

VOLUME 2: FUTURE CHARACTER AND BUILT FORM PRECINCTS

Tract



Prepared for the City of Glen Eira

**GLEN EIRA NEIGHBOURHOOD CHARACTER ASSESSMENT
AND FUTURE CHARACTER FRAMEWORK**

August 2022



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1 OVERVIEW

1.1 INTRODUCTION

Volume 2 identifies the future character and built form precincts across the residential areas of Glen Eira and outlines the preferred character for each precinct.

The preferred character / built form / design statements have been developed with consideration of the existing character of Glen Eira outlined in Volume 1 and the Glen Eira Housing Strategy, which identifies future levels of housing change across the Municipality to meet future housing needs. Refer to Figure 1 which provides an overview of the study and relationship to the Housing Strategy.

The Housing Strategy identifies five categories of change for existing residential areas. These range from 'minimal change' where heritage overlays and neighbourhood character overlays apply and the existing character will be largely maintained through to 'substantial change' areas located around activity centres and main roads areas where new housing and streets will look substantially different to what exists now.

The preferred character / built form / design statements outline a vision and design guidance to ensure the desired character for each area is achieved whilst delivering the identified housing change.

The statements identify the character elements that are important and should be maintained through future development, and provide guidance on how new development can achieve the future preferred character.

For the minimal and incremental change areas, the statements aim for new development to reflect the traditional garden suburban and inner urban character that exists across the municipality. This is generally characterised by low scale dwellings of up to 2 storeys that are set within landscaped gardens with front, side and rear setbacks.

For the substantial change areas, it is anticipated that more intensive apartment and townhouse development will occur ranging between three and four storeys. For these areas the existing spacious character will change to support the more intensive development.

Across all statements, landscaping and canopy trees are identified as important elements. This will ensure new development contributes to the greening of residential streets and maintains a connection to the garden suburban character that applies to the majority of Glen Eira.

Preferred character / built form / design statements have been developed for the following character and built form precincts across Glen Eira:

- A: Garden Suburban - Minimal Change Area
- B: Inner Urban - Minimal Change Area
- C: Garden Suburban - Incremental Change Area 1
- D: Inner Urban - Incremental Change Area 1
- E: Contemporary Garden Suburban - Incremental Change Area 2
- F: Urban Contemporary (3 storeys) - Substantial Change Area 1
- G: Urban Contemporary (4 storeys) - Substantial Change Area 2

Figures 2 to 6 identify where these statements apply across Glen Eira.

The statements should be read in conjunction with the assessment of each character area outlined in Volume 1. This provides specific details around the key characteristics of each character area.

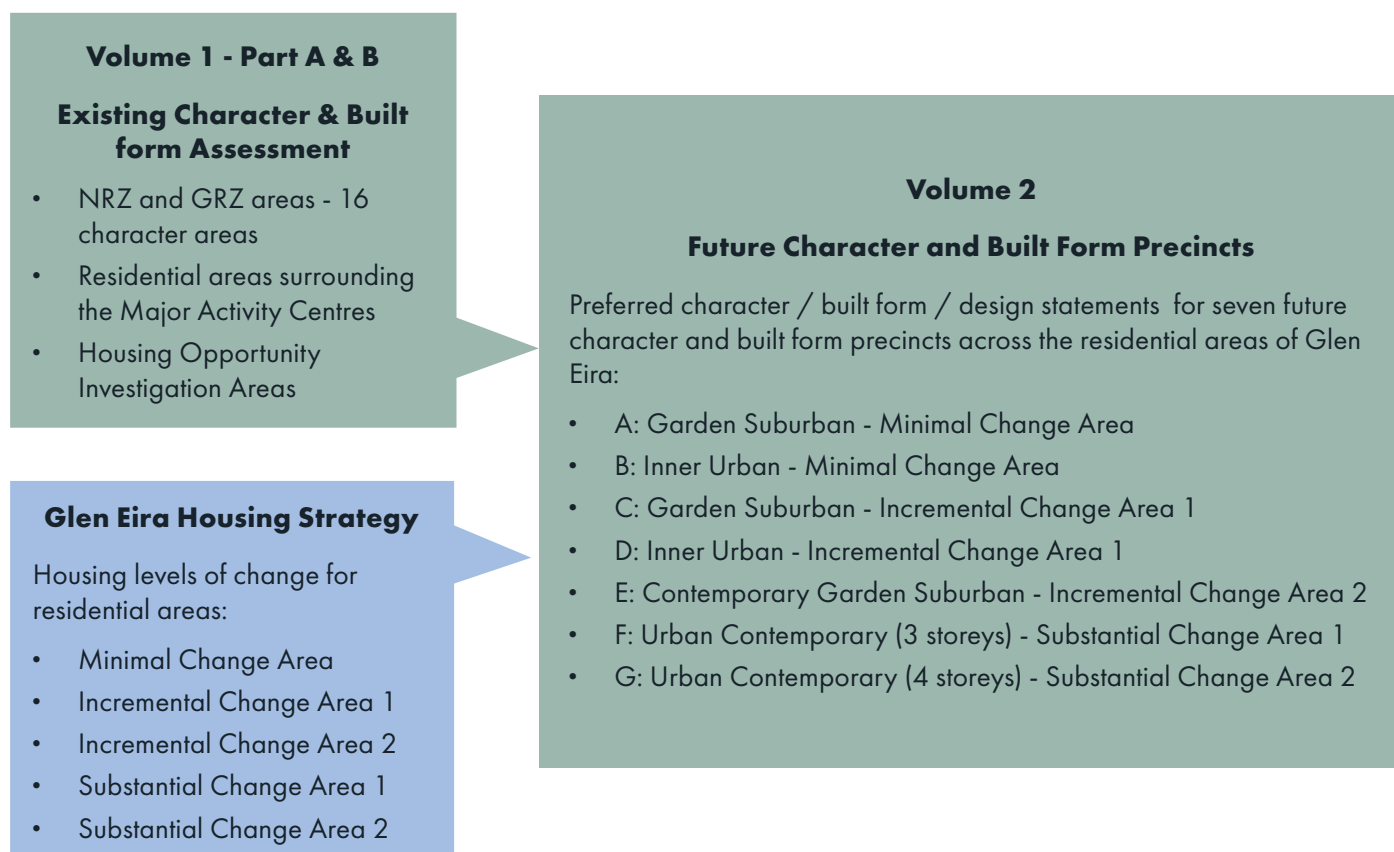


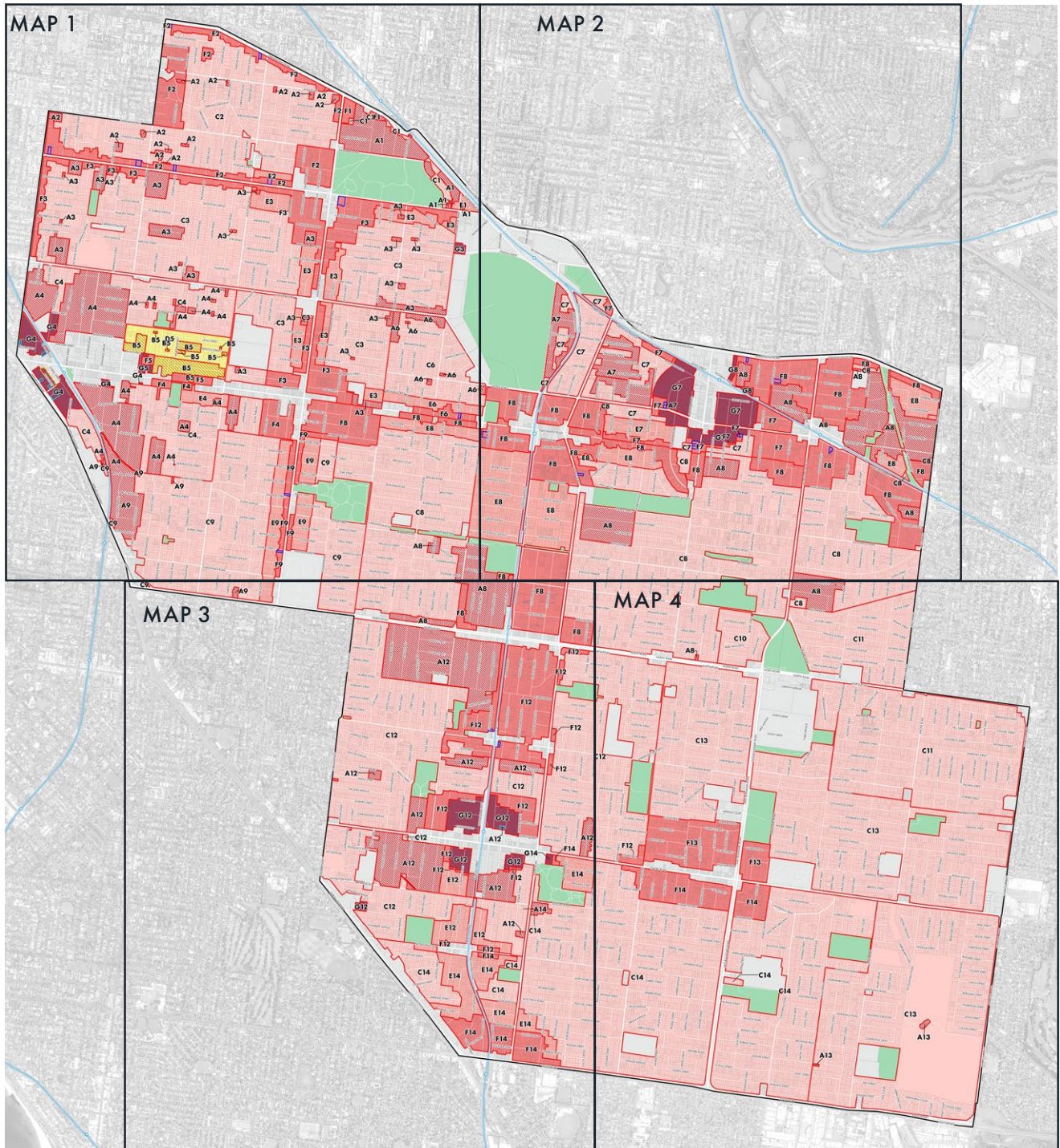
Figure 1. Study Overview

2 FUTURE CHARACTER & BUILT FORM PRECINCTS

2.1 OVERVIEW

Figures 2 to 6 identify the Future Character and Built Form Precincts across the residential areas of Glen Eira.

Refer to Table 1 for additional details on the relevant statement and reference to the relevant sections of the neighbourhood character assessment in Volume 1.



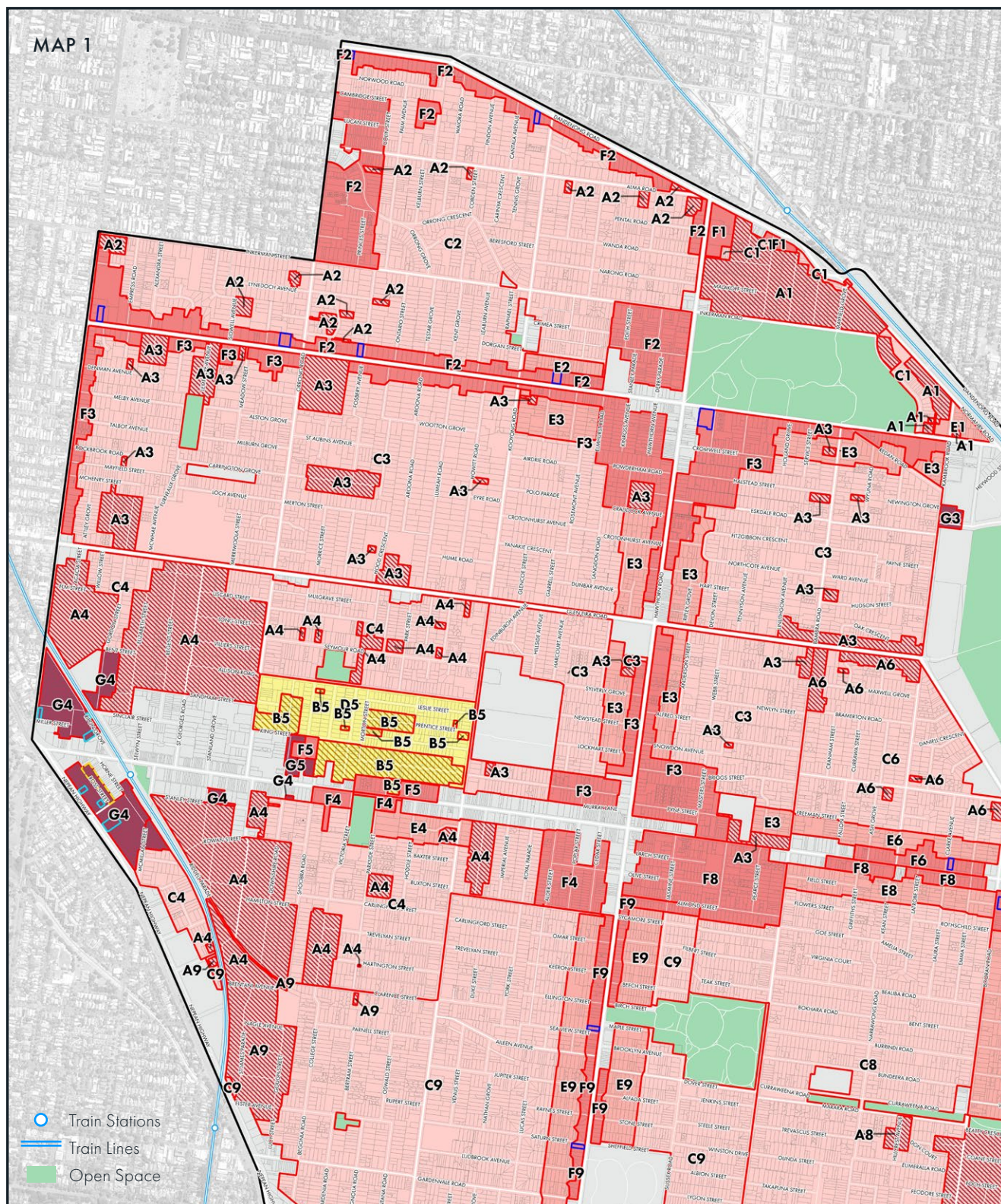


Figure 3. Future Character and Built Form Precincts - Map 1

Future Character and Built Form Precincts

- | | |
|--|--|
| A1 A: Garden Suburban - Minimal Change Area (max. 2 storeys) | F1 F: Urban Contemporary - Substantial Change Area 1 (max. 3 storeys) |
| B5 B: Inner Urban - Minimal Change Area (max. 2 storeys) | G1 G: Urban Contemporary - Substantial Change Area 2 (max. 4 storeys) |
| C1 C: Garden Suburban - Incremental Change Area 1 (max. 2 storeys) | Heritage Overlay Properties within Substantial Change Area 1 |
| D5 D: Inner Urban - Incremental Change Area 1 (max. 2 storeys) | Heritage Overlay Properties within Substantial Change Area 2 |
| E1 E: Contemporary Garden Suburban - Incremental Change Area 2 (max. 2 storeys) | RGZ/C1Z Interface – Further analysis required |

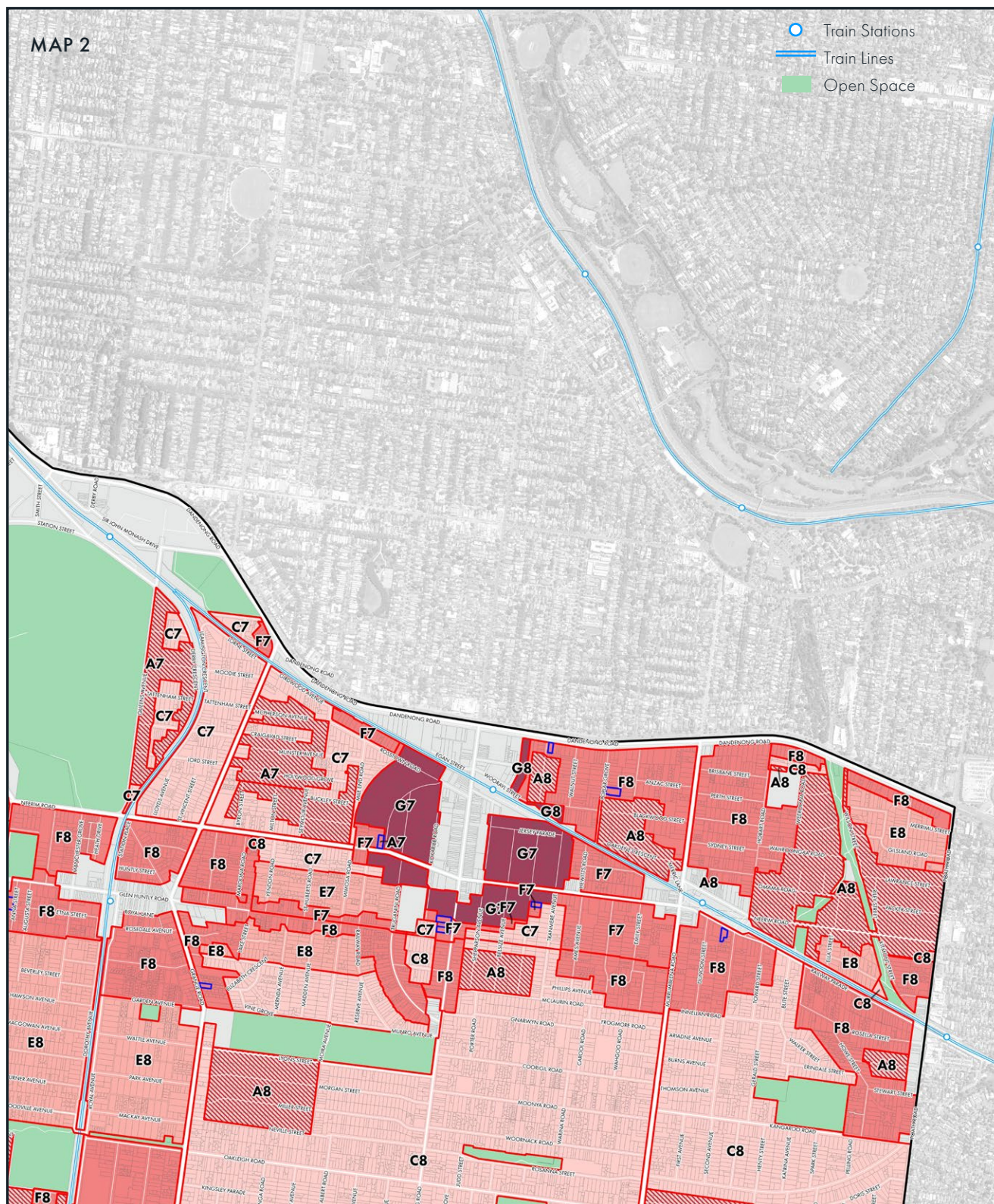


Figure 4. Future Character and Built Form Precincts - Map 2

Future Character and Built Form Precincts

| | | | |
|-----------|--|-----------|--|
| A1 | A: Garden Suburban - Minimal Change Area (max. 2 storeys) | F1 | F: Urban Contemporary - Substantial Change Area 1 (max. 3 storeys) |
| B5 | B: Inner Urban - Minimal Change Area (max. 2 storeys) | G1 | G: Urban Contemporary - Substantial Change Area 2 (max. 4 storeys) |
| C1 | C: Garden Suburban - Incremental Change Area 1 (max. 2 storeys) | | Heritage Overlay Properties within Substantial Change Area 1 |
| D5 | D: Inner Urban - Incremental Change Area 1 (max. 2 storeys) | | Heritage Overlay Properties within Substantial Change Area 2 |
| E1 | E: Contemporary Garden Suburban - Incremental Change Area 2 (max. 2 storeys) | | RGZ/C1Z Interface – Further analysis required |

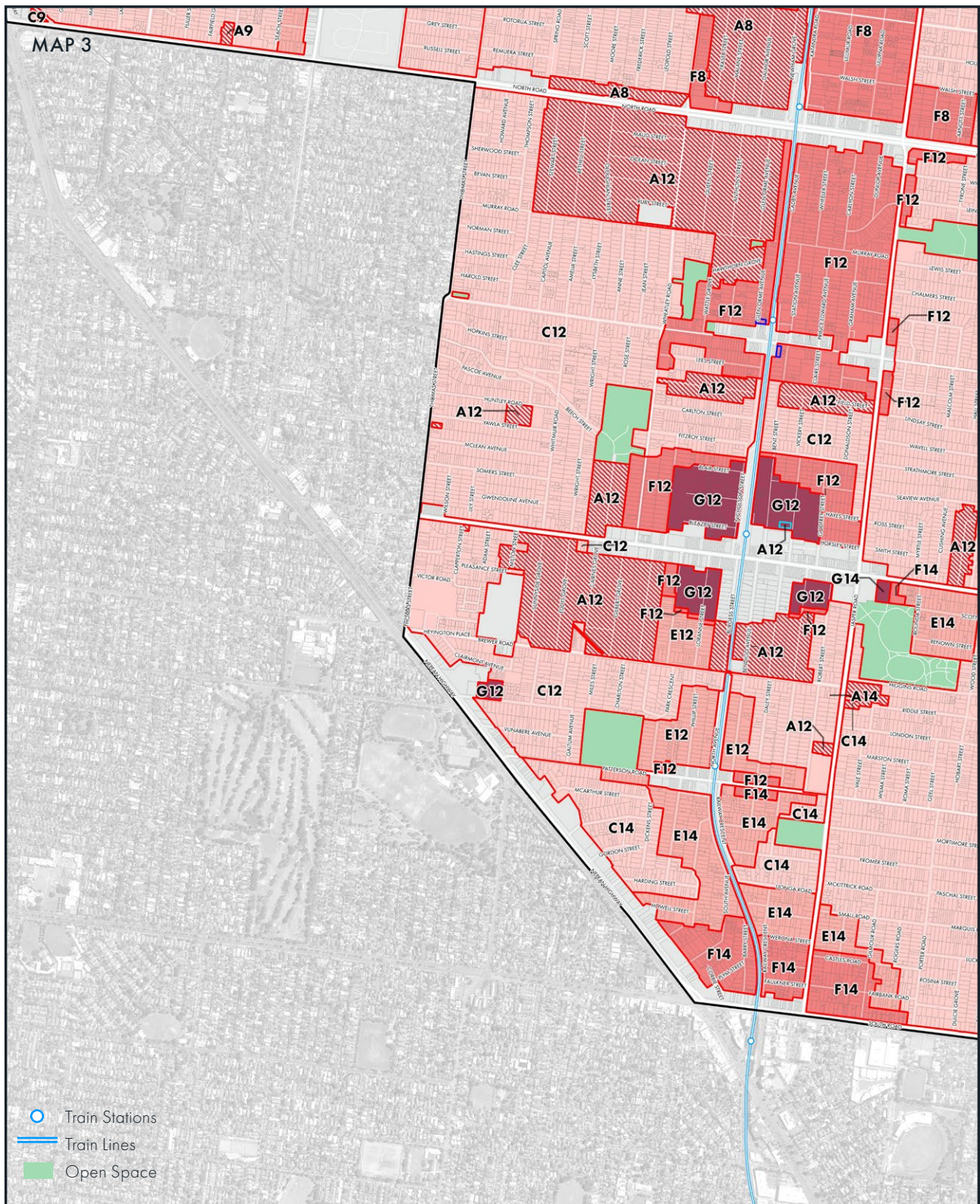


Figure 5. Future Character and Built Form Precincts - Map 3

Future Character and Built Form Precincts

| | | | |
|-----------|--|-----------|--|
| A1 | A: Garden Suburban - Minimal Change Area (max. 2 storeys) | F1 | F: Urban Contemporary - Substantial Change Area 1 (max. 3 storeys) |
| B5 | B: Inner Urban - Minimal Change Area (max. 2 storeys) | G1 | G: Urban Contemporary - Substantial Change Area 2 (max. 4 storeys) |
| C1 | C: Garden Suburban - Incremental Change Area 1 (max. 2 storeys) | | Heritage Overlay Properties within Substantial Change Area 1 |
| D5 | D: Inner Urban - Incremental Change Area 1 (max. 2 storeys) | | Heritage Overlay Properties within Substantial Change Area 2 |
| E1 | E: Contemporary Garden Suburban - Incremental Change Area 2 (max. 2 storeys) | | RGZ/C1Z Interface – Further analysis required |

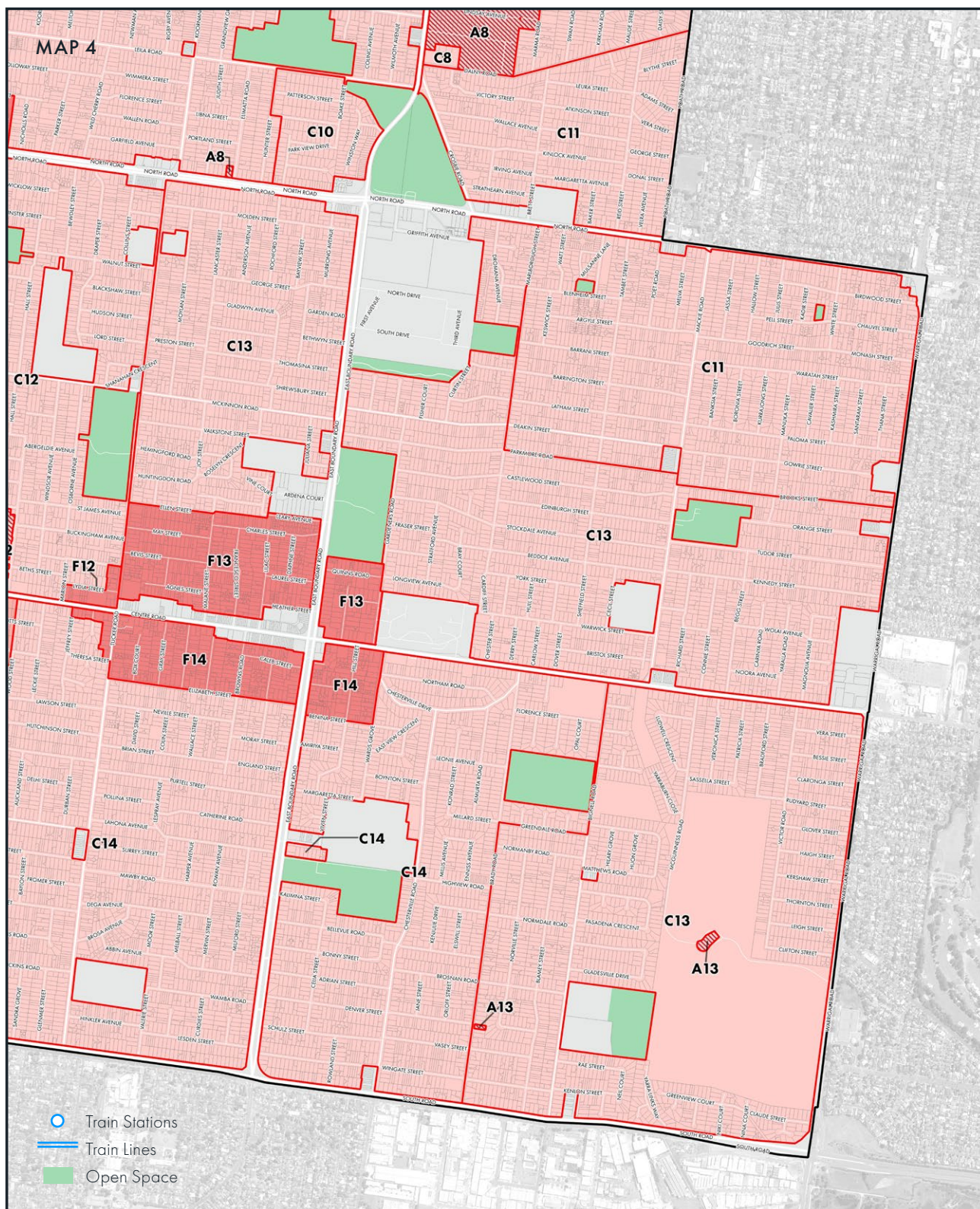


Figure 6. Future Character and Built Form Precincts - Map 4

Future Character and Built Form Precincts

- | | |
|--|--|
| A1 A: Garden Suburban - Minimal Change Area (max. 2 storeys) | F1 F: Urban Contemporary - Substantial Change Area 1 (max. 3 storeys) |
| B5 B: Inner Urban - Minimal Change Area (max. 2 storeys) | G1 G: Urban Contemporary - Substantial Change Area 2 (max. 4 storeys) |
| C1 C: Garden Suburban - Incremental Change Area 1 (max. 2 storeys) | Heritage Overlay Properties within Substantial Change Area 1 |
| D5 D: Inner Urban - Incremental Change Area 1 (max. 2 storeys) | Heritage Overlay Properties within Substantial Change Area 2 |
| E1 E: Contemporary Garden Suburban - Incremental Change Area 2 (max. 2 storeys) | RGZ/C1Z Interface – Further analysis required |

2.2 SUMMARY TABLE OF FUTURE CHARACTER AND BUILT FORM PRECINCTS

Table 1 provides details for each Future Character and Built Form Precincts including which Preferred Character Statement applies and the relevant reference to the Volume 1 assessment.

| FUTURE CHARACTER & BUILT FORM PRECINCT | PREFERRED CHARACTER / BUILT FORM / DESIGN STATEMENT | VOLUME 1 - REVISED NEIGHBOURHOOD CHARACTER AREA | VOLUME 1 - PAGE REFERENCE FOR RELEVANT ASSESSMENT |
|--|--|---|---|
| A1 | A: GARDEN SUBURBAN - MINIMAL CHANGE AREA | 1 | 31 |
| A2 | A: GARDEN SUBURBAN - MINIMAL CHANGE AREA | 2 | 31 & 40 |
| A3 | A: GARDEN SUBURBAN - MINIMAL CHANGE AREA | 3 | 48 |
| A4 | A: GARDEN SUBURBAN - MINIMAL CHANGE AREA | 4 | 60 |
| A6 | A: GARDEN SUBURBAN - MINIMAL CHANGE AREA | 6 | 74 |
| A7 | A: GARDEN SUBURBAN - MINIMAL CHANGE AREA | 7 | 82 |
| A8 | A: GARDEN SUBURBAN - MINIMAL CHANGE AREA | 8 | 90 |
| A9 | A: GARDEN SUBURBAN - MINIMAL CHANGE AREA | 9 | 107 & 115 |
| A12 | A: GARDEN SUBURBAN - MINIMAL CHANGE AREA | 12 | 135 |
| A13 | A: GARDEN SUBURBAN - MINIMAL CHANGE AREA | 13 | 144 & 160 |
| A14 | A: GARDEN SUBURBAN - MINIMAL CHANGE AREA | 14 | 150 |
| B5 | B: INNER URBAN - GARDEN SUBURBAN - MINIMAL CHANGE AREA | 5 | 68 |
| C1 | C: GARDEN SUBURBAN - INCREMENTAL CHANGE AREA 1 | 1 | 31 |
| C2 | C: GARDEN SUBURBAN - INCREMENTAL CHANGE AREA 1 | 2 | 31 & 40 |
| C3 | C: GARDEN SUBURBAN - INCREMENTAL CHANGE AREA 1 | 3 | 48 |
| C4 | C: GARDEN SUBURBAN - INCREMENTAL CHANGE AREA 1 | 4 | 60 |
| C6 | C: GARDEN SUBURBAN - INCREMENTAL CHANGE AREA 1 | 6 | 74 |
| C7 | C: GARDEN SUBURBAN - INCREMENTAL CHANGE AREA 1 | 7 | 82 |
| C8 | C: GARDEN SUBURBAN - INCREMENTAL CHANGE AREA 1 | 8 | 90 |
| C9 | C: GARDEN SUBURBAN - INCREMENTAL CHANGE AREA 1 | 9 | 107 & 115 |
| C10 | C: GARDEN SUBURBAN - INCREMENTAL CHANGE AREA 1 | 10 | 123 |
| C11 | C: GARDEN SUBURBAN - INCREMENTAL CHANGE AREA 1 | 11 | 129 |
| C12 | C: GARDEN SUBURBAN - INCREMENTAL CHANGE AREA 1 | 12 | 135 |
| C13 | C: GARDEN SUBURBAN - INCREMENTAL CHANGE AREA 1 | 13 | 144 & 160 |
| C14 | C: GARDEN SUBURBAN - INCREMENTAL CHANGE AREA 1 | 14 | 150 |
| D5 | D: INNER URBAN - INCREMENTAL CHANGE AREA 1 | 5 | 64 |

Table 1. Summary Table of Future Character and Built Form Precincts

| FUTURE CHARACTER & BUILT FORM PRECINCT | PREFERRED CHARACTER / BUILT FORM / DESIGN STATEMENT | VOLUME 1 - REVISED NEIGHBOURHOOD CHARACTER AREA | VOLUME 1 - PAGE REFERENCE FOR RELEVANT ASSESSMENT |
|---|---|--|--|
| E1 | E: CONTEMPORARY SUBURBAN - INCREMENTAL CHANGE AREA 2 | 1 | 31 |
| E2 | E: CONTEMPORARY SUBURBAN - INCREMENTAL CHANGE AREA 2 | 2 | 31 & 40 |
| E3 | E: CONTEMPORARY SUBURBAN - INCREMENTAL CHANGE AREA 2 | 3 | 48 |
| E4 | E: CONTEMPORARY SUBURBAN - INCREMENTAL CHANGE AREA 2 | 4 | 60 |
| E6 | E: CONTEMPORARY SUBURBAN - INCREMENTAL CHANGE AREA 2 | 6 | 74 |
| E7 | E: CONTEMPORARY SUBURBAN - INCREMENTAL CHANGE AREA 2 | 7 | 82 |
| E8 | E: CONTEMPORARY SUBURBAN - INCREMENTAL CHANGE AREA 2 | 8 | 90 |
| E9 | E: CONTEMPORARY SUBURBAN - INCREMENTAL CHANGE AREA 2 | 9 | 107 & 115 |
| E12 | E: CONTEMPORARY SUBURBAN - INCREMENTAL CHANGE AREA 2 | 12 | 135 |
| E14 | E: CONTEMPORARY SUBURBAN - INCREMENTAL CHANGE AREA 2 | 14 | 150 |
| F1 | F: URBAN CONTEMPORARY (3 STOREYS) - SUBSTANTIAL CHANGE AREA 1 | 1 | 31 |
| F2 | F: URBAN CONTEMPORARY (3 STOREYS) - SUBSTANTIAL CHANGE AREA 1 | 2 | 31 & 40 |
| F3 | F: URBAN CONTEMPORARY (3 STOREYS) - SUBSTANTIAL CHANGE AREA 1 | 3 | 48 |
| F4 | F: URBAN CONTEMPORARY (3 STOREYS) - SUBSTANTIAL CHANGE AREA 1 | 4 | 60 |
| F5 | F: URBAN CONTEMPORARY (3 STOREYS) - SUBSTANTIAL CHANGE AREA 1 | 5 | 68 |
| F6 | F: URBAN CONTEMPORARY (3 STOREYS) - SUBSTANTIAL CHANGE AREA 1 | 6 | 74 |
| F7 | F: URBAN CONTEMPORARY (3 STOREYS) - SUBSTANTIAL CHANGE AREA 1 | 7 | 82 |
| F8 | F: URBAN CONTEMPORARY (3 STOREYS) - SUBSTANTIAL CHANGE AREA 1 | 8 | 90 |
| F9 | F: URBAN CONTEMPORARY (3 STOREYS) - SUBSTANTIAL CHANGE AREA 1 | 9 | 107 & 115 |
| F12 | F: URBAN CONTEMPORARY (3 STOREYS) - SUBSTANTIAL CHANGE AREA 1 | 12 | 135 |
| F13 | F: URBAN CONTEMPORARY (3 STOREYS) - SUBSTANTIAL CHANGE AREA 1 | 13 | 144 & 160 |
| F14 | F: URBAN CONTEMPORARY (3 STOREYS) - SUBSTANTIAL CHANGE AREA 1 | 14 | 150 |
| G3 | G: URBAN CONTEMPORARY (4 STOREYS) - SUBSTANTIAL CHANGE AREA 2 | 3 | 48 |
| G4 | G: URBAN CONTEMPORARY (4 STOREYS) - SUBSTANTIAL CHANGE AREA 2 | 4 | 60 |
| G5 | G: URBAN CONTEMPORARY (4 STOREYS) - SUBSTANTIAL CHANGE AREA 2 | 5 | 68 |
| G7 | G: URBAN CONTEMPORARY (4 STOREYS) - SUBSTANTIAL CHANGE AREA 2 | 7 | 82 |
| G8 | G: URBAN CONTEMPORARY (4 STOREYS) - SUBSTANTIAL CHANGE AREA 2 | 8 | 90 |
| G12 | G: URBAN CONTEMPORARY (4 STOREYS) - SUBSTANTIAL CHANGE AREA 2 | 12 | 135 |
| G14 | G: URBAN CONTEMPORARY (4 STOREYS) - SUBSTANTIAL CHANGE AREA 2 | 14 | 150 |

Table 1. Summary Table of Future Character and Built Form Precincts (continued)



3 PREFERRED CHARACTER / BUILT FORM / DESIGN STATEMENTS

The following preferred character / built form / design statements apply to residential areas across Glen Eira. Figures 3-6, Figures 7-13 and Table 1 identify where each preferred character statement applies.

The statement should be read in conjunction with relevant assessment contained in Volume 1.

3.1 A: GARDEN SUBURBAN - MINIMAL CHANGE AREA

The streetscapes of Garden Suburban - Minimal Change Areas have a spacious and leafy feel. Front and rear gardens containing canopy trees, shrubs and garden beds have a strong presence and are visible through low to medium height front fencing and regular breaks between buildings. Original dwellings feature prominently within streets and are complemented by new, contemporary style dwellings and residential buildings that respond to the predominant form, scale and siting.

The key character elements of the Garden Suburban - Minimal Change Areas are:

- Building heights up to two storeys.
- A strong presence of original dwellings.
- Large front and rear setbacks with established gardens.
- Canopy trees within gardens that extend above the height of the buildings.
- Regular breaks between dwellings providing for a consistent rhythm and allowing views into rear gardens.
- Low to medium height front fencing.
- Low scale dwellings with articulated facades.

Redevelopment of properties and modification of buildings will integrate with existing streetscapes by:

| Character Element | Description |
|-------------------|-------------|
|-------------------|-------------|

| | |
|------------------------------|--|
| Front setbacks | • Observing the existing pattern of front setbacks. |
| Setbacks (other) | • Providing a setback to at least one side boundary to maintain breaks between buildings and views to rear gardens. |
| Forms | <ul style="list-style-type: none">• Creatively responding to the building forms, proportions and rhythm of Heritage Overlay places or architectural styles identified by a Neighbourhood Character Overlay.• Designing garages and carports to be set behind the buildings and integrated into the overall building design. |
| Articulation and materials | <ul style="list-style-type: none">• Using materials and colours that respect the identified heritage values of an area, or the character elements identified by a Neighbourhood Character Overlay.• Providing front building façades that are articulated, well-proportioned, and respect the identified heritage values of an area, or the character elements identified by a Neighbourhood Character Overlay. |
| Front fencing | • Responding to the predominant style and height of front fencing within the streetscape. |
| Landscaping and canopy trees | • Retaining existing canopy trees and providing sufficient space for the planting of new canopy trees that will extend beyond the height of buildings. |

A: Garden Suburban - Minimal Change Area applies to Precincts A1, A2, A3, A4, A6, A7, A8, A9, A12, A13 and A14.

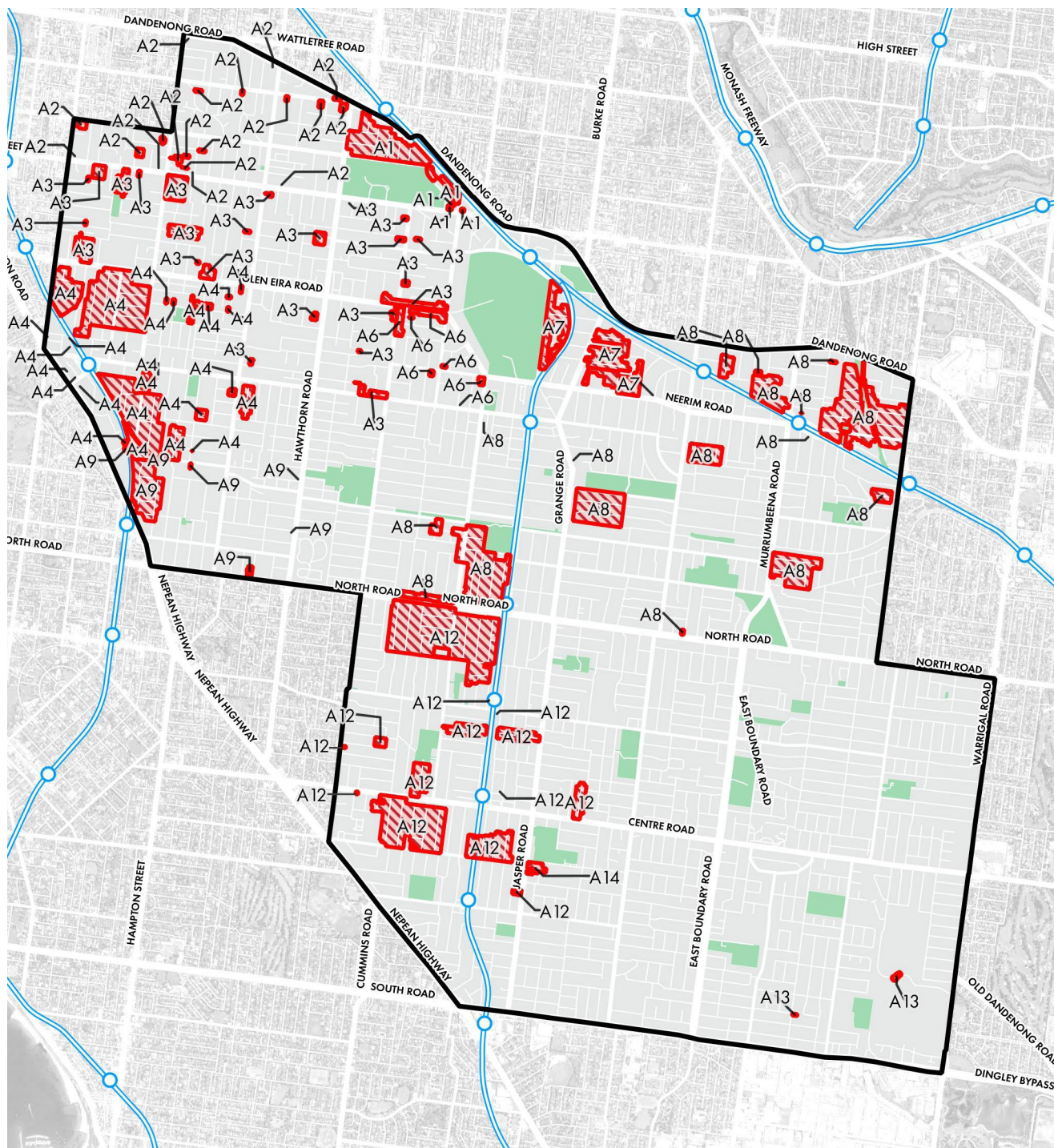


Figure 7. A: Garden Suburban Minimal Change Area - Precincts

- Train Stations
- Train Lines
- Open Space
- A: Garden Suburban - Minimal Change Area - Precincts

3.2 B: INNER URBAN - MINIMAL CHANGE AREA

The streetscapes of Inner Urban - Minimal Change Areas have a compact but leafy feel. Small front gardens containing trees, shrubs and garden beds have a strong presence and are visible through low to medium front fencing. Original dwellings feature prominently within streets and are complemented by new, contemporary style dwellings and residential buildings that respond to the predominant form, scale and siting.

The key character elements of the Inner Urban - Minimal Change Areas are:

- Building heights up to two storeys.
- A strong presence of original dwellings.
- Compact front setbacks with established gardens.
- Small trees within gardens.
- Small breaks between dwellings providing for a consistent rhythm and allowing views into rear gardens.
- Consistent low to medium height front fencing.
- Low, scale dwellings with narrow frontages.

Redevelopment of properties and modification of buildings will

Redevelopment of properties and modification of buildings will integrate with existing streetscapes by:

| Character Element | Description |
|-------------------|-------------|
|-------------------|-------------|

| | |
|------------------------------|--|
| Front setbacks | <ul style="list-style-type: none">• Observing the existing pattern of front setbacks. |
| Setbacks (other) | <ul style="list-style-type: none">• Providing a setback to at least one side boundary to maintain breaks between buildings.• Providing zero side setbacks in locations where this is an existing characteristic in the area. |
| Forms | <ul style="list-style-type: none">• Creatively responding to the building forms, proportions and rhythm of Heritage Overlay places or architectural styles identified by a Neighbourhood Character Overlay, including the design of garages and car parking. |
| Articulation and materials | <ul style="list-style-type: none">• Using materials and colours that respect the identified heritage values of an area, or the character elements identified by a Neighbourhood Character Overlay.• Providing front building façades that are articulated, well-proportioned, and respect the identified heritage values of an area, or the character elements identified by a Neighbourhood Character Overlay. |
| Front fencing | <ul style="list-style-type: none">• Responding to the predominant style and height of front fencing within the streetscape. |
| Landscaping and canopy trees | <ul style="list-style-type: none">• Retaining existing canopy trees and providing sufficient space in front setbacks for the planting of small trees. |

to Precinct B5.

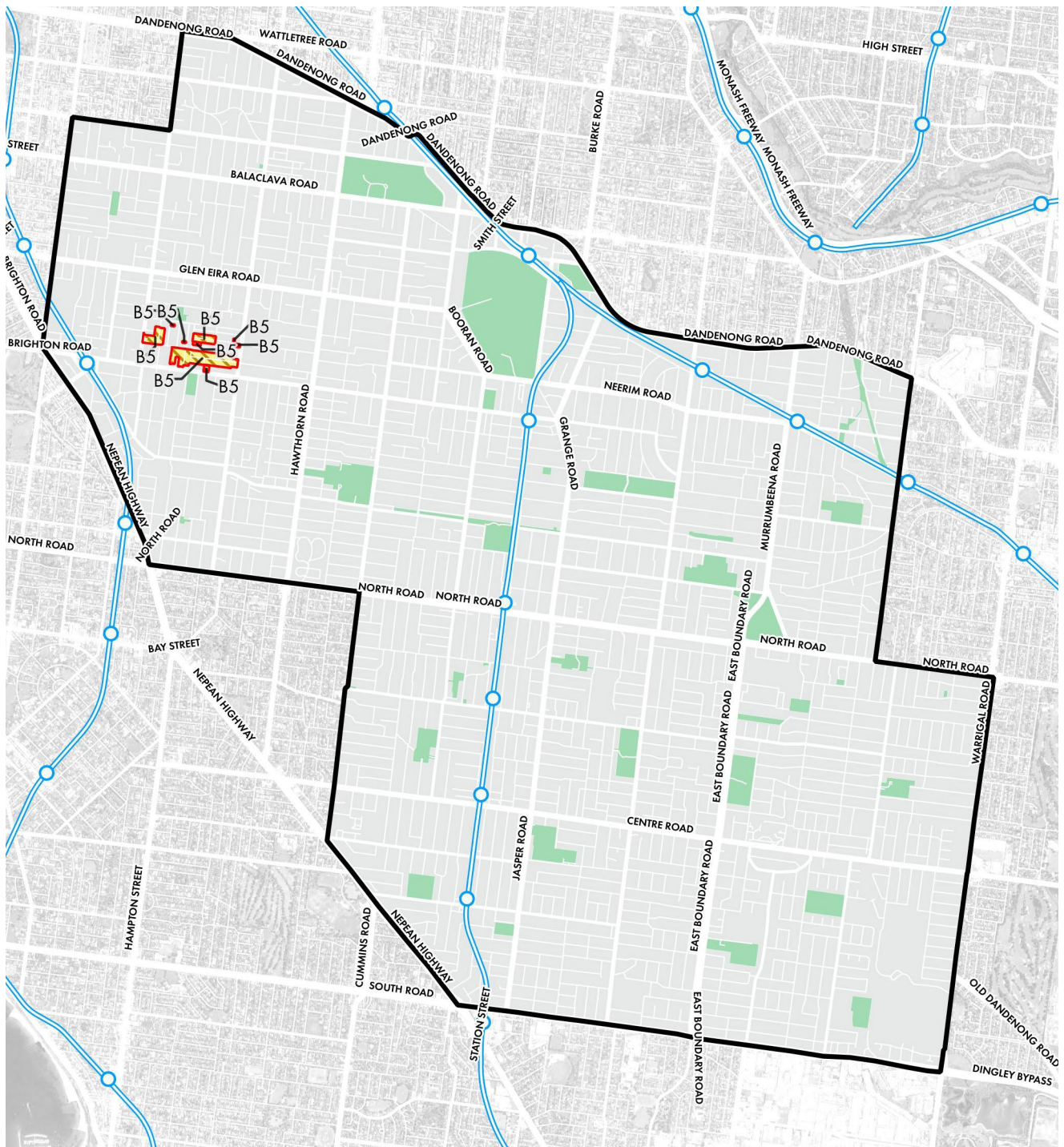


Figure 8. B: Inner Urban - Minimal Change Area - Precinct

- Train Stations
- Train Lines
- Open Space
- B1 B: Inner Urban - Minimal Change Area - Precinct

3.3 C: GARDEN SUBURBAN - INCREMENTAL CHANGE AREA 1

The streetscapes of Garden Suburban - Incremental Change Area 1 have a spacious and leafy feel. Front and rear gardens containing canopy trees, shrubs and garden beds have a strong presence and are visible through low to medium height front fencing and breaks between buildings. New development is provided through contemporary style single dwellings, units, townhouses and residential buildings which integrate with existing dwellings by responding to the predominant forms, scale and siting.

The key character elements of the Garden Suburban Character - Incremental Change Area 1 are:

- Building heights up to two storeys.
- Generous front and rear setbacks with established gardens.
- Canopy trees within gardens that extend above the height of the buildings.
- Visual separation between dwellings allowing views into rear gardens.
- Low to medium height front fencing.
- Low scale dwellings with articulated facades.

Redevelopment of properties and modification of buildings will integrate with existing streetscapes by:

| Character Element | Description |
|-------------------|-------------|
|-------------------|-------------|

| | |
|------------------------------|---|
| Front setbacks | <ul style="list-style-type: none">• Observing the existing pattern of front setbacks. |
| Setbacks (other) | <ul style="list-style-type: none">• Providing a setback of a minimum of four metres from the rear boundary to facilitate space for gardens and space between dwellings.• Providing a setback to at least one side boundary to maintain breaks between buildings and views to rear gardens. |
| Forms | <ul style="list-style-type: none">• Creatively responding to the building forms, proportions and rhythm of existing dwellings in the street.• Designing garages and carports to be set behind the buildings and integrated into the overall building design. |
| Articulation and materials | <ul style="list-style-type: none">• Using a mix of materials and colours that help new buildings to integrate with the style of buildings in the street.• Providing front building façades that are articulated, well-proportioned, and respond to the style of buildings in the street. |
| Front fencing | <ul style="list-style-type: none">• Responding to the predominant style and height of front fencing within the streetscape. |
| Landscaping and canopy trees | <ul style="list-style-type: none">• Retaining existing canopy trees and providing sufficient space within front and rear gardens for the planting of new medium or large-sized canopy trees. |

C: Garden Suburban - Incremental Change Area applies to Precincts C1, C2, C3, C4, C6, C7, C8, C9, C10, C11, C12, C13 and C14.

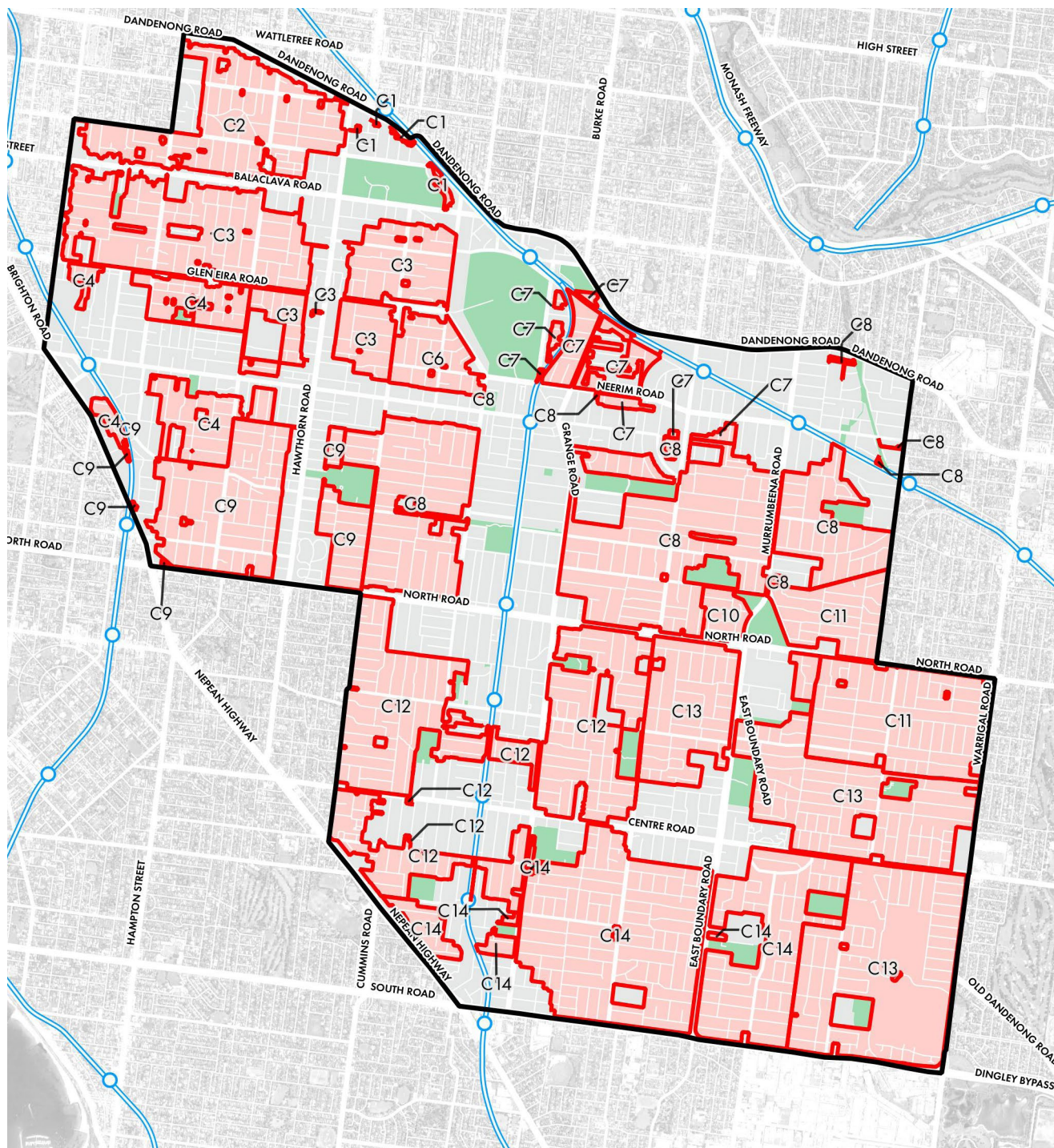


Figure 9. Garden Suburban - Incremental Change Area 1

- Train Stations
- Train Lines
- Open Space
- C1 C: Garden Suburban - Incremental Change Area 1 - Precincts

3.4 D: INNER URBAN - INCREMENTAL CHANGE AREA 1

The streetscapes of Inner Urban - Incremental Change Area 1 have a compact but leafy feel. Small front gardens containing trees, shrubs and garden beds have a strong presence and are visible through low to medium front fencing. New development is provided through contemporary style single dwellings, units, townhouses and residential buildings which integrate with existing dwellings by responding to the predominant forms, scale and siting.

The key character elements of the Inner Urban - Incremental Change Area 1 are:

- Building heights up to two storeys.
- Compact front setbacks with established gardens.
- Small trees within gardens.
- Small breaks between dwellings providing for a consistent rhythm and allowing views into rear gardens.
- Consistent low to medium height front fencing.
- Low, scale dwellings with narrow frontages.

Redevelopment of properties and modification of buildings will integrate with existing streetscapes by:

| Character Element | Description |
|-------------------|-------------|
|-------------------|-------------|

| | |
|------------------------------|---|
| Front setbacks | <ul style="list-style-type: none">• Observing the existing pattern of front setbacks. |
| Setbacks (other) | <ul style="list-style-type: none">• Providing a setback of a minimum of four metres from the rear boundary to facilitate space for gardens and space between dwellings.• Providing a setback to at least one side boundary to maintain breaks between buildings.• Providing zero side setbacks in locations where this is an existing characteristic in the area. |
| Forms | <ul style="list-style-type: none">• Creatively responding to the building forms, proportions and rhythm of existing dwellings in the street, including the design of garages and car parking. |
| Articulation and materials | <ul style="list-style-type: none">• Using a mix of materials and colours that help new buildings to integrate with the style of buildings in the street.• Providing front building façades that are articulated, well-proportioned, and respond to the style of buildings in the street. |
| Front fencing | <ul style="list-style-type: none">• Responding to the predominant style and height of front fencing within the streetscape. |
| Landscaping and canopy trees | <ul style="list-style-type: none">• Retaining existing trees and providing sufficient space within front gardens for the planting of small trees. |

D: Inner Urban - Incremental Change Area 1 applies to Precinct D5.

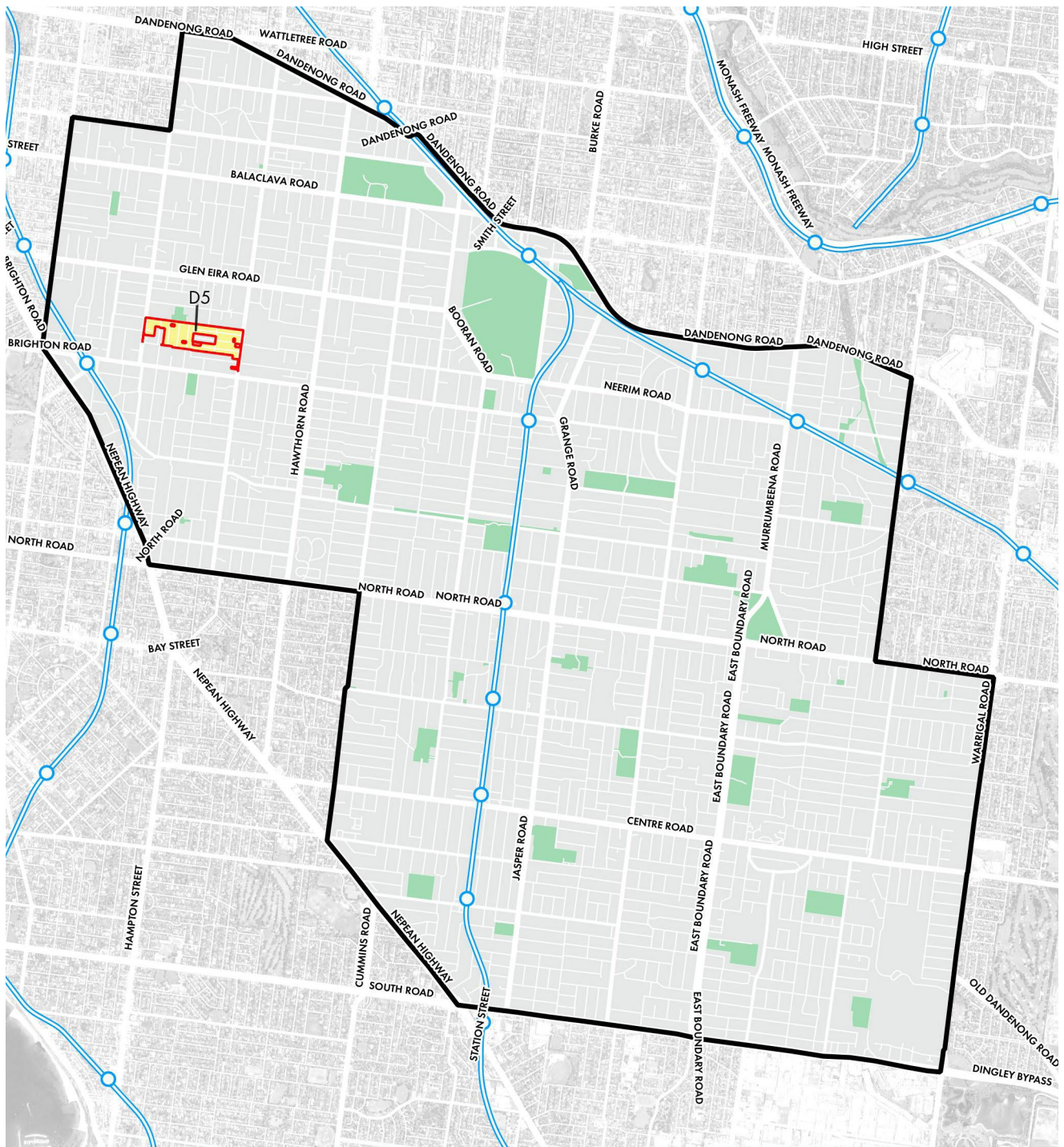


Figure 10. D: Inner Urban - Incremental Change Area 1 - Precincts

- Train Stations
- Train Lines
- Open Space
- D1 D: Inner Urban - Incremental Change Area 1 - Precincts

3.5 E: CONTEMPORARY SUBURBAN - INCREMENTAL CHANGE AREA 2

The streetscapes of Contemporary Suburban - Incremental Change Area 2 have a spacious and leafy feel. Front gardens containing canopy trees, shrubs and garden beds have a strong presence and are visible through low to medium front fencing. New development is provided through contemporary style single dwellings, units, townhouses and residential buildings which integrate with existing dwellings by responding to the predominant forms, scale and front setbacks.

The key character elements of the Contemporary Suburban - Incremental Change Area 2 are:

- Building heights up to two storeys.
- Low-rise multi-unit/villa/townhouses and residential buildings.
- Generous front setbacks with established gardens.
- Canopy trees within gardens that extend above the height of the buildings.
- Visual separation between dwellings.
- Low scale dwellings with articulated facades.

Redevelopment of properties and modification of buildings will integrate with existing streetscapes by:

| Character Element | Description |
|-------------------|-------------|
|-------------------|-------------|

| | |
|------------------------------|--|
| Front setbacks | <ul style="list-style-type: none">• Observing the existing pattern of front setbacks. |
| Setbacks (other) | <ul style="list-style-type: none">• Providing a setback to at least one side boundary to maintain breaks between buildings and views to rear gardens. |
| Forms | <ul style="list-style-type: none">• Creatively responding to the forms and proportions of buildings in the street.• Designing garages and carports to be set behind the buildings and integrated into the overall building design. |
| Articulation and materials | <ul style="list-style-type: none">• Using a mix of materials and colours that help new buildings to integrate with the style of buildings in the street.• Providing front building façades that are articulated, well-proportioned, and respond to the style of buildings in the street. |
| Front fencing | <ul style="list-style-type: none">• Responding to the predominant style and height of front fencing within the streetscape.• For developments where private open space must be located within the front setback, designing front fencing and landscaping to balance privacy with contribution to the streetscape. |
| Landscaping and canopy trees | <ul style="list-style-type: none">• Retaining existing canopy trees and providing sufficient space within front gardens for the planting of new medium or large-sized canopy trees.• Providing opportunities for landscaping and small canopy trees within side setbacks and rear gardens. |

E: Contemporary Suburban - Incremental Change Area 2 applies to Precincts E1, E2, E3, E4, E6, E7, E8, E9, E12 and E14.

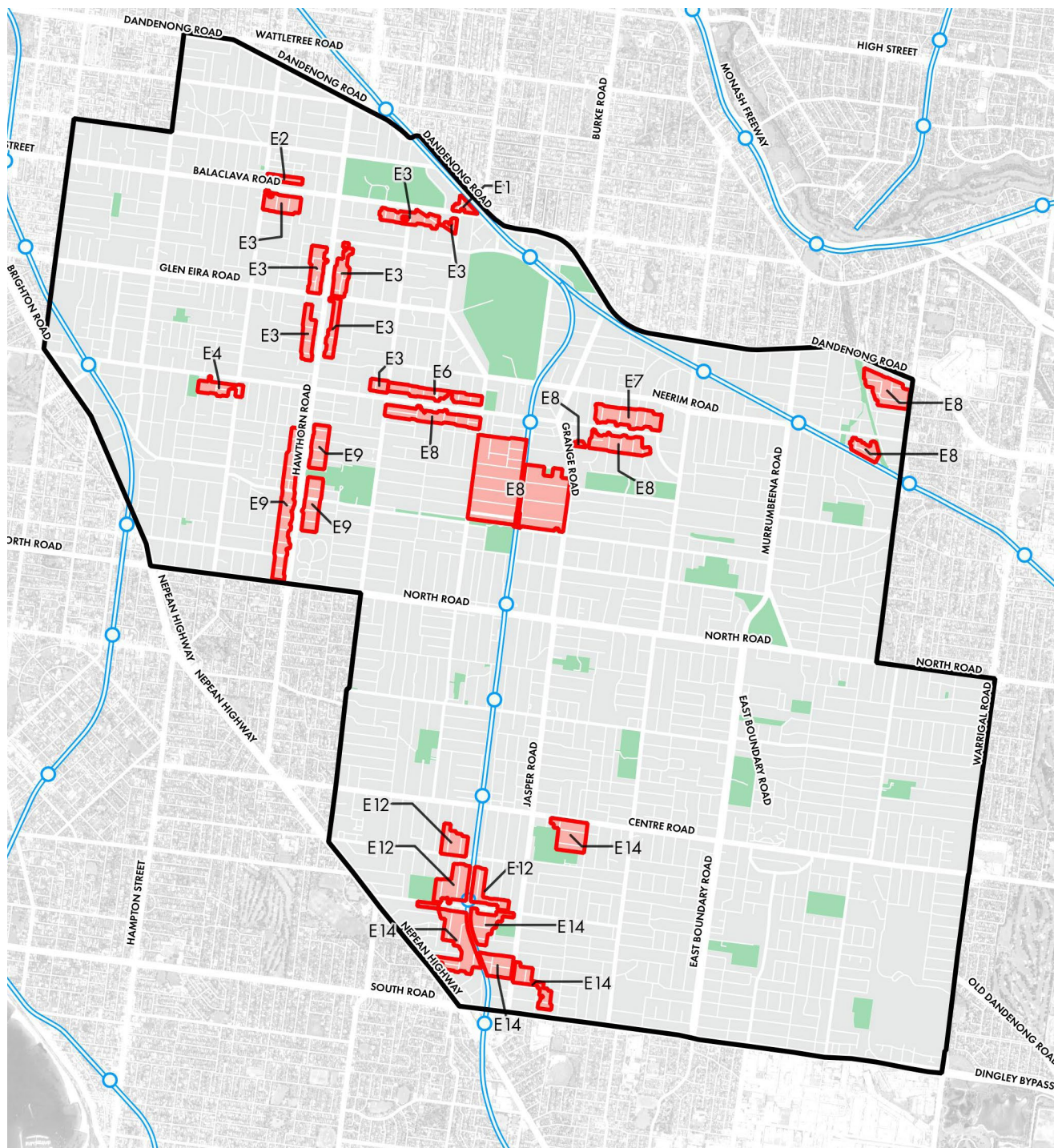


Figure 11. E: Contemporary Suburban - Incremental Change Area 2 - Precincts

- Train Stations
- Train Lines
- Open Space
- E1 E: Contemporary Suburban - Incremental Change Area 2 - Precincts

3.6 F: URBAN CONTEMPORARY (3 STOREYS) - SUBSTANTIAL CHANGE AREA 1

The streetscapes of Urban Contemporary (3 storeys) - Substantial Change Area 1 have a contemporary landscaped feel, accommodating contemporary style units, townhouses and apartments. Front gardens containing canopy trees, shrubs and garden beds have a strong presence and are visible through low to medium height front fencing. New development is designed with a high level of articulation to reduce visual bulk and integrate with existing dwellings.

The built form and design elements of the Urban Contemporary (3 storeys) - Substantial Change Area 1 are:

- Units, townhouses and apartments of up to three storeys.
- Landscaped front setbacks with gardens.
- Canopy trees within front gardens that extend to at least the height of dwellings.
- Visual separation between buildings.
- High quality architecture that enhances key road corridors and activity centres.

F: Urban Contemporary (3 storeys) - Substantial Change Area 1 applies to Precincts F1, F2, F3, F4, F5, F6, F7, F8, F9, F12, F13 and F14.

Redevelopment of properties and modification of buildings will integrate with existing streetscapes by:

| Built Form / Design Element | Description |
|-------------------------------------|--|
| Front setbacks | <ul style="list-style-type: none"> • Providing front setbacks no greater than 6 metres and no less than 4.5 metres, that: <ul style="list-style-type: none"> • Allow for higher densities than existing development • Integrate well with the existing pattern of development in the street and provide opportunities for landscaping and the planting of canopy trees that will grow approximately as high as the buildings. • For secondary street frontages, setbacks may be further reduced. |
| Setbacks (other) | <ul style="list-style-type: none"> • Providing a setback to at least one side boundary to maintain breaks between buildings on abutting lots. • Co-locating side setbacks between sites, to facilitate relief between buildings with larger footprints and provide opportunities for landscaping. |
| Forms | <ul style="list-style-type: none"> • Utilising modulation to delineate individual dwellings and break up wider building forms. • Designing garages and carports to be set behind the buildings and integrated into the overall building design. • Minimising the size of basement car park entries and car parking areas to reduce impacts on street tree planting and footpaths, and maximise opportunities for landscaping within front setbacks. • Creatively screening and integrating services and infrastructure into the building design. |
| Articulation and materials | <ul style="list-style-type: none"> • Providing building façades that are well-articulated through the considered design of openings, balconies, varied materials, colours, and recessed and projected elements. • For upper level dwellings, providing living room windows and/or a balcony off a living room that allow for passive surveillance of the street. |
| Front fencing | <ul style="list-style-type: none"> • For developments where private open space must be located within the front setback, designing front fencing and landscaping to balance privacy with contribution to the streetscape. |
| Landscaping and canopy trees | <ul style="list-style-type: none"> • Retaining existing canopy trees within front setbacks where practical, and providing sufficient space within front gardens for the planting of new medium-sized canopy trees that will extend as high as the buildings. • Providing opportunities for landscaping and canopy trees within side setbacks and rear gardens where practical. • Utilising green roofs, walls and balconies to provide additional landscaping and soften the visual impact of larger buildings. |

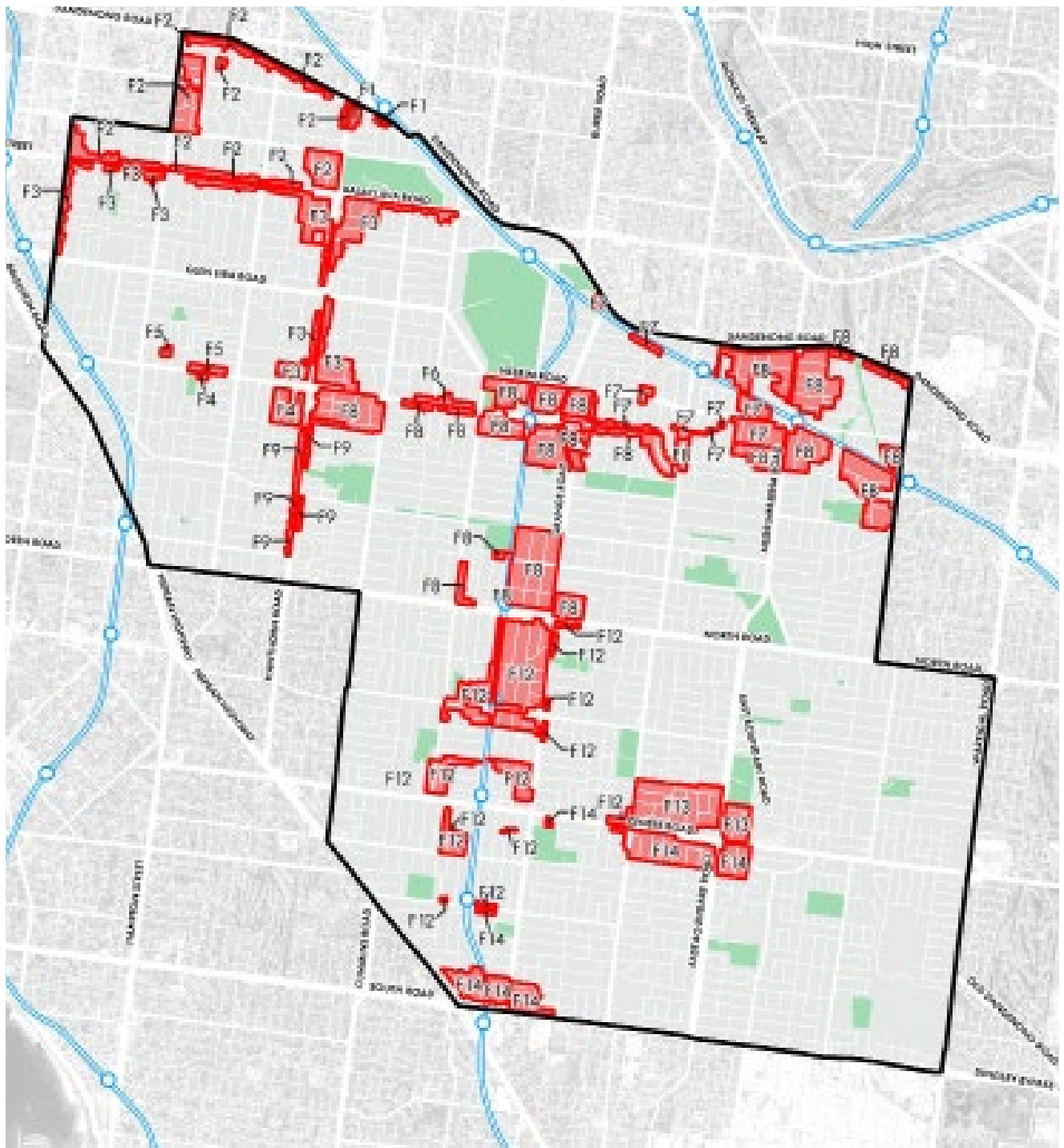


Figure 12. F: Urban Contemporary (3 storeys) - Substantial Change Area 1 - Precincts

- Train Stations
- Train Lines
- Open Space
- F1 F: Urban Contemporary (3 storeys) - Substantial Change Area 1 - Precincts
- Heritage Overlay Properties within Substantial Change Area 1

3.7 G: URBAN CONTEMPORARY (4 STOREYS) - SUBSTANTIAL CHANGE AREA 2

The streetscapes of Urban Contemporary (4 storeys) - Substantial Change Area 2 have a landscaped urban feel with high quality apartment buildings having a strong presence. Front gardens provide for canopy trees, shrubs and garden beds which soften the impact of the buildings and provide greening in the streetscape. New development is designed with a high level of articulation to reduce visual bulk and integrate with existing dwellings.

The built form and design elements of the Urban Contemporary (4 storeys) - Substantial Change Area 2 are:

- Townhouses and apartments of up to four storeys.
- Compact front setbacks with landscaping.
- Canopy trees within front gardens that extend to at least the height of dwellings.
- Visual separation between buildings
- High quality architecture that enhances the activity centres.

G: Urban Contemporary (4 storeys) - Substantial Change Area 2 applies to Precincts G3, G4, G5, G7, G8, G12 and G14.

Redevelopment of properties and modification of buildings will integrate with existing streetscapes by:

| Built Form / Design Element | Description |
|-------------------------------------|--|
| Front setbacks | <ul style="list-style-type: none"> • Providing front setbacks no greater than 5 metres and no less than 4 metres, that: <ul style="list-style-type: none"> • Allow for higher densities and for new development to establish a more intense built form than existing lower-density development • Allow for the planting of canopy trees that will extend approximately as high as the buildings. • For secondary street frontages, setbacks may be further reduced. |
| Setbacks (other) | <ul style="list-style-type: none"> • Providing a setback to at least one side boundary to maintain breaks between buildings on abutting lots. • Co-locating side setbacks between sites, to facilitate relief between buildings with larger footprints and provide opportunities for landscaping. |
| Forms | <ul style="list-style-type: none"> • Utilising modulation to delineate individual dwellings and break up wider building forms. • Designing garages and carports to be set behind the buildings and integrated into the overall building design. • Minimising the size of basement car park entries and on-site car parking areas to reduce impacts on street tree planting and footpaths, and maximise opportunities for landscaping within front setbacks. • Creatively screening and integrating services and infrastructure into the building design. |
| Articulation and materials | <ul style="list-style-type: none"> • Providing building façades that are well-articulated through the considered design of openings, balconies, varied materials, colours, and recessed and projected elements. • For upper level dwellings, providing living room windows and/or a balcony off a living room that allows for passive surveillance of the street. |
| Front fencing | <ul style="list-style-type: none"> • For developments where private open space must be located within the front setback, designing front fencing and landscaping to balance privacy with contribution to the streetscape. |
| Landscaping and canopy trees | <ul style="list-style-type: none"> • Retaining existing canopy trees within front setbacks where practical, and providing sufficient space within front gardens for the planting of new medium-sized canopy trees that will extend as high as the buildings. • Providing opportunities for landscaping and canopy trees within side setbacks and rear gardens where practical. • Utilising green roofs, walls and balconies to provide additional landscaping and soften the visual impact of larger buildings. |

APPENDIX A PREFERRED CHARACTER STATEMENTS COMPARISON TABLE

| Character Element (for A-E) or Built Form / Design Element (for F & G) | A: Garden Suburban – Minimal Change Area | B: Inner Urban – Minimal Change Area | C: Garden Suburban – Incremental Change Area 1 | D: Inner Urban – Incremental Change Area 1 | E: Contemporary Garden Suburban – Incremental Change Area 2 | F: Urban Contemporary (3 storeys) – Substantial Change Area 1 | G: Urban Contemporary (4 storeys) – Substantial Change Area 2 |
|---|--|--|---|---|---|---|--|
| | NRZ | NRZ | NRZ | NRZ | NRZ | GRZ | RGZ |
| Building Heights | <ul style="list-style-type: none">Up to 2 storeys | | | | | <ul style="list-style-type: none">Up to 3 storeys | <ul style="list-style-type: none">Up to 4 storeys |
| Front setbacks | <ul style="list-style-type: none">Observing the existing pattern of front setbacks. | | | | | <ul style="list-style-type: none">Providing front setbacks no greater than 6 metres and no less than 4.5 metres, that:<ul style="list-style-type: none">Allow for higher densities than existing developmentIntegrate well with the existing pattern of development in the street and provide opportunities for landscaping and the planting of canopy trees that will grow approximately as high as the buildings.For secondary street frontages, setbacks may be further reduced. | <ul style="list-style-type: none">Providing front setbacks no greater than 5 metres and no less than 4 metres, that:<ul style="list-style-type: none">Allow for higher densities and for new development to establish a more intense built form than existing lower-density developmentAllow for the planting of canopy trees that will extend approximately as high as the buildings.For secondary street frontages, setbacks may be further reduced. |
| Setbacks (other) | <ul style="list-style-type: none">Providing a setback to at least one side boundary to maintain breaks between buildings and views to rear gardens. | <ul style="list-style-type: none">Providing a setback to at least one side boundary to maintain breaks between buildings.Providing zero side setbacks in locations where this is an existing characteristic in the area. | <ul style="list-style-type: none">Providing a setback of a minimum of four metres from the rear boundary to facilitate space for gardens and space between dwellings.Providing a setback to at least one side boundary to maintain breaks between buildings and views to rear gardens. | <ul style="list-style-type: none">Providing a setback of a minimum of four metres from the rear boundary to facilitate space for gardens and space between dwellings.Providing a setback to at least one side boundary to maintain breaks between buildings.Providing zero side setbacks in locations where this is an existing characteristic in the area. | <ul style="list-style-type: none">Providing a setback to at least one side boundary to maintain breaks between buildings and views to rear gardens. | <ul style="list-style-type: none">Providing a setback to at least one side boundary to maintain breaks between buildings on abutting lots.Co-locating side setbacks between sites, to facilitate relief between buildings with larger footprints and provide opportunities for landscaping. | |
| Forms | <ul style="list-style-type: none">Creatively responding to the building forms, proportions and rhythm of Heritage Overlay places or architectural styles identified by a Neighbourhood Character Overlay.Designing garages and carports to be set behind the buildings and integrated into the overall building design. | <ul style="list-style-type: none">Creatively responding to the building forms, proportions and rhythm of Heritage Overlay places or architectural styles identified by a Neighbourhood Character Overlay, including the design of garages and car parking. | <ul style="list-style-type: none">Creatively responding to the building forms, proportions and rhythm of existing dwellings in the street.Designing garages and carports to be set behind the buildings and integrated into the overall building design. | <ul style="list-style-type: none">Creatively responding to the building forms, proportions and rhythm of existing dwellings in the street, including the design of garages and car parking. | <ul style="list-style-type: none">Creatively responding to the forms and proportions of buildings in the street.Designing garages and carports to be set behind the buildings and integrated into the overall building design. | <ul style="list-style-type: none">Utilising modulation to delineate individual dwellings and break up wider building forms.Designing garages and carports to be set behind the buildings and integrated into the overall building design.Minimising the size of basement car park entries and on-site car parking areas to reduce impacts on street tree planting and footpaths, and maximise opportunities for landscaping within front setbacks.Creatively screening and integrating services and infrastructure into the building design. | |

| Character Element (for A-E) or Built Form / Design Element (for F & G) | A: Garden Suburban – Minimal Change Area | B: Inner Urban – Minimal Change Area | C: Garden Suburban – Incremental Change Area 1 | D: Inner Urban – Incremental Change Area 1 | E: Contemporary Garden Suburban – Incremental Change Area 2 | F: Urban Contemporary (3 storeys) – Substantial Change Area 1 | G: Urban Contemporary (4 storeys) – Substantial Change Area 2 |
|---|--|---|---|---|--|--|---|
| | NRZ | NRZ | NRZ | NRZ | NRZ | GRZ | RGZ |
| Articulation and materials | <ul style="list-style-type: none">Using materials and colours that respect the identified heritage values of an area, or the character elements identified by a Neighbourhood Character Overlay.Providing front building façades that are articulated, well-proportioned, and respect the identified heritage values of an area, or the character elements identified by a Neighbourhood Character Overlay. | | <ul style="list-style-type: none">Using a mix of materials and colours that help new buildings to integrate with the style of buildings in the street.Providing front building façades that are articulated, well-proportioned, and respond to the style of buildings in the street. | | | <ul style="list-style-type: none">Providing building façades that are well-articulated through the considered design of openings, balconies, varied materials, colours, and recessed and projected elements.For upper level dwellings, providing living room windows and/ or a balcony off a living room that allow for passive surveillance of the street. | |
| Front fencing | <ul style="list-style-type: none">Responding to the predominant style and height of front fencing within the streetscape. | | | | <ul style="list-style-type: none">Responding to the predominant style and height of front fencing within the streetscape.For developments where private open space must be located within the front setback, designing front fencing and landscaping to balance privacy with contribution to the streetscape. | <ul style="list-style-type: none">For developments where private open space must be located within the front setback, designing front fencing and landscaping to balance privacy with contribution to the streetscape. | |
| Landscaping and canopy trees | <ul style="list-style-type: none">Retaining existing canopy trees and providing sufficient space for the planting of new canopy trees that will extend beyond the height of buildings. | <ul style="list-style-type: none">Retaining existing canopy trees and providing sufficient space in front setbacks for the planting of small trees. | <ul style="list-style-type: none">Retaining existing canopy trees and providing sufficient space within front and rear gardens for the planting of new medium or large-sized canopy trees. | <ul style="list-style-type: none">Retaining existing trees and providing sufficient space within front gardens for the planting of small trees. | <ul style="list-style-type: none">Retaining existing canopy trees and providing sufficient space within front gardens for the planting of new medium or large-sized canopy trees.Providing opportunities for landscaping and small canopy trees within side setbacks and rear gardens. | <ul style="list-style-type: none">Retaining existing canopy trees within front setbacks where practical, and providing sufficient space within front gardens for the planting of new medium-sized canopy trees that will extend as high as the buildings.Providing opportunities for landscaping and canopy trees within side setbacks and rear gardens where practical.Utilising green roofs, walls and balconies to provide additional landscaping and soften the visual impact of larger buildings. | |

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