

Suburban Character Type

DESIGN ELEMENT SUBDIVISION

DESIGN RESPONSE

SKETCH

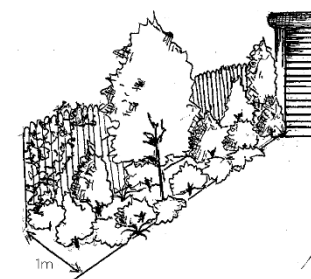
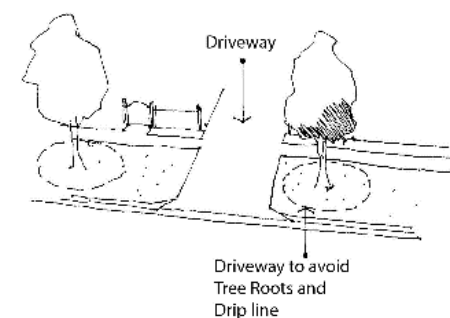
- Subdivisions should respect the existing topography, lot layout, and lot orientation.
- Encourage consolidation of lots to create suitable land size for an increased density of dwellings.
- Minimize the number of crossovers/driveways to a road.
- The front dwelling must face the street and be entered from the street.
- Prepare building envelopes to show a new dwelling can meet the requirements of these guidelines in the proposed subdivision including dwelling siting and setbacks, driveway location, tree protection zones, and adequate space for canopy trees.



VEGETATION

SKETCH

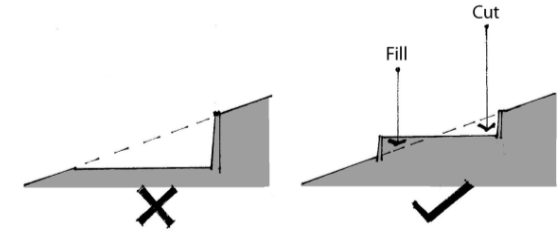
- Prepare and implement a landscape plan to accompany all applications for new dwellings incorporating substantial trees and vegetation that reinforce the garden setting.
- Maximise permeable areas and encourage native understorey vegetation.
- Retain large established trees and plant new trees and native or indigenous vegetation with adequate space for Tree Protection Zones.
- Provide a 1m wide landscaped strip along the length of any shared driveway to soften the appearance of the driveway.
- Provide space for a tree in deep soil of a minimum of 80sqm with a minimum dimension of 5.5m (to support a 10 m wide and high tree canopy) in the front and rear of dwellings.



TOPOGRAPHY/ LANDFORM

SKETCH

- Buildings and other siteworks should be designed to follow the contours of the site or step down the site avoiding major excavation works to accommodate dwellings, outbuildings and driveways.



SITING AND PRIVATE OPEN SPACE

SKETCH

- Reflect the consistency of front building setbacks, where present.
- Buildings should reflect the predominant side setbacks in the street with a 1m side boundary on one side boundary in managed change areas and 1m side setback on both side boundaries in minimal change areas.
- Provide a minimum rear private open space area of 80m² and minimum width of 5.5m for the planting of canopy vegetation.
- Car storage facilities should not dominate the streetscape through:
 - A minimum setback of 1m from the front façade of the house, and
 - A minimum setback of 6m from the front property line.

BUILDING FORM

SKETCH

- Provide some variation between each dwelling through roof pitches, window and door placement, materials and facade articulation.
- Encourage eaves and simple roof forms.
- Encourage articulation in the building form.

MATERIALS AND DESIGN DETAIL

SKETCH

- Materials should be sympathetic to the dominant visual character in the streetscape.
- Incorporate durable and sustainable materials in development.
- Locate 'site services' to be concealed when viewed from street frontages or if not possible, to be sensitively designed.



BRICK

WOOD CLADDING

WEATHERBOARD

RENDERED

FRONT BOUNDARY TREATMENT

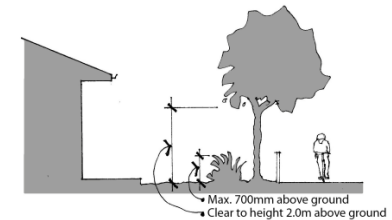
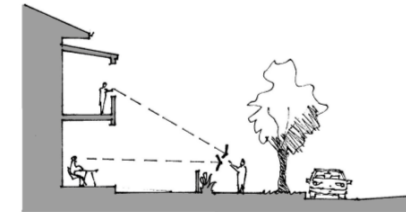
SKETCH

- Provide no, low or open style front fencing up to 1.2m high.
- Provide low side fencing in the front setback of up to 1.2m within 3m of the frontage.
- Incorporate a section of transparent fencing on side fences on corner sites.

PUBLIC OPEN SPACE

SKETCH

- Provide an active façade, including windows, doors or balconies, adjacent to or adjoining public open space, or an off-road trail/path to encourage passive surveillance of the public realm.
- Provide low or open style front fencing along boundaries with the public realm, including:
 - A street;
 - Public Open Space; and
 - Off-road bike trails.



Public Realm Guidelines:

- Plant climate resilient trees with broad, spreading canopies within streets to improve their attractiveness, amenity and microclimate.
- Construct new footpaths in asphalt or exposed aggregate concrete to reinforce and be consistent with traditional practice within the town.
- Where required, provide flush or low profile, tinted concrete borders to retain road pavement edges in preference to standard kerb and channel.
- Where appropriate, manage stormwater flows using grassed or cobble-lined swales or other WSUD measures within verges to increase soil percolation, passive irrigation, moderation of run-off and water quality.
- Encourage the undergrounding or consolidation of overhead wires through aerial bundling to reduce their effect upon street trees both in terms of fire risk and their aesthetics and structure