



PROSPECT HOUSING STUDY

STREETSCAPE CHARACTER MATRIX

21 NOVEMBER 2019

Contents



Introduction	3
Strategic Overview	4
Consultation Findings	5
Trend Analysis	6
Development Plan Analysis	7
Existing Policy Areas	9
Design Guidelines	10
Vision and Objectives	11
Streetscape Analysis	12
Existing Development	14
Draft Character Mapping	16
Policy Area Overlays	17
Streetscape Character Overlays	18
Streetscape Character Matrix	19
Streetscape Character Matrix Summary	33

Introduction

Scope and Objectives

The Housing Diversity and Better Neighbourhoods Study has been driven by the State Planning Review and introduction of a new Planning and Development Code. Furthermore, there is the need to establish a local strategic approach that balances dwelling choice and diversity with the streetscape character within the City of Prospect. This will enable the neighbourhoods of Prospect to meet emerging housing trends and community expectations.

Balancing the competing demands of local character and development begins with understanding the “genius loci” or the essential sense of the place; appreciating the existing qualities and assets of Prospect’s neighbourhoods and working with them in ways that complement the urban character, setting, streetscapes, architecture, landscape and built form.

Prospect has a well-established sense of community and a vibrant mainstreet culture that permeates the streets and neighbourhoods of the city. With the implementation of the Planning Design and Infrastructure Act, questions remain around how the requirements of this new system will interact with the character and sense of place of Prospect.

The Housing Diversity and Better Neighbourhoods Study aims to inspire and inform SCAP, Council Assessment Panel discussions and design reviews as well as encourage better outcomes through the ‘Performance Assessed’ pathway. The Housing Diversity and Better Neighbourhoods Study is a best practice scaffold that will navigate the tension between keeping neighbourhoods as they are and accommodating future development. An ad-hoc development process will be a constant factor, and the study aims to provide a responsive framework that builds on the character of Prospect as well as encouraging future housing diversity.

The Housing Diversity and Better Neighbourhoods Study will provide a roadmap that guides Prospect’s capacity to meet the community’s needs, future expectation and demands; and create liveable neighbourhoods.

The project objectives are to:

- Understand the current physical and visual character of Prospect.
- Protect the unique/iconic qualities of Prospect.
- Identify critical elements that will further enhance the character, function and experience of the local neighbourhoods of Prospect.
- Develop guidelines and recommendations that respond to the key objectives and principles.
- Provide urban design recommendations.
- Guide new residential development opportunities.
- Build on the ODASA Principles of Good Design of Context, Inclusivity, Durability, Value, Performance and Sustainability.
- Consider best practice placemaking practices to deliver streets and places that are accessible, connected, enjoyable, memorable and safe.
- Incorporate best practice in environmental design and use of sustainable materials where appropriate demonstrating a sustainability evaluation.

Strategic Overview

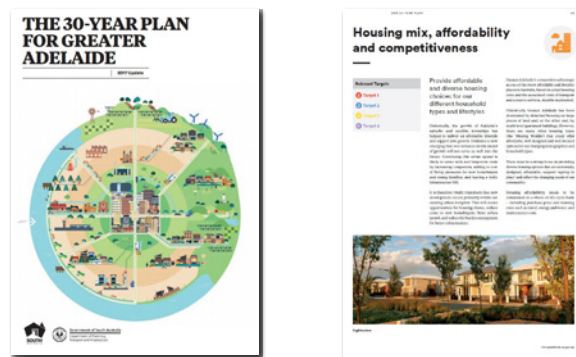
An assessment was undertaken of previous council plans and strategies. This ensures that the study is aligned with previous planning outcomes and that elements specific to this study have been identified.

City of Prospect Strategic Plan



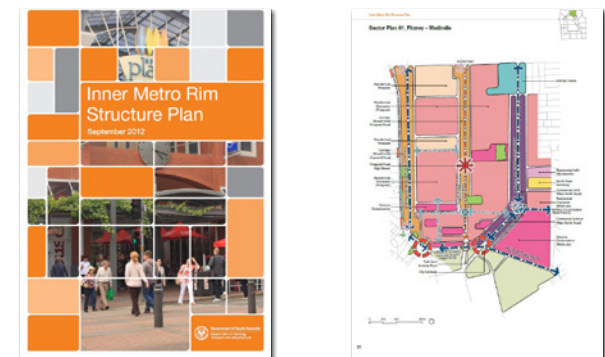
- People (understanding the local community and pro-actively being environmentally sustainable, active and creative).
- Place (respecting our past and creating our future, to value public spaces, develop connected communities and a greener future).
- Prosperity (looking beyond the local area, building resilient economy, leveraging our advantages and exploring new opportunities).
- Services (efficient delivery of services).

30 Year Plan for Greater Adelaide (2017)



- Steady population growth.
- Promoting economic and jobs growth.
- Additional housing and a greater range of housing types.
- Mixed use development principles and higher housing densities along transit corridors.
- Revitalization of activity centres.
- Focus on built up area rather than green-field sites.
- New kind of built form.
- Greenways and tree lined streets to improve liveability and attractiveness.

Inner Metro Rim Structure Plan (2012)



Within Prospect, the structure plan identifies residential areas characterised as either historical (protection of historical built form), character (maintain streetscape character), residential (gradual sensitive infill) or infill.

Consultation Findings

URPS Consultation Summary Report

What is character?

- Large mature trees, which complement existing housing and contribute to the character of the area.
- Increased setbacks and less site coverage which enables room for off street parking, front lawns, gardens and landscaping.
- Privacy and space from your neighbours.
- Detached housing at low density, with traditional design elements and 'good quality' facades, landscaping and front fencing.
- Wide streets which are tree lined with wide footpaths.
- Reduced on street parking which reduces congestion and the visual impact of cars on the streetscape.
- Environmentally sustainable homes that incorporate eaves and landscape for cooling with features such as solar panels.
- Public open space and verge gardens which allow for community interaction.

Desired Attributes:

- Sense of history.
- Quiet and privacy.
- Sustainability.
- Location and proximity to facilities.
- Affordability.
- Community feel.
- Adequate living space, bedrooms and flexibility of space.
- Accessibility.
- Open space and greenery (private and public).
- On-site car parking.
- Quality design and materials.
- Single storey detached homes, no high rise.

There was an openness too, and acceptance of the demand for, alternative forms of development such as granny flats, 'fonzie flats' and additions to existing houses. However, at low density and designed so that they were consistent with and sympathetic to the existing character of the area.

Quotations from Public Submissions

'We risk locking the city in a time capsule'

'We know what the 1920s looked like, but what about the 2000s?'

'Street trees and setbacks are important character criteria'

'Character protection is extremely important and the reason we bought a home in the area'

'Very important to cater for emerging trends and should be ahead of market forces by planning for diversity of housing types'

'Character of Prospect is at risk'

'Prospect is both traditional and modern which is a good thing'

'Important to cater for emerging local trends'

'Protecting character is not very important, Prospect has areas/streets of different character and modern homes will cater for emerging trends'

'Prevent infill in back streets which compromises street frontages and keep focus of the real density to the urban corridors'

Stakeholder Feedback

- Must have council policy/strategic direction for desired character that also sits outside of the Development Plan.
- Strong pull to retain existing dwelling stock and provide sensitive infill housing to retain desired character.
- Does character trump affordability?
- Laneway housing is recommended and second dwelling or granny flat opportunities to be encouraged.
- Blended, shared living, multiple households and tiny homes are emerging trends.
- Need a choice of aged person housing, including villages that must be designed to fit within streetscape character.
- The property market has slowed down and the biggest housing driver is school zoning.
- The use of cheaper materials is a concern and likely to be replaced within 30 years and therefore is not sustainable.
- Need to amalgamate allotments to achieve better outcomes.
- Carparking is a vexed issue.
- Design of homes needs to consider materials, transitional setbacks from all boundaries and setback increases as height increases.

Trend Analysis

City of Prospect

- Low percentage of public open space, approximately 4% of the residential area, but southern area has proximity to the North Adelaide park lands.
- Total areas of 7.8sq/km.
- The development plan currently allows minimum residential allotment sizes ranging from 800sqm in Fitzroy Terrace PA1, to 200sqm within Residential Policy Area B200. The Urban Corridor Zone allows for medium and high density development up to 250 dwellings per hectare (not within this study area).
- City of Prospect reached a peak population of 24,000 people in 1950. Over the years this dropped, with 2016 having 20,527 people (3% increase on 2011). The growth rate is expected to continue.
- Density is currently 2,636 people per sqm, amongst the highest within Greater Adelaide.
- State population targets are based on 3,000 people per sqm to make public transport viable, Prospect can reach this target with a population of 24,000.

Demographic Data

- Median age was 37 years, higher numbers of 20-34 year olds.
- 50% of the council area is 20-34 'couple family with children'.
- Prospect had 72% of people in detached dwelling, 12% in semi-detached, row or townhouse and 16% in apartments of 3 storeys or more.
- 59% of the population lives in a household of 2 or less people.
- Majority of dwellings are detached family homes and low density residential.
- 82% of residents travel to work by car, 10% by bus and 3% each for cycling and walking.

Key Issues

- Policies needed for general infill whilst maintaining existing character.
- Provision of greater housing choice.
- Providing quality living environments.
- Accommodate smaller households and occupancy.
- High demand for parking within residential areas.
- Large percentage of 'couple family with children'.
- Provision of adaptive housing to accommodate changing demographic requirements.
- Smaller household size.
- Ageing in place.
- Diversification of housing choices.
- Flexibility in built form arrangements.
- Cultural diversity and differing housing requirements.

Development Plan Analysis

Introduction

The City of Prospect Development Plan contains four Residential Policy Areas within the Residential Zone. Each of these vary in their character, urban form and growth targets depending on their location and the existing character of the respective area.

Each of these policy areas contain a desired character statement which highlights the intent of the overall provisions. These statements are often in conflict with the individual provisions within the policy area, which generally encourages for smaller allotment sizes and increased dwelling sizes and density.

Residential Policy Area A560

- Characterised by single and two-storey detached dwellings of significant scale and value,
- Consistent character to dwellings, comprising bungalow or villas.
- Limited opportunity exists for redevelopment in Policy Area A560 relative to other residential policy areas within the City of Prospect.
- Redevelopment will therefore be in the form of alterations or additions to existing dwellings.
- New dwellings will be limited to existing vacant allotments, the replacement of less attractive or unsound dwellings or the re-use of underutilised allotments.
- Development in the Policy Area should not be achieved at the expense of mature vegetation in the private or public realm.

Residential Policy Area A450

- An attractive residential environment consisting of mainly single-storey detached dwellings on large sized allotments, set within heavily landscaped settings with mature street trees.
- Replacement of detached dwellings with the same.
- Consistency in dwelling character except close to strategic areas.
- Medium density development may be appropriate in strategic locations and the application of good urban design principles.
- Less constrained and more diverse than in Policy Area A560.
- Buildings should be setback from all property boundaries.
- Reinforce existing and proposed street tree planting.
- Buildings of up to two-storeys in height are appropriate, provided that landscaping is proposed on the site to soften visual impact.
- There will be scope for new semi-detached and row dwellings in appropriate areas.
- Alterations and additions to existing dwellings will occur without significantly altering the dwellings' appearance from the street.

Residential Policy Area A350

- An attractive residential environment containing low to medium density dwellings of complementary architectural styles.
- Contains an evolving character with an increasing range of dwelling types.
- Combination of the retention of existing housing stock in good condition, and the redevelopment of other sites generally at greater densities than that of the original housing.
- Buildings up to two-storeys in height are appropriate in the Policy Area where the impact of their height and bulk does not adversely impact existing neighbouring development and neighbouring amenity.
- Building design should be of a high architectural standard.
- All forms of development in the Policy Area (particularly medium density development) should not be achieved at the expense of mature vegetation or significant trees.

Residential Policy Area B200

- An attractive residential environment containing a diverse mix of medium density housing.
- Redevelopment of existing dwellings with new development at higher densities.
- A mix of semi-detached dwellings, row and group dwellings and residential flat buildings is desired.
- Buildings of up to two-storeys in height are appropriate within the Policy Area. Up to three-storeys is appropriate where located centrally within a large site.
- Higher density development within the Policy Area should occur mainly through site amalgamation rather than on individual allotments to afford larger, more functional development sites.
- The amenity and identity of all main roads within the Policy Area are to be enhanced with avenue planting of large character trees.


Existing Policy Areas

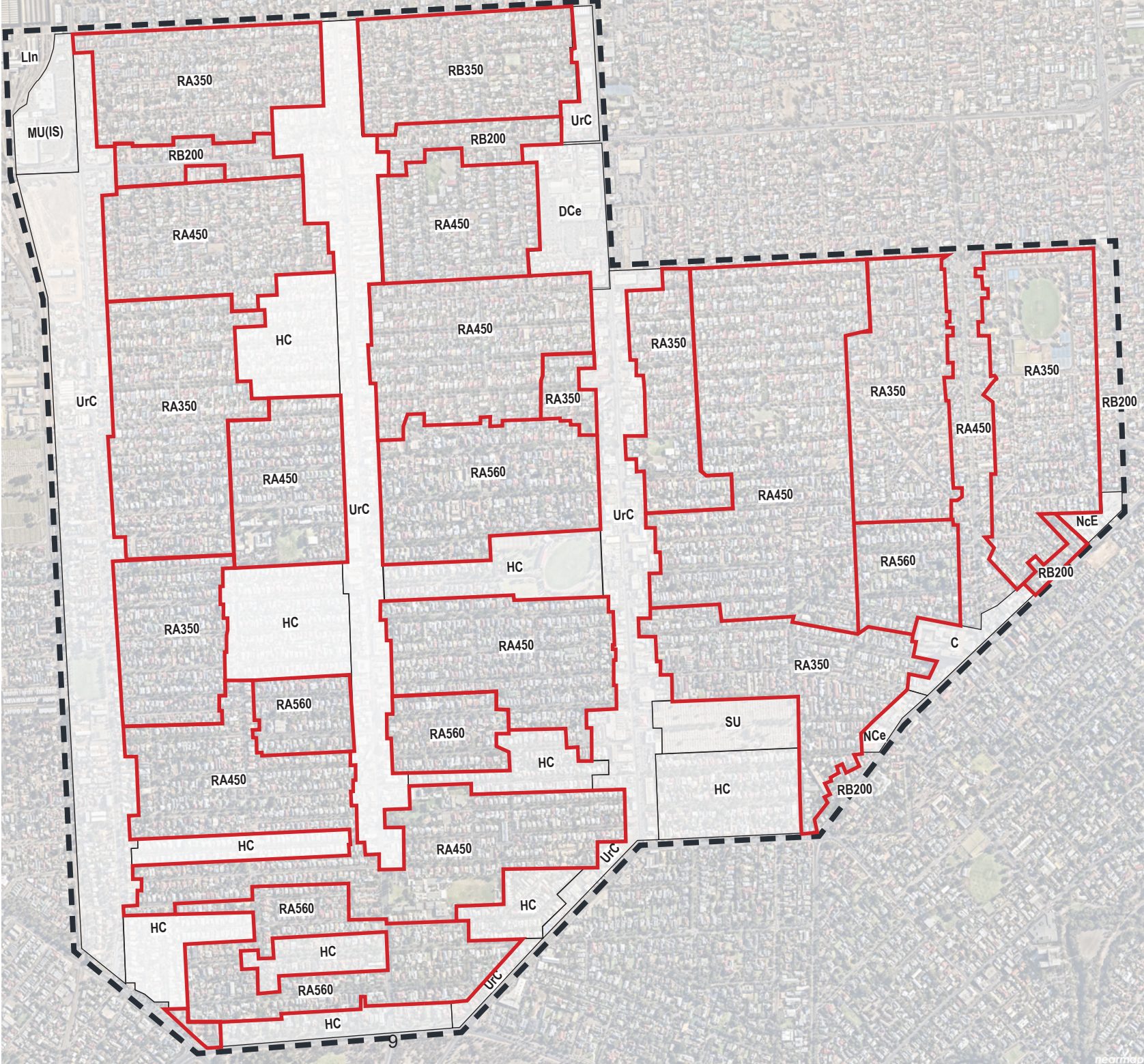
Prospect Zoning

- UrC Urban Corridor
- HC Historic Conservation
- SU Special Use
- DCe District Centre
- MU(IS) Mixed Use (Islington)
- LIn Light Industry
- C Commercial
- NcE Neighbourhood Centre

Prospect Policy Areas

- RB200 Residential Policy Area RB200
- RA350 Residential Policy Area RA350
- RA450 Residential Policy Area RA450
- RA560 Residential Policy Area RA560

 City of Prospect Boundary



DESIGN GUIDELINES

Vision and Objectives

Introduction

The site analysis informs the creation of the Prospect Design Guidelines which provides direction for the future residential growth along Prospect's streets. The Design Guidelines provide an overview of various elements of Prospect including; built form, landscape and streetscape, and how they work together to create the 'Prospect Character'.

Objectives have been developed that will guide how the built form and landscape will develop in the future and how each element of Prospect can contribute to the overall vision.

Each street has been classified as having either a variable character, consistent character or highly consistent character from a thorough analysis of each dwelling.

An overall character has been identified which describes the dominant character of the wider residential areas; built form and mixed.

The street character and overall character have been used to formulate an assessment matrix against the street characters in order to provide guidance on the most suitable form of development for each area.

Urban Design Principles

"Encourage the promotion of the 'Prospect Character' in all types and styles of development"

"Retain visual permeability between dwellings through sensitive placement and articulation"

"Maintain the open landscape character to the street with low scale permeable fencing"

"Encourage a consistent use of materials and colours to maintain the Prospect Character"

"Provide garages which are recessive and located behind the main face of the dwelling to retain the streetscape character"

Urban Design Elements

The urban environment is a complex interaction between a variety of elements. These have been divided into three design categories:

- Built Form Character
- Landscape Character
- Mixed Character

Streetscape Analysis

Introduction

The City of Prospect has undertaken a robust analysis of 32 residential streets and over 1300 properties spread throughout the policy areas. This process has been completed to understand the character of streets and the consistency or variability within each of these characters.

Criteria such as lot size, setbacks, dwelling types, landscaping and materiality have been used to rank each dwelling along the street. This resulted in each street being classified as having a varying character, a consistent character or a highly consistent character.

It is acknowledged that whilst this process has given one definition to an entire street, there may be pockets within each which present a different character.



Streetscape Analysis

Prospect Street Character Areas

Highly consistent character

Consistent character

Varying character

Landscape character only

- ① 10 Elderslie Avenue Fitzroy
- ② 49 Gladstone Road Prospect
- ③ 30 Beatrice Street Prospect
- ④ 81 Bosanquet Avenue Prospect
- ⑤ 1 Azalea Street Prospect
- ⑥ 2A Staffa Street Broadview
- ⑦ 57 Albert Street Prospect
- ⑧ 16 Mendes Street Prospect
- ⑨ 72 Rose Street Prospect
- ⑩ 25 Gordon Road Prospect
- ⑪ 78 Guilford Avenue Prospect
- ⑫ 33 Charles Street Prospect
- ⑬ 74 Rose Street Prospect
- ⑭ 15B Rheims Street Broadview
- ⑮ 31 College Avenue Prospect
- ⑯ 84 Braund Road Prospect
- ⑰ 5 Elizabeth Street Prospect
- ⑱ 4 Mendes Street Prospect
- ⑳ 26 Rose Street Prospect
- ㉑ 4-10 Highbury Street Prospect
- ㉒ 16 Da Costa Street Prospect



Existing Development

Good Examples



- Limited prominence of garage.
- Appropriate use of materials, articulation and front fencing.



- Asymmetrical side setbacks.
- Low and permeable front fence.
- Consistent setback between building levels.



- Limited prominence of garage.
- Verandah to dwelling facade.
- Appropriate articulation and fencing.



- Permeable front fence enables visual connection to street.
- Appropriate highlight of materials.



- Wide landscaped verge with established street avenue.



- Retention of existing with double storey additions to rear, limiting impacts on streetscape character.



- Low permeable front fence.
- Appropriate use of materiality.
- Front landscape area with tree.



- Single garage limits prominence.
- Permeable side boundary fencing.
- Side setback with visual separation.



- Group dwellings with forward dwelling facing the street.
- Appropriate mix of materials.



- Limited prominence of garage setback behind the main face of the dwelling.



- Limited prominence of garage setback behind the main face of the dwelling.
- Permeable front fence with landscape.



- Established street tree canopy with wide landscaped verge.

Existing Development

Bad Examples



- Dominance of garage.
- Lack of materiality.
- Lack of vegetated front garden.



- Inconsistent use of materials, bulk and articulation.
- Dominance of garage and hard landscape.



- Dominance of garage and hard landscape.
- Verandah dominates frontage with bulk and height.



- Dominance of garage and hard landscape.
- Built to boundary with lack of visual separation between dwellings.



- Lack of domestic features such as doors and windows facing the street.
- Dominance of garage.



- Front garden dominated by driveway with lack of landscaping or available space for a garden.



- Dominance of garage and hard landscape.
- Second storey setback creates stepped built form.



- Development built on boundaries, limits visual separation between dwellings.



- High solid fence limits visual connection with the street.



- Dominance of carport in front of the main dwelling.



- High solid fence limits visual connection with the street.



- Co-joined driveways increase hard landscaping with lack of vegetated/fenced boundary treatment.

Character Mapping

Prospect Residential Character

- Residential Streetscape (Landscape) Character
- Residential Streetscape (Built Form) Character
- Residential Streetscape (Mixed) Character

Prospect Street Character Areas

- Highly consistent character
- Consistent character
- Varying character
- Landscape character only

Prospect Zoning

- xxx Planning zones outside project scope
- UrC Urban Corridor
- HC Historic Conservation
- SU Special Use
- DCe District Centre
- MU(IS) Mixed Use (Islington)
- LIn Light Industry
- C Commercial
- NcE Neighbourhood Centre
- Residential Code Area
- City of Prospect Boundary



Policy Area Overlays

Prospect Residential Character

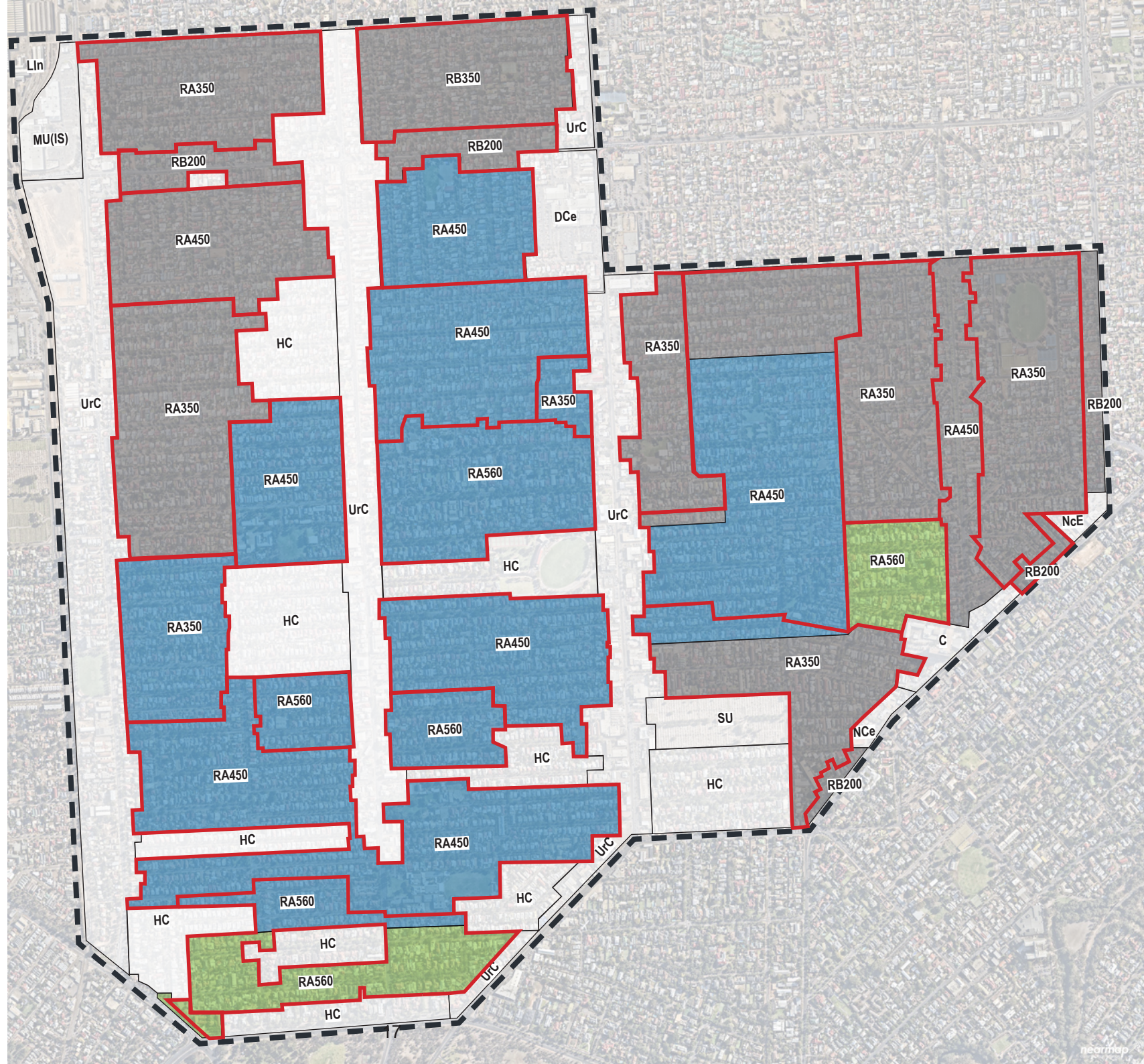
- Residential Streetscape (Landscape) Character
- Residential Streetscape (Built Form) Character
- Residential Streetscape (Mixed) Character

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Prospect Policy Areas

- RB200** Residential Policy Area RB200
- RA350** Residential Policy Area RA350
- RA450** Residential Policy Area RA450
- RA560** Residential Policy Area RA560
- City of Prospect Boundary



Streetscape Character Overlays

Prospect Residential Character

- Residential Streetscape (Landscape) Character
- Residential Streetscape (Built Form) Character
- Residential Streetscape (Mixed) Character

Prospect Zoning

- Planning zones outside project scope
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Strategic Sites

- School
- Open Space
- Retail and Commercial

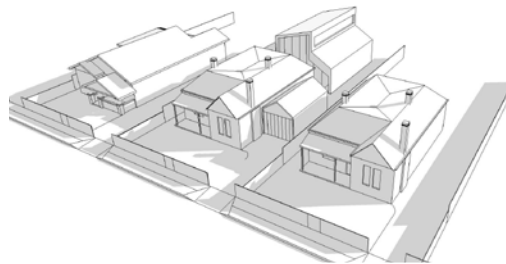


Streetscape Character Matrix

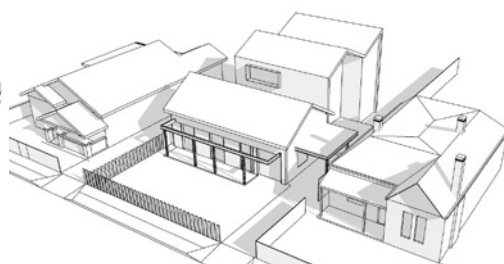
Dwelling Type

A variety of dwelling types are anticipated in each of the Streetscape Character Overlay Areas (Built Form, Landscape and Mixed). Some areas encourage a stronger focus on single and double storey development to promote the existing character.

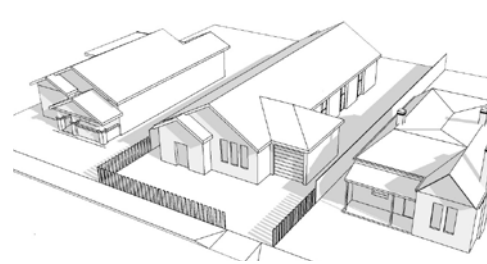
Other areas offer greater diversity and opportunities to capitalise on strategic sites such as district centres, access to transport corridors, schools and open space. The examples below offer an indication of the range of dwelling types and where they might be most appropriate.



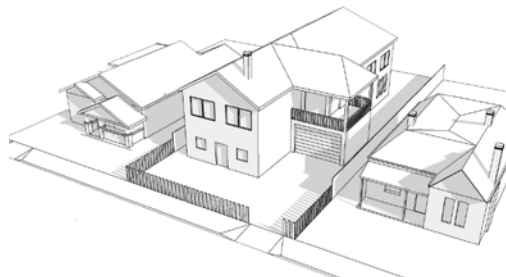
● RS(BF)
 ● RS(L)
 ● RS(M)



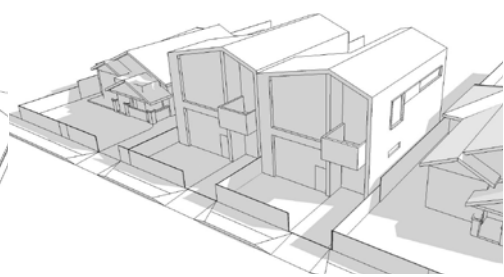
● RS(BF)
 ● RS(L)
 ● RS(M)



● RS(BF)
 ● RS(L)
 ● RS(M)



● RS(L)
 ● RS(M)



● RS(M)



● RS(M)

RS(BF) BUILT FORM

Primarily the retention of existing dwellings with sensitive alterations and additions that respond to the existing character and context of the locality.

Where new and replacement dwellings are proposed they are expected to have consistent built form streetscape character attributes.

RS(L) LANDSCAPE

Retention of existing dwellings with sensitive alterations and additions of existing dwellings.

New and replacement dwellings are expected to have consistent streetscape landscape character attributes.

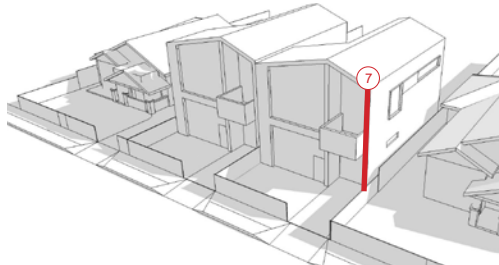
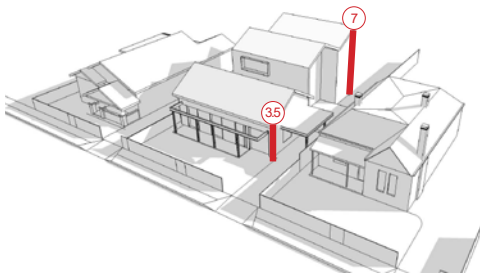
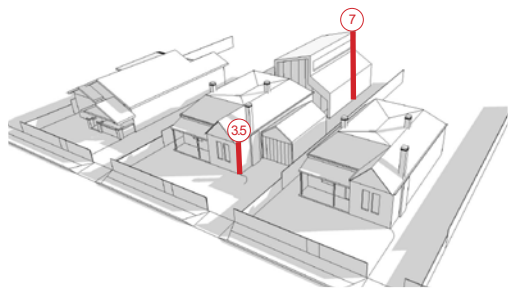
RS(M) MIXED

Encourage new dwellings types which are anticipated to respond to the surrounding locality.

Streetscape Character Matrix

Dwelling Height

RS(BF) BUILT FORM	RS(L) LANDSCAPE	RS(M) MIXED
<p>Primarily single and some two storey dwelling heights are anticipated.</p> <p>Retain single storey frontage to the primary street, where possible, with two-storey at rear of dwelling to be inconspicuous in the streetscape and without affecting the amenity of neighbouring properties.</p> <ul style="list-style-type: none"> Single storey wall height to 3.5 metres from ground level. Up to 7 metres from ground level to eave height. 	<p>Primarily single and some two-storey dwelling heights are anticipated.</p> <ul style="list-style-type: none"> Up to 3.5 metres from ground level to eave height for single storey. Up to 7 metres from ground level to eave height. 	<p>Up to two-storey and up to three-storey transition to abutting Urban Corridor Zone or where centrally located on a very large site as part of an integrated development.</p> <ul style="list-style-type: none"> Up to 3.5 metres from ground level to eave height for single storey. Up to 7 metres from ground level to eave height for two storeys. Up to 10.5 metres from ground level to eave height for three storeys and subject to a supporting Contextual Analysis Report.



Existing Character

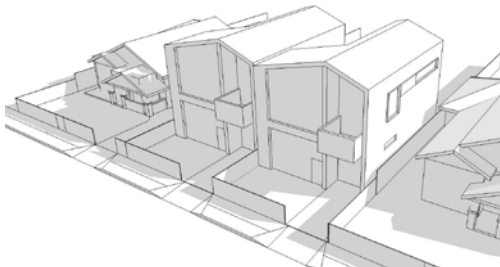
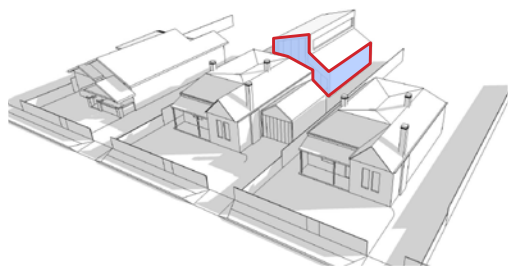
Predominantly single with some two-storey dwellings. The streetscape character is predominately single storey reinforcing the residential land use of Prospect.



Streetscape Character Matrix

Dwelling Sightlines

RS(BF) BUILT FORM	RS(L) LANDSCAPE	RS(M) MIXED
<p>Ensure two storey development at the rear has limited visual prominence on the streetscape in terms of bulk and scale. Blend with existing dwelling style and take visual cues from materiality and built form proportions.</p> <p>Consider oblique view to side elevations and avoid blank or dominant facade treatments.</p>	<p>Ensure two storey development at the rear has limited visual prominence on the streetscape in terms of bulk and scale. Blend with existing dwelling style and take visual cues from materiality and built form proportions.</p> <p>Consider oblique view to side elevations and avoid blank or dominant facade treatments.</p>	<p>Limit the visual prominence of dwellings to the rear of properties and consider oblique view to side elevations and avoid blank or dominant facade treatments.</p>



Existing Character

Limited visual impact from dwelling at the rear of properties.

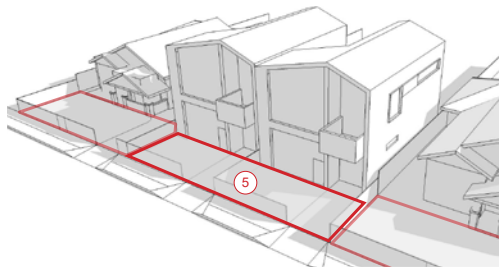
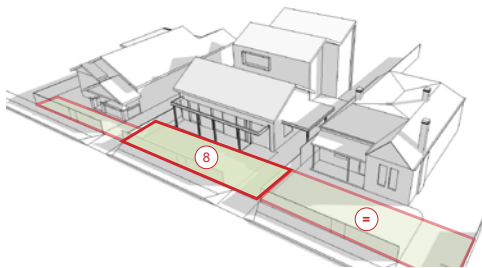
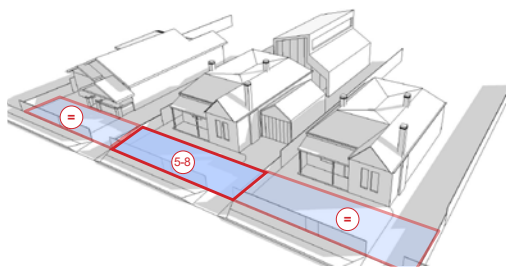
The streetscape character is predominately single storey and the visual character should be protected



Streetscape Character Matrix

Front Setbacks

RS(BF) BUILT FORM	RS(L) LANDSCAPE	RS(M) MIXED
Frontage of dwelling, including verandahs and porticos, should be consistent with the setback of neighbouring dwellings.	Maintain spacious setbacks to allow for extensive front gardens. Frontage of dwelling including verandahs and porticos, should be consistent with the setback of neighbouring dwellings.	Frontage of dwelling, including verandahs, balconies and porticos, to be setback a minimum of 5 metres from front boundary.



Existing Character

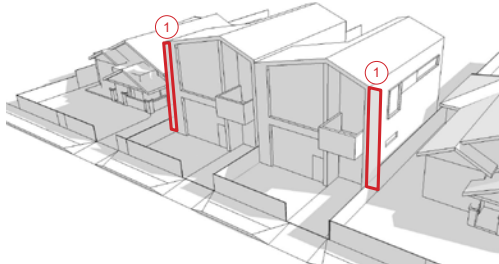
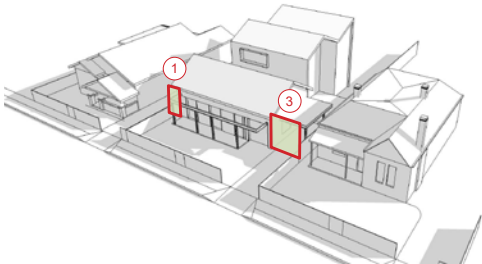
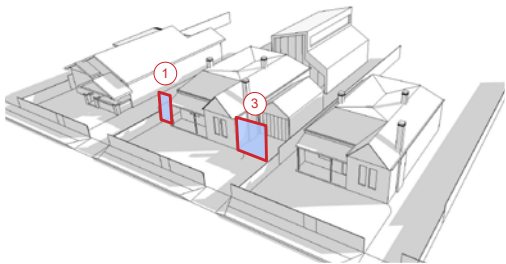
Consistent setback along residential streets ranging from 5 to 8 metres, reflecting an established residential pattern.



Streetscape Character Matrix

Side Setbacks

RS(BF) BUILT FORM	RS(L) LANDSCAPE	RS(M) MIXED
<p>Encourage asymmetrical side setbacks of 3 metres one side and 1 metre on the other side for single storey dwellings and discourage building on boundary.</p> <p>Provide increased setbacks of 4 metres and 2 metres on sides for two storey dwellings.</p> <p>New or replacement dwellings to have the same setback to the side boundary for both storeys. Extensions and additions may be off-set depending on the siting of the existing dwelling.</p> <p>Building walls on side boundaries should be avoided other than:</p> <ul style="list-style-type: none"> A party wall of semi-detached or row dwellings. A building which is not under the main dwelling roof and is a minor and subservient element to the streetscape. 	<p>Maintain large amounts of space between buildings to encourage a landscape setting and in accordance with neighbouring properties.</p> <p>New or replacement dwellings to have similar the same setback to the side boundary for both storeys. Extensions and additions may be off-set depending on the siting of the existing dwelling.</p> <p>Building walls on side boundaries should be avoided other than:</p> <ul style="list-style-type: none"> A party wall of semi-detached or row dwellings. A building which is not under the main dwelling roof and is a minor and subservient element to the streetscape. 	<p>Encourage side setback to ground floor.</p> <p>Provide a minimum 1 metre setback from side boundaries to two-storey dwellings (both floors).</p> <p>Provide a minimum 2 metre setback from side boundaries to dwellings <u>over</u> two-storeys.</p> <p>Building walls on side boundaries:</p> <ul style="list-style-type: none"> A party wall of semi-detached or row dwellings. Second floor located above garage may be set on boundary for length of garage. A building which is not under the main dwelling roof and is a minor and subservient element to the streetscape.



Existing Character

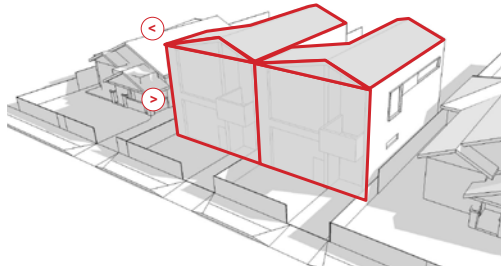
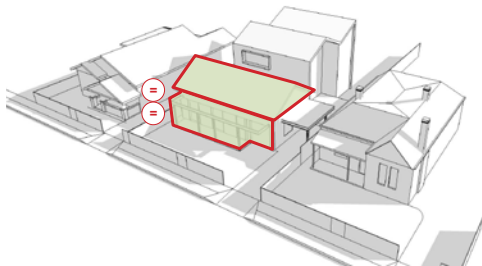
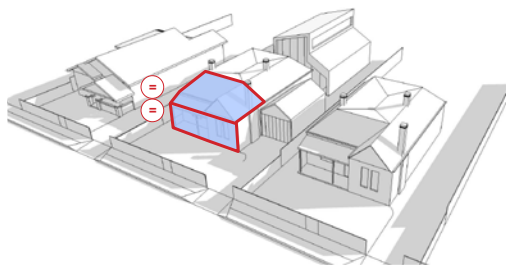
Generous asymmetrical side setbacks produce physical and visual separation between dwellings. Detached dwellings form the dominant streetscape character. Typically, two-storey dwellings have consistent boundary setback between storeys.



Streetscape Character Matrix

Roof Form and Built Form Proportions

RS(BF) BUILT FORM	RS(L) LANDSCAPE	RS(M) MIXED
<p>Encourage gable or hip roof responses that promote a traditional roof profile.</p> <p>Extensions may consider other roof profiles to accord with contemporary housing styles.</p> <p>Promote balanced building proportions and limit dominant architectural elements to maintain a consistent streetscape character.</p> <p>Maintain building proportions where existing dwelling is retained.</p>	<p>Encourage pitched roof profiles.</p> <p>Extensions may consider other roof profiles to accord with contemporary housing styles.</p> <p>Promote balanced building proportions and limit dominant architectural elements to maintain a dominant landscape streetscape character.</p> <p>Maintain building proportions where existing dwelling is retained.</p>	<p>Primarily pitched roof profiles unless accords with contemporary housing styles.</p> <p>Promote wall height greater than roof height and limit dominant architectural elements.</p>



Existing Character

Pitched roof styles and types typically gable or hipped roofs with gable ends facing the street.

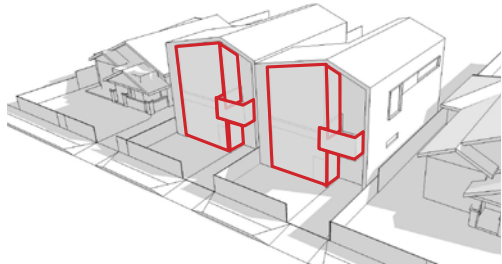
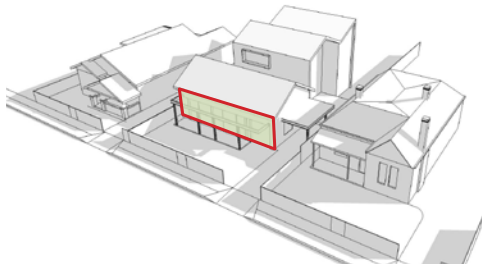
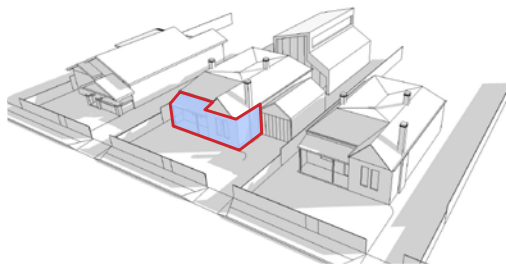
Proportions of each building storey and roof are balanced with limited dominance of specific architectural elements (eg solid to void ratio).



Streetscape Character Matrix

Dwelling Facades

RS(BF) BUILT FORM	RS(L) LANDSCAPE	RS(M) MIXED
<p>Ensure facade articulation and decoration reinforces the residential character of dwelling.</p> <p>Promote windows and architectural detailing to side elevations, where visible from the street, to avoid visual prominence of blank walls.</p> <p>Orientate dwelling frontage to street.</p>	<p>Encourage front facade articulation and decoration to reinforce the residential character of dwellings to avoid visual prominence of blank walls and garage doors.</p> <p>Orientate dwelling frontage to street.</p>	<p>Encourage facade articulation to reinforce the 'Prospect' residential character and avoid prominent blank walls and garage doors.</p> <p>Orientate dwelling frontage to street with non-street facing dwellings inconspicuous and complementary to the streetscape.</p>



Materiality

RS(BF) BUILT FORM	RS(L) LANDSCAPE	RS(M) MIXED
<p>Retain/encourage use of a limited palette containing one durable material or colour for the majority of the facade with other materials and colours as highlights.</p>	<p>Retain/encourage use of one durable material or colour for the majority of the facade with other materials and colours as highlights.</p>	<p>Encourage consistent use of durable materials and colours and use of limited materials and colour ranges.</p> <p>Minor use of new materials (e.g. metal cladding or composite timbers) to break up and articulate building facades and to reflect contemporary housing styles.</p>



Existing Character

Dwelling facades are street facing and defined by moderate built form atriculation and modulation, with a predominance of domestic features including doors, windows, verandahs and discrete porches. Predominant use of single colour and durable materials with limited prominence in relation to the dwelling and streetscape.



Streetscape Character Matrix

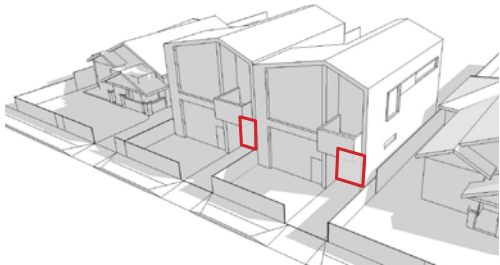
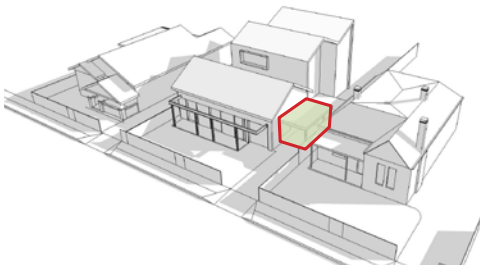
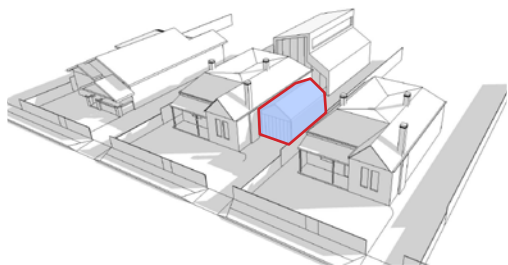
Materiality



Streetscape Character Matrix

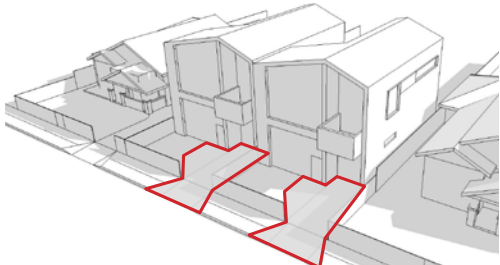
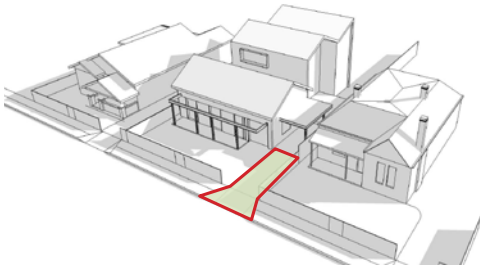
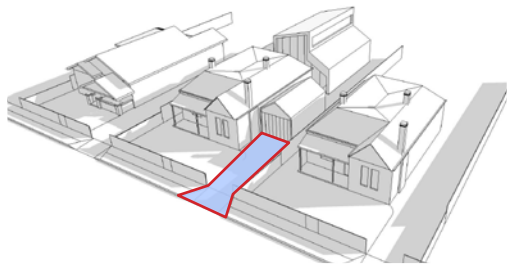
Garage

RS(BF) BUILT FORM	RS(L) LANDSCAPE	RS(M) MIXED
Single garage/carports set back behind main face of dwelling and comprising built form that is subordinate to the main dwelling.	Single garage/carports set back behind main face of dwelling and comprising built form that is subordinate to the main dwelling.	Single or double garages/carports setback behind or aligned with the main face of dwelling.



Driveway Crossovers

RS(BF) BUILT FORM	RS(L) LANDSCAPE	RS(M) MIXED
Maintain or encourage single driveway and crossovers to the street.	Encourage single driveway and crossover to the street.	Single or double driveway with single crossover to the street.



Existing Character

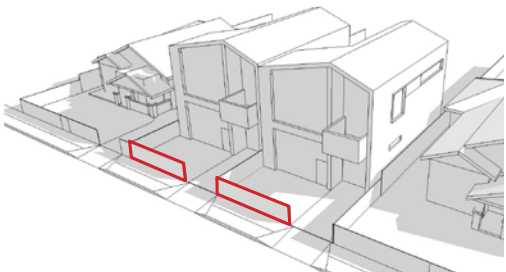
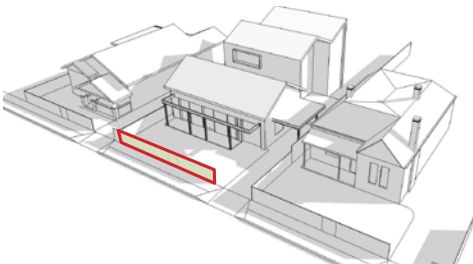
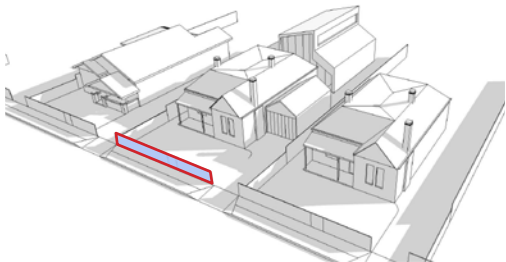
Garage/carports setback behind main face of dwelling with limited visual prominence (scale, height and width) in relation to the dwelling and streetscape. The streetscape character contains single driveway crossover.



Streetscape Character Matrix

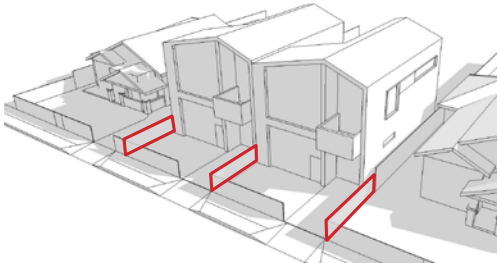
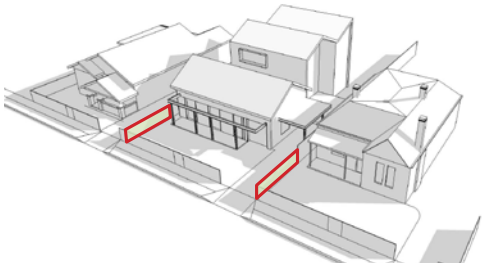
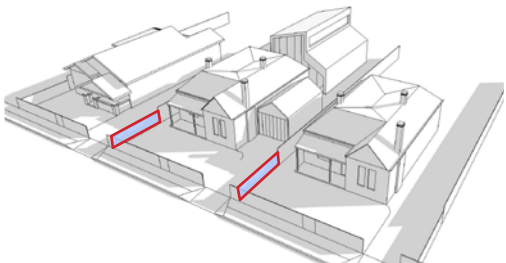
Front Boundary Treatments

RS(BF) BUILT FORM	RS(L) LANDSCAPE	RS(M) MIXED
Permeable front and side boundaries (forward of dwelling) up to 1.2 metres in height.	Permeable front and side boundaries (forward of dwelling) with 1.2 metres max height.	Permeable front and side boundaries (forward of dwelling) up to 1.5 metres in height. Potential for solid with acoustic properties on main arterial roads and Urban Corridor Zones.



Side Boundary Treatments

RS(BF) BUILT FORM	RS(L) LANDSCAPE	RS(M) MIXED
Encourage low side boundaries with landscape elements (to promote front garden vistas and greenery to the streetscape). Avoid co-joined driveways along the side boundaries.	Low side boundary treatments with landscape elements (to promote front garden vistas and greenery to the streetscape). Avoid co-joined driveways along the side boundaries.	Low side boundary treatment with landscape element. Avoid co-joined driveways along the side boundaries.



Existing Character

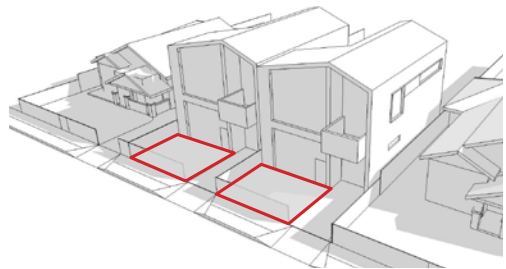
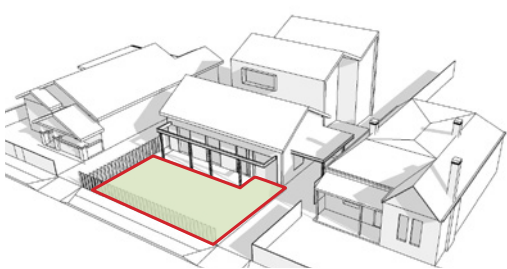
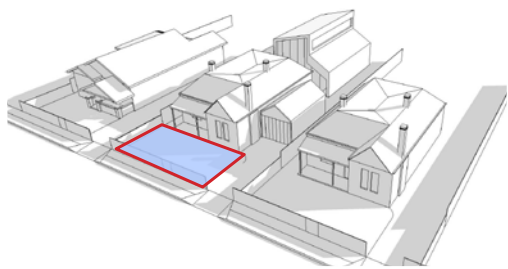
Low and open boundary treatments exist to dwelling frontages, creating visually permeable boundaries to street. Low side boundary treatments exist consisting of predominantly open fencing and hedging.



Streetscape Character Matrix

Front Gardens

RS(BF) BUILT FORM	RS(L) LANDSCAPE	RS(M) MIXED
<p>Promote vegetated and landscape area, encourage trees to front gardens and limit hard surfaces.</p> <p>Ensure deep root zones to allow for mature tree growth.</p>	<p>Promote extensively vegetated and landscape area, and encourage trees to front gardens.</p> <p>Limit hard surfaces by ensuring front garden is predominantly vegetated area.</p> <p>Ensure deep root zones to allow for mature tree growth.</p>	<p>Promote front gardens that are predominately vegetated and minimise hard surfaces.</p> <p>Ensure deep root zones to allow for mature tree growth.</p>



Existing Character

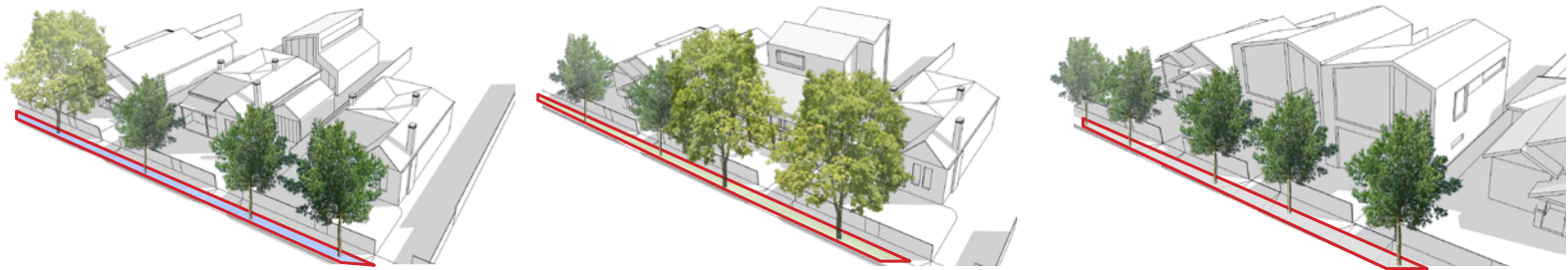
Established landscaped front gardens are typical throughout Prospect with vegetated surfaces including lawns, garden beds and trees.



Streetscape Character Matrix

Street Trees and Verge Treatment

RS(BF) BUILT FORM	RS(L) LANDSCAPE	RS(M) MIXED
<p>Establish or maintain street trees and encourage tree planting at 10-15 metre centres and minimise driveway crossovers (consider number, width and location) to ensure establishment of street trees.</p> <p>Ensure deep root zones to allow for mature tree growth.</p> <p>Maintain verge widths and promote vegetated surface including lawns and ground cover.</p>	<p>Maintain extensive tree canopy and minimise driveway crossovers (consider number, width and location) to ensure street trees remain dominant in streetscape.</p> <p>Ensure deep root zones to allow for mature tree growth.</p> <p>Maintain and establish landscaped verges including lawns and ground covers.</p>	<p>Establish and maintain street trees and encourage tree planting at 10-15 metre centres to provide suitable canopy cover.</p> <p>Ensure deep root zones to allow for mature tree growth.</p>



Existing Character

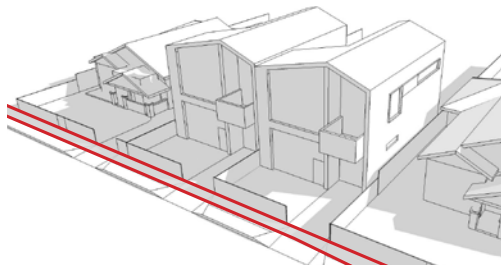
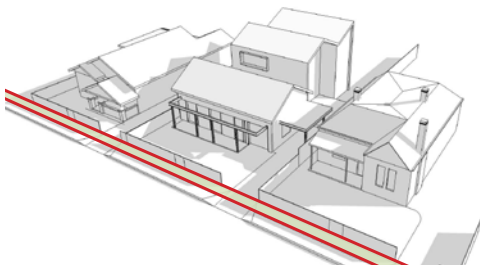
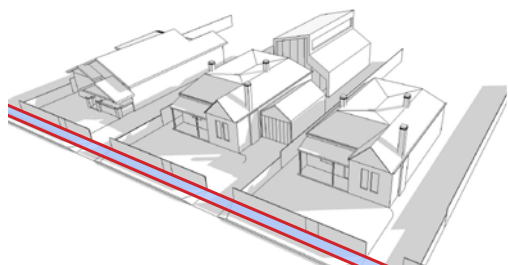
The streets of Prospect contain established street trees planted in avenues at 10-15 metre centres. Wide landscaped verge providing deep root zones for street trees and increase the amenity of the streets.



Streetscape Character Matrix

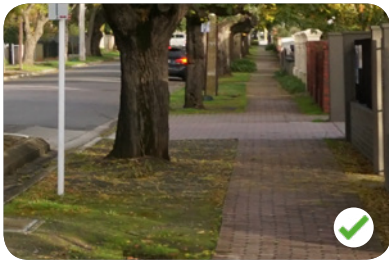
Footpaths

RS(BF) BUILT FORM	RS(L) LANDSCAPE	RS(M) MIXED
Maintain footpath width 1 metre-1.2 metre with paving material continuous across driveways or in accordance with Council policy.	Maintain footpath width 1 metre-1.2 metre with paving material continuous across driveways	Maintain footpath width 1 metre-1.2 metre with paving material continuous across driveways.



Existing Character

The residential streets Prospect have consistent footpath width with paving materials continuing across driveways. Underdeveloped sites with opportunities for new housing development.



Streetscape Character Matrix

Site Adjacent to Laneway or Multiple Road Access

RS(BF) BUILT FORM	RS(L) LANDSCAPE	RS(M) MIXED
<p>Sensitive new development that protects streetscape character and amenity of adjacent properties.</p> <p>Encourage laneway and secondary housing development to properties with the primary dwelling and street frontage and where development ensures the external appearance of the primary dwelling to the streetscape is unchanged.</p> <p>Consider the design and siting of to provide visual privacy and minimises overshadowing of adjoining properties.</p> <p>Allow no setback from laneway subject to safe and convenient vehicle and pedestrian access and the provision of landscape areas to increase amenity.</p> <p>Consider the provision of private or shared open space and on-site car parking space.</p>	<p>Sensitive new development that protects streetscape character and amenity of adjacent properties.</p> <p>Encourage laneway and secondary housing development to properties with the primary dwelling and street frontage and where development ensures the external appearance of the primary dwelling to the streetscape is unchanged.</p> <p>Consider the design and siting of to provide visual privacy and minimises overshadowing of adjoining properties.</p> <p>Allow no setback from laneway subject to safe and convenient vehicle and pedestrian access and the provision of landscape areas to increase amenity.</p> <p>Consider the provision of private or shared open space and on-site car parking space.</p>	<p>Promote suitable infill development.</p> <p>Encourage laneway and secondary housing development to properties with the primary dwelling and street frontage and where development ensures the external appearance of the primary dwelling to the streetscape is unchanged.</p> <p>Consider the design and siting of to provide visual privacy and minimises overshadowing of adjoining properties.</p> <p>Allow no setback from laneway subject to safe and convenient vehicle and pedestrian access and the provision of landscape areas to increase amenity.</p> <p>Consider the provision of private or shared open space and on-site car parking space.</p>



Streetscape Charater Matrix Summary

URBAN ATTRIBUTES	PROSPECT CHARACTER	URBAN CHARACTER OVERLAYS		
		RS(BF) BUILT FORM	RS(L) LANDSCAPE	RS(M) MIXED
DWELLING TYPE	Traditional dwelling styles ranging over several decades and reflective of the pre-50s residential architectural periods.	Primarily the retention of existing dwellings with sensitive alterations and additions that respond to the existing character and context of the locality. Where new and replacement dwellings are proposed they are expected to have consistent built form streetscape character attributes.	Retention of existing dwellings with sensitive alterations and additions of existing dwellings. New and replacement dwellings are expected to have consistent streetscape landscape character attributes.	Encourage new dwellings types which are anticipated to respond to the surrounding locality.
DWELLING HEIGHT	Predominantly single with some two storey dwellings. The streetscape character is predominately single storey reinforcing the residential land use of Prospect.	Primarily single and some two storey dwelling heights are anticipated. Retain single storey frontage to the primary street, where possible, with two-storey at rear of dwelling to be inconspicuous in the streetscape and without affecting the amenity of neighbouring properties. <ul style="list-style-type: none"> Single storey wall height to 3.5 metres from ground level. Up to 7 metres from ground level to eave height. 	Primarily single and some two-storey dwelling heights are anticipated. <ul style="list-style-type: none"> Up to 3.5 metres from ground level to eave height for single storey. Up to 7 metres from ground level to eave height. 	Up to two-storey and up to three-storey transition to abutting Urban Corridor Zone or where centrally located on a very large site as part of an integrated development. <ul style="list-style-type: none"> Up to 3.5 metres from ground level to eave height for single storey. Up to 7 metres from ground level to eave height for two storeys. Up to 10.5 metres from ground level to eave height for three storeys and subject to a supporting Contextual Analysis Report.
ALLOTMENT SIZE	Council Wide suite of minimum site areas within council area of Prospect including: 560sqm, 450sqm, 350sqm, 200sqm	Between 350-560sqm .	560sqm minimum.	Between 200sqm-450sqm (variety of lot sizes to allow for a diversity of housing choices).
ALLOTMENT FRONTAGES	Primarily moderate to wide allotment frontages 15 to 20 metres in length, providing a variety of opportunities for infill development.	Maintain allotment frontage width to provide a rhythm to the urban fabric of solid (buildings) to void (spaces between buildings) perspectives from the street.	Maintain allotment frontages and spaces between buildings.	Provide opportunities for flexible allotment frontage widths to accommodate different housing types.
FRONT SETBACK	Consistent setback along residential streets ranging from 5 to 8 metres, reflecting an established residential pattern.	Frontage of dwelling, including verandahs and porticos, should be consistent with the setback of neighbouring dwellings.	Maintain spacious setbacks to allow for extensive front gardens. Frontage of dwelling including verandahs and porticos, should be consistent with the setback of neighbouring dwellings.	Frontage of dwelling, including verandahs, balconies and porticos, to be setback a minimum of 5 metres from front boundary.
SIDE SETBACK	Generous asymmetrical side setbacks produce physical and visual separation between dwellings. Detached dwellings form the dominant streetscape character. Typically, 2 storey dwellings have consistent boundary setback between storeys.	Encourage asymmetrical side setbacks of 3 metres one side and 1 metre on the other side for single storey dwellings and discourage building on boundary. Provide increased setbacks of 4 metres and 2 metres on sides for two storey dwellings. New or replacement dwellings to have the same setback to the side boundary for both storeys. Extensions and additions may be off-set depending on the siting of the existing dwelling. Building walls on side boundaries should be avoided other than: <ul style="list-style-type: none"> A party wall of semi-detached or row dwellings. A building which is not under the main dwelling roof and is a minor and subservient element to the streetscape. 	Maintain large amounts of space between buildings to encourage a landscape setting and in accordance with neighbouring properties. New or replacement dwellings to have similar the same setback to the side boundary for both storeys. Extensions and additions may be off-set depending on the siting of the existing dwelling. Building walls on side boundaries should be avoided other than: <ul style="list-style-type: none"> A party wall of semi-detached or row dwellings. A building which is not under the main dwelling roof and is a minor and subservient element to the streetscape. 	Encourage side setback to ground floor. Provide a minimum 1 metre setback from side boundaries to two-storey dwellings (both floors). Provide a minimum 2 metre setback from side boundaries to dwellings <u>over</u> two-storeys. Building walls on side boundaries: <ul style="list-style-type: none"> A party wall of semi-detached or row dwellings. Second floor located above garage may be set on boundary for length of garage. A building which is not under the main dwelling roof and is a minor and subservient element to the streetscape.
ROOF FORM AND BUILT FORM PROPORTIONS	Pitched roof styles and types typically gable or hipped roofs with gable ends facing the street. Proportions of each building storey and roof are balanced with limited dominance of specific architectural elements (eg solid to void ratio).	Encourage gable or hip roof responses that promote a traditional roof profile. Extensions may consider other roof profiles to accord with contemporary housing styles. Promote balanced building proportions and limit dominant architectural elements to maintain a consistent streetscape character. Maintain building proportions where existing dwelling is retained.	Encourage pitched roof profiles. Extensions may consider other roof profiles to accord with contemporary housing styles. Promote balanced building proportions and limit dominant architectural elements to maintain a dominant landscape streetscape character. Maintain building proportions where existing dwelling is retained.	Primarily pitched roof profiles unless accords with contemporary housing styles. Promote wall height greater than roof height and limit dominant architectural elements.
BUILT FORM SIGHTLINES		Ensure two storey development at the rear has limited visual prominence on the streetscape in terms of bulk and scale. Blend with existing dwelling style and take visual cues from materiality and built form proportions. Consider oblique view to side elevations and avoid blank or dominant facade treatments.	Ensure two storey development at the rear has limited visual prominence on the streetscape in terms of bulk and scale. Blend with existing dwelling style and take visual cues from materiality and built form proportions. Consider oblique view to side elevations and avoid blank or dominant facade treatments.	Limit the visual prominence of dwellings to the rear of properties and consider oblique view to side elevations and avoid blank or dominant facade treatments.

Streetscape Character Matrix Summary

URBAN ATTRIBUTES	PROSPECT CHARACTER	URBAN CHARACTER OVERLAYS		
		RS(BF) BUILT FORM	RS(L) LANDSCAPE	RS(M) MIXED
DWELLING FACADES	Dwelling facades are street facing and defined by moderate built form articulation and modulation, with a dominance of domestic features including doors, windows, verandahs and discrete entrance porches.	Ensure facade articulation and decoration reinforces the residential character of dwelling. Promote windows and architectural detailing to side elevations, where visible from the street, to avoid visual prominence of blank walls. Orientate dwelling frontage to street.	Encourage front facade articulation and decoration to reinforce the residential character of dwellings to avoid visual prominence of blank walls and garage doors. Orientate dwelling frontage to street.	Encourage facade articulation to reinforce the 'Prospect' residential character and avoid prominent blank walls and garage doors. Orientate dwelling frontage to street with non-street facing dwellings inconspicuous and complementary to the streetscape.
MATERIALITY	Predominant use of single colours and durable materials (stone, brick, cement render) with other material and colours used as highlights (detailing around windows and doors).	Retain/encourage use of a limited palette containing one durable material or colour for the majority of the facade with other materials and colours as highlights.	Retain/encourage use of one durable material or colour for the majority of the facade with other materials and colours as highlights.	Encourage consistent use of durable materials and colours and use of limited materials and colour ranges. Minor use of new materials (e.g. metal cladding or composite timbers) to break up and articulate building facades and to reflect contemporary housing styles.
GARAGE	Garage/carports setback behind main face of dwelling with limited visual prominence (scale, height and width) in relation to the dwelling and streetscape.	Single garage/carports set back behind main face of dwelling and comprising built form that is subordinate to the main dwelling.	Single garage/carports set back behind main face of dwelling and comprising built form that is subordinate to the main dwelling.	Single or double garages/carports setback behind or aligned with the main face of dwelling.
DRIVEWAY CROSSOVERS	The streetscape character contains single driveway crossover.	Maintain or encourage single driveway and crossovers to the street.	Encourage single driveway and crossover to the street.	Single or double driveway with single crossover to the street.
FRONT BOUNDARY TREATMENTS	Low and open boundary treatments exist, creating visually permeable boundaries to street.	Permeable front and side boundaries (forward of dwelling) up to 1.2 metres in height.	Permeable front and side boundaries (forward of dwelling) with 1.2 metres max height.	Permeable front and side boundaries (forward of dwelling) up to 1.5 metres in height. Potential for solid with acoustic properties on main arterial roads and Urban Corridor Zones.
SIDE BOUNDARY TREATMENTS	Low side boundary treatments exist consisting of predominantly open fencing and hedging.	Encourage low side boundaries with landscape elements (to promote front garden vistas and greenery to the streetscape). Avoid co-joined driveways along the side boundaries.	Low side boundary treatments with landscape elements (to promote front garden vistas and greenery to the streetscape). Avoid co-joined driveways along the side boundaries.	Low side boundary treatment with landscape element. Avoid co-joined driveways along the side boundaries.
FRONT GARDENS	Established landscaped front gardens are typical throughout Prospect with vegetated surfaces including lawns, garden beds and trees.	Promote vegetated and landscape area, encourage trees to front gardens and limit hard surfaces. Ensure deep root zones to allow for mature tree growth.	Promote extensively vegetated and landscape area, and encourage trees to front gardens. Limit hard surfaces by ensuring front garden is predominantly vegetated area. Ensure deep root zones to allow for mature tree growth.	Promote front gardens that are predominately vegetated and minimise hard surfaces. Ensure deep root zones to allow for mature tree growth.
STREET TREES AND VERGE TREATMENT	The streets of Prospect contain established street trees planted in avenues at 10-15 metre centres.	Establish or maintain street trees and encourage tree planting at 10-15 metre centres and minimise driveway crossovers (consider number, width and location) to ensure establishment of street trees. Ensure deep root zones to allow for mature tree growth. Maintain verge widths and promote vegetated surface including lawns and ground cover.	Maintain extensive tree canopy and minimise driveway crossovers (consider number, width and location) to ensure street trees remain dominant in streetscape. Ensure deep root zones to allow for mature tree growth. Maintain and establish landscaped verges including lawns and ground covers.	Establish and maintain street trees and encourage tree planting at 10-15 metre centres to provide suitable canopy cover. Ensure deep root zones to allow for mature tree growth.
FOOTPATH	The residential streets Prospect have consistent footpath width with paving materials continuing across driveways.	Maintain footpath width 1 metre-1.2 metre with paving material continuous across driveways or in accordance with Council policy.	Maintain footpath width 1 metre-1.2 metre with paving material continuous across driveways	Maintain footpath width 1 metre-1.2 metre with paving material continuous across driveways.
SITE ADJACENT TO LANEWAY OR WITH MULTIPLE ROAD ACCESS	Underdeveloped sites with opportunities for new housing development.	Sensitive new development that protects streetscape character and amenity of adjacent properties. Encourage laneway and secondary housing development to properties with the primary dwelling and street frontage and where development ensures the external appearance of the primary dwelling to the streetscape is unchanged. Consider the design and siting of to provide visual privacy and minimises overshadowing of adjoining properties. Allow no setback from laneway subject to safe and convenient vehicle and pedestrian access and the provision of landscape areas to increase amenity. Consider the provision of private or shared open space and on-site car parking space.	Sensitive new development that protects streetscape character and amenity of adjacent properties. Encourage laneway and secondary housing development to properties with the primary dwelling and street frontage and where development ensures the external appearance of the primary dwelling to the streetscape is unchanged. Consider the design and siting of to provide visual privacy and minimises overshadowing of adjoining properties. Allow no setback from laneway subject to safe and convenient vehicle and pedestrian access and the provision of landscape areas to increase amenity. Consider the provision of private or shared open space and on-site car parking space.	Promote suitable infill development. Encourage laneway and secondary housing development to properties with the primary dwelling and street frontage and where development ensures the external appearance of the primary dwelling to the streetscape is unchanged. Consider the design and siting of to provide visual privacy and minimises overshadowing of adjoining properties. Allow no setback from laneway subject to safe and convenient vehicle and pedestrian access and the provision of landscape areas to increase amenity. Consider the provision of private or shared open space and on-site car parking space.