

Housing Neighbourhood Character Strategy Precinct Township Suburban

Preferred character statement

Dwellings in the Township areas complement the historic qualities of the townships retaining Victorian, Edwardian and Californian bungalows with their predominantly low scale one storey building forms. Careful attention to roof form and window placement ensures that new dwellings and extensions respect the identified heritage qualities of the streetscape or adjoining buildings rather than dominate them.

There is a feeling of spaciousness through the consistent rhythm of spacing between buildings with generous setbacks on both sides. This, along with front setbacks, leaves generous space for trees and gardens and views to the treed backdrop. Retaining space in the rear of yards will ensure that large canopy trees can continue to frame the dwellings. New development complements the existing streetscape through light weight design and incorporating materials such as light coloured timber and painted surfaces.

Original front fencing appropriate to the period is retained where possible, if not replaced with low and transparent fencing enabling the landscape to flow between dwellings and into the public realm. Garages and sheds are generally located either behind dwellings, or setback from the front façade of dwellings ensuring the houses are visible from the street rather than garages or sheds.

In incremental change areas, new dwelling forms capitalise on their location adjacent to town centres and train stations. Spacious front and rear gardens contribute to the garden settings and treed backdrop with some dwellings built with smaller side setbacks. There is, however, greater opportunity for additional housing which is still of a maximum two storey development form and does not dominate the streetscape.

Preferred character objectives

Development should:

1. Complement the predominantly low scale building forms with materials that respond to the existing streetscape.
2. Ensure that roof forms and extensions do not visually dominate the streetscape.
3. Maintain adequate spacing between buildings with setbacks on both sides are encouraged to retain a feeling of spaciousness and to allow areas for trees and gardens.
4. Encourage the planting of large canopy trees to the rear of dwellings.
5. Avoid solid front fencing and ensure that new front fences are no more than 1.2 metres in height.
6. Locate garages and sheds are either behind dwellings, or setback from the front façade of dwellings.

Change Area	Design Response
Character elements and form	
All change areas	A front verandah or balcony should be located to face the street.
	Locate building extensions behind the main roof ridgeline of the original dwelling.
	Buildings should reflect the predominant building form, scale and roof form in the street and any existing dwelling.
	Promote contemporary design responses that respect the era of existing buildings in the streetscape, avoiding period reproduction details.
Siting, setbacks and permeability	
All change areas	Buildings should be set back from both side boundaries, based on the predominant pattern in the street.
	Maximise permeable areas.
Incremental change areas only	Buildings should be setback from at least one side boundary by 2 metres.

Gardens and landscaping	
All change areas	Provide adequate area for deep soil planting for new medium and large trees to the front and rear of dwellings.
	Retain large established trees.
	Provide a one metre wide landscaped strip along the length of the boundary of any shared driveway.
	Minimise development encroachment into the Tree Protection Zone areas of established street trees.
Vehicle access and parking location	
All change areas	Minimise the number of crossovers/driveways to a road.
	Vehicle crossovers and driveways should avoid
	Setback car storage facilities from the front facade of the dwelling.
Incremental change areas only	Where there is rear laneway access, vehicle access should be from the laneway to enhance the pedestrian environment of streets.
Fencing	
All change areas	Provide open-style or low front fencing to a maximum height of 1.2 metres.
	Provide no front fencing in areas where this predominates.
	Retain the original front fencing style where it reflects the building era.
	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.
	In streetscapes where weatherboard predominates use timber or other weatherboard like cladding.
	Locate site services where they are not directly visible from the public realm or apply appropriate screening and/or landscaping to minimise visibility.
	Encourage light coloured roofing to increase energy performance.