

# Local Character Statement for the Rivers Edge Naturalistic Local Character Area

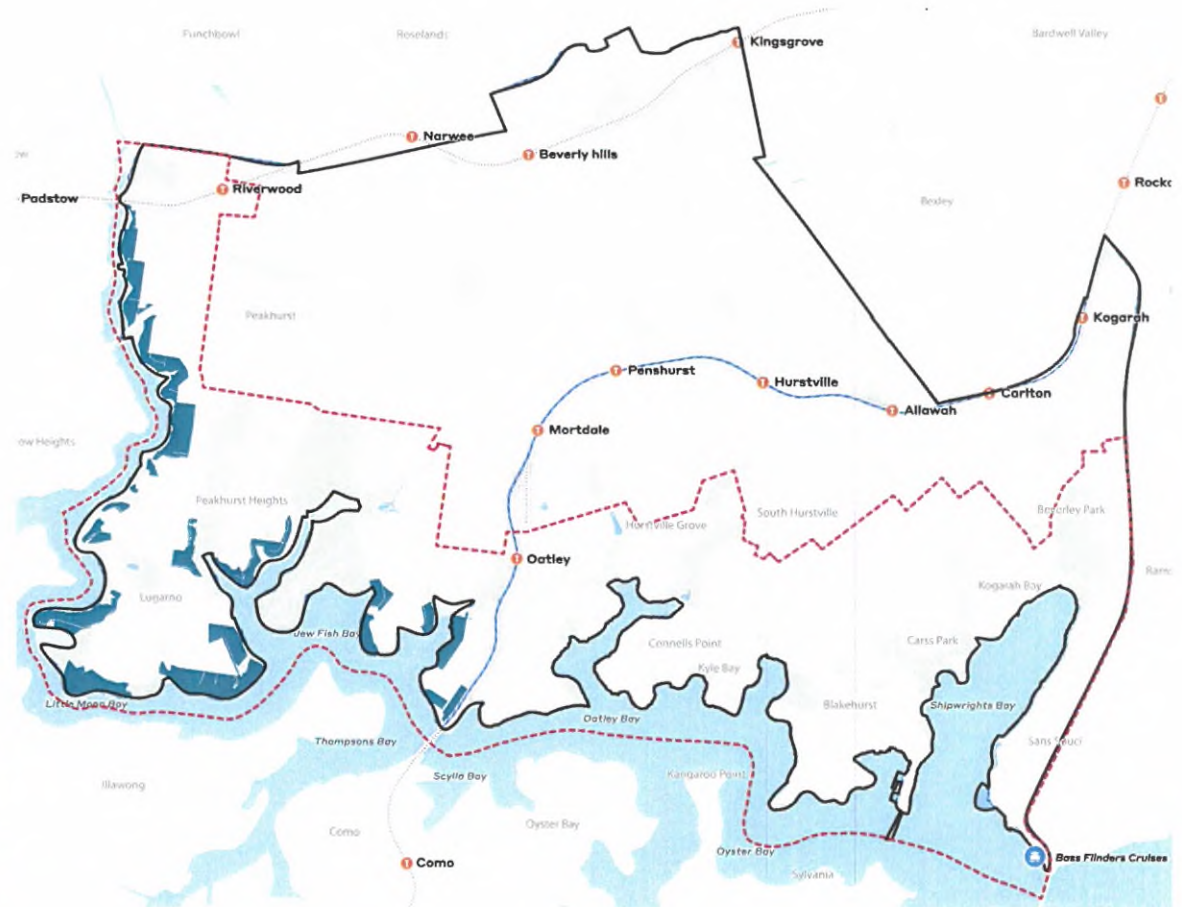
Category of Local Character Area: Maintain

## Description

This precinct is defined by its long, narrow lots, informal public realm and dense vegetation. The architectural style of dwellings in this precinct is generally modern, with an occasional contemporary development to be found throughout. Dwellings are built up to four storeys high in order to maximise river views from the tops of steep cliffs and ridgelines. Intermittent views to and across the river and surrounding landscape are afforded from the street. Views of dwellings from the river situated amongst dense vegetation and rocky cliffs.

Medium to high levels of vegetation is present within both the public and private realm. Irregular street tree planting as well as a general lack of footpaths contribute to an informal character.

Dwellings are often built to take advantage of the landscape too, sited on steep hills, with some dwellings sinking below the street with their roof lines at eye level.





### Preferred Character Statement

New development will reflect the moderate scale of existing dwellings, using contemporary facade articulation and a consistent palette of muted or natural materials. Existing subdivision patterns featuring large, longer lots will be retained to allow for the retention of remnant vegetation, as well as the continued planting of native vegetation. Buildings will be designed to sit within the landform and not extend beyond the existing tree canopy, and minimise site coverage.

New development will ensure that views from the river are not dramatically impacted by retaining existing vegetation and designing built form to respond to the steep topography.

New development will be sited to retain public views to the water, where they are not obstructed by dense vegetation.

Fencing will be incorporated into the landscape design or are low and permeable, allowing for views through to dwellings and front garden areas.

## Design Guidelines

Design Variable	Character Element	Objective	Design Response
<b>Scale</b>	<b>Building height and form</b>	To ensure that new buildings and extensions do not dominate the streetscape and the wider landscape setting.	<ul style="list-style-type: none"> <li>• New development should complement the predominant building height, building forms and siting of existing dwellings.</li> <li>• Buildings should be designed to follow the topography of the land, and minimise the need for cut and fill throughout the site.</li> <li>• New buildings at or near ridgelines should be designed and sited below the height of trees along the ridgeline, as viewed from both the street and the Georges River.</li> </ul>
<b>Distribution</b>	<b>Gardens and landscaping</b>	To maintain and enhance the native vegetation dominated vistas, streetscapes and densely vegetated rivers edge.	<ul style="list-style-type: none"> <li>• Retain existing canopy trees and understorey planting wherever possible (Locate footings outside tree protection zone). If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for replacement planting of native trees that will grow to a mature height similar to the mature height of the tree to be removed.</li> <li>• Prepare a landscape plan to accompany all applications for new dwellings that utilise appropriate native species.</li> <li>• Plant vegetation around dwellings, including trees.</li> <li>• Provide for one area within the front and rear (river frontage) set back with minimum dimensions of 5m x 5m, to accommodate at least one canopy tree.</li> <li>• Provide landscaping along shared driveways to soften the appearance of buildings.</li> </ul>
	<b>Siting and setbacks</b>	To maintain and reinforce the predominant rhythm of dwelling spacing within the streetscape, while enabling tree planting.	<ul style="list-style-type: none"> <li>• Buildings should be set back from side boundaries to enable the planting of trees and understorey planting and provide intermittent views through to the river from the street.</li> <li>• Orient dwellings to address the street and the rivers edge.</li> <li>• If more than one detached dwelling is proposed on a lot, provide sufficient separation between each dwelling to allow for the planting of small to medium trees and understorey vegetation.</li> </ul>
<b>Materials and Details</b>	<b>Front fencing</b>	To maintain the openness and minimal delineation between public and private areas of the streetscape.	<ul style="list-style-type: none"> <li>• Provide no or a low front fence up to 1.2m in height.</li> </ul>
<b>Access and Connection</b>	<b>Garage storage and vehicle access</b>	To minimise the dominance of car parking access and structures.	<ul style="list-style-type: none"> <li>• Locate garages and carports behind or in line with the front dwelling façade.</li> <li>• Provide only one vehicular crossover per typical site frontage.</li> <li>• Minimise paving in front and rear garden areas.</li> </ul>

# Local Character Statement for the Rivers Edge Semi-Naturalistic Local Character Area

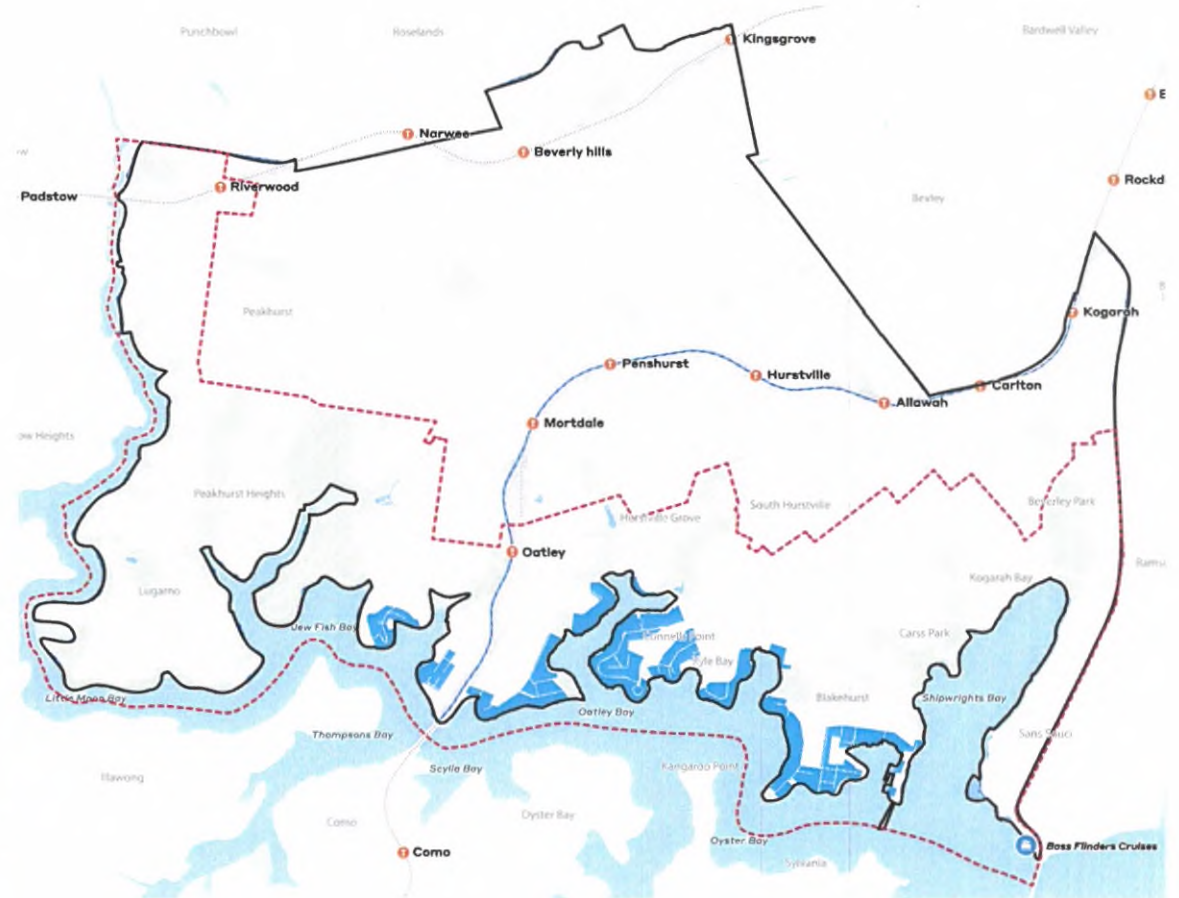
Category of Local Character Area: Maintain

## Description

This precinct is defined by its long, narrow lots and moderate levels of public and private realm vegetation coverage. The architectural style of dwellings in this precinct is a mix of both modern and contemporary development. Dwellings are built up to four storeys high in order to maximise river views from the tops of steep cliffs and ridgelines. Intermittent views to and across the river and surrounding landscape are afforded from the street. Dwellings are more prominent when viewed from the river, due to lower levels of vegetation and an increased prevalence of rocky outcrops.

Moderate levels of vegetation are present within both the public and private realm. Formalised footpaths and lower levels of irregular street tree planting contribute to a greater sense of formality in this area.

Dwellings are built to take advantage of the landscape, sited on steep hills, with some dwellings sinking below the street with their roof lines at eye level.



The background image shows a waterfront residential area. In the foreground, there is a body of water with ripples and reflections of light. In the middle ground, there are several houses with varying architectural styles, some with gabled roofs and others with more modern designs. The houses are surrounded by lush green trees and vegetation. The sky is clear and blue. The overall scene is a peaceful, scenic view of a coastal or lakeside neighborhood.

### Preferred Character Statement

New development will reflect the scale of existing dwellings, using contemporary facade articulation and a consistent palette of muted or natural materials. Existing subdivision patterns featuring large, longer lots will be retained to allow for the retention of remnant vegetation, as well as the continued planting of native vegetation. Buildings will be designed to sit within the landform and not extend beyond the existing tree canopy, and minimise site coverage.

New development will ensure that buildings are designed to respond to the sloping to steep topography of the area.

New development will be sited to retain the public views to the water where they are present.

Fencing will be incorporated into the landscape design or are low and permeable, allowing for views through to dwellings and front garden areas.

## Design Guidelines

Design Variable	Character Element	Objective	Design Response
<b>Scale</b>	<b>Building height and form</b>	To ensure that new buildings and extensions do not dominate the streetscape and the wider landscape setting.	<ul style="list-style-type: none"> <li>• New development should complement the predominant building height, building forms and siting of existing dwellings.</li> <li>• Buildings should be designed to follow the topography of the land, and minimise the need for cut and fill throughout the site.</li> <li>• New buildings at or near ridgelines should be designed and sited below the height of trees along the ridgeline, as viewed from both the street and the Georges River.</li> </ul>
<b>Distribution</b>	<b>Gardens and landscaping</b>	To maintain and enhance the native vegetation dominated vistas, streetscapes and predominantly vegetated rivers edge.	<ul style="list-style-type: none"> <li>• Retain existing canopy trees and understorey planting wherever possible (Locate footings outside tree protection zone). If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for replacement planting of native trees that will grow to a mature height similar to the mature height of the tree to be removed.</li> <li>• Prepare a landscape plan to accompany all applications for new dwellings that utilise appropriate native species.</li> <li>• Plant vegetation around dwellings, including trees.</li> <li>• Provide for one area within the front and rear (river frontage) set back with minimum dimensions of 5m x 5m, to accommodate at least one canopy tree.</li> <li>• Provide landscaping along shared driveways to soften the appearance of buildings.</li> </ul>
	<b>Siting and setbacks</b>	To maintain and reinforce the predominant rhythm of dwelling spacing within the streetscape, while enabling tree planting.	<ul style="list-style-type: none"> <li>• Buildings should be set back from side boundaries to enable the provision of landscaping and provide intermittent views through to the river from the street.</li> <li>• Orient dwellings to address the street and the rivers edge.</li> <li>• If more than one detached dwelling is proposed on a lot, provide sufficient separation between each dwelling to allow for the planting of small to medium trees and understorey vegetation.</li> </ul>
<b>Materials and Details</b>	<b>Front fencing</b>	To maintain the openness and minimal delineation between public and private areas of the streetscape.	<ul style="list-style-type: none"> <li>• Provide no or a low front fence up to 1.2m in height.</li> </ul>
<b>Access and Connection</b>	<b>Garage storage and vehicle access</b>	To minimise the dominance of car parking access and structures.	<ul style="list-style-type: none"> <li>• Locate garages and carports behind or in line with the front dwelling façade.</li> <li>• Provide only one vehicular crossover per typical site frontage.</li> <li>• Minimise paving in front and rear garden areas.</li> </ul>

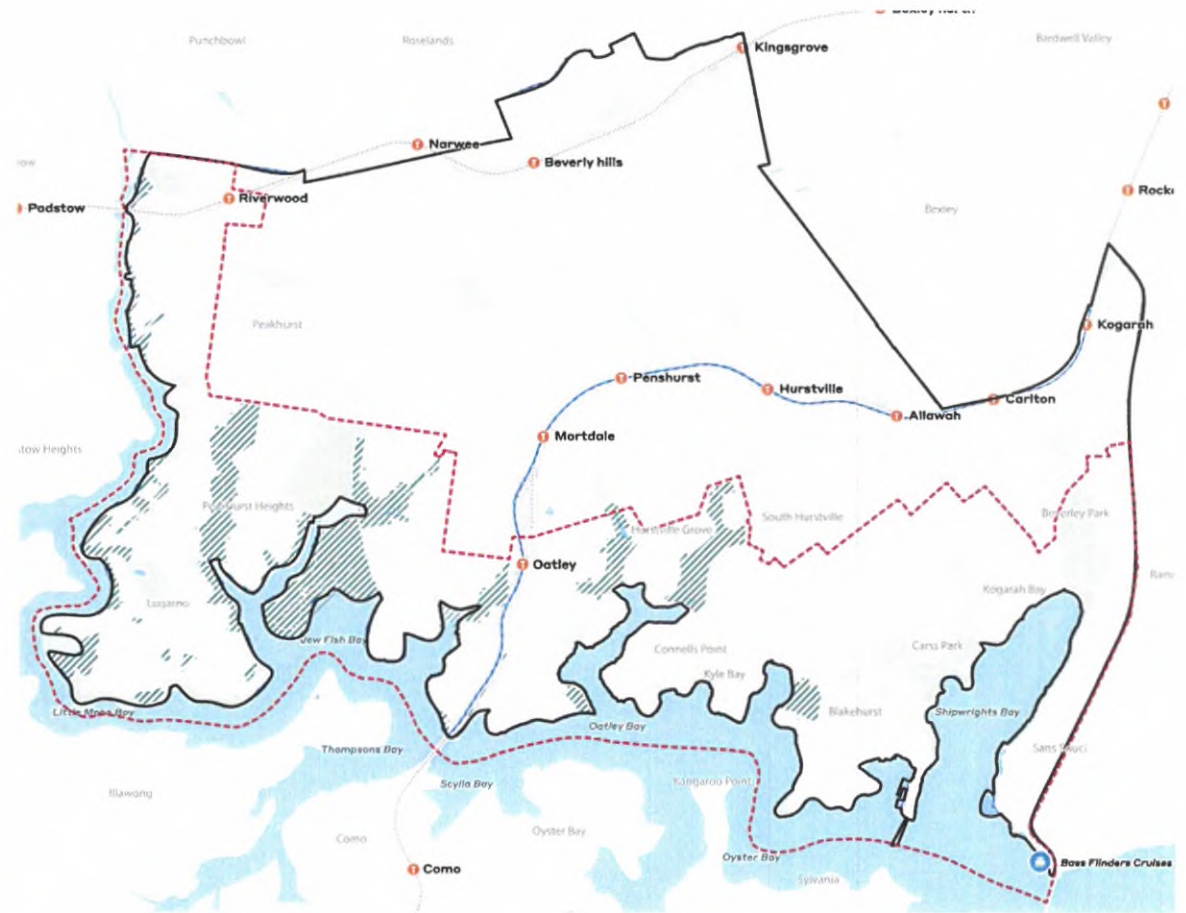
# Local Character Statement for the Open Space Naturalistic Local Character Area

Category of Local Character Area: Maintain

## Description

Open Space: Naturalistic areas consist predominantly of highly vegetated, passive open spaces with limited to no facilities present. Vegetation within these areas generally includes high levels of ground cover vegetation including bushes and grass, as well as a significant number of canopy trees that contribute to the overall character of Georges River. Low levels of remnant Swamp Oak Floodplain Forest, Coastal Enriched Sandstone Dry Forest and Remnant Swamp Sclerophyll Forest on Coastal Floodplains are present in some locations within this area.

These areas are located along ridgelines within close proximity to, or abutting Georges River.



A scenic landscape photograph showing a grassy field in the foreground, a line of trees in the middle ground, and a river or lake in the background under a clear blue sky. Power lines are visible at the top of the image.

### Preferred Character Statement

Open Space Naturalistic areas will retain a semi-secluded feeling, set within a distinctive landscape setting through the presence of indigenous vegetation, shrubs, steep topography alongside the banks of the Georges River.

Public realm improvements will be minimal, and will maintain the natural setting of the area. Any improvements will appropriately minimise any disturbance on the ground, and to vegetation.



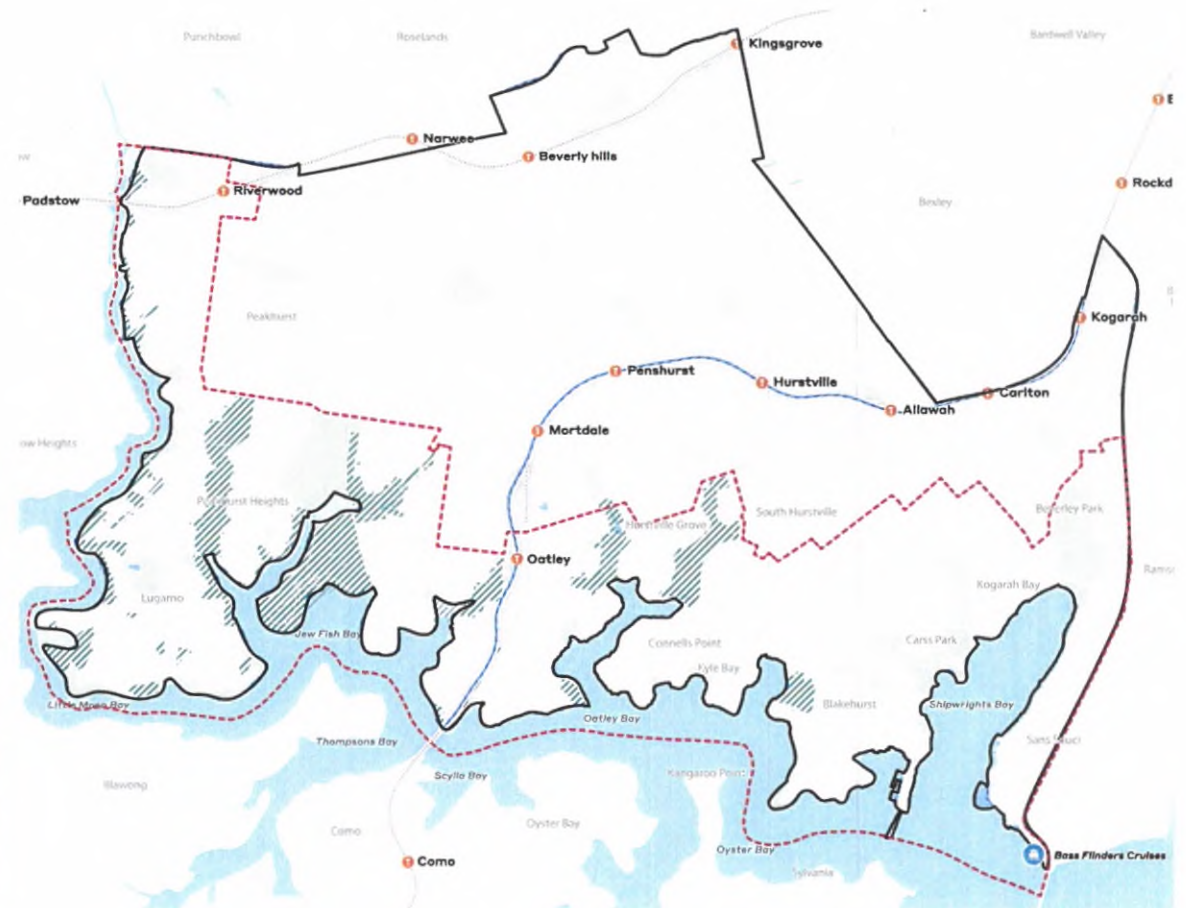
# Local Character Statement for the Open Space Semi-Naturalistic Local Character Area


Category of Local Character Area: Enhance

## Description

Open Space: Semi Naturalistic areas consist predominantly of well vegetated, passive and active open spaces that generally include community facilities such as sports grounds and boating ramps. These areas include medium to high levels of vegetation generally consisting of canopy trees and vast grassy fields. Low levels of remnant Swamp Oak Floodplain Forest, Coastal Enriched Sandstone Dry Forest and Remnant Swamp Sclerophyll Forest on Coastal Floodplains are present in some locations within this area.

These areas are often landlocked, but can also be located along an interface with Georges River.





### Preferred Character Statement

Open Space Semi-Naturalistic areas offer the local community a range of formal and informal recreation and opportunities including walking, exercising, playground use and picnicking.

These areas will continue to accommodate formal and informal activities while ensuring that any improvements reflect and enhance the openness and accessibility of the area while complementing the vegetated surrounds.