

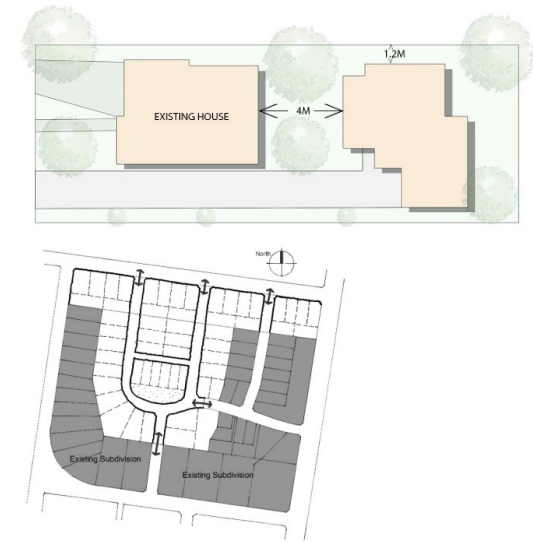
Garden Suburban Character Type

DESIGN ELEMENT DESIGN RESPONSE

SUBDIVISION

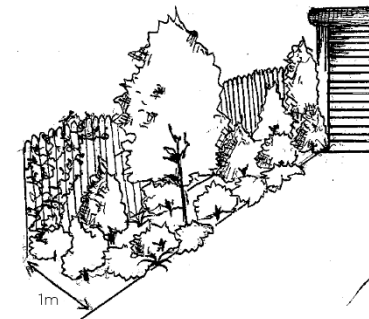
- The boundaries of new lots should be a minimum of 4m from the rear of an existing building and 1.2m off the side boundaries to maintain the setting of the existing dwelling.
- Minimise new crossovers and driveways to the street.
- Encourage consolidation of lots to create suitable land size for an increased density of dwellings.
- Subdivisions should respect the existing topography, lot layout, lot orientation.
- 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.

SKETCH



VEGETATION

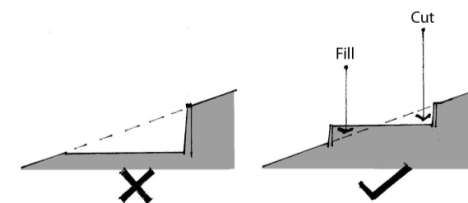
- Prepare and implement a landscape plan to accompany all applications for new dwellings incorporating substantial trees and vegetation that reinforce the garden setting.
- Retain large established trees.
- Maximise permeable areas and encourage native understorey vegetation.
- Provide a 1m wide landscaped strip along the length of any shared driveway.
- Locate 'site services' to be concealed when viewed from street frontages or if not possible, to be sensitively designed.
- Provide space for a tree in deep soil of a minimum of 80sqm with a minimum dimension of 5.5m (to support a 10m wide and high tree canopy) in the front and rear of dwellings.



TOPOGRAPHY/ LANDFORM

- 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.
- Crossovers and driveways should avoid any impact on established street trees and their Tree Protection Zones.

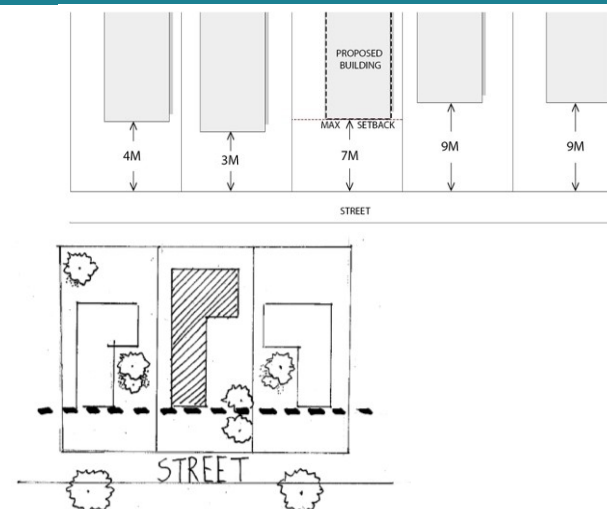
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SITING AND PRIVATE OPEN SPACE

- Where a predominant front setback exists, the front setback should be consistent with the predominant front setback or no more than 7m, whichever is the lesser in managed change areas. In minimal change areas, the front setback should be no less than the average setback of the adjoining two buildings.
- Dwellings should be setback 1.5m from both side boundaries in minimal change areas and 1.2m in managed change areas.
- Provide a minimum rear private open space area of 80m² and minimum width of 5.5m.

SKETCH



BUILDING FORM

- Reflect the predominant building form, scale, roof form and placement of eaves and windows in the street and any existing dwelling.
- Locate building extensions behind the main roof ridgeline of the original dwelling.
- Second storey extension setbacks should not extend beyond the building side setbacks.
- Car storage facilities should not dominate the streetscape through careful siting including:
 - placing the car space or storage facilities at the rear of dwellings, or
 - a minimum setback of 1m from the front façade of the house, or
 - a minimum setback of 6m from the front property line and detached from the original structure, or located under the eaves of existing buildings.

SKETCH

MATERIALS AND DESIGN DETAIL

- Materials should be sympathetic to the dominant visual character in the streetscape.
- Use contemporary architectural expressions that respect the era of existing buildings in the streetscape avoiding period reproduction.
- Encourage light coloured roofing to increase internal energy performance.
- Incorporate durable and sustainable materials that are low \energy intensive in development.

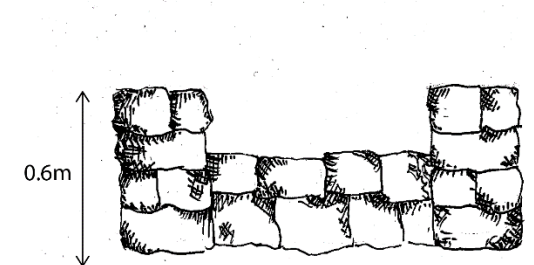
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FRONT BOUNDARY TREATMENT

- Provide no, low or open style front fencing up to 0.6m where this predominates.
- Encourage the retention of original front fencing where it reflects the building era.
- Provide low side fencing in the front setback of up to 1.2m within 3m of the frontage.
- Ensure fence design reflects the predominant vertical or horizontal proportions that characterise fences in the streetscape.

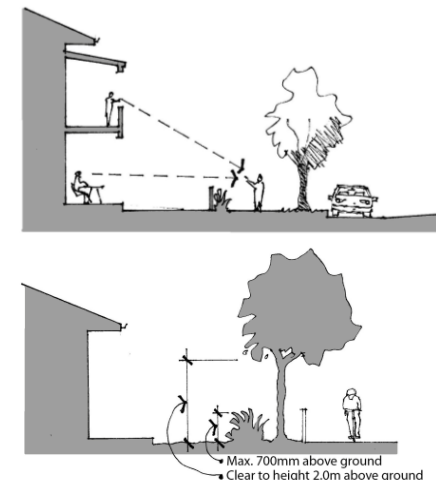
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PUBLIC OPEN SPACE

- Provide an active façade/frontage, including windows, doors or balconies/verandahs, adjacent 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.

SKETCH



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 consolidated granitic sand to reinforce and be consistent with traditional practice within the precinct.
- Where required, provide flush or roll-over, exposed aggregate 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.