

4.0 General Controls and Guidelines

Large Trees Diameter up to 16m	150m ³	1.3m	10m x 10m
Medium Trees Diameter up to 8m	35m ³	1m	10m x 10m
Small Trees Diameter up to 4m	9m ³	800 mm	3.5m x 3.5m
Shrubs		500 – 600 mm	
Ground Cover		300 – 450 mm	

Fences and Walls

25. Unless otherwise stated in the Precinct Controls, the maximum height for a front fence is 1.2m from the finished footpath level of the adjoining street.
26. Design fences to be durable, easily cleaned and graffiti resistant.
27. Do not create long, blank fences.
28. Design fences to highlight building entrances and allow for outlook and casual street surveillance.
29. Design fences to be integrated with the building and landscape design through the use of common materials and detailing, and to be part of a suite of fences in the street.
30. Innovative landscaped and planted solutions are encouraged for sustainability and to create a pleasant, shady ambience.

4.10 Community Facilities

To implement the Community Facilities Strategy for Master Plan 2030 (2018 Review) and ensure suitable community facilities are available at required times to support the growing community:

4.10.1 Controls

1. Implement the community facilities as shown in *Figure 4.9 Community Facilities Plan* and *Table 4.15 Community Facilities and Services Phasing* below:





Table 4.15 Community Facilities and Services Phasing

Proposed Community Infrastructure	Implementation Phase
Combined branch Library and Multi Purpose Community Centre	Short to Medium Term
Child Care Centres	All Phases
Local Open Space	Medium to Long Term
Active Open Space	All Phases
Public Transport Programs	All Phases

4.0 General Controls and Guidelines

Figure 4.9 Community Facilities Plan



- Key**
-  Parks
 -  Community Facilities (Possible Locations)
 -  School (Possible Locations)
 -  Childcare Centres (Possible Locations)

