

7.1 Vision

The Vision for the future Postcode 3081 was formed through a collaborative process of workshops and discussion between Council, stakeholders and the community. The Vision Statement underpinning the Postcode 3081 UDF is as follows:

“Postcode 3081 will be a model balanced community featuring innovative and affordable medium density housing. It will be known for its social cohesion and attractively treed streetscapes.”

The Postcode 3081 UDF sets a plan for achieving the vision across the study area.

7.2 Design Objectives

Design Objectives for Postcode 3081 have been drawn from the key findings of the background analysis, community consultation and workshops with Council and other stakeholders.

They are supported by Urban Design Strategies and Guidelines which set out in detail how they can be met by the design of new development and its response to the public realm.

Objectives and Design Guidelines for future housing diversity areas can be found in Chapter 7.

The general design objectives for Postcode 3081 are:

- To encourage urban renewal whilst responding sensitively to existing and surrounding neighbourhoods.
- To encourage site consolidation to enable preferred scale and dwelling form outcomes and to improve housing diversity and facilitate high quality development.
- To support well designed co-housing and provide housing options for all residents' needs and lifestyles.
- To create a new high density and mid-rise built form identity along arterial and other main roads around centres and at interfaces with parks with treed landscapes.
- To ensure the scale and form of higher density housing complements the existing character.
- To respond to local natural attributes and landscape opportunities.
- To protect existing trees within the public realm.
- To ensure landscape design enhances the new character to be created and integrates the development into its surroundings.
- To establish a cohesive architectural character that responds to the natural creek environment and treed character of the suburb.
- To create an inviting, safe and vibrant public realm.
- To maintain good solar access to key pedestrian streets in addition to existing and proposed public open space.
- To ensure buildings are of a high quality design and construction that include the use of materials and colours of muted tones that blend in with the surrounding environment.
- To discourage the underdevelopment of land by not permitting dwellings or entrenching uses that are inconsistent with the preferred scale and dwelling form.
- To maintain the low-rise character building form, height and scale of the Hinterland areas.

7.3 Urban Design Strategies

The following overarching design strategies have been prepared to ensure development realises the Vision and Objectives:

- Ensure a green zone at the rear of lots to a depth of 5-6 metres to retain existing trees and maintain backyard character.
- Require a landscaped front setback of 3 metres to respond to the existing treed streetscape character.
- Ensure breaks between built form to allow landscaping and amenity through side setbacks of a minimum of 2 metres.
- Promote highly modulated built form that responds to the existing domestic scale.
- Encourage a solid base of 2-3 storeys responding to existing character
- Encourage upper levels to form a distinct lightweight element setback from the front, side and rear.
- Require upper level side setbacks to increase with height, encouraging lot consolidation to allow for greater height in the centre of sites.
- Require generous side setbacks adjacent to the creek corridor to create both physical and visual links to the creek.
- Encourage taller built form along Bell Street to respond to its strategic importance and boulevard character.
- Encourage consolidation of lots to facilitate higher quality development via increased setbacks, and more efficient use of land.