are sealed with kerb and have footpaths of both sides of the street

Community Values

Encourage retention of native trees on both public and private property
Wildlife part of the character of the area
Well serviced community
Like the village feel of the town
There is a sense of safety
There is a lot of family/social heritage
Would like to see the Creek enhanced
Like the diversity in housing styles
Is a town entrance that needs to be maintained
Where appropriate retain larger lots
Encourage retention of native vegetation in new subdivisions
New subdivisions need pedestrian connections into existing residential developments
Concerned with increased density levels
Maintain a feeling of room and space

STATEMENT OF DESIRED FUTURE CHARACTER

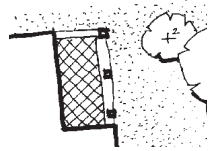
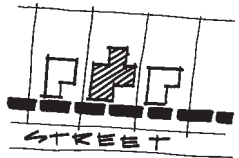
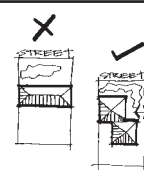

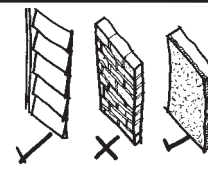
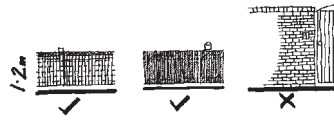
The consistency of siting and horizontality of the dwellings, and the openness of the streetscape will be maintained by:

- Attention to appropriate roof form
- Ensuring buildings respect the predominant front and side setbacks
- Articulating plan forms and elevation treatments
- Maintaining low fence heights or absence of fencing

Threats to Desired Character

- Buildings inconsistently sited
- Buildings that emphasise the vertical or appear 'box' like
- Inappropriate front fences

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings. Retain large, established trees and provide for the planting of new trees wherever possible.	Lack of a landscape plan.	
	To maintain the consistency, where present, of building front setbacks.	The front setback should be not less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
Siting	To reflect the rhythm of dwelling spacing.	Buildings should be setback from at least one side boundary.	Boundary to boundary development.	
	Height and building form	To ensure that new buildings and extensions do not dominate the streetscape. The height at the front of the dwelling should match the typical single storey wall height. Use low pitched roof forms.	Large, bulky buildings with unarticulated front and side wall surfaces.	
Materials and design detail	To use building materials and finishes that complement the dominant pattern within the streetscape.	In streetscapes where weatherboard predominates, use timber or other non-masonry cladding materials where possible, and render, bag or paint brick surfaces.	Exposed red or orange brick. Period reproduction detailing.	
Front boundary treatment	To maintain and enhance the openness of the streetscape.	Provide open-style or low front fencing to a maximum of 1.2 metres. Fences should not exceed 1.2m other than in exceptional circumstances.	High, solid front fencing.	

PRECINCT MAP

KF2

RESIDENTIAL CHARACTER STUDY



CITY OF GREATER BENDIGO RESIDENTIAL CHARACTER STUDY

KF2

KANGAROO FLAT

PRECINCT 2



The guidelines in this brochure are used by the Council to assess planning applications for residential developments. Read this brochure and discuss your proposal with a Council planning officer before you purchase land, start a design or lodge a planning application.

CHARACTER STATEMENT

KF2

Character Description

This area, mostly developed since the 1950s, is one in which the horizontal emphasis of dwelling form is important, resulting from the long, low elevations of the buildings in relation to their height. Roof shapes are also important as they dominate streetscapes and provide a consistent theme. Most have reasonably spacious front and side setbacks. This sense of spaciousness is emphasised by low or transparent front fences, or, in some cases, absence of a fence.

Key Characteristics

- Architectural era is predominantly 1950s to 1970s with some 1980s development present
- There are pockets of standard front setbacks as well as pockets of smaller front setbacks with side setbacks for both being 1 to 3 metres
- Building materials vary with pockets of brick and timber with tiled roofs
- Front fences vary but generally they are either open in style or solid but low in height
- Low level gardens with some pockets of more established gardens with exotic vegetation
- Roads are sealed with a kerb and generally have a footpath
- There are some street trees of medium height and generally there is a mixture of native and exotic vegetation

Community Values

Need to encourage retention of native trees on both public and private property
Wildlife part of the character of the area
Well serviced community
Like the village feel of the town
There is a sense of safety
There is a lot of family/social heritage
Would like to see the Creek enhanced
Like the diversity in housing styles
Is a town entrance that needs to be maintained
Where appropriate retain larger lots
Encourage retention of native vegetation in new subdivisions
New subdivisions need pedestrian connections into existing residential developments
Concerned with increased density levels
Maintain a feeling of room and space

STATEMENT OF DESIRED FUTURE CHARACTER

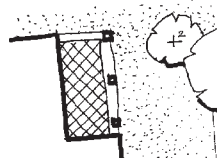

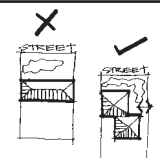

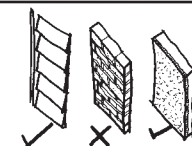
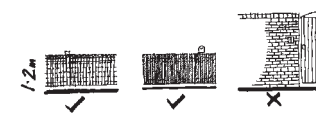
The horizontality of the dwellings, and the spaciousness of the streetscape will be maintained by:

- Attention to appropriate roof form
- Ensuring buildings respect the predominant front and side setbacks in the street
- Articulating plan forms and elevation treatments
- Maintaining low fence heights

Threats to Desired Character

- Buildings inconsistently sited
- Buildings that emphasise the vertical or appear 'box' like
- Inappropriate front fences

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings. Retain large, established trees and provide for the planting of new trees wherever possible.	Lack of a landscape plan.	
Siting	To maintain the consistency, where present, of building front setbacks.	The front setback should be not less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To reflect the rhythm of dwelling spacing.	Buildings should be setback from at least one side boundary, and preferably both.	Boundary to boundary development.	
Height and building form	To ensure that buildings and extensions do not dominate the streetscape.	Respect the predominant building height in the street and nearby properties. Where there is a predominance of single storey, the height of the dwelling at the front of the dwelling should match the typical single storey wall height. Use low pitched roof forms.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties. Large, bulky buildings with unarticulated front and side wall surfaces.	
Materials and design detail	To use building materials and finishes that complement the dominant pattern within the streetscape.	In streetscapes where weatherboard predominates, use timber or other non-masonry cladding materials where possible, render, bag or paint brick surfaces.	Period reproduction detailing.	
Front boundary treatment	To maintain and enhance the openness of the streetscape.	Provide no or low front fencing.	High, solid front fencing.	

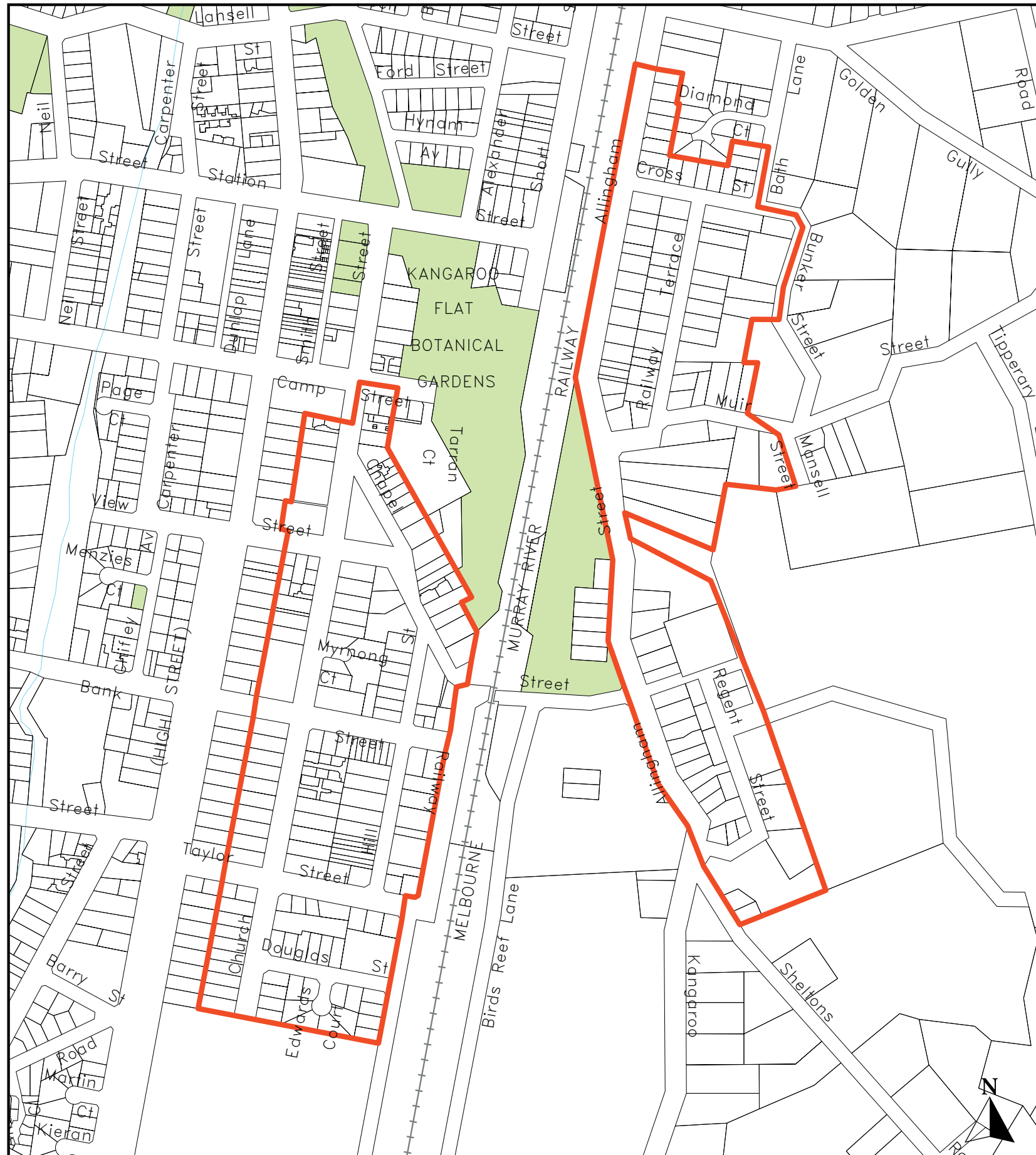
PRECINCT MAP

KF3

RESIDENTIAL CHARACTER STUDY

KF3 KANGAROO FLAT

PRECINCT 3



The guidelines in this brochure are used by the Council to assess planning applications for residential developments. Read this brochure and discuss your proposal with a Council planning officer before you purchase land, start a design or lodge a planning application.

CHARACTER STATEMENT

KF3

Character Description

An area of housing built since the 1950s, in which consistency of setbacks within streetscapes is important. Roof shapes are also important as they dominate streetscapes and provide a consistent theme. The horizontal emphasis of the dwelling form is also important, resulting from the long, low elevations of the buildings in relation to their height.

Key Characteristics

- Architectural era is predominantly a mixture of 1950s to 1970s styles
- Front setbacks are predominantly of an average size with side setbacks of 1 to 3 metres
- There is a variety of building materials, including a small pocket to the south of the precinct with timber dwellings with tiled roofs
- A variety of front fences exist with the majority being open style and to an average height
- There is a variety of low level gardens and more established gardens with a mixture of native and exotic vegetation
- Roads are sealed, some have kerbs but there are not many footpaths

Community Values

Need to encourage retention of native trees on both public and private property
Wildlife part of the character of the area
Well serviced community
Like the village feel of the town
There is a sense of safety
There is a lot of family/social heritage
Would like to see the Creek enhanced
Like the diversity in housing styles
The town entrance that needs to be maintained
Where appropriate retain larger lots
Encourage retention of native vegetation in new subdivisions
New subdivisions need pedestrian connections into existing residential developments
Concerned with increased density levels
Maintain a feeling of room and space

STATEMENT OF DESIRED FUTURE CHARACTER

The consistency of siting and horizontality of the dwellings will be maintained by:

- Attention to appropriate roof form
- Ensuring buildings respect the predominant front and side setbacks
- Articulating plan forms and elevation treatments
- Maintaining low fence heights

Threats to Desired Character

- Buildings inconsistently sited
- Buildings that emphasise the vertical or appear 'box' like
- Inappropriate front fences

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings. Retain large, established trees and provide for the planting of new trees wherever possible.	Removal of high canopy trees Lack of a landscape plan	
Topography/landform	To minimise site disturbance and impact of the building on the landscape.	Buildings should be designed to follow the contours of the site or step down the site.	Major excavation works to accommodate dwellings or outbuildings.	
Siting	To maintain the consistency, where present, of building front setbacks.	The front setback should be not less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To reflect the existing rhythm of dwelling spacing.	Buildings should be setback 2 metres from at least one side boundary.	Boundary to boundary development.	
Height and building form	To ensure that new buildings and extensions do not dominate the streetscape.	The height at the front of the dwelling should match the typical single storey wall height. Use low pitched roof forms.	Large, bulky buildings with unarticulated front and side wall surfaces.	
Materials and design detail	To use lighter looking building materials and finishes that complement the dominant pattern within the streetscape.	In streetscapes where weatherboard predominates, use timber or other non-masonry cladding materials, and render, bag or paint brick surfaces.	Exposed red or orange brick. Period reproduction detailing.	
Front boundary treatment	To maintain and enhance the openness of the streetscape.	Provide no or low front fencing. Front fences should not exceed 1.2 metres other than in exceptional circumstances.	High, solid front fencing.	

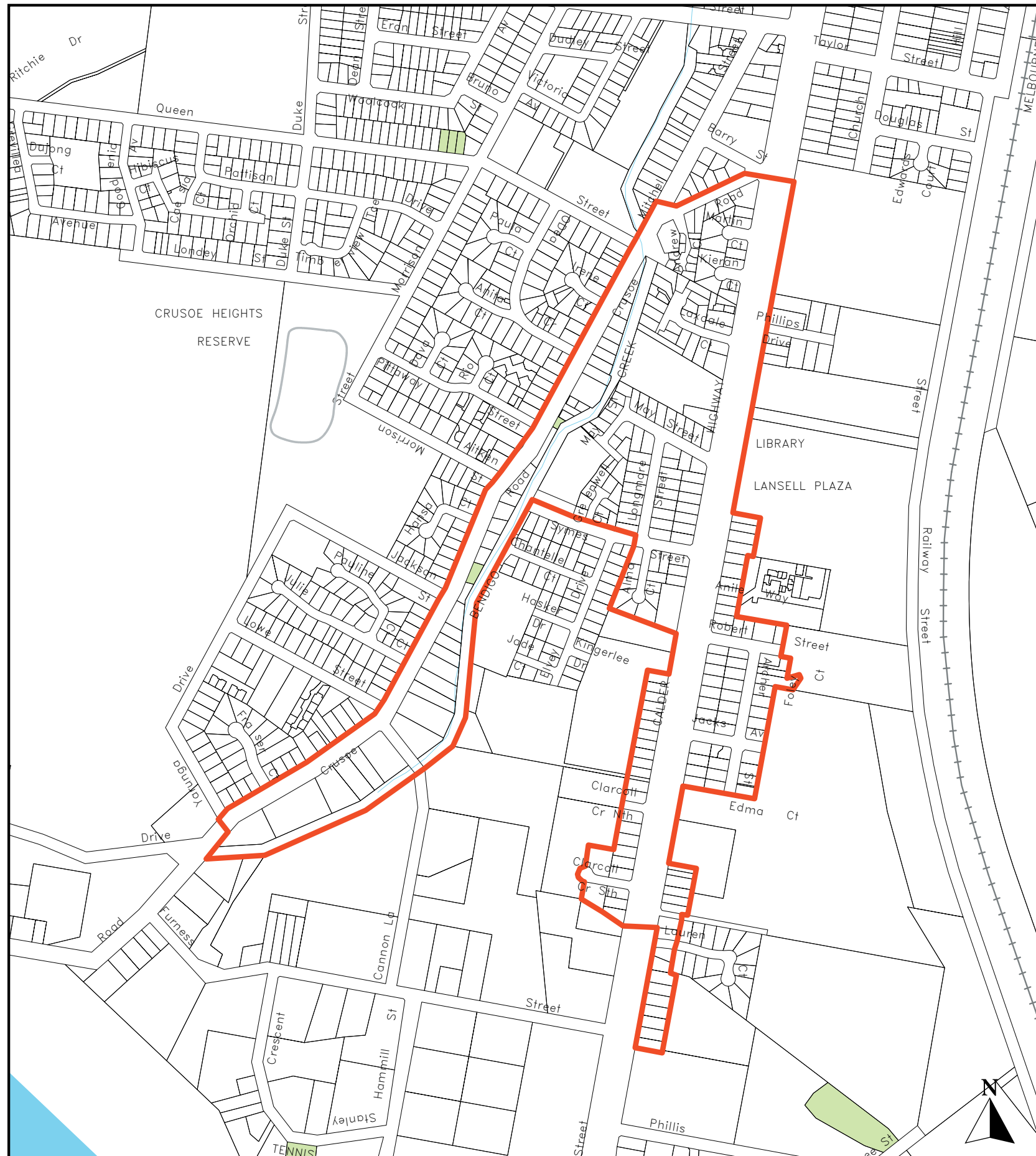
PRECINCT MAP

KF4

RESIDENTIAL CHARACTER STUDY

KF4 KANGAROO FLAT

PRECINCT 4



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CHARACTER STATEMENT

KF4

Character Description

An area of housing built since the 1950s, in which consistency of setbacks within particular streetscapes is important. Roof shapes are also often important as they provide a consistent theme. The horizontal emphasis of the dwelling form results from the long, low elevations of the buildings in relation to their height.

Key Characteristics

- Architectural era is from the 1950s to early 1980s with small pockets of newer housing
- There is a mixture of small and standard front setbacks
- Building materials are varied with many being brick with mixed roofs
- Front fences are either open or low and solid in style
- Gardens are well established with a mixture of native and exotic vegetation
- Roads are sealed with a kerb and some have a footpath
- Crusoe Road has street trees that are predominantly large examples of remnant vegetation

Community Values

Need to encourage retention of native trees on both public and private property
Wildlife part of the character of the area
Well serviced community
Like the village feel of the town
There is a sense of safety
There is a lot of family/social heritage
Would like to see the Creek enhanced
Like the diversity in housing styles
Is a town entrance that needs to be maintained
Where appropriate retain larger lots
Encourage retention of native vegetation in new subdivisions
New subdivisions need pedestrian connections into existing residential developments
Concerned with increased density levels
Maintain a feeling of room and space

STATEMENT OF DESIRED FUTURE CHARACTER

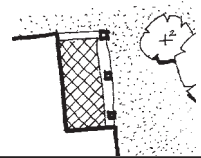
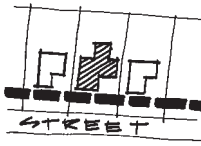
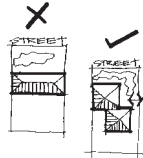

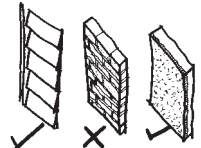
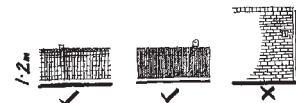
The horizontality and articulation of the dwellings will be maintained by:

- Attention to appropriate roof form
- Ensuring buildings respect the neighbouring front and side setbacks
- Articulating plan forms and elevation treatments
- Maintaining low fence heights

Threats to Desired Character

- Buildings inconsistently sited
- Buildings that emphasise the vertical or appear 'box' like
- Inappropriate front fences

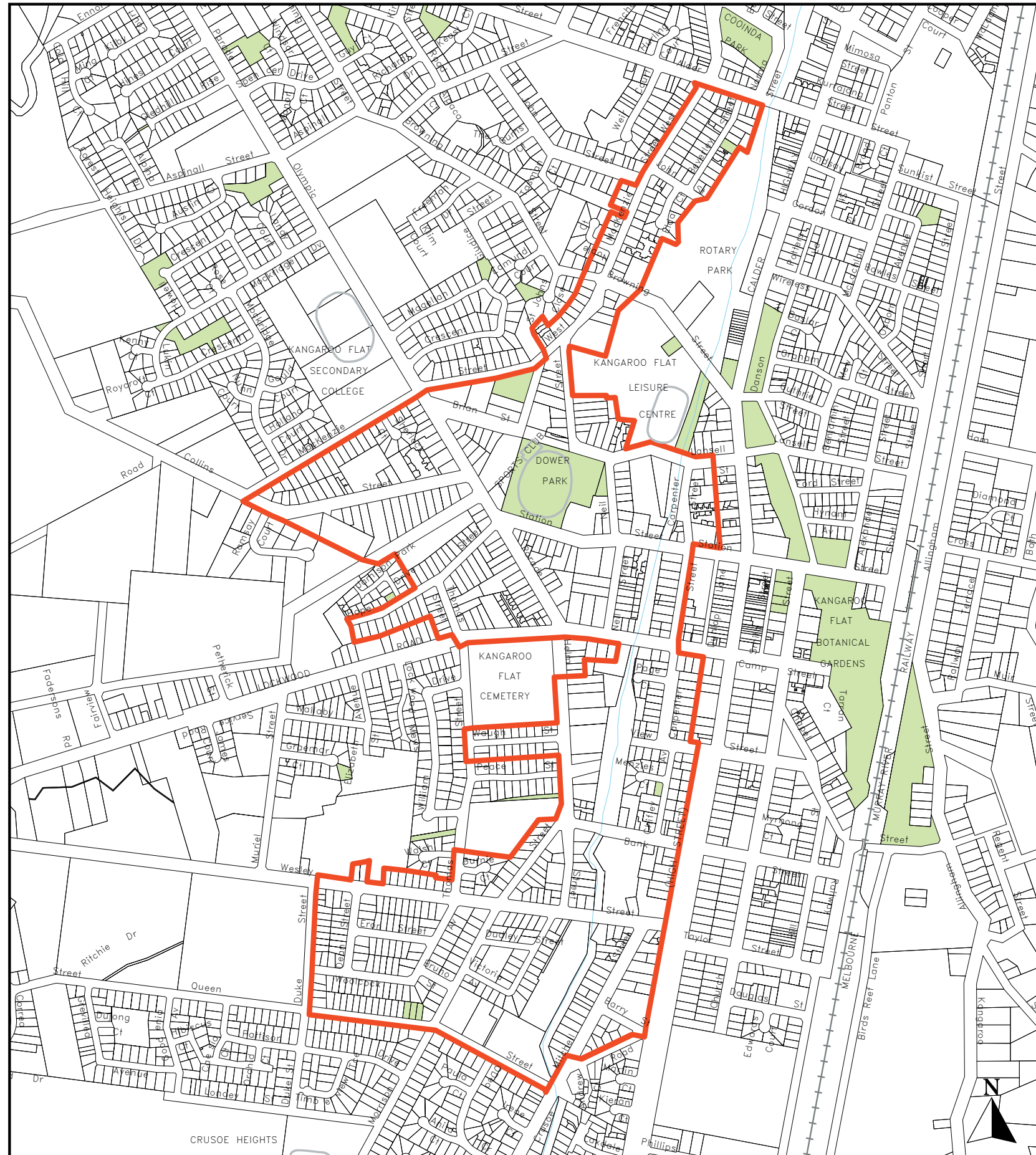
DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings. Retain large, established trees and provide for the planting of new trees wherever possible.	Removal of high canopy trees. Lack of a landscape plan.	
Siting	To maintain the consistency, where present, of building front setbacks.	The front setback should be not less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To reflect the existing rhythm of dwelling spacing.	Buildings should be setback 2 metres from at least one side boundary.	Boundary to boundary development.	
Height and building form	To ensure that buildings and extensions do not dominate the streetscape.	Respect the predominant building height in the street and nearby properties. Where there is a predominance of single storey, the height of the dwelling at the front of the dwelling should match the typical single storey wall height. Use low pitched roof forms.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties. Large, bulky buildings with unarticulated front and side wall surfaces.	
Materials and design detail	To use building materials and finishes that complement the dominant pattern within the streetscape.	In streetscapes where weatherboard predominates use timber or other non-masonry cladding materials, where possible, and render, paint or bag brick surfaces.	Period reproduction detailing.	
Front boundary treatment	To maintain and enhance the openness of the streetscape.	Provide open-style or low front fencing to a maximum of 1.2 metres.	High, solid front fencing.	

PRECINCT MAP

KF5

RESIDENTIAL CHARACTER STUDY



CITY OF GREATER BENDIGO RESIDENTIAL CHARACTER STUDY

KF5

KANGAROO FLAT

PRECINCT 5



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CHARACTER STATEMENT

KF5

Character Description

An area of housing built since the 1950s, in which roof shapes are often important as they provide a consistent theme. The horizontal emphasis of the dwelling form results from the long, low elevations of the buildings in relation to their height. Absence of front fences in some areas creates an open feel to the streetscape.

Key Characteristics

- Architectural era is predominantly from the 1950s through to the early 1980s
- There are a variety of small and standard sized front setbacks, with some inconsistencies within streets
- Dwelling materials vary with many being brick and timber with tiled roofs
- Generally there is either low solid fences or no fencing to the front or side of the dwelling
- Gardens range from being low level to more established with a mixture of native and exotic vegetation
- Roads are sealed with a kerb and some have footpaths
- Some street trees exist that are medium to large in size and a mixture of native and exotic vegetation

Community Values

Need to encourage retention of native trees on both public and private property
Wildlife part of the character of the area
Well serviced community
Like the village feel of the town
There is a sense of safety
There is a lot of family/social heritage
Would like to see the Creek enhanced
Like the diversity in housing styles
The town entrance that needs to be maintained
Where appropriate retain larger lots
Encourage retention of native vegetation in new subdivisions
New subdivisions need pedestrian connections into existing residential developments
Concerned with increased density levels
Maintain feeling of room and space

STATEMENT OF DESIRED FUTURE CHARACTER

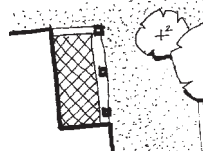

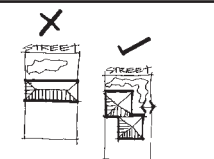

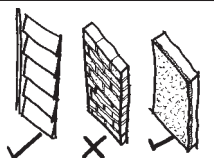
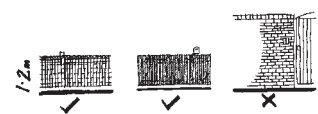
The horizontality and articulation of the dwellings, and the openness of streetscapes, will be maintained by:

- Encouraging horizontality to dwelling design including attention to roof form
- Ensuring buildings respect neighbouring front and side setbacks
- Articulating plan forms and elevation treatments
- Ensuring low or open style fence heights or absence of fences

Threats to Desired Character

- Buildings inconsistently sited
- Buildings that emphasise the vertical or appear 'box' like
- Inappropriate front fences, fences where there are none at present

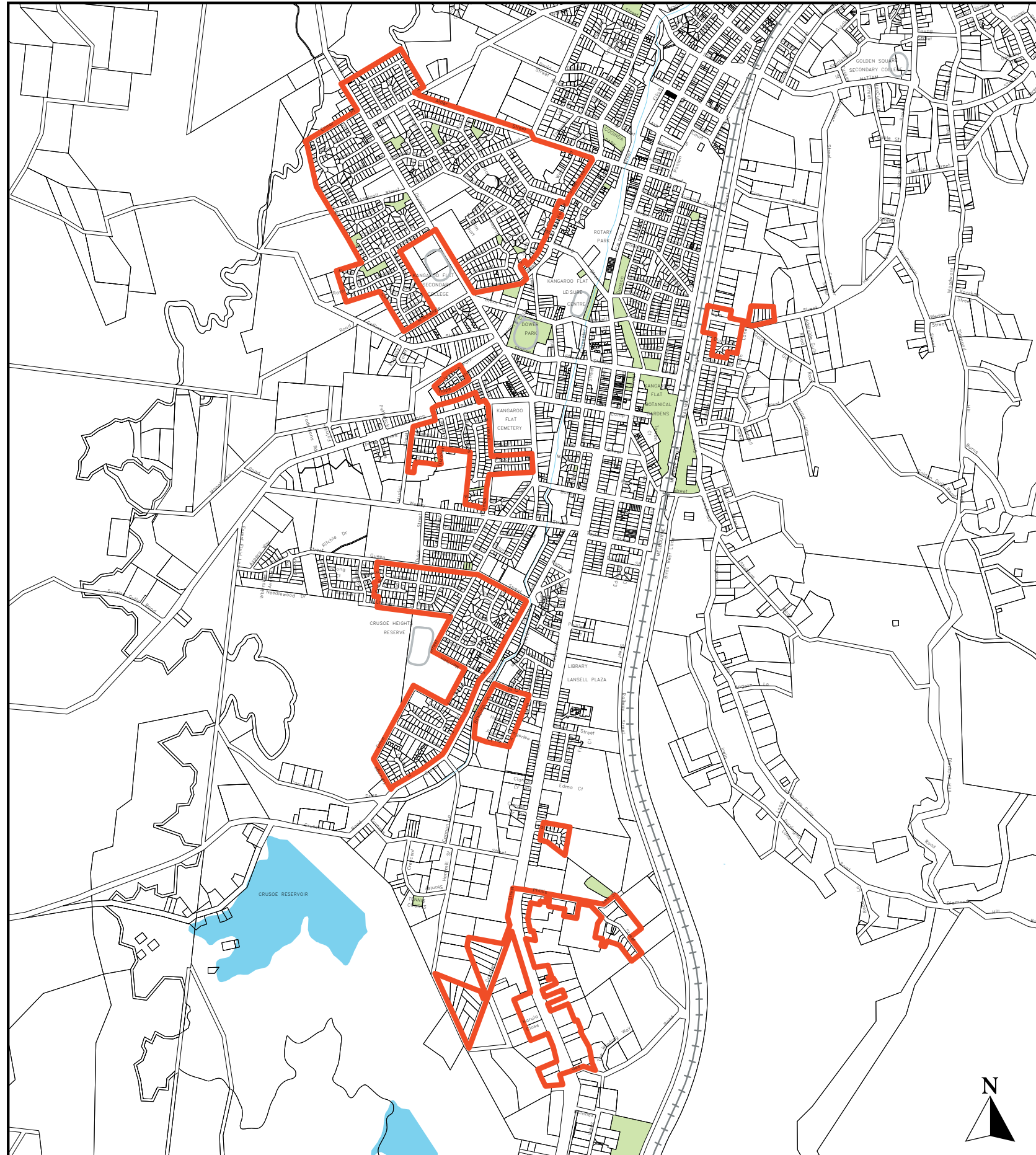
DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings.	Lack of a landscape plan.	
Siting	To maintain the consistency, where present, of building front setbacks.	The front setback should be not less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To reflect the existing rhythm of dwelling spacing.	Buildings should be setback 2 metres from at least one side boundary.	Boundary to boundary development.	
Height and building form	To ensure that buildings and extensions do not dominate the streetscape.	Respect the predominant building height in the street and nearby properties. The height of the dwelling at the front of the dwelling should match the typical single storey wall height.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.	
		Use low pitched roof forms.	Large, bulky buildings with unarticulated front and side wall surfaces.	
Materials and design detail	To use lighter looking building materials and finishes that complement the dominant pattern within the streetscape.	Use timber or other non-masonry cladding materials where possible, and render, bag or paint brick surfaces in streets where weatherboard predominates.	Exposed red or orange brick in streets where weatherboard predominates. Period reproduction detailing.	
Front boundary treatment	To maintain the openness of the streetscape.	Provide no or open style front fencing. Front fences should not exceed 1.2 metres other than in exceptional circumstances.	High, solid front fencing.	

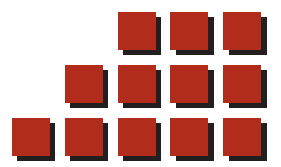
PRECINCT MAP

KF6

RESIDENTIAL CHARACTER STUDY



CITY OF GREATER BENDIGO RESIDENTIAL CHARACTER STUDY



KF6

KANGAROO FLAT

PRECINCT 6



The guidelines in this brochure are used by the Council to assess planning applications for residential developments. Read this brochure and discuss your proposal with a Council planning officer before you purchase land, start a design or lodge a planning application.



CHARACTER STATEMENT

KF6

Character Description

This area is newly developed with small setbacks and numbers of larger dwellings, but in parts substantial remnants of native vegetation make it distinctive. The native vegetation character is strongest when the vegetation flows from block to block and into the road reserve.

Key Characteristics

- Modern architecture is evident with examples from the 1980s through to the present
- Front setbacks are predominantly small with some more standard setbacks evident and to the south the setbacks are more generous
- Brick dwellings with a mixture of iron and tiled roofs dominate
- Predominantly there are no front fences with only some dwellings having side fences forward of dwelling
- Gardens vary from new and establishing through to established with native and exotic vegetation
- Roads are sealed with a kerb and sometimes there is a footpath
- Where street trees do exist they are generally remnant trees

Community Values

Need to encourage retention of native trees on both public and private property
Wildlife part of the character of the area
Well serviced community
Like the village feel of the town
There is a sense of safety
There is a lot of family/social heritage
Would like to see the Creek enhanced
Like the diversity in housing styles
The town entrance needs to be maintained
Where appropriate retain larger lots
Encourage retention of native vegetation in new subdivisions
New subdivisions need pedestrian connections into existing residential developments
Concerned with increased density levels
Maintain the feeling of room and space

STATEMENT OF DESIRED FUTURE CHARACTER

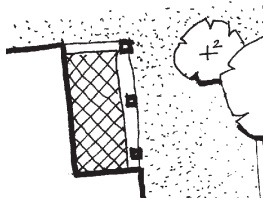
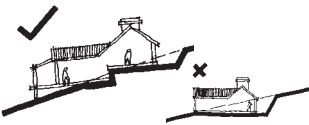
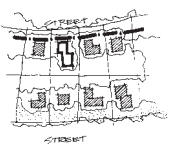
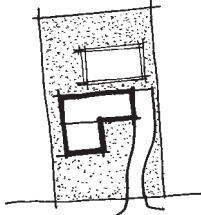

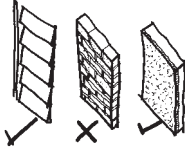

The bush garden qualities will be strengthened by:

- Retaining native trees
- Encouraging planting of native trees
- Limiting site coverage
- Locating dwellings behind a screen of planting
- Limiting building height in relation to tree canopy
- Maintaining the absence of front fences

Threats to Desired Character

- Loss of native vegetation
- Buildings lacking bush vegetated front setbacks
- Front fences

DESIGN GUIDELINES

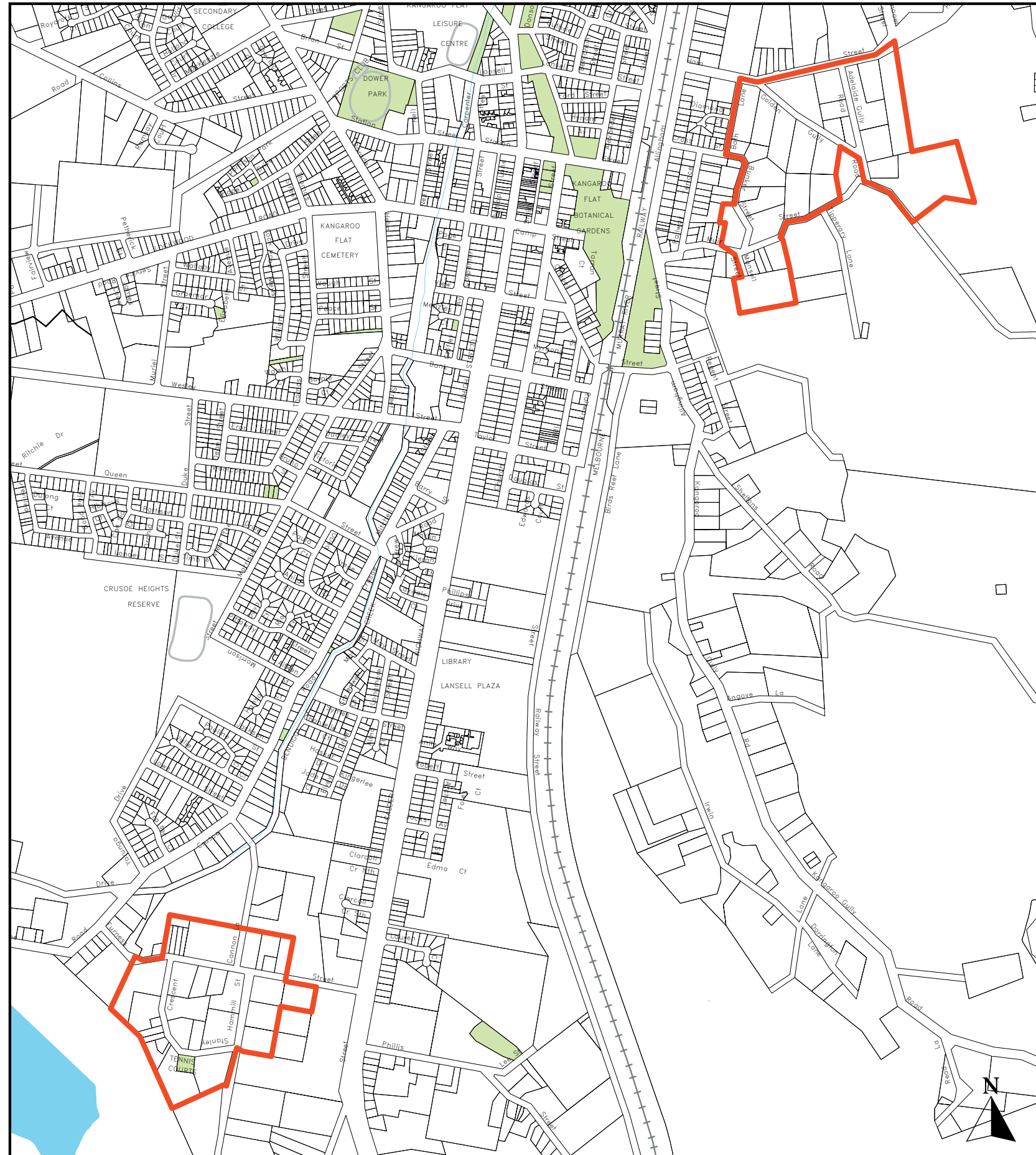
Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the native and indigenous vegetation dominated streetscapes.	Retain existing high canopy trees and understorey wherever possible. Replace any trees lost due to development with similar size indigenous or native trees.	Removal of high canopy native and indigenous trees. Dwellings that do not provide sufficient setbacks from at least two boundaries to accommodate trees or screening plants.	
Topography/landform	To minimise site disturbance and impact of the building on the landscape.	Buildings should be designed to follow the contours of the site or step down the site.	Major excavation works to accommodate dwellings or outbuildings.	
Siting	To maintain the consistency, where present, of building front setbacks.	The front setback should be not less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
Site coverage	To ensure that adequate space is available on private land for the retention and planting of vegetation.	The total hard surface site coverage (including outbuildings, swimming pools, tennis courts, driveways and all non-permeable surfaces), should not exceed 50%. Proposals that exceed the specified site coverage maximums must demonstrate that the Site Coverage objective and all remaining Objectives and Design responses have been met.	Buildings that exceed the site coverage specified by more than 5%.	
Height and building form	To ensure that new buildings and extensions do not dominate the streetscape.	Respect the predominant building height in the street and nearby properties. Use low pitched roof forms.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.	
Materials and design detail	To encourage innovative architecture that reflects the bush garden setting.	Buildings should be individually designed to respond to the dominant characteristics of the area and to the site.	Period reproduction detailing. Large, bulky buildings with unarticulated front and side wall surfaces.	
Front boundary treatment	To maintain and enhance the continuous flow of the bush garden settings and the openness of the streetscape.	Provide no fencing.	Solid front fencing.	

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Other Design Responses that meet the Objective may be considered.

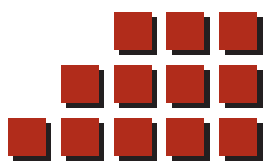
PRECINCT MAP

KF7

RESIDENTIAL CHARACTER STUDY



CITY OF GREATER BENDIGO RESIDENTIAL CHARACTER STUDY



KF7

KANGAROO FLAT

PRECINCT 7



The guidelines in this brochure are used by the Council to assess planning applications for residential developments. Read this brochure and discuss your proposal with a Council planning officer before you purchase land, start a design or lodge a planning application.

CHARACTER STATEMENT

KF7

Character Description

An area of Bendigo distinctive for its semi-rural residential character, with large lots, farm or ranch style fencing (or no fencing), sealed roads but no kerbs or footpaths. This precinct has a spaciousness created by a lack of solid front fencing and standard to generous front and side setbacks. Some areas of substantial native vegetation provide a backdrop.

Key Characteristics

- Architectural era is predominantly 1960s to 1980s, single storey
- Generally front setbacks are standard in size with some being more generous
- There is a mixture of building materials, including brick and timber with mixed roofs
- Front fences are open style with many being farm fences, or none at all
- Gardens are generally well established with a mixture of native and exotic vegetation
- Roads are generally sealed with no kerbs or footpaths

Community Values

Need to encourage retention of native trees on both public and private property
Wildlife part of the character of the area
Well serviced community
Like the village feel of the town
There is a sense of safety
There is a lot of family/social heritage
Would like to see the Creek enhanced
Like the diversity in housing styles
Is a town entrance that needs to be maintained
Where appropriate retain larger lots
Encourage retention of native vegetation in new subdivisions
New subdivisions need pedestrian connections into existing residential developments
Concerned with increased density levels
Maintain the feeling of room and space

STATEMENT OF DESIRED FUTURE CHARACTER

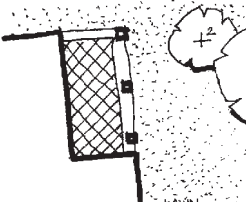
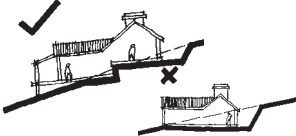
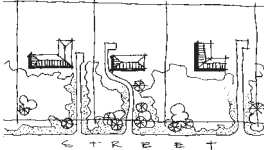
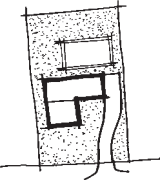

The semi-rural qualities of the area will be maintained, and development will be better absorbed into the landscape, by:

- Siting development in a way that minimises its impact on the rural landscape
- Retaining large trees where possible
- Minimising the area of hard surfaces
- Keeping site coverage to a low percentage
- Maintaining a horizontal emphasis in building form
- Maintaining open, farm style fencing (or no fencing)
- Integrating development into existing vegetation

Threats to Desired Character

- Excessive hard surfaced area
- High, solid or semi-solid front fences or entrance gateway 'features'
- Buildings of excessive size (height or site coverage)
- Development from boundary to boundary
- Clearance of vegetation

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To strengthen the semi-rural landscape setting of the dwellings.	Retain existing high canopy trees and understorey wherever possible. Replace any trees lost due to development with similar size indigenous or native trees. Prepare a landscape plan to accompany all applications for new dwellings.	Lack of a landscape plan. Planting of large exotic tree species. Removal of large trees.	
Topography/landform	To minimise site disturbance and impact of the building on the landscape.	Buildings should be designed to follow the contours of the site or step down the site.	Major excavation works to accommodate dwellings or appurtenances.	
Siting	To maintain the semi-rural setting of buildings in this area.	Buildings should be setback substantial distances from front and side boundaries.	Buildings that do not provide sufficient setbacks from three boundaries. Boundary to boundary development.	
Site coverage	To ensure that adequate space is available on private land for the retention and planting of vegetation.	The total building site coverage should not exceed 50%. Proposals that exceed the specified site coverage maximum must demonstrate that the Site Coverage objective and all remaining Objectives and Design responses have been met.	Buildings that exceed the site coverage specified by more than 5%.	
Height and building form	To ensure that new buildings and extensions do not dominate the landscape.	Respect the predominant building height in the street and nearby properties. Buildings should be horizontal in form.	Large, bulky buildings that are prominently located on the site.	
Front boundary treatment	To maintain and enhance the openness of the streetscape.	Provide low open style or post and wire fencing	High front fences and solid side fences in front of dwelling.	