



Darebin Preferred Character Statements and Guidelines

August 2025



Acknowledgement of country

Darebin City Council acknowledges the Wurundjeri Woi-wurrung people as the Traditional Owners and custodians of the land and waters we now call Darebin and affirms that Wurundjeri Woi-wurrung people have lived on this land for millennia, practising their customs and ceremonies of celebration, initiation and renewal. Council acknowledges that Elders past, present and emerging are central to the cohesion, intergenerational wellbeing and ongoing self-determination of Aboriginal and Torres Strait Islander communities. They have played and continue to play a pivotal role in maintaining and transmitting culture, history and language.

Council respects and recognises Aboriginal and Torres Strait Islander communities’ values, living culture and practices, including their continuing spiritual connection to the land and waters and their right to self-determination. Council also recognises the diversity within Aboriginal and Torres Strait Islander communities.

Aboriginal and Torres Strait Islander people and communities have had and continue to play a unique role in the life of the Darebin municipality. Council recognises and values this ongoing contribution and its significant value for our city and Australian society more broadly.

(Extract from Darebin City Council’s Statement of commitment to Traditional Owners and Aboriginal and Torres Strait Islander people 2019)

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1.0 Introduction

The Darebin Preferred Character Statements and Guidelines provides a guide for managing residential development in Darebin so it responds to neighbourhood character.

All parts of the municipality will need to accommodate a degree of change to respond to Darebin’s housing needs. The Residential Development Framework (RDF) in the Darebin Housing Strategy (2024) defines a hierarchy of residential development change across the municipality to help focus and manage this change.

The RDF is based on four levels of housing change:

Minimal Change

Minimal Change areas contain special characteristics that limit the amount of growth that can be accommodated.

The lowest level of change is therefore expected.

Incremental Change

Incremental Change areas are established suburban areas located away from services and facilities.

The second lowest level of change is therefore expected.

Increased Change

Increased Change areas are established suburban areas within a reasonable walking catchment of services and facilities.

An increased level of change is therefore expected.

Substantial Change

Substantial Change areas have the greatest level of walkable access to services and facilities.

The greatest level of change is therefore expected. These locations are not subject to neighbourhood character policy.

The Preferred Character Statements and Guidelines only apply to increased, incremental, and minimal change areas. Development in substantial change areas will be guided by other planning tools and mechanisms appropriate to the level of change expected in those locations.

The Preferred Character Statements and Guidelines set out Council’s preferred vision for managing residential change in an appropriate way that responds to the desired character of the different neighbourhoods across the municipality.

How to use this document

This document provides Preferred Character Statements and Guidelines to assist in the design and preparation of a planning permit applications for residential development. The document should be used in conjunction with Darebin’s Good Design Guidelines, which covers aspects of residential design that go beyond neighbourhood character considerations such as passive surveillance, outlook, access and movement, and design detail.

Relationship with the Darebin Planning Scheme

The Preferred Character Statements & Guidelines should be read as Darebin’s preferred approach to responding to the neighbourhood character of the municipality. Where possible, parts of the Statements & Guidelines will be implemented in the Darebin Planning Scheme through changes to residential zone schedules and updated planning policy. This will help to guide decision making when development does not comply with a neighbourhood character standard of Clause 54 or 55.

The Preferred Character Statements & Guidelines have been prepared in accordance with Planning Practice Notes 43 (January 2018) and 91 (July 2023). While finalising the Preferred Character

Statements & Guidelines however, the State Government made changes (March 2025) to how neighbourhood character is considered and assessed through planning schemes in Victoria.

The new Townhouse and Low-rise Code (Clause 55) now sets eight state-wide quantitative standards for assessing neighbourhood character.

This includes:

- Street setbacks
- Building height
- Side and rear setbacks
- Walls on boundary
- Site coverage
- Access
- Tree canopy
- Front fences

Local neighbourhood character policies, statements, and guidance can now only be applied when development does not comply with one of these eight standards. If development complies, then local neighbourhood character guidance is not a relevant consideration.

In addition, the number of standards at Clause 55 that can be locally varied through a residential zone schedule has been reduced. Council can now only vary three of the neighbourhood character standards to implement aspects of the Statements & Guidelines: street setbacks and site coverage (only where it would result in a more permissive standard), and front fences..

Where a character element of the Preferred Character Statements & Guidelines does not have a corresponding Clause 55 standard or where a standard cannot be locally varied to implement the character guideline, Council will endeavour to use the guidance provided by the Statements & Guidelines in other ways,

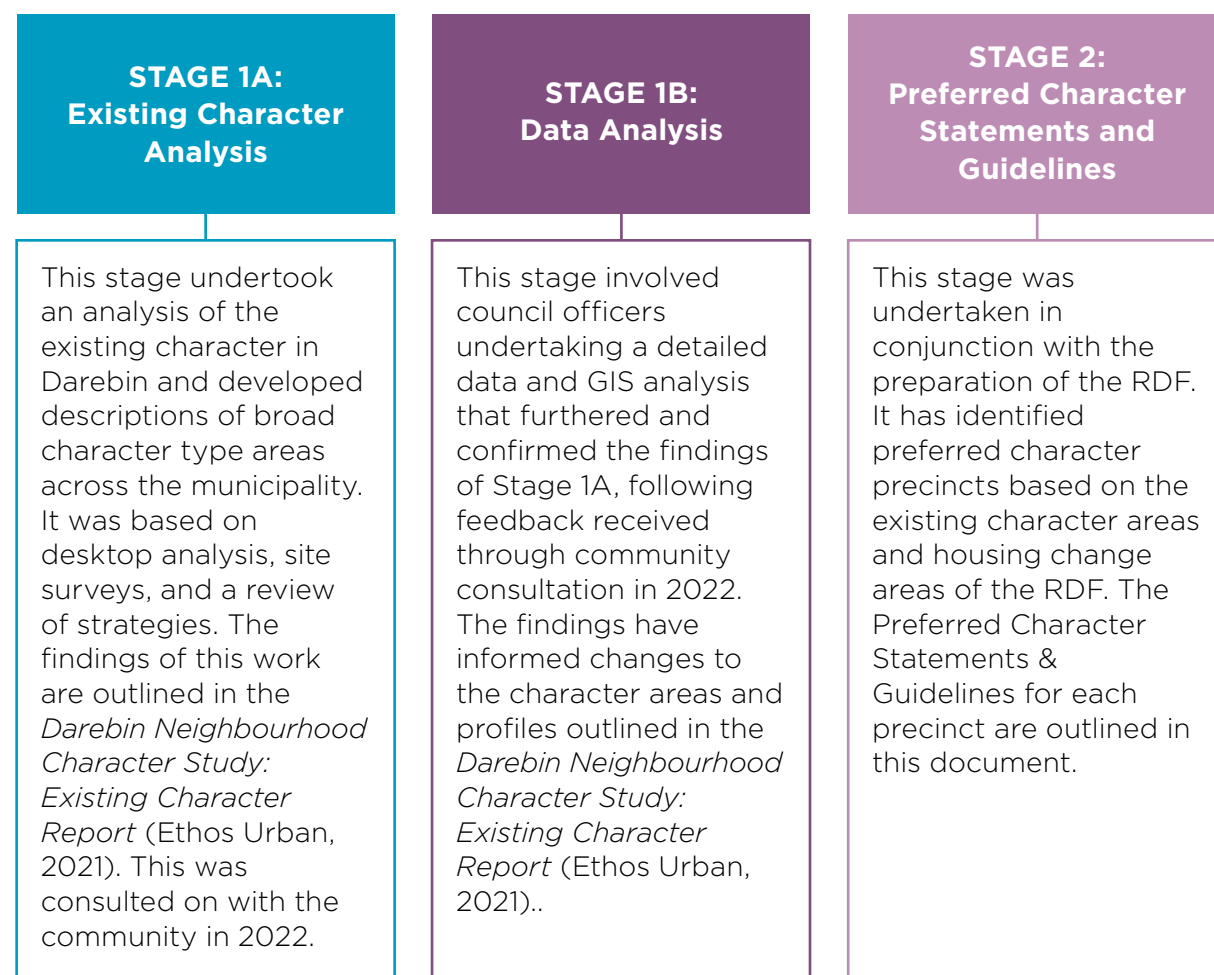
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2.0 Development of the Statements & Guidelines

The (Statements and Guidelines) have been developed based on a detailed analysis of the existing character of Darebin's neighbourhoods and the preferred level of change envisaged by the Residential Development Framework (RDF).

They were developed across several stages:

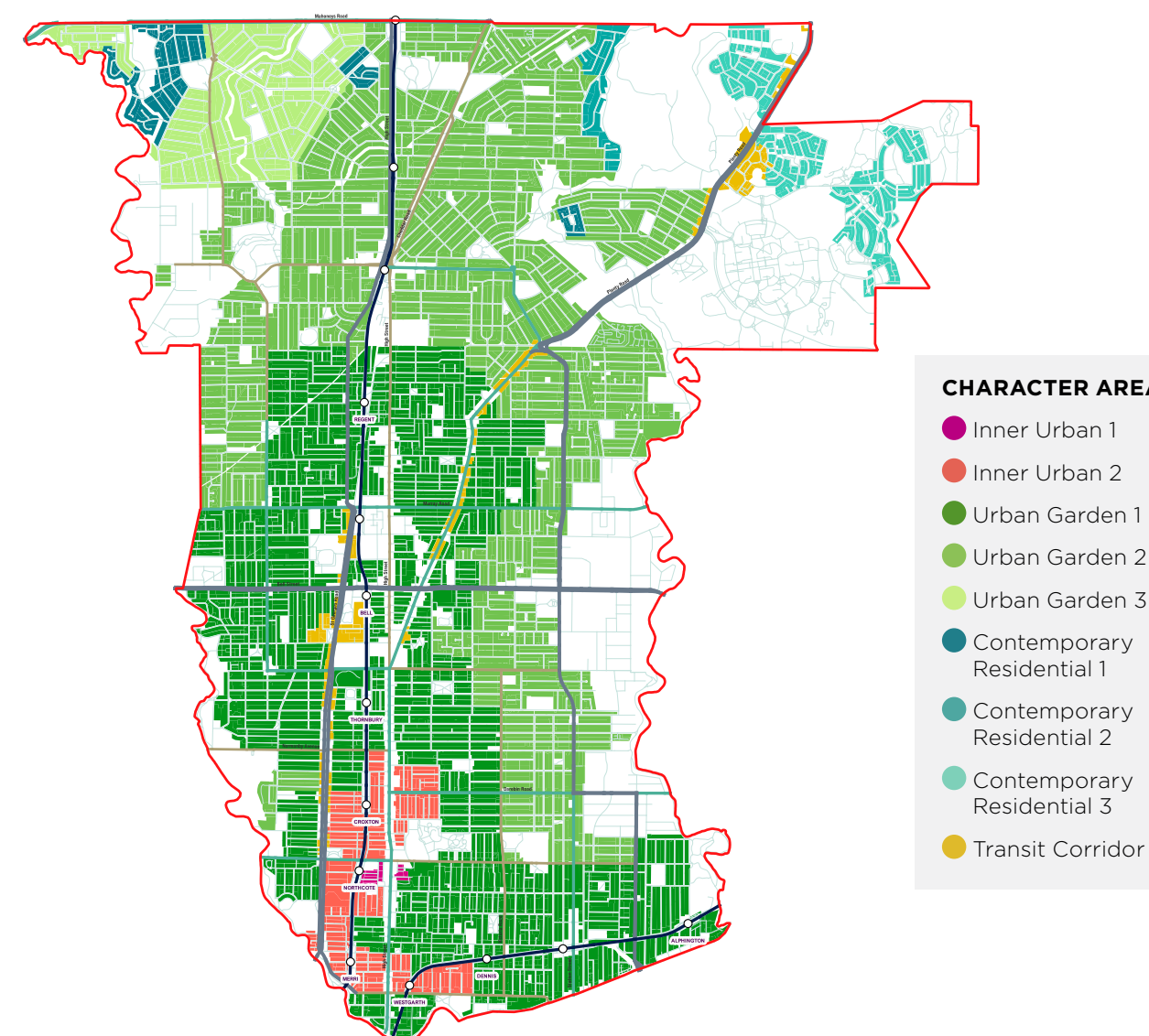


The areas identifying existing character are shown on the map below.

The approach to developing the Preferred Character Statements & Guidelines aligns with 'Planning Practice Note 90: Planning for Housing' (PPN90). That practice note seeks to ensure that neighbourhood character policy is prepared in conjunction with the RDF. Such an approach ensures that the Preferred Character Statements & Guidelines are responsive to the level of change and development typologies

expected in the RDF. In this way, the housing needs of Darebin's growing population can be provided for at the same time as appropriately managing residential change in response to neighbourhood character.

Character Areas



3.0 Preferred Character Precincts

The following table and map identify the Preferred Character Precincts that have been used to develop the Preferred Character Statements and Guidelines.

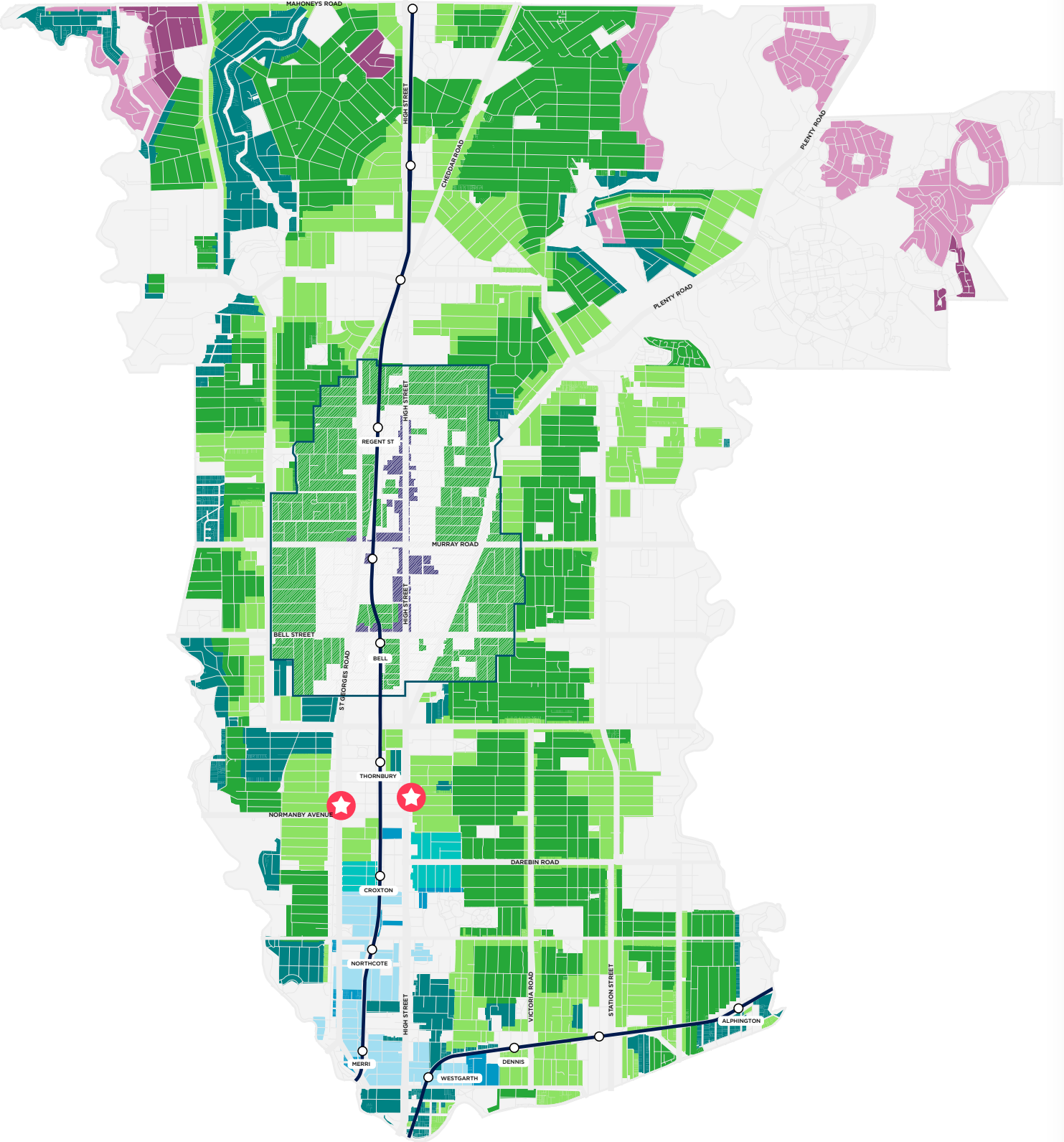
The Preferred Character Precincts are based on the existing character areas combined with the residential change area designation of the RDF (i.e. Minimal, Incremental, or Increased Change).

A Preferred Character Statement and Guideline has been prepared for each character precinct. Within each character precinct, different guidelines are specified for each subset of the character area (e.g. Inner Urban 1 and Inner Urban 2), where specific characteristics differentiate each subset.



CHARACTER TYPE	CHANGE LEVEL	PREFERRED CHARACTER PRECINCTS
Inner Urban	Minimal Change	Precinct 1 ➤ Inner Urban 1 ➤ Inner Urban 2
	Incremental Change	Precinct 2 ➤ Inner Urban 2
	Increased Change	Precinct 3 ➤ Inner Urban 2
Urban Garden	Minimal Change	Precinct 4 ➤ Urban Garden 1 ➤ Urban Garden 2 ➤ Urban Garden 3
	Incremental Change	Precinct 5 ➤ Urban Garden 1 ➤ Urban Garden 2 ➤ Urban Garden 3
	Increased Change	Precinct 6 ➤ Urban Garden 1 ➤ Urban Garden 2 ➤ Urban Garden 3
Contemporary Residential	Minimal Change	Precinct 7 ➤ Contemporary Residential 1 ➤ Contemporary Residential 2 ➤ Contemporary Residential 3
	Incremental Change	Precinct 8 ➤ Contemporary Residential 1 ➤ Contemporary Residential 3

Preferred Character Precincts



PREFERRED CHARACTER PRECINCTS

- Precinct 1 Inner Urban, Minimal Change Areas
- Precinct 2 Inner Urban, Incremental Change Areas
- Precinct 3 Inner Urban, Increased Change Areas
- Precinct 4 Urban Garden, Minimal Change Areas
- Precinct 5 Urban Garden, Incremental Change Areas
- Precinct 6 Urban Garden, Increased Change Areas
- Precinct 7 Contemporary Residential, Minimal Change Areas
- Precinct 8 Contemporary Residential, Incremental Change Areas

ACTIVITY CENTRE PROGRAM

- Urban Garden, Increased Change (Activity Centre: Outer Catchment)*
- Activity Centre Core*
- Plan for Victoria identified Activity Centre*
- Preston (High Street) Activity Centre Boundary



* subject to the Victorian Government's Activity Centre Program

4.0 Preferred Character Statements & Guidelines

Preferred Character Statements and Guidelines have been prepared for each Preferred Character Precinct.

The Preferred Character Statements and Guidelines set out the desired neighbourhood character outcomes that development should achieve in Darebin.

- **Preferred Character Statements:**

are vision statements that define the desired future character of each precinct. They consist of broad statements on expectations related to different character elements such as the type, form, scale, and siting of development. A statement has been prepared for each Preferred Character Precinct.

- **Preferred Character Guidelines:**

provide guidance on ways that the preferred character outlined by the statements can be achieved. They consist of more detailed guidance on elements such as heights, setbacks, landscaping, and detailed design.

The Preferred Character Statements are informed by the level of change and residential development expectations defined by the RDF. They generally reflect the following:

- **Minimal Change Areas:** development in these locations will largely maintain the existing character of the area through low-scale development such as replacement dwellings and dual occupancies that respect the existing form, scale and siting of housing.

- **Incremental Change Areas:** development in these locations will result in a changed character that responds to the underlying valued character elements through multi-unit and townhouse development.

- **Increased Change Areas:** development in these locations will increase the densities in these highly accessible areas and result in an evolved character through townhouse and apartment development that responds to the form and siting of existing housing.



INNER URBAN PREFERRED CHARACTER STATEMENTS

PRECINCT 1

Inner Urban – ‘Minimal Change Areas’

PREFERRED CHARACTER
STATEMENT

Inner Urban Minimal Change Areas have a highly urban, fine-grain and low-scale streetscape character.

These old residential subdivisions of Northcote experience limited change, with original Victorian and Edwardian housing featuring prominently in the streets.

Contemporary and distinct new development respects the form, scale, and siting of period housing in a way that does not dominate the streetscape. New development consists of renovated dwellings, some replacement dwellings, dual occupancy housing and multi-unit development on larger sites, up to two storeys in height. The fine-grain streetscape rhythm is maintained through development that replicates the spacing and form of period housing. New development is contemporary in design and references key architectural elements of Victorian and Edwardian housing without mimicking traditional housing stock. High quality building materials are used that are distinct from but reference materials of the streetscape.

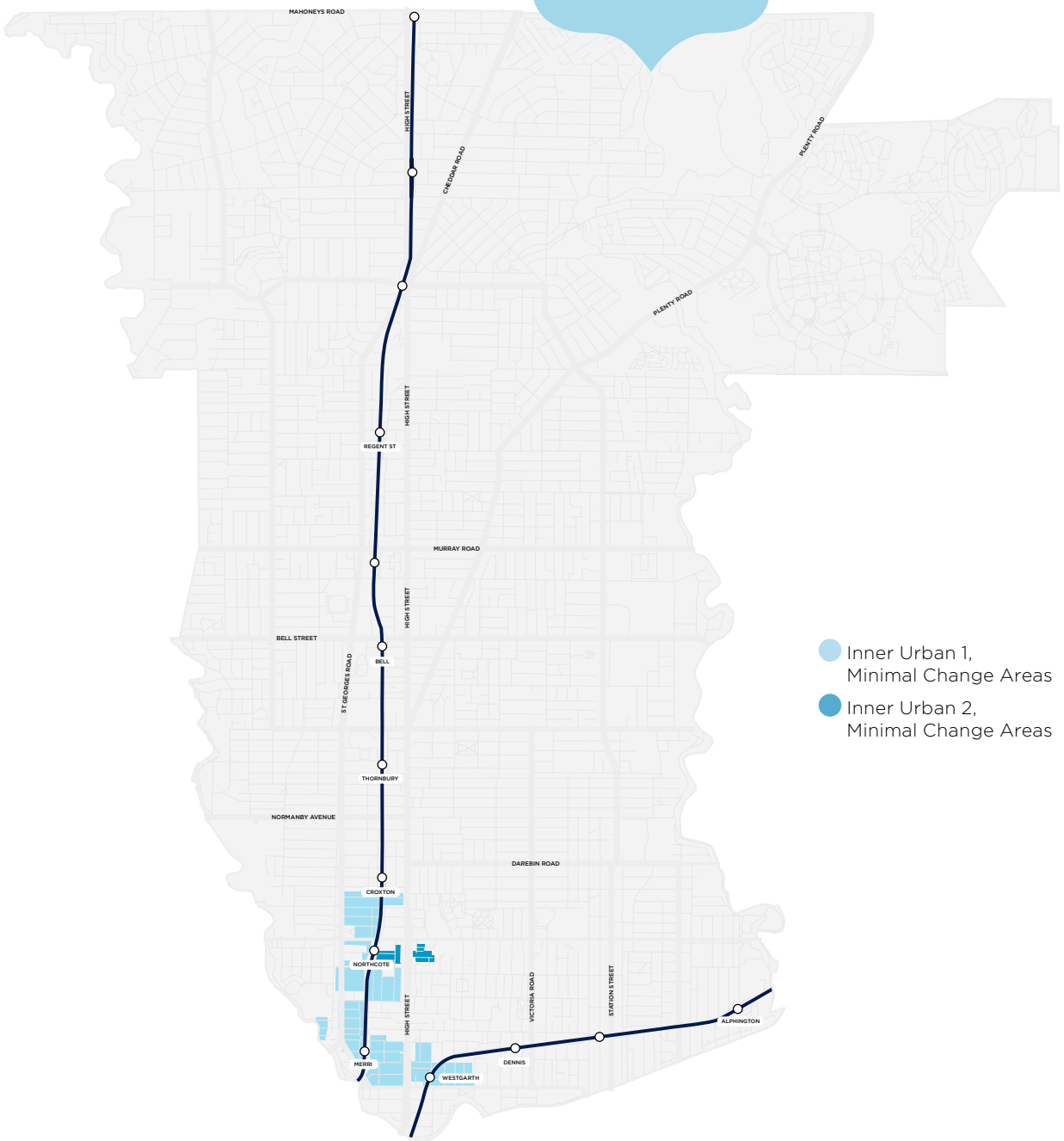
Small front gardens assist with softening the highly urban context of the precinct and enhance the landscape character. This is achieved through opportunistic planting of small to medium sized trees and complementary landscaping in front gardens as well as in private gardens at the rear of properties. Landscaping consists of both exotic and indigenous/native plant species.

Garages and car parking structures are not present within the streetscape and are located behind development, accessed from a laneway.

Front fences are low, allow for views to front gardens, and are constructed of materials that complement the building design or fence styles of the area.



PRECINCT 1



[quick link to full map](#)

PRECINCT GUIDELINES

The following guidelines outline ways in which the preferred character can be achieved.

DESIGN RESPONSE	
Siting & Setbacks	➤ Front setbacks should be consistent with the existing pattern of development. ➤ Side setbacks should be consistent with the prevailing streetscape pattern. ➤ Site coverage should not exceed the Clause 54/55 standard.
Height & Form	➤ Building heights should be no greater than 2 storeys.
Building Design, Layout, & Materials	➤ New buildings should be distinguishable from but interpret the form, scale, siting, and defining architectural elements of Victorian and Edwardian period housing in a contemporary way. ➤ The fine grain streetscape rhythm should be reflected in the siting and spacing surrounding development, dwelling widths fronting the street, and through vertical design elements. ➤ Design elements such as windows, verandahs, and recesses should reflect the patterns within the streetscape in terms of shape, size, and proportions and achieve a simple and coherent design outcome. ➤ Building materials should be high-quality, drawing from, and consistent with, the existing streetscape palette such as weatherboard/timber and brick. ➤ Roof forms should be simple in design and consistent with, but not seek to mimic, the traditional styles within the street such as hip, gable, parapet, and flat forms.
Landscaping	➤ A small to medium sized canopy tree should be provided within the front and rear setback depending on the size of the setback. ➤ Additional canopy tree planting should be provided across the site where possible, including within areas of private open space. ➤ Mature trees should be retained and integrated into development wherever possible. Where this cannot occur, a replacement tree with a mature height similar to the one that is to be removed should be provided. ➤ The plant species mix should consist of 30% indigenous and native plants.
Public Realm Interface	➤ Car parking, including any associated structures should be located behind development or located at the rear of the site where possible. ➤ Avoid the creation of new vehicle crossovers to the street. ➤ Where present, front fence heights should be low and consistent with the existing pattern within the street. Fencing materials should complement the building design or fences styles of the streetscape.

PRECINCT 2

Inner Urban – ‘Incremental Change Areas’

PREFERRED CHARACTER
STATEMENT

Inner Urban Incremental Change Areas have a fine-grain streetscape character and presence of small front gardens.

The precinct experiences moderate levels of change while maintaining the building scale and landscape character of the Edwardian and Interwar streets.

New development consisting of low-scale townhouse and multi-unit development, up to two storeys in height, responds to the scale, form, and siting of traditional housing. The fine-grain streetscape rhythm is maintained through development that replicates the spacing and form of original housing. High quality building materials are used that reference the materials of existing housing.

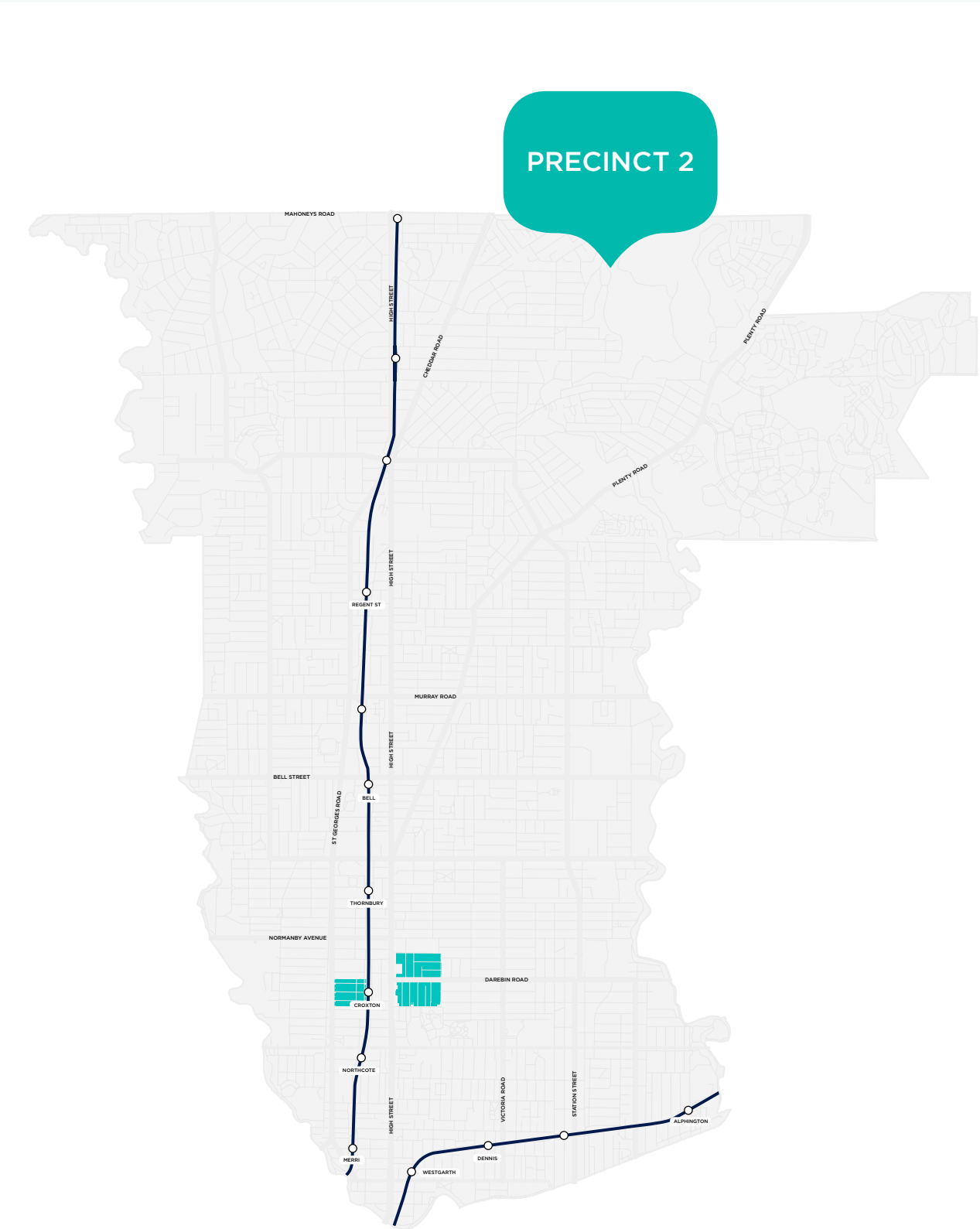


The strong landscape character of precinct is maintained through consistent front setbacks that provide space for small gardens. Landscaping consists of small to medium canopy trees and understorey planting in the front and rear of sites, including both exotic and indigenous plant species.

Garages and car parking structures are not present within the streetscape and are located behind development, accessed from a laneway where available.

Front fences are low, allow for views to front gardens, and are constructed of materials that complement the building design.





► [quick link to full map](#)

PRECINCT GUIDELINES

The following guidelines outline ways in which the preferred character can be achieved.

DESIGN RESPONSE	
Siting & Setbacks	➤ Front setbacks should be consistent with the existing pattern of development. ➤ Side setbacks should be consistent with the prevailing streetscape pattern. ➤ Site coverage should not exceed the Clause 54/55 standard.
Height & Form	➤ Building heights should be no greater than 2 storeys.
Building Design, Layout, & Materials	➤ Buildings should respond to the form, scale, proportions, and siting of existing dwellings within the street through contemporary building designs. ➤ The fine grain streetscape rhythm should be reflected in the siting and spacing surrounding development, dwelling widths fronting the street, and through vertical design elements. ➤ Design elements such as windows, verandahs, balconies, modulation, and recesses should respond to the streetscape character and achieve a simple and coherent design outcome in terms of shape, size, proportions, and palette to minimise visual clutter. ➤ Building materials should be high-quality, drawing from the existing streetscape palette such as timber, weatherboard, and some brick. ➤ Roof forms should be simple in design and reference the prevailing forms within the street, such as hip and gable (sometimes prominent).
Landscaping	➤ A small to medium sized canopy tree should be provided within the front and rear setback depending on the size of the setback. ➤ Additional canopy tree planting should be provided across the site where possible, including within areas of private open space. ➤ Mature trees should be retained and integrated into development wherever possible. Where this cannot occur, a replacement tree with a mature height similar to the one that is to be removed should be provided. ➤ The plant species mix should consist of 50% indigenous and native plants.
Public Realm Interface	➤ Car parking, including any associated structures should be located behind development or located at the rear of the site where possible. ➤ The creation of new vehicle crossovers to the street should be avoided. ➤ Where present, front fence heights and materials should complement the existing pattern within the street and be transparent to allow for views to front gardens.

PRECINCT 3

Inner Urban – ‘Increased Change Areas’

PREFERRED CHARACTER STATEMENT

Inner Urban Increased Change Areas have a fine-grain streetscape character and presence of small front gardens.

The precinct accommodates a mixture of housing typologies up to three storeys in height, including townhouse development and apartment development on larger or consolidated sites. This increases the densities within these highly accessible inner urban areas while maintaining the streetscape rhythm and landscape character.

New development consisting of high-quality contemporary building designs responds to the form, siting, and materials of the Edwardian and Interwar housing. The fine-grain streetscape rhythm has been maintained through development that responds to the spacing and form of original housing. High quality building materials are used that reference the timber and brick materials of existing housing.

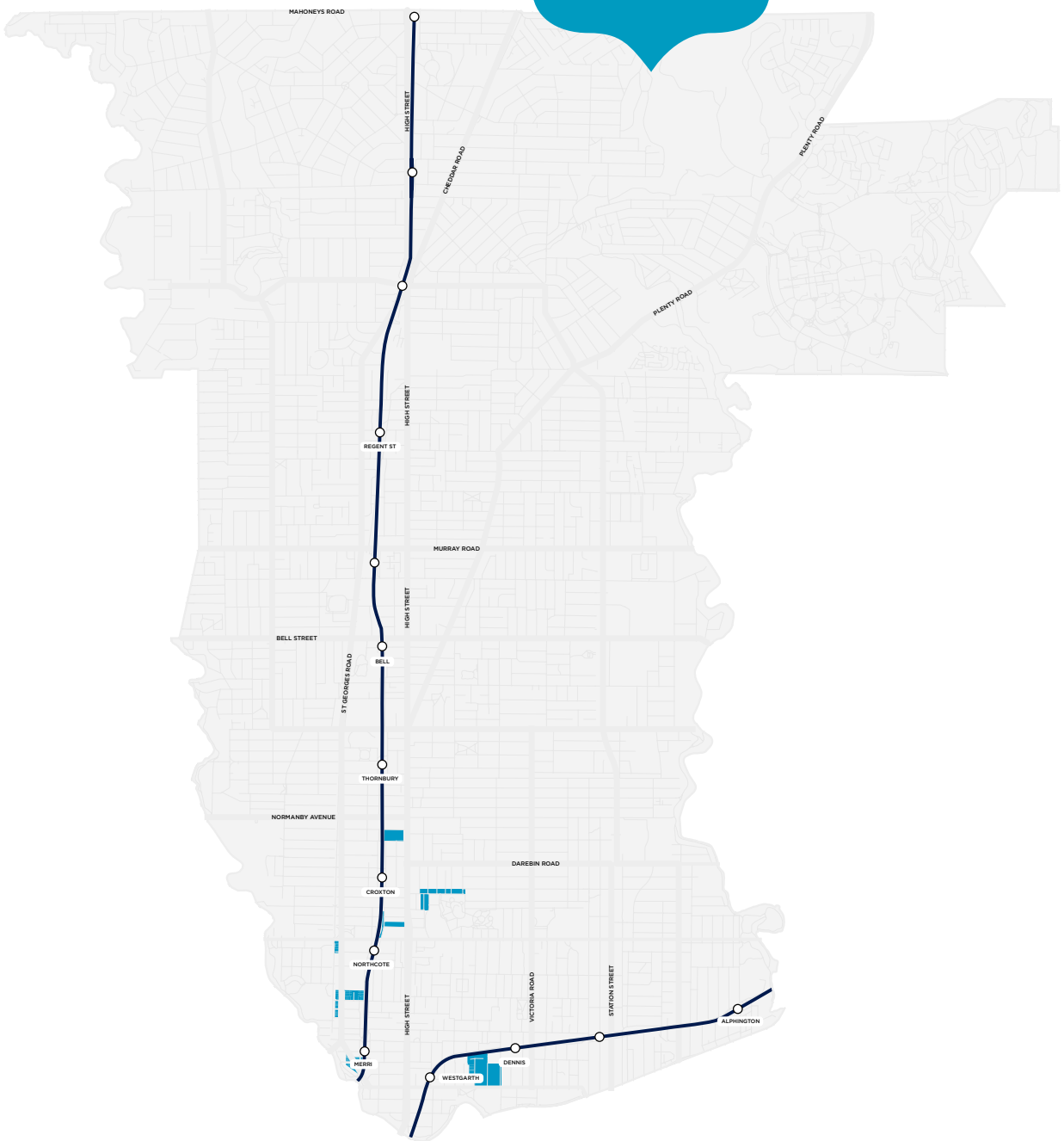
While densities are increased, the landscape qualities of the area are maintained through consistent front setbacks that provide opportunities for small gardens and areas of communal or private open space. Landscaping consists of mature canopy trees and understorey planting in the front and rear of sites.

Garages, basement entrances, and car parking structures are not present within the streetscape and are located behind development and accessed from a laneway where available.

Front fences are low, allowing for views to front gardens, and constructed of materials that complement the building design.



PRECINCT 3



[▶ quick link to full map](#)

PRECINCT GUIDELINES

The following guidelines outline ways in which the preferred character can be achieved.

DESIGN RESPONSE	
Siting & Setbacks	➤ Front setbacks should be consistent with the existing pattern of development, which generally reflects 4m. ➤ Side setbacks should be consistent with the prevailing streetscape pattern. ➤ Site coverage should not exceed 65% of the total site area.
Height & Form	➤ Building heights should be no greater than 3 storeys. ➤ The third storey should be setback further than lower storeys to all site boundaries.
Building Design, Layout, & Materials	➤ Buildings should respond to the form, proportions, and siting of existing dwellings within the street through contemporary building designs. ➤ Wider built form should incorporate breaks and design elements that provide vertical separation between dwellings to emphasise the existing fine-grain streetscape pattern. ➤ Design elements such as windows, verandahs, balconies, modulation, and recesses should achieve a simple and coherent design outcome in terms of shape, size, proportions, and palette to minimise visual clutter. ➤ Building materials should be high-quality, drawing from the existing streetscape palette such as timber, weatherboard, and some brick. ➤ Roof forms should be simple in design and reference the prevailing roof form within the street such as hip and gable forms.
Landscaping	➤ A small to medium sized canopy tree should be provided within the front and rear setback depending on the size of the setback. ➤ Additional canopy tree planting should be provided across the site where possible, including within areas of secluded private open space. ➤ Mature trees should be retained and integrated into development wherever possible. Where this cannot occur, a replacement tree with a mature height similar to the one that is to be removed should be provided. ➤ The plant species mix should consist of 50% indigenous and native plants.
Public Realm Interface	➤ Car parking, including associated structures should be located behind development or located at the rear of the site where possible. ➤ The creation of new vehicle crossovers to the street should be avoided. ➤ Where present, front fence heights and materials should complement the existing pattern within the street and be transparent to allow for views to front gardens.

URBAN GARDEN PREFERRED CHARACTER STATEMENTS

PRECINCT 4

Urban Garden – ‘Minimal Change Areas’

PREFERRED CHARACTER STATEMENT

Urban Garden Minimal Change Areas have a sense of spaciousness surrounding dwellings that contributes to an established garden character.

The precinct contains special characteristics as identified in a Heritage Overlay or due to its location within the creek environs. The area retains the building scale of traditional housing, consisting of Interwar and Post-war housing, and spacious garden character while accommodating limited change in the form of new separate dwellings and dual occupancy or low-scale multi-unit development.

Period housing features prominently in heritage streets. This is complemented by new distinct development that respects the siting, scale, and form of period housing in a way that does not dominate the streetscape. New development is contemporary in design and references key architectural elements of traditional housing such as the prominent gable roof design of Californian Bungalows and double fronted facades of post-war housing. High quality building materials are used and reference the materials of original housing or complement the creek environs.

In locations within the creek environs, buildings respond to the landscape character by providing generous opportunities for the retention, and

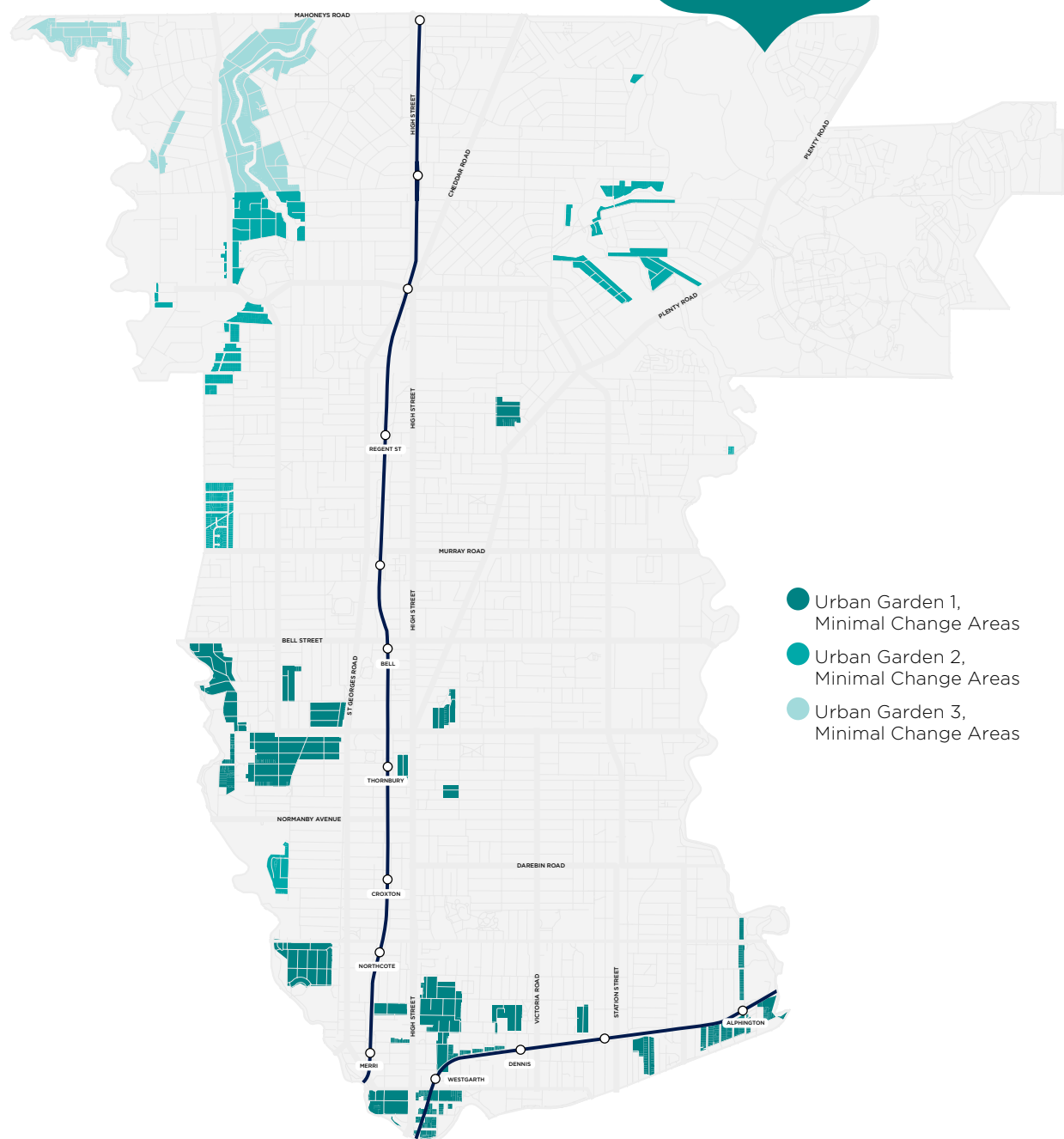
planting of new, canopy trees. All areas of the precinct provide space at the front and rear of development that maintains the sense of spaciousness, garden qualities, and the backyard character of the area and provides for the establishment of canopy trees. The landscape character is enhanced through the provision of medium to large canopy trees and understorey planting. Tree species largely consist of indigenous varieties, particularly within the creek environs. Private gardens are vegetated either formally or informally, with some gardens accommodating heavy vegetation.

Garages and car parking structures are a recessive element within the streetscape, located behind the front of development, and designed to blend with dwellings.

Front fences are low, allow for views to front gardens, and are constructed of materials that complement the building design or fence style. This assists with retaining the sense of openness in the street.



PRECINCT 4



- Urban Garden 1, Minimal Change Areas
- Urban Garden 2, Minimal Change Areas
- Urban Garden 3, Minimal Change Areas

► [quick link to full map](#)

PRECINCT GUIDELINES

The following guidelines outline ways in which the preferred character can be achieved.

DESIGN RESPONSE	
Siting & Setbacks	- Front setbacks should be consistent with the existing pattern of development. - A generous side setback should be provided to at least one side boundary that is consistent with the existing streetscape rhythm and provides breaks between built form. - A rear setback should be provided that allows for the planting of canopy trees. - A site coverage of 50% in the creek environs (within 200m of creek) is preferred.
Height & Form	Building heights should be no greater than 2 storeys.
Building Design, Layout, & Materials	- Buildings should respond to the form, scale, proportions, and siting of Interwar and Edwardian (Urban Garden 1) housing and Post-war (Urban Garden 2) housing in a contemporary way. - Design elements such as windows, verandahs, and recesses should reflect the patterns within the streetscape in terms of shape, size, and proportions and achieve a simple and coherent design outcome. - Building materials should be high-quality, drawing from, and consistent with, the existing streetscape palette, such as: - Timber, weatherboard, and some brick in Urban Garden 1. - Brick and some weatherboard in Urban Garden 2 and 3. - In the creek environs, natural materials and finishes consisting of muted tones and colours and low reflective materials that complement the creek environs, should be used. - Roof forms should be simple in design and reference the prevailing roof form within the street such as hip and gable forms.

DESIGN RESPONSE	
Landscaping	➤ A medium to large and small to medium canopy tree should be provided within both the front and rear setbacks. ➤ A small canopy tree should be provided within each area of secluded private open space. ➤ On sites within the creek environs, additional canopy trees should be planted within open space areas (within 200m of creek). ➤ Mature trees should be retained and integrated into development wherever possible. Where this cannot occur, a replacement tree with a mature height similar to the one that is to be removed should be provided. ➤ The plant species mix should consist of: - 70% indigenous and native plants in the creek environs. - 50% indigenous and native plants in all other areas. ➤ A site permeability of 35% is preferred in the creek environs.
Public Realm Interface	➤ Car parking, and associated structures, should be located behind development fronting the street and designed to form part of a building or blend with the building style. ➤ Development should not increase the number of existing vehicle crossovers to the street. ➤ Where present, front fence heights should complement the existing pattern within the street and be transparent to allow for views to front gardens. Fencing materials should complement the building design or fence style of the streetscape.

PRECINCT 5

Urban Garden – ‘Incremental Change Areas’

PREFERRED CHARACTER
STATEMENT

Urban Garden Incremental Change Areas have a sense of spaciousness surrounding development that contributes to an established garden character.

The precinct experiences moderate levels of change while maintaining the building scale and spacious garden qualities of the predominantly Interwar and Post-war neighbourhoods.

New development consisting of low-scale townhouse and multi-unit development, up to two storeys in height, responds to the scale, form, and siting of existing housing. Regular, generous breaks between development maintains the consistent streetscape rhythm and allows for views towards the rear of the site to enhance the garden character. Building design and materials are contemporary and of high quality,

and complement the materials of original housing.

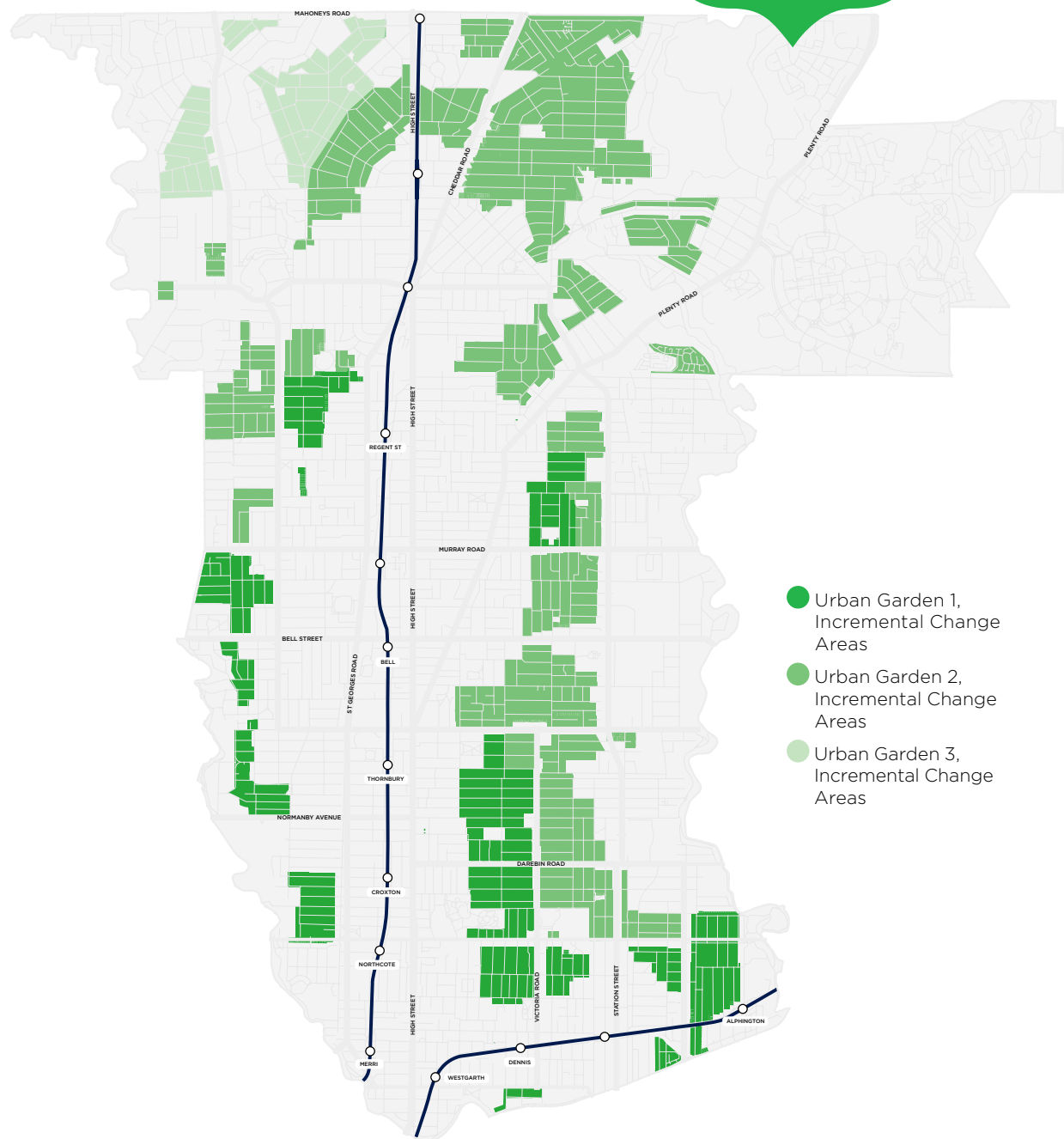
Space at the front and rear of development maintains the sense of spaciousness, garden qualities, and the backyard character of the area and provides for the establishment of canopy trees. The landscape character is enhanced through the provision of medium to large canopy trees and understorey planting that create a strong presence within the streetscape. This consists of both exotic and native/indigenous species.

Garages and car parking structures are a recessive element within the streetscape by being located behind and integrated into development.

Front fences are low to medium-sized, allowing for views to front gardens, and constructed of materials that complement the building design. This assists with retaining the sense of openness in the street.



PRECINCT 5



- Urban Garden 1, Incremental Change Areas
- Urban Garden 2, Incremental Change Areas
- Urban Garden 3, Incremental Change Areas

► [quick link to full map](#)

PRECINCT GUIDELINES

The following guidelines outline ways in which the preferred character can be achieved.

DESIGN RESPONSE	
Siting & Setbacks	- Front setbacks should be consistent with the existing pattern of development but no greater than 6m. - A generous side setback should be provided to at least one side boundary that is consistent with the existing streetscape rhythm and provides breaks between built form. - A rear setback should be provided that allows for the planting of canopy trees. - Site coverage should not exceed the Clause 54/55 standard.
Height & Form	Building heights should be no greater than 2 storeys (with 3 storeys in some locations).
Building Design, Layout, & Materials	- Buildings should respond to the form, scale, proportions, and siting of existing dwellings. - Design elements such as windows, verandahs, balconies, modulation, and recesses should respond to the streetscape character and achieve a simple and coherent design outcome in terms of shape, size, proportions, and palette to minimise visual clutter. - Building materials should be high-quality, drawing from the existing streetscape palette, such as: - Timber, weatherboard, and some brick in Urban Garden 1. - Brick and some weatherboard in Urban Garden 2 and 3. - Roof forms should be simple in design and reference the prevailing roof form within the streetscape, such as hip and gable forms.
Landscaping	- A medium to large and small to medium canopy tree should be provided within both the front and rear setbacks. - A small canopy tree should be provided within each area of ground level private open space. - Mature trees should be retained and integrated into development wherever possible. Where this cannot occur, a replacement tree with a mature height similar to the one that is to be removed should be provided. - The plant species mix should consist of 50% indigenous and native plants.
Public Realm Interface	- Car parking, and associated structures, should be located behind development fronting the street and designed to form part of a building or blend with the building style. - Development should not increase the number of existing vehicle crossovers to the street. - Where present, front fence heights and materials should complement the existing pattern within the street and be transparent to allow for views to front gardens.

PRECINCT 6

Urban Garden – ‘Increased Change Areas’

PREFERRED CHARACTER STATEMENT

Urban Garden Increased Change Areas have a sense of spaciousness surrounding development that contributes to an established garden character.

The precinct accommodates a mixture of housing typologies up to three storeys in height, including townhouse and apartment development. This increases densities within these highly accessible Interwar and Post-war neighbourhoods while maintaining the sense of spaciousness and garden qualities.

New development consisting of high-quality contemporary building designs responds to the form, siting, and materials of existing housing. Regular breaks between development help to maintain the consistent streetscape rhythm and allow for views towards the rear of the site to enhance

the garden character. Building materials are of a high quality and reference the brick and weatherboard materials of original housing stock.

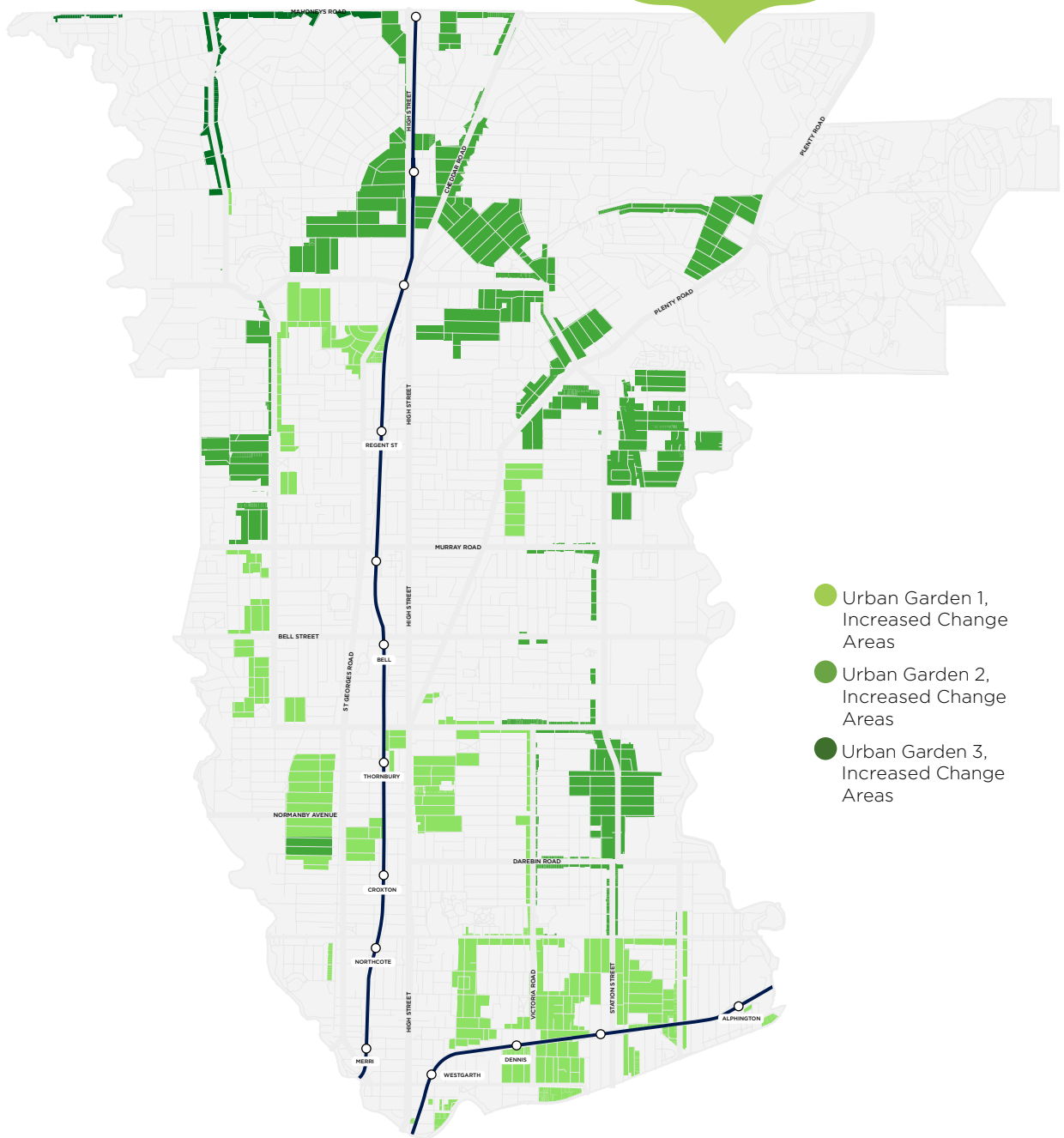
Sufficient space at the front and rear of development maintains the sense of spaciousness, garden qualities, and the backyard character of the area and provides for the establishment of canopy trees. The landscape character is enhanced through the provision of medium to large canopy trees and understorey planting.

Garages, basement entrances, and car parking structures are a recessive element within the streetscape and are located behind development or integrated through basement car parking.

Front fences are low to medium in height, allowing for views to front gardens, and constructed of materials that complement the building design. This assists with retaining the sense of openness in the street.



PRECINCT 6



- Urban Garden 1, Increased Change Areas
- Urban Garden 2, Increased Change Areas
- Urban Garden 3, Increased Change Areas

[quick link to full map](#)

PRECINCT GUIDELINES

The following guidelines outline ways in which the preferred character can be achieved.

DESIGN RESPONSE	
Siting & Setbacks	- Front setbacks should allow for development that is more intensive than existing development but no less than 5m. - A side setback should be provided to at least one side boundary that is consistent with the existing streetscape rhythm and provides breaks between built form. - A rear setback should be provided that allows for the planting of canopy trees. - Site coverage should be consistent with the Clause 54/55 standard.
Height & Form	- Building heights should be no greater than 3 storeys. - The third storey should be set back further than lower levels to all site boundaries.
Building Design, Layout, & Materials	- Buildings should respond to the form, proportions, and siting of existing dwellings within the street through contemporary building designs. - Wider built form should incorporate breaks and design elements that provide vertical separation between dwellings to emphasise the existing streetscape pattern. - Design elements such as windows, verandahs, balconies, modulation, and recesses should achieve a simple and coherent design outcome in terms of shape, size, proportions, and palette to minimise visual clutter. - Building materials should be high-quality, drawing from the existing streetscape palette, such as: - Timber, weatherboard, and some brick in Urban Garden 1. - Brick and some weatherboard in Urban Garden 2 and 3. - Roof forms should be simple in design and reference the prevailing roof form within the streetscape such as hip and gable forms.

DESIGN RESPONSE	
Landscaping	- A medium and small canopy tree should be provided within both the front and rear setbacks. - A small canopy tree should be provided within each area of ground level private open space. - Mature trees should be retained and integrated into development wherever possible. Where this cannot occur, a replacement tree with a mature height similar to the one that is to be removed should be provided. - The plant species mix should consist of 50% indigenous and native plants.
Public Realm Interface	- Car parking, and associated structures, should be located behind development fronting the street and designed to form part of a building or blend with the building style. - Development should not increase the number of existing vehicle crossovers to the street. - The width of basement car parking entries should be minimised to maximise space for landscaping within the front setback. - Where present, front fence heights should complement the existing pattern within the street and be transparent to allow for views to front gardens.

CONTEMPORARY RESIDENTIAL PREFERRED CHARACTER STATEMENTS

PRECINCT 7

Contemporary Residential –
‘Minimal Change Areas’

PREFERRED CHARACTER
STATEMENT

Contemporary Residential
Minimal Change Areas have a
strong landscape character.

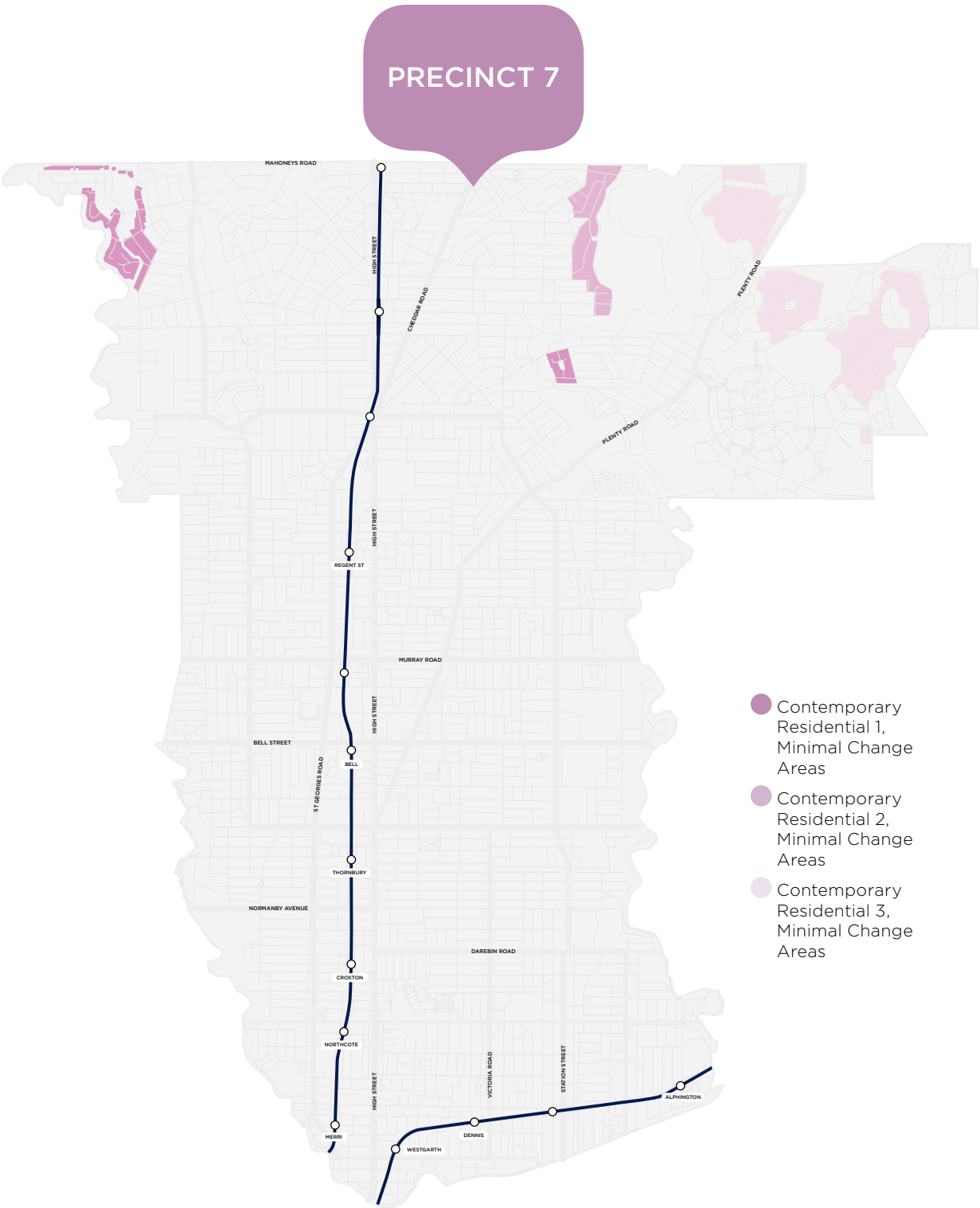
In Contemporary Residential 3 areas, this is defined by a bush to semi-bush character, with streetscape views dominated by existing and established vegetation. In the creek environs (Contemporary Residential 2 and 3), this is underpinned by the undulating scenic topography. The area retains the existing building scale and dominant landscape character while experiencing limited change.

Although dwellings are large in scale, up to three storeys, their dominance within the streetscape is reduced through the filtered views provided by medium to large canopy trees and complementary landscaping. New development consisting of replacement dwellings and some units or townhouses respond to the siting, scale, form, and materials of existing contemporary housing. New development sits comfortably within the landscape without excessive alterations to existing topography.

Buildings respond to the landscape character by retaining existing trees and providing areas for planting of medium to large canopy trees and complementary landscaping. Treetop views behind development are retained by providing sufficient rear setbacks for planting of canopy trees with a mature height above roof lines. Plant species reflect the surrounding landscape character, which is underpinned by a mixture of remnant, indigenous and exotic species, with remnant and indigenous vegetation being more dominant in some areas. Private gardens are vegetated either formally or informally, with some gardens accommodating heavy vegetation.

Parking structures, including carports and basements, are designed to blend with dwellings and respond to the topography of the land.

Front fences, where present, are low or transparent and allow for views to front gardens. Fencing materials are mixed and either tend to blend with the front garden or style of the dwelling.



► [quick link to full map](#)

PRECINCT GUIDELINES

The following guidelines outline ways in which the preferred character can be achieved.

DESIGN RESPONSE	
Siting & Setbacks	- Front setbacks should be consistent with the existing pattern of development. - Side setbacks should be consistent with the prevailing streetscape pattern. - A rear setback should be provided that allows for the planting of canopy trees. - Development on sloping sites should step down with the topography to avoid excessive cut and fill. - A site coverage of 50% is preferred.
Height & Form	Building heights should generally be 2 storeys and no greater than 3 storeys.
Building Design, Layout, & Materials	- Buildings should be contemporary in style. - Design elements (such as recesses, windows, balconies) in the facade should achieve a simple and coherent design outcome in terms of shape, size, proportions, and palette. - Natural and low reflective materials and finishes consisting of subdued colours that complement the bushland and creek environs should be used. - Roof forms should be simple in design and reference the prevailing roof form within the streetscape where this is a dominant feature.



DESIGN RESPONSE	
Landscaping	- A medium to large and small to medium canopy tree should be provided within both the front and rear setbacks. - A small to medium sized canopy tree should be provided within each area of private open space. - Mature trees should be retained and integrated into development wherever possible. Where this cannot occur, a replacement tree with a mature height similar to the one that is to be removed should be provided. - The plant species mix should consist of 70% indigenous and native plants, with indigenous varieties preferred. - A site permeability of 35% is preferred in the creek environs (within 200m of creek).
Public Realm Interface	- Car parking structures, including basement parking where the topography allows, are designed to form part of a building or to blend with the building style. - Development should not increase the number of vehicle crossovers to the street. - Where present, front fence heights should complement the existing pattern within the street and allow for views to front gardens. Fencing materials should complement the front garden or building style.



PRECINCT 8

Contemporary Residential – ‘Incremental Change Areas’

PREFERRED CHARACTER
STATEMENT

Contemporary Residential Incremental Change Areas have a contemporary estate character that undergoes moderate levels of change while maintaining the building scale of existing housing and enhancing the landscape qualities within the streetscape.

New development consisting of townhouse and multi-unit development responds to the scale, form, and siting of existing housing. Although dwellings are generally large in scale, substantial landscaping softens the visual impact when viewed from the street. Contemporary building designs incorporate high quality building materials that complement the existing palette.

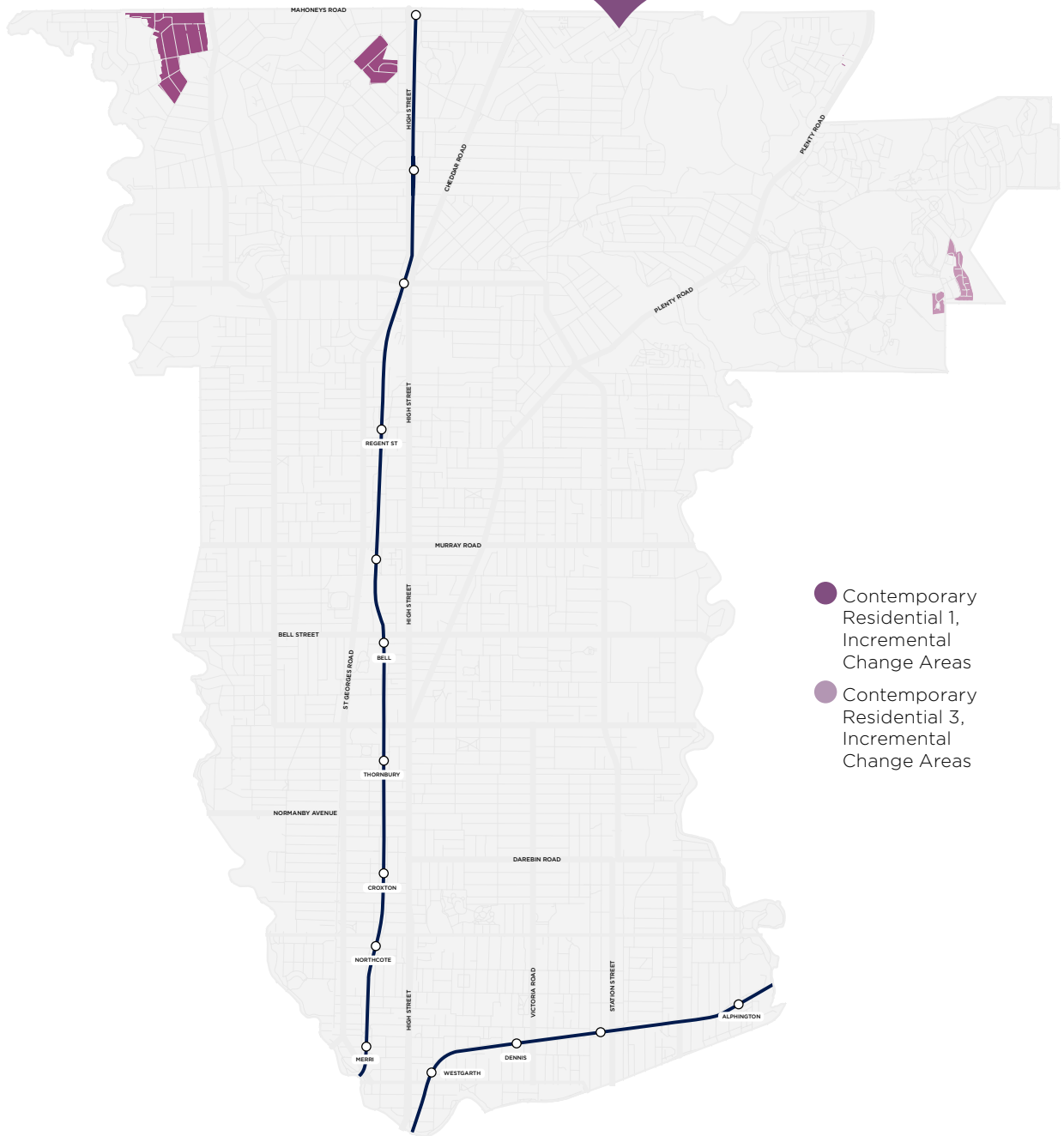
Sufficient space at the front and rear of development provides for the establishment of canopy trees. The landscape character is enhanced through the provision of medium to large canopy trees and understorey planting that creates a strong presence within the streetscape.

The dominance of car parking structures in the streetscape is minimised by being located behind or integrated into the main building.

Front fences are low to medium in height, allowing for views to front gardens, and constructed of materials that complement the building design.



PRECINCT 8



► [quick link to full map](#)

PRECINCT GUIDELINES

The following guidelines outline ways in which the preferred character can be achieved.

DESIGN RESPONSE	
Siting & Setbacks	- Front setbacks should be consistent with the existing pattern of development. - Side setbacks should be consistent with the prevailing streetscape pattern. - A rear setback should be provided that allows for the planting of canopy trees. - Site coverage should not exceed the Clause 54/55 standard.
Height & Form	Building heights should be no greater than 2 storeys (with 3 storeys in some locations).
Building Design, Layout, & Materials	- Buildings should be contemporary in style. - Design elements (such as recesses, windows, balconies) in the facade should achieve a simple and coherent design outcome in terms of shape, size, proportions, and palette. - Building materials should be high-quality, drawing from the existing streetscape palette. - Roof forms should be simple in design and reference the prevailing roof form within the streetscape where this is a dominant feature.
Landscaping	- A medium to large and small to medium canopy tree should be provided within both the front and rear setbacks. - A small canopy tree should be provided within each area of ground level private open space. - Mature trees should be retained and integrated into development wherever possible. Where this cannot occur, a replacement tree with a mature height similar to the one that is to be removed should be provided. - The plant species mix should consist of 50% indigenous and native plants.

DESIGN RESPONSE	
Public Realm Interface	- Car parking including associated structures are designed to form part of a building or to blend with the building style. - Development should not increase the number of vehicle crossovers to the street. - Where present, front fence heights should complement the existing pattern within the street and allow for views to front gardens. Fencing materials should complement the front garden or building style.



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