

56.02 COMMUNITY DESIGN

56.02-1 Residential character and identity objective

To design residential areas that promote community development through the creation of neighbourhood focal points and a sense of local character and identity.

Standard C1

Subdivision layouts should give a residential environment a strong and positive identity by responding to site characteristics, its setting, landmarks and views, and through the street and open space networks.

Neighbourhood identity should be reinforced by locating focal points for community and retail facilities within reasonable walking distance of most residents.

Subdivision layouts:

- Must respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme.
- Must respond to and integrate with the surrounding urban environment.
- Should encourage development to front major streets, through the use of service roads or side or rear access.

56.02-2 Planning for movement objective

To provide a movement network that establishes good internal and external access for residents, maximises safety, encourages public transport patronage and minimises the impact of through traffic.

Standard C2

The movement network should be designed to:

- Ensure vehicles are able to move in a convenient, logical, safe and efficient manner.
- Provide a high level of access within a residential area and have good connections to external routes.
- Slow traffic within residential areas and divert through traffic to desired routes.
- Respect the existing or preferred neighbourhood character and maximise residential amenity.
- Provide a safe, accessible, convenient, efficient and logical pedestrian and bicycle network.
- Provide opportunities for public transport.
- Ensure emergency and service vehicle access to all developments.

56.02-3 Environmental sustainability objective

To facilitate an environmentally sustainable approach to urban development by minimising fossil fuel use, protecting environmental assets and providing for higher densities.

Standard C3

Street layouts and lot densities should be designed to minimise fossil fuel use by reducing local vehicle travel distances, maximising public transport effectiveness and encouraging walking and cycling to daily activities.

Street and lot layouts should enable efficient provision of physical services.

Street and lot dimensions should facilitate the siting and design of dwellings to minimise fossil fuel use and maximise use of passive solar energy.

Subdivision layouts should:

- Retain significant vegetation and habitat areas.
- Incorporate natural and cultural features.
- Minimise soil erosion.
- Encourage on-site water retention.
- Avoid inappropriate development on floodplains.
- Use drainage methods that protect and enhance streams.

56.02-4 Residential diversity objective

To provide residential areas that meet the diverse needs of the community with a wide choice in housing and associated public and commercial uses.

Standard C4

The design of neighbourhoods should:

- Provide for a variety of housing types and other compatible land uses.
- Be arranged to encourage provision of local services, facilities and employment, in a manner that minimises land use conflicts.

A mix of lot sizes should be provided within neighbourhoods that includes smaller residential lots and lots suitable for integrated medium density housing in areas close to services, public transport and public open space.

56.02-5 Public open space objective

To provide a public open space network, including appropriate land for recreation, that can meet the diverse needs of today's residents and be adapted to the needs of future users.

Standard C5

Public open spaces should be located and designed to:

- Improve the legibility and character of the development.
- Provide for a range of uses and activities.
- Promote on-site infiltration of stormwater run-off.

56.02-6 Safety and security objective

To enhance the safety and security of residents and property in residential areas by reducing the potential for crime and vandalism.

Standard C6

Subdivision layouts should:

- Provide for public surveillance of streets and public open spaces by:
 - Orienting lot frontages to streets and public open spaces.
 - Providing streets on public open space boundaries.
- Locate open space and community facilities at focal points that are easily observed by surrounding and passing residents.
- Locate pedestrian and bicycle paths along streets fronted by dwellings.
- Avoid creating areas of poor surveillance on routes to and from public transport.

56.02-7 Environmental constraints and bushfire hazard objective

To ensure that the design of residential areas takes into account environmental constraints including soil erosion, flooding and bush fire hazard.

Standard C7

Subdivision layouts should:

- Avoid inappropriate development on land subject to flooding.
- Minimise soil erosion.
- Retain significant vegetation and habitat areas.
- Incorporate natural and cultural features.
- Encourage on-site water retention and use drainage methods that protect and enhance streams.

The layout of subdivisions abutting long term non-urban areas or conservation areas that are of high bushfire hazard should ensure that:

- Streets are located, connected and designed to allow safe and efficient movement of fire emergency vehicles.
- Lots are configured to facilitate siting and design of dwellings incorporating bushfire protection measures.