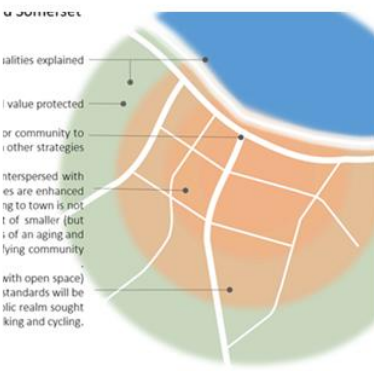
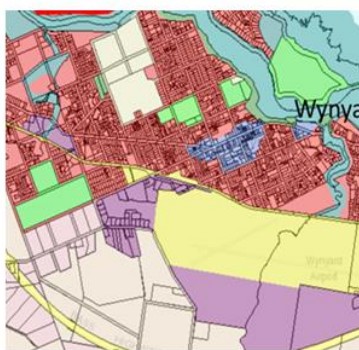


Liveable Waratah Wynyard

Appendix 7 Design guidelines



Draft November 2020

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Adopting the ideas in these guidelines does not mean Council approval for your design will automatically be obtained. Diagrams and illustrations included in this guidance do not necessarily imply compliance. There may be various local planning controls that apply to your site.. Please contact Waratah Wynyard Council to discuss which controls affect your property.

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Part 1 Introduction

1.1 About the guidelines

These guidelines are intended to assist people considering developing land in or around Wynyard, Waratah, Somerset, Boat Harbour Beach, Sisters Beach and Yolla.

They seek to provide a reference for applicants, their planners, council officers and the community about how development can be designed to help safeguard and enhance the liveability of our towns and villages. Liveability is the quality a place has when it allows the people who live there to meet their needs, thrive and fulfil their potential. It is a shared goal of the WWC, the Cradle Coast Authority and the state government. Achieving greater liveability requires every development can contribute to making sure our towns and villages are sustainable, can retain and enhance their unique and valued character and are nurturing friendly places where our intrinsic values of community mindedness can be reflected in what we build and grow.

The guidelines outline a broadly shared understanding of what good design is and shed some light on the implications of the design choices we make when we develop our properties. They present some characteristics that we believe will enable private development to contribute to the streetscape and ecological health of our towns and villages and the quality of life of our neighbours.

The guidelines are in four parts.

Part 1 introduces the guidelines. It outlines **why** they are required and the importance of liveability;

Part 2 outlines **what** the guidelines seek to achieve; and,

Part 3 explains **how** the priorities outlined in part 2 can be applied in each of the towns and villages in this study;

Part 4 a template for discussions between Council planners and applicants to ensure that liveability can be woven into proposed developments.

1.2 Why are these guidelines needed?

Just as some countries have oil and others gold our great resource is our liveability. Places that are seen as being liveable are increasingly seen as having an edge in attracting the talented and resourceful people who could go anywhere and are increasingly seen as the key to success of a community. We have natural beauty, a benign climate, the cleanest air in the world and friendly and resourceful communities. People enjoy 'weekend-orientated' lifestyles where trips away, sport, gardening, fishing and community activities feature prominently. We have good connections to the mainland and the rest of Tasmania. However many of the qualities that support these lifestyles would be spoilt by inappropriate development, killing the goose that laid the golden egg. Retaining these assets and their contribution to our liveability requires that we ensure that new development fits in well and contributes to its setting and the surrounding community. These guidelines outline what we can all do to make sure this can happen.

By committing to, and planning for liveability we not only make our own lives more pleasant, but we also support the economic and social vitality of our communities and ensure future generations can also share in the benefits of these assets, find it is possible to meet their needs and easier to live happier and fulfilled lives.

Although good design of our buildings and landscapes is not the only factor influencing the liveability of a place. This is because design can influence the ability of the people who live, work or visit a town or village to meet their needs. For example people living in sprawling, low density places or places with unappealing, unsafe or dangerous footpaths tend to be dependent on their cars to meet nearly every need. People living in such places tend to walk less than people who live in more compact better designed towns. As a result of this lessened physical activity, diminished opportunities to connect with others in their community and with nature, people who live in these car dependent neighbourhoods tend to be obese and much more likely to suffer from non-communicable or chronic diseases such as heart disease, diabetes and many cancers. Their diminished opportunities for social interaction means that through no fault of their own they are more likely to suffer the physical and mental ill health that comes from such social isolation. These diseases and the increased rates of traffic accidents that are an inevitable consequence of more people driving more often diminishes lives and blights communities. Such places cannot be described as liveable..

There is a wealth of research linking planning and design to health outcomes. For example an Australia wide study based on responses to the last census found that suburbs with the lowest levels of obesity "are usually green and leafy, with more space dedicated to parks, gardens and recreational facilities. They often are well serviced by public transport, bike paths and are relatively close to where people work which enables people to be physically active in their commute to work, rather than rely on the car"

Professor Calder of the Mitchell Institute at Victoria University

Through good planning to create compact, well landscaped towns and villages and good design of our buildings and spaces to make the view from the footpath pleasant and interesting we can play an important role in making it not just possible to walk but make it easier to walk, helping to lift the burden of poor health from us all.



Figure 1 good and bad footpath experiences

People are much more likely to enjoy the health and social benefits of walking when they live along streets like those shown on the illustration on the left than those on the right. Each development that has characteristics like those of the illustration on the left will incrementally make the street more walkable. Each development with characteristics like those on the right will have the opposite effect.

Of course every town or village is unique. Its character and identity comes from a mix of the buildings and the people who live in that place, the activities that happen there and its landscape setting. Determining the importance of each of these contributory factors and the strength of the bonds of people to their community and to the landscape they share can only be done with the community in question. These guidelines seek to apply our understanding of what we have heard from the community in consultation for the Liveable Waratah Wynyard settlement strategy and translate them into a series design suggestions and recommendations so we can all 'sing from the same hymn sheet'.



Figure 2 The character of Boat Harbour Beach, like all of the towns and villages in the study is a unique combination of buildings, activities, people and landscape.

1.3 You, the planning system and liveability

The decisions that influence how liveable a place is are made at many levels by many people and not just the planners at Council.

Strategic planning ensures that different land uses do not conflict on one another. For example good planning dictates that we locate residential uses away from industrial uses. Both are needed but if they are too close the noise of industry can make living in the nearby residential area unpleasant and the sensitivity of nearby dwellings can constrain industry.

Statutory planning is the next level of detail down. It looks at proposals for development and tests them against the rules and guidelines laid out in the planning scheme to make sure no aspect of the proposed development is likely to cause unreasonable conflicts with their surroundings. This means as well as considering zoning it also seeks to ensure new development conforms to standards about building height and setback to ensure it does not cause overshadowing or privacy problems, amongst other things.

Council projects such as road improvements, park upgrades and new footpaths makes the public realm more attractive, safer and pleasant and increases the range of opportunities and experiences we can enjoy in our surroundings.



Figure 3 conceptual illustration of improving a public space to enhance liveability

Additionally there are many other design decisions that are not always part of the planning process but nevertheless impact upon liveability. For example:

Landscaping on private property can improve the visual appeal of the adjoining street and footpath, making it more comfortable through providing shade and shelter, increasing the delight it offers through seasonal change and the creatures that make their homes there. It can also help slow down erosion and impede the spread of bushfire.



Figure 4 Landscaping within private property can add a great deal to the streetscape

The way your building presents to the street can make the adjoining footpath feel safer, by putting 'eyes on the street' it can enhance the character of the area and it can make walking along the adjoining footpath more pleasant.

These benefits won't just happen as an inevitable consequence of any development, they need to be carefully planned for. These guidelines seek to ensure planners and members of the community can work together to plan developments to maximise liveability and so the quality of life of everyone who lives in or visits our beautiful part of the world.

1.4 How to use the guidelines

The guidelines are intended to be used as a reference guide for developers, applicants and others interested in defining what ‘good design’ means in the towns and villages of Waratah Wynyard. When preparing your proposal they can be of assistance in the planning process by setting out an agenda for discussion with Councils planners to discuss how you can design a place that is intrinsically liveable. After you have developed these guidelines can assist you to continue to make design decisions about our buildings and gardens that enable them to maximise their contribution to the liveability of their surroundings.

It is important to note that these guidelines are indicative only and seek to raise issues and suggest some ways of responding to those issues. There is ample evidence these techniques can help to increase property values and contribute to the quality of life of the people who share the town or village. However we recognise there may be perfectly valid reasons not to apply these guidelines, indeed other solutions may result in an even better outcome in some circumstances. However if you wish to depart from them please expect to be asked how your alternative contributes to the liveability of your community as outlined in the agenda for discussing your design in Part 4 of these guidelines.

Also please note these guidelines should not be read in isolation. They complement the planning scheme and do not replace it.

Part 2 Liveable Design Priorities and techniques

Good design is always a matter of balance, of making design decisions that reflect and reconcile important priorities. To this end these guidelines outline four key priorities and a number of design techniques that can help realise these priorities in the big and little design decisions we make.

These priorities are to ensure that building and landscape design:

- Is a good neighbour to surrounding properties by avoiding or minimising conflicts between land uses and contributes to the surrounding public space,
- Protects and enhances the valued aesthetic character of the WWC towns and villages,
- Helps achieve greater sustainability by reconciling amenity, utility and ecological responsibility and making living sustainably as easy as possible,
- Minimises vulnerability to risks such as bushfire, flooding, land instability.

There are of course many other important objectives that need to be reconciled to achieve good design. For example minimising cost and locating a development to enjoy the best views will also guide design choices. However they should not be the only priorities. Reconciling the priorities in these guidelines with these personal objectives is essential to ensure our towns and villages become more liveable places.

It is important to note these guidelines seek to influence not just the big decisions governed by the planning system (such as what we develop and where). They also include the ‘little decisions’ that are made by applicants for development when you chat to your builder and building designer or when you decide how to landscape your property and present your house, shop or other building to the street.

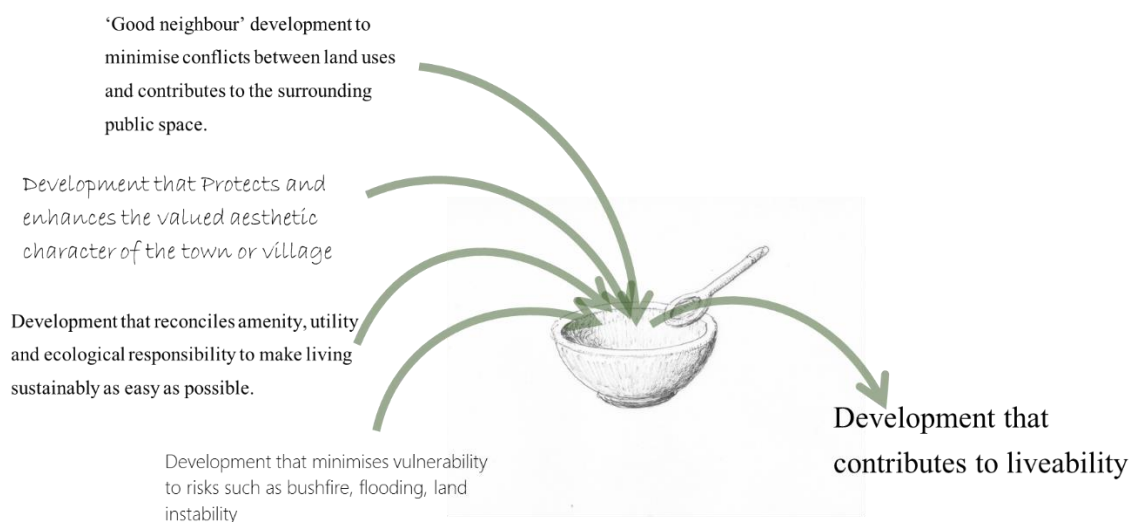


Figure 5 designing to achieve liveability means reconciling multiple objectives

2.1 Being a good neighbour

Waratah Wynyard is a beautiful place that offers a desirable quality of life. However this quality of life can be diminished by unfortunate design choices.

What we build and where we build will impact on other people, our neighbours and those who walk or otherwise travel past our property. These guidelines seek to help applicants for development or those seeking to improve their property to 'build in' qualities that contribute to the experience of the town or village and minimise or avoid any adverse impact on their neighbours.

Please note these guidelines only consider development siting and landscaping in general terms and so needs to be considered in conjunction with any relevant code of practice that specifies buffer requirements between sensitive land uses.

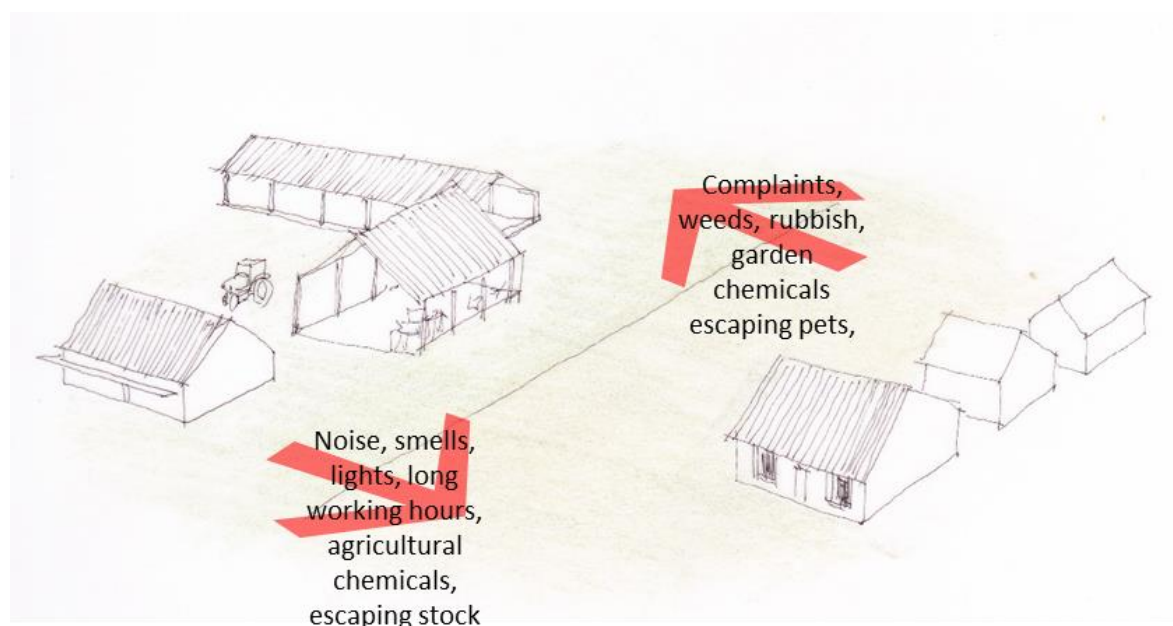


Figure 6 examples of adverse impacts at the edges of a town or village between land uses that can compromise liveability.

Designing 'friendly' buildings and gardens

Of course it is the friendliness of the people that makes our communities but the physical form and character of our towns and villages can also help or hinder locals and visitors to enjoy our towns and villages. Built form and landscape can make people feel welcome, interested, comfortable and safe if designed well or unwelcome, bored, uncomfortable and unsafe if not.

Here are a few key techniques that we can use to create 'friendly' buildings and gardens;

Face buildings towards the street and ensure human scale features such as front doors, verandahs, decks and windows address the street.

Provide sheltered outdoor sitting space (such as a verandah, awning, or balcony) that is at least 1m deep on the principal street frontage.

Ensure blank walls, garages and outbuildings do not dominate the streetscape. This usually means locating them behind the principal dwelling or screening them to make sure they are not visible from the street

Low fences revealing landscaped gardens will typically be more visually appealing than high walls and empty or concreted front yards.

Breaking up the bulk of large buildings through ‘articulating’ the facades will make them more human scale and diminish their impact on the landscape.

Locating service areas such as rubbish bins, gas bottle storage, utility boxes where they can’t be seen from the adjoining footpath (subject to emergency access requirements)

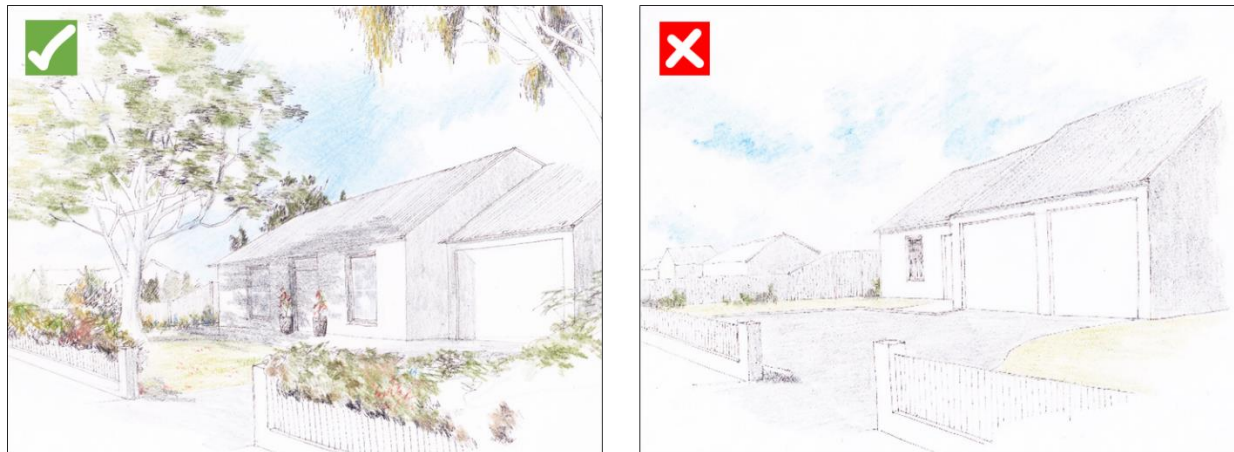


Figure 7 ‘friendly’ and unfriendly frontages to the street

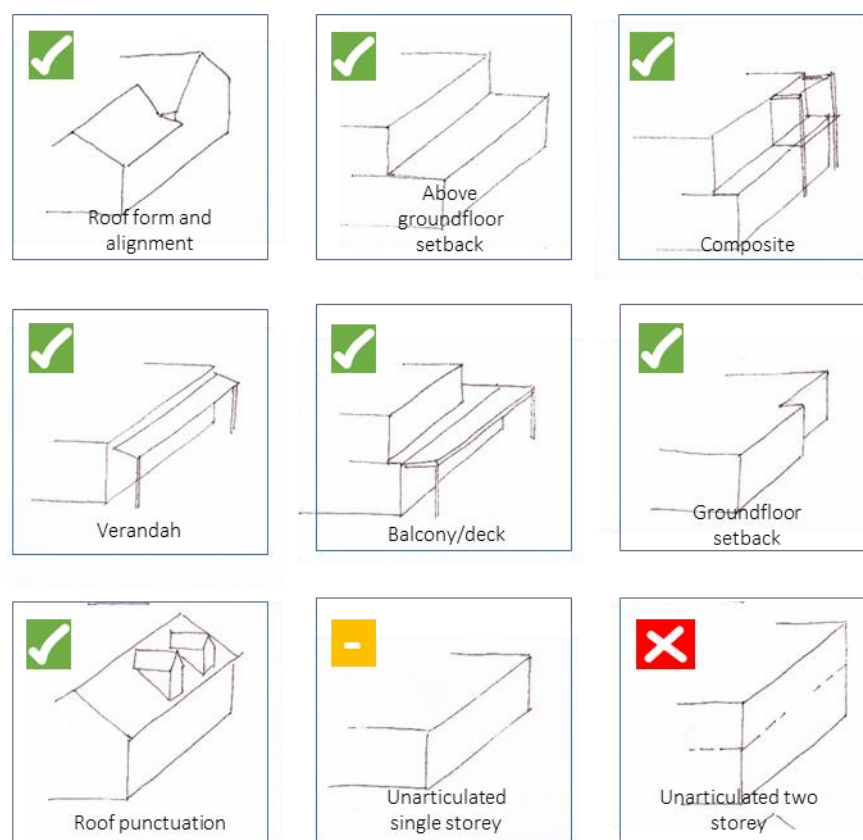


Figure 8 articulating larger building facades to make them more human scaled.

We encourage you to plant trees in your front garden where they can help reinforce the contribution that the landscape makes to the character of our towns and villages. However when selecting trees for your garden, particularly the front garden, consider the mature height and spread of trees on your property. Will they overshadow your neighbours? Also if they overhang the footpath or pull up paving you might want to place them further back if you have space or chose a different tree to avoid these problems.

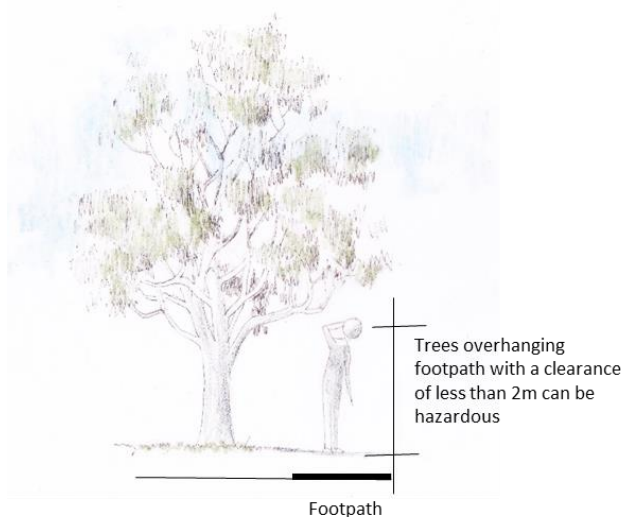


Figure 9 Care need to be taken when selecting tree species to ensure they don't cause problems when they mature.

2.2 Protecting and enhancing town and village character

Elevating the importance of our rural, township and village townscapes and landscapes.

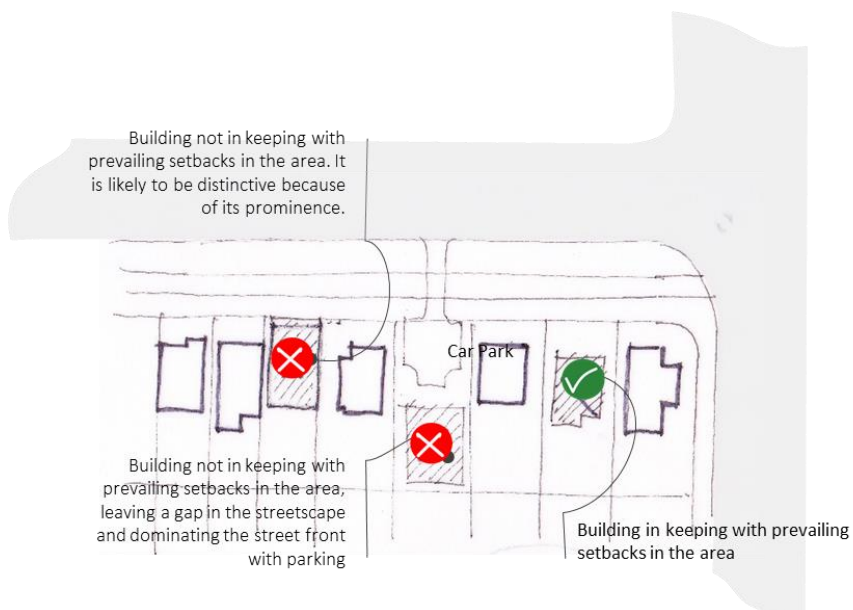
The compositions of buildings, infrastructure like roads and bridges, spaces and their landscape are more than just the backdrop to our lives, they are a major contributor to the quality of our lives. Community consultation undertaken for the Liveable Waratah Wynyard settlement strategy revealed the importance people placed on the landscape and streetscape. Unfortunately it is highly vulnerable to inappropriate development.

Development can be located or designed in such a way that its impact on its surroundings is maximised or minimised. High profile 'look at me' architecture can play a role in contributing to its surroundings. However it is usually far better that architectural efforts are made to respect the patterns and character of its setting and make the building recessive in the landscape.

Designing for 'familiarity+'

By and large most people value the built character they already have in their town or village although nearly everyone can see some way in which it can be improved. This doesn't mean that just because a building or design is already present in a town or village another one of the same design will be seen as contributing to that identity. Therefore this means the presence of an existing building that departs from the valued character of a town or village is not justification for more of the same. Good design means identifying the valued characteristics and patterns, respecting them and where possible enhancing them to respect the past and facilitate us to face the future. Thus designing for 'familiarity +' is about designing in ways that people find reassuringly familiar but still addresses the challenges they need to face, such as the imperative to be more sustainable. Here are a few key techniques that we can use to create buildings and gardens with familiarity+;

- Follow the pattern of setbacks and building heights set by your neighbours unless there is a good reason not to.
- Draw from the patterns of colours, roof-forms and materials that are within your town or village.
- Articulate your building (give it the patterns of details) to break up the apparent mass of larger buildings to more closely reflect the rhythm of the existing development.
- Buildings should be designed so a picture of the finished building, shown without explanation or context would be interpreted as being a rural, coastal or urban building from Tasmania, rather than a generic suburban building that could be anywhere.



Figures 10 design should reflect and embody the characteristics of the town or village it is located within.

Designing for understatement, rather than demanding attention with new development

The community engagement for the settlement strategy revealed that the landscape and the contribution it makes to our quality of life is highly valued. In order to ensure buildings complement rather than detract from this character it is important they are designed to minimise their intrusion on that landscape and don't demand our attention, either by design or accident. Techniques to achieve this are to carefully consider the bulk of a building, its impact on the skyline and the presence of adverts.



Figure 11 designing to ensure understatement by enduring buildings fit into the landscape

2.3 Designing to make sustainable living no harder than it need be

Providing the optimum circumstances for people to live socially, ecologically and economically responsibly

Meeting the challenges of a future with depleted resources will require us to change the way we use resources. With good design we can create settings that make it easier to enjoy a good quality of life with lower levels of consumption of land, water and energy. If we fail to do this we risk damaging our regions ecological health then our industries will fail, our beautiful landscape will be lost and valued lifestyles will become unviable.

Design so liveability is intrinsic to the design, not an optional feature

When places are designed to be liveable from the start they do not necessarily cost more and will almost definitely save money over the lifetime of the building or garden. This means ensuring buildings are designed to avoid causing problems rather than relying on solving them with landscape or onerous management measures where possible.

Work with nature

Nature offers us many benefits and resources that can be utilised to support liveability with careful design. By utilising these benefits we can help reduce our demands on fossil fuels to keep us comfortable and play our role in leaving these for future generations. Here are a few key techniques that we can use to work with nature:

Ensure a roof plane faces north to provide the best orientation for photo-voltaic power.

Locate habitable rooms (living rooms, kitchens and bedrooms) facing north to enjoy the best solar access and allow utility and service rooms facing south to provide an insulated buffer to that side of the building.

Locate a verandah to the north to allow in the welcome and low winter sunlight and screen the unwelcome and high summer sunlight.

Avoid large picture windows facing west. These tend to catch the afternoon sun when it is at its hottest and so make it difficult to keep a constant and comfortable temperature indoors

Habitable rooms facing north



Roof plane facing north



Picture windows facing west



Habitable rooms facing south

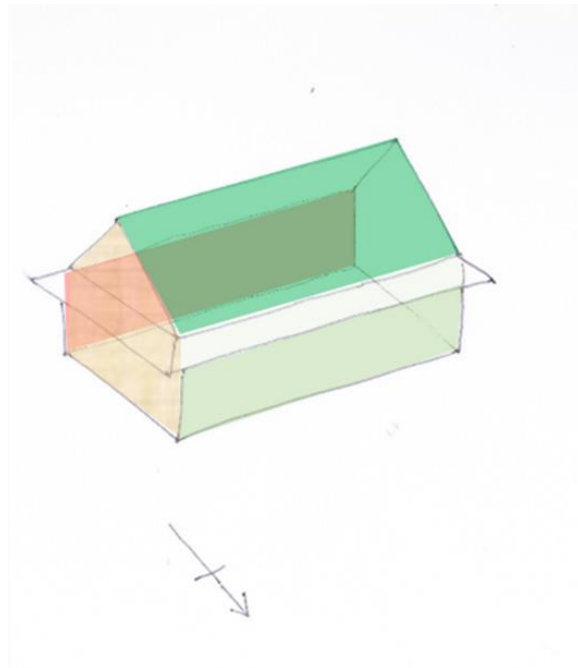


Figure 12 Key orientation considerations

Buildings should seek to be discrete and allow the landscape to be the dominant contribution to the experience of place wherever possible. This usually requires built form should respond to the underlying landform never the other way around. This means minimising departures from the areas characteristic slopes and vegetation. When we over-steepen slopes beyond their natural angle of repose or build large retaining walls we can change drainage and increase the likelihood of landslips to say nothing of making a dramatic intrusion into the landscape.

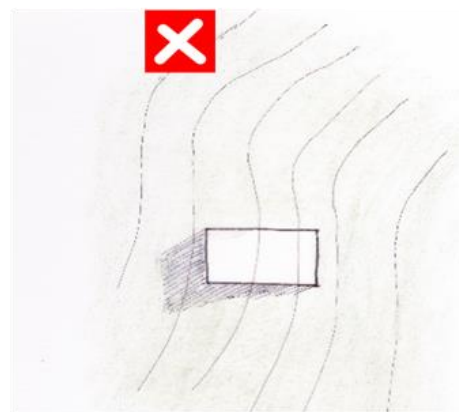
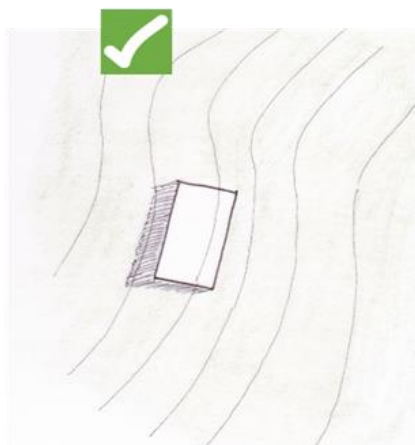
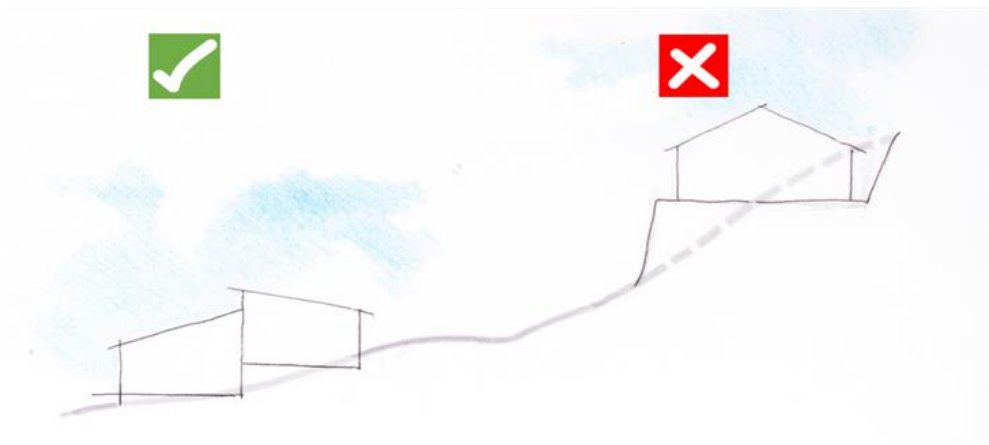


Figure 13 As a general rule built form should respond to the landscape, rather than the other way round.

Where retaining walls are unavoidable it is preferable that they are vegetated or are faced in rubble or dressed stone that creates landscaping opportunities and never blank concrete or other ‘engineered’ face.



Figure 14 Vegetated retaining walls can contribute to their surroundings in a way that ‘engineered’ concrete walls don’t.

Use indigenous planting where possible, unless there are good reasons not to such as shown below in figure x. Indigenous plants have evolved in our local environment and once established tend to be lower maintenance, more resilient and in many cases very beautiful. Information about appropriate plants is available from the Cradle Coast Authority [here](#).

Minimise impermeable surfaces. Where possible avoiding concrete or other impermeable surface to reduce the impact of development on the areas hydrology. This is important to reduce the likelihood and severity of flooding and support the ecological health of your river catchment.



Figure 15 A deciduous tree or vine to the west of a dwelling can provide shade from the summer afternoon sun and reduce dependence on mechanical cooling

2.4 Designing to minimising vulnerability

Ensuring we are better placed to face emerging challenges

Despite its great beauty, living and working in much of the area around our towns and villages exposes the people who live there to risks of drought, fire and flood and other extreme weather events as well as challenges that may arise as resources like fossil fuels are depleted.

Designing for peace of mind

We can increase our sense of security and likelihood that our investment in development and landscaping will last long enough to reach maturity by applying some design techniques such as:

Store rain water to keep your landscaping alive over long hot summers and protect against bushfires.

In rural and urban fringe areas, particularly those prone to bushfires creating a 'fire protection zone' immediately surrounding your house or other key built assets can help reduce bushfire risk (adapted from TFS website, available [here](#)). This zone to consist of fire resistant material such as paved courtyards and landscaping that is irrigated or naturally has a high moisture content. When designing a new or modifying an existing garden, carefully consider the placement of garden beds, trees and other vegetation to reduce the bushfire risk to the house. The Victorian CFA tells us when selected and located correctly, plants can filter embers, absorb radiant heat and break up fuel in the path of a bushfire. However, plants can also contribute to house loss by: providing

a continual fuel path to the house, allowing direct flame contact dropping leaf litter on the ground, which readily ignites and can become embers dropping limbs or tree branches onto the house adding to fuel loads on or near the house, such as creepers over pergolas, fences or verandahs if located too close, producing radiant heat that may ignite the house or cause windows to break, allowing embers into the house acting as ladder fuel from the ground into tree canopies, increasing the intensity of the fire. Vegetation should always be kept clear of access to and from the house and property.

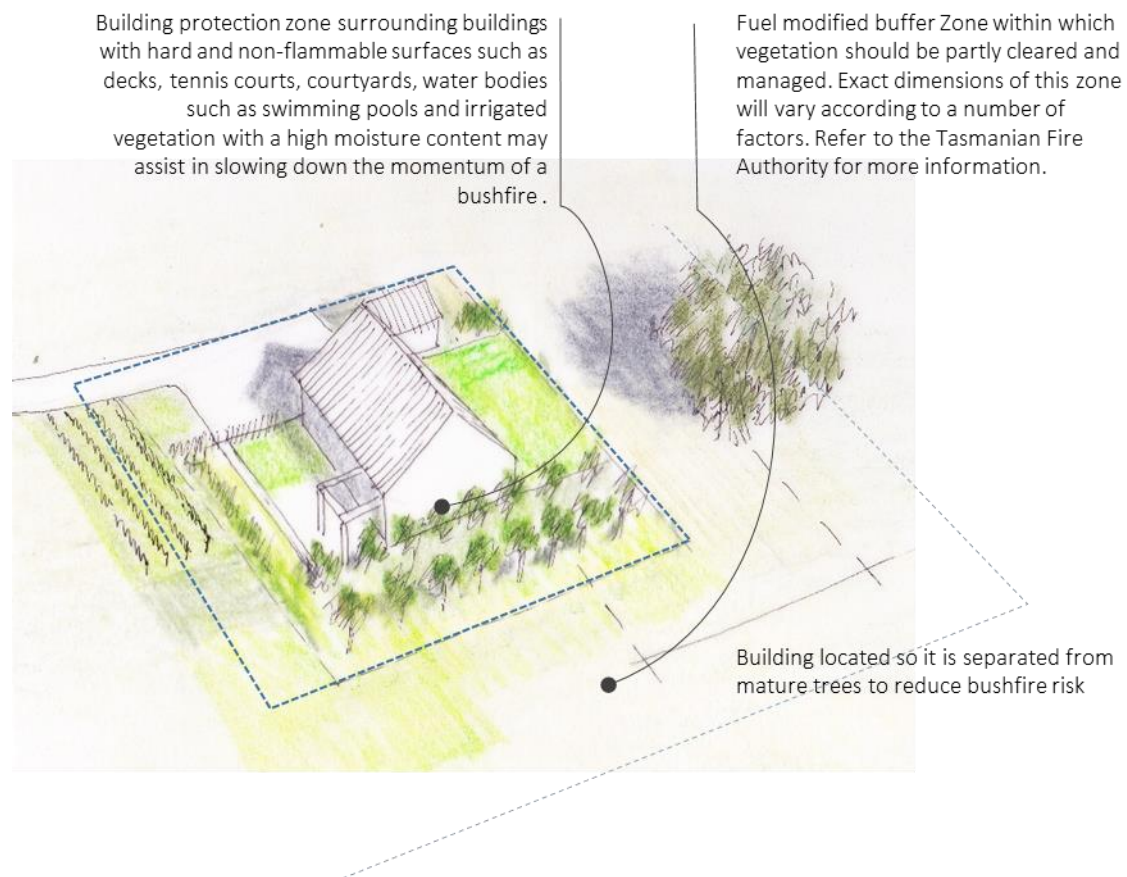


Figure 16 The careful arrangement of landscape and property features and activities around a development can greatly assist in protecting from bushfire.

Part 3 Design Guidelines

We heard in consultation that you feel that the distinctive character of each town or village arises from a unique combination of community and place. These guidelines outline the key design characteristics or qualities that will reflect and enhance this built character, support the community and help achieve the four key objectives identified in part 2.

We recognise there are many ideas and considerations raised in the previous section. Understanding and applying the right guideline at the right step in the planning and design process requires that you understand the site and its setting and you can reconcile the different considerations.

3.1 Understanding your site and it's setting

Before you plan your development it is essential to understand your site and its surroundings. Every site has different sensitivities, qualities and capacity for development. To this end a site analysis will help you and the planner assessing your proposal to understand how well it responds to its surroundings. Understanding the setting can help avoid problems. Identifying nearby sensitive uses and interfaces that your development will be sensitive to such those that generate noise, light and traffic (as some farming and commercial development will do) and understanding the sensitivity of surrounding uses to your development will help you decide the suitability of your site for development and how it should address its surroundings.

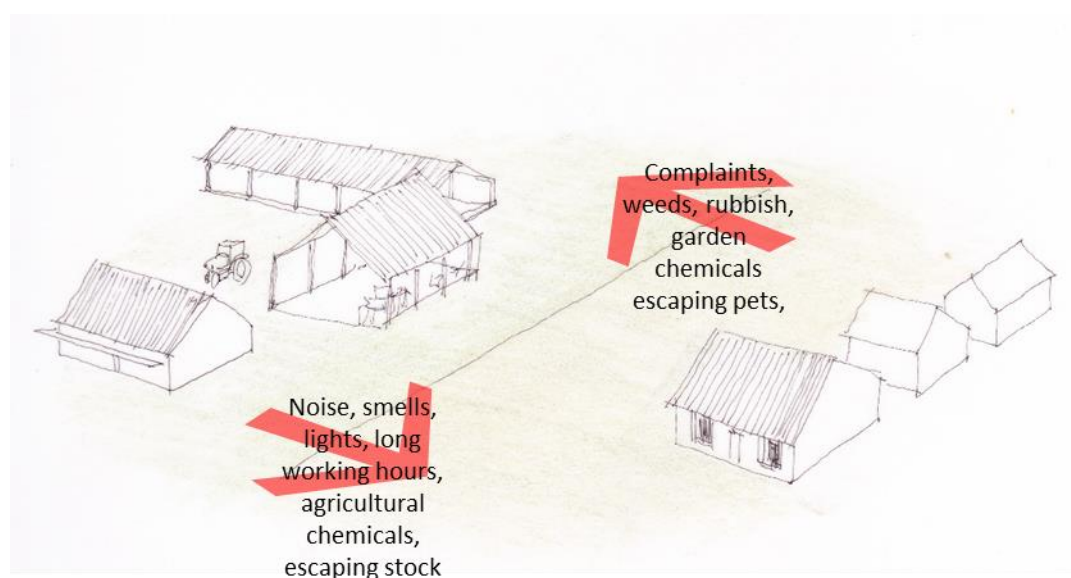


Figure 17 some of the conflicts that can occur between different lands uses, similar adjacent uses tend to be less sensitive and more likely to benefit from advantages of co-location.

A site and context analysis should consider not just the site in question but the wider area that will be impacted by the development. Note this will rarely be a consistent distance around your property and the area considered should be informed by an understanding of the sites visual catchment (where it can be seen from) and conditions on all adjacent properties. A typical site and context analysis should contain the following information:

- Surrounding uses and locations of buildings
- Location and type of site Boundaries,

- Buildings (existing and proposed)
- Slope,
- Landscape features such as areas of distinct vegetation, rocky outcrops, rivers, creeks or drainage lines, views and key viewpoints
- Access points to the site,
- An indication of the visual catchment for the site of development or multiple points within the site for large or complex proposals.
- Prevailing and dominant winds
- easements
- Hazards (such as floodways, likely bushfire or wildfire risk)

3.2 Reconciling the guidelines

Not all of the rules of thumb or guidelines will be applicable in all circumstance. We also acknowledge that sometimes a better solution is possible than those described here. It is also recognised that in some circumstances some of the design techniques noted here may be difficult to reconcile with other design statements. For example the rule of thumb to orientate windows of habitable rooms to the north may not be easily compatible with privacy requirements if a dwelling lies to the immediate north. In these circumstances the design should indicate the technique for resolving this challenge, for example by identifying the screening and/or management measures that will be employed to reconcile these objectives.

Please note the characteristics are not transferable, ie achieving a high aesthetic landscape standard does not compensate for a development that is a bad neighbour in other ways, perhaps because of the noise or the traffic that particular use is likely to generate.



Figure 18 Hypothetical example of a development that reconciles all four key priorities in a development in Sisters Beach.

3.3 Applying these priorities and techniques

This section identifies how these liveable design priorities may be applied in the different character areas within the towns and villages of the municipality. They are based on the 'desired character statements' in the WW interim planning scheme 2013. They embellish these statements by outlining not just the characteristics that go together to make the town or village special but also the way these characteristics are combined to create the unique compositions of people, buildings, spaces and landscapes in each town or village. They apply the principles and design techniques outlined above and reconcile them with what we heard from you when undertaking consultation for the settlement strategy.

They include design decisions that are part of the formal planning process, such as building heights and setbacks and those that are not, such as landscaping choices as all these decisions can contribute to liveability.

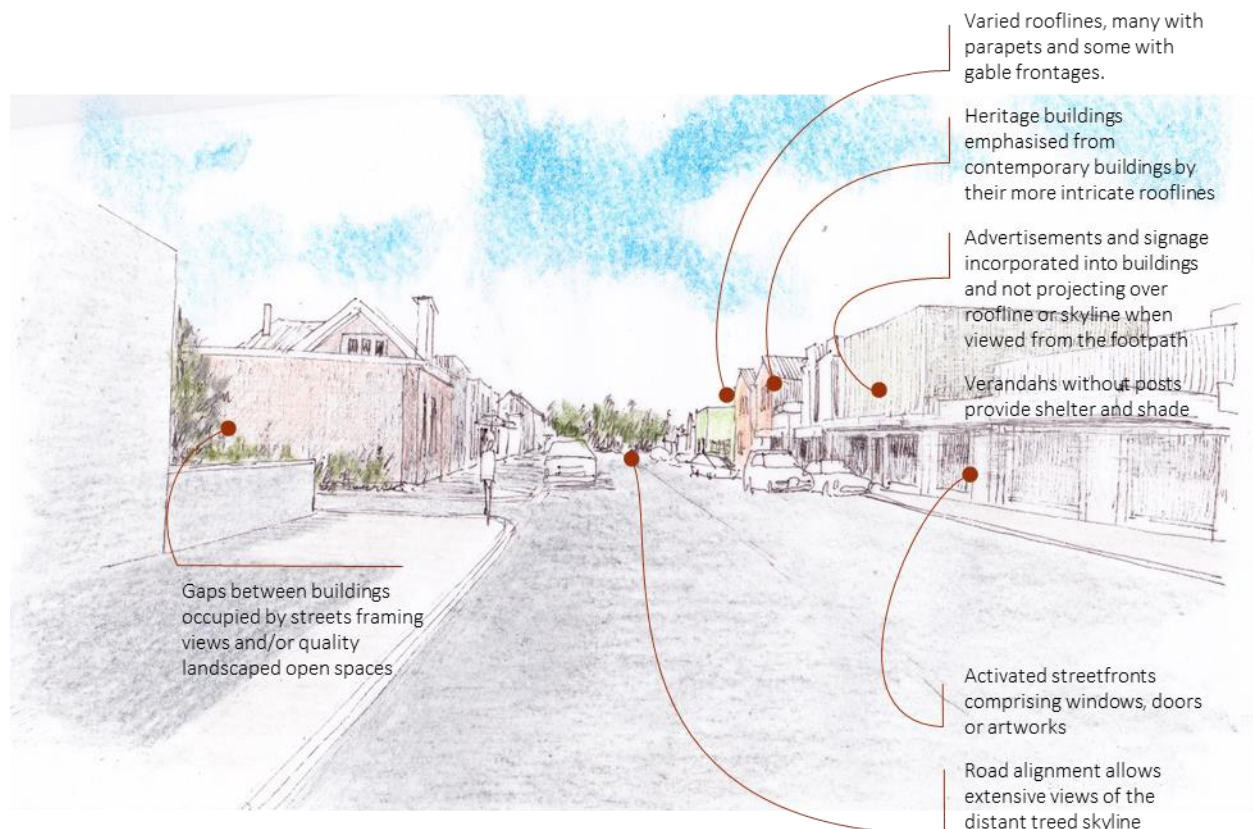
Please note the illustrations in this section are intended only to reveal preferred character and have been compiled from several views within this area. Any similarity to an existing property or properties is coincidental and does not represent an implied approval of a particular development.

Wynyard 1 Preferred character in the town centre (predominantly GBZ)

In order for development to contribute to liveability here it will need to embody characteristics that reflect and enhance its preferred character:

- an ordered pattern of lots and a well-connected internal road network;
- buildings are typically close spaced commercial and retail buildings in both attached and detached configuration;
- development that is typically orientated onto a frontage or plaza;
- development that is typically serviced from the rear of the buildings and by shared external ground level car parking;
- Frontages prioritise retail and commercial uses;

and the characteristics outlined below:



The built character of the town centre can transition abruptly at the boundary with an adjoining area; and,

may potentially impact on the amenity of use or development on adjacent land through factors associated with the operational characteristics of permitted use, including higher traffic volume, duration and frequency of activity, the type, form and scale of buildings, provision for vehicle parking, the presence and movement of people, extended or intermittent hours of operation, and a readily apparent visual or functional presence within an urban setting

Figure 19 Illustration of the preferred character for new development in Wynyard's town centre and the characteristics that will enable new development to contribute to the liveability of its surroundings.

Please note this illustration is intended only to reveal preferred character and has been compiled from several views within this area. Any similarity to an existing property is coincidental and does not represent an implied approval of a particular development..

Wynyard 2 Preferred character for central, compact lots (predominantly GRZ)

In order for development to contribute to liveability here it will need to embody the following features that reflect its preferred character:

- An ordered pattern of lots and a well-connected internal road network;
- Housing as a predominant form of development;
- Choice and diversity in the design, construction, and affordability of buildings;

and the characteristics outlined below:



Figure 20 Illustration of the preferred character for redeveloped villa/units/compact lots around Wynyard's town centre and the characteristics that will enable new development to contribute to the liveability of its surroundings.

Wynyard 3 Preferred character for the Old Bass Highway area (predominantly GRZ)

In order for development to contribute to liveability here it will need to embody the following features that reflect its preferred character:

- An ordered pattern of lots and a well-connected internal road network;
- Housing as a predominant but not exclusive form of development;
- Development presenting an attractive and activated frontage to the street, framed by landscaping;
- Choice and diversity in the design, construction, and affordability of buildings;

and the characteristics outlined below:

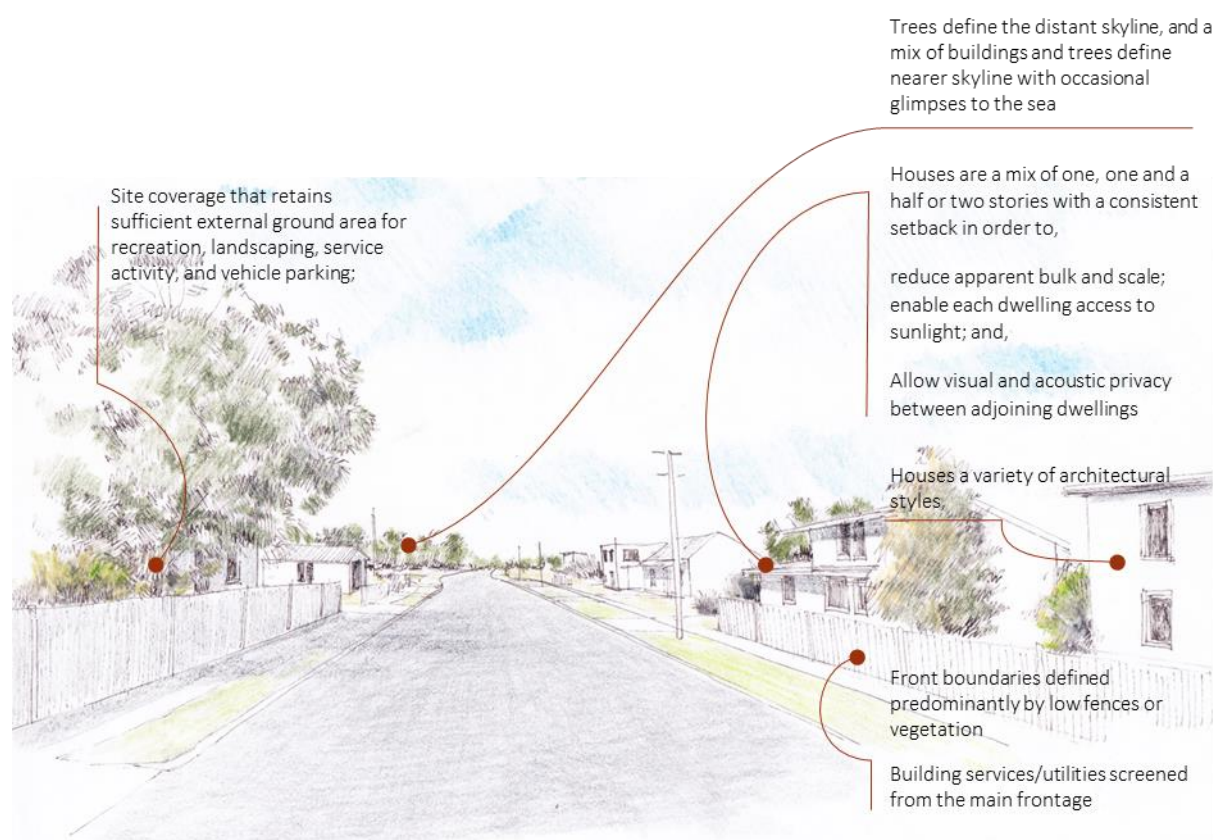


Figure 21 Illustration of the preferred character for the development of lots along the Old Bass Highway in Wynyard and the characteristics that will enable new development to contribute to the liveability of its surroundings.

Wynyard 4 Preferred character for residential area other than area 4 (predominantly GRZ)

In order for development to contribute to liveability here it will need to embody the following features that reflect its preferred character:

- An ordered pattern of lots and a well-connected internal road network;
- Housing as a predominant but not exclusive form of development;
- Development presenting an attractive and activated frontage to the street, framed by landscaping;
- Choice and diversity in the design, construction, and affordability of buildings;

and the characteristics outlined below:

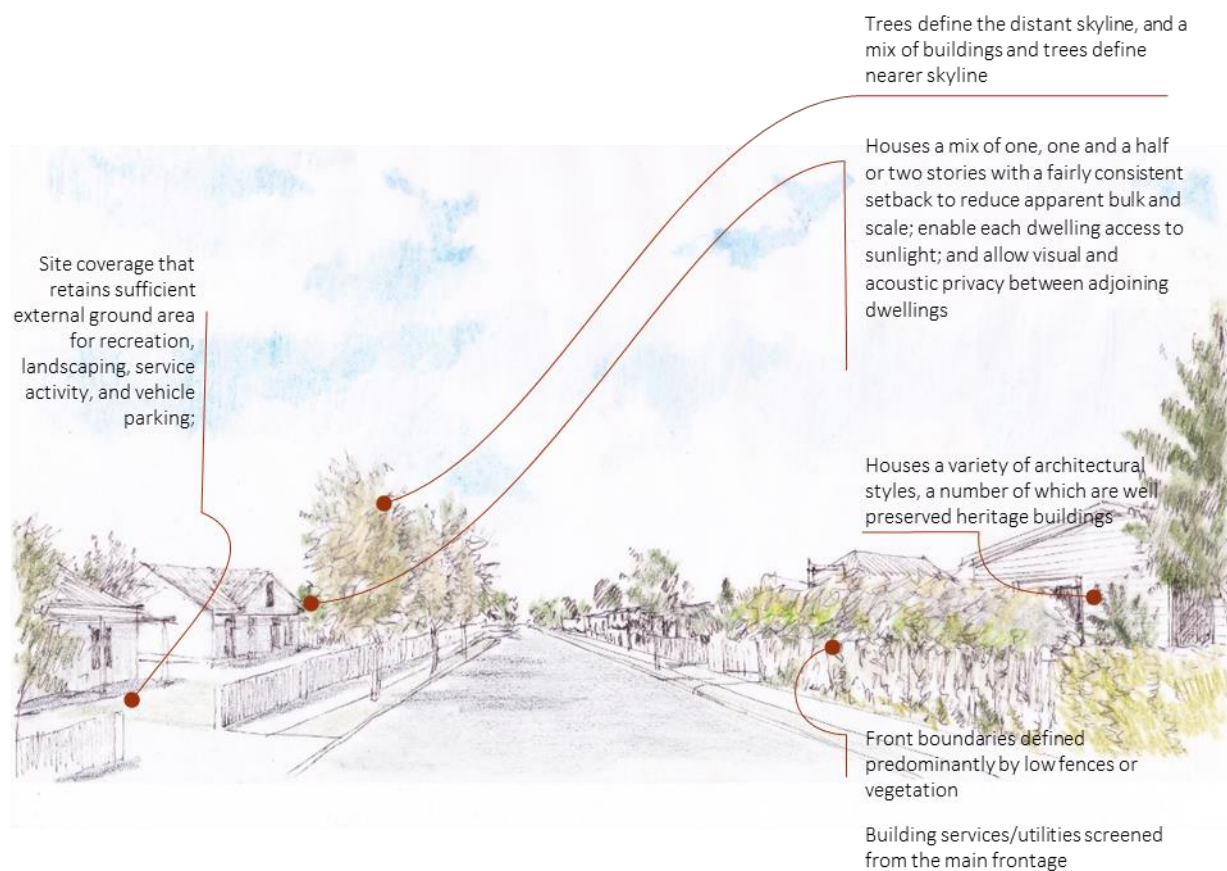


Figure 22 Illustration of the preferred character for development through most of the area zoned General Residential in Wynyard and the characteristics that will enable new development to contribute to the liveability of its surroundings.

Wynyard 5 Preferred character for the Low density residential area (LDRZ)

In order for development to contribute to liveability here it will need to embody the following features that reflect its preferred character:

- An ordered pattern of lots that are larger than standard residential lots and a well-connected internal road network;
- Housing as a predominant but not exclusive form of development;
- Development presenting an attractive and activated frontage to the street, framed by landscaping;
- Choice and diversity in the design, construction, and affordability of buildings;

and the characteristics outlined below:

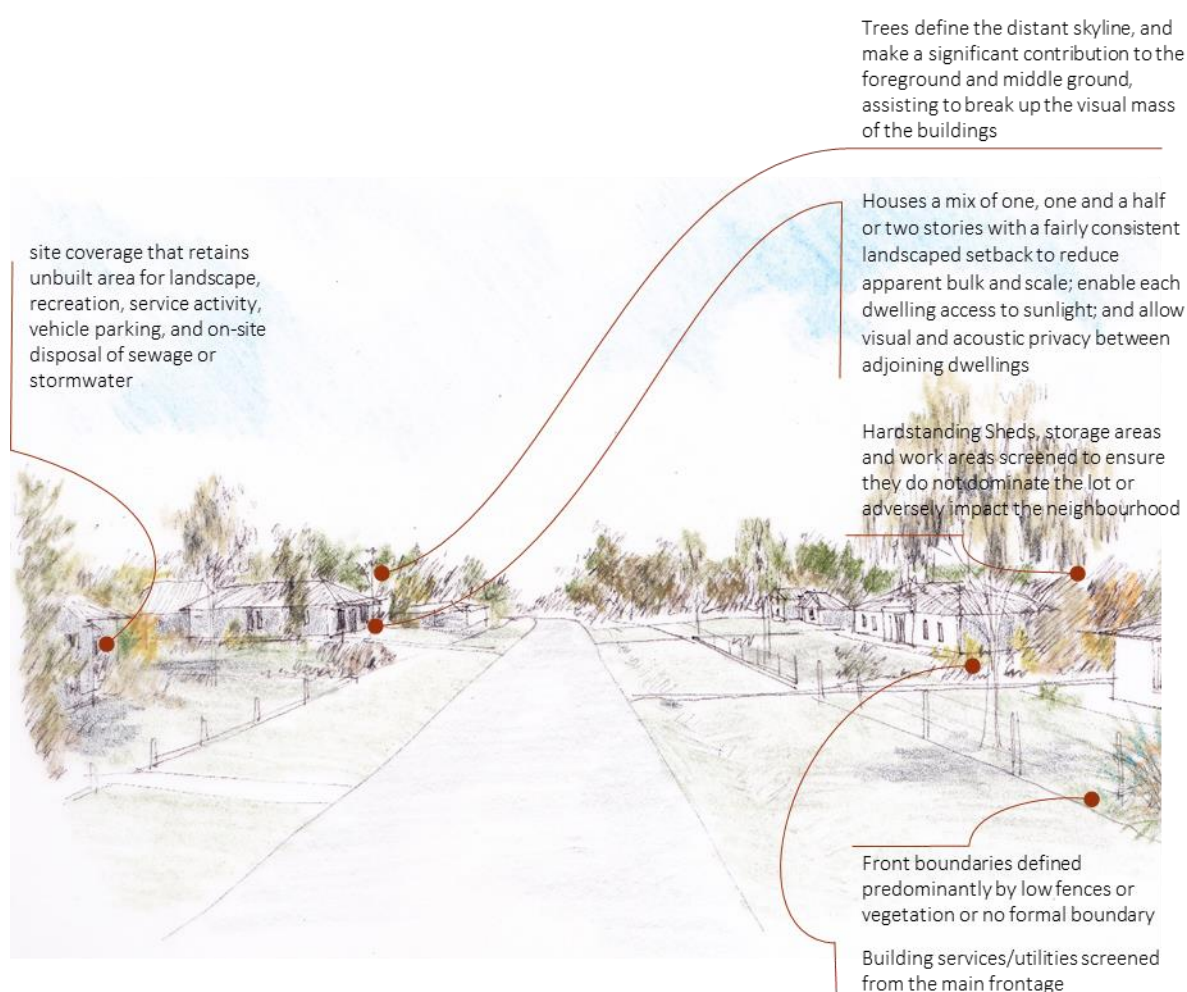


Figure 23 Illustration of the preferred character for the low density area(s) on the periphery of Wynyard and the characteristics that will enable new development to contribute to the liveability of its surroundings.

Somerset 1 Preferred character in the town centre (predominantly GBZ)

In order for development to contribute to liveability here it will need to embody the following features that reflect its preferred character:

An ordered pattern of lots and a well-connected internal road network;

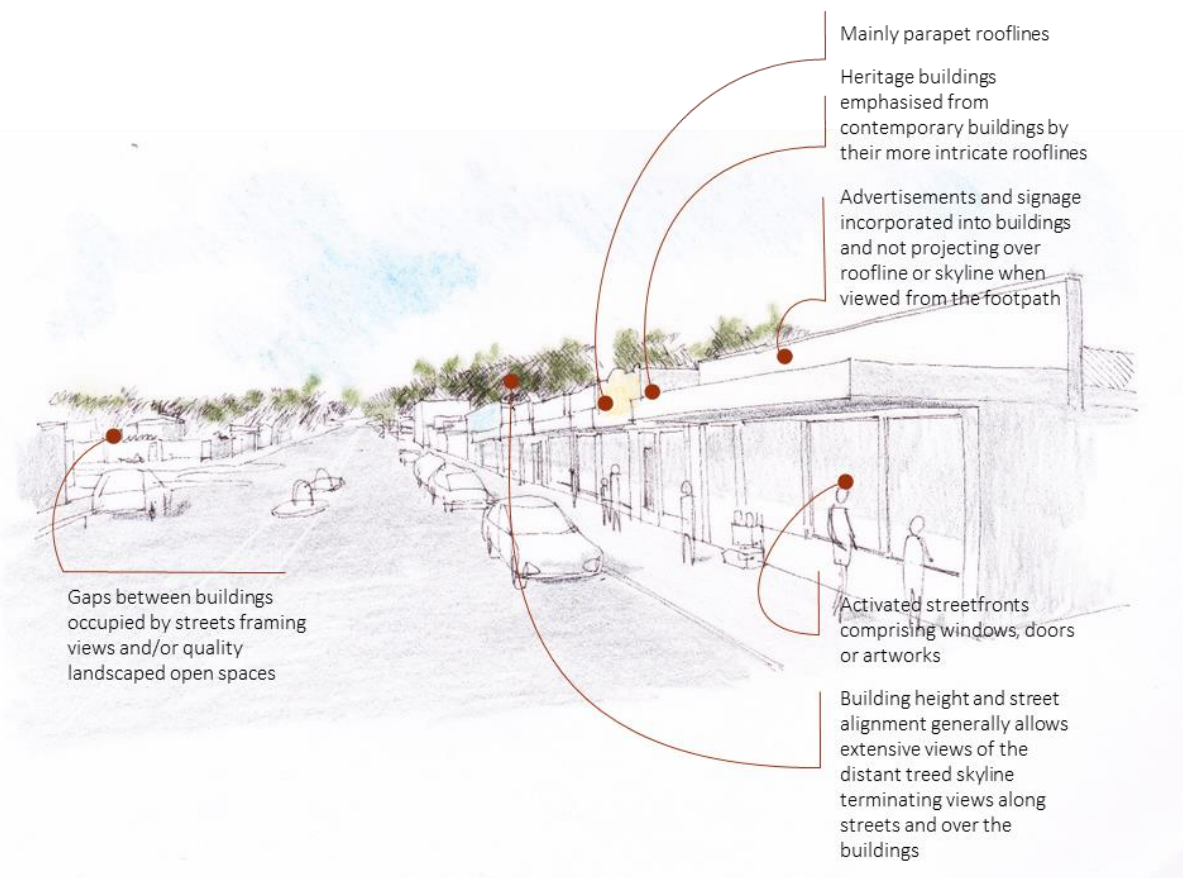
Buildings are typically close spaced commercial and retail buildings in both attached and detached configuration;

Development that is typically orientated onto a frontage or plaza;

Development that is typically serviced from the rear of the buildings and by shared external ground level car parking;

Frontages prioritise retail and commercial uses;

and the characteristics outlined below:



The built character of the town centre can transition abruptly at the boundary with an adjoining area; and

may potentially impact on the amenity of use or development on adjacent land through factors associated with the operational characteristics of permitted use, including higher traffic volume, duration and frequency of activity, the type, form and scale of buildings, provision for vehicle parking, the presence and movement of people, extended or intermittent hours of operation, and a readily apparent visual or functional presence within an urban setting

Figure 24 Illustration of the preferred character for new development in Somerset's town centre and the characteristics that will enable new development to contribute to the liveability of its surroundings.

Somerset 2 Preferred character for central, compact lots (predominantly GRZ)

In order for development to contribute to liveability here it will need to embody the following features that reflect its preferred character:

- An ordered pattern of lots and a well-connected internal road network;
- Housing as a predominant form of development;
- Choice and diversity in the design, construction, and affordability of buildings;

And the characteristics outlined below

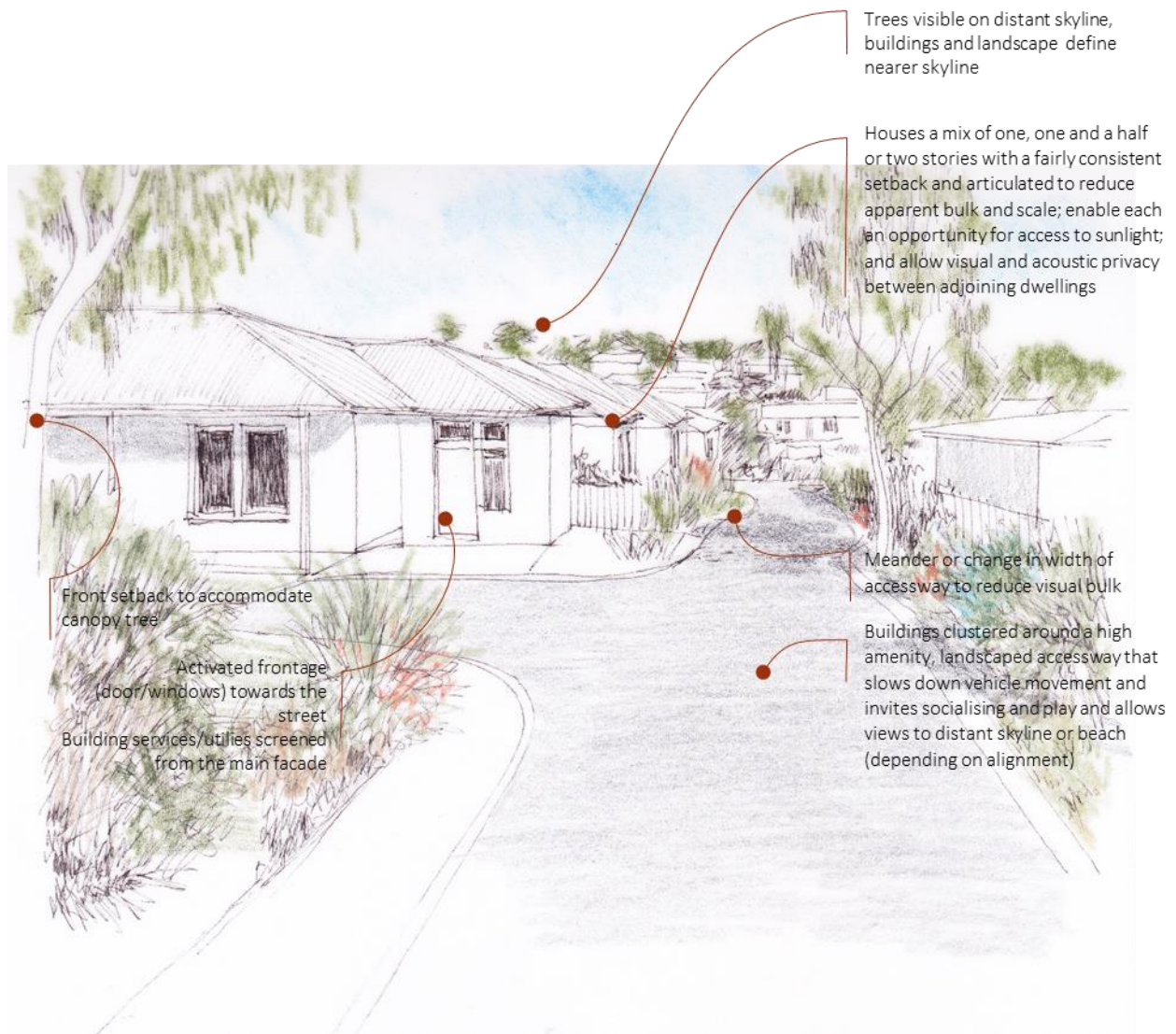


Figure 25 Illustration of the preferred character for redeveloped villa/units/compact lots around the town centre in Somerset and the characteristics that will enable new development to contribute to the liveability of its surroundings.

Somerset 3 Preferred character for most of the residential area (GRZ)

In order for development to contribute to liveability here it will need to embody the following features that reflect its preferred character:

- An ordered pattern of lots and a well-connected internal road network;
- Housing as a predominant but not exclusive form of development;
- Development presenting an attractive and activated frontage to the street, framed by landscaping;
- Choice and diversity in the design, construction, and affordability of buildings;

and the characteristics outlined below:

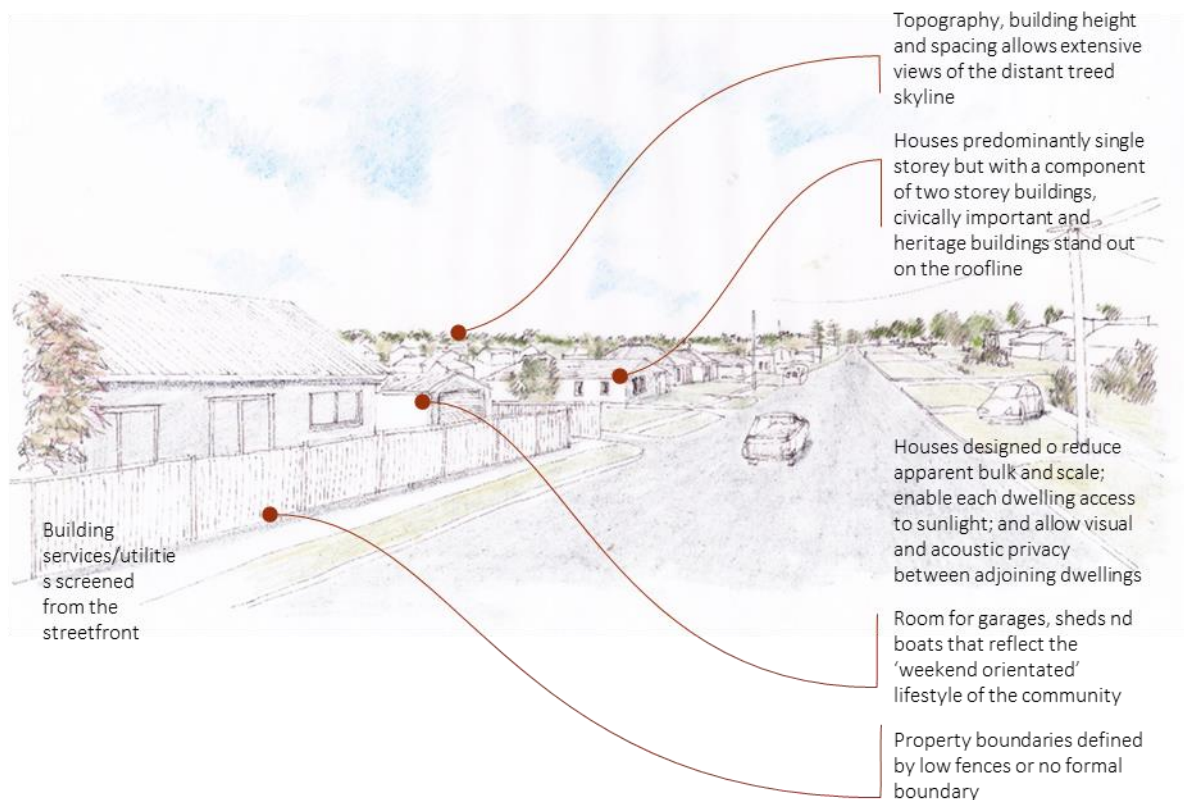


Figure 26

Illustration of the preferred character for most of the area zoned General Residential in Somerset and the characteristics that will enable new development to contribute to the liveability of its surroundings.

Somerset 4 Preferred character for the Low density residential area (LDRZ)

In order for development to contribute to liveability here it will need to embody the following features that reflect its preferred character:

- An ordered pattern of lots and a well-connected internal road network;
- Housing as a predominant but not exclusive form of development;
- Choice and diversity in the design, construction, and affordability of buildings;
- Development presenting an attractive and activated frontage to the street, framed by landscaping;

and the characteristics outlined below:

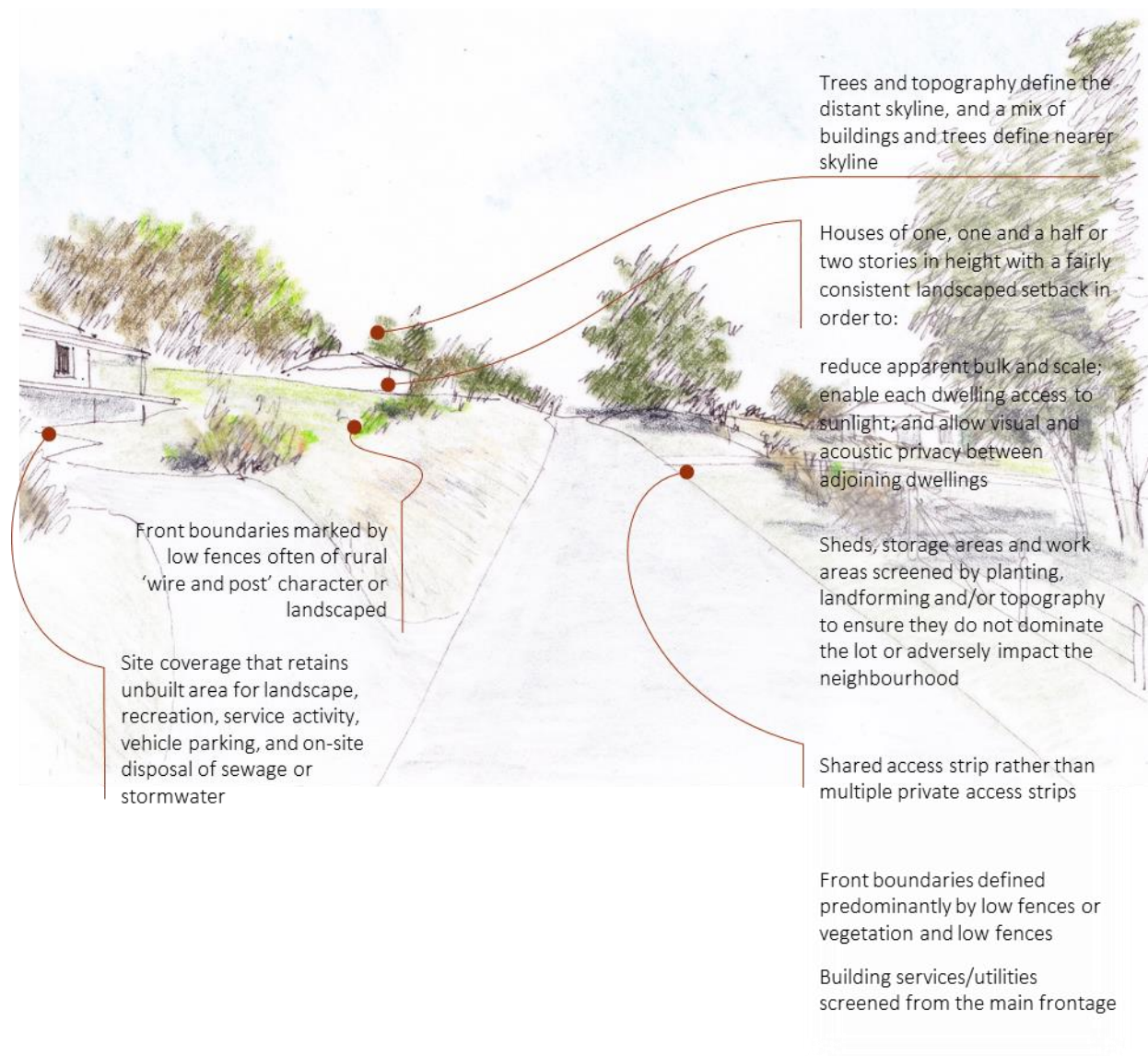


Figure 27 Illustration of the preferred character in low density residential lots in Somerset and the characteristics that will enable new development to contribute to the liveability of its surroundings.

Waratah preferred character (Village Zone)

In order for development to contribute to liveability here it will need to embody the following features that reflect its preferred character:

- An ordered pattern of lots and a well-connected internal road network distinguished from a dramatic and often wooded setting;
- A diversity of building types and uses;
- Development presenting an attractive and activated frontage to the street, framed by landscaping;
- Choice and diversity in the design, construction, and affordability of buildings;

and the characteristics outlined below:

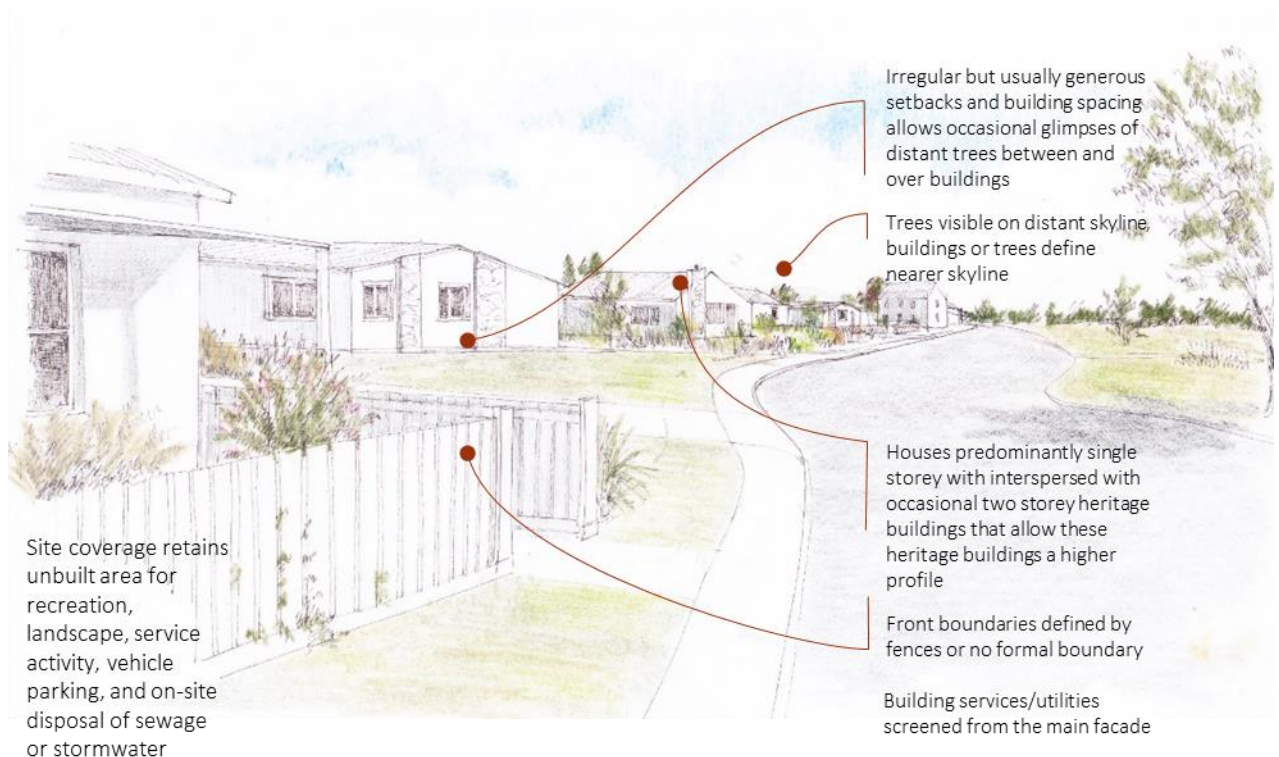


Figure 28

Illustration of the preferred character in Waratah and the characteristics that will enable new development to contribute to the liveability of its surroundings.

Boat Harbour Beach preferred character (Low Density Residential Zone)

In order for development to contribute to liveability here it will need to embody the following features that reflect its preferred character:

- Character here defined by its identity as a small isolated settlement set at the base of a steep coastal escarpment and nestled around the beach and rocky shoreline;
- It is further characterised by steep narrow roads and a general absence of fencing to provide physical delineation between adjoining sites and from the road;
- Close spaced buildings of one or two storey step across the rising landform to enable opportunity for outlook over the beach and between the coastal landscape
- Development presenting an attractive and activated frontage to the street, framed by landscaping;

And the characteristics below:

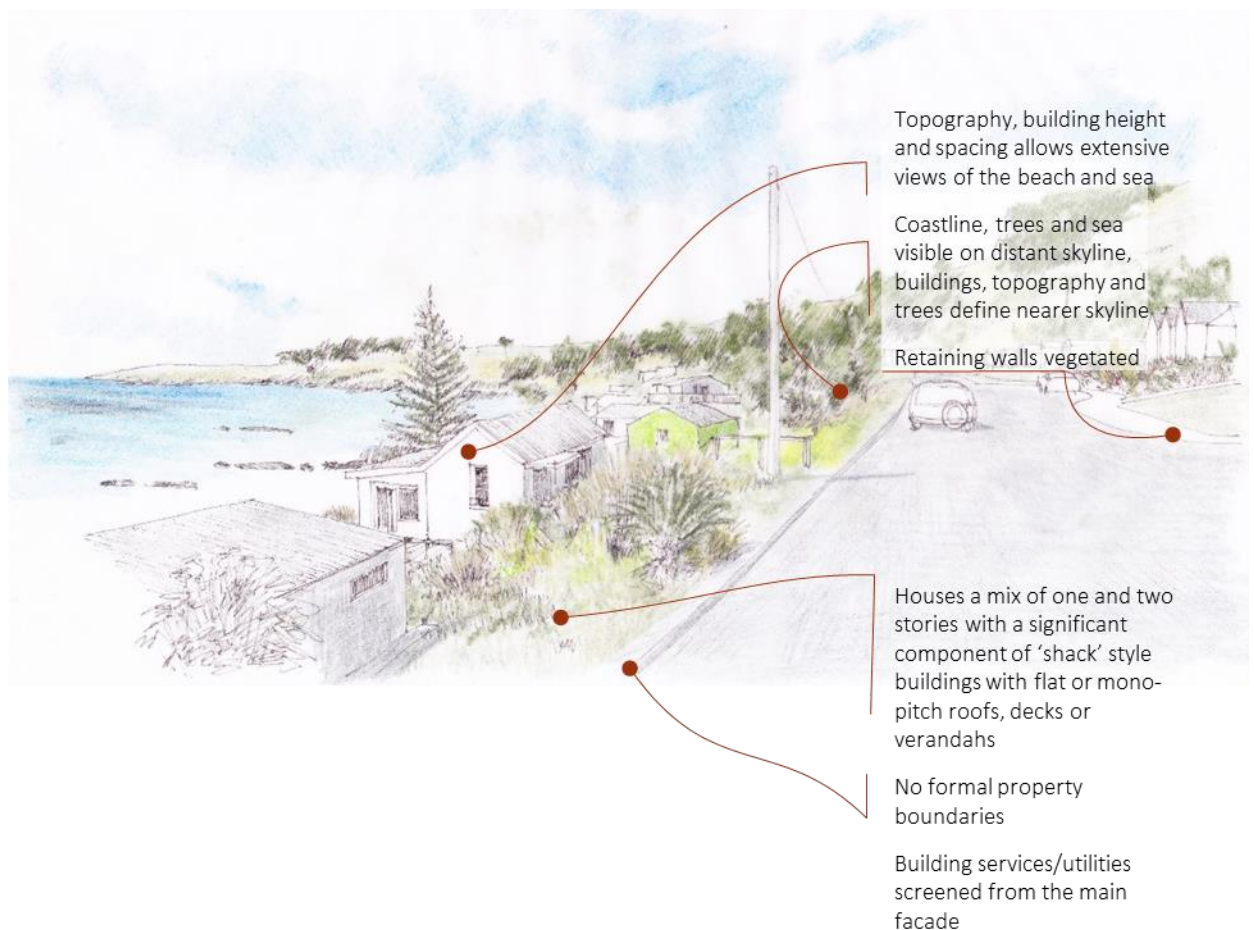


Figure 29

Illustration of the preferred character in Boat Harbour Beach and the characteristics that will enable new development to contribute to the liveability of its surroundings.

Sisters Beach 1 Preferred character (Low Density Residential Zone)

In order for development within the area to the east of Sisters Creek to contribute to liveability here it will need to embody the following features that reflect and reinforce its preferred character:

- The village's identity as a small and isolated settlement within a natural bushland setting that closely integrates across the coastal dunes to the sea shore with Bass Strait;
- Intact and protected coastal dune system;
- A general absence of frontage fencing to provide physical delineation between dwelling sites and the grass verge and swale drains of the adjacent road
- Development presenting an attractive and activated frontage to the street, framed by landscaping;
- Lots that provide adequate site area for the disposal of stormwater

And the characteristics below:



Figure 30

Illustration of the preferred character of new development to the east of Sisters Creek in Sisters Beach and the characteristics that will enable new development to contribute to the liveability of its surroundings.

Sisters Beach 2 Preferred character (Low Density Residential Zone)

In order for development within the area to the west of Sisters Creek to contribute to liveability it will need to embody the following features that reflect its preferred character:

- The village's identity as a small and isolated settlement within a natural bushland setting that closely integrates across the coastal dunes to the sea shore with Bass Strait;
- Intact and protected coastal dune system;
- Wooded skyline from most viewpoints
- A general absence of frontage fencing to provide physical delineation between dwelling sites and the grass verge and swale drains of the adjacent road
- Development presenting an attractive and activated frontage to the street, framed by landscaping;
- Lots that provide adequate site area for the disposal of stormwater

And the characteristics below:

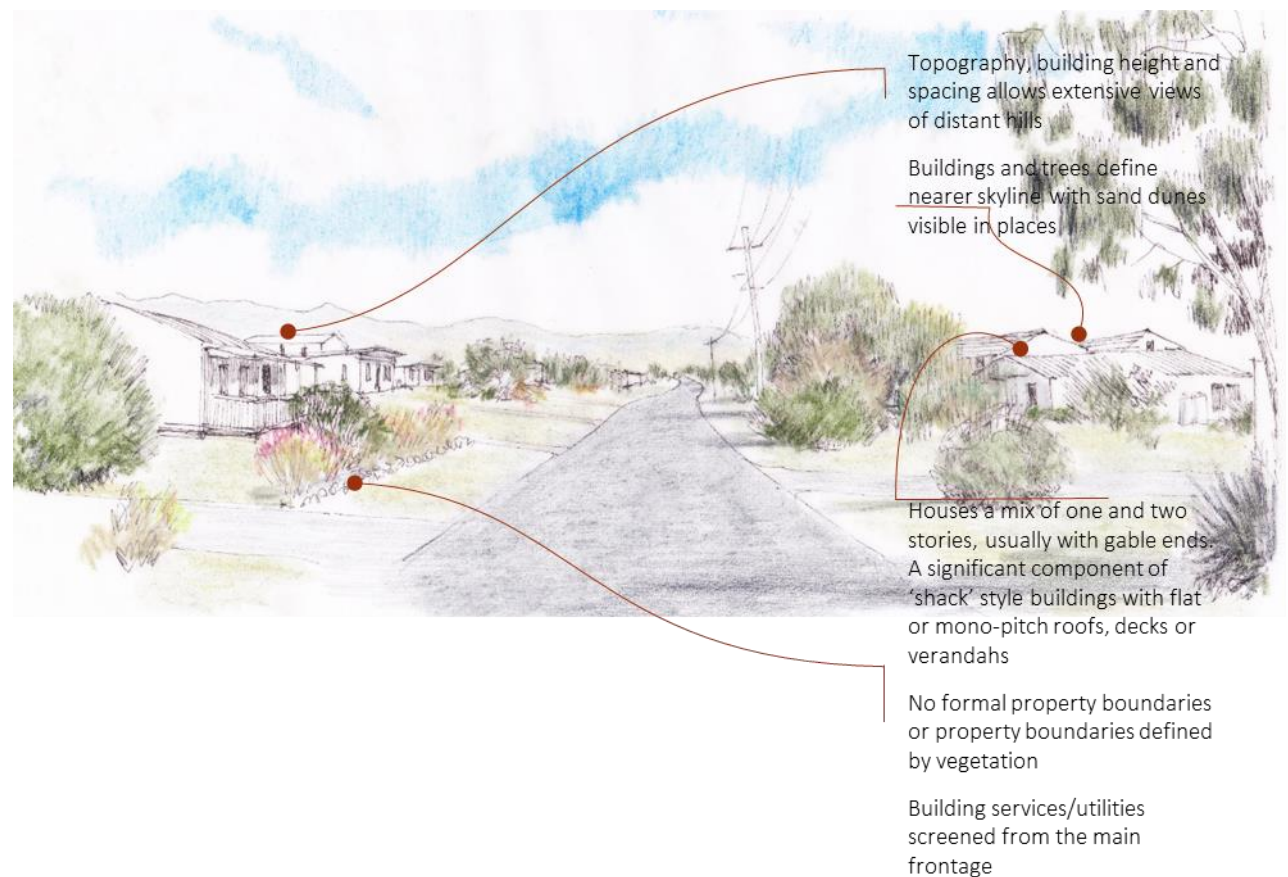


Figure 31

Illustration of the preferred character in Sisters Beach and the characteristics that will enable new development to contribute to the liveability of its surroundings.

Yolla preferred character (Village zone)

In order for development to contribute to liveability here it will need to embody the following features that reflect its preferred character:

An ordered pattern of lots and a well-connected internal road network distinguished from its gently rolling and rural setting;

- A diversity of building types and uses;
- Choice and diversity in the design, construction, and affordability of buildings;
- Development presenting an attractive and activated frontage to the street, framed by landscaping;

and the characteristics outlined below:

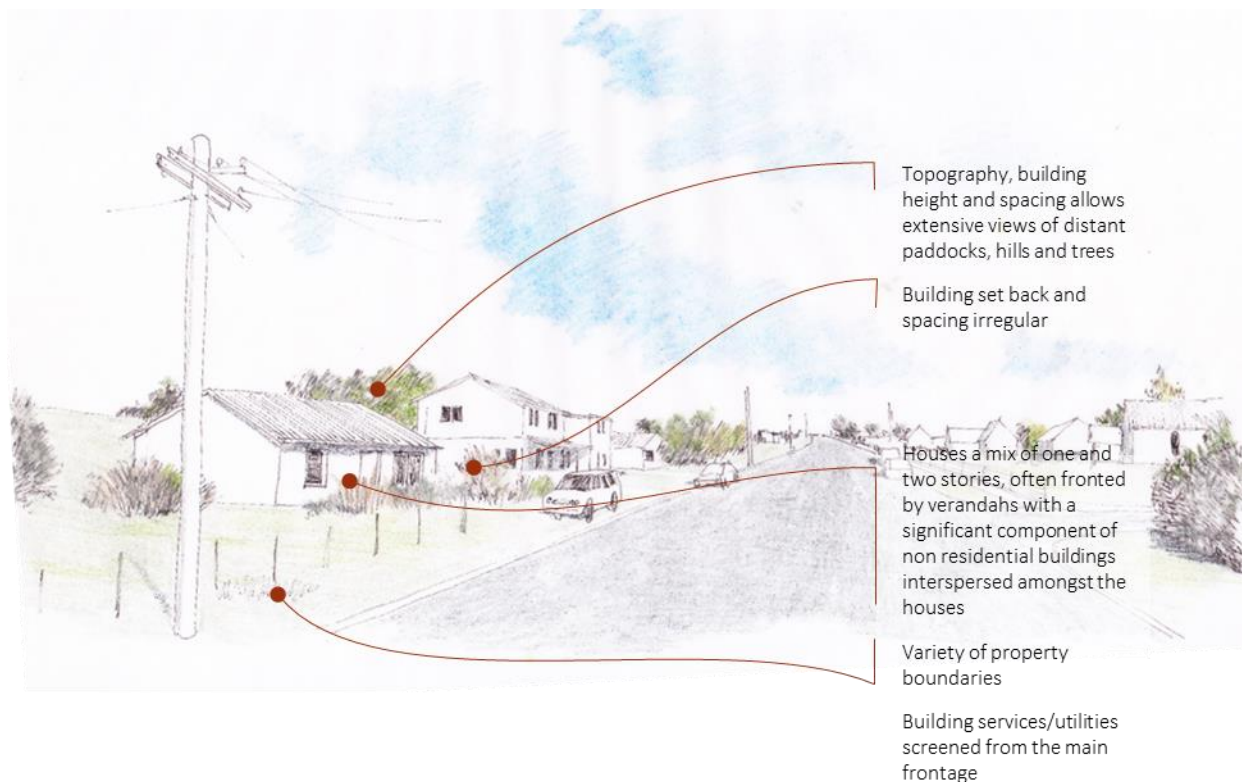


Figure 32

Illustration of the preferred character in Yolla and the characteristics that will enable new development to contribute to the liveability of its surroundings.

Rural Living Clusters preferred character

In order for development to contribute to liveability here it will need to embody the following features that reflect its preferred character:

- Discrete, contiguous, and ordered clusters of dwellings and associated buildings within larger lots that retain the rural character of their surroundings;
- Where housing is the predominant but not exclusive use; offering choice and diversity in design, construction, and affordability;

and the characteristics outlined below;

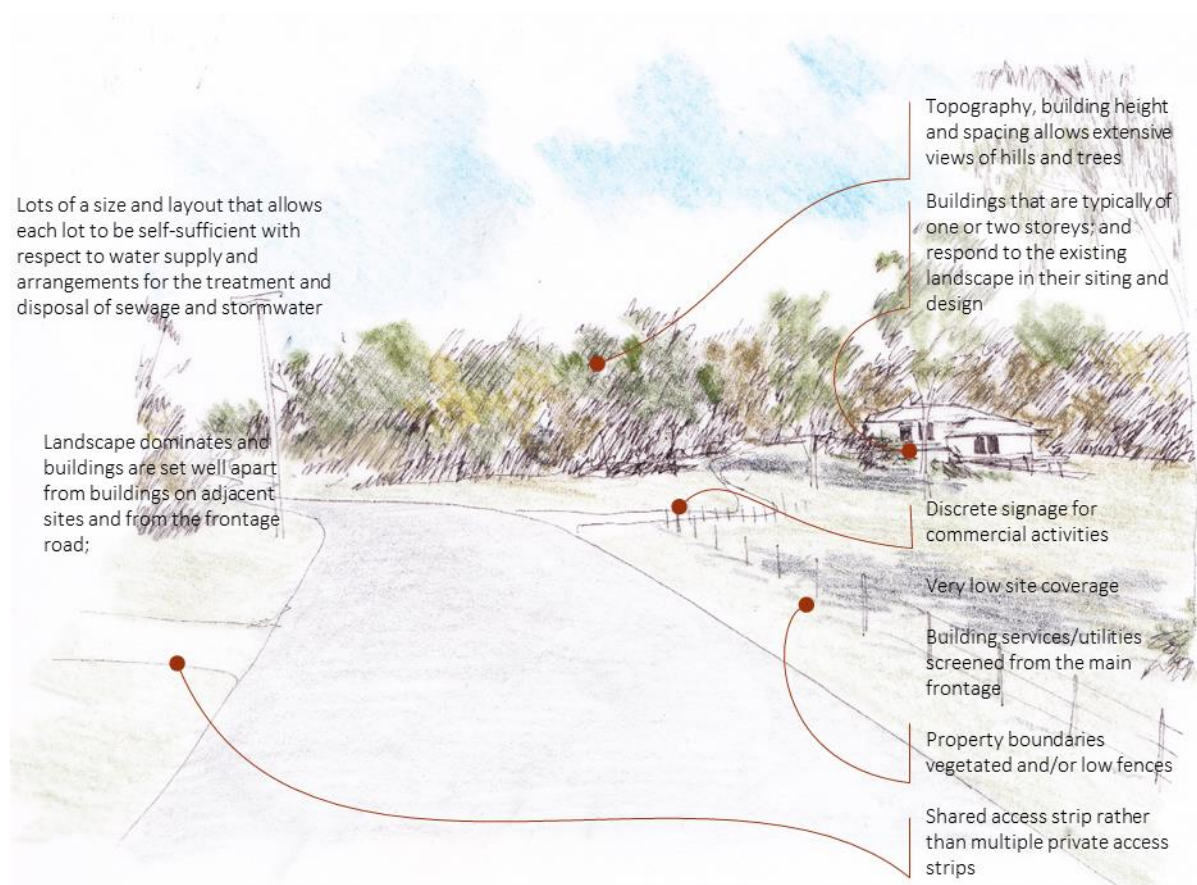


Figure 33

Illustration of the preferred character In Rural Living Lots and the characteristics that will enable new development to contribute to the liveability of its surroundings.

Part 4 Template agenda for discussion

In order to determine how well your proposal contributes to the liveability of your town or village it will be helpful to have considered the following questions. Note this list is not exhaustive, as different sites throw up different issues but whatever the site the following matters will be important.

How does your proposal consider the amenity of the adjoining properties?

What are the sensitivities of your proposal in relation to surrounding uses?

How does your proposal minimise the impact of these sensitivities?

How does your proposal respond to the existing character of the town or village?

How does your design contribute to the adjoining streetscape?

Are there any ways it is detrimental to the streetscape? Is it possible to mitigate these?

What risks arise from your proposal? How have you sought to mitigate these risks?

In responding to these questions the applicant should consider not only what is proposed (eg verandah to north) but also how it responds to the guidelines (eg verandah to north to minimise reliance on mechanical heating and cooling and ensure the building fits in better to its surroundings)

