Development should contribute to the preferred neighbourhood character of the area and be in keeping with the relevant precinct design guidelines.

### Proposed Housing Change Areas

<table>
<thead>
<tr>
<th><strong>Limited Change</strong></th>
<th>Areas identified for urban preservation will have limited housing growth.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Moderate Change</strong></td>
<td>Areas will accommodate housing growth.</td>
</tr>
<tr>
<td><strong>Substantial Change</strong></td>
<td>Areas will accommodate housing growth at increased densities* in locations offering good access to activity areas, services and transport.</td>
</tr>
</tbody>
</table>

*Up to and including four storey development.*
Preferred Character Statement

Limited and Moderate Change Areas

Garden Suburban Limited and Moderate Change Areas have streetscapes with a spacious feel that will be maintained into the future as change and renewal occur. The essential components are:

• ample visual separation between dwellings
• majority of the front setback used as permeable garden landscape
• front gardens are visible from the street, forming part of the street landscape and not secluded private open space

As change occurs, space will be provided for more tree planting, so these areas can become greener and leafier, by:

• retaining sufficient space in the front setback and rear garden area to grow canopy trees
• minimising interruption of nature strips by driveways, so that regularly spaced street tree avenues can be planted or retained

Redevelopment of land and the modification of buildings will occur in ways that respond positively to the building form, massing and envelopes that are typical of Garden Suburban style dwellings in the area, such as:

• garages, carports and driveways occupy a minor proportion of the dwelling frontage, and are set back behind the façade
• building heights maintain a generally uniform horizontal rhythm of elevations within streetscapes
• front building façades are well articulated and with well-proportioned window and door openings
• side setbacks enable the provision of eaves for dwellings and allow for a degree of landscaping and vegetation along the boundaries between adjoining properties
• roof structures are visibly dominant

Substantial Change Areas

Garden Suburban Substantial Change Areas can be more compactly developed, provided the following are maintained into the future:

• front gardens are visible from the street, forming part of the street landscape and not secluded private open space
• front setback retained, and the majority of it used as permeable garden landscape
• garages, carports and driveways occupy a minor proportion of the dwelling frontage
• habitable rooms overlook the street

Built form intensity will be greatest close to commercial areas. As change occurs, space will be provided for more tree planting, so these areas can become greener and leafier by:

• retaining sufficient space in the front setback to grow canopy trees
• minimising interruption of nature strips by driveways, so that regularly spaced street tree avenues can be planted or retained

As building densities begin to increase in Substantial Change Areas, the siting of buildings and the treatment of frontages will preserve some of the characteristics of Garden Suburban areas by:

• recessing new walls on boundaries, including garages and carports, well behind building façades
• providing a portion of the landscaping and vegetation within frontages along the boundaries between adjoining properties

Special Character Areas

Redevelopment in the special character areas will occur in ways that maintain the respective cohesive character of built form, colours, materials, setbacks and front boundary treatments for each area.
The Design Guidelines for Garden Suburban **Limited and Moderate Change Areas** provide further detail about how to achieve the Preferred Neighbourhood Character.

<table>
<thead>
<tr>
<th><strong>Objective</strong></th>
<th><strong>Design Response</strong></th>
<th><strong>Avoid</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Siting</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>To maintain the consistency, where present, of front boundary setbacks.</td>
<td>The front setback should be no less than the average setback of the adjoining two dwellings.</td>
<td>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</td>
</tr>
<tr>
<td>To minimise the loss of front garden space and the dominance of car parking structures and access.</td>
<td>Minimise paving and other hard surfaces in front garden areas, including driveways and crossovers. Carports, garages and outbuildings should be set back a minimum of 3 metres behind the façade. This requirement is reduced to 1 metre for corner allotments.</td>
<td>Driveways and car parking structures that are inappropriately located or dominate the streetscape.</td>
</tr>
<tr>
<td>To minimise driveways and crossovers so that regularly spaced street tree avenues can be planted and retained and to maximise the retention of nature strips.</td>
<td>Provide only one vehicular crossover per existing frontage.</td>
<td>Removal of street trees and erosion of nature strips.</td>
</tr>
<tr>
<td>To maintain the sense of spaciousness in the streetscape through the provision of front, side and rear setbacks.</td>
<td>Set back the ground floor level of buildings a minimum distance of 4 metres from the rear boundary and levels above the ground floor a minimum distance of 6 metres from the rear boundary.</td>
<td>High site coverage. No retention or supplement of an existing tree canopy backdrop to streetscapes. Inadequate space for canopy trees within frontages. Inadequate space for landscaping along the sides of properties within frontages and along driveways.</td>
</tr>
<tr>
<td>To provide visual separation between buildings through development that reflects the existing side boundary setback pattern.</td>
<td>Buildings including garages and carports should be set back a minimum of 1 metre from one side boundary in Moderate Change Areas and both side boundaries in Limited Change Areas for a length of 11 metres from the front property boundary. In Special Character Areas, buildings including garages and carports should be set back a minimum of 1 metre from one side boundary, and where rear car parking structures is a characteristic, 3 metres from the other boundary, for a length of 11 metres from the front property boundary.</td>
<td>Boundary-to-boundary development.</td>
</tr>
<tr>
<td><strong>Objective</strong></td>
<td><strong>Design Response</strong></td>
<td><strong>Avoid</strong></td>
</tr>
<tr>
<td>----------------</td>
<td>----------------------</td>
<td>-----------</td>
</tr>
<tr>
<td>To provide adequate private open space areas that are capable of contributing positively to the landscaping quality of the neighbourhood.</td>
<td>Provide functional secluded private open space measuring 40sqm in Moderate Change Areas and 60sqm in Limited Change Areas with a minimum dimension of 4 metres.</td>
<td>Secluded private open space areas with inadequate dimensions to support the provision of canopy trees.</td>
</tr>
</tbody>
</table>

**Building Form**

| **To ensure that buildings and extensions engage with the street without dominating the streetscape.** | Articulate dwelling facades and provide habitable rooms at the front of buildings with ample fenestration to break up blank walls and to provide passive surveillance of streets and public spaces. Provide eaves with a minimum width of 450 millimetres where appropriate. | Large, ‘boxy’ building with unarticulated and unfenestrated wall surfaces. No habitable rooms and window openings facing the street and public realm. Building facades that are dominated by small, narrow, inadequately proportioned or too few window openings. Excessively large portions of a wall that are unfenestrated and featureless. Minimal or no eaves. |
| **To maintain the horizontality of buildings in the streetscape and the dominance of roof structures.** | Respect the predominant building height in the street and nearby properties with building height generally restricted to 9 metres (2 storeys) in Limited Change Areas and 11 metres (3 storeys) in Moderate Change Areas. | Buildings that exceed by more than one storey the predominant building height in the street and nearby properties. Roof forms that are not sympathetic with the predominant roof forms in the street and nearby properties. |
| **To minimise visual bulk.** | Recess part of the building over one storey by at least 2.0 metres from the ground floor façade. | Minimal or no recess of upper storeys. Cantilevered roof forms facing the street. |
| **To maintain the sense of openness in backyards and the tree canopy backdrop to the streetscapes.** | If two or more dwellings are proposed, the dwelling(s) at the rear should be a single storey form. | Building bulk to the rear of the site. |
| **To protect the integrity of built form in the Special Character Areas.** | The design of buildings in the Special Character Areas should complement the predominant double or triple-fronted built forms wherever this is evident in the streetscape. | Erosion and permanent loss of typical building forms. |
## Objective

### Vegetation

**To maintain and strengthen gardens.**

Provide permeable garden space for vegetation in the majority of the front setback.

Prepare landscape plan that substantially includes native trees and shrubs, and deciduous species where appropriate, e.g. to assist the passive heating and cooling of buildings.

Supplement any deciduous canopy trees within frontages with evergreen, and preferably native, shrubs.

Ensure that landscaping and vegetation provided within frontages includes areas along side boundaries and driveways.

Garden beds or landscaping strips along side boundaries and driveways should have a minimum width of 600 millimetres.

### Avoid

Minimal or no vegetation along driveways and side boundaries.

Minimal or no native canopy trees and shrubs.

Extensive paved surfaces within garden areas and frontages.

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**To enhance streetscapes and neighbourhoods with increased tree canopy coverage.**

Retain large, established trees and provide for the planting of new trees wherever possible.

Underground all service infrastructure to maximise the opportunity to retain and plant canopy trees.

Plant at least two canopy trees with a minimum mature height of 6 metres in the front setback of each dwelling.

Plant at least two canopy trees with a minimum mature height of 6 metres to the rear or side of the development, including at least one canopy tree in the secluded private open space of each dwelling.

Where the existing front boundary width of the site exceeds 20 metres and only one dwelling is proposed at the front, at least three canopy trees with a minimum mature height of 6 metres should be provided within the garden or common property areas adjacent to the street.

### Avoid

Removal of large, established trees.

The provision of service infrastructure in landscaping areas.

No canopy trees within setbacks and private open space areas.

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**To protect vegetation and landscaping.**

Encourage plant species that minimise the need for watering and maintenance, and that are resilient to the effects of climate change.

Developments must be designed and constructed in a manner that encourages vegetation to reach maturity and to be maintained without threatening buildings, services, access and infrastructure in the longer term.

### Avoid

Plant species that are vulnerable to the effects of climate change.

Design that limits the potential for vegetation to reach maturity.

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## Front Boundary Treatment

**To maintain the openness of the streetscape and views into front gardens.**

Front fences should be 1.5 metres or less along main roads and 1.2 metres or less for all other streets, except for Special Character Areas.

### Avoid

High, solid front fencing

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**To preserve typical fencing character in the Special Character Areas.**

Front fencing in the Special Character Areas should complement the original low matching brick front fencing wherever this character is evident in the streetscape.

Limit front fence height to 0.5 metres.

### Avoid

Erosion and permanent loss of typical fencing forms and styles.
## Design Guidelines

### Colours & Materials

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<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>To encourage built form colours and materials that complement the streetscape.</td>
<td>Building and fence design should complement the red, orange and cream brick and light-coloured weatherboard and tiled roofs where this is evident in the streetscape.</td>
<td>Colours and materials that exaggerate the contrast between new and old development.</td>
</tr>
<tr>
<td>To preserve the typical character of materials and colours in the Special Character Areas.</td>
<td>Building and fence design in the Special Character Areas should complement the orange and cream brick and light coloured weatherboard and tiled roofs wherever any of these characteristics are evident in the streetscape.</td>
<td>Erosion and permanent loss of typical building materials and colours.</td>
</tr>
</tbody>
</table>

### Site Layout & Subdivision

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>To ensure site layout and subdivision respond to existing features and maximise the contribution of landscaping to neighbourhood character.</td>
<td>Subdivision design should maintain the spacious qualities of the streetscape by ensuring adequate side setbacks can be accommodated for new dwellings. Design site layout and subdivisions around existing vegetation that contributes to the area’s character.</td>
<td>The loss of significant established vegetation, especially canopy trees, and nature strips.</td>
</tr>
<tr>
<td>To maintain the pattern of development in the streetscape.</td>
<td>Encourage consolidation of lots where appropriate. Site layout should complement the predominant pattern of building envelopes within the streetscape.</td>
<td>Site layouts, building envelopes and subdivision that interrupt the rhythm of the streetscape.</td>
</tr>
</tbody>
</table>

### Guidelines for Laneway and Parkland Interface

Where a property abuts a laneway or public parkland, development should provide for passive surveillance of these public spaces. Consider providing habitable rooms and balconies with an outlook onto these spaces and low, permeable or transparent fencing, particularly in areas where this already occurs.

### Guidelines for Railway and Freeway Interface

Where a property interfaces with railway lines and freeways, use development to help attenuate noise and minimise the visual impact of the railway / freeway. Use building siting and massing to minimise these impacts.
The Design Guidelines for Garden Suburban Substantial Change Areas provide further detail about how to achieve the Preferred Neighbourhood Character.

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<tr>
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</tr>
<tr>
<td>To maintain the consistency, where present, of front boundary setbacks.</td>
<td>The front setback should be no less than the average setback of the adjoining two dwellings.</td>
<td>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</td>
</tr>
<tr>
<td>To minimise the loss of front garden space and the dominance of car parking structures and access.</td>
<td>Minimise paving and other hard surfaces in front garden areas, including driveways and crossovers. Any new wall on the boundary, including a carport, garage or outbuilding, should be set back at least 3 metres behind the front building façade.</td>
<td>Driveways and car parking structures that are inappropriately located or dominate the streetscape.</td>
</tr>
<tr>
<td>To minimise driveways and crossovers so that regularly spaced street tree avenues can be planted and retained and to maximise the retention of nature strips.</td>
<td>Position driveways and crossovers so that street trees and nature strips are preserved wherever possible. Provide vehicular access from a rear laneway or rear access driveway if possible.</td>
<td>Removal of street trees and erosion of nature strips.</td>
</tr>
<tr>
<td>To maintain the sense of spaciousness in the streetscape through the provision of front, side and rear setbacks.</td>
<td>Set back the ground floor level of buildings a minimum distance of 4 metres from the rear boundary and levels above the ground floor a minimum distance of 6 metres from the rear boundary.</td>
<td>No retention or supplement of an existing tree canopy backdrop to streetscapes. Inadequate space for canopy trees within frontages. Inadequate space for landscaping along the sides of properties within frontages and along driveways.</td>
</tr>
</tbody>
</table>

**Building Form**

| To ensure that buildings and extensions engage with the street without dominating the streetscape. | Articulate dwelling facades and provide habitable rooms at the front of buildings with ample fenestration to break up blank walls and to provide passive surveillance of streets and public spaces. | Large, ‘boxy’ building with unarticulated and unfenestrated wall surfaces. No habitable rooms and window openings facing the street and public realm. Building facades that are dominated by small, narrow, inadequately proportioned or too few window openings. Excessively large portions of a wall that are unfenestrated and featureless. |
Design Guidelines

<table>
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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>To encourage higher density residential development whilst respecting the horizontality of buildings in the streetscape and the dominance of roof structures.</td>
<td>Provide for buildings up to a discretionary height of 13.5 metres (4 storeys) in appropriate locations with a transition between commercial areas or Substantial and Moderate or Limited Change Areas.</td>
<td>Buildings that exceed by more than two storeys the predominant building height in the street and nearby properties. Roof forms that are not sympathetic with the predominant roof forms in the street and nearby properties.</td>
</tr>
<tr>
<td>To minimise visual bulk.</td>
<td>Recess part of the building over two storeys from the façade of lower levels.</td>
<td>Minimal or no recess of upper storeys.</td>
</tr>
<tr>
<td>To preserve Substantial Change Areas for higher density and predominantly apartment developments.</td>
<td>Encourage apartment buildings in preference to lower density dwelling forms, e.g. dual occupation developments.</td>
<td>Underdevelopment of sites.</td>
</tr>
</tbody>
</table>

Vegetation

| To maintain and strengthen gardens.                                      | Provide permeable garden space for vegetation in the majority of the front setback.                                                             | Minimal or no vegetation along driveways and side boundaries.                                  |
|                                                                          | Prepare landscape plan that substantially includes native trees and shrubs, and deciduous species where appropriate, e.g. to assist the passive heating and cooling of buildings. | Minimal or no native canopy trees and shrubs.                                                   |
|                                                                          | Supplement deciduous canopy trees within frontages with evergreen, and preferably native, shrubs.                                                | Extensive paved surfaces within garden areas and frontages.                                     |
|                                                                          | Ensure that landscaping and vegetation provided within frontages includes areas along side boundaries and driveways. |                                                                                                |
|                                                                          | Garden beds or landscaping strips along side boundaries and driveways should have a minimum width of 600 millimetres. |                                                                                                |

| To enhance streetscapes and neighbourhoods with increased tree canopy coverage. | Retain large, established trees and provide for the planting of new trees wherever possible. Underground all service infrastructure to maximise the opportunity to retain and plant canopy trees. Plant at least two canopy trees with a minimum mature height of 6 metres in the front setback of the development. Where the existing front boundary width of the development exceeds 20 metres, an additional canopy tree should be planted. | Removal of large, established trees. The provision of service infrastructure in landscaping areas. No canopy trees within setbacks and private open space areas. |

| To protect vegetation and landscaping.                                  | Encourage plant species that minimise the need for watering and maintenance, and that are resilient to the effects of climate change. Developments must be designed and constructed in a manner that encourages vegetation to reach maturity and to be maintained without threatening buildings, services, access and infrastructure in the longer term. | Plant species that are vulnerable to the effects of climate change. Design that limits the potential for vegetation to reach maturity. |
### Design Guidelines

**Objective**

**Front Boundary Treatment**
- To maintain the openness of the streetscape and views into front gardens.

**Design Response**
- Front fences should be 1.5 metres or less along main roads and 1.2 metres or less for all other streets.

**Avoid**
- High, solid front fencing

**Colours & Materials**
- To encourage built form colours and materials that complement the streetscape.

**Design Response**
- Building and fence design should complement the red, orange and cream brick and light-coloured weatherboard and tiled roofs where this is evident in the streetscape.

**Avoid**
- Colours and materials that exaggerate the contrast between new and old development.

**Site Layout & Subdivision**
- To ensure site layout and subdivision respond to existing features and maximise the contribution of landscaping to neighbourhood character.

**Design Response**
- Subdivision design should maintain the spacious qualities of the streetscape by ensuring adequate side setbacks can be accommodated for new buildings.
- Design site layout and subdivisions around existing vegetation that contributes to the area's character.

**Avoid**
- The loss of significant established vegetation, especially canopy trees, and nature strips.

- Encourage consolidation of lots where appropriate to support higher density developments, such as apartment buildings.

**Avoid**
- Creation of narrow lots.
- Site layout and subdivision design that would constrain or prevent higher density residential development.

### Guidelines for Laneway and Parkland Interface

Where a property abuts a laneway or public parkland, development should provide for passive surveillance of these public spaces. Consider providing habitable rooms and balconies with an outlook onto these spaces and low, permeable or transparent fencing, particularly in areas where this already occurs.

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