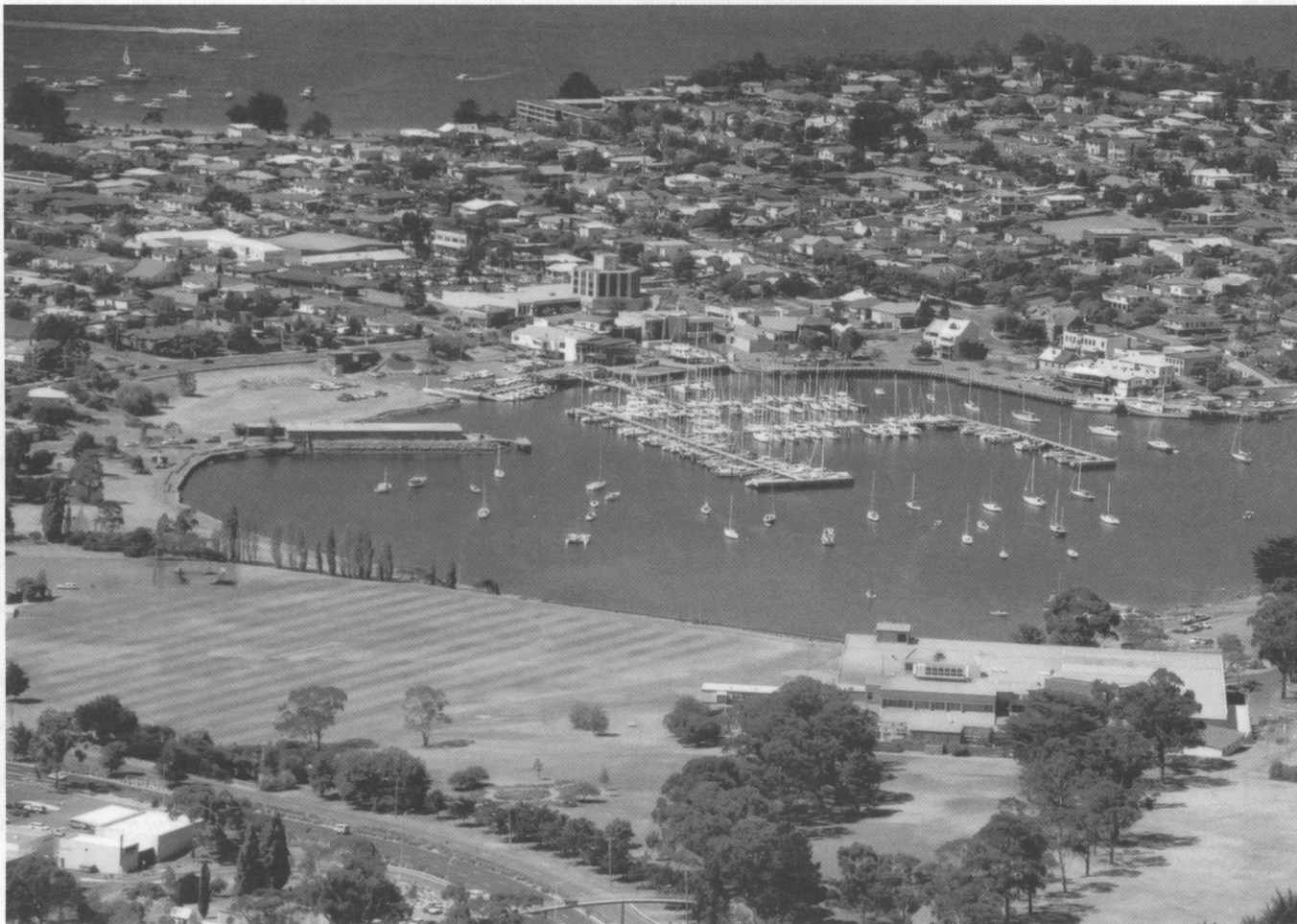


Kangaroo Bay Future Development Precinct Urban Design Guidelines

Character Statement



Most Important Characteristics

- Varied uses and forms contributing to a richness of experience
- Orientation of the precinct to face Kangaroo Bay

Desired Design Response

- New development should reflect the main themes of an extended village ambience with a marine theme



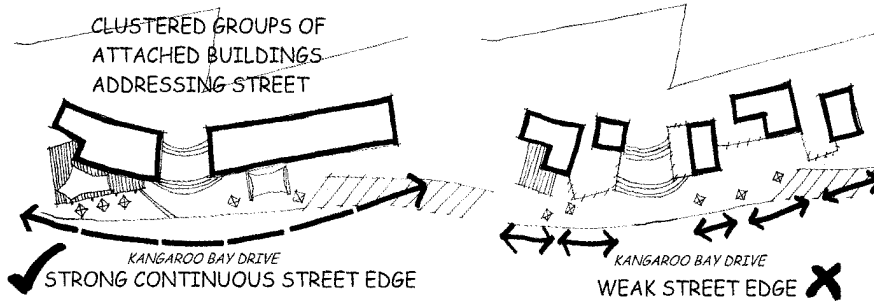
Component	Objective	Design Response	Avoid
Design Approach for New Building Stock	<p>To create a streetscape to Kangaroo Drive that is attractive and people focused.</p> <p>To encourage and recognise road hierarchies and placement of buildings that help the casual policing of public open spaces.</p> <p>To ensure variety in developments.</p> <p>To encourage clear orientation to both private and public access points.</p> <p>To ensure graffiti free environments.</p>	<ul style="list-style-type: none"> • Row or linear developments addressing Kangaroo Bay Drive with access ways allowing both local access and vistas through to the Bay and the recreation facilities. • Promote views to Kangaroo Bay and its recreation areas from developments, including west facing balconies and major windows with views to the street. • Allow breakout external space for each commercial address and private open space per accommodation unit. • Use fenestration, illumination, position of private spaces, design of landscaping etc to be individual and diverse. • Increase building legibility at entrances and access points including public through ways, using scale, colour, materials, textures and form. • Increase building scale and street planting at entrances and access points, including public through-access. • Develop the streetscapes and built edges using high levels of texture, and differing materials and colours. 	<ul style="list-style-type: none"> • Single detached buildings with varying setbacks and facade treatments presenting a weak edge to the street. • Completely introverted envelopes and outdoor spaces.
Position on the Site	<p>To ensure an attractive streetscape.</p> <p>To preserve good views through the site and visual access into development from street level for commercial developments.</p> <p>To ensure common outlooks, not focussing on adjacent side boundary neighbours.</p>	<ul style="list-style-type: none"> • Provide street level access to development when topography allows. • Contain development height to single storey above the highest point of the building envelope above ground level. • Low impact development on directly adjacent residential areas. 	<ul style="list-style-type: none"> • Over emphasis and excessive influence of vehicles. • Reduced visual amenity of residences, within the precinct and to the east. • Loss of privacy between development neighbours, due to side boundary overlooking. • Overbearing mass to residential neighbours.
Height, mass and building form	<p>To ensure that development enhances streetscape.</p>	<ul style="list-style-type: none"> • Minimise the height of new structures to 2 storeys above pedestrian paving level. • Transparent street envelope with lightweight frames and glazed infill for commercial uses. Other development types to use opaque infill for privacy. • Eaves overhangs and seasonal devices to control solar gain and afternoon sun glare. • 4 star nathers rating required. • Main roofs to be of low pitch to accommodate sightlines overhead. Exception to be made for small roofs at entrances, roof lights, verandahs etc. 	<ul style="list-style-type: none"> • Defensive building envelopes. • Overheating buildings which don't reflect the change in seasons. • Reduced vistas.
Address, entry orientation, and street amenity	<p>To ensure pedestrian amenity is maintained, through the richness of journey, to the entrance of developments and the public space beyond.</p>	<ul style="list-style-type: none"> • Buildings to respond to the immediate orientation, placefull opportunities and desired future character values. • Use orienting forms, devices, and landscaping elements that respond to the public landscaping, public spaces and the Boardwalk. • Visually porous entries to development of non residential use to encourage patronage of goods and services within. • Outdoor spaces and balconies to address Kangaroo Bay Drive. 	<ul style="list-style-type: none"> • Poor orientation or shelter for visitors and development users. • Non porous entries; blank walls; small upper level windows along the street property line. • Introverted outdoor areas
Interface	<p>To develop a strong link between development and recreation activities</p>	<ul style="list-style-type: none"> • Allow ease of movement between private and public realms as much as possible. • Provide for casual policing by overlooking of public areas. • Allow movement between public and private zones. 	<ul style="list-style-type: none"> • Built edge to Kangaroo Bay Drive that is accessed from rear of development. • Streetscape treatments that create hidden places, physically separated from adjacent uses or developments.

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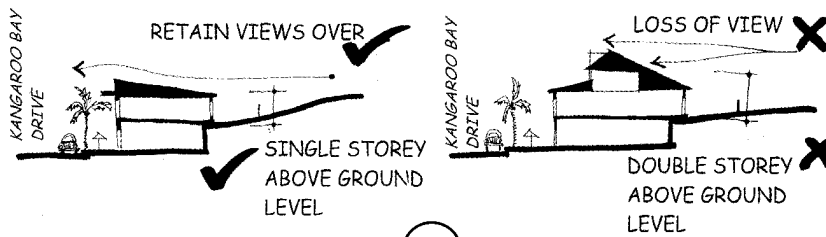
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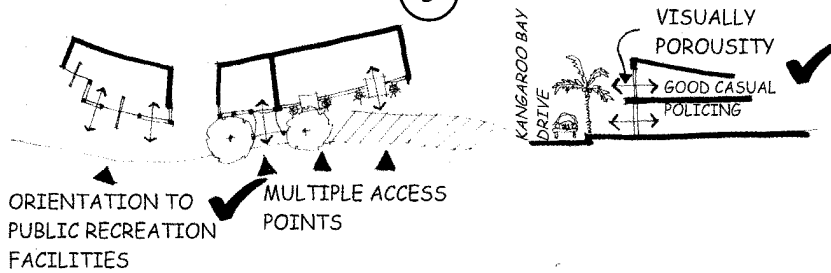
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Explanatory Statement:

The illustrations demonstrate the application of Character Guidelines for particular development scenarios.

Character Statement

Era and Style of existing development

This precinct is a gateway to Kangaroo Bay. The precinct abuts existing building stock within the precinct is predominantly post-World War 2 residences, mostly only single storey. There are some second-storey additions, generally dating to the last decade. The building forms have roofs that are dominantly hipped or gabled, with out-building having simple skillion roof forms. The precinct also abuts open and recreational spaces.

Materials

The structures of adjacent homes are a mixture of weatherboard and masonry veneer construction, with corrugated iron roofs.

Topography

The precinct lies at the base of the greater Derwent Valley, and includes some area of land fill.

Adjacent Habitat and Wildlife Corridors

This is an urban environment. There are native and introduced species of bird life that make use of the native and exotic domestic plantings within the precinct.

Vehicle Access and Storage

Vehicle access is available from Kangaroo Bay Drive. Public carparking is available along Kangaroo Bay Drive and adjacent Bellerive Yacht Club.

Other Characteristics

Vegetation Cover

The gardens are planted with natives and exotics. The gardens tend not to be densely planted, with large areas of mowed grass.

Adjacent Pattern of Subdivision

Frontages range in size as do lot dimensions. The precinct is set out in a linear pattern that address Cambridge Road and the adjacent cul-de-sac. Internal sites fill the gaps.

Street Trees

There is no formal street planting.

Kerbs, Channels, Footpaths And Nature Strips

Kerbing is standard square concrete profile on both sides of the street. There are made footpaths, 1.2 metres wide on the east side of Cambridge Road, without nature strips extending to the road edge.

Community Issues

Valued Character

The following characteristics contribute to the excellent opportunities for tourism and recreation based development, combining with increased opportunities for residential access to Kangaroo Bay:

- Proximity to Kangaroo Bay, and its recreation facilities.
- Proximity to shops and transport.
- Good solar aspect.
- Views to the west, and the Derwent River.

The land identified for development is directly adjacent to Kangaroo Bay Drive, close to recreational activities and is below the sightlines from the surrounding residences.

The land in this precinct would also link the Kangaroo Bay recreation activities with the Central Business District of Rosny. Future developed building stock should aim to enhance this link, with facilities such as hotel or self contained unit accommodation and hospitality related facilities.

Threats to Valued Character

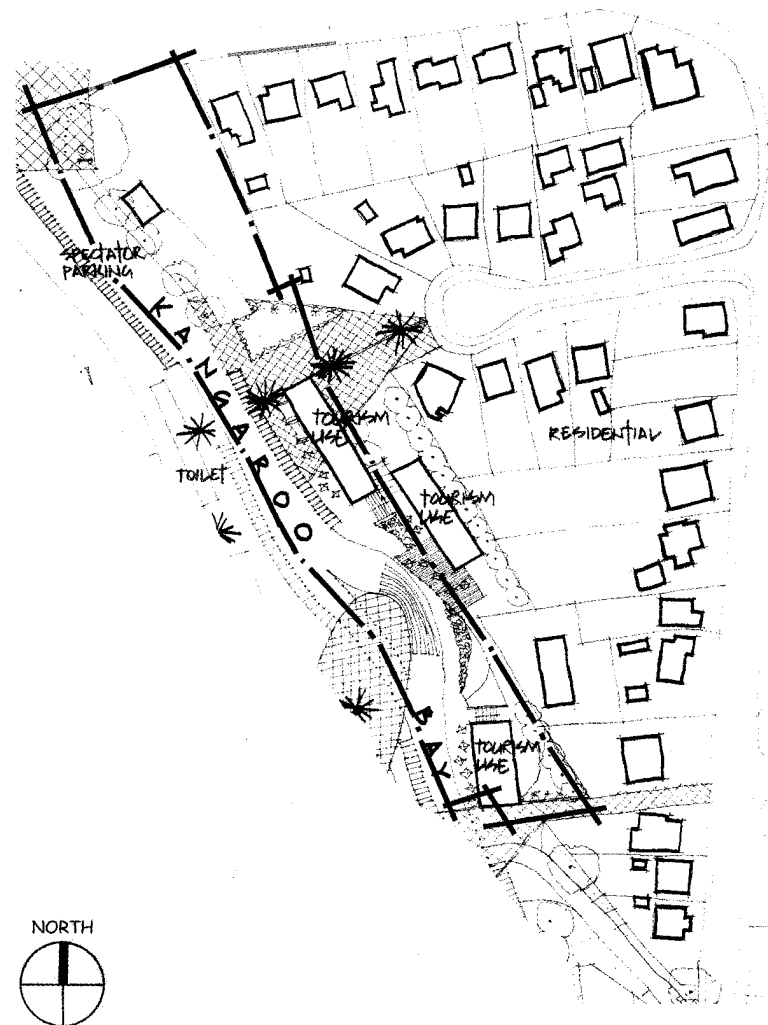
- Reduced public access from the precinct to Kangaroo Bay recreation facilities.
- Blocked or compromised views to Kangaroo Bay.
- New development that does not respond to the identified values and community consultation outcomes.
- Mock historical developments that diminish the value of the adjacent historical building stock.
- Bland development that is not diverse.

Statement of Desired Future Character

The precinct's valued residential character, public access, and patronage is to be retained and enhanced by the following:

- A united pedestrian journey from the Rosny Park Shopping Centre through this precinct to the adjoining Marine Development Precinct.
- Accessible recreation facilities for visitors and locals.
- Enhanced public amenity for all age groups, and increased public safety, including casual public policing.
- Improved visitor parking to serve the precinct.
- Character that reacts to the changes of the seasons in terms of both landscaping and the built fabric, such as through screening, operable shading, wind shelters etc.
- A strong relationship to the maritime and recreational theme of the area.

Precinct Plan



Legend

	Hard Landscaping		Summer Canopy
	Trees		Building Footprint
	Carparking		Precinct Border

Explanatory Statement:

The Precinct Plan illustrates possible outcomes from the application of the Urban Design Guidelines. The Character Guidelines may also be used to achieve alternative outcomes.

The guidelines in this brochure are used by the Clarence City Council in the assessment of Planning Applications, for permitted and discretionary uses in the area where they apply.

These Guidelines also identify some non-private sector objectives to help illustrate the broader context of any development application. Please discuss these Guidelines and the Planning Scheme with a Council Planning Officer before you purchase land, start a design, or lodge a planning application.

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