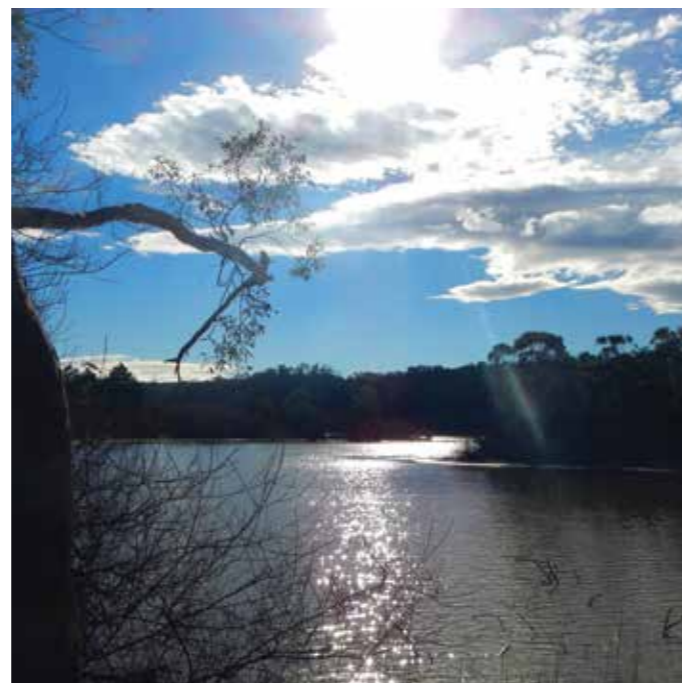


| | | |
|---|---|--|
| <p>To provide lot sizes that are in keeping with the bushland character of the area, and enable appropriate built form responses to slope</p> | <ul style="list-style-type: none"> Larger lot sizes will be supported in the Thompsons Bay neighbourhood to enable greater spacing between houses, and larger setback for gardens/landscaping, consistent with the bushland character. For lots that are affected by significant slope, deeper lots are encouraged that enable more creative built form design responses. Building design guidelines are recommended that require minimal use of extensive cut and fill and retaining walls for lots affected by slope. | <p>Avoid use of small lots that do not enable wide spacing of houses and large front setbacks for gardens.</p> <p>Avoid use of battleaxe lot arrangements where possible.</p> |
| <p>To orient lot frontages to the primary movement network, passive open space, the Rail Trail, waterways and landscaped, character streets</p> | <ul style="list-style-type: none"> Orient lots so as to maximise frontage to open space areas (including waterways and the Rail Trail). | <p>Avoid backing on or sideage to open space areas and key streets. Where backing on is unavoidable, seek to minimise the extent, and avoid enclosing transmission easement/drainage corridors on more than one interface with rear/side fences.</p> |
| <p>Landscaping theme</p> | | |
| <p>To provide a landscaping theme across the neighbourhood that reflects the bushland character</p> | <ul style="list-style-type: none"> Landscaping of streets and open space should be informal in structure and composition, consistent with bushland character. Use of native species and planting in non-uniform groupings within open space and streetscapes is encouraged. Use of consistent suite of lighting and furniture across the neighbourhood. The first developer in the neighbourhood must submit a proposal regarding proposed lighting and furniture for approval. All subsequent developers will be required to adopt this theme (unless otherwise approved by the responsible authority). | <p>Avoid formal and regular spacing of trees within streets and open space areas.</p> |
| <p>Stormwater</p> | | |
| <p>To provide appropriate street alignments and space for overland flows</p> | <ul style="list-style-type: none"> Align streets and pedestrian links to carry overland flows, where appropriate, to drainage treatment infrastructure. | <p>Avoid the need for distributed drainage treatment systems.</p> |
| <p>Identity</p> | | |
| <p>To reference Aboriginal names when naming places and spaces within Thompsons Bay</p> | <ul style="list-style-type: none"> Consider use of local and relevant Aboriginal names for new street (where compliant with Guidelines for Road Names), parks and other features within the western part of the neighbourhood. | |



Thompsons Bay Existing Conditions

THOMPSONS BAY

Neighbourhood Character Statement

Lake Narracan Precinct Structure Plan

July 2016

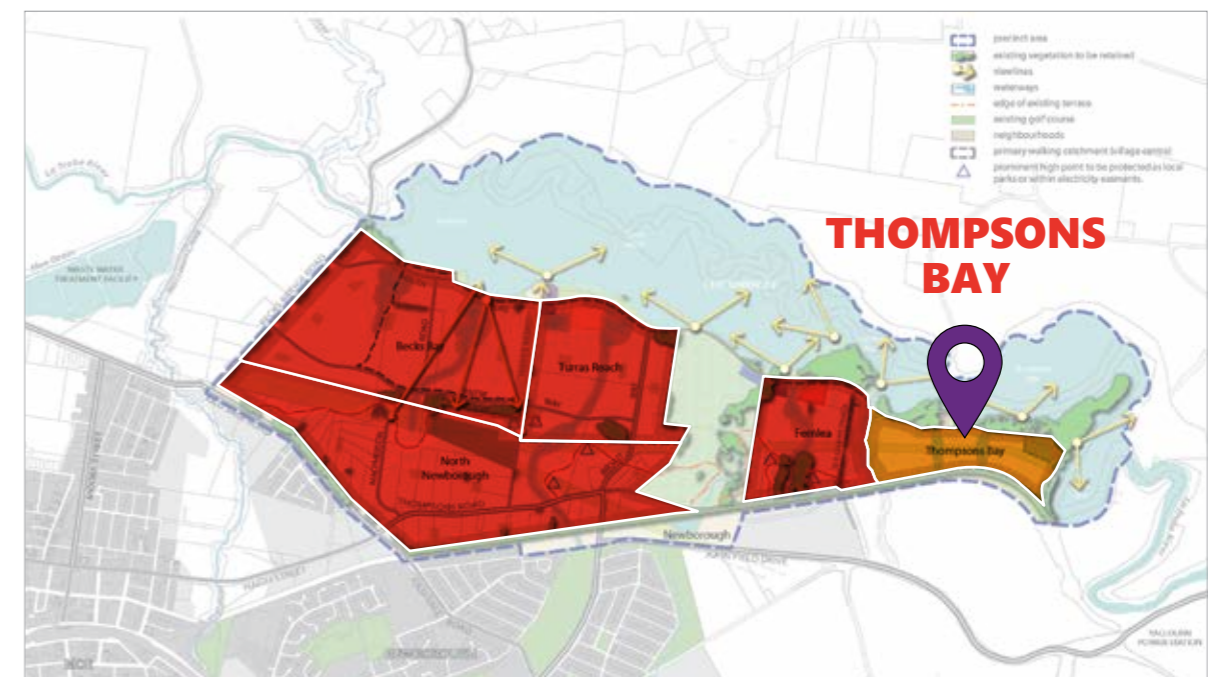


Figure 1 Lake Narracan Neighbourhoods

THOMPSONS BAY OVERVIEW

The Lake Narracan Precinct Structure Plan is made up of six neighbourhoods, each comprising unique landform and site features, and each planned to display a distinct character.

The PSP requires that a Neighbourhood Character Statement is prepared to the satisfaction of Latrobe City Council for the relevant neighbourhood (refer to **Figure 1**) prior to submission of the first application for development within the neighbourhood.

An application for subdivision must demonstrate how the development responds to the Neighbourhood Character Statement.

What is a Neighbourhood Character Statement?

Neighbourhood character is made up of the cumulative contribution of the buildings, streets, open space, landscaping, infrastructure and natural features of the public and private realm within an area.

In a new growth area, character emerges as part of the subdivision design and delivery process, and should have regard to both the existing site features and the planned conditions of the neighbourhood. Character also changes over time as houses are built, and as the neighbourhood matures.

It is important to articulate a preferred neighbourhood character, to provide guidance to developers, and to ensure that a cohesive character is able to emerge over time.

This Neighbourhood Character Statement sets out the preferred character of Thompsons Bay. It identifies key objectives for a number of elements that influence neighbourhood character. It also identifies preferred design responses, and responses that should be avoided.

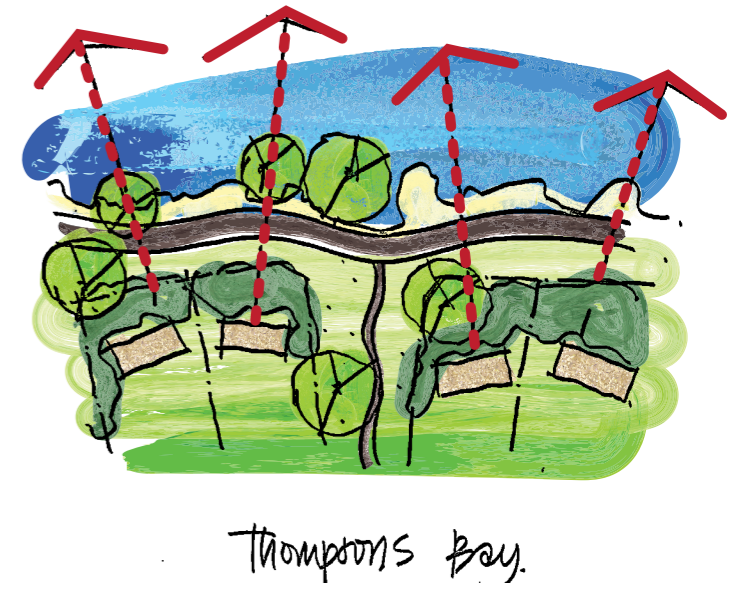
Preferred Neighbourhood Character for Thompsons Bay

Thompsons Bay is the most easterly and remote neighbourhood within the Lake Narracan PSP area. The neighbourhood sits as a discrete residential 'pocket', surrounded by native vegetation along the Lake Narracan foreshore and the Moe-Yallourn Rail Train, with limited through accessibility.

The character of the Thompsons Bay neighbourhood will be influenced by the bushland setting and the steep topography in places, with larger lots and a more informal, natural and meandering subdivision pattern and landscaping theme.

Open spaces and pedestrian linkages, including the vegetated foreshore, drainage reserve and Rail Trail, will provide opportunities for high amenity outlook from residential blocks, and a connected network of shared paths.

Lots and streets will be oriented to avoid direct views to transmission pylons where possible.








Existing Conditions

Thompsons Bay is bounded by Lake Narracan (with a local access street interface and extensive vegetated forshore area), the Moe-Yallourn Rail Trail, and a north-south drainage line. The neighbourhood is the most easterly of the PSP and most remote from the existing neighbourhoods of Moe and Newborough, and the village centres proposed within the PSP.

Thompsons Bay comprises a single developable parcel, however, is narrow and irregularly shaped, bisected by an east-west transmission easement, and crossed by three north-south drainage lines. A ridgeline extends in an east-west direction across the neighbourhood. Collectively, these site influences place constraints on development outcomes.

While having extensive frontage to Lake Narracan along the neighbourhood's northern and eastern boundaries, access and waterfront views are limited by the presence of extensive native vegetation.

Key influences of the precinct (see Figure 2)

-  **Limited views and road access** to Lake Narracan foreshore
Extensive views to native vegetation and habitat
-  **Moe-Yallourn Rail train** (shared path)
Lined by extensive native vegetation
-  **East-west transmission easement** located atop prominent ridgeline
Need to avoid viewlines to pylons
-  Three **north-south drainage lines**
Opportunity for open space outlook and open space connectivity
-  Existing and planned **site features** (transmission easement, trees, drainage reserve, ridgeline) create a series of small, irregularly shaped residential areas
Site responsive design of great importance in this location

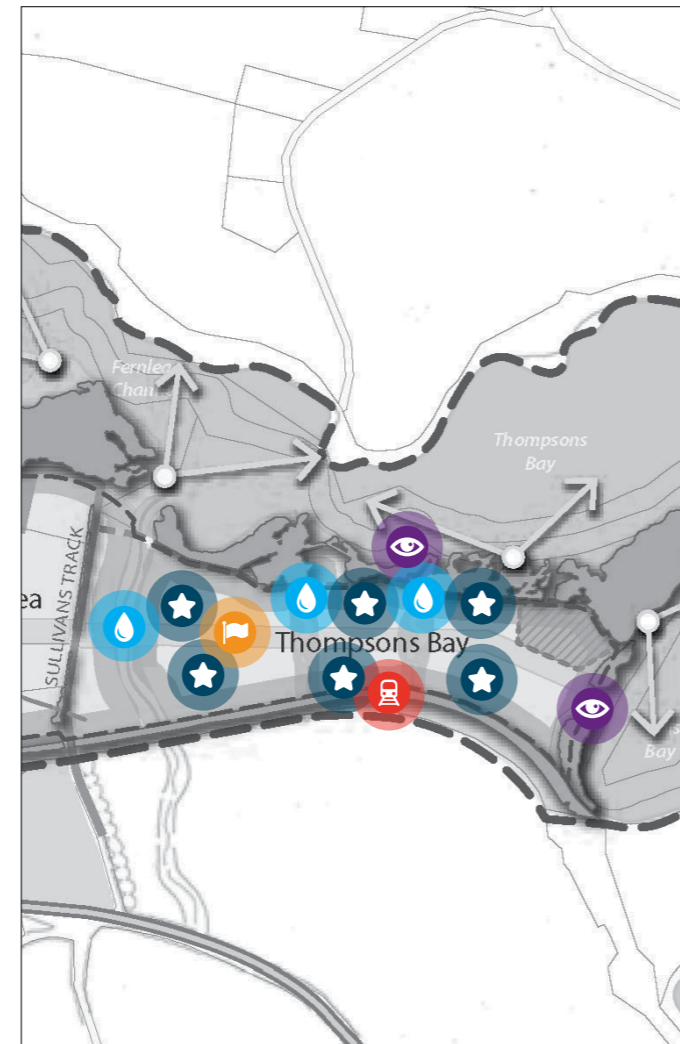


Figure 2: Thompsons Bay Existing and Planned Features

Neighbourhood Guidelines

| Objective | Design Response | Avoid |
|--|---|---|
| Subdivision Pattern + Design | | |
| To align streets to provide views to key features, such as the drainage reserves, Lake Narracan and the Rail Trail | <ul style="list-style-type: none"> Provide for a balance of streets that: <ul style="list-style-type: none"> 'grain' toward key views Where possible, align streets to provide views between 'openings' in vegetation towards water Provide a high value housing interface and outlook to attractive spaces and views. | <ul style="list-style-type: none"> Avoid directing street views, particularly from non-standard streets, towards electricity transmission pylons Avoid long extents of rear fences to key open spaces, such as the drainage reserve, Lake Narracan and the transmission easement. |
| To provide a subdivision pattern that is consistent with the bushland character of the neighbourhood | <ul style="list-style-type: none"> Use of non-standard and rural streetscapes (refer to the PSP) will be supported. | |
| To incorporate neighbourhood design elements that respond to existing and planned site features and where possible, references the previous township of Yallourn | <ul style="list-style-type: none"> Use of non-standard and rural streetscapes (refer to the PSP) will be supported. A subdivision pattern based on a grid that is modified to include more organic/meandering street alignments is supported. Road alignments should have regard to the topography. A combination of roads aligned with contours, and roads running against contours will require different lot and housing design responses when accommodating slope. | <ul style="list-style-type: none"> Avoid a conventional rectilinear gridded, or curvilinear subdivision design that does not respond to site features. Avoid extensive use of long cul de sac (court bowls). Where court bowls are unavoidable, limit their length. |
| To incorporate native vegetation to be retained within the public realm (open space and streetscapes) | <ul style="list-style-type: none"> Align streets, and provide widened cross-sections as required, to protect native vegetation identified for retention (refer to PSP). | <ul style="list-style-type: none"> Native vegetation within private lots will not be considered protected. An alternative is required that ensures the full Tree Protection Zone is protected within public land, and not disturbed by infrastructure works. |
| Lots and Density | | |
| To provide active built form interfaces to open space, waterways (drainage), the Lake Narracan foreshore and the Rail Trail | <ul style="list-style-type: none"> Housing should front onto open space, waterways and the Rail Trail, either via a frontage road, or via direct frontage. | <ul style="list-style-type: none"> Avoid backing on or sideage to key interfaces. Where sideage is unavoidable, Urban Design Guidelines should be implemented that provide direction about low scale, rural fencing to open space and vegetated areas. |