

KEY EXISTING CHARACTERISTICS

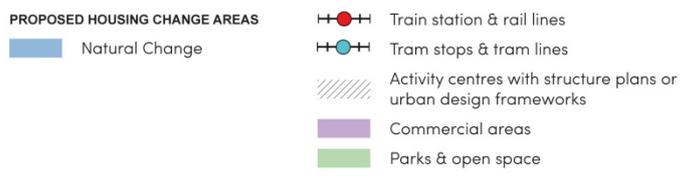
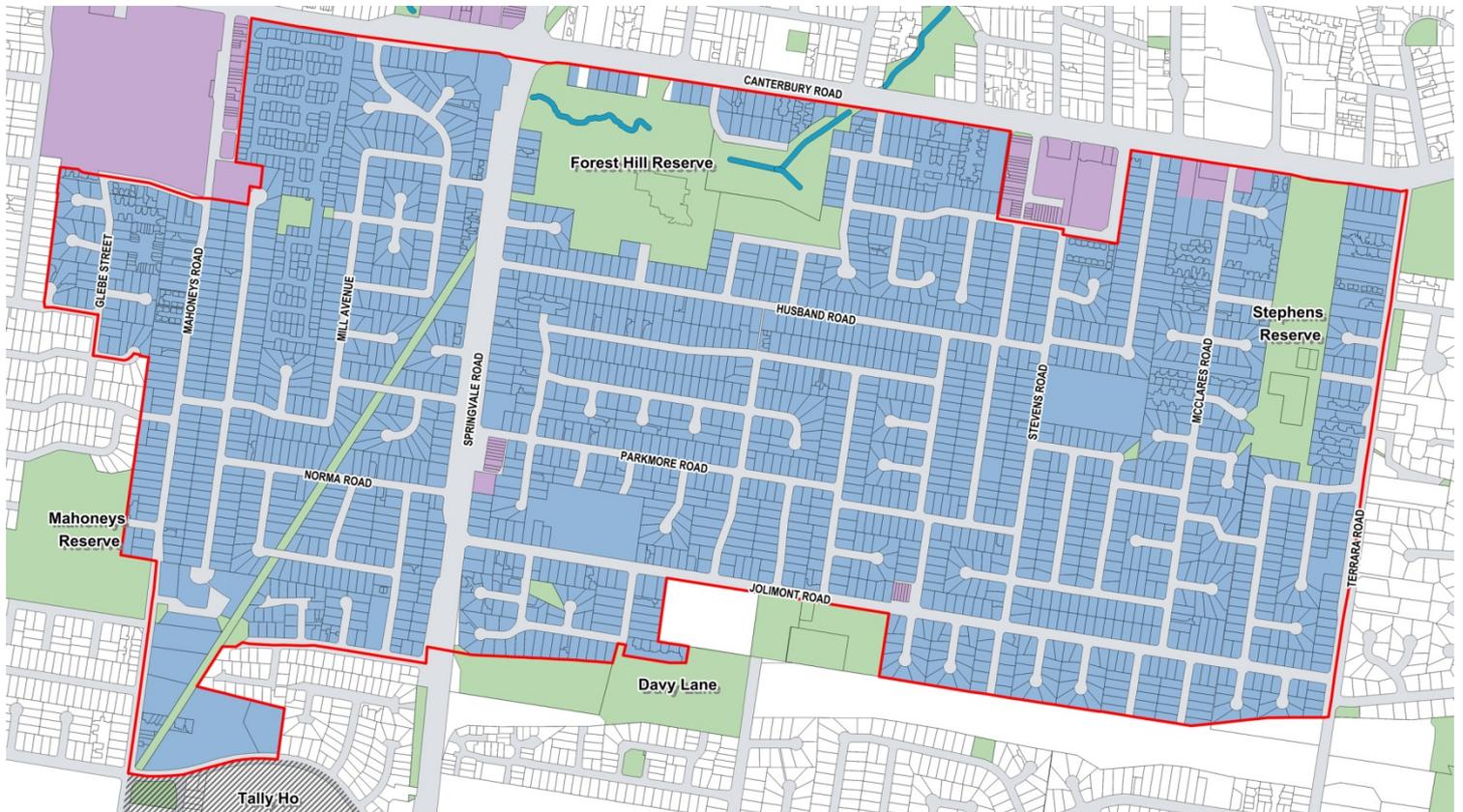
- Architecture is predominantly 1960s to 1980s in style, with double and triple fronted cream and orange brick veneer with pitched roofs. Some pockets of more contemporary style infill are visible.
- Building material is predominantly brick with tiled roofs.
- Dwellings are predominantly single storey and standalone.
- Front setbacks are between 7 and 8m, with 1-3m setbacks from both side boundaries.
- Garages and carports are usually located behind the front setback, along one side boundary with a single crossover.
- Front fences are nonexistent or low (up to 0.8m) and generally constructed of brick.
- Gardens are predominantly exotic, including shrubs, garden beds, lawns and canopy trees. There are some pockets of bushy gardens.
- Roads are sealed with upstanding kerbs and footpaths on both sides, except in new courts where rollover kerbs are used.
- Trees are informally planted with mixed species and sizes.
- A number of properties back on to, or look towards sporting fields and other reserves, generally of an open landscape character.
- The topography of the area is flat to rolling.

PREFERRED CHARACTER STATEMENT

The modest, pitched roof dwellings will sit within well-established garden settings and will not dominate the streetscape due to consistent siting patterns and substantial planting. The rhythm of dwelling separation will appear regular from the street, even with buildings occasionally built to one side boundary. The streets will have a spacious and leafy feel, which is complemented by tall trees in the public and private realm, visible front lawn areas due to the frequent lack of or low front fencing and grass nature strips.

Areas close to the Smart bus route (Natural Change with Access) will accommodate dwellings including medium density housing, with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.

PRECINCT MAP



CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
GARDENS & LANDSCAPING	<i>To maintain and strengthen the garden setting of the dwellings and the tree canopy of the neighbourhood.</i>	<ul style="list-style-type: none"> Retain established or mature trees and provide for the planting of new canopy trees and substantial vegetation. Locate footings and paved areas outside the root zone of established trees Prepare and implement a landscape plan that includes substantial trees and vegetation. Provide at least 30% of the site as permeable surface. Site coverage should not exceed 50% Provide space for an area with minimum dimensions of 5m x 5m, for open space to accommodate at least one canopy tree. Open space areas should be oriented to the north wherever possible. 	<ul style="list-style-type: none"> Removal of large, established trees. Loss of established vegetation. Inadequate space for trees/planting around buildings. Use of an easement or service area for the provision of space for a canopy tree.
	<i>To minimise the loss of front garden space and the dominance of car parking structures.</i>	<ul style="list-style-type: none"> Carports, garages and outbuildings should be located at least 1m behind the facade of the dwelling fronting the street. Provide only one vehicular crossover per typical site frontage. 	<ul style="list-style-type: none"> Car parking structures that dominate the façade or view of the dwelling from the street. Creation of new crossovers and driveways, or wide crossovers. Excessive areas of hard paving and driveways.
	<i>To ensure the provision of permeable and useable private open space for new dwellings.</i>	<ul style="list-style-type: none"> In addition to any new balconies or rooftops, private open space with a minimum dimension of 5m for each dwelling should be provided. This minimum private open space dimension does not apply in apartment developments. Private open space should be oriented to the north wherever possible and accommodate garden planting. 	<ul style="list-style-type: none"> Inadequate permeable private open space.
MINIMUM LOT SIZE	<i>To ensure the spacing and density of dwellings is managed to accord with housing objectives.</i>	<ul style="list-style-type: none"> In Limited Change areas / sites, the minimum subdivision area should be 320 sq. m. A permit is required for the construction or extension of one dwelling on a lot that is less than 300 sq. m. Development of single dwellings on lots smaller than 300 sq. m. should only be approved if all other guidelines are satisfied. 	<ul style="list-style-type: none"> Lot sizes and development that does not meet the other neighbourhood character Guidelines.
SITING	<i>To maintain and reinforce the rhythm of spacing between and around buildings, and the alignment of buildings along the street.</i>	<ul style="list-style-type: none"> New buildings should be set back a minimum of 7m from the front boundary. Any wall on a boundary should be setback at least 3m from the front facade of the dwelling fronting a street. Set back buildings a minimum of 1m from at least one side boundary. Separation of 1-2 m should be provided between buildings on multi dwelling sites. 	<ul style="list-style-type: none"> Inconsistent siting patterns and a lack of space around buildings. Lack of spacing between multiple dwellings on a site.
PARK INTERFACE	<i>To ensure that new development provides a positive interface with any adjoining parks or open space.</i>	<ul style="list-style-type: none"> Design new buildings to provide a façade to any adjacent parkland to enable casual passive surveillance of the public space. Building should be setback from the interface boundary so as not to dominate or appear overbearing from within the parkland. 	<ul style="list-style-type: none"> Blank walls fronting parkland spaces.
BUILDING HEIGHT & FORM	<i>To ensure that buildings and extensions do not dominate the streetscape.</i>	<ul style="list-style-type: none"> Buildings should not exceed two storeys in height. Roof forms should incorporate eaves. 	<ul style="list-style-type: none"> Buildings that appear to exceed the predominant height of buildings in the street by more than one storey. Lack of eaves.
MATERIALS & DESIGN DETAIL	<i>To encourage building detailing that reflects, without mimicking, the details of buildings in the area.</i>	<ul style="list-style-type: none"> Articulate the facades of buildings with the use of recesses, verandahs, balconies, window openings and variations in materials and colours. 	<ul style="list-style-type: none"> Blank walls and facades. Mock historical styles and 'reproduction' detailing.
FRONT FENCING	<i>To retain views to dwellings and gardens, and complement the predominant style of front boundary delineation in the street.</i>	<ul style="list-style-type: none"> Provide a low or open style front fence up to 1.2m in height, and constructed of materials appropriate to the dwelling style. On main roads, higher front fences (up to 1.8m) may be constructed where they provide at least 20% permeability. 	<ul style="list-style-type: none"> High, solid front fencing.