

Housing Neighbourhood Character Strategy Precinct Suburban – Post 2000

Preferred character statement

Dwellings in the Suburban – Post 2000 character type will contribute to the consistent styles of predominantly single storey development with large building footprints and predominantly brick and other materials.

The spacious qualities of the streetscapes are maintained by open boundaries with no front or side fences, attention to consistent dwelling setbacks, and garages being well set back from front façades and integrated into the dwelling design.

Articulated front façades with minimal front and side setbacks will create a consistent rhythm of dwellings. Design repetition will be avoided through the variety of materials, colours and siting techniques to provide residents with a strong sense of identity.

Front gardens add to the quality of the streetscape by the planting of native and exotic vegetation strengthening the garden and landscape setting in conjunction with more planting within streets and public spaces to provide greener and cooler residential streets.

For incremental change areas near activity centres and in accessible locations such as train stations, development will be two storeys with reduced front setbacks and only setback from one side boundary. Some areas will transition from two storeys (up to 9 metres) to three storeys (up to 11 metres). Site consolidation will be encouraged to enable a greater variety of housing forms and improved development outcomes while street patterns reflect the modified grid pattern with good connectivity and links to local services and facilities supporting efficient walking access to public transport and services.

Preferred character objectives

Development should:

1. Provide consistent dwelling setbacks and roof forms with absent or low front fencing to retain the spacious qualities of streetscapes.
2. Orientate buildings to face the street.
3. Setback garages from the front façade of dwellings.
4. Encourage the planting of native and exotic vegetation in front gardens.
5. Design buildings to reflect the context in form, proportion and materials.
6. Deliver subdivisions that reflect the modified grid pattern with good connectivity and links to local services and facilities.

Change Area	Design Response
Character elements and form	
All change areas	Provide variation between each dwelling through roof pitches, window and door placement, materials and facade articulation.
	Buildings on lots adjoining or adjacent to a Heritage Place should • Maintain a front wall or primary façade height that is consistent with any adjoining or adjacent Heritage Place. • Provide front and side setbacks consistent with any adjoining or adjacent Heritage Place. • Where appropriate reference building materials, form or details of an adjoining or adjacent Heritage Place.
Siting, setbacks and permeability	
All change areas	Minimise the visual impact of development when viewed from within the National and State Parks and Reserves.
	Maximise permeable areas
Minimal and Incremental change areas only	Reflect the consistency of front building setbacks, where present.
	Buildings should reflect the predominant side setbacks in the street.

Gardens and landscaping	
All change areas	Retain large established trees.
	Provide a one metre wide landscaped strip along the length of the boundary of any shared driveway.
	Provide adequate area for deep soil planting for new medium and large trees to the front and rear of dwellings.
	Where adjoining a National or State Park, development should include landscaping that retains/incorporates indigenous and native vegetation consistent with the vegetation type found within the adjoining park without increasing bushfire risk.
Vehicle access and parking location	
All change areas	Minimise the number of additional crossovers/driveways to a road.
	Setback car storage facilities from the front facade of the dwelling.
	Landscaping should provide native or indigenous vegetation to soften the appearance of driveways.
Fencing	
All change areas	Provide no, low or open style front fencing.
	Provide low or open style front fencing along boundaries with the public realm, including: • A street. • Public Open Space. • Off-road bike trails.
Design detail	
All change areas	Materials should reflect the dominant visual character in the streetscape.
	Locate site services where they are not visible from the public realm or apply screening and/or landscaping to obstruct visibility.