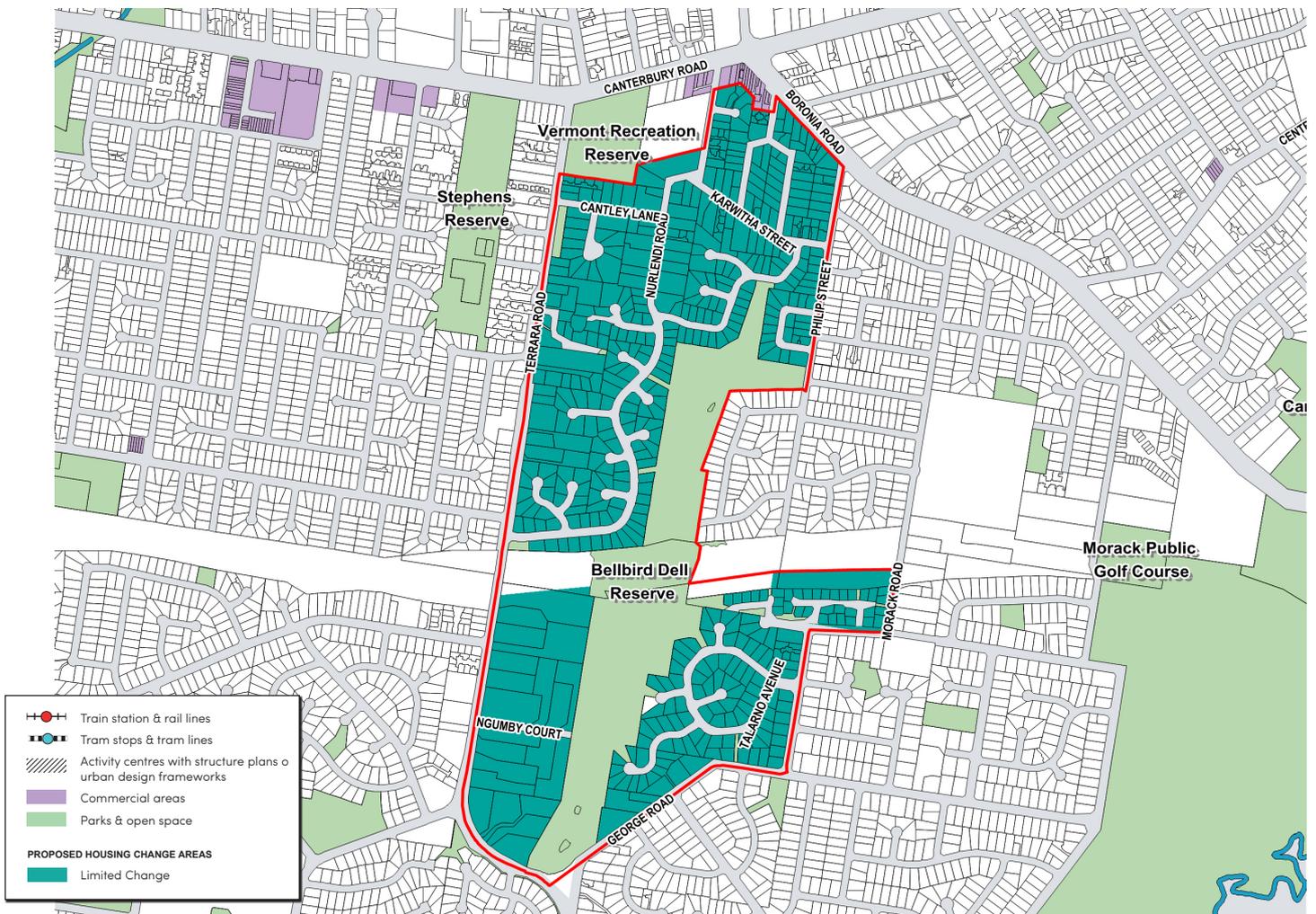


**KEY EXISTING CHARACTERISTICS**

- Architecture in the area is predominantly 1980s to 1990s reproduction styles, with brown brick and pitched roofs. There are some areas of older 1950s to 1980s building stock to the north, and contemporary infill found throughout.
- Materials used are brick, timber or render with tiled roofs.
- Dwellings are 1-2 storeys, with some split level.
- Buildings are generally set on large blocks. Front setbacks range from 11- 30m, with 1-3m side setbacks from both side boundaries. Rear setbacks vary from 3-10m.
- Garages or carports are nonexistent or sited behind dwellings and hidden from the front setback with single crossovers.
- Front fences are predominantly nonexistent or vegetated with low shrubs. Where front fencing occurs, it is low in height (up to 0.8m) and constructed in a non-obtrusive manner. Higher front fences are more commonly constructed along Terrara Road.
- The dwellings are generally set in gardens which comprise a mixture of established exotic bushes, shrubs, garden beds and canopy trees, or simple exotic/native gardens with shrubs and lawn. The setting within expansive lawn areas is a key characteristic of properties fronting Terrara Road.
- Road treatments are sealed with upstanding kerbs, footpaths and in some areas underground power lines.
- Street trees are irregularly planted and predominantly native.
- Topography in the area is hilly.
- The area adjoins Bellbird Dell bushland reserve.

**PREFERRED CHARACTER STATEMENT**

The low scale dwellings will sit within spacious and informally landscaped grounds that contain substantial vegetation including large trees. Dwellings will be partially visible from the road and be setback large distances from all boundaries. In Terrara Road, gardens may incorporate large grassy expanses. Materials and finishes will be subdued, blending with the surrounding environment. The Bellbird Dell Reserve forms the core of the area and vegetation will appear to flow from the Reserve through the streetscapes, which is further enhanced by a lack of front fences and wide, grassy nature strips.



# BUSH SUBURBAN PRECINCT 8 GUIDELINES

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
GARDENS & LANDSCAPING	<i>To maintain and strengthen the garden setting of the dwellings and the tree canopy of the neighbourhood.</i>	<ul style="list-style-type: none"> <li>Retain established or mature trees and provide for the planting of new canopy trees and substantial vegetation.</li> <li>Locate footings and paved areas outside the root zone of established trees.</li> <li>Prepare and implement a landscape plan that includes substantial trees and vegetation, as well as generous open space – lawn or similar - to ensure that dwellings appear set within open landscape settings.</li> <li>Buildings should not exceed 40% site coverage.</li> <li>Provide at least 40% of the site as permeable surface.</li> <li>Provide for two ground level areas with minimum dimensions of 5m x 5m, for open space to accommodate substantial trees.</li> <li>Plant at least two canopy trees with a minimum mature height of 12 metres per dwelling.</li> <li>Open space areas should be oriented to the north wherever possible.</li> </ul>	<p>Removal of large, established trees.</p> <p>Loss of established vegetation.</p> <p>Inadequate space for trees/planting around buildings.</p> <p>Use of an easement or service area for the provision of space for a canopy tree.</p>
	<i>To minimise the loss of front garden space and the dominance of car parking structures.</i>	<ul style="list-style-type: none"> <li>Provide only one vehicular crossover per typical site frontage.</li> </ul>	<p>Car parking structures that dominate the façade or view of the dwelling from the street.</p> <p>Creation of new crossovers and driveways, or wide crossovers.</p> <p>Excessive areas of hard paving and driveways.</p>
	<i>To maintain the sense of openness and visibility of tree canopies in rear gardens.</i>	<ul style="list-style-type: none"> <li>Buildings should not exceed the dominant tree canopy height.</li> <li>Landscape plans for new developments should include canopy trees in rear gardens.</li> </ul>	<p>Bulky development dominating the tree canopy.</p> <p>Lack of space for large trees.</p>
	<i>To ensure the provision of permeable and useable private open space for new dwellings.</i>	<ul style="list-style-type: none"> <li>In addition to any new balconies or rooftops, private open space with a minimum dimension of 5m x 5m for each dwelling should be provided.</li> <li>Private open space should be oriented to the north wherever possible and accommodate garden planting.</li> </ul>	<p>Inadequate permeable private open space.</p>
MINIMUM LOT SIZE	<i>To ensure the spacing and density of dwellings is managed to accord with housing objectives.</i>	<ul style="list-style-type: none"> <li>For areas in the Low Density Residential Zone the minimum lot size will be determined by the zone provisions.</li> <li>In Limited Change areas / sites, the minimum subdivision area should be 320 sq. m.</li> <li>A permit is required for the construction or extension of one dwelling on a lot that is less than 500 sq. m. Development of single dwellings on lots smaller than 500 sq. m. should only be approved if all other guidelines are satisfied.</li> </ul>	<p>Lot sizes and development that does not meet the other neighbourhood character Guidelines.</p>
SITING	<i>To maintain and reinforce the rhythm of spacing between and around buildings, and the alignment of buildings along the street</i>	<ul style="list-style-type: none"> <li>New buildings should be setback to reflect the prevailing front setbacks.</li> <li>Buildings should be set back from each side boundary by between 1m and 3m.</li> <li>Buildings should be set back a minimum 5m from the rear boundary.</li> <li>Provide a separation of at least 3-4m between dwellings on the same site to accommodate vegetation.</li> <li>Carports, garages or outbuildings should be setback a minimum of 1m from the front façade of a dwelling fronting the street, with no walls on a boundary.</li> </ul>	<p>Loss of front garden space and / or consistent front setback patterns.</p> <p>Inconsistent siting patterns and a lack of space around buildings.</p> <p>Lack of spacing between multiple dwellings on a site.</p>
SENSITIVE LANDSCAPE ENVIRONS	<i>To ensure building siting makes a positive contribution to the Bellbird Dell bushland reserve.</i>	<ul style="list-style-type: none"> <li>Minimise the visual impact of development on the adjacent sensitive landscape area.</li> <li>Building design should respond to the topography and minimise the need for cut and fill.</li> <li>Provide landscape plans that incorporate substantial use of indigenous and native trees and vegetation to reflect that in the adjacent sensitive landscape area.</li> <li>Minimise site coverage and hard surfaces on sites adjoining sensitive landscape environs.</li> </ul>	<p>Buildings that are visually dominant when viewed from within the sensitive landscape.</p> <p>Buildings that do not respond to the topography.</p> <p>Excessive site coverage and hard surfaces that leave inadequate space for trees and vegetation to complement the sensitive landscape environs.</p>
	<i>To ensure that new development provides a positive interface with any adjoining parks and open space.</i>	<ul style="list-style-type: none"> <li>Design new buildings to provide a façade to any adjacent parkland to enable casual passive surveillance of the public space.</li> <li>Buildings should be setback from the interface boundary so as not to dominate or appear overbearing from within the parkland.</li> </ul>	<p>Blank walls fronting parkland space.</p>
BUILDING HEIGHT & FORM	<i>To ensure that buildings and extensions do not dominate the streetscape.</i>	<ul style="list-style-type: none"> <li>Buildings should not exceed two storeys in height.</li> <li>Upper levels should be setback to allow views between dwellings</li> <li>Roof forms should incorporate eaves.</li> </ul>	<p>Buildings that appear to exceed the predominant height of buildings in the street by more than one storey.</p> <p>Lack of eaves.</p>
MATERIALS & DESIGN DETAIL	<i>To encourage building detailing that reflects, without mimicking, the details of buildings in the area.</i>	<ul style="list-style-type: none"> <li>Articulate the facades of buildings with the use of recesses, verandahs, balconies, window openings and variations in materials and colours.</li> </ul>	<p>Blank walls and facades.</p> <p>Mock historical styles and 'reproduction' detailing.</p>
FRONT FENCING	<i>To retain views to dwellings and gardens, and complement the predominant style of front boundary delineation in the street.</i>	<ul style="list-style-type: none"> <li>No front fence or an open style front fence up to 1m height. Utilise vegetation as an alternative to fencing where possible.</li> <li>On Terrara Road, higher front fences (up to 1.8m) may be constructed where they provide at least 50% permeability.</li> </ul>	<p>High, solid front fencing.</p>