

# Housing Diversity & Desirable Neighbourhoods Study



Final Report



# Final Report on Housing Diversity and Desirable Neighbourhoods Study

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## 1. Executive Summary

In recognition of the unique residential character of Prospect and the changing face of urban development coupled with housing needs and Prospect's population structure, the intent of the Housing Diversity and Desirable Neighbourhoods Study was to, in collaboration with the community and our stakeholders:

- Explore and define Prospect's residential character within its Residential Zone
- Acknowledge and review emerging trends, influences and community expectations on local housing styles and forms and plan for these changes accordingly
- Draft a desired residential and character position for residential zoning in City of Prospect that could influence the new State-wide Planning and Design Code.

The Final Report on the Housing Diversity and Desirable Neighbourhoods Study (the Study) brings together the various investigations and stakeholder engagement that were undertaken as part of the Study, their findings and key actions arising from the findings.

To achieve the project objectives the following investigations have been undertaken:

- Recognise and incorporate stakeholder and community expectations through a series of workshops, community sessions, on-line surveys/networking/information resources, school presentations and magazine articles
- Acknowledge emerging trends and issues for Prospect with the preparation of an Issues Paper on 'Trend Analysis and Challenges for City of Prospect' and incorporating new initiatives (eg 3D digital modelling of Vegetation Analysis for City of Prospect)
- Outline and review current planning policy as contained within the City of Prospect Development Plan to identify and acknowledge desired character and development opportunities
- Undertake comprehensive Streetscape Analysis to identify character areas and the key character attributes for Prospect
- Utilise the investigations and engagement feedback to develop new housing opportunities for Prospect
- Review new policy as part of the State Planning Review and introduction of the Planning and Development Code and utilise the findings of this Study to provide feedback to State Government as part of their consultation process and future Code Amendments
- Collate the findings and summarise desired actions as contained in this report to provide a considered local response that can be supported by Council.



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The Streetscape Character Analysis undertaken within Prospect's Residential Zone as part of the Study, has in many ways supported the intent of the character requirements within the existing Development Plan. In addition, it provided greater clarity and detail on the character attributes that are important to Prospect. What the analysis showed was the existence of two types of consistent character traits occurring within the R560 policy area (Landscape and Built Form Character), R450 policy area is primarily of consistent Built Form Character with some Mixed Character precincts and R350 policy area is primarily of Mixed Character with some consistent Built Form Character precincts. The R200 policy area is entirely of Mixed Character.

It is considered that the new Planning and Design Code (Updated Report) has generally identified areas of coherent and consistent character within City of Prospect with its Established Neighbourhood Zone (formerly Suburban Neighbourhood Zone) and Character Area Overlay. The Planning and Design Code's (Updated Report) designated Character Area Overlay goes beyond the findings of our own existing Streetscape Character Analysis, but is considered to be aligned with local community views of not only wanting to retain, but also to enhance local character areas that have been impacted by recent development. The greater use of Accepted Development and Deemed-to-Satisfy criteria within character areas that forgo assessment for certain kinds of development (eg. garages, carports & dwelling additions) may have a negative impact on the streetscape and there is a need for further resolution of this matter with DPTI staff and State Planning Commission.

Emerging housing needs catering for empty nesters, smaller households, affordable housing, long term rental, ageing in place, cultural diversity, millennial choices, intergenerational living, locational demands for schools, facilities and services and flexible living/working arrangements, can be provided in several ways, as follows:

- infill housing and housing choice aligned to Prospect's Character Attributes (refer to Section 4.8.2) for areas designated as R200 (existing Development Plan), Residential Streetscape Mixed Character Areas (the Study) or Housing Diversity Neighbourhood Zone (Planning and Design Code)
- sensitive new housing (refer to Section 4.8.3) and housing conversions can be undertaken within areas designated as R560, 450 & 350 (existing Development Plan), Residential Streetscape Landscape Areas/Residential Streetscape Built Form Areas (the Study) or Established Neighbourhood Zone (Planning and Design Code), whilst still retaining Prospect's streetscape character qualities for these areas using Prospect's Character Attributes or Character Area Statements (Planning and Design Code).

Outside of the scope of this Study, multi-storey apartment and townhouse living is being increasingly provided within our Urban Corridor Zone/s and offers another avenue for greater housing diversity.



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Additionally, the on-going use of the Study findings will provide a valuable resource for City of Prospect to justify future Code Amendments subsequent to the introduction of the Planning and Design Code in September 2020. The intent to standardise the Code will make it more difficult to insert local variations into the Code and there will be a greater onus on councils to provide appropriate justification for any amendments. This comprehensive Study will be an important resource to achieve this outcome.

## 2. Background

Council initially proposed to undertake a Housing Diversity and Desirable Neighbourhoods Development Plan Amendment (DPA) to examine the demographics of the city, housing capacity and demand; housing types, allotment sizes and densities; streetscape patterns and design policies as well as the capacity of existing Development Plan policy to deliver the desired outcomes. The DPA was proposed as part of a complimentary exercise along with the partnership agreement with the Minister for Planning in delivering the Inner Metropolitan Growth (IMG) DPA, by seeking to provide additional protection for areas outside of those included in the IMG DPA e.g. Urban Corridors.

It was intended that the outcome of the Housing Diversity and Desirable Neighbourhoods review and analysis would determine the extent of change to development plans policy required to satisfy the anticipated range of housing required to support the community, while ensuring that such development occurred in a manner that responds to and enhances the highly valued character and amenity of the City's residential streets.

Following advice from the Department of Planning Transport and Infrastructure that Council was not able to progress the DPA given the introduction of the Planning & Design Code, Council resolved to undertake the Housing Diversity and Desirable Neighbourhoods Study to inform the local application of the Planning and Design Code in Prospect.

## 3. Purpose of the Study

The Housing Diversity and Desirable Neighbourhoods Study is a comprehensive investigation on local streetscape character, current and future housing needs for the City of Prospect. Prospect has a well-established sense of community and a unique sense of place and this needs to be appreciated through identifying existing qualities and assets of Prospect's neighbourhoods. The aim of the Study therefore is to provide a roadmap that guides Prospect's capacity to meet community expectations and



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emerging needs regarding character protection and future housing for local neighbourhoods.

Prior to the commencement of the study, the City of Prospect Development Plan had recently been updated within the Urban Corridor Zone and Historic (Conservation) Zone. The Residential Zone (making up the majority of the council area) has not been updated since 2008. Major changes arising from the State's Planning Review and the upcoming introduction of the Planning and Design Code to City of Prospect, prompted Council to prepare an informed position on residential policy and the intent of residential zoning within Prospect going forward.

## 4. Findings

The Housing Diversity and Desirable Neighbourhood Study involved a suite of investigations and consultation designed to determine the existing housing trends and issues within City of Prospect, engage with community and stakeholders around housing preferences and gaps in the local housing market, review current planning policy approach within residential zones of the City of Prospect Development Plan, review proposed residential policy as part of introduction of the Planning and Development Code and utilise the findings of this Study to provide feedback to State Government.

The Study also sought to understand, document and define the current residential character present within City of Prospect to enable the mapping of character areas and to provide details on Prospect's character attributes that can be used to deliver desired design responses. These findings also contributed to proposing new housing opportunities that preserve and enhance exiting residential character. A key component of the Study has been to recognise and incorporate the housing needs of different sections of the City of Prospect community and changing demographic circumstances.

It is intended that the findings and recommended actions as contained in this report will support ongoing dialogue with the State Government and local community around issues of residential dwelling demand and supply and the preservation and enhancement of residential character within City of Prospect.

### 4.1 Emerging trends and issues

#### Strategic, demographic and housing data

A snap-shot of the major local emerging trends influencing Prospect, as referenced from various strategic documents, ABS Census and Real Estate Institute of SA data and detailed in **Attachment A - 'Trend Analysis and Challenges for City of Prospect – Issues Paper'**, showed the following:

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- A State growth strategy with higher density targets within inner metropolitan areas, neighbourhoods providing greater housing choice & a standardised development system that provides less opportunities for local variations (30 Year Plan + People and Neighbourhoods Policy Discussion Paper + new Planning & Design Code)
- A Local strategy with a focus on growth in corridors and to retain character in residential areas with limited and sensitive infill housing (Prospect Strategic Plan 2016-2020 & Prospect (City) Development Plan)
- Demographic/housing data showing local population density (persons per area) satisfy state targets (3000 people per square kilometer), but future trends suggest a mismatch requiring greater housing choice that extends beyond a traditional reliance on providing detached dwellings to cater for empty nesters, smaller households, affordable housing, long term rental, ageing in place, cultural diversity, millennial choices, intergenerational living, locational demands for schools, facilities and services, flexible living/working arrangements.

Although Council's investigations suggests an underlying tension exists between State and Local Government priorities, City of Prospect is well placed to meet residential density levels and therefore does not need to substantially increase residential scale or site densities within its residential zones. This position is strengthened when we consider that the Urban Corridor Zone has witnessed rapid growth in multi-level apartment and townhouse development, providing a new urban form and different housing typologies to traditional detached dwellings. Therefore, any additional housing gaps can be covered by a more targeted and sensitive approach to infill housing within residential neighbourhoods.



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## 4.2 Development Plan policy

An assessment of policy within the Development Plan showed a general hierarchy of character protection from strong protection in R560 policy area through to supporting an evolving character within the R200 policy area. More specifically it details the following:

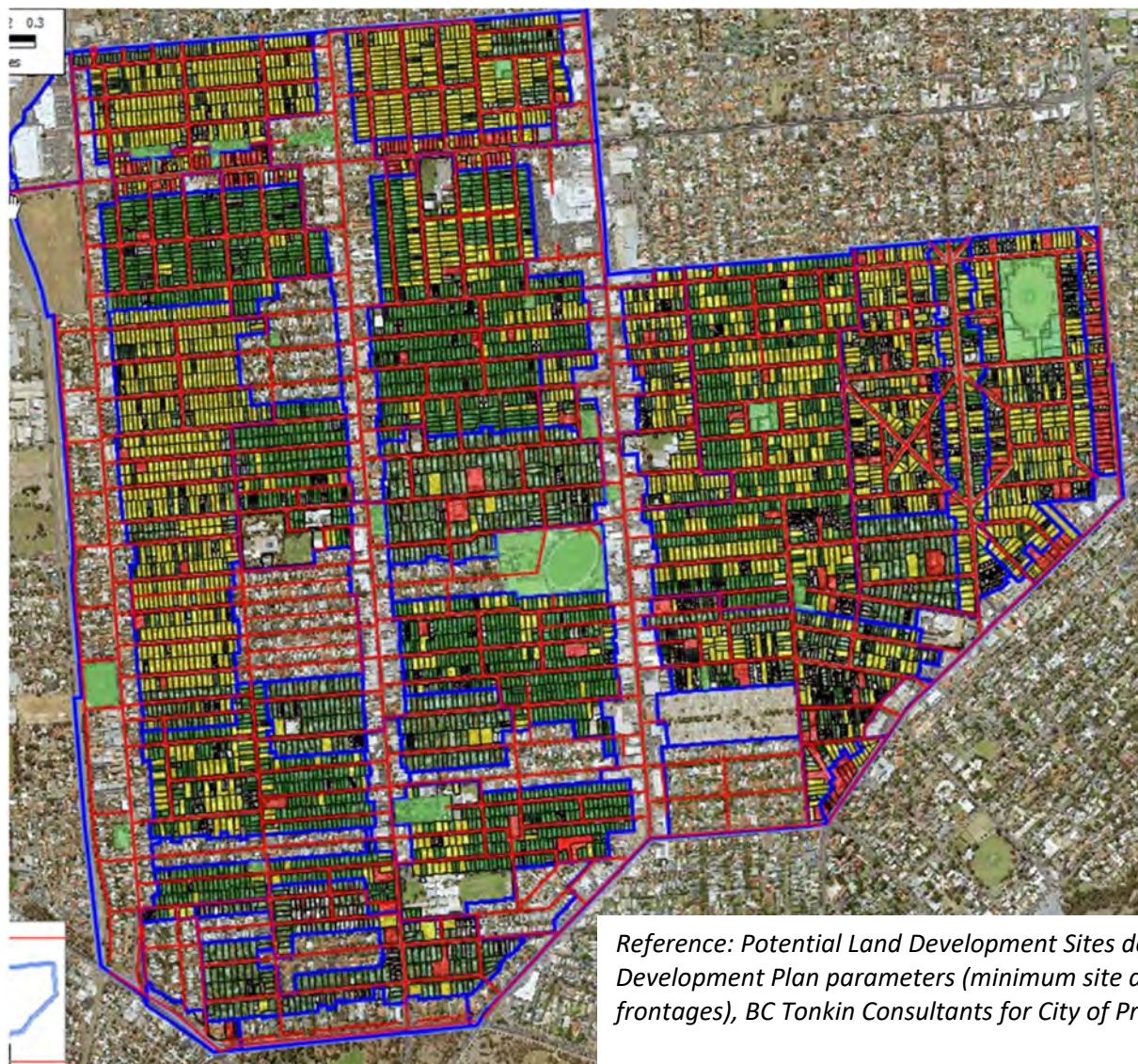
- future development should be complementary to the established low density character in R560 & R450 policy areas with limited scope for housing diversity and mainly confined to selected areas within the R450 policy area
- retention of existing housing stock in good condition and other re-development at higher density in R350 policy area with scope for housing diversity in re-development areas
- increasing densities close to major roads and housing diversity in R200 policy area
- land division opportunities exist for mainly semi-detached dwellings and 1 into 2 allotments in R350 and different dwelling types and 1 into 2 or 3 allotments in R200 (refer to **Figure 1: Potential Land Development Sites**).

The policy intent from the existing policy areas will need to be tested against the findings of the Streetscape Analysis (refer to Section 4.8) and weighed up in relation to the new Planning and Design Code (refer to Section 4.3), to ascertain a preferred path forward.



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**Figure 1: Potential Land Development Sites**



- 1 into 3 (or more) allotments
- 1 into 2 allotments
- No land division potential
- Less than minimum division requirement

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## 4.3 Planning and Design Code

The Planning, Development and Infrastructure (PDI) Act 2016 will progressively replace the Development Act 1993, providing a new framework for the creation of planning policy, assessment of development applications and monitoring of development compliance.

A key element of the Planning, Development and Infrastructure (PDI) Act 2016 is the establishment of a Planning and Design Code. The Planning and Design Code (the Code) will replace the Prospect (City) Development Plan (and all other Development Plans in the state). Phase 3, which will apply to City of Prospect was subject to public consultation from October 2019 to February 2020 and the State now confirming its intent for a delayed 'go live' date of sometime in September or October 2020 (subject to gazettal).



The area of the draft Code for Consultation that was particularly relevant to this Study was the residential zoning component and described as the Suburban Neighbourhood Zone (existing R560 & R450 policy areas), General Neighbourhood Zone (existing R350 policy area) and Housing Diversity Neighbourhood Zone (existing R200 policy area). It is noteworthy that the Character Overlay was not applicable to the City of Prospect and the General Neighbourhood Zone has less instructive policies than the Suburban Neighbourhood Zone and it is subject to more 'deemed to satisfy' development and less contextual design considerations.

After a number of staff queries and justification provided from existing Development Plan provisions, previous investigations and the findings of this Study, the State confirmed that the existing 560, 450 & 350 Residential Policy Areas will be located in the Suburban Neighbourhood Zone and within a Character Areas Overlay. On that basis it was assumed that the existing Residential Zone will incorporate the proposed Suburban Neighbourhood Zone (Policy Areas 560, 450 & 350) and the Housing Diversity Neighbourhood Zone (Policy Area 200). The existing 560, 450 & 350 policy areas are all proposed to be subject to a Character Areas Overlay. This is seen as a positive outcome and works well with the Council's desire to preserve and enhance streetscape character areas across the city.



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The Housing Diversity Neighbourhood Zone provides strategic opportunities for greater housing choice albeit at a density that goes beyond existing Development Plan requirements for the policy area and some Urban Corridor Zone areas. For this reason the new density requirement is considered to need refinement.

Council staff have also formed the view that it is likely that the residential policy that applies within the Suburban Neighbourhood Zone and Character Areas Overlay will promote better residential and character outcomes than what has been allowed in the areas of the 'Residential Code' that currently apply within City of Prospect.

The Residential Code provides a different assessment pathway for residential development than an assessment against Council's Development Plan. For example, if a development meets the prescriptive criteria contained in the Code (located within the Development Regulations 2008) it becomes a complying development and must be granted approval. With the introduction of the Residential Code in 2013, private planning certifiers were introduced into the system to undertake planning assessments of residential code developments in Residential Code areas. There have been a number of outcomes under the Residential Code that are not considered 'best practice' and it is pleasing to note that this situation will be improved under the Planning & Design Code. Development that has been able to be assessed under the Residential Code includes carports, verandahs, single-storey additions and alterations to existing homes, new single-storey and two-storey detached and semi-detached homes that all influence streetscape character. Areas within City of Prospect currently subject to the Residential Code include areas of Broadview, Collinswood and parts of Prospect (refer to Character Area Mapping).

At the mid-point of the community engagement process, the State Planning Commission released an 'Update Report'. Issues flagged for review or amendment by the State Planning Commission in the 'Update Report' include:

- Where the General Neighbourhood Zone has been unintentionally applied within City of Prospect, it will be entirely replaced with the Suburban Neighbourhood Zone (with a possible further name change to 'Established Neighbourhood Zone' as of July 2020), together with Character Area Overlay & Technical and Numerical Variations to address the current maximum building height, minimum allotment size and frontage width policies
- New accepted development provisions could allow without assessment and subject to standard criteria, developments such as 'carports', 'garages', 'outbuildings' and 'verandahs' within a Suburban Neighbourhood Zone with a Character Area Overlay. Additionally, deemed to satisfy requirements for 'dwelling additions' could also apply that will have only standard state wide criteria applied without regard to Character Statements and a strong potential for negative impact on local streetscape character. City of Prospect considers that both accepted development and deemed to satisfy provisions should not



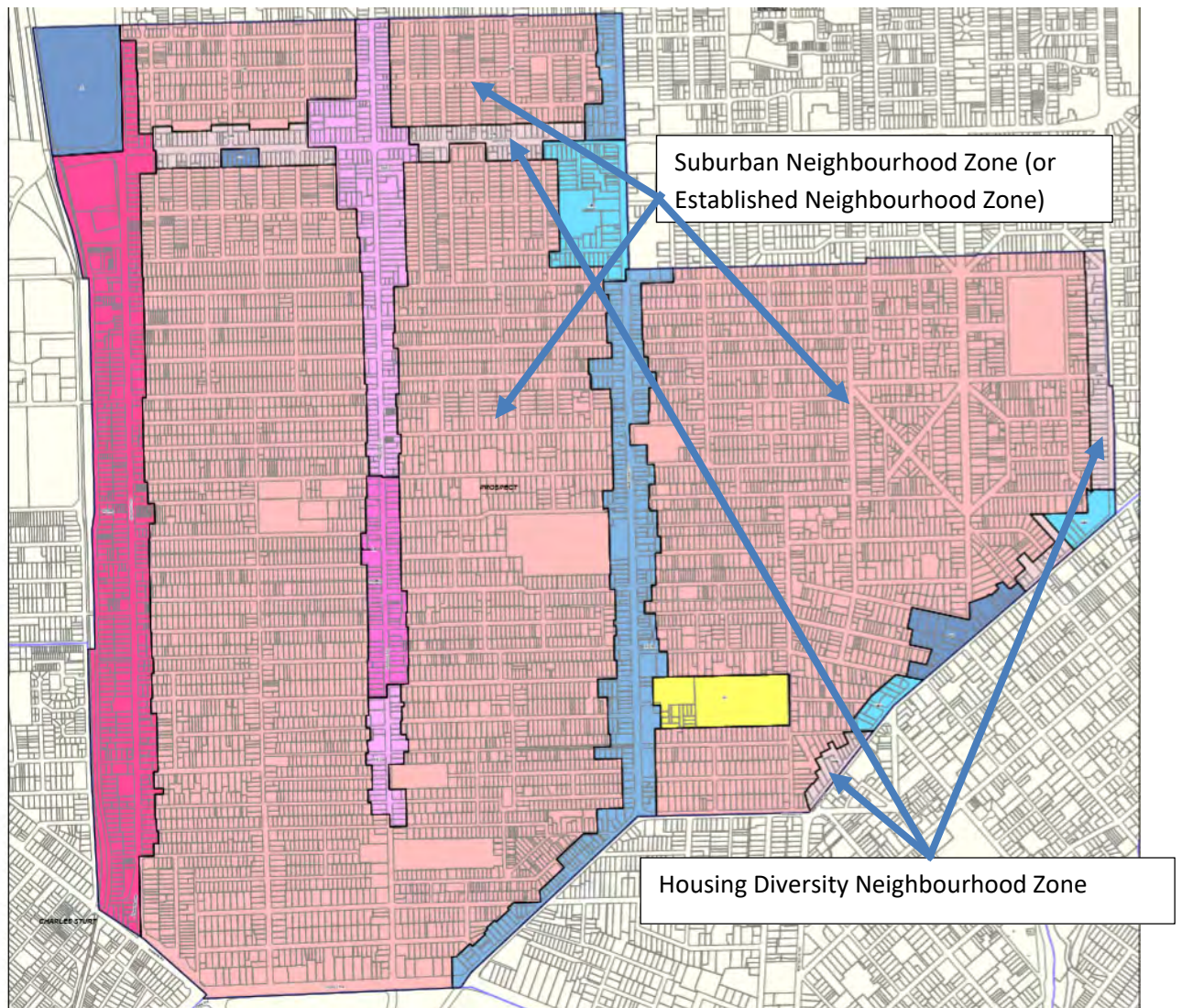
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extend to development that is visible from the street within Character Area Overlays and have responded accordingly as part of the consultation process

- Historic Area and Character Area Statements will replace Desired Character Statements and will be based on a combination of state wide content and local council variations.

## Planning and Design Code (Updated Report) – Zone Mapping for Prospect



Provided by DPTI Mapping (21/05/2020)

When the draft Phase 3 Code was initially released for community consultation by the Department of Planning Transport and Infrastructure (DPTI) together with the State Planning Commission, it did not contain detailed Character or Historic Area Statements. During the consultation process, DPTI offered Council a quick turnaround opportunity to draft historic area and character statements that are desired to apply within City of Prospect, which were then released for consultation as part of the Code consultation process. Council took up this opportunity and provided detailed desired

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wording for the statements as we were well placed because of the recent work we had done on character attributes in relation to this Housing Study (refer to Section 4.8) and supported by the policy intent within the current Development Plan. Although this outcome is positive, there has been a loss of local policy through the State's intent to deliver a state-wide (more generic) planning policy approach. Council will be advocating for more local detail to be incorporated into the Planning and Design Code to reflect our streetscape design review outcomes.

## 4.4 Vegetation Analysis for City of Prospect

In addition to built form and allotment patterns, streetscapes have an important component of vegetation both within front yards and in road verges. The City of Prospect as part of a wider Adelaide Project has had recent (2019) 3D digital modelling (LiDAR data) undertaken that has provided a clearer picture of the amount and distribution of vegetation within the council area.

The Updated 30 Year Plan for Greater Adelaide identifies as Target 5 – 'A green liveable city' for Council's with less than 30% tree cover to increase this amount by 20% by 2045. City of Prospect at 20% cover fits within this range and needs to increase green canopy within existing spaces to meet this target, whilst experiencing increasing scale and density of development. This is going to be a significant challenge for the local area that also has a small percentage of its total area (4%) as public open space and limited vacant land.



*Typical tree lined streetscape within City of Prospect.*

Different amounts of green canopy exist over the council area with higher percentages of above 40% limited and confined to large reserves (eg Memorial Gardens & St Helens Park), 30-40% in southern locations (Fitzroy, Thorngate and Medindie Gardens) and 20-30% scattered throughout the council area. Lower percentages were found in areas along main roads (eg. Main North Road), commercial /industrial land uses,



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smaller lot housing areas in Nailsworth and north of Regency Road and special uses (eg cemetery).

City of Prospect has a very large amount of canopy cover (87%) within only two land use areas, residential sites (52%) and within road areas (verges) (35%). The next highest land use is 'Other' (eg public open space) at 9%. Commercial/industrial land is only 2.5% and vacant land at 0.6%. The amount and type of infill residential development will therefore have significant ramifications for the amount of tree cover that can be provided and/or maintained within the local area. This Study will consider desired infill development, allotment sizes, building setbacks, front yard landscaping and width and number of driveways/crossovers to provide opportunities for maintaining and enhancing green space. A Council resolution to increase tree canopy coverage in streets is an important strategy for a positive increase in green canopy (refer to 25 February 2020 Council Meeting Minutes). However, in order to reach state targets a wider greening program is likely to be needed that also involves other land uses (eg commercial/industrial) and maximizes green canopy within other council owned land.



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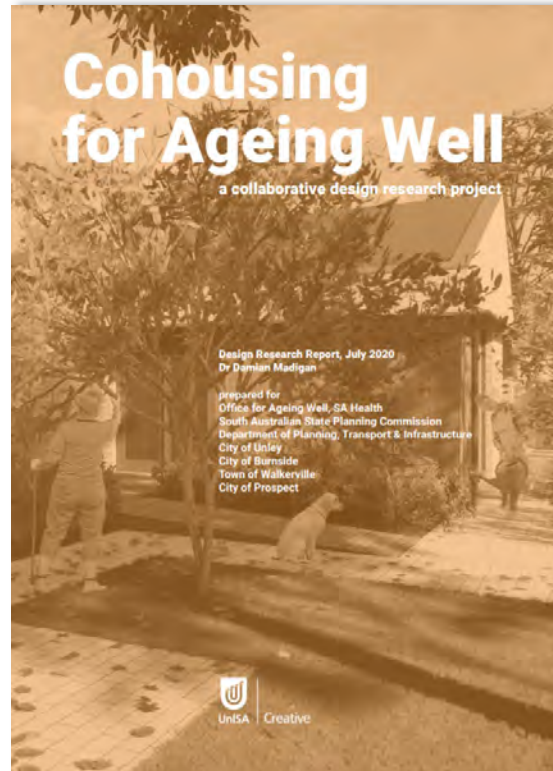
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## 4.5 Co-housing for Ageing Well Project

In 2019/20, a partnership investigating cohousing for ageing in place, focusing on new opportunities for existing housing, has brought together:

- The City of Unley (Project Coordinator)
- The City of Burnside
- The Town of Walkerville
- **The City of Prospect**
- Office for Ageing Well (SA Health)
- South Australian State Planning Commission
- Department of Planning, Transport and Infrastructure (DPTI)
- University of South Australia School of Art, Architecture and Design (UniSA).

This project's timeframe is to run to August 2020.



'Ageing in Place' is something that has been raised as an emerging issue in local communities. Beyond the undertaking of home modifications to enhance access and mobility, it means providing housing choice and flexible housing options to enable people to continue to live independently in their own home or in a new home within a community in which they feel comfortable, secure and familiar. Cohousing is one means by which a group of older residents might come together to create a community-focused residential development where they downsize to something smaller while retaining much of the amenity offered by the traditional single-family home. It is also a potential housing form for all ages, through an assisted living model, multi-generational living, improved entry into the housing market, and an increase in more affordable rental supply.

Cohousing is commonly represented as a collection of independent dwellings on a large site, with a shared Common House providing large spaces for shared cooking, eating, socialising and hobbies. Significantly, shared spaces allow each independent dwelling to be small, unlocking the potential for sensitive density increases. For the purposes of this project 'cohousing' is a model where small-footprint dwellings are designed around a shared garden on a single residential allotment.

This collaborative design research project is concerned with how infill housing can be achieved sensitively in our older suburbs whilst at the same time increasing the

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diversity of our housing stock, providing increased opportunities for social inclusion, and retaining and enhancing neighbourhood character. This includes retaining mature landscape, where possible, and providing enough open space to allow deep root plant zones to be created in order to encourage large tree canopies. The project is looking at alternatives to knock-down-rebuild infill development, exploring instead how existing older houses in Adelaide might be altered and extended in familiar ways in order to create one or more additional dwellings on an existing site. Rather than altering and extending dwellings to make single houses larger, the ambition is to create small-footprint houses for older residents wishing to age in place and in a more socially connected manner.

Additionally, the Project Group believes that the design of well-considered small-scale infill housing that seeks to retain the character of existing suburbs while serving the needs of older people can inform new infill housing models for the broader population. This project, significant in its scope and broad in its application is exploring for the first time a major gap in housing opportunities for Adelaide's existing suburbs.

Cohousing accommodation comprises development that:

- Is situated on the same allotment as the existing dwelling and requires a land management agreement (or similar) to be entered into to maintain this relationship
- Provides site density dispensation, while maintaining site coverage and technical numerical variations in accordance with zone requirements
- Retains and incorporates the existing dwelling in association with other accommodation that is not subordinate to the existing dwelling
- Includes shared facilities (eg. common internal spaces) and utilities (eg. water, electricity, gas, sewer)
- Reconsiders private open space in favour of consolidated areas of shared open space;
- Is designed to contribute to local context and is fit-for-purpose within the site (eg. resolves private and communal areas and pedestrian and vehicle movement) and includes a recognised design review of the development as part of the pre-lodgement process
- Retains mature landscaping and/or provision of deep soil space and provides additional landscaping treatments to soften the appearance and provide 'green leafy' views from the street and to adjoining properties
- Provides car parking (including the consideration of reduced and zero car parking requirements) using a flexible formula, relative to the nature of the development, its degrees of sharing, and demonstrated need.

Refer to **Attachment B – Co-housing for Ageing Well**.

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## 4.6 Elected Member engagement

As a key stakeholder in this Study, Elected Member engagement was a core component of the process. This was primarily achieved by undertaking a series of Strategic Planning and Development Policies Committee (SPDPC)/Council workshops and meetings, including:

- 27 March 2018 (Council meeting recommending project commencement of the Study as DPTI were not allowing (at the time) any Development Plan Amendments during the Planning Review)
- 30 September 2018 (SPDPC presentation on Phase 1 findings)
- 23 October 2018 (Council meeting –Phase 1 findings and Phase 2 transition of Study)
- 19 February 2019 (SPDPC update on initial findings, proposed community engagement)
- 20 May 2019 (SPDPC – update on Phase 2 with additional streetscape analysis of 14 more streets, findings from Community Forums, Street Tours, recommendation for extended community engagement with groups not well represented (eg young persons and cultural groups))
- 29 July 2019 (SPDPC – feedback on extended consultation with local school, spatial presentation of existing character areas)
- 8 October 2019 (Information Session for Council and links to Planning and Design Code)
- 29 November 2019 (SPDPC update report)
- 30 July 2020 (SPDPC study findings report).

In between workshops and meetings, to keep elected members informed about the progress of the Study, regular updates and memos were prepared and Council's website provided another resource to view various aspects of the Study.

## 4.7 Stakeholder and community engagement

A series of five stakeholder workshops facilitated by council staff were conducted in late 2018 and the following groups were identified as having a particular interest in the Study and were encouraged to participate early in the project to provide direction and add value, and included:

1. Council Advisory Panel (CAP), DPTI & SA Housing Authority
2. Adjoining councils
3. Community housing groups & Tiny Houses Association
4. Real estate agents, local developers, UDIA & PCA
5. Local resident groups and LGA.

A summary of their key responses, included:



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- Prospect has a close match to state density targets, but housing discrepancy exists with future trends. To build a strategy around what the data is telling us
- Can only control things within planning system and on land under our care and control
- Integrate policy with other adjacent council areas
- Public realm elements are important to streetscape character and are something that we can easily influence as they primarily come under our care and control
- Strong pull to retain existing housing stock and provide sensitive contextual infill to maintain character
- Laneway, second dwelling or granny flats to be explored
- Small housing and affordability opportunities
- Multi-use sites are also appropriate if they fit the neighbourhood
- Biggest housing driver are school zones
- Increasing use of cheaper material is a concern
- Amalgamate allotments to achieve better design outcomes
- Smaller allotments can work with good design
- Car parking is a vexed issue (allocate for today's/tomorrow's needs, impact to streetscape, street for cars or 'people friendly')
- Local community is best placed to offer suggestions and solutions.

## Refer to **Attachments C – What we learnt from Stakeholder Workshops**

Internal staff meetings with Council's Infrastructure and Environment Team on possible housing initiatives (eg Laneway Housing) and other public realm considerations (eg. street trees and crossovers) were undertaken during Phase 1 of the project. This work provided the identification of issues that could then be applied to our desired design responses to new housing initiatives within the Prospect area. For example, refer to the Laneway Housing and Co-Housing Project as detailed below.

A Prospect Magazine article was drafted for the December Issue 2018 to make known the Study and provide a way-in for the local community to have a say and keep informed on the project.

Two Community Forums facilitated by URPS consultant's and supported by council staff with 41 participants largely in the 55-74 age cohort were held at the North Adelaide Football Clubrooms to gather feedback on the relevant issues concerning existing and future housing in Prospect, including:

- Trees, landscaping, community spaces are important
- Need for quality designs with contextual and sustainable considerations
- Detached low density single storey housing desired
- Housing depicts sense of history and link to the past (maintain existing character)
- Housing with adequate living spaces and adaptability
- Adequate on-site parking

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- Some acceptance of granny flats, Fonzie flats, home additions and single storey small cluster of units.

Refer to **Attachment D – Community Forums 1 and 2 –‘What we Heard’**



*Photo: Community Forum facilitated by URPS consultant's at North Adelaide Football Clubrooms.*

Two Street Walking Tours were conducted in May 2019 with interested members of the community and the streetscape analysis collected was added to the overall streetscape analysis process. Refer to **Attachment E - Street Tour Streetscape Assessment**

Council's website and facebook entry on the Study provided a background on the scope of the study, updates on progress, resource documents and an Information and Feedback Form. The findings of the on-line Feedback Form, included:

- Total on-line responses (26 responses) received from a range of age cohorts
- Protection of character (16 responses)
- Emerging trends and housing choice (14)
- Quality design (14)
- Street trees (7)
- Building siting, era of construction and environmental sustainability (4)
- Durable materials, single storey detached dwellings, adaptation of housing, affordable and front fencing (3).

The three priority issues of concern for the participants with almost equal weighting were the protection of character, providing housing choice to meet emerging trends and the importance of quality of design. Although some responses wanted total character protection and others backed a flexible development approach within all areas, the majority of the feedback supported a balanced approach of protection of consistent character whilst providing for emerging trends and housing choice across the City within a framework of quality design outcomes. Specific streetscape elements

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of concern included street trees, building siting and space around dwellings, traditional era of construction and environmental sustainability issues.

Refer to **Attachment F – Summary of Written Submissions**.

SPDPC recommended that based on the responses received, extended consultation should be undertaken to capture feedback from groups in the local community that had not been well represented by the previous feedback methods. To target specific groups the following activities were undertaken:

- staff presentation to a design/architecture class and request for student feedback from Blackfriars Priory School
- contact was made with the local Indian Community to encourage feedback from their group on the Study
- promotion of the Study within Council's Network Prospect to stimulate feedback from the local working community.

Council received an encouraging amount of responses from two of the three groups contacted with feedback received and collated from the on-line Feedback Form responses from local high school students and businesses associated with Network Prospect.

The second round of Community Sessions was earmarked for 30 March 2020, but this session was postponed due to COVID-19 restrictions and re-scheduled and re-purposed to provide an on-line drop-in session on 27 May 2020 to get feedback on the Study findings. Nine on-line participants provided the following feedback on the Study Findings:

- Residential Code criteria compared to the Planning and Design Code? Aligned to Accepted Development and Deemed to Satisfy Development that need to satisfy standard criteria. P&DC with character overlay over most of the residential area means that council is better covered by more planning assessment although some types of development is now exempt (eg dwelling additions and garages/carports)
- Is there a definition of 'poor condition' with reference to the removal of heritage or character homes?
- Clarify the potential for laneway housing?
- Mixed Use areas and new forms of housing in Prospect?
- Traffic and parking an issue for infill and leads to neighbourhood disputes?
- Fencing and how can it be controlled?
- Replication of old style of dwellings e.g. 1910-1940-ish not the only way to go, need for housing diversity and choice
- Private Certifiers from interstate and local context considerations?
- Potential for small lot/Torrens title divisions to accommodate small single storey dwellings in response to need identified in Prospect, particularly for older women
- Design options for cluster housing?
- Design Advice for land owners – relaunch of Archicentre or similar.

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Community Session 4 was held on 2 July 2020 from 6 to 8pm and included both in-house attendance by 12 participants and a further two on-line attendees. Questions and comments from the community included:

- Problems with flat roof and building facades with no regard to energy efficiencies or environmental benefits
- Good design crucial to prevent the spread of 'ugly homes'
- Affordability categorisations seems to be relevant when describing your Landscape (expensive), Built Form (moderately expensive) and Mixed Character (affordable) layers
- Mixed Character Areas – need to be better protected. They shouldn't be where development is pushed to protect more coherent character areas to the detriment of the mixed character areas. Also need better controls to preserve the character of the mixed areas and not allow inappropriate development
- Why aren't developers getting the message? Need to develop Guidelines/Fact Sheets to supplement planning policy
- Range of factors go into character e.g. materials, built form, function
- Provide the council planners with the best tools e.g. planning policy to protect and enhance character elements
- Interaction between development in the corridor and residential areas has an impact on character
- Character is under threat from developers/builders more so than owner/occupiers
- Key elements of character seems to be captured by the Study's work on Prospect's Character Attributes e.g. setbacks, fencing, landscaping, materials etc.
- View that a Design Review Panel is needed to review new infill housing development e.g. Co-housing
- More affordable linked to building smaller, but what is too small e.g. 1 bedroom dwellings and minimising building adaptability to respond to life cycle changes which may need it to be converted back to a large family home
- Project has had a positive impact in terms of changes to the draft Planning and Design Code e.g. removal of General Neighbourhood and introduction of Character Area Overlay.

This suite of stakeholder and community feedback has been used to inform our Study response.



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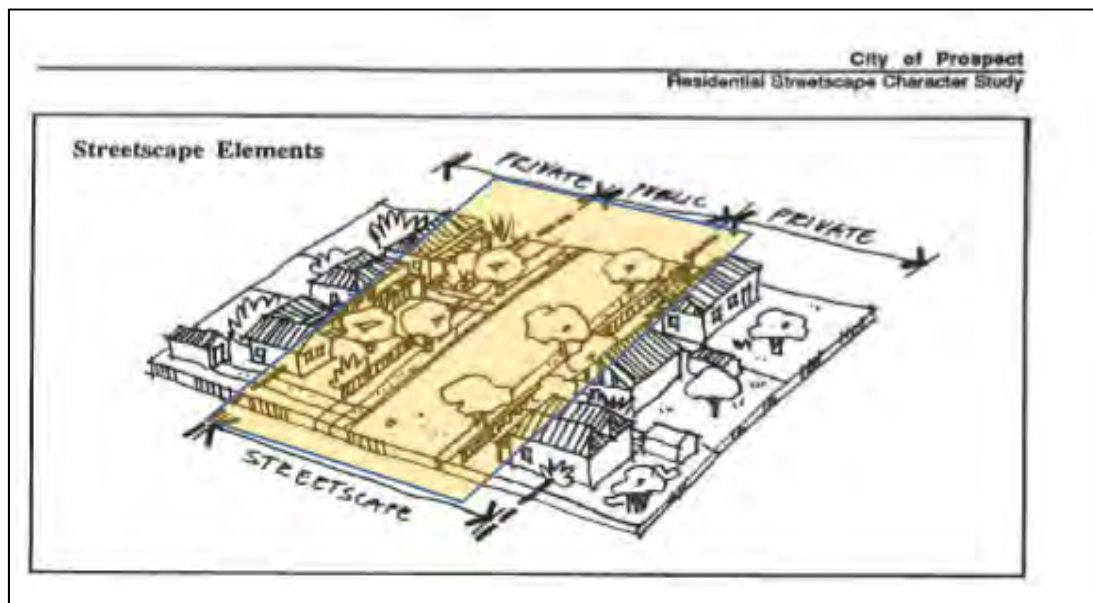
## 4.8 Character Assessment

Character is what makes one neighbourhood distinctive from another. It is the way a place 'looks and feels'. It is the relationship between the built and natural environment in both the public and private realms. It is the interplay between buildings, architectural style, land division patterns, topography and vegetation. All places have character and it is defining what is that 'sense of place' or 'context' that is desired. Respecting character does not mean that new development cannot occur, instead it is based on a design-led approach that builds on the valued characteristics of neighbourhoods. To establish a sense of character for City of Prospect, detailed streetscape analysis was undertaken and key character attributes were identified and ranked according to their level of consistency within streets.

### 4.8.1 Streetscape Analysis and Character Area Mapping

Streetscape analysis is an analytical tool that describes the physical characteristics or patterns of a streetscape. The streetscape character of a locality is defined by the spatial arrangement and visual appearance of built and landscape features when viewed from the street. The streetscape area is shown in Figure 2 (highlighted area) and incorporates features viewed from the street within both the public and private realms. It typically includes house frontages to the roof ridgelines facing both sides of the street, front yards and driveways, street verges and the carriageway.

**Figure 2: The area comprising the streetscape**



For this project, eleven streetscape character attributes were identified as being suitable for the local area and these were tested for character patterns within the selected streets. The eleven character attributes included:

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1. lot size/dwelling
2. frontages
3. front setback
4. side setback
5. height & dwelling type
6. garages & carports
7. crossovers
8. landscaping
9. dwelling styles
10. front façade wall materials
11. traditional features.

Each of these eleven character attributes were further broken down into four sub-categories to provide a deeper level of investigation. For example, 'Lot size per dwelling' was categorized as being either very large (>900sqm), large (601-900sqm), moderate (280-600sqm) and small (<280sqm) and 'Dwelling styles' were identified as 'traditional up to early 1950's housing', 'contemporary and conventional 1950-1990 housing', 'Home units/Flats/Townhouses' and 'Recent post 1990's housing'. Each site underwent quantitative analysis of the criteria to determine a character ranking for each street as being 'coherent' at 80-100%, 'dominant' at 56-79%, 'mixed' at 35-55% or 'inconsistent' at <35%.

Refer to **Attachment G - 'Streetscape Analysis Phase 1, 2 & 3'**

In addition to character attributes, for each street the Streetscape Analysis process also considered 'growth criteria' to provide a balanced desired response, namely:

- local strategic growth areas in close proximity to centres, schools, public transport nodes and major open space areas
- fair or poor condition of the built form and suitable for re-development.

In streets where the analysis was unclear regarding character consistency or inconsistency, growth criteria was important in determining the desired outcome. The only area where there was a tension between built form character and growth was the area immediately west of the District Centre Zone in a R450 policy area (North Park Shopping Centre and Prospect North Primary School). It was deemed that although the locational opportunities for growth were significant, the locality had 'highly consistent' and 'consistent' character and because local growth density targets were already being achieved (refer to Section 4.1 – Emerging Trends and Issues) this area better reflected a Residential Streetscape Built Form Character Area. If growth demands change then this area may be suitable for infill housing and an evolving character.

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**Table 1: Streetscape Character Assessment**

| Character Analysis  | Street Locations   | Reference Document   |
|---|--|--|
| Streetscape Analysis (38 streets)   | Refer to Character Mapping   | Streetscape Analysis Phase 1, 2 & 3. Study Tours.                      |
| Drive-through observation (further 11 new streets)  | Clifford, Moore, First, Cassie/Redmond/Rosetta (east), Rosetta (west), Richman/TeAnau, Dudley/Buller/Avenue  | Strategic Planning & Development Policies Committee – 28 November 2019 |
| Character Assessment by Independent Design Consultant (further 13 new streets and an additional 8 streets that overlap with the streetscape analysis) | Elderslie, Gladstone, Beatrice, Bosanquet, Azalea, Staffa, Albert, Mendes (x2), Rose (x3), Gordon, Guilford, Charles, Rheims, College, Braund, Elizabeth, Highbury & Da Costa. | Strategic Planning & Development Policies Committee – 28 November 2019 |
| <b>TOTAL: 62 streets and around 1500 properties</b>   |  |  |

Table 1 shows that streetscape analysis was undertaken in 62 streets comprising around 1500 properties. Various methods of collecting data have been used, including detailed Streetscape Analysis, drive-past observation and utilising design consultants advice for Councils Advisory Panel (CAP) development applications.

This data provided a spatial picture of existing streetscape character that could be mapped for City of Prospect (refer to Character Mapping below).

Three different kinds of streetscape character were identified by the streetscape analysis, namely:

- Residential Streetscape Landscape Character (where landscape is a dominant feature and built form attributes are varied)
- Residential Streetscape Built Form Character (where built form attributes are coherent or dominant)
- Residential Streetscape Mixed Character (where built form and landscape attributes are varied).

Some isolated streets may have shown a different streetscape character, but unless they were clustered together with other streets displaying similar character, they were designated the same as their neighbouring streets.

The Character Area Mapping shows the spatial distribution of the three different types of streetscape character and shows:

- Residential Streetscape Landscape Character within part of the R560 policy area



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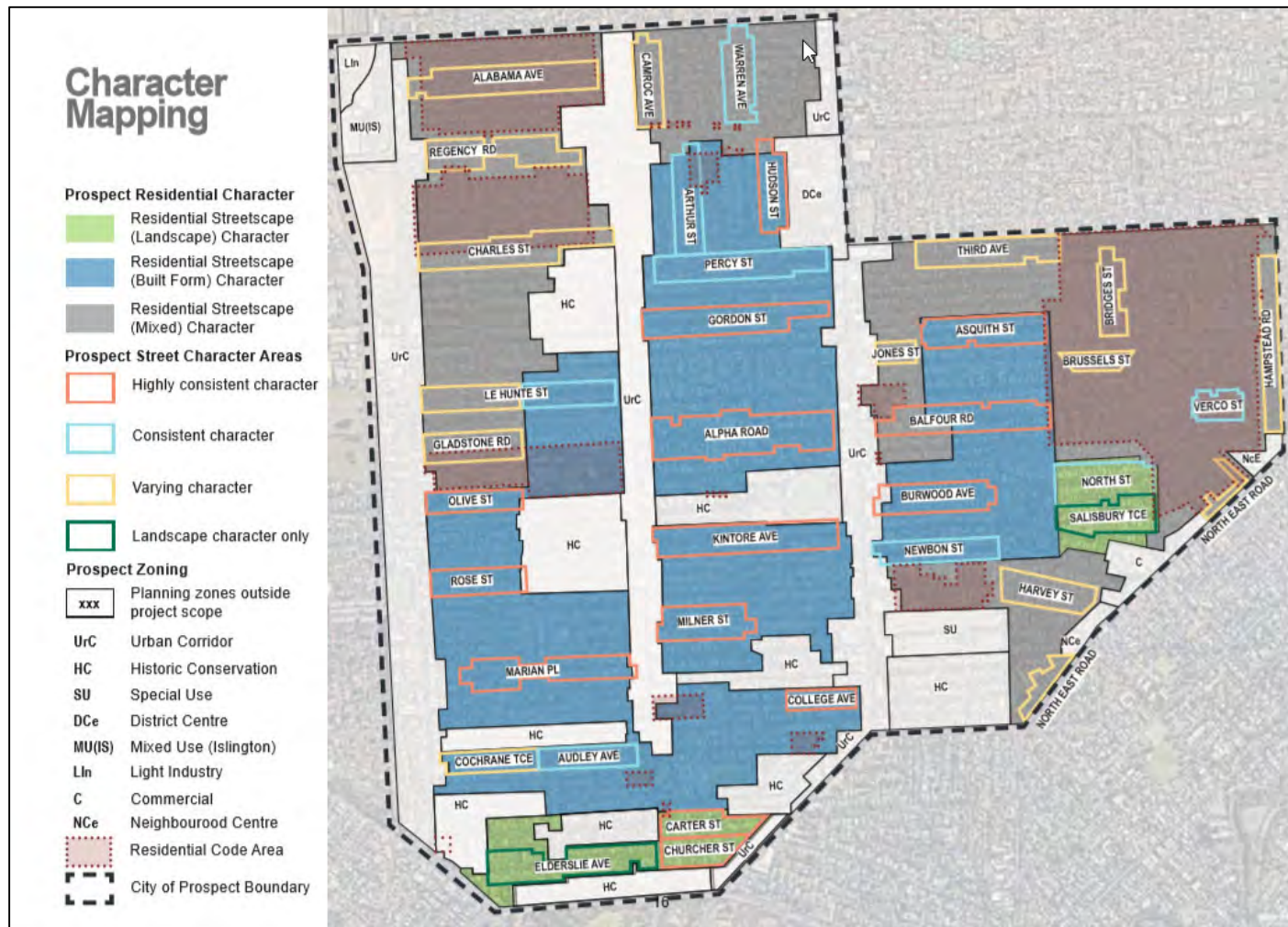
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- Residential Streetscape Built Form Character within the remainder of R560, most of R450 and small parts of R350 (area west of Prospect Lanes Historic Conservation Zone, Newbon Road and immediate environ)
- Residential Streetscape Mixed Character within all of R200, large parts of R350 and small parts of R450 (eg Charles Street, First Street and California Street (south side) environs) that abuts the R350 policy area.

It would appear that the current residential policy areas have a reasonably good fit to existing streetscape character areas. Where differences occur policy amendments and zone/character area overlay changes may be a suitable approach to reinforce streetscape character patterns. For example, strengthening landscaping and setback provisions and relaxing built form design consistency within a new Residential Streetscape Landscape Character Area in a Character Area Overlay, has merit. Whereas built form design patterns may need to be strengthened within a Residential Streetscape Built Form Character Area in a Character Area Overlay, whilst providing greater development flexibility within the Residential Streetscape Mixed Character area. The character areas are picked up (in a general sense) by the Character Area Overlay and Established Neighbourhood Zone within the new Planning and Design Code (refer to Section 4.3).

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Figure 2: Character Area Mapping for City of Prospect



Reference: Character Area Mapping – City of Prospect – derived from Streetscape Analysis and presented by Wax Design.

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## 4.8.2 Prospect's Character Attributes

City of Prospect commissioned Wax Design and Grieve Gillett Andersen consultants to undertake design testing to provide direction for the desired future development along Prospect's streets. Refer to **Attachment H - 'Prospect Housing Study – Streetscape Character Matrix'**.

The design parameters for Prospect's streetscapes were derived from the selected eleven character attributes (as described in Section 4.8.1). Prospect's Character Attributes can be describes as follows:

Character Attribute No.1: Allotment Size & Frontages (land division pattern)

The existing Prospect character comprises residential properties that largely display the original land division pattern following grid type street patterns and regular rectilinear allotments. Allotment sizes show a direct relationship with policy areas that are named in accordance with minimum site areas. R560 policy area comprises the largest properties with primarily very large lots over 900sqm & R450 has large lots of between 600 to 900sqm. Minimum site area and frontages seem to be protecting the original land division pattern. R350 shows some variability between moderate lots of between 280 to 600sqm and large lots of 600 to 900sqm. This reflects the differential spatial take-up of recent infill housing within this policy area and the ability for land division of 1 into 2, particularly for semi-detached housing. Policy area R200 shows an evolving character throughout with recent infill development and the creation of small allotment sizes mixed with larger traditional sized allotments that have not been re-developed.

Allotments across the residential area have primarily moderate (10 to 15 metres) to wide frontages (16 to 21 metres) with most having around 15 to 18 metres in length and clustered according to the frontage requirements prescribed within each of the existing policy areas.

**Figure 3: Streetscape Analysis (extracted data) – Newbon Street**





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In Residential Streetscape Landscape Character Areas/ Residential Streetscape Built Character Areas, transfer across the requirements for minimum allotment size and frontages of the existing policy areas (R560, R450). In R350 (part) that has a Residential Streetscape Built Character Area, amend parameters (minimum site area and frontages) to retain consistent allotment patterns.

In Residential Streetscape Mixed Character Areas, allotment size and frontages are to reflect parameters within existing policy areas (R350 (part) & R200).

## Character Attribute No.2: Dwelling Type

Most of the residential zone is comprised of traditional pre-1950s detached dwellings, such as bungalows, cottages, villas, art deco and Tudor styles. This is reflective of the major period of dwelling construction in the local area and new development that has mainly comprised additions and alterations with limited knock down and replacements and therefore a consistent or highly consistent dwelling type character has occurred (eg R560, R450 & 350(part) policy areas).



*Consistent pre-1950s dwellings within streetscapes*



In other areas, dwelling type patterns comprise a combination of consistent or coherent traditional type dwellings and other dwelling types (conventional, recent and non-detached dwellings) from infill housing (eg R350 (part) policy area).

The remaining areas exhibit a wider distribution of diverse dwelling types with opportunities to capitalise on strategic locations in close proximity to centres, schools, access to public transport and major open space (eg R200).

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*Mix of dwelling types comprising single storey traditional dwellings and recent two storey dwellings.*



*Cluster of two storey unit developments in a street with other housing types.*

In Residential Streetscape Landscape Character Areas/ Residential Streetscape Built Form Character Areas, primarily retain traditional dwellings or secondarily provide replacement housing with dwelling type characteristics that reflect the character of Prospect as derived from its traditional pre-1950s housing stock at low to very low density.

In Residential Streetscape Mixed Character Areas, promote sensitive infill housing at low density within local streets and housing diversity up to medium density on the main roads (Regency, Hampstead and North East Roads). Note: Multi-storey apartments and townhouses at higher densities is provided within the Urban Corridor Zone.

## Character Attribute No.3: Dwelling Height

Prospect's character comprises predominantly single storey built form to the street with clusters of two storey dwellings in some streets (eg Elderslie Avenue & Harvey Street). Recent infill housing of two storey semi-detached dwellings is also more prevalent, particularly within the R350 policy area where one-into-two land divisions are possible.

In Residential Streetscape Landscape Character Areas/ Residential Streetscape Built Form Character Areas, retain the single storey frontage (walls primarily 3 metres and up to 3.5 metres high) to the primary street, where possible, with opportunities for two storey (walls up to 7 metres high) at the rear of the dwelling and obscured from



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street views. Except where dominant clusters of street facing two storey dwellings are present, then an extension of this development pattern is an appropriate response.



*Typical single storey dwelling height facing the street.*



*Height and scale of additions to rear to avoid presence to front streetscape and respect neighbours amenity*



*Streetscape elevation to maintain integrity and prominence of existing building to frontage*

Dwelling additions are to be designed to respect the integrity of the main dwelling and maintain the consistent single storey aspect to the street (extend existing footprint, within roof space or behind and substantially obscured from the street)



*Sympathetic addition to side and rear of the house.*



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*Roof space additions and alterations that maintains the integrity of the villa dwelling.*



*Dwelling addition that does not maintain the integrity of the bungalow dwelling*

In Residential Streetscape Mixed Character Areas, dwellings are primarily up to two storeys. Built form up to three storeys (up to 10.5 metres high) may be suitable in special circumstances, for example on transition sites that adjoin the Urban Corridor Zone or centrally located on very large sites as part of an integrated development and in both circumstances being subject to a contextual analysis report.



*Cluster of two storey dwellings.*

*Three storey components may be appropriate in special circumstances in mixed character areas (eg integrated within a large development on a large site or in a transitional area abutting an Urban Corridor Zone.*



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## Character Attribute No.4: Front Setbacks

Prospect is characterised by consistent front setbacks to residential streets from 5 to 8 metres, reflecting an established residential pattern. Front setbacks have a direct relationship with the size of the allotment, with very large setbacks associated with very large allotments and smaller setbacks on smaller allotments. Front setbacks are to provide opportunity for extensive landscaping, including deep root tree plantings. Extensive use of artificial grass and hard surfaces are not recommended.

In Residential Streetscape Landscape Character Areas, provide consistent and spacious setbacks to the frontage of dwellings to allow for extensive front gardens and landscape qualities.



*Large site with large setback and extensive front yard landscaping*



*Consistent street setbacks are typical.*

In Residential Streetscape Built Form Character Areas, the frontage of dwellings should have a consistent setback with adjoining dwellings and to the street and proportionate to the size of the allotment.

In Residential Streetscape Mixed Character Areas, the frontage of dwellings should be setback a minimum of 5 metres from the front boundary to allow for adequate



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landscaping of front gardens and provision for a car parking space on driveway in front of a garage or carport.

## Character Attribute No.5: Side Setbacks

Existing character comprises generous asymmetrical (large on carport side and small for pedestrian access on other side) side setbacks for single storey dwellings that provides physical separation between dwellings. Typically, two storey dwellings have consistent boundary setback to both sides.



*Asymmetrical side setbacks (small and large, for single storey dwellings.*



*Consistent boundary setbacks on both sides and between levels for two storey dwellings.*

In Residential Streetscape Landscape Character Areas/ Residential Streetscape Built Form Character Areas, encourage asymmetrical side setbacks of a minimum of 3 metres on one side and 1 metre on the other for single storey dwellings with the intention to provide physical separation between dwellings as viewed from the street.

New two storey dwellings to have the same setback to the side boundary for both storeys, the distance is proportionate to the scale of the development/size of the allotment and provides physical separation between dwellings. A minimum setback of 1 metre plus a third of the wall height over 3 metres should be provided. Extensions



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and additions to a second level are to adopt these characteristics, but this will depend on the siting of the existing dwelling.

Building walls on boundary should be avoided, other than:

- A party wall for semi-detached and row dwellings
- A building not under the main dwelling and is unobtrusive to the streetscape.

In Residential Streetscape Mixed Character Areas, encourage side setbacks to the ground floor. Provide a minimum setback of 1 metre plus a third of the wall height over 3 metres from both side boundaries (in accordance with Planning and Development Code).

Building walls on boundary should be avoided, other than:

- A party wall for semi-detached and row dwellings
- Second floor level located above a garage may be set on the boundary for the length of the garage
- A building not under the main dwelling and is unobtrusive to the streetscape.

Character Attribute No.6: Traditional Features (roof form & front facades)

Pitched roof styles and types (gable and hipped roofs) are typical within the Prospect area. The vertical proportion of each building storey and the roof are similar as viewed from the street.

Dwelling facades are street facing and defined by moderate built form articulation and fenestration, comprising domestic features including doors, windows, eaves and verandahs. Traditional style homes have front facades with a solid to void ratio of greater than 1:1 and windows are more vertical than horizontal in appearance. Decoration is generally modest and emphasised around windows, façade edge, verandahs and fascias. Front verandahs are common to the street and are featured under a gable front in bungalow homes or as concave or bullnose structures to the front façade of the dwelling.

In Residential Streetscape Landscape Character Areas/ Residential Streetscape Built Form Character Areas, dwellings are to be street facing with pitched roofs that promote a traditional profile with their vertical proportion similar to wall height of each storey and typically around 25 to 49 degree pitch, front verandahs below street facing gables, bull-nose or concave in design attached to the front façade and moderate front façade detailing (around façade edges, fascias and windows) and articulation (wall off-sets, verandahs and deep eaves) with walls displaying a solid to void ratio of greater than 1:1 and fenestrations showing a vertical prominence.

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*Typical pitched roof and front verandah*



*Flat roof, no front verandah, minimal articulation and façade detailing to the street is not recommended.*

In Residential Streetscape Mixed Character Areas, dwellings are to be street facing with non-street facing dwellings inconspicuous and complementary to the streetscape. Roof profiles are primarily pitched, unless the roof accords with contemporary housing styles. Vertical proportions to the built form will be characterised by the wall height being greater than the roof height. Front façade articulation to reinforce the Prospect

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character (as detailed within landscape/built form character areas) and avoid prominent bland walls and garage doors.

## Character Attribute No.7: Materiality and Colours

Existing character comprises the predominant use of durable materials (stone, bricks and render) and a limited colour palette (earthy tones with sandstone and grey tones with bluestone).



*Earth tones*

*Grey tones*



*Material (durable) and colour (earth & grey tones) presentation that is consistent with the character of Prospect.*



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*Material (cladding) and colour (green) presentation that is not consistent with common Prospect examples.*

In Residential Streetscape Landscape Character Areas/ Residential Streetscape Built Form Character Areas, retain and encourage the use of durable materials and a limited colour palette containing one durable material and colour for the majority of the façade and other materials and colours as highlights.

In Residential Streetscape Mixed Character Areas, encourage durable materials and a limited colour palette. The minor and sympathetic use of new materials (metal cladding or composite timbers) to break up and articulate building facades and to better reflect contemporary housing styles.

### Character Attribute No.8: Garages and Carports

Existing character comprises garages and carports setback behind the main face of the dwelling with reduced visual prominence (scale, height and width) in relation to the main dwelling and to the streetscape.

In Residential Streetscape Landscape Character Areas/ Residential Streetscape Built Form Character Areas, single garages and carports are visually subordinate to the main dwelling (setback behind the main dwelling, below and not under the main roof and less than 40% of the dwelling frontage).



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*Garage/carport is a minor ancillary architectural element to the street (setback from main building line, below and separate from the main roofline and single access width).*



*Dominant garage/carport is atypical and inappropriate.*

In Residential Streetscape Mixed Character Areas, single or double garages and carports setback behind or aligned with the main face of the dwelling and not a dominant feature to the streetscape (under the main roof and up to 50% of the dwelling frontage).

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*Garage/carport integrated into house design, but is not more dominant than the rest of the front facade*

### Character Attribute No.9: Front Gardens and Fencing

Existing character comprises established landscaped front gardens including lawns, garden beds and trees. Front fencing is typically low and open creating visually permeable boundary treatments and allowing front yard views to dwellings from the street.

In Residential Streetscape Landscape Character Areas the front yard is typically extensively landscaped and an expansion of a well treed public realm. Front gardens are to have limited hard surfaces and be predominantly vegetated and ensure provision of deep root zones for mature tree growth. Front fencing (to front and side boundaries forward of the dwelling) to be visually permeable, to be sympathetic to the dwelling style and to 1.2 metres in height.

In Residential Streetscape Built Form Character Areas promote vegetated spaces, deep root zones and limit hard surfaces. Front fencing (to front and side boundaries forward of the dwelling) to be visually permeable, to be sympathetic to the dwelling style and to 1.2 metres in height.



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*Front boundary fencing is appropriately low and visually open allowing streetscape views of front garden and front façade. Side boundary fencing to front verandah is high and solid and interrupts streetscape views.*



*Extensively landscaped front yards and an extension of tree lined streets.*

In Residential Streetscape Mixed Character Areas promote front gardens that are predominantly vegetated, have deep root zones and minimise the use of hard surfaces. Front fencing (to front and side boundaries forward of the dwelling) to be visually permeable and up to 1.5 metres in height, except along main roads where privacy and acoustic fencing is appropriate.



*Inappropriate extensive use of artificial grass and hard surfaces within front yards.*





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## Character Attribute No.10: Crossovers/Driveways

Existing character comprises single driveway crossovers from properties to the street. This is significant in that it allows more space for street trees, on-street parking, front gardens and minimises the dominance of driveways within the public realm.

In Residential Streetscape Landscape Character Areas/ Residential Streetscape Built Form Character Areas maintain and/or encourage single driveway and crossovers (width and number) to the street.

In Residential Streetscape Mixed Character Areas provide single or double width driveways and only one crossover per property to the street.



*Typical single width and number of driveways and crossovers to each site (above)  
Double width driveways and crossovers to the street are to be discouraged (below)*





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## Character Attribute No.11: Street Trees and Verges

Existing character comprises varied street tree patterns with extensive canopy cover down to little or no canopy cover with the widespread use of white cedar trees, but other exotic and native trees have also been randomly used. Verges are also varied with many grassed or with gravel surfaces and some with low level landscaping and WSUD protuberance treatments. Constraints for street trees and verge landscaping, include (but are not limited to) overhead wires, crossovers, footpaths, on-street parking, carriage way width and utility services.

In Residential Streetscape Landscape Character Areas, maintain extensive street tree canopy coverage and vegetated verges by minimising constraints to ensure 'soft and green' surfaces remain as the dominant streetscape element.



*Extensive tree canopy cover within the street.*



*Limited tree canopy cover within the street.*

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In Residential Streetscape Built Form Character Areas improve street tree canopy coverage and vegetated verges by minimising constraints and support and enhance valued built form elements.

In Residential Streetscape Mixed Character Areas enhance street tree canopy cover to meet council requirements and improve and vegetate verges to provide green space and visually soften the built environment.

## 4.9 Local Housing Responses

### **Infill Replacement (1 into 1)**

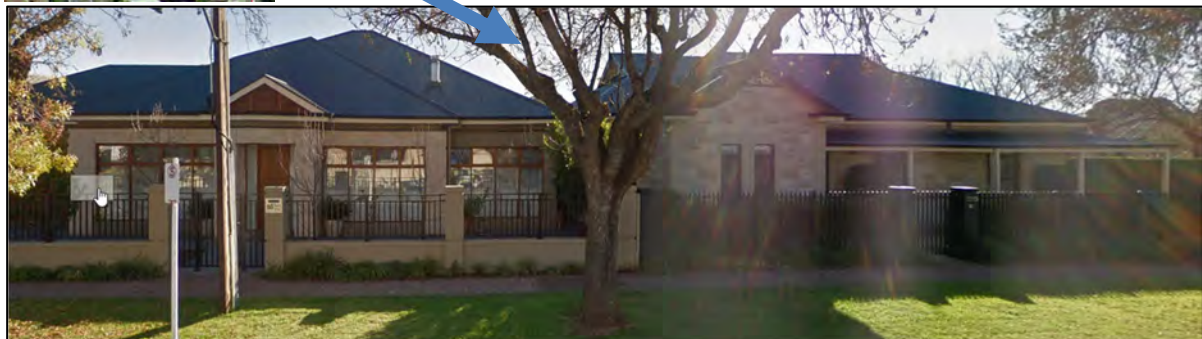
In consistent character areas, retention of existing traditional homes is supported unless homes have been substantially modified or are in poor condition. When replacement is a preferred option a common situation involves the removal of a single dwelling and its replacement with a single dwelling. The new built form should incorporate design elements derived from Prospect's Character Attributes (refer to Section 4.8.2) so that street character can be protected.

### **Infill Replacement (1 into 2)**

A common situation involves the removal of a single storey detached dwelling and its replacement with two dwellings. This type of development is envisaged when the existing dwelling is in poor condition, is not contributing to local character and the new development is in accordance with the relevant zoning parameters. The new built form should incorporate design elements derived from Prospect's Character Attributes (refer to Section 4.8.2) so that street character can be protected.



*Single storey detached dwelling replaced with two single storey detached dwellings using local character attributes.*





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## Traditional Home Conversions (1 into 2)

This type of infill housing is suitable as it maintains street character with any additional built form located behind the existing dwelling and obscured from street views with minimal alterations to the front façade (new entry door) and new front fencing to identify new site boundaries. Careful contextual consideration needs to be given to the provision of extra on-site parking (covered and uncovered) and cross-overs to minimize negative impacts to front gardens and street trees.



*Typical conversion of a detached dwelling (symmetrical cottage and villa) into two semi-detached dwellings with respect for the streetscape.*

## Co-housing

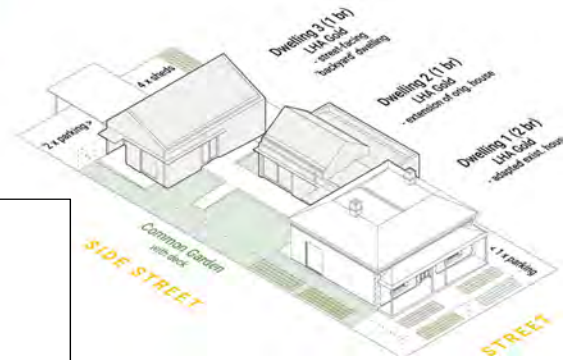
Infill housing that retains and incorporates the existing dwelling in association with new accommodation situated on the same site as the existing dwelling.

A land management agreement (or similar) is required to maintain this relationship and prevent future land division. Shared facilities (eg common internal spaces, utilities, open space/garden/outdoor facilities) are available on-site in addition to private spaces. Smaller living spaces are provided of around 70 square metres to meet increased demands for housing downsizing, but the dwellings are not subordinate to the existing dwelling.

A smaller building footprint even with more site density allows for the retention of on-site landscaping. On-site parking is to be provided in accordance with the sharing arrangement.

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## Laneway/Granny Flat/Ancillary housing

Infill housing that retains and is ancillary or subordinate to the existing dwelling and emulate rear outbuildings in existing properties. Development is small in scale of up to 70 square metres and respects the primary streetscape character. Laneway, granny flat and ancillary housing may be suitable for sites over 400 square metres, within rear yards, laneway frontage, corner sites or double street frontage sites. No land division is envisaged to maintain consistent allotment patterns and the new housing has some dependency with the existing main house through the use of common site facilities (eg services from the primary street, site access, open space areas).

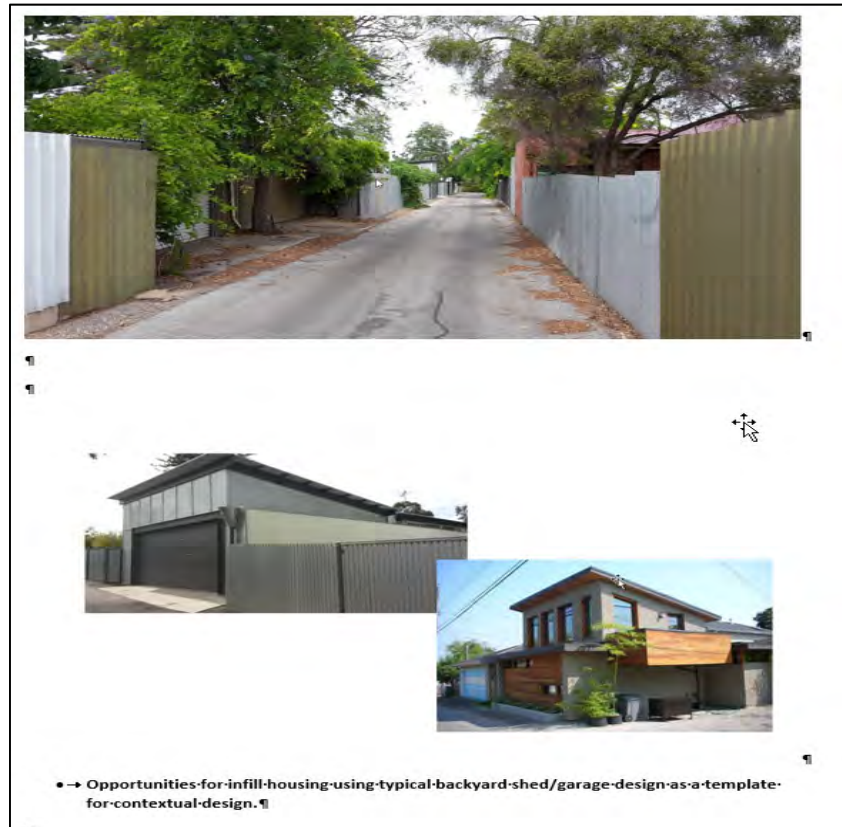
Laneway housing also has the ability to activate laneways with appropriate design responses that have regard to local context, building scale, overlooking/overshadowing, access and on-site parking. Other issues to carefully consider include:

- Suitability of laneway construction and the need for asset upgrades (surface treatment, drainage, street lighting, lack of utilities and services)

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- Laneway movement and traffic management (width/length/bends, one or two way movement, pedestrian access, emergency vehicle access, waste services access)
- Landscaping improvements (to soften and cool an environment dominated by bitumen, metal sheds and fencing).



## Cluster Housing

The Cluster Housing concept involves the grouping of small dwellings usually surrounding a common yard and situated on a large site or amalgamated sites. Dwellings are arranged to face the street and/or the common space with limited private open space also provided. This kind of development will provide infill housing while maintaining consistency of building scale and local character. To be consistent with Prospect's character the number of dwellings per cluster should be limited to 4 or 5 and the development should not be a dominant or common characteristic within the streetscape. This concept is a derivative of a Housing Co-operative by providing infill housing within a grouped tenancy arrangement and typically on a Community Title that features a common landscaped setting (central common open space area) to provide extensive green space with owners individually responsible for only maintaining small private open space areas.



## Final Report on Housing Diversity and Desirable Neighbourhoods Study

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*Example from City of Eugene in Oregon, Missing Middle Housing Types, 2017*

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## Small lot development

This type of infill development involves the creation of small to micro-lots of between 80 to 200 square metres in site area. This housing initiative is derived from the traditional single fronted cottage sites that is well represented in the council area and protected and valued in 'Little Adelaide, Prospect'. The traditional sites are typically between 85 square metres for a semi-detached cottage to around 200 square metres for a detached cottage with average dimensions of 6 to 8 metre frontages and 16 to 30 metre depths.

This type of development is applicable where the new allotment pattern does not conflict with a pre-existing consistent land division pattern (site areas and frontages). Even within suitable areas for infill development (mixed character areas & close to urban corridors, centres, public transport nodes and major open space) this kind of development still should not be the dominant land division arrangement within the street and it should be clustered into well separated small groups. Corner sites with longer site frontages facing the primary street allows for the establishment of multiple sites with small frontages and small depths to be created without promoting undesirable battle-axe sites to be what is left over land to the rear. To support this kind of development, new policy will need to be drafted in a Code Amendment that reflects this criteria as it is likely to be at odds with the minimum site area requirements within the zone.

On an allotment of about 130 square metres with 16 metre by 8 metre dimensions, single storey dwellings are likely to be restricted to around a 50 square metres floor area (plus a single garage/carport). This housing choice may be suitable for older residents who are looking to downsize and maintain Torrens Title property ownership. This type of development may be considered in built form character areas where allotment patterns are characterized by small area clusters of narrow fronted smaller allotments.

Due to the limited site depths of around 16 metres (average width of a traditional property) the dwellings are more likely to be 2 storeys in height to the street to minimize the building footprint on a small allotment, allow for front (front garden and driveway) and rear (backyard private open space and outbuilding/s) setbacks and a 100 square metre floor area. Therefore, this type of development is more suited in mixed character areas that comprise mixed allotment patterns and up to two storey development.

The Planning and Design Code is providing a Housing Diversity Neighbourhood Zone (existing R200 policy area) within the City of Prospect with a minimum allotment size of 142 square metres that is somewhat similar to this example, but the zoning area is confined to main road frontage that may not be suitable for households that are looking to 'age in place' in a quieter local street.



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*A theoretical example of a small allotment land division arrangement on corner properties in a mixed character area with other suitable criteria (similar frontages, services in close proximity, Urban Corridor Zone interface) (above). Ellenbrook, WA example of micro-lot housing on 80 square metre allotments (below).*





# Final Report on Housing Diversity and Desirable Neighbourhoods Study

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## 4.10 Summary of Findings

Council's stakeholders and local community have supported the identification and retention of Prospect's residential character whilst planning for future housing needs and expectations. The local strategy to promote growth along our main road corridors and to focus on character preservation and small scale sensitive infill development in residential areas, is the desired approach.

The Streetscape Character Analysis undertaken within Prospect's Residential Zone as part of the Study, has in many ways supported the intent of the existing Development Plan's zoning, provisions and desired character statements. In addition, it also provided greater clarity and detail on the character attributes that are important to Prospect, the existence of two types of consistent character occurring within the R560 policy area (Landscape and Built Form Character), R450 policy area primarily of consistent Built Form Character with some Mixed Character precincts and R350 policy area primarily Mixed Character with some consistent Built Form Character precincts (as described in the Character Area Mapping).

The work undertaken within the Study to develop Prospect's Character Attributes has already borne fruit with its incorporation into the Planning and Design Code under Character Area Statements. A future action will also include transferring this criteria into Guidelines/Fact Sheets that can provide a valuable resource for developers and owners to identify important design elements to consider with any new development within the council area.

Emerging housing needs catering for increasing numbers of empty nesters, smaller households, affordable housing, long term rental, ageing in place, cultural diversity, millennial choices, intergenerational living, locational demands for schools, facilities and services and flexible living/working arrangements, can be provided by in several ways, as follows:

- infill housing and housing choice are envisaged for areas designated as R200 (existing Development Plan), Housing Diversity Neighbourhood Zone (Planning and Design Code) or Residential Streetscape Mixed Character Areas (the Study)
- sensitive, small scale new housing and housing conversions can be undertaken within R560, R450 and R350 (existing Development Plan), Established Neighbourhood Zone (Planning and Design Code) or Residential Streetscape Landscape Character Areas or Residential Streetscape Built Form Character Areas (the Study), whilst still retaining Prospect's streetscape character qualities for these areas.

In addition and outside of the Study Area, multi-storey apartment and townhouse living is being increasingly provided within our Urban Corridor Zone/s and offers another avenue for greater housing diversity.

# Final Report on Housing Diversity and Desirable Neighbourhoods Study

It is considered that the new Planning and Design Code (Updated Report) has generally identified areas of coherent and consistent character within City of Prospect with its Established Neighbourhood Zone and Character Area Overlay. This position is far different from what went out on consultation (General Neighbourhood zoning for R350 policy area and no Character Area Overlay or Character Statements anywhere within City of Prospect), with the Study playing a significant role in achieving this positive result. The Planning and Design Code's (Updated Report) designated character areas go beyond the findings of our own existing Streetscape Character Analysis, but is considered to be aligned with local community views of not only wanting to retain, but also to enhance local character areas that have been impacted by recent development. Nevertheless, gains won here might be eroded by new requirements on Accepted Development and Deemed-to-Satisfy criteria within character areas that do not require assessment for certain kinds of development (eg. garages/carports, front fencing & dwelling additions) that may have a negative impact on the streetscape. On-going discussion between Council staff, DPTI and State Planning Commission will hopefully resolve this issue prior to the consolidation of the Planning and Design Code.

On-going feedback on the Draft Code (for consultation) and future Code Amendments will provide opportunities to further refine policy that affects Prospect's streetscapes and scope for greater housing diversity. Specifically, zone and character area overlay boundary adjustments, character area statements, character area overlay exemptions from accepted and deemed-to-satisfy development that have streetscape impacts, all need to be the focus of future policy work. The Study findings have been summarized in Table XX –Summary of Findings.

**Table 1 – Summary of Findings**

| Development Plan  | Streetscape Analysis   | Planning and Design Code (Updated Report)  |
|---|--|--|
| <b>Spatial Application</b>  |  |  |
| <b>Residential Zone with four policy areas with desired character statements</b> ranging from low rise/low density/character preservation to two to three storeys/medium density housing/evolving character: <ul style="list-style-type: none"> <li>• R560</li> <li>• R450</li> <li>• R350</li> <li>• R200</li> </ul> | <b>Three Streetscape Characters Areas with character attributes</b> (Landscape, Built Form & Mixed) and spatially applied within Character Area Mapping as follows: <ul style="list-style-type: none"> <li>• R560 (landscape and built form consistent character);</li> <li>• R450 (built form consistent character, except for area south of</li> </ul> | <b>Two Residential Zones and Character Area Overlay with character statements:</b> <ul style="list-style-type: none"> <li>• Established Neighbourhood Zone is a low density residential living area with a Character Area Overlay (to cover existing R560, 450 &amp; 350 policy areas)</li> <li>• Housing Diversity Neighbourhood</li> </ul> |

## Final Report on Housing Diversity and Desirable Neighbourhoods Study

|  |  |  |
|--|--|--|
|  | <p>Regency Road between Churchill and Prospect Roads and surrounded by 350 policy area (eg Charles Street); First to Third Avenue, Nailsworth &amp; south side of California Street, Nailsworth (north side already</p> <ul style="list-style-type: none"> <li>• R350 (mixed character, except Olive Street to Palmer Street, Prospect &amp; Newbon to Ellen Street, Nailsworth)</li> <li>• R200 (mixed character).</li> </ul> | <p>Zone for up to two storey/ medium density housing/evolving character (existing R200)</p>  |
| <b>Character Statements</b>  |  |  |
| <p>Character statements applied within <b>Desired Character provisions</b> for each policy area</p>                            | <p>Detailed character statements applied to designated <b>character attributes (11)</b> and according to the three streetscape character areas.</p>  | <p>Character statements within <b>Character Area Statements</b> with local considerations applied, however these have been modified to fit a standardization method used across the State</p>  |
| <b>Other Key Legislative Requirements</b>  |  |  |
| <p><b>Residential Code</b> covers areas of Broadview, Collinswood and parts of Prospect (refer to Character Area Mapping).</p> | <p>N/A</p>   | <p>Similar to Residential Code requirements are '<b>Accepted development</b>' of carports, garages, outbuildings, verandahs and '<b>deemed-to-satisfy</b>' dwelling additions development within Established Neighbourhood Zone and with a Character Area Overlay.</p> |



## Final Report on Housing Diversity and Desirable Neighbourhoods Study

|   |  |   |
|---|--|---|
|   |  | Wider range of 'Accepted' and 'deemed-to-satisfy' development within Housing Diversity Neighbourhood Zone   |
| <b>Emerging Needs</b>   |  |   |
| <p>Re-development in selected areas within R450</p> <p>Where housing stock is not in good condition, re-development at higher density in R350 policy area with scope for housing diversity in re-development areas</p> <p>Increasing densities close to major roads and housing diversity in R200 policy area</p> <p>Land division opportunities exist for mainly semi-detached dwellings and 1 into 2 allotments in R350 and different dwelling types and 1 into 2 or 3 allotments in R200</p> | <p>Strategic Growth Areas in close proximity to major centres, schools, public transport nodes and open space</p> <p>Condition of built form from observational assessment to determine likelihood for re-development</p>  | <p>Housing Diversity Neighbourhood Zone providing housing choice at medium to high density</p> <p>Established Neighbourhood Zone to provide small scale sensitive infill housing opportunities in accordance with Local Housing Responses in Section 4.9</p> <p>General policy to promote the design of alternatives to traditional detached dwellings (eg. Design in Urban Areas).</p> |
| <b>Stakeholder and Community Engagement</b>   |  |   |
| <p>Local community support character protection provisions within Residential Zone. Do not support opportunities for further land division that will have a negative impact on streetscape character (1 into 2 and 1 into 3).</p> <p>Stakeholders support opportunities for sensitive infill development in areas</p>   | <p>Streetscape Analysis is a useful detailed assessment of existing streetscape character. Desired character extends beyond existing character to include areas that have recently undergone infill development (mainly in R350 policy area in Nailsworth and Collinswood)</p> | <p>Draft for Consultation was not supported with no character overlay and residential zoning that did not reflect the intent of policy in the existing Development Plan.</p> <p>Update Report (Dec 2019) was better received, but still a very difficult document to read and understand, certain types of development not</p>  |

## Final Report on Housing Diversity and Desirable Neighbourhoods Study

|   |  |  |
|---|--|--|
| envisaged in the Development Plan and encourage scope to broaden opportunities into areas with higher character protection. |  | receiving adequate assessment, restricted public notification, Housing Diversity Neighbourhood Zone needs to have a better fit to existing policy in R200 policy area. |
|---|--|--|

### 5. Action Plans

The following actions have been identified and prioritised as matters arising from the Study Findings of the Housing Diversity and Desirable Neighbourhoods Study. Many of the actions are subject to the final make-up of the Planning and Design Code and council budget considerations.

| Issue   | Action   | Timeframe   |
|---|--|---|
| 1. SPDPC/Council sign-off of Study  | (1.1) SPDPC consideration of Study Findings  | July 2020   |
|   | (1.2) Prepare Draft Final Report on Housing Diversity and Desirable Neighbourhoods Study   | August 2020   |
|   | (1.3) Council Report and sign-off  | August 2020   |
| 2. Information/Guidelines/Fact Sheets   | (2.1) Produce information documents that guide developer/owner on desirable development in accordance with Prospect's Character Attributes | October 2020 to December 2020 within existing budget lines  |
| 3. Code Amendment as follows:<br><ul style="list-style-type: none"> <li>to strengthen local details in our Character Statements</li> <li>insert into the Character Area Overlay new sub-overlays (built form &amp; landscape) to reflect local circumstances</li> <li>amending Technical Numerical Variations related to minimum lot</li> </ul> | (3.1) Provide local detail in accordance with Study findings and any new investigations  | 2021 to 2026 To commence priority Code Amendments with a budget bid for 2021/2022 financial year. |
|   | (3.2) Undertake Code Amendment process   |   |

# Final Report on Housing Diversity and Desirable Neighbourhoods Study

size and frontages for R350 policy areas identified as having consistent Built Form Character and subject to land division opportunities

- alignment of Study Findings with a possible Regional Area Plan (Eastern Adelaide Region)
- miscellaneous matters in residential zone not dealt with as part of the Planning Review

[all subject to the consolidated P&DC]

4. Review Residential Zoning &/or overlay boundary adjustments as a response to better character protection and future housing needs and expectations.  
For example, amend policy within designated mixed character areas to allow further infill development.

(4.1) Use Study as a background document for further investigations

(3.2) Undertake Code Amendment process

5. Spin-off council projects within the public realm

(5.1) Establish connections between Study Findings and possible future council projects

As per successful budget bids



## 6. Attachments

**Attachment A - Trend Analysis and Challenges for City of Prospect –Issues Paper**

**Attachment B - Co-housing for Ageing Well – a collaborative design research project**

**Attachment C – What we learnt from Stakeholder Workshops**

**Attachment D – Community Forums 1 and 2 –‘What we Heard’**

**Attachment E - Street Tour Streetscape Assessment**

**Attachment F - Summary of Written Submissions**

**Attachment G – Streetscape Analysis Phase 1, 2 & 3**

**Attachment H - Prospect Housing Study –Streetscape Character Matrix**

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# Trend Analysis and Challenges for City of Prospect

## Issues Paper





## **Content**

- 1. Purpose of the Issue Paper**
- 2. Strategic Plans**
  - 2.1 State**
  - 2.2 Local**
- 3. Trend and Data Analysis**
  - 3.1 General characteristics of City of Prospect**
  - 3.2 Demographic Data**
    - 3.2.1 Population Projections**
    - 3.2.2 Age and Family Composition**
    - 3.2.3 Ethnicity**
    - 3.2.4 Income and Occupation**
    - 3.2.5 Education**
    - 3.2.6 Household Size and Type**
    - 3.2.7 Mortgage and Rent**
    - 3.2.8 Journey to Work**
- 4. Summary**

## **1. Purpose of the Issues Paper**

The purpose of this Issue Paper is to succinctly outline, from available data sources, the current and likely strategic and policy issues of relevance to the City of Prospect. This background paper can then be used to engage with elected members and the community and is a useful tool to help develop priority planning policy and strategic projects for council for the next five years.

## **2. Strategic Plans**

### **2.1 State Government**

#### **2.1.1 South Australia's Strategic Plan (2011)**

The South Australian Strategic Plan is the State Government's primary strategic policy document and provides a framework for the activities of the State Government, business and the SA community. It also is a means for tracking progress state-wide through the monitoring of targets.

The seven strategic priorities include:

- Creating a vibrant City
- An affordable place to live
- Every chance for every child
- Growing advanced manufacturing
- Safe communities, healthy neighbourhoods
- Realizing benefits of the mining boom for all
- Premium wine and food from our clean environment.

The ten economic priorities, include:

- The knowledge state
- Premium food and wine
- A destination of choice
- Unlocking our resources
- Global leader in health and ageing
- Best place to do business
- Growth through innovation
- International connections
- Vibrant Adelaide
- Opening doors for small business.

### **2.1.2 The 30-Year Plan for Greater Adelaide (2017 Update)**

The 30 Year Plan for Greater Adelaide was updated in 2017. It outlines Adelaide's planning policies to manage the growth and change that is forecast to happen in the next 30 years. The update reinforces the 2010 Plan through:

- 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.

The 30 Year Plan update strengthens:

- Supporting the new urban form
- Liveable and vibrant place
- Good design outcomes & positively contributing to existing neighbourhoods
- Protecting & recognizing our heritage
- Affordable and diverse housing choices
- Healthy neighbourhoods
- More connected & accessible Greater Adelaide
- Supporting economic development & investment
- Efficient use of infrastructure
- Valuing natural environment & enhancing biodiversity
- Diverse & quality open space
- Climate change adaption
- Water resources management
- Hazard & disaster management.

### **2.1.3 Inner Metropolitan Rim Structure Plan**

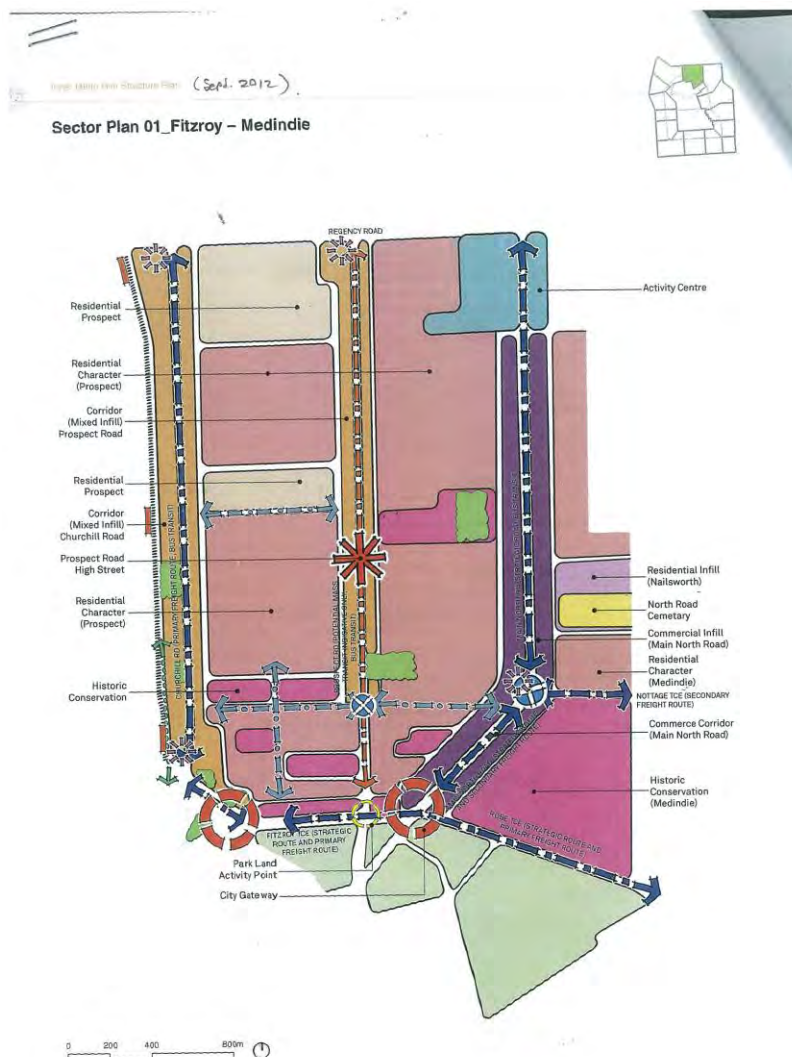
This document outlines how the South Australian Government proposes to balance population and economic growth with the need to improve accessibility, preserve the environment, support community well-being and protect the character of Greater Adelaide. The purpose of the Structure Plan is to achieve the following:

- Assist in achieving the population, dwelling and employment targets as outlined in the 30 Year Plan for Greater Adelaide
- Identify and facilitate strategic infrastructure issues



- Encourage the design and development of new sustainable and liveable urban form
- Facilitate the rezoning of land for residential and employment purposes.

Within City of Prospect, the structure plan identifies the major north-south corridors, east-west local movement networks linking key nodes and intersections, the residential area is characterized as either historical (protection of historical built form), character (maintain streetscape character), residential (gradual sensitive infill) or infill (infill) residential precincts and a major activity centre at North Park. On Sector Plan 02, North East Road is shown as a mixed infill corridor (similar to Prospect and Churchill).



## **2.1.4 Integrated Transport and Land Use Plan**

To provide better integration of planning and transport that connects people to places and businesses to markets and identifying a functional hierarchy for our transport network to deliver benefits, including:

- Greater choice of travel modes
- Distributing goods and services more efficiently
- Improving road safety
- Reducing the environmental impacts of transport system
- Fostering medium density mixed use development
- Creating more attractive and lively suburban centres
- Protecting vital freight routes for export industries.

Specific proposals for City of Prospect, include

develop high capacity, high frequency, on-road bus priority corridors in inner areas, such as Main North Road

targeted upgrades to North East Road

electrification and improve service frequency and upgrades to the Gawler trainline

ProspectLINK (bringing trams back to CBD and inner/middle Adelaide)

bike lanes on Main North Road and connections to other cycling/walking networks

outer ring route for prioritised freight transport, includes Hampstead Road.

## **2.2 Local Government**

### **2.2.1 Strategic Plan 2016-2020**

The current Strategic Plan 2016-2020 identifies 4 focus areas as follows:

- 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 a resilient economy, leveraging our advantages (digital) and exploring new opportunities eg. vibrant night-time)
- Services (efficient delivery of services).

The local strategic directions are considered to be well aligned with the focus areas identified within the State Government directions, particularly with regard to:

- Economic investment
- Strategic growth
- Respecting our past and heritage values
- Liveable and connected communities
- Greener future.

Where differences arise, it will be due to the weighting of importance placed on these focus areas by stakeholders who have different motivations or desired outcomes. Council's role is to be aware of State priorities, collaborate and add value to the outcomes or justify alternatives.



### 3. Trend and Data Analysis

#### 3.1 General characteristics of City of Prospect

City of Prospect is located on the Adelaide Plains on a limestone escarpment that commands views over the City with gently sloping topography following drainage lines that generally grade downward from east to west (toward the coast) and north to south (toward the River Torrens).



The area is typical of most inner urban Adelaide locations and displays a predominantly modified landscape with little or no local native vegetation, but with leafy tree canopy of mainly introduced species within streetscapes, open space areas and backyards. It has a relatively low percentage of public open space at approximately 4% of the residential area, but has the advantage of close proximity to other major open space areas, for example the Adelaide Park Lands along its southern boundary.

City of Prospect is an inner urban community located immediately north of the City of Adelaide. It is bounded by major transit corridors, including the City/Gawler railway line (west), Regency Road and environs (north), Hampstead Road (east) and North East Road/Nottage Terrace/ Main North Road/ Fitzroy Terrace alongside of the Adelaide Park Lands (south). It covers a total area of approximately 778 hectares (7.8 square kilometers).

The City of Prospect is a predominantly low rise (up to 2 storey) residential area with mixed land uses and retail land use ('main street' along Prospect Road, North Park Centre on Main North Road and local shopping strip on North East Road) along its major transit corridors. The Development Plan currently allows for a variety of minimum residential allotment sizes ranging from 800 square metres in Fitzroy Terrace Policy Area 1 to 200 square metres within Residential Policy Area B200 (Regency Road and Hampstead Road). The Urban Corridor Zone (Churchill Road, Prospect Road & Main North Road) allows for medium to high density residential development within mixed use developments of up to 250 dwellings per hectare and comprising a larger scale built form of primarily 2 to 4 storey built form.

Major north/south roads traverse through the council area (city to northern suburbs) with Main North Road catering for 50,000 vehicle movements per day. A variety of public transport options are available with 3 train stops on the western boundary and bus services along the main roads. A tram line is proposed (ProspectLINK) as part of the State Governments Integrated Transport Plan for Greater Adelaide. Various north/south bike routes through the City of Prospect exist with connections to bike lanes in adjacent areas, such as Braund Road, Prospect Road, Main North Road and Galway Avenue.

East/west movement, particularly for active transport, is restricted by the major roads such as Main North Road and the railway line.

## **3.2 Demographic data**

### **3.2.1 Population and projections**

SA Population Projection is for 2 million people by 2045 from a base line of 1.67 million people in 2016. Within Greater Adelaide the population was 1.43 million people in 2016 with population growth of 545,000 people (38%) expected and 248,000 dwellings (about 8,300 per year). Most of this increase is attributed to immigration with a small percentage attributed to natural increase.

The population for City of Prospect reached a peak of 24,000 people in 1950. A fall in population followed from smaller household sizes and life-cycle movement out of the area. Gradual and steady increases in population have been recorded since the 1990s (18,367 in 2001, 19,294 in 2006 & 19,955 in 2011). Total population was 20,527 people 2016 Census, an increase of 572 people (3%) from the 2011 Census and consistent with the growth rate for the state of 5%. This growth rate is expected to continue to rise in accordance with State Government strategies for population growth and focusing this growth within the Greater Adelaide region.

Interestingly, City of Prospect's residential density is at 2,632 persons per square kilometre and in the highest density cohort within Greater Adelaide (pp44 within The 30 Year Plan for Greater Adelaide – 2017 Update). The only other areas in Greater Adelaide showing density at this level are City of Unley and the suburbs of Glenelg/Glenelg North/Glenelg East, Kent Town/Norwood and Henley Beach. State Government targets for population growth are based on 3,000 persons per square kilometre to make public transport provision viable and therefore City of Prospect is one of only two local government areas that are around the required density level. Prospect (C) would satisfy 3,000 persons per square kilometer with a total population of 24,000 (similar to its peak in 1950) or an additional 3,500 people from the 2016 Census.

### **3.2.2 Age and Family composition**

The median age of people in City of Prospect was 37 years and this is comparatively lower than the rest of the state at 40 years. Higher numbers of 20 to 34 year olds within the council area represent a larger group of young adults and family forming households. Also, there was a discernable decrease in 65 to 79 year olds representing a smaller group of young retirees within the local area when compared with the rest of the state.

The dominant 20 to 34 age grouping is reflected in 'couple family with children' data, with 50% within Prospect (C) compared to 42% for the state. The lower

early retiree group is reflected in lower 'couple family without children' figures (36% compared to 40% respectively).

Although not yet showing in the City of Prospect, an Australian trend is for an increasing demand for retirement living with figures rising from 184,000 to an expected 382,000 or double the number of people within 8 years. Increasing life expectancy and the ageing of the baby boomers is providing population challenges with the over 65 year olds facing insufficient retirement living opportunities. Life-cycle changes and immigration into the local area will have the capacity to make this an issue going forward.

### **3.2.3 Ethnicity**

Prospect (C) has a typical dominant percentage (69%) of Australian born persons. This percentage has been gradually decreasing from 72% in 2006, with increasing levels of culturally diversity coming mainly from India and China. Traditional ethnic contributions also come from England, Italy and Greece. From 2006 to 2016 gains have been shown for India (2% to 5% ) and China (1% to 2%), while other ethnicities have shown declining numbers. There has however, been an adjustment since the last census with India's rate of change now stabilising.

### **3.2.4 Income and Occupation**

The medium personal income was higher in Prospect (C) at \$757 per week compared with \$600 for the state and \$602 nationally. Household income was \$1,576 per week within Prospect (C), \$1,206 for the state and \$1,438 nationally. About 95% of households have mortgage repayments that are less than 30% of household income which is slightly better than 93% for the rest of the state.

Persons employed in full-time work were higher in Prospect (C) at 57% compared with 54% for South Australia.

The dominant occupation of employed people within Prospect (C) was Professionals (31%) and this was considerably higher than the rate of 20% for the state and 22% nationally. Other occupations are not significantly different.

The number of people that work within Prospect (C) is 5,980 (local and non-local residents) and this is just over half the number of local residents that are employed at 10,128 people. Hence, travel to work is an important issue affecting people living within Prospect (C) as the majority of people need to move outside their local area to reach their places of employment. Also, many people are not making locational decisions based on employment having to be found within



their local area. Work from home figures have also remained at low levels at 3% compared with South Australia (4%) and Australia (5%).

### **3.2.5 Education**

Persons with education beyond Year 12 was higher in Prospect (C) (54%) compared with the State (44%) and people with 'Bachelor Degree level and above' was significantly higher at 33% compared with 19% for the rest of the State.

Student numbers were almost double the corresponding figures for South Australia in Catholic primary (9%) and secondary schools (7%) and university or tertiary institution (27%). Significantly lower figures (less than half) were shown for secondary government schools at 4% and primary government schools (three quarters) at 15% when compared with South Australia.

These figures correspond with the availability of schools in the local area, particularly secondary schools, and it will be interesting to monitor whether any changes occur as new secondary government schools within Adelaide City Council are built and/or include the Prospect (C) within their capture zones. Increasing cultural diversity trends from India and China may also affect these figures in the future with a possible shift away from Catholic schools.

### **3.2.6 Household Size and Type**

Prospect (C) had 72% of households in a detached dwelling, 12% in a semi-detached, row or townhouse of one or two storeys and 16% in an apartment of three storeys or more. Although the figures were slightly higher for detached dwellings, they are typical of inner metropolitan Adelaide local government areas.

Prospect (C) had 28% one person households, 31% two person households, 14% three person households and 15% four person households. Although smaller household numbers dominate, the average household size for Prospect (C) has slightly increased from 2.4 (2011) to 2.5 (2016) people and this could be attributed to the dominant family rearing life-cycle within the local area. This figure is however below the rest of the state with average number of people per household at 3.

Prospect (C) has 43% of dwellings with 3 bedrooms (of these 84% are detached, 14% semi-detached/townhouses, 1% apartments), 30% with 2 bedrooms (of these 37% detached, 32% apartments, 30% semi-detached/townhouses), 17% with 4 bedrooms (95% detached) and 5% with 1 bedroom (47% semi-d/townhouses, 35% apartments, 18% detached). Recent growth in apartments along the corridors will increase the percentage of 2 bedroom dwellings within the local area as over 80% of new dwellings are comprised of 2 bedroom accommodation.

As the local population progressively ages (children leave family household and become 'empty nesters') and different household compositions continue to rise (eg divorce, couple only and single person households), there will be an increasing demand for smaller houses. Other trends for more affordable housing and more environmentally sustainable buildings (building footprint) also support this scenario. Currently the majority of dwellings are detached family homes and low density residential and historical conservation zoning within the Development Plan favours this type of dwelling as the envisaged development. Recent Urban Corridor zoning along Churchill Road, Prospect Road and Main North Road has, however, encouraged multi-level apartment and townhouse style accommodation and smaller living spaces. The delay between zoning changes to development assessment and construction means that these changes (31 October 2013) are not yet being identified in the 2016 Census data.

The lack of 1 bedroom accommodation may need to be addressed by policy amendments to encourage a diversity of housing that can 'future proof' the local area from life-cycle bubbles. For example, encouragement of dependent and laneway housing within the Residential and Historical Conservation Zones that are sympathetic to streetscape character should be explored.

### **3.2.7 Mortgage and Rent**

Median weekly rent at \$260 and monthly mortgage repayments at \$1,767 (or \$442 per week) are higher in Prospect (C) than for South Australia (\$220 & \$1,387 respectively) and this is typical of inner city areas where property values are relatively higher and life-cycle factors contribute to more recent housing purchases and higher repayments (ABS 2016 Census).

Real Estate Institute of South Australia (REISA) figures are slightly higher than ABS with medium weekly rent at \$295 and monthly mortgage repayments at \$1,863 (or \$466 per week) for Prospect (C). Nevertheless, when compared to South Australia the differences are similar with lower medium weekly rent at \$260 and monthly mortgage repayments at \$1,491 (or \$373 per week).

There is an increasing trend for more people to rent long term as buying a house becomes increasingly more difficult, which is happening in an environment of greater rental housing stress stemming from a lack of rental tenant rights to long term tenancy, low wage growth, less permanent employment and supply issues arising from likely decreasing tax incentives for negative gearing and capital gains concessions for local investors and reduced international investment (realestate.com.au).

### 3.2.8 House Prices

Median house prices for City of Prospect increased from \$542,000 (2011) to \$626,000 (2016) or 16% over 5 years. This compares with the Metropolitan Adelaide region from \$396,375 (2011) to \$442,563 (2016) or 12% over 5 years. ([www.reisa.com.au](http://www.reisa.com.au)) ([www.data.sa.gov.au](http://www.data.sa.gov.au)). Interestingly, Prospect recorded double digit growth in medium house prices in the past 12 months (2017) ([realestate.com.au](http://realestate.com.au)). Recent high rates of development along the main roads are helping to drive these price rises.

Issues of housing affordability are therefore relevant to the local area. Data from Renewal SA shows that from 2013 to 2016 City of Prospect had an affordability price point as gazetted of \$288,000 to \$304,000 and there were 41, 37 & 47 dwelling sales per year or from 9.5% to 11.5% of total sales. Affordable housing sales were higher within our Urban Corridor Zone with 7, 10 & 11 dwelling sales per year or from 13.6% to 29.4% of total sales. Council's Development Plan requires at least 15% for affordable housing of developments comprising 20 or more dwellings within the Urban Corridor Zone. As of August 2016, there were 17 new development sites constructed or undergoing construction and two of these (12%) comprised 20 or more dwellings. The two developments comprising 46 dwellings therefore required 7 dwellings to be affordable housing. Affordable housing sales within the zone totaled 28 within this period and equivalent to 4 four times the required amount.

### 3.2.8 Journey to Work

Journeys by car is still the most dominant method of travel to work at 82%, bus at 10%, walking and bicycle at 3% each. For an inner city area with good access to public/active transport, car usage to work remains very high and similar to the rest of the state (86%) and suggests a behavioural preference for this mode of transport.

Points of difference were shown with bicycle use at three times and bus use at two times higher than for the rest of the state, suggesting locational and servicing reasons encouraging these types of journeys to work. Interestingly, although there are 3 train stops on Council's western boundary, train use remained very low at below 1%. Possible explanations may include the lack of suitable east/west connections within the council area, other more suitable transport options being provided and its location on the edge of the council area.

Worked at home data showed similar levels for Prospect (C) 3% as for the rest of the state at 4%. Time series analysis shows that work from home has remained constant at 3% since 2001.

#### **4. Summary**

In summary the key issues arising are:

- State Government and Local Government strategic directions, targets and tensions:
  - population growth within Greater Adelaide and policies for general infill and evolving character compared with targeted growth areas and maintaining existing character
- Providing greater housing choice:
  - to reflect strategic directions and diversity of households, life-cycle changes, ageing in place, national ageing trends and inward migration, ethnicity and affordability
- Integrate Infrastructure and services:
  - to align with a strategy for transient orientated development and promoting changes in behaviour such as transferring from car use to active transport
- Providing quality living environments (work, live and play):
  - greening, walkable communities and protecting and enhancing valued community assets
- Ability for council to plan for, respond to and inform an increasingly activated and diverse local community.



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# Cohousing for Ageing Well

a collaborative design research project

Design Research Report, July 2020  
Dr Damian Madigan

prepared for  
Office for Ageing Well, SA Health  
South Australian State Planning Commission  
Department of Planning, Transport & Infrastructure  
City of Unley  
City of Burnside  
Town of Walkerville  
City of Prospect



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Creative

Office for Ageing Well



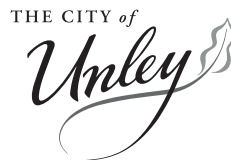
Government of South Australia  
SA Health



STATE  
PLANNING  
COMMISSION



Government of South Australia  
Department of Planning,  
Transport and Infrastructure



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## Acknowledgements

*Cohousing for Ageing Well: a collaborative design research project* was principally funded through Office for Ageing Well's (SA Health) Age Friendly SA Grants Scheme. A collaboration between the City of Unley, City of Burnside, Town of Walkerville, the City of Prospect and the University of South Australia (UniSA), additional funding was provided by the Councils and by the South Australian State Planning Commission through the Department of Planning, Transport and Infrastructure (DPTI). Each of the four Councils, the Commission and DPTI provided additional in-kind support in the form of planning assessment and advice. The Office for Ageing Well provided advice relative to ageing.

The project was coordinated by the City of Unley, with the design research undertaken by the University of South Australia.

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# Executive Summary

*Cohousing for Ageing Well: a collaborative design research project* addresses:

- How the cohousing model of community-focussed living might be adapted to the much smaller scale of the single allotment in order to support collaborative infill housing for people wishing to age within their community;
- How such an approach for older residents might support a new infill model for general housing;
- How such infill housing might retain and reuse existing housing stock in older suburbs in order to strike a balance between the necessity to provide new and more diverse housing and the desire to retain and enhance local character as the suburbs change; and
- What policy mechanisms might be necessary to enable such a model, if it is deemed desirable.

To inform the project, a codesign workshop was held with older residents of the four council areas, with general support and encouragement received for the model.

During the project a submission was made by the project team as part of the public consultation process for the South Australian State Government's draft state-wide Planning and Design Code, advocating that the model be incorporated as a new form of permitted development defined as 'Cohousing Accommodation'.

This Design Report presents four detailed Cohousing for Ageing Well (CHAW) design projects that explore and explain what a small scale cohousing model might offer in established suburbs. It concludes with recommendations for the steps to be taken in order to progress the concept.

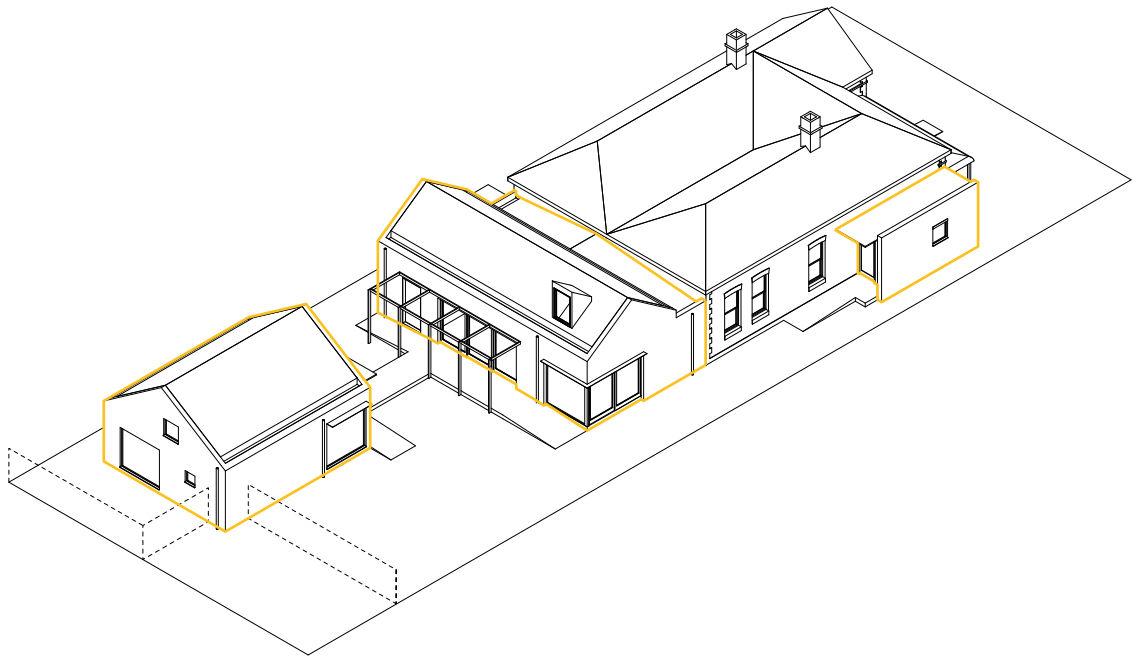
Testing degrees of sharing, the four design schemes demonstrate new infill possibilities across four allotment types typically seen in older Adelaide suburbs. Rather than setting a minimum allotment size on which the model might operate, the work instead explores different site options that test opportunities and constraints.

The sites are defined simply as Small, Medium, Large and Extra Large. Based on real allotments, they are anonymised in order to demonstrate deployability of the housing concept across different suburbs. Together they demonstrate that a whole-of-site design approach can realise infill housing opportunities that a purely GIS or numeric site measurement system cannot.

Where the four design schemes illustrate bespoke approaches to infill cohousing for the sites, broader design tactics that are embedded in the projects are discussed as discrete elements that can be included in a project to increase amenity and liveability.

Designed for older residents in the inner suburbs of Adelaide, the aim of the work is to be broadly applicable to general infill housing in other suburbs and in other cities, under the assumption that good housing for older members of our communities is good housing for all.





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South Australia's strategic vision is to be "a healthy, connected, equitable and sustainable community, which takes a whole of life approach that fosters many years of living well, and supports us to die with dignity in line with our wishes."

The state has three strategic priorities to make this happen:

### **1. Home & Community**

Homes and communities enable flexibility and choice, and support us to live how we choose, no matter our age, needs, wants and desires.

### **2. Meaningful Connections**

A future where everyone has the opportunity, support and encouragement to maintain and develop meaningful connections.

### **3. Navigating Change**

A future where we all have the capabilities and supports for remaining active participants throughout all life's transitions.

*South Australia's Plan for Ageing Well 2020-2025*

**Cohousing for Ageing Well seeks to contribute to the realisation of this vision.**

# **Part 1:**

# **A background to ageing well together**



**87.3 years** Australian **female** life expectancy

**84.6 years** Australian **male** life expectancy

**71%** of 75+ South Australian **females** report being in **good health**

**67%** of 75+ South Australian **males** report being in **good health**

**24%** of South Australians are aged **60+**

**74%** of 50+ South Australians live in the **metropolitan** area

**95%** of 65+ South Australians live **independently** in the community

**73%** of 65+ Australians are **homeowners**

**15%** of **50+** South Australians live **alone**

**33%** of **80+** South Australians live **alone**

data source:  
South Australian Department for  
Health and Wellbeing (2020). *South  
Australia's Plan for Ageing Well 2020-  
2025*. Adelaide, Government of South  
Australia.

# A Housing Challenge

South Australia is an ageing community. Its older residents are diverse and do not form a single homogeneous group.<sup>1</sup> They largely enjoy good health and make up a significant proportion of the State's population. The vast majority of older people are fortunate to live independently in the community, and most do so in their own home in the greater metropolitan area of Adelaide. Older people wish to stay in their own home and within their community, however, as the State's residents age, many of them do so alone.<sup>2</sup>

For residents wishing to downsize to something smaller within the neighbourhood and community with which they are familiar, there can be little choice or opportunity. Even as the suburbs continue to change through urban densification, they often do so with a like-for-like replacement: a three bedroom family home might be demolished in order to provide two new dwellings, but these replacement dwellings will often offer the same three bedroom accommodation as their predecessor. The city gains the additional housing it needs to support population growth and longer life expectancies, but does not gain the housing diversity required of the changing demographic.

Complicating and often clouding this diversity issue is the fact that the new infill housing that drives the densification of cities like Adelaide is often decried as character-breaking. In the efforts to rebuild the suburbs at a greater density, site coverage, building mass and car parking have all increased, leading to an increase in hard roof- and ground-scapes and a loss of mature landscape and tree canopies. This risks the creation of an urban heat island effect and erodes the low scale, low density and heavily landscaped nature of older suburbs.

An urban planning counterpoint is to quarantine certain suburbs against densification, thereby encouraging knock-down-rebuild infill housing in those suburbs deemed to be less negatively affected by the loss of character and amenity. However, it can be argued that such a quarantining of certain suburbs from infill is shortsighted:

- it risks gentrifying entire neighbourhoods, thereby locking many new residents out;
- by failing to allow smaller allotments and houses, it risks locking existing residents into their large homes when they feel this is no longer the right fit for them; and
- it fails to recognise that established suburbs see perpetual change regardless, as existing houses are altered and extended, even as the average number of occupants per dwelling decreases.

An alternative form of infill housing exists that sees the pattern of existing suburban alterations and additions used to create not just bigger single homes, but smaller multiple homes on the one site; in essence, building the same amount of material but in a different disposition. The outcome is 2- and 3-for-1 intensification that renovates and extends the existing house into multiple dwellings and reconfigures the garden to be a single high-quality shared landscape as opposed to small private courtyards.<sup>3</sup> The efficacy of this approach is tested in this project for four local Councils that each face the pressures of infill. The imagined audience is older residents wishing to age-in-community with like-minded others.

1. The Australian Centre for Social Innovation (2018). *Future Directions to Support Ageing Well*. Adelaide, TACSI, pp 22-24.

2. *ibid.*, pp 4-15.

3. Madigan, D. (2016). *Alternative Infill: a design study of housing intensification, adaptation and choice in the established suburbs of Adelaide*. Doctor of Philosophy Thesis, Monash University.

# What is 'ageing'?

In this project, the people we are hoping to help 'age well' are not defined by their age, but by their ambitions.

They are those who wish to live independently for as long as they can and to do so in connection with others. These others might be relatives, friends, or new connections who are coming together with a shared set of goals for the type of housing to which they would like to transition.

As such, the imagined proponents of these housing propositions might be a group of hitherto strangers - singles or couples - who redevelop an allotment together in order to create independent dwellings that enjoy the spatial and personal benefits that some form of sharing can deliver. They might be a community housing provider creating a new model of lifetime rental properties that sit alongside their traditional portfolio. They could be a family who decide to adapt their existing home and garden to preemptively create the final home for the oldest members and a first home for the youngest.

Thought of in this way, the concept of cohousing for ageing well has a common thread: the desire for a suburban housing model that sits alongside existing single family homes but with a downsized footprint and in a more socially connected manner. Such a model works to achieve the 'independence, integration and innovation' crucial to creating age-appropriate housing, while strategically avoiding any planning, aesthetic or organisational manoeuvres that can otherwise render housing for older people as institutional.<sup>4</sup>

While home modifications for elements such as grab rails and step-free doorways are often the focus of housing considerations for older people, they are assumed as givens in this project. The advantage of moving beyond this, and instead thinking about the model as a housing strategy, is that its label as housing for 'ageing well' is simply that: a label. Designing more directly for *living well*, but with older residents at the forefront of the imagined occupant group, results in housing that can be appropriate for anyone of any age who wishes to live in a smaller suburban house in a garden setting.

Perhaps more challenging, though, is the concept of sharing our living arrangements with others. Two factors are key here. The first is that the cohousing model put forward in this project is for those who proactively decide to share and have control of their living choices, meaning they are predisposed to wanting to share. The second is that many people are not only happy to share, but to do so with others who are not necessarily the same as themselves.<sup>5</sup>

*Co-living arrangements seem particularly likely to gain popularity. Multigenerational living in purpose-built housing with distinct, but connected, domains would be ideal for some extended families. Choosing to live with friends is also beginning to feel a very natural instinct later in life - for single people and couples. Today's young people have to wait longer for a home of their own and many, perhaps even most, will have house-shared . . .*

- Julia Park and Jeremy Porteus<sup>6</sup>

4. Cameron, C. 'Housing for an ageing population', in Levitt, D. and J. McCafferty (2018). *The Housing Design Handbook: A Guide to Good Practice*, 2nd Edition. London; New York, Routledge, p 82-85.

5. When Bridge *et al* surveyed lower income older Australian residents, asking them to comment on their attitudes to sharing, only 27% felt that it was important to share with those of similar religious, gender or other characteristics. Bridge, C., L. Davy, B. Judd, P. Flatau, A. Morris and P. Phibbs (2011). *Age-specific Housing and Care for Low to Moderate Income Older People*. Melbourne, AHURI Final Report No. 174, Australian Housing and Urban Research Institute Limited, p 44.

6. Park, J. and J. Porteus (2018). *Age-friendly Housing: Future Design for Older People*. London, RIBA Publishing, p 114.

## What is 'cohousing'?

Cohousing is by no means a new concept. The first development was undertaken in 1972 by 27 families outside Copenhagen. Kathryn McCamant and Charles Durrett, architects who introduced the concept of cohousing to the United States in the 1990s, describe it as a contemporary approach to a new idea. They explain it as a logical extension to the traditional notion of the village, noting that where a village develops organically over time along with a set of social rules, cohousing develops strategically and deliberately, defining its rules through consensus.<sup>7</sup>

Often mistaken for a commune, cohousing is increasingly becoming a mainstream housing form. In 2016 the UK Government established The Community Housing Fund aimed at creating a national network of technical, regulatory and financial services to support those wishing to undertake a cohousing development.<sup>8</sup>

Usually consisting of between 20 to 30 homes arranged across a large site of often agglomerated allotments, cohousing developments usually work off a common structure:

- the houses are privately owned, with residents owning a share of common areas, as per a unit development;
- houses are self-contained, with their own kitchen, dining space, living space and bedroom(s);
- houses often have a front porch or some form of outward-facing design to encourage engagement among residents;
- a common house provides a large kitchen, dining area and a living space(s) for residents to share a meal when they choose, to undertake hobbies, to socialise and to have meetings;
- a common laundry and drying areas can be included, freeing space in the individual houses;
- a guest room in the common house can be booked by residents for when family, friends or a carer come to stay, further freeing space in the individual houses;
- shared amenities such as a swimming pool and barbecues can be incorporated;
- car parking is consolidated such that residents must walk through the facility and past residences, further encouraging interaction and providing passive surveillance as a check on the welfare of neighbours.

Importantly, cohousing developments are designed *with* the residents rather than *for* them. Designed to create a neighbourhood within the neighbourhood, the system functions well for families as much as it does when designed specifically for seniors, where there is a particularly good fit between the ambitions of cohousing and the needs for older residents to stay connected as they age.<sup>9</sup>

The four design propositions of this Cohousing for Ageing Well project display a range of sharing, but on a vastly reduced scale. Ranging from a full common-house model down to simply sharing the garden, cohousing in this model takes the form of what might be described as cohousing 'lite'.<sup>10</sup>

7. McCamant, K. and C. Durrett (2011). *Creating Cohousing: Building Sustainable Communities*. Gabriola Island, British Columbia, New Society Publishers.

8. Levitt, D. and J. McCafferty (2018). *The Housing Design Handbook: A Guide to Good Practice*, 2nd Edition. London; New York, Routledge, pp 301-303.

9. Durrett, C. (2009). *The Senior Cohousing Handbook: A Community Approach to Independent Living*, 2nd ed. Gabriola Island, British Columbia, New Society Publishers.

10. 'Cohousing lite' is a concept described by Park et al, whereby some of the key concepts and advantages of traditional cohousing developments are integrated into an otherwise normative residential development. Park, A., F. Ziegler and S. Wigglesworth (2016). *Designing With Downsizers: The Next Generation of 'Downsizer Homes' for an Active Third Age*. Sheffield, England, University of Sheffield.





# The Codesign Workshop

Informing the project with the wants and needs of older people has been important for this project and was achieved by running a codesign workshop in its early stages. Two draft designs were prepared to illustrate to residents how a cohousing model might be created for the Small and Extra large sites. These were presented to residents of the four councils at the workshop, which was facilitated by the City of Unley and designed for the project and run by Dr Aaron Davis from UniSA's Match Studio.

Rather than confirming a hypothesis, the workshop sought the 'lived experiences' of participants, regardless of their level of interest in living in a cohousing development themselves. As such, residents were tasked with individually identifying the degrees of sharing they could imagine living with, and those that would be barriers or outright 'deal breakers'. This enabled those who were very open to shared living and those who were not to share their knowledge of how the cohousing model could be made to work. Importantly, the workshop was designed such that every participant was able to record their own experiences and their individual responses. This enabled information to be gathered from all participants equally, thereby avoiding the feedback to be dominated or skewed by the most vocal participants.

The workshop began with a presentation of the preliminary designs for the Small and Extra Large sites in order to show how a cohousing development on a single allotment might function and be arranged, and to demonstrate that the model required a potentially substantial downsizing compared with the type of dwelling in which they might currently be living. Designed in two parts, participants were first tasked with working through a spatial budgeting exercise.

The typical elements of a house (large bedroom, small bedroom, laundry, kitchen, etc) and its garden (large shed, small shed, small garden, large garden, etc) were provided as cutout blocks, all to scale. A base sheet at the same scale, allowing 50m<sup>2</sup> for a private dwelling, 20m<sup>2</sup> for private outdoor space and 50m<sup>2</sup> for shared indoor facilities, was provided for residents to fill with their cutout functions. These budgeted sizes were determined from the two preliminary designs, which suggested that a backyard dwelling of around 50m<sup>2</sup> and a common house of 50m<sup>2</sup> was a good balance when attempting to maximise the number of additional houses created while still maintaining a garden setting compatible with the existing conditions.

Going over these spatial budgets was not permitted. With more choice in the functional cutouts than space allowed for their allocation, the exercise challenged participants to prioritise their inclusions and exclusions, as they imagined downsizing to a much smaller dwelling footprint. Furthermore, the exercise enabled participants to consider which elements they felt they could forego in their private dwellings by locating them in the shared facilities.

In the second exercise, split into three worksheets, participants reflected on and described the elements of a common house they would be happy to share and not share (and the reasons why), the people they would be happy or unhappy to share with, and the things that would help them feel more comfortable about sharing facilities.

facing page:  
the spatial budgeting exercise in  
the Codesign Workshop



## What we heard

The methodology of the Codesign Workshop provided the opportunity for individuals to provide honest feedback on the concept of a small-scale cohousing model for the established suburbs, based on their lived experience. It allowed them to highlight potential problems and opportunities in the model and to provide the project team with the expert knowledge that it otherwise lacked. We heard that:

- People are **generally open to the principles of cohousing** and can see the benefits when they are explained to them.
- Residents strongly support a **contextualised infill model** that retains existing character housing and greenspace.
- The perceived benefits of sensitive infill extend beyond housing for older people, to **housing for multi-generations** of the same family as well as multiple generations of non-related people. Participants could see the **social and financial benefits** of creating an additional dwelling for renting to a younger person, couple or small family.
- A cohousing model can be **difficult to envisage**, particularly when certain aspects might resemble existing retirement villages or so-called 'granny flats' or accessory dwelling units (ADUs).<sup>11</sup>
- A **governance system** is desirable. Beyond the scope of traditional body corporate rules that cover general building maintenance and operational issues, a residents' charter that covers agreed behaviours and grievance procedures was considered important.
- A good **social mix** of residents is key, however not everyone wants to share with people who are similar to themselves. Some people like the idea of **sharing with others who are different** to themselves, with a cohousing model potentially providing the opportunity to broaden their connections and experiences.
- Some people would only consider **sharing with family** members while others **never want to share with family** members.
- Depending on the individual and their lived experiences, shared facilities such as laundries (and even sharing the same washing machine) can be anything from a **non-issue** to a **deal-breaker**.
- **Storage** is important, and overflow seasonal storage in something like a small garden shed becomes increasingly important as the dwelling footprint reduces.
- Even for those in good health, potential short-term mobility issues and longer-term physical decline are considered very real possibilities. Housing that can cater to **reduced mobility** is desirable.

Together, these workshop insights point to the potential for a cohousing model to be successfully implemented in established suburbs. Whilst each development's creators will need to determine the level of sharing they will establish and the form the development will take, the model as a concept appears robust enough for older residents to see its potential as a new housing form not only for themselves, but for a potentially broad age mix.

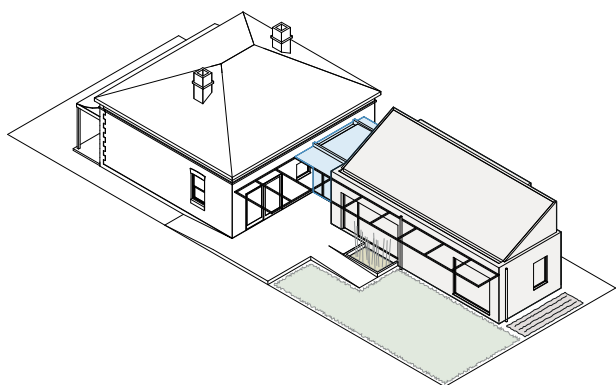
The key appears to lie in the residents having a common belief in how they want their system to work, and the tools to ensure that it can.

11. The term 'granny flat' is used as a comparison reference here only due to its general use within the community. It is more easily understood and identifiable than the equivalent 'Accessory Dwelling Unit', or ADU, which is the technical term used in planning nomenclature. 'Backyard dwelling' is preferred over both labels. It avoids unnecessary and potentially discriminatory age labels, opens up the possibility that the new house can be more than a mere accessory to the existing, and points to the universality of a well-designed small house for occupants of any age.

When designing context-appropriate low rise infill in and around existing housing, it becomes necessary to reduce the building footprint when extending an existing house and when proposing a backyard dwelling for the garden. Put simply, reducing the footprint of a house helps to reduce its height, makes it easier to minimise its bulk, and retains more of the landscape.

In this project, a mix of mostly one- and two-bedroom dwellings have been strategically proposed for two reasons: it allows for a doubling and tripling of existing density to be tested, while testing the amenity of small dwellings. It is easy to challenge the appropriateness and appeal of one bedroom dwellings, and it can be argued that two bedrooms should always be provided as a minimum in order to provide residents with space. However, as more and more people live alone and housing affordability moves further out of reach for many - particularly in established suburbs - it is important that high quality one bedroom houses be added to our suburban housing mix.

While it is relatively inexpensive to add a second bedroom when building a house (due to it being an unserviced space, unlike a bathroom), this additional accommodation not only significantly increases the building footprint over a one bedroom offering, it increases the sale and rental values of the property. If we are to add to our suburban housing stock at an affordable price point for both purchase and rent, it is important to provide well-designed one bedroom dwellings, and these are tested in the Small, Large and Extra Large schemes. The Medium scheme tests a three-bedroom backyard dwelling that can be converted to two one-bedroom dwellings.



small footprint,  
high amenity:  
the Small scheme

The one bedroom dwellings of this project are neither 'tiny houses', 'granny flats', nor 'ADUs'. Although small, the cohousing accommodation being proposed is differentiated by both its size and its amenity. Importantly, none of the housing in this project is designed to be subordinate to a 'main house', but as dwellings of an equal hierarchy with others on the site. This is achieved through taking a whole-of-site design approach, rather than treating the site as only that residual backyard space where something small might be possible.

The diagrams that follow compare one of the one-bedroom units of this project with tiny houses, a commercially available 'granny flat' and a typical 40m<sup>2</sup> ADU.<sup>12</sup>

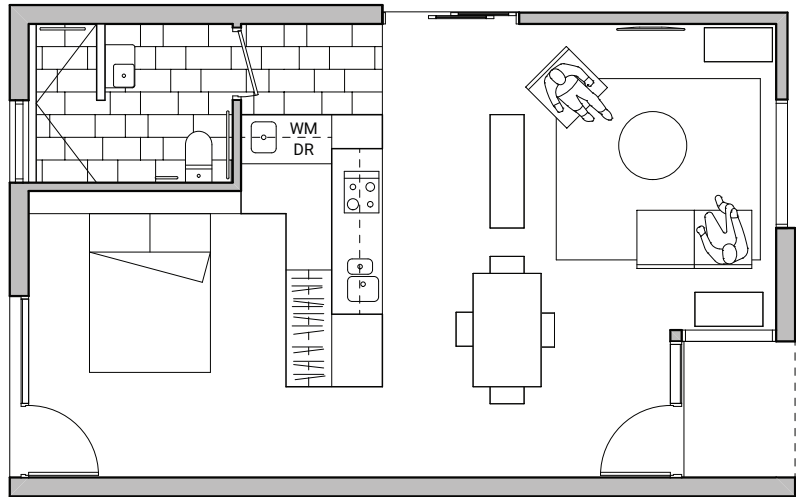
## Why one bedroom?

## So they're tiny houses?

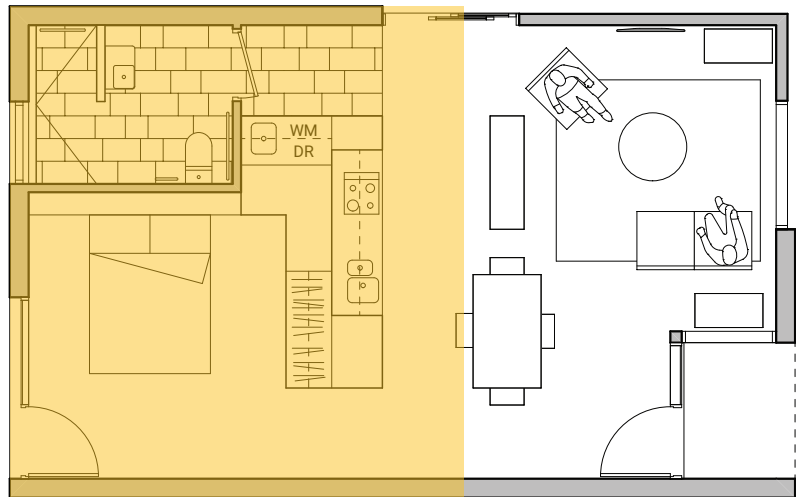
12. The draft South Australian Planning and Design Code stipulates that an ADU can be considered as complying development in a number of council areas if it is no larger than 40m<sup>2</sup>, subject to meeting conditions related to height and a subservient relationship with the main house.



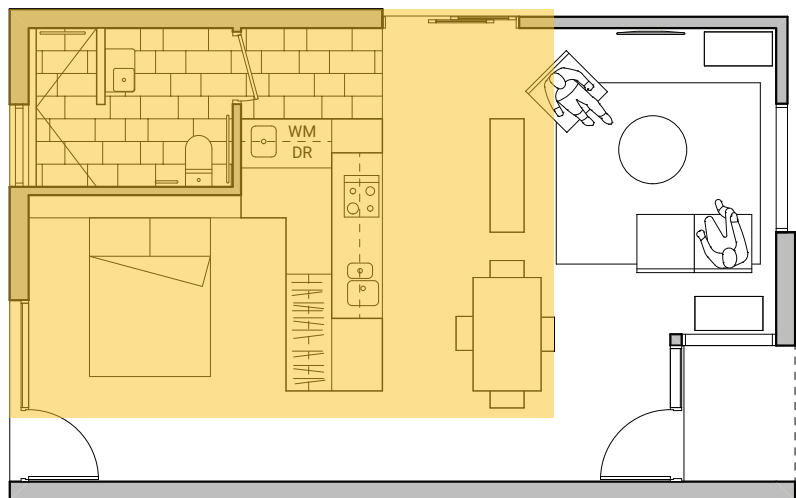
**CHAW 1 bedroom  
backyard home designed  
to the Livable Housing  
Australia Gold level:  
6.5m x 10.4m (64m<sup>2</sup>)**

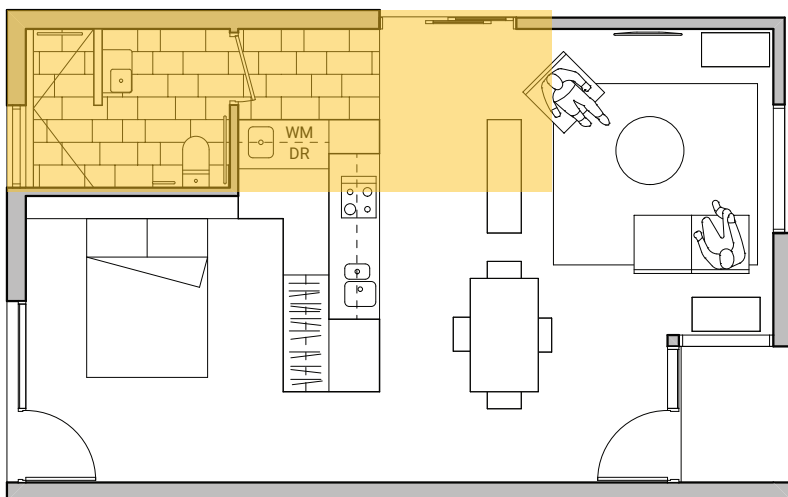


**vs 6.5m x 6.0m (40m<sup>2</sup>)  
Planning and Design Code  
complying 1 bedroom ADU**

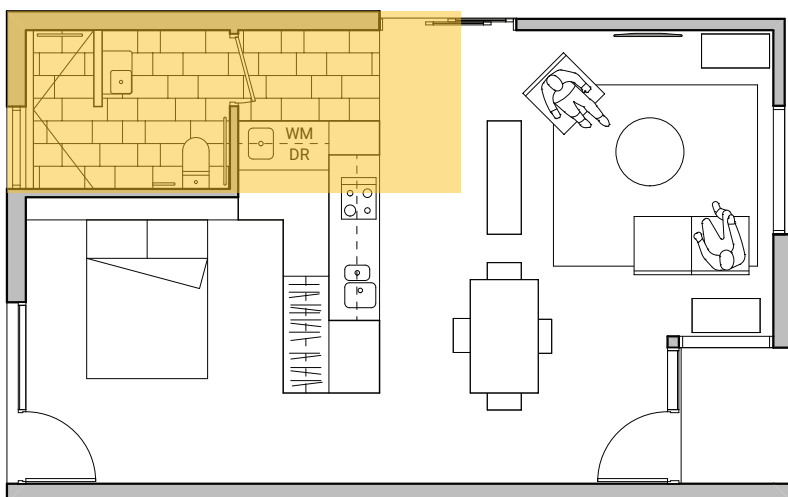


**vs 5.4m x 7.2m (39m<sup>2</sup>)  
commercially available  
1 bedroom 'granny flat'**

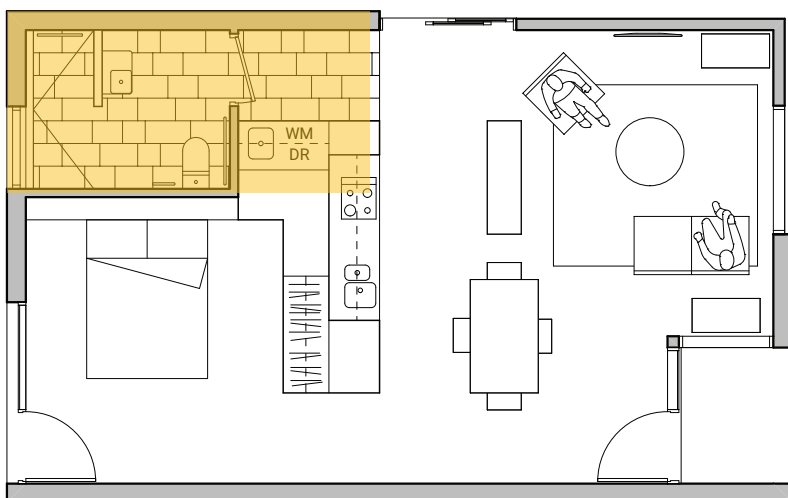




vs 2.4m x 7.2m (17m<sup>2</sup>)  
commercially available  
Tiny House with 1 bedroom

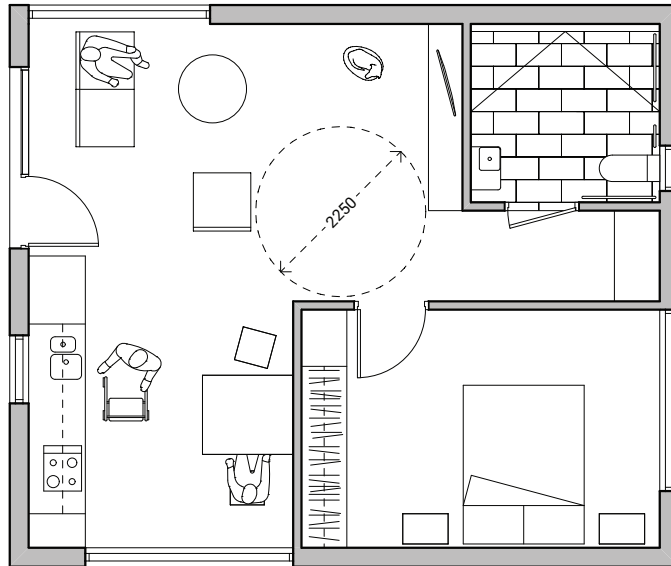


vs 2.4m x 6.0m (14m<sup>2</sup>)  
commercially available  
Tiny House with 1 loft bedroom

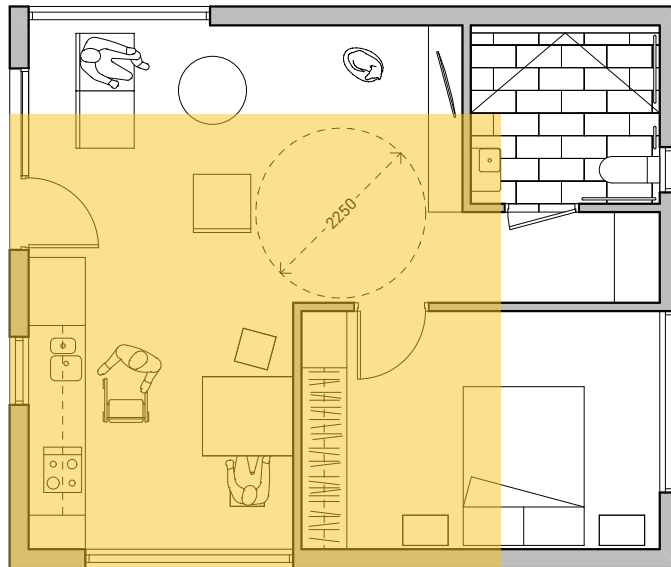


vs 2.4m x 4.8m (11.5m<sup>2</sup>)  
commercially available  
Tiny House with 1 loft bedroom

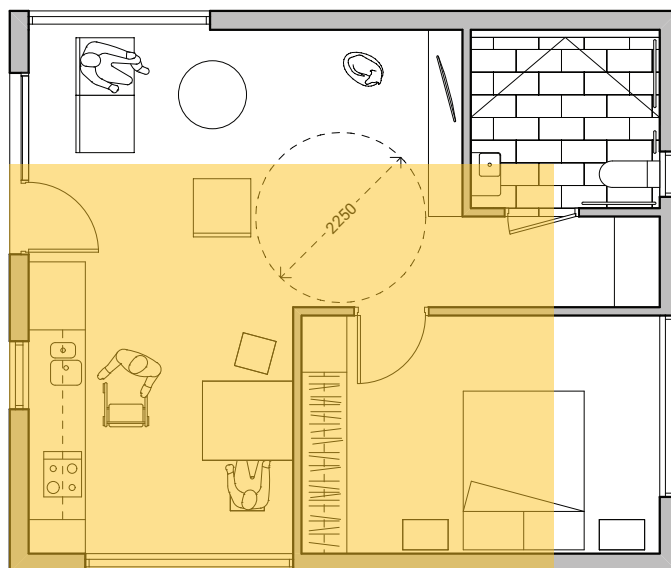
**CHAW 1 bedroom  
backyard home designed  
to the Livable Housing  
Australia Platinum level:  
9.0m x 7.5m (65m<sup>2</sup>)**

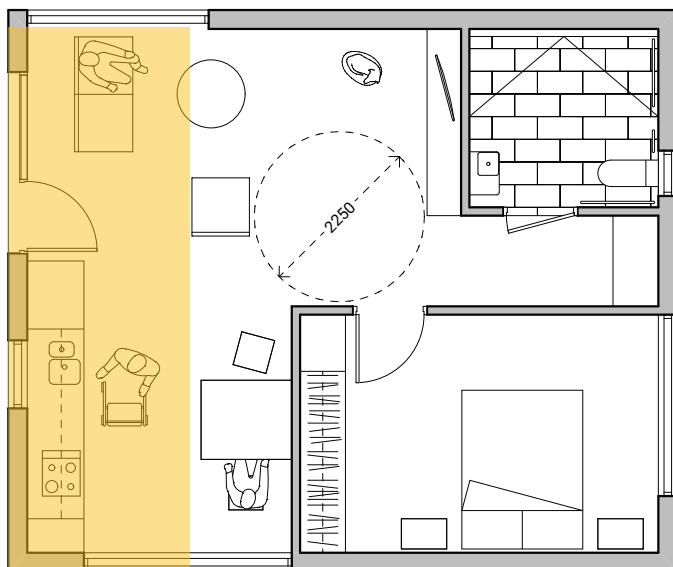


**vs 6.5m x 6.0m (40m<sup>2</sup>)  
Planning and Design Code  
complying 1 bedroom ADU**

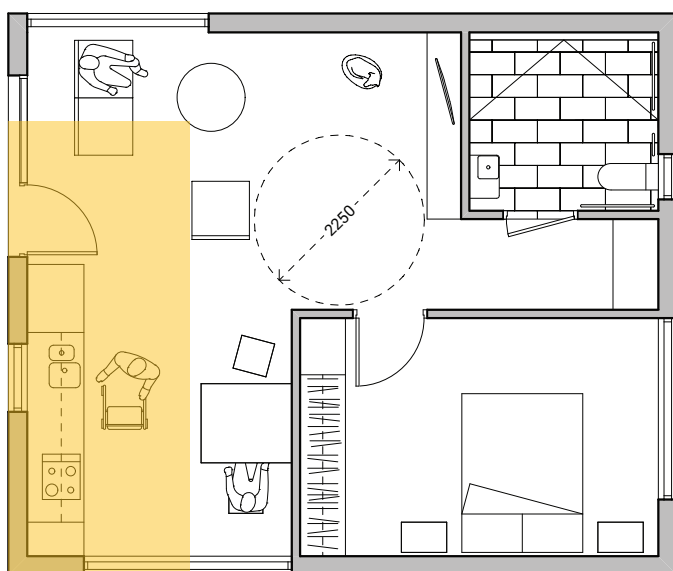


**vs 5.4m x 7.2m (39m<sup>2</sup>)  
commercially available  
1 bedroom 'granny flat'**

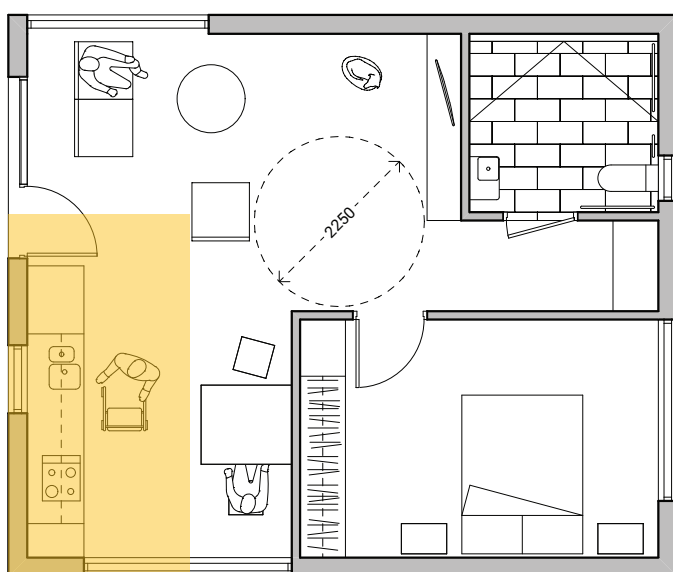




vs 2.4m x 7.2m (17m<sup>2</sup>)  
commercially available  
Tiny House with 1 bedroom



vs 2.4m x 6.0m (14m<sup>2</sup>)  
commercially available  
Tiny House with 1 loft bedroom



vs 2.4m x 4.8m (11.5m<sup>2</sup>)  
commercially available  
Tiny House with 1 loft bedroom



## A new housing definition

As the project attempts to transition a large established cohousing model to a much smaller single allotment scale, and to do so in an established suburban setting, it may be that 'cohousing' is ultimately the wrong (or at least a misleading) term for this new infill model. Where a traditional cohousing development would see many dwellings accommodated across very large allotments with a large common house and associated shared facilities, this Cohousing for Ageing Well project seeks to create sensitive 2-for-1 or 3-for-1 infill housing designed in the *spirit* of cohousing.

While something like a shared laundry may free space in individual dwellings and shared parking and garden space might increase amenity and foster resident connectivity, ultimately it remains for the proponents to develop the operational model, site design and dwelling designs appropriate for their needs, the site and the neighbourhood context. It may be that 'cohousing' becomes increasingly misleading or irrelevant as the model develops.

How best to label the model has therefore been debated during the life of the project, particularly in relation to the project group's response to the South Australian State Government's draft Planning and Design Code (the Code).

The Code is a single planning policy and assessment source that replaces the state's individual council-based development plans. It seeks to provide state-wide planning rules in order to deliver consistent and clear policy while making the planning application and approval process simpler, quicker and more reliable for applicants. The public consultation phase of the Code's implementation coincided with the development of this project and a joint submission was made by members of the project group, recommending a new housing definition be adopted in further iterations of the Code.<sup>13</sup>

The four design propositions of this project suggest a new form of housing not currently covered in the Code. Whilst the schemes may share certain properties with existing definitions, they are neither:

- Detached Dwellings;
- Accessory Dwelling Units;
- A Residential Flat Building; nor
- Group Dwellings.

In simple terms this definition difficulty results from two key traits:

1. The allotment is not subdivided into discrete measured areas attributable to any one dwelling.
2. Each dwelling, while discrete, self-contained and not subservient to any other dwelling on the site, relies on some level of common space and/or shared facilities.

The draft Planning and Design Code submission therefore recommended a new '**Cohousing Accommodation**' definition be created, based on the preliminary designs and observations of this project.

13. Given the State Government is the author and implementor of the Code, the public consultation submission for this project was made collectively by the four councils and Dr Madigan. The State Planning Commission, DPTI and SA Health were not a party to the submission in order to maintain propriety.

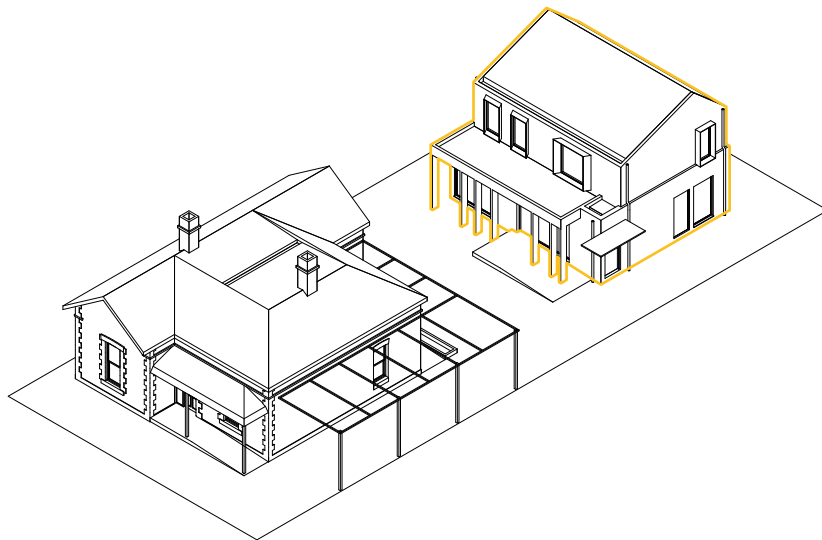
Encouraging a design-led and site- and neighbourhood-specific development approach, the group's recommendation for Cohousing Accommodation puts the onus on the proponent to establish the appropriate mix of dwelling density, open space and car parking provisions and to demonstrate this as fit-for-purpose and context before an expert local design review panel. It allows for the consideration of zero car parking requirements and for density increases above anticipated maxima for a neighbourhood, based on evidenced need and a design response that demonstrates success across the entire site. Mandating a site strategy that retains mature landscape and/or establishes deep soil space, the recommendation initially suggests the model only be considered where existing housing is retained and incorporated into the scheme, regardless of whether or not it is subject to heritage protections. This is under the assumption that once established with a number of built examples, the model might be considered for expansion to a knock-down-rebuild model.

***A new housing definition is needed that sits outside current land use definitions for dwellings and accommodation and is referred to as 'Cohousing Accommodation'.***

*Cohousing Accommodation comprises development that:*

- *Is situated on the same allotment as the existing dwelling and requires a land management agreement (or similar) to be entered into to maintain this relationship;*
- *Provides site density dispensation, while maintaining site coverage and technical numerical variations in accordance with zone requirements;*
- *Retains and incorporates the existing dwelling in association with other accommodation that is not subordinate to the existing dwelling;*
- *Includes shared facilities (eg. common internal spaces) and utilities (eg. water, electricity, gas, sewer);*
- *Reconsiders private open space in favour of consolidated areas of shared open space;*
- *Is designed to contribute to local context and is fit-for-purpose within the site (eg. resolves private and communal areas and pedestrian and vehicle movement) and includes a recognised design review of the development as part of the pre-lodgement process;*
- *Retains mature landscaping and/or provision of deep soil space and provides additional landscaping treatments to soften the appearance and provide 'green leafy' views from the street and to adjoining properties; and*
- *Provides car parking (including the consideration of reduced and zero car parking requirements) using a flexible formula, relative to the nature of the development, its degrees of sharing, and demonstrated need.*

- extract from the CHAW Project Group  
public consultation submission to the  
South Australian Draft Planning and Design Code



# Part 2: Design Tactics

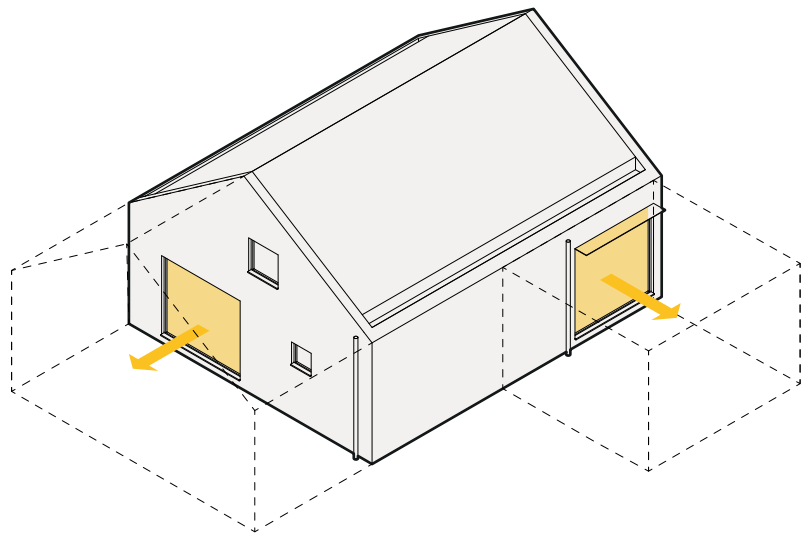
Whilst not a set of 'rules' by which to design 2-for-1 or 3-for-1 infill on single allotments, the design tactics presented here point to the embedded design thinking, logic and decisions in the four housing tests that follow in Part 3. They are the types of design and amenity considerations a proponent might put forward to a Design Review Panel and an approval authority when a cohousing scheme is being assessed on its merits.



# Adaptability

Circumstances change. Houses sometimes need extending, while interiors require renovating or replacing over time due to domestic wear and tear or changing occupant needs.

The new housing additions in each of the four schemes have been designed to adapt to future needs as easily as possible. Hard infrastructure - those components of a house that are fixed and difficult to change - is limited to bathrooms and plumbing stacks.

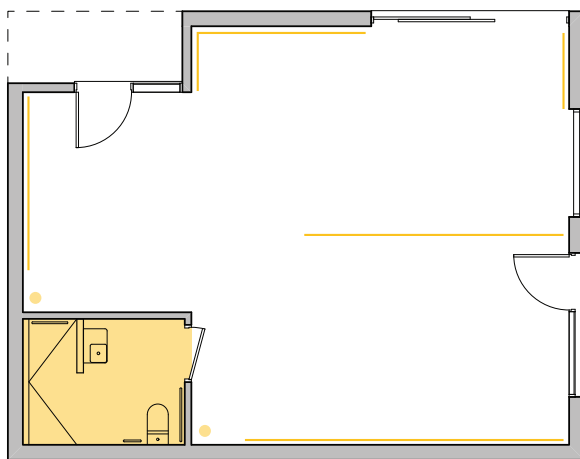


door-sized windows

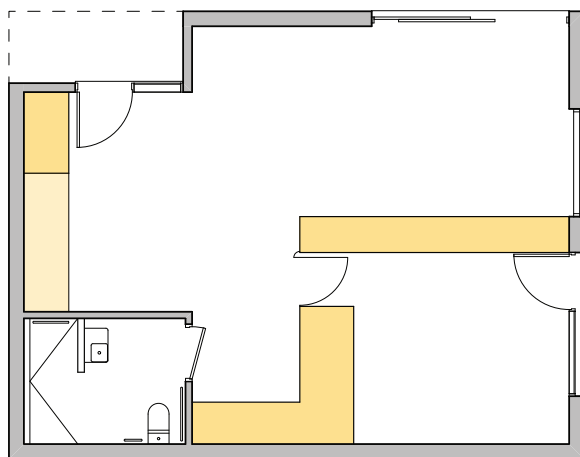
Room separation is provided not by fixed walls but by soft infrastructure; joinery which can either extend to the ceiling to maximise storage and separation, or can stop short to increase light and ventilation levels while giving the increased sense of space that a continuous ceiling can provide.

Timber floors on joists provide opportunities for flexible power runs within the building's floorplate and the addition of new floor-fixed power outlets, while removable skirtings can flexibly power the perimeter, allowing outlets to be moved or added.

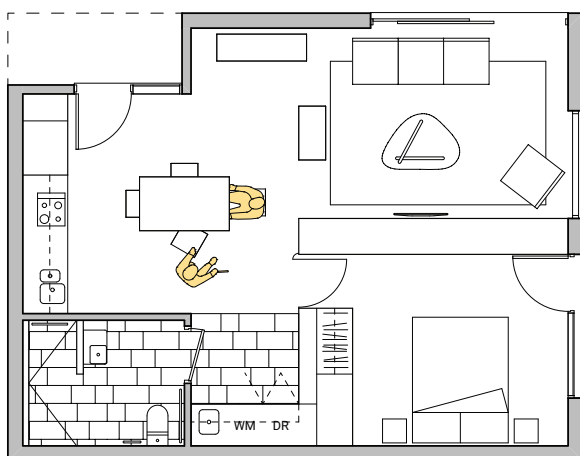
Windows that are at least as wide and high as a door and extend to the floor provide high light levels and external views when sitting in a chair or lying on a bed. They also allow a simple connection to an extension by removing the glazing and frame, thereby avoiding messy reworking to the affected walls.



hard infrastructure: plumbing and electrics



soft infrastructure: joinery



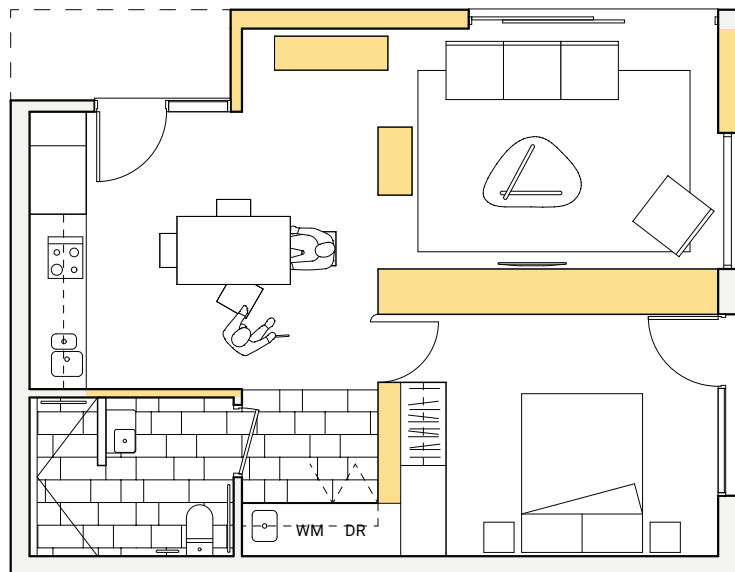
adaptable house

Over time, we accumulate memories in multiple forms, such as furniture pieces, photographs, pictures, and collectibles. In previous research undertaken for the Office for Ageing Well, we heard that the housing of these memories can become increasingly difficult for older residents. Participants in the *Innovations in Social Housing* project described that as they age and inherit items from family and friends, the storage and display of these pieces becomes increasingly important but comes with the challenge of how to adequately accommodate these additional items in a small dwelling.<sup>14</sup>

## Memories

Whilst small, each new dwelling has been designed with some form of 'slack' space, where possible - room within the dwelling that anticipates potential occupation.<sup>15</sup> By locating windows and doors to the sides of spaces, rather than in the centre of walls, blank wall space is created for loose furniture and wall mounted items. Storage, which can take the form of cupboards or open shelves, is maximised with this memory-keeping in mind.

By treating the open floor plan as a series of discrete spaces with a form of separation, loose furniture can act as a spatial divide whilst still maintaining good circulation.



'slack' space for memories

14. Madigan, D. (2017). *Innovation in Social Housing 90 Day Project: Design Principles Report*. Adelaide, University of South Australia.

15. Slack Space is a concept described by Tatjana Schneider and Jeremy Till (2007) in *Flexible Housing*. London, Architectural Press.



attic spaces over bedrooms and bathrooms;  
generous volumes over living spaces

A pitched roof serves multiple purposes: it helps provide contextual fit in a neighbourhood with established older homes and is a ready-made surface for solar panels.

It also provides valuable roof-space storage.

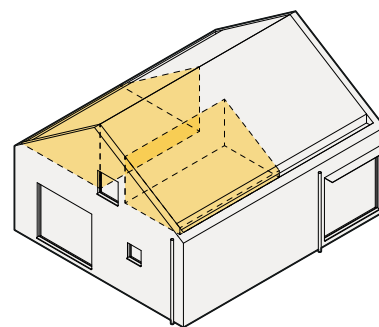
If framed traditionally, using rafters and ceiling joists in lieu of roof trusses, roof spaces can be occupied. The inclusion of a pull-down attic ladder, which can be fitted with handrails for safety and even an electric motor for increased ease of use, allows for both regular and occasional use of the space.

Residents with reduced mobility or concerns over safety might use the attic with the assistance of a carer, relative, friend or neighbour who can rotate seasonal storage for them. An example is winter and summer clothing, which can be stored in tubs in the attic when not required day-to-day in a wardrobe. Similarly, keepsakes that are important for the resident to retain but may not need to be on hand in the home can be safely stored in the attic to provide peace-of-mind that they are protected and comfort that they are nearby.

Each of the design proposals assumes that seasonal attic storage is provided over each bathroom and bedroom, thereby significantly increasing the livability of these small footprint dwellings.

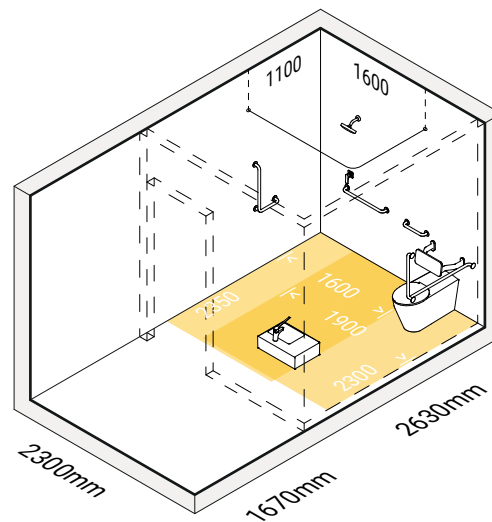
Additionally, each shared space (such as laundries) provides shared storage for all residents. The success of these assumes an agreed usage system across the residents to ensure equity and functionality.

## Storage



attic storage





a fully accessible bathroom to AS 1428.2, showing minimum overlapping circulation zones for a shower and toilet, with overall internal dimensions and corridor space

facing page: the minimum circulation zones of the four Cohousing for Ageing Well schemes, designed to Livable Housing Australia's Gold or Platinum standards

## Accessibility

Although this project is targeted at independent living for older residents, participants in the codesign workshop voiced a clear preference for housing that could anticipate either temporarily or permanently affected mobility. An example is a resident who has hip replacement surgery and recuperates at home with a walker or rollator for several weeks before transitioning to improved mobility with the reduced support of a walking stick. In such a scenario, a home designed to be fully compliant to the Australian Standard for Access and Mobility (AS1428.2)<sup>16</sup> may prove temporarily useful, but a spatial over-provision in the long term.

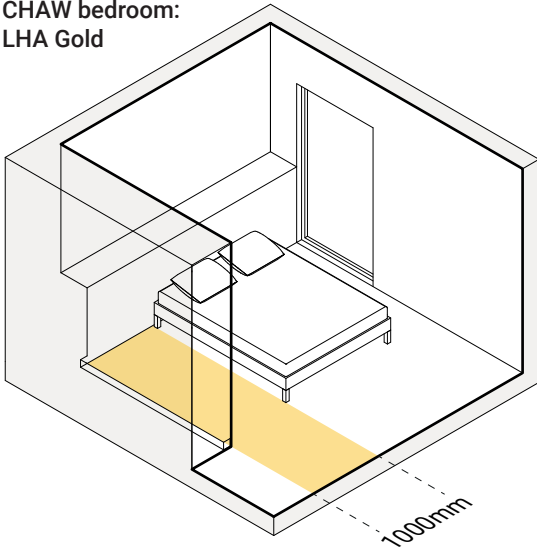
The downsized dwellings of this project therefore seek to allocate such additional space more prudently. Whilst not designed to AS1428.2, the homes have been designed to the spatial requirements of the Livable Housing Australia (LHA) Design Guidelines,<sup>17</sup> which strive to create more functional and responsive housing as occupant needs change over time. LHA's liveability is measured over three levels: Silver, Gold and Bronze; with an organisational goal of seeing all new housing in Australia designed to the Silver level by 2020 - the year of this project.

16. Standards Australia (1992). *AS 1428.2 Design for Access and Mobility - Part 2: Enhanced and additional requirements - Buildings and facilities*. Sydney, Standards Australia.

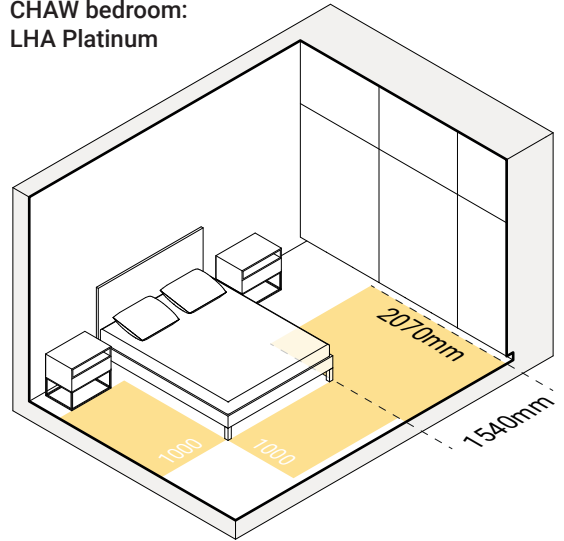
17. Livable Housing Australia (2017). *Livable Housing Design Guidelines*, 4th Edition. Forest Lodge, New South Wales, Livable Housing Australia.

All of the renovated and new housing of the Cohousing for Ageing Well project is designed to the Gold level, with the common house and backyard dwelling of the Extra Large scheme achieving the Platinum level. The designs see greater mobility and access than might generally be found in market housing, with the layouts avoiding unnecessarily designing for high needs while acknowledging the fact that safety and movement in and around the home can become compromised as we age.

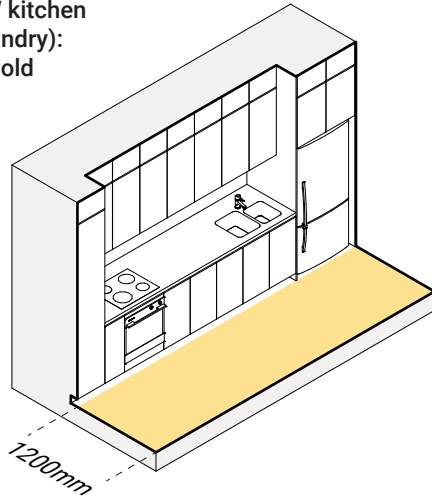
CHAW bedroom:  
LHA Gold



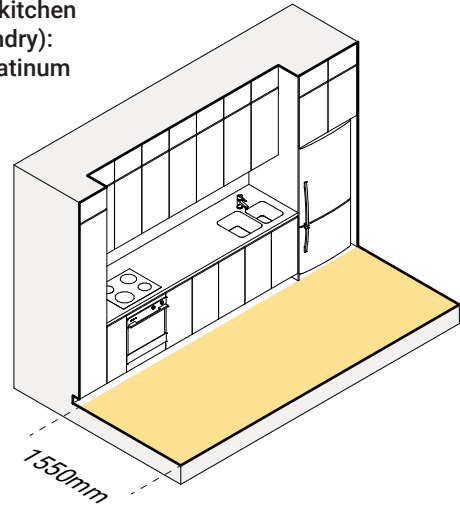
CHAW bedroom:  
LHA Platinum



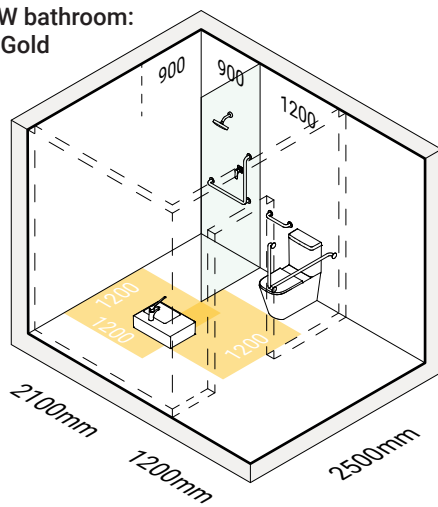
CHAW kitchen  
(or laundry):  
LHA Gold



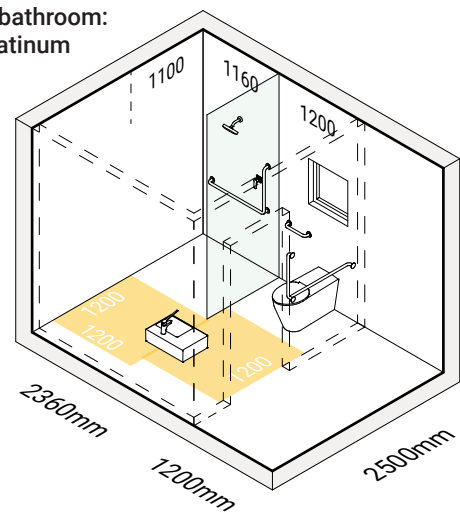
CHAW kitchen  
(or laundry):  
LHA Platinum

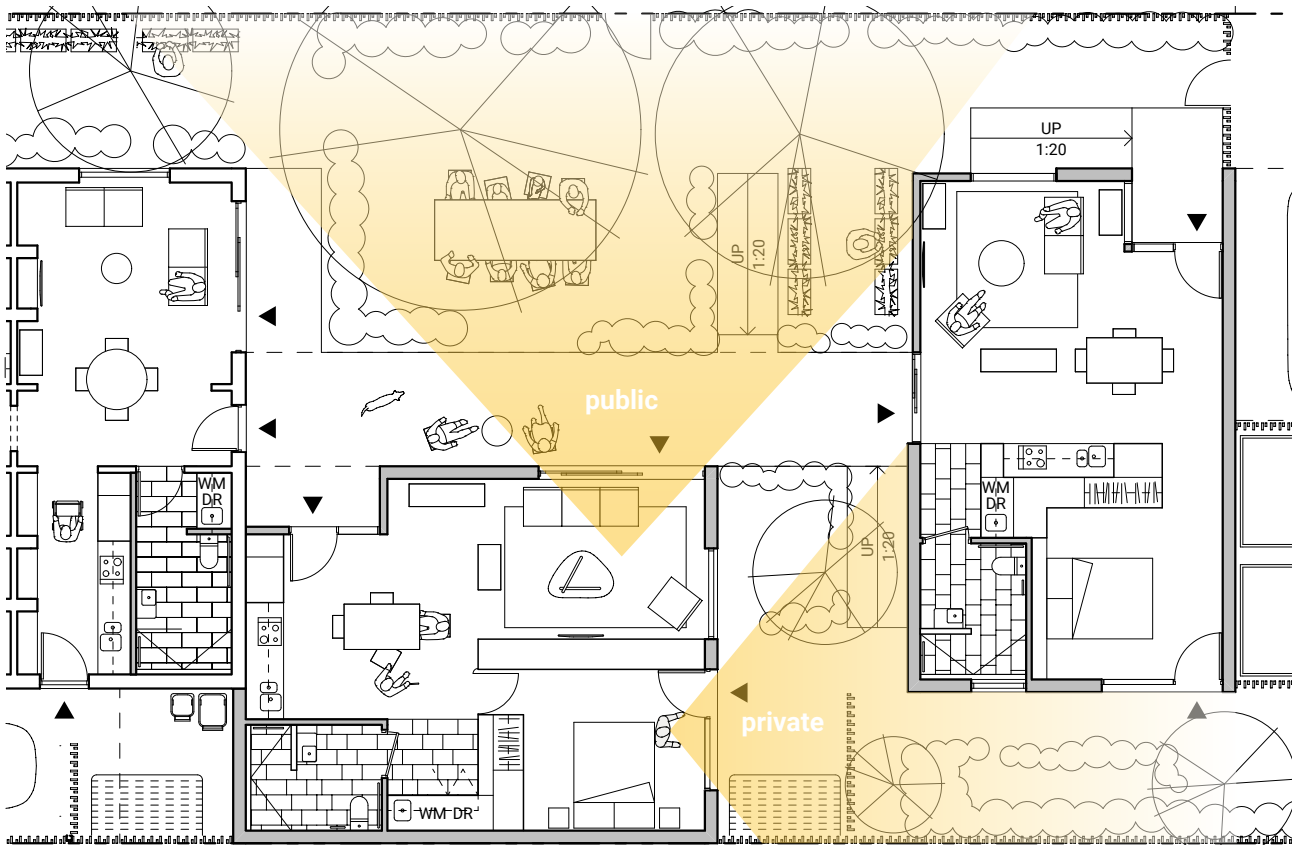


CHAW bathroom:  
LHA Gold



CHAW bathroom:  
LHA Platinum





## Private and Public

Embedded in the designs is an attitude towards balancing the requirements for privacy with those of engagement.

Positive interaction - a staple of cohousing developments and a driving reason why people choose this form of living - is achieved by creating central landscape elements that act as a fulcrum around which the housing can be sited. Living areas are strategically placed off these gardens to create strong connections between inside and out and to provide passive surveillance across the site.

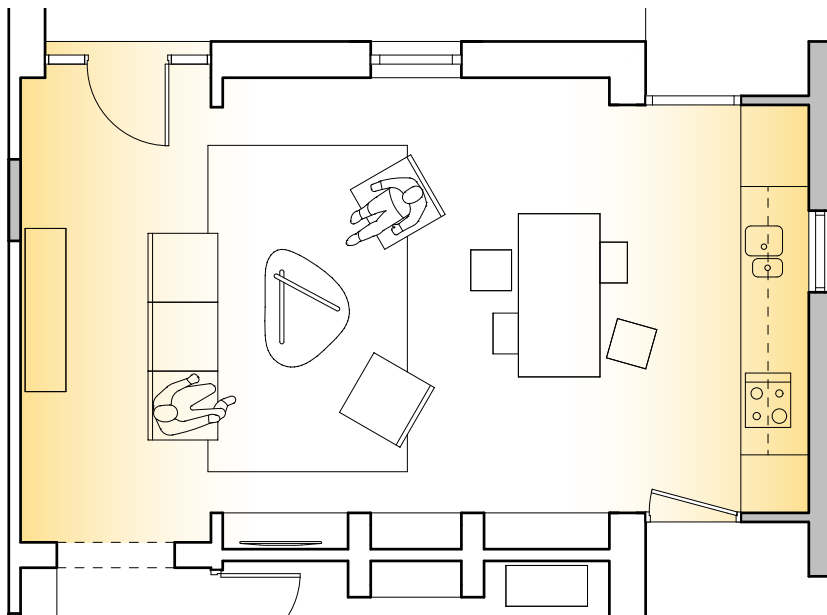
Decks and paved areas are provided to encourage sitting outdoors and incidental contact between neighbours. If a resident who would normally have blinds open during the day suddenly has them shut, or they have not been seen outside for a while, a neighbour might be prompted to knock on their door to check on them.

Bedrooms, however, obviously benefit from a greater level of privacy. This can become even more important as the dwelling gets smaller. In a one bedroom home the bedroom itself can become an important second living space: a place to sit and read or somewhere to rest during the day without sleeping. Replacing a larger bed with a single bed can allow for a desk or table, doubling the function of the bedroom to a study or hobby space.

With this in mind, bedrooms are oriented away from the large common gardens, but given large windows (and sometimes doors) with views of and access to more private outdoor spaces.

## Finding Space

When renovating older houses, it is not uncommon to cut large openings in existing walls to combine spaces. This can be done without affecting the ceiling lines, which also enables an opening to be filled in the future in order to reinstate the original rooms. Done in this manner, the legibility and identity of the original rooms is maintained. This opening-up tactic can be employed successfully for hallways. Typically no narrower than 1.2m (4'), often 1.5m (5') and sometimes up to 1.8m (6'), these widths add significant space to what can otherwise be a tight floor plan, enabling improved function and easier movement. An opening in an external wall - often undertaken to add an ensuite bathroom to a room being used as a bedroom - provides the opportunity to create a kitchen or new entry, unlocking the potential for a house to be divided.<sup>18</sup>



18. These opening up concepts, and their capacity to significantly unlock possibilities for infill housing in the established suburbs, is diagrammed and defined as 'porous rooms' in Chapter 3 of Madigan (2016) *Alternative Infill*, pp 152-239.

One of the key factors in successfully implementing infill housing is managing the increase in utility areas necessary for any home. The consideration and organisation of rubbish bins, clothes lines and sheds during the design process becomes increasingly important as densities on a site increase.

While it is possible (and indeed likely) that many residents will choose to locate bins, washing lines and sheds next to their individual dwellings for both convenience and a sense of ownership, each of the four schemes includes a deliberate strategy around either dispersing these elements across the site, or consolidating them in a single location. In each case consideration is given to screening rubbish bins and washing lines from view, whilst maximising garden space, generating ease of access and avoiding disadvantaging one dwelling over others due to its proximity to or distance from these utilities.

Including the strategic location of these spaces in a whole-of-site design approach is crucial to the success of the overall infill design concept and a major factor in helping residents avoid unnecessary conflict.

## Getting Along

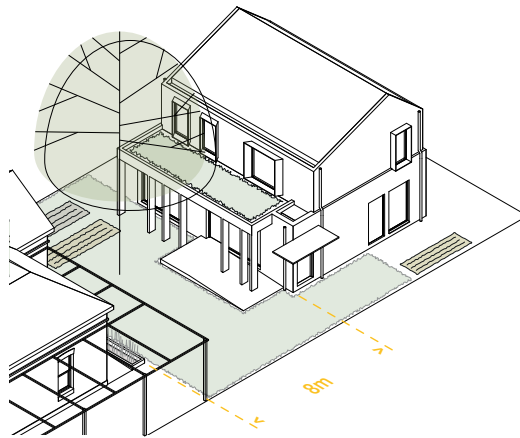


The project's premise that the backyard and housing mass are redistributed across the allotment requires a whole-of-site strategy in relation to:

- building separation that allows for existing trees to be retained and/or for new deep soil areas to be created;
- dwelling separation and floor plan distribution for privacy;
- pedestrian movement through the site to ensure equitable and safe access to facilities and garden areas;
- parking disposition in order to minimise the impact of cars while remaining practical;
- the location and (where necessary) screening of rubbish bins and washing lines for discrete yet easy access.

## Shared Gardens

Together, a targeted strategy that designs these outdoor spaces holistically with the housing can help mitigate concerns over more dense and proximate living.



the shared garden of the Medium CHAW scheme: living spaces address the garden for amenity and community; ground floor bedrooms face away for privacy

## 8m Zones

Eight metres has been determined as a sound benchmark for building separation in the project. From a spatial perspective, it sits within the 8-12m dwelling separation zone found to be ideal in large formal seniors' cohousing schemes.<sup>19</sup> Given the single allotment schemes of this project are substantially smaller than the multi-allotment sites of established cohousing schemes, 8m strikes the right balance for privacy and amenity.

Eight metres also provides an appropriate deep soil zone for a mature medium or large tree of up to 12m high and with a canopy spread of 8m. This allows for the retention of an existing mature tree or the planting of a new large tree.<sup>20</sup> Where space is limited, permeable paving and decking can assist in movement around the site without compromising water levels in the soil.

Importantly, the garden spaces created by adhering to an 8m rule create proportions large enough for a variety of gardens, at the residents' discretion. Activities such as mowing, planting, watering and tending provide opportunities for individual and group activity, coupled with residual spaces for outdoor living.

19. Durrett, C. (2009). *The Senior Cohousing Handbook: A Community Approach to Independent Living*. Gabriola Island, New Society Publishers, pp 144-145.

20. The 8m separation accords with DPTI's deep soil zone requirement for the provision of medium and large trees at maturity, as stated in the *Draft South Australian Planning and Design Code*.

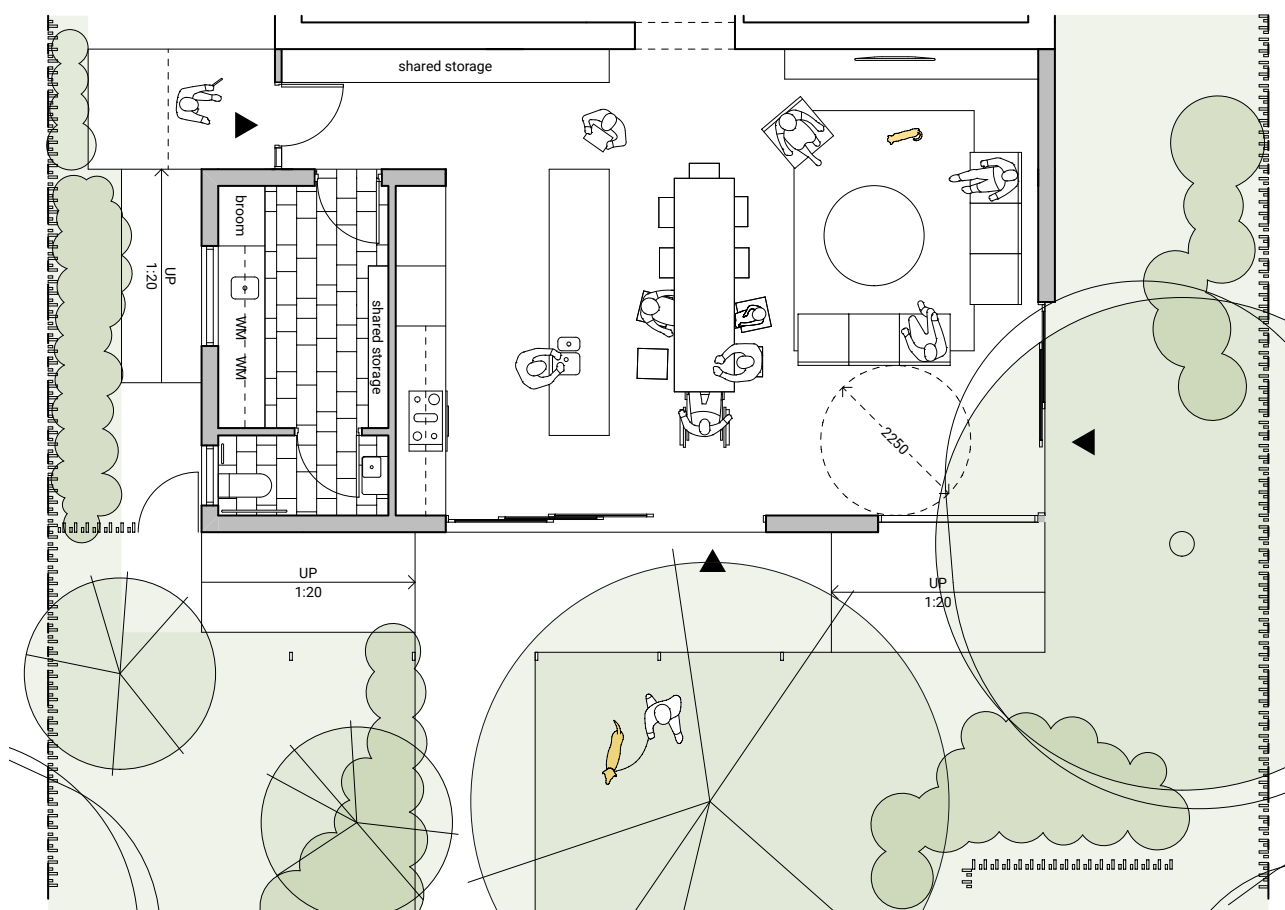
Beyond the amenity that generous landscaped spaces can provide, a large shared garden opens up the opportunity for companion animals that may otherwise not be possible in smaller 'courtyard' gardens.

Pet ownership has been demonstrated to be significantly positive for the health and wellbeing of people over 60. In extreme circumstances, pet ownership can reduce suicide risk, while the day-to-day ownership responsibilities of feeding, exercising and grooming a pet contributes to physical and emotional wellbeing.<sup>21</sup>

The provision of a consolidated large garden allows for pets that might otherwise be given up in a transition to downsized or retirement accommodation. In the scenarios of this project, one can imagine an example where a dog might legally be owned by the occupant(s) of one dwelling, while the companionship and responsibility benefits are shared across all residents; an arrangement well-suited to older people for whom individual pet ownership might be highly desirable but impractical outside of a cohousing relationship.

## Pets

21. The work of Dr Janette Young, Lecturer in Health Sciences at the University of South Australia is a valuable resource for issues around the positive relationship between ageing and pet ownership.



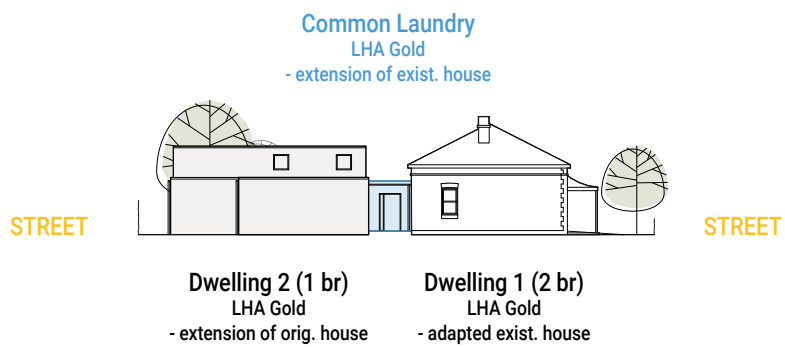
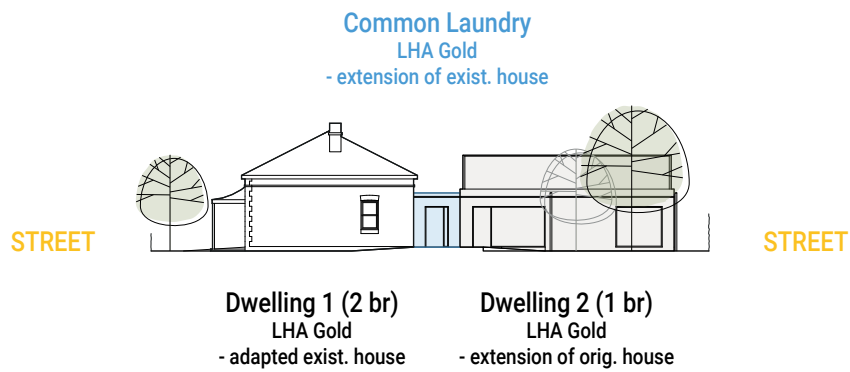
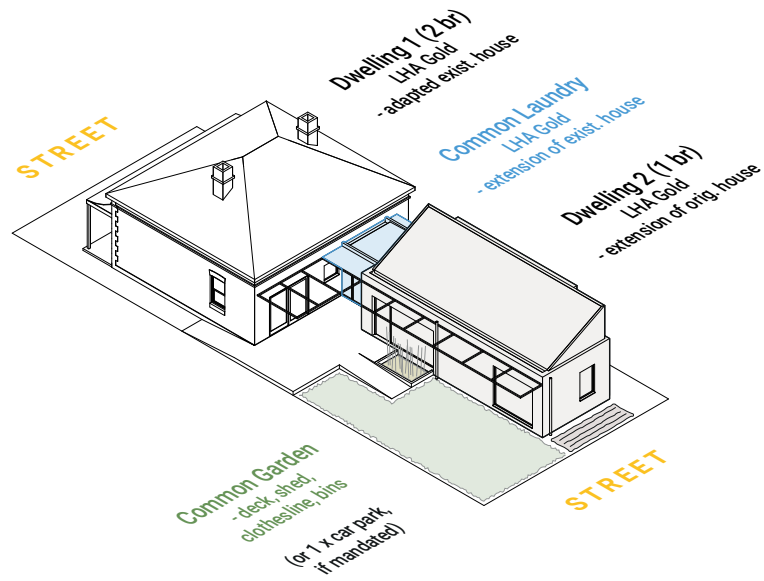
the shared Common House and garden  
of the Extra Large CHAW scheme



# **Part 3\_1: Small - 325m<sup>2</sup>**



S  
325m<sup>2</sup>



Facing the social and financial upheaval of separation from their partner, a recently divorced 50+ resident moves in with their elderly parents, who own a small cottage on a small block, but with dual street access. The living arrangement is mutually beneficial: the parents receive assistance around the house from their child, while the child takes comfort in having secure and affordable housing. All enjoy the company that living together once more provides.

Seeing the long term benefits of the arrangement, the trio undertake a renovation together in order to formalise the living arrangements across two discrete dwellings. A small footprint addition is added to the rear of the cottage to provide a one bedroom self-contained dwelling. A shared laundry links the two dwellings, freeing valuable space within the houses themselves. Determining that this could be the final housing choice for each of them, and looking to the future, each dwelling and the common laundry are designed to the Livable Housing Australia Gold standard for mobility, and 1:20 walkways are added externally to create step-free movement throughout.

Successfully mounting an argument that the mandate for on-site car parking be removed in favour of improved housing and landscape options, the residents design the two dwellings such that the bedrooms are separated whilst the living rooms address the shared deck and rear garden without looking directly into each other.

The original four-room cottage is retained and renovated into a two bedroom dwelling. The bedrooms face the front garden and street, and the living spaces the rear garden. The cottage receives a rear extension that creates a second dwelling. This is smaller than a garage for two cars parked in-line, but designed for maximum space, light and amenity. Each dwelling addresses a shared yard, with pedestrian movement freely achieved from one end of the site to the other. A shared laundry with storage links the two dwellings.

Dwelling 1 (2 br) is created in the four rooms of the original cottage; the existing front door is retained as the main entrance

Dwelling 2 (1 br) is created in a new backyard extension and addresses the second street to improve its streetscape which is predominated by garages

Sharing a common laundry is created in a rear extension to the cottage; it is designed as a linking element which sits under the eaves of the cottage and below the roofline of Dwelling 2, creating separation and reducing bulk; the main garden is shared

Parking is not provided, in favour of increasing the garden

Services a shared washing line is provided in a small courtyard off the laundry; a bin enclosure is provided behind a screen in the garden

Also suits short blocks without a second street;  
short blocks with driveway access down one side

## Scenario

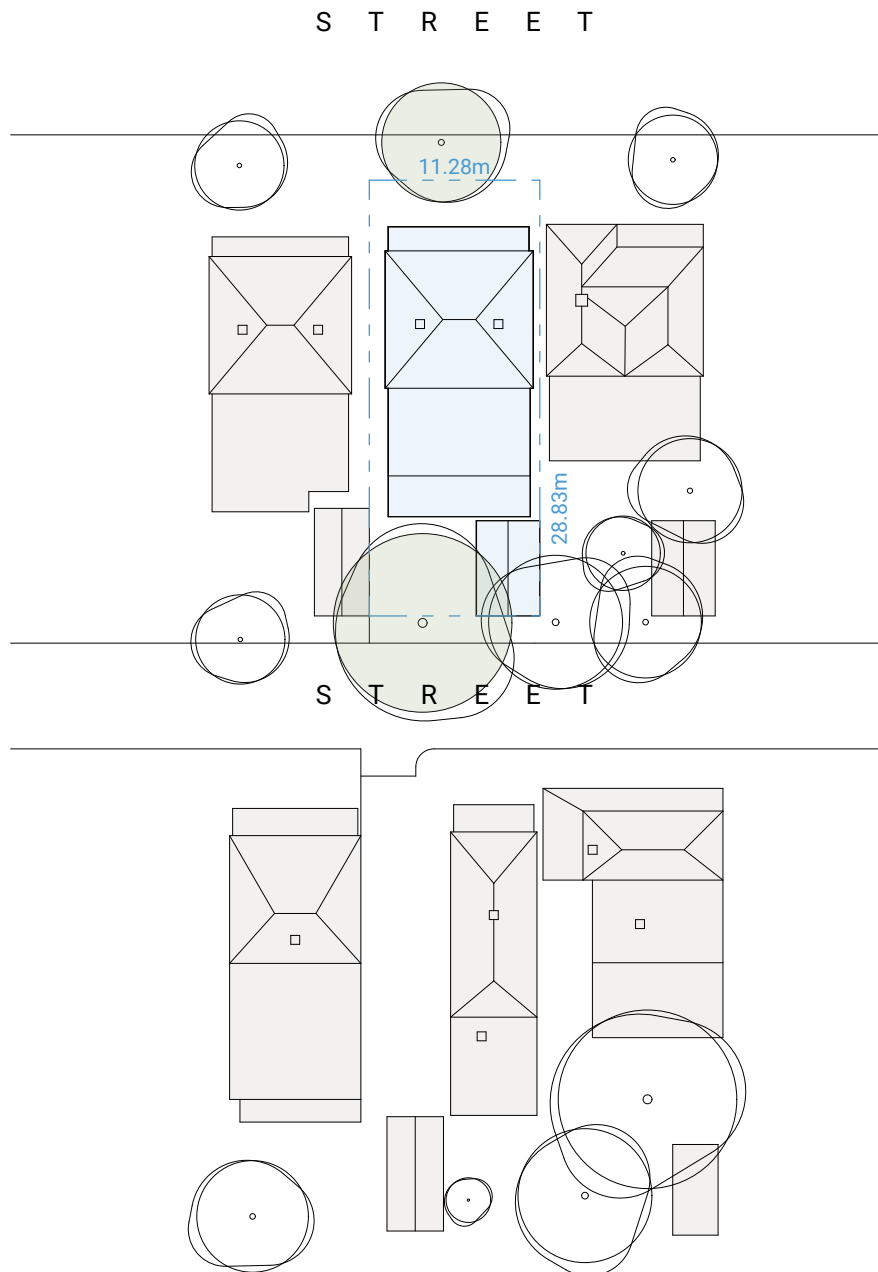
## Design

## Also suits...

existing

31 dw  
per ha

52%  
site cover

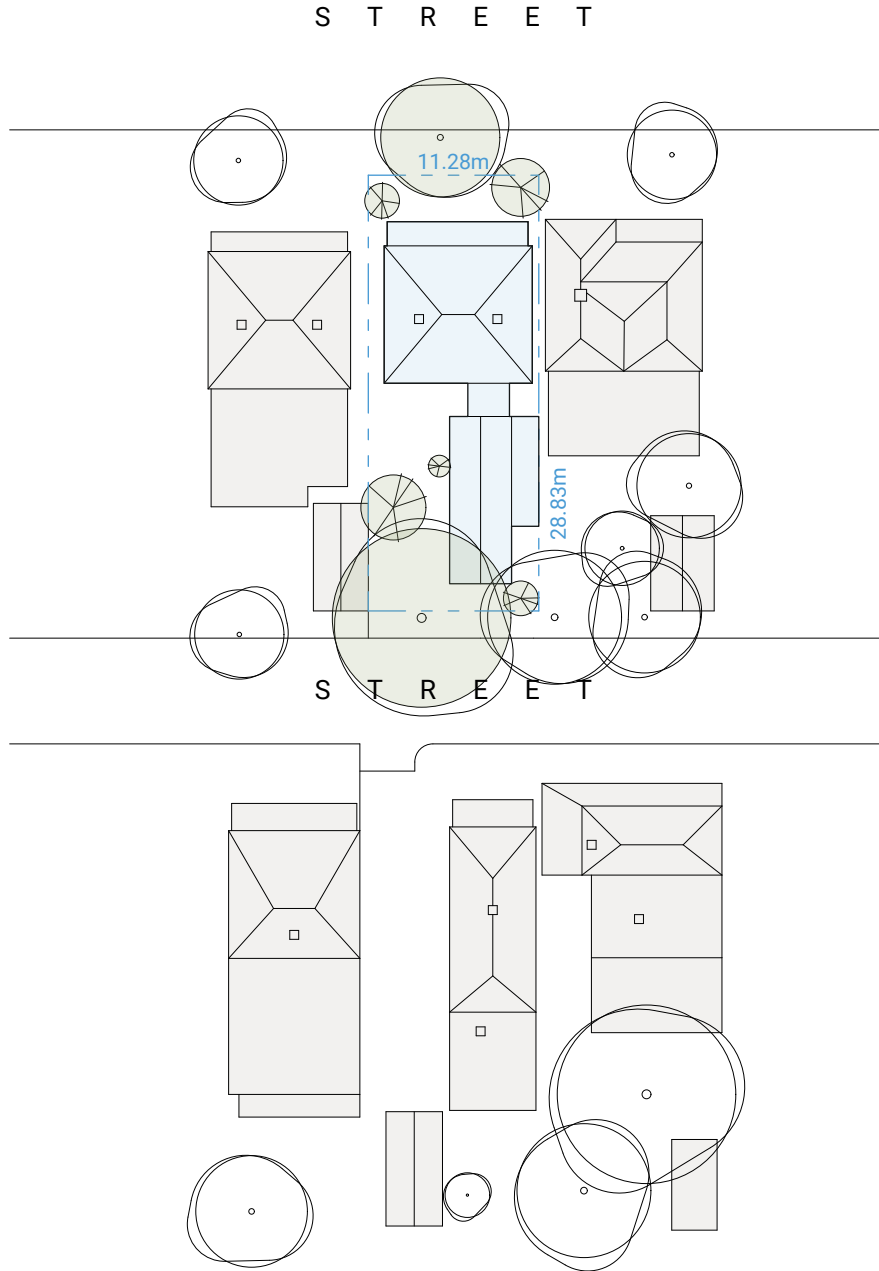


CHAW

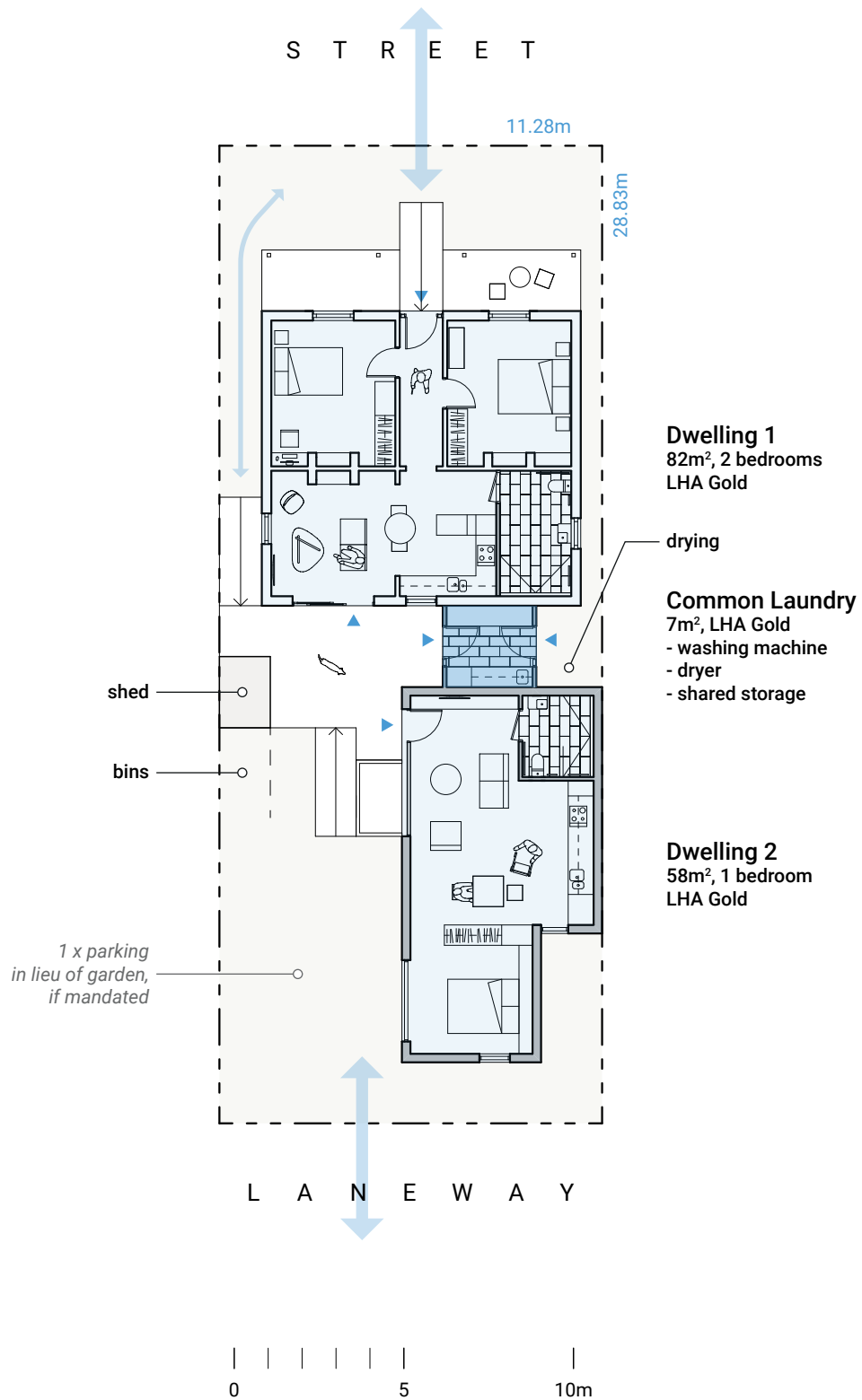
62 dw  
per ha

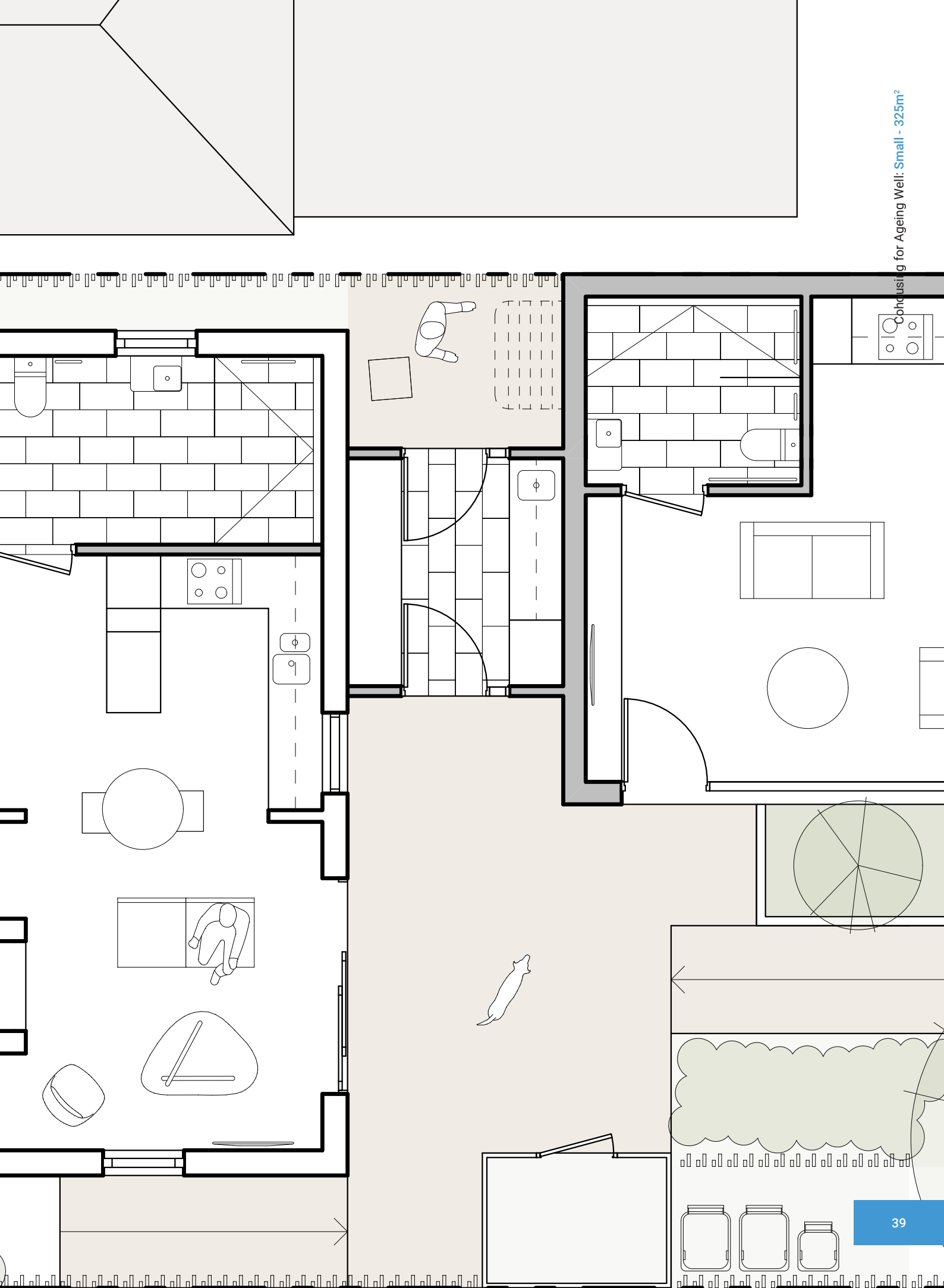
50%  
site cover

0 cars  
for 3 br

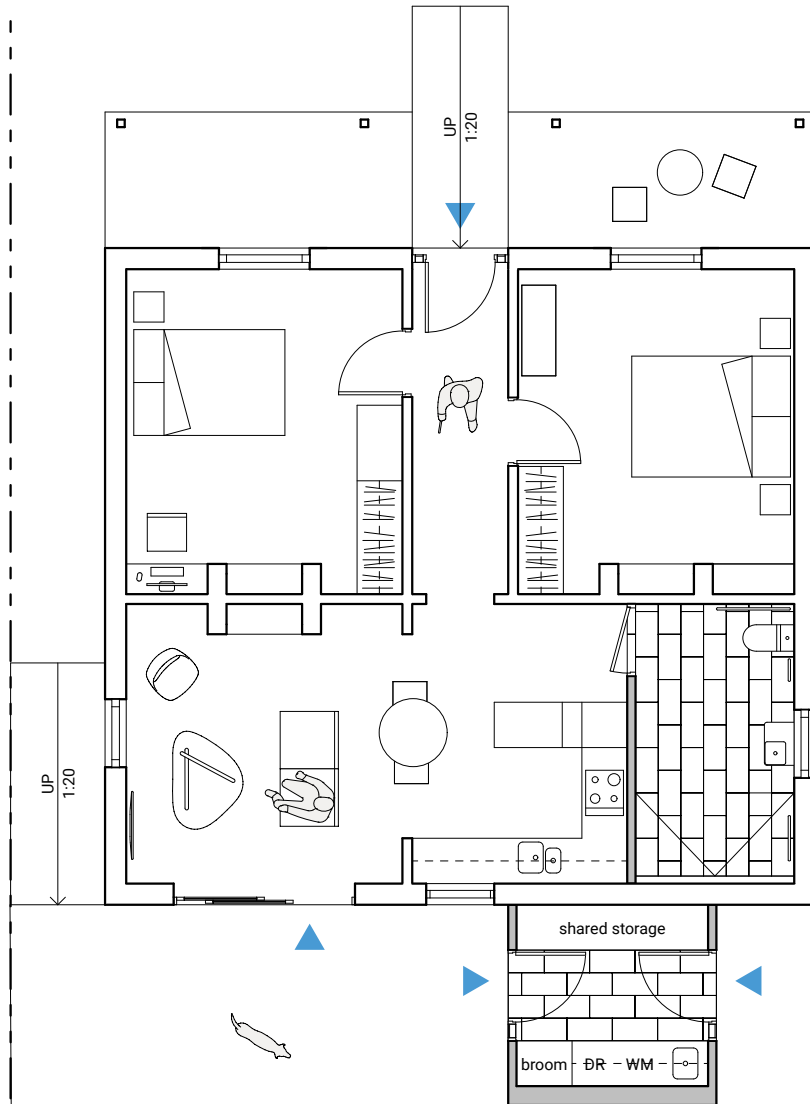
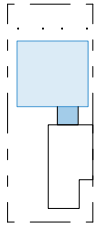






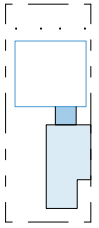


dw 1  
2 br, 82m<sup>2</sup>



common  
laundry

dw 2  
1 br, 58m<sup>2</sup>



Cohousing for Ageing Well: Small - 325m<sup>2</sup>



common  
laundry

0 5m



**S**  
325m<sup>2</sup>

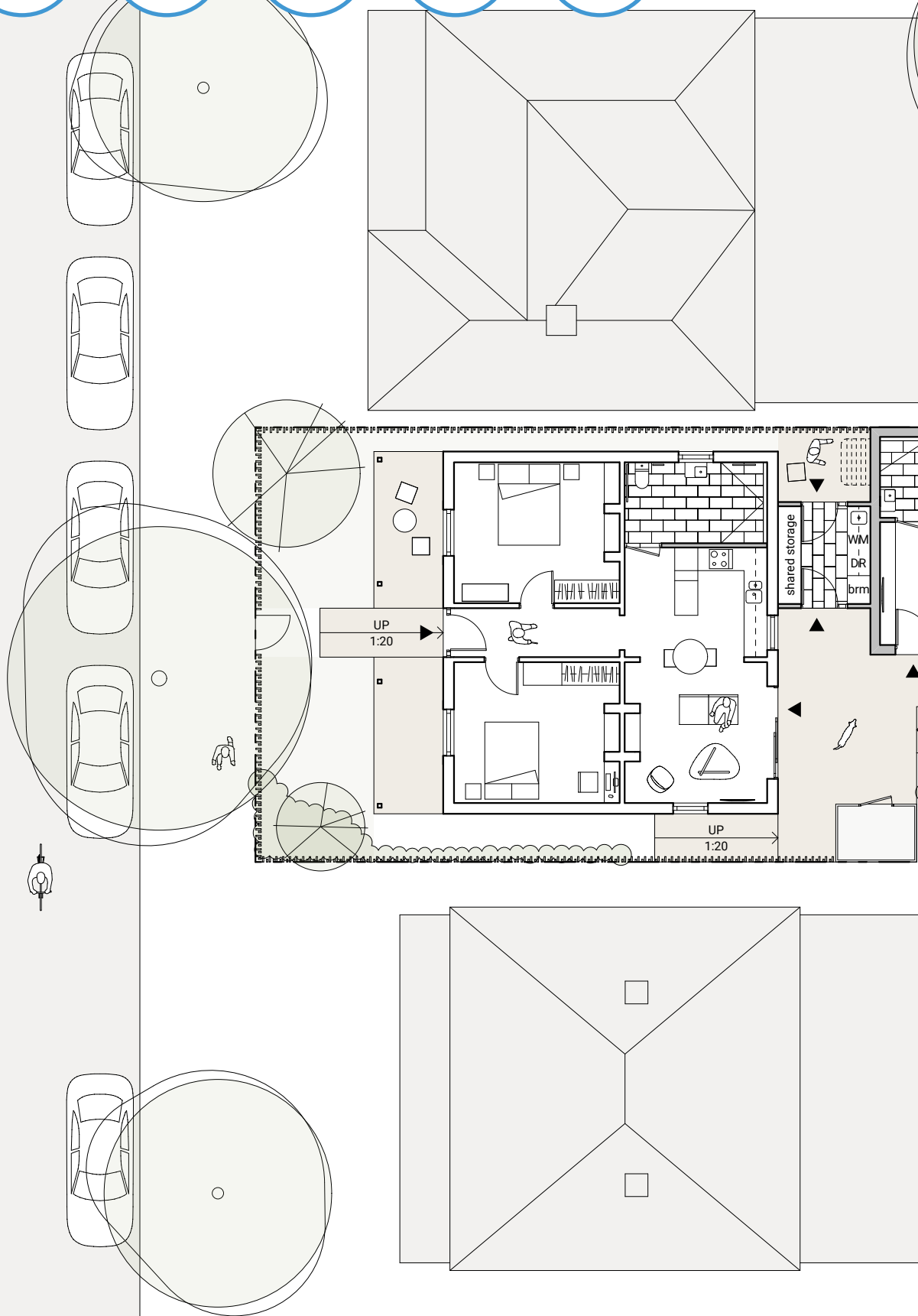
**2**  
dwellings

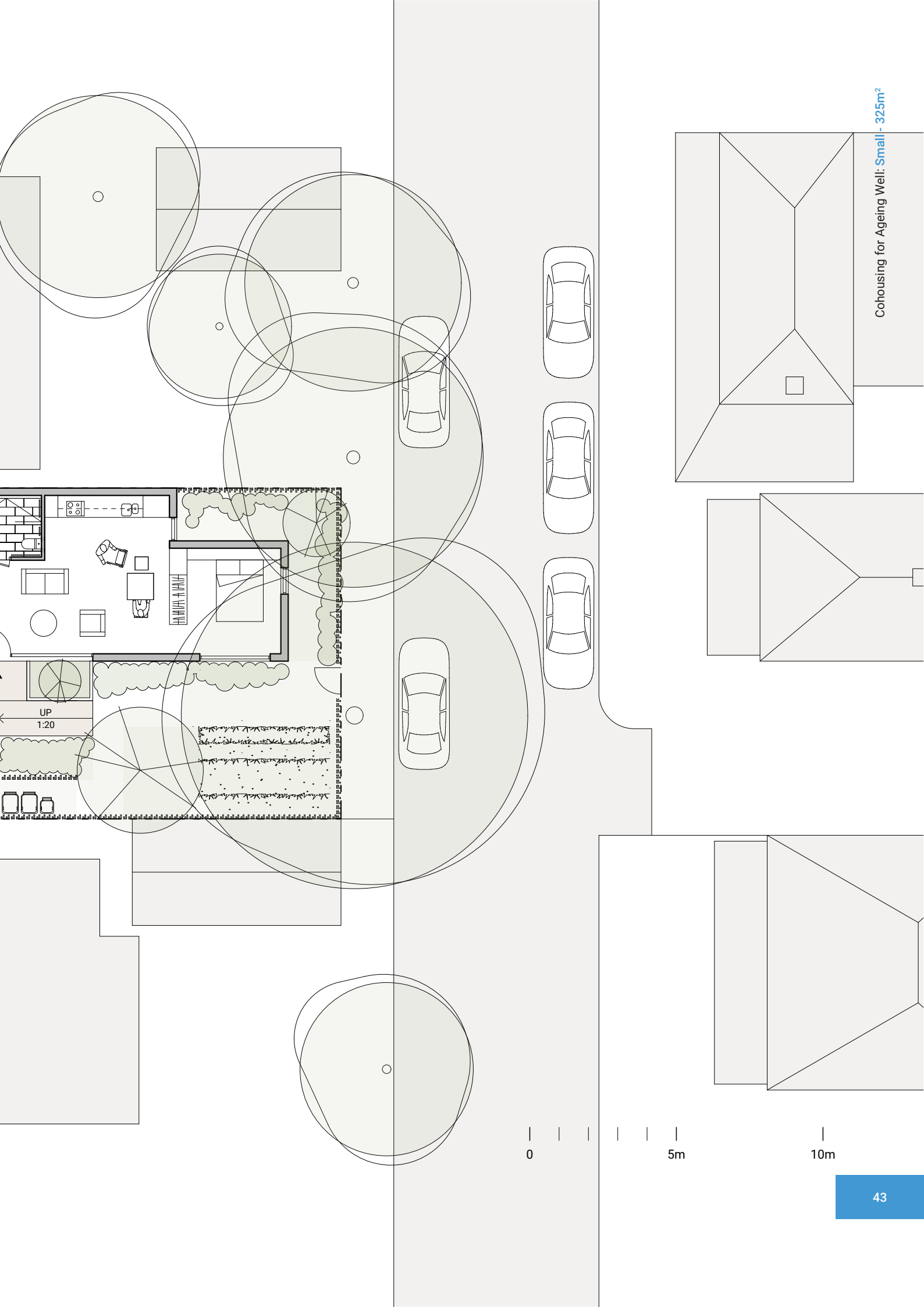
**common**  
laundry

**0 cars**  
for 3 br

**62 dw**  
per ha

**50%**  
site cover





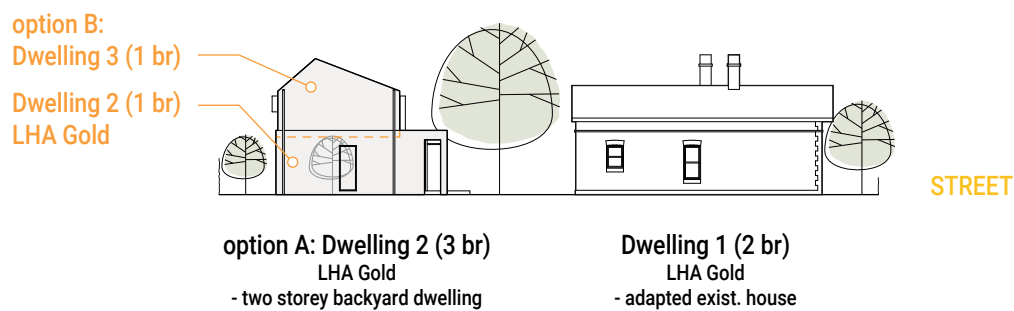
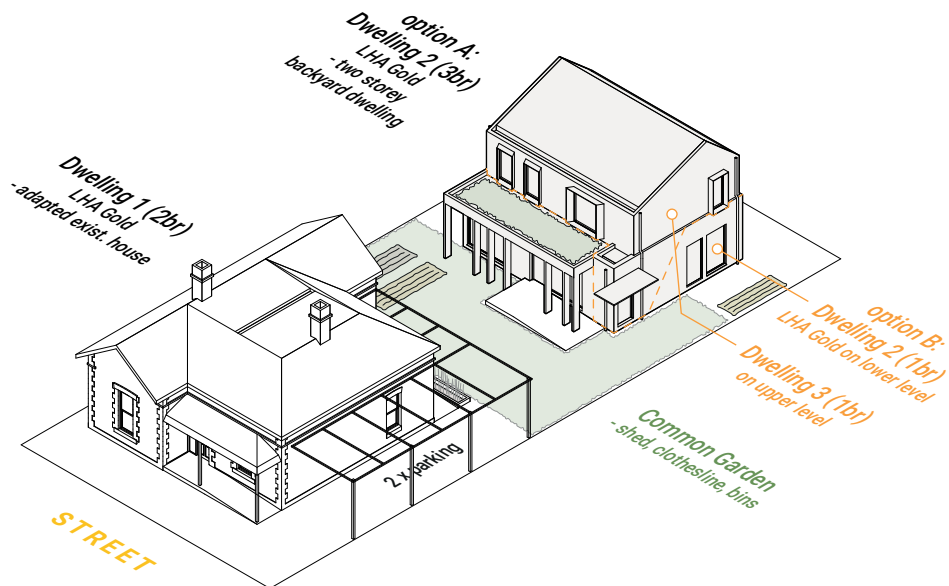
Cohousing for Ageing Well: Small - 325m<sup>2</sup>



# **Part 3\_2:**

## **Medium - 530m<sup>2</sup>**

**M**  
530m<sup>2</sup>





The owners of a four-roomed villa on a traditional 15.2m (50') wide block undertake a future-proofing renovation, suiting their needs now and into the foreseeable future. Targeting semi-retirement and wishing to create an independent house for their young-adult child, for whom they are carers, the owners undertake a renovation of the villa to create step-free spaces and a more open layout. The proportions of the traditional 15.2m wide block enable them to create a backyard dwelling with three metre clearances on each side.

This 9.2m dwelling width allows for a generous one bedroom plan suited to reduced mobility, and for a stair, which provides access to an additional two bedrooms on an upper level. Designed for flexibility, the second level is built without dividing walls and with joinery fitted with power and plumbing services. Coupled with the inclusion of two doors (an external door into the stairwell and a fire-rated door between the stairwell and the ground floor) these design tactics allow for the upper floor to be fully self-contained via simple modifications. The residents thereby provide themselves dwelling flexibility into the future, and as needs change.

The site can be configured as one dwelling plus one work-from-home arrangement, two dwellings of two and three bedrooms respectively, three smaller dwellings, or two dwellings plus a home office. Renting parts of the accommodation is feasible, as is shifting between the accommodation. Importantly, the changes enable the owners to age-in-place with improved peace of mind for their child's independence, furthering their ability to age well.

The original four-room cottage is retained and renovated into a two bedroom dwelling, with the bedrooms and wet areas running one side of the hallway and living spaces the other. The kitchen and dining area faces the front garden, and the living space the rear garden. A two storey backyard dwelling is designed to complement the scale of the villa and provides varied accommodation of up to three bedrooms. Each dwelling addresses a shared central garden.

Dwelling 1 (2 br) is created in the four rooms of the original villa; the existing front door is retained as the main entrance

Dwelling 2 (3 br) is a new two storey backyard home

Dwelling 3 (1 br) can be created in the upper level of the backyard home, reducing Dwelling 2 to one bedroom

Sharing each dwelling is fully independent; the central garden is shared

Parking is provided in-line in the existing side driveway (2)

Services a shared washing line is provided at the side of the backyard dwelling; a bin enclosure is provided at the end of the carport; each is behind screens

Also suits longer 15.2m wide blocks; multi-generational housing; working from home with a public interface build-to-rent

## Scenario

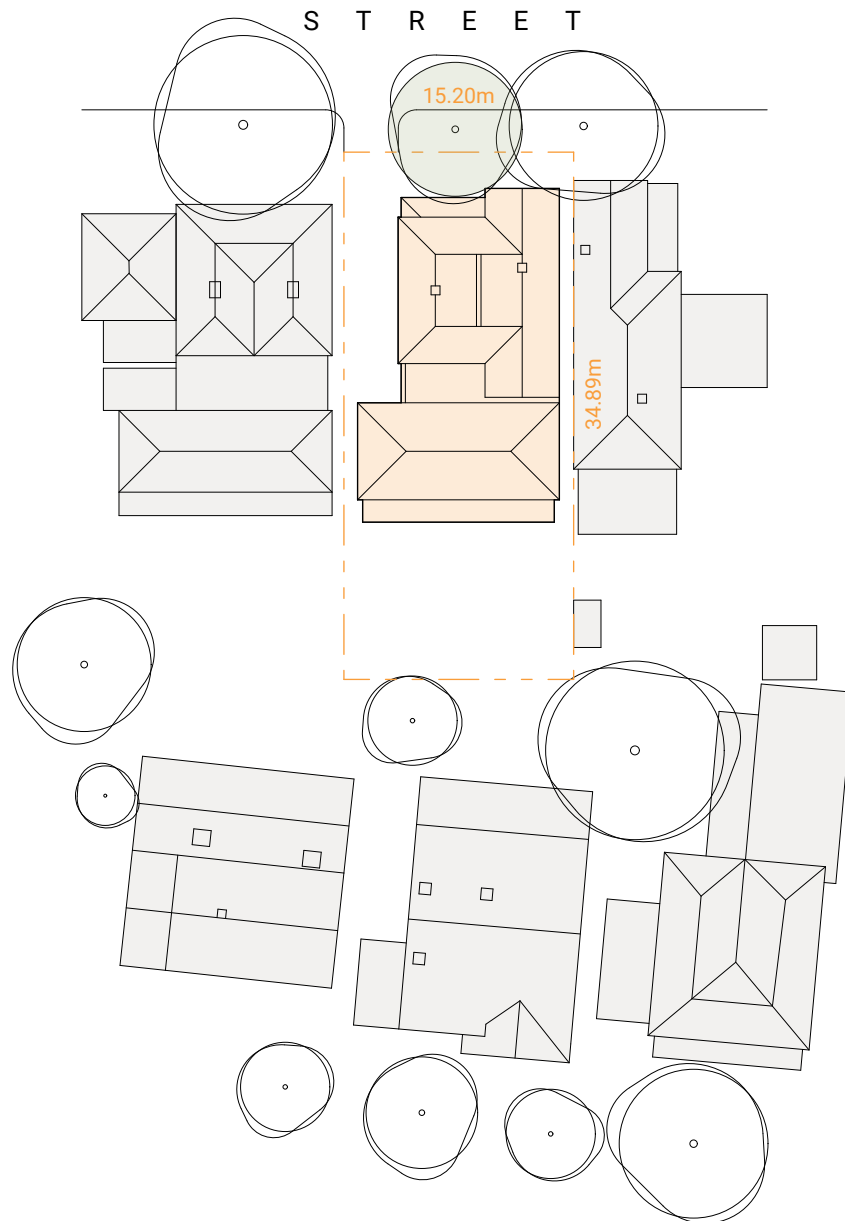
## Design

## Also suits...

existing

19 dw  
per ha

40%  
site cover

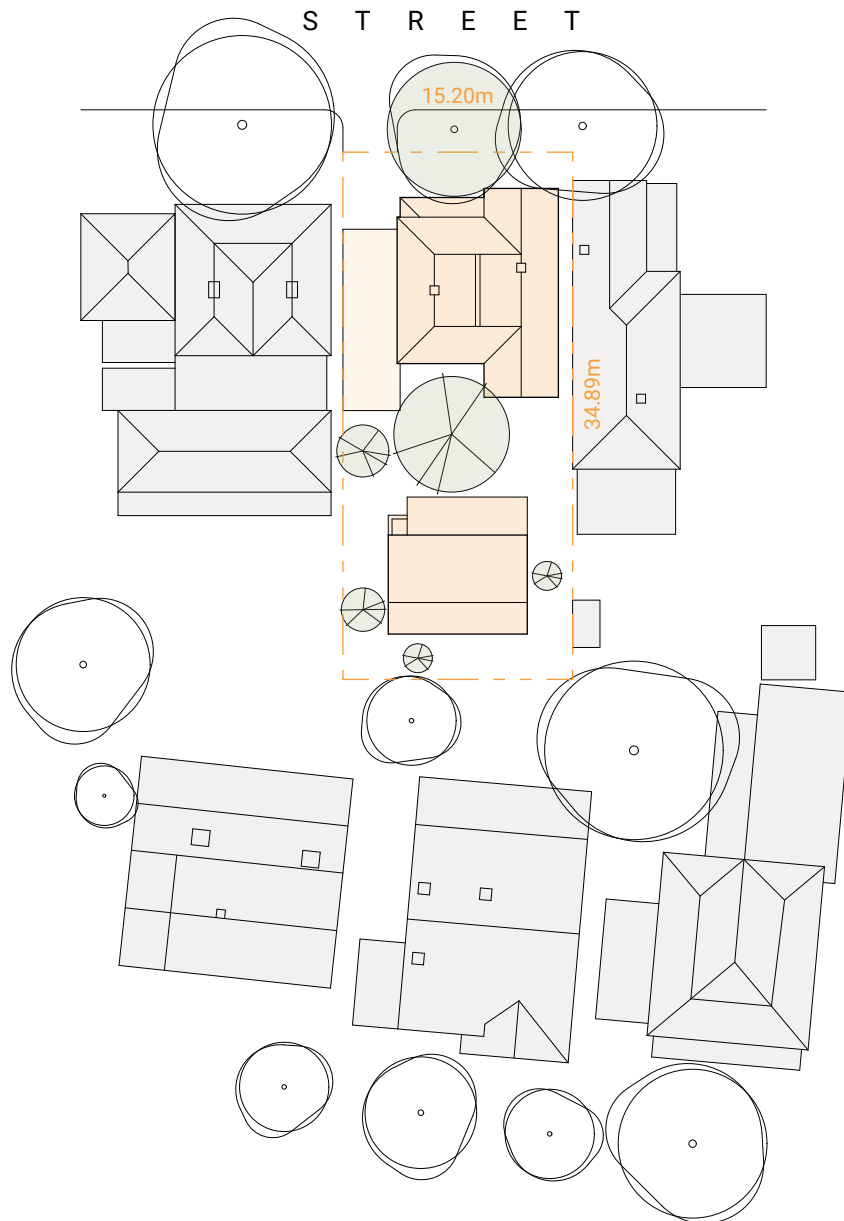


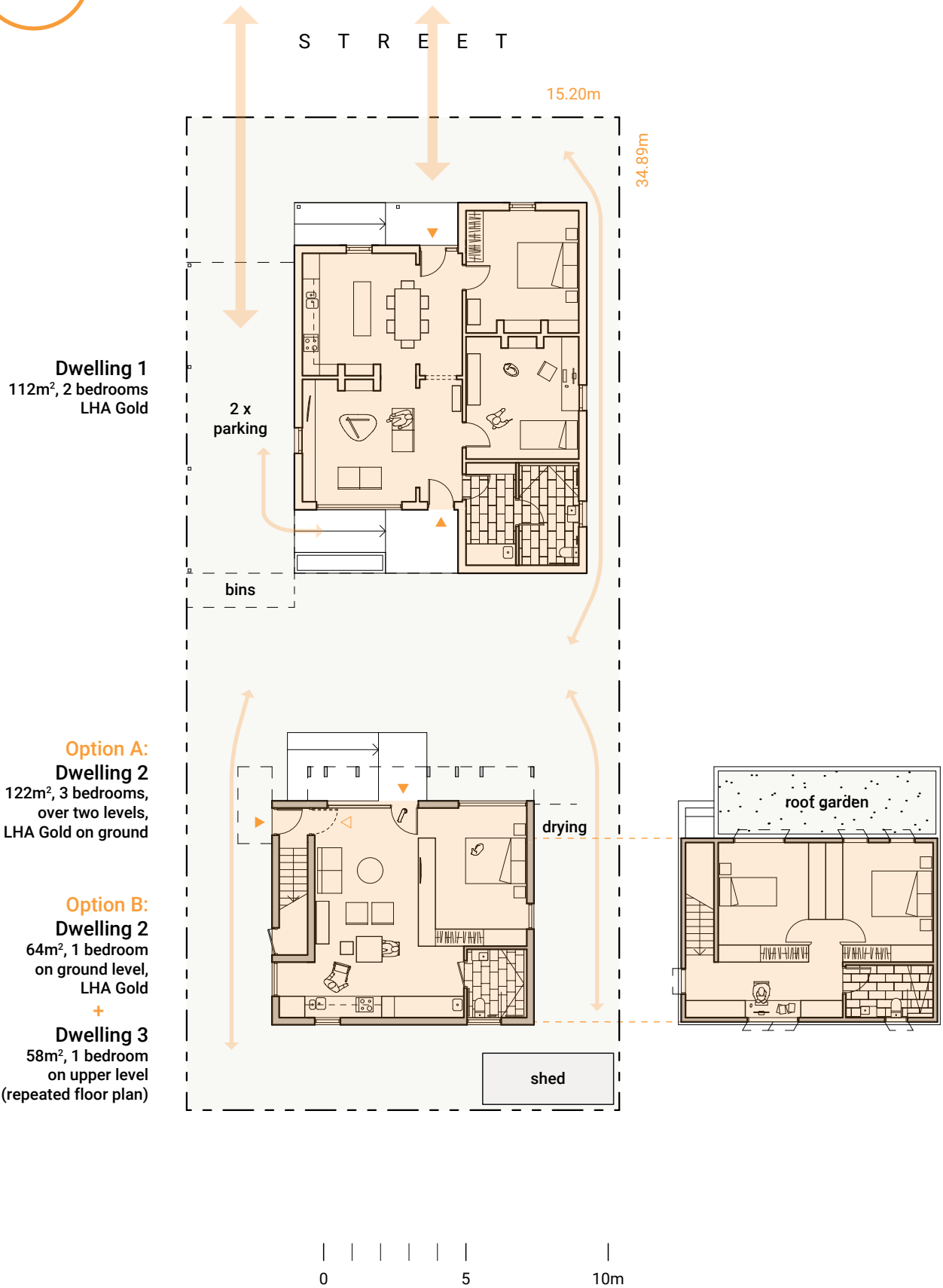
**CHAW**

**38/57dw**  
per ha

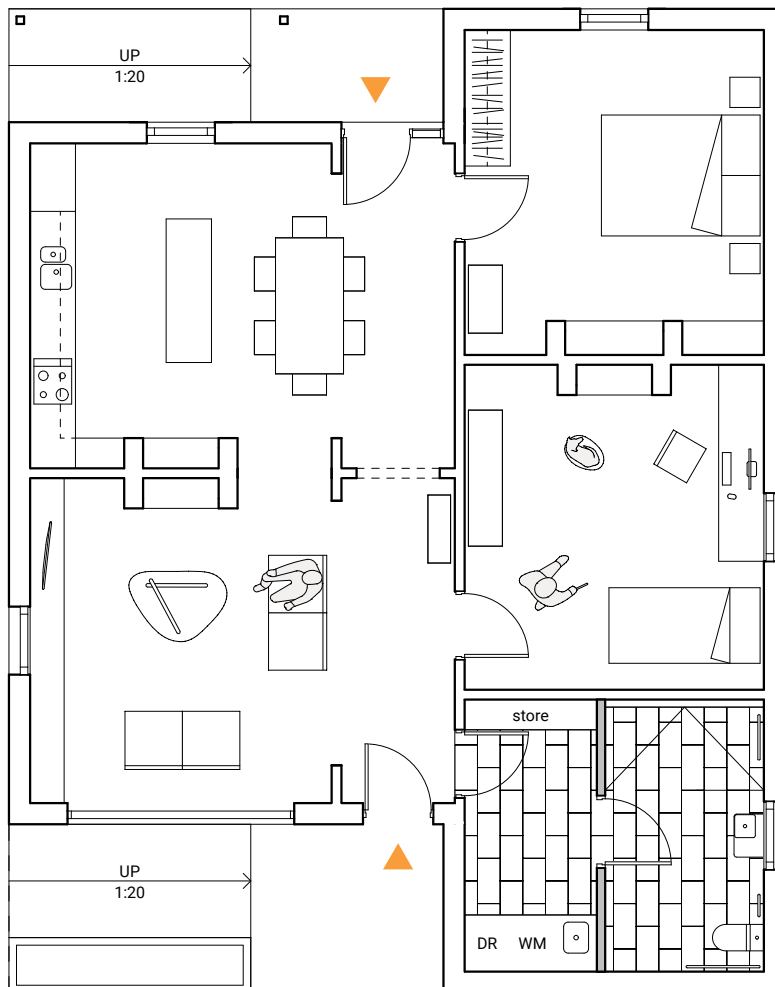
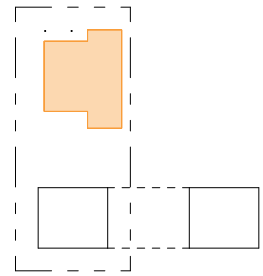
**35%**  
site cover

**2 cars**  
for 4-5 br





dw1  
2 br,  
112m<sup>2</sup>



0 5m



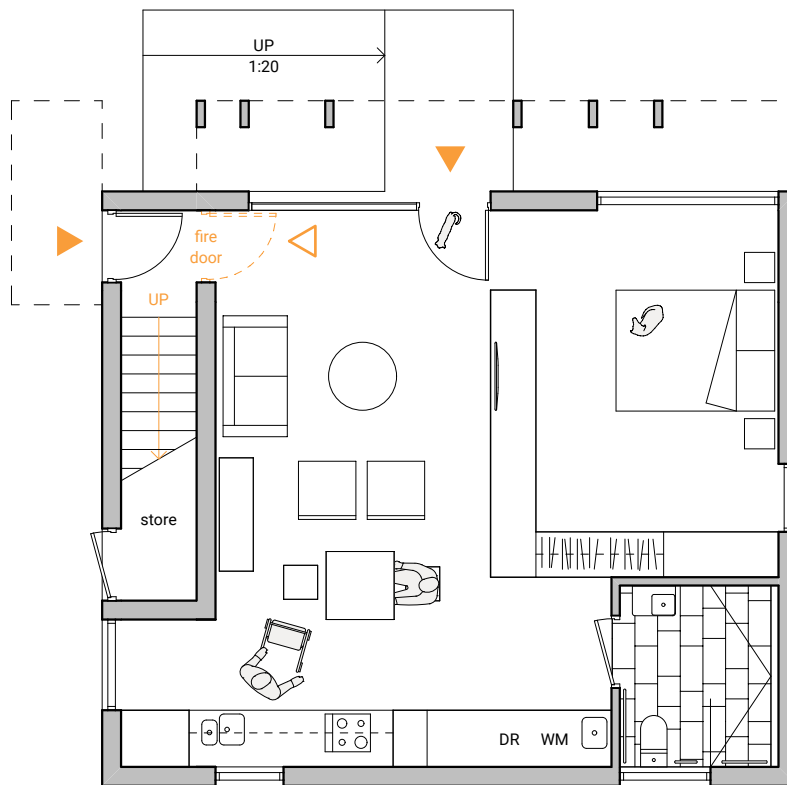
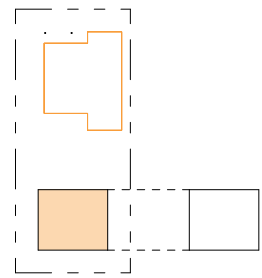
Option  
A

dw2  
3 br,  
122m<sup>2</sup>



Option  
B

dw 2  
1 br, 64m<sup>2</sup>



Ground Level

0 5m

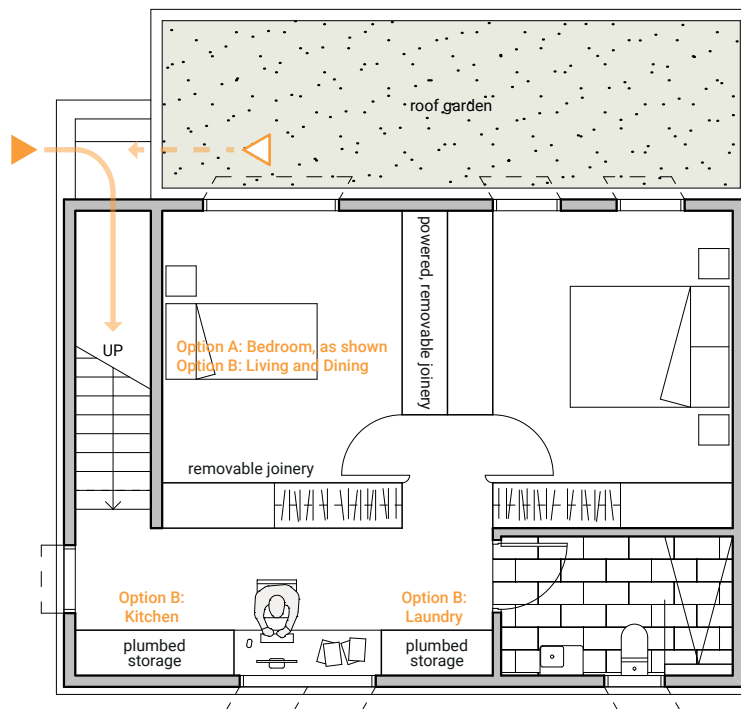
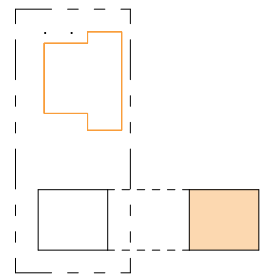
Option  
A

dw2  
3 br,  
122m<sup>2</sup>



Option  
B

dw 3  
1 br, 58m<sup>2</sup>



Upper Level



**M**  
530m<sup>2</sup>

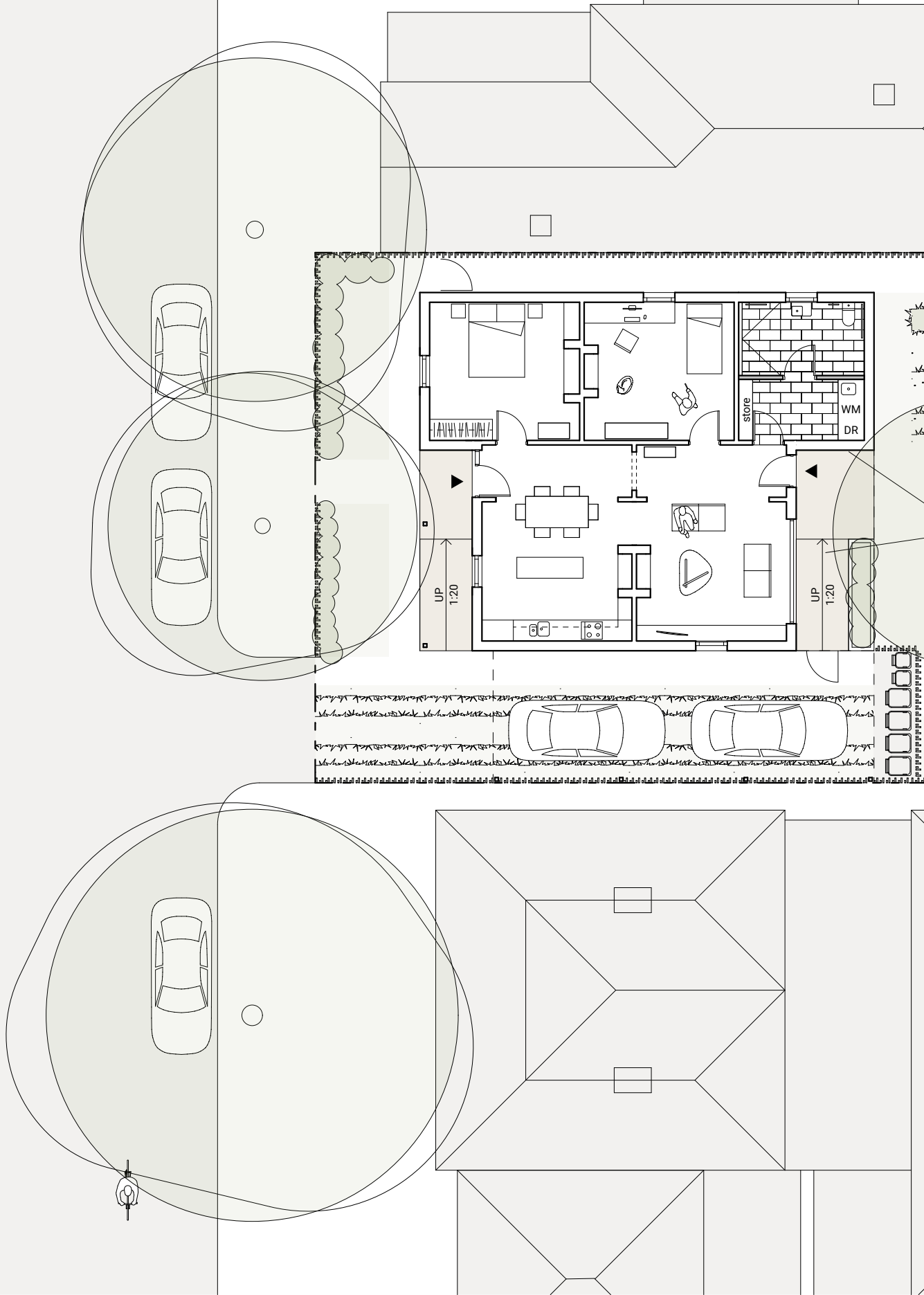
**2-3**  
dwellings

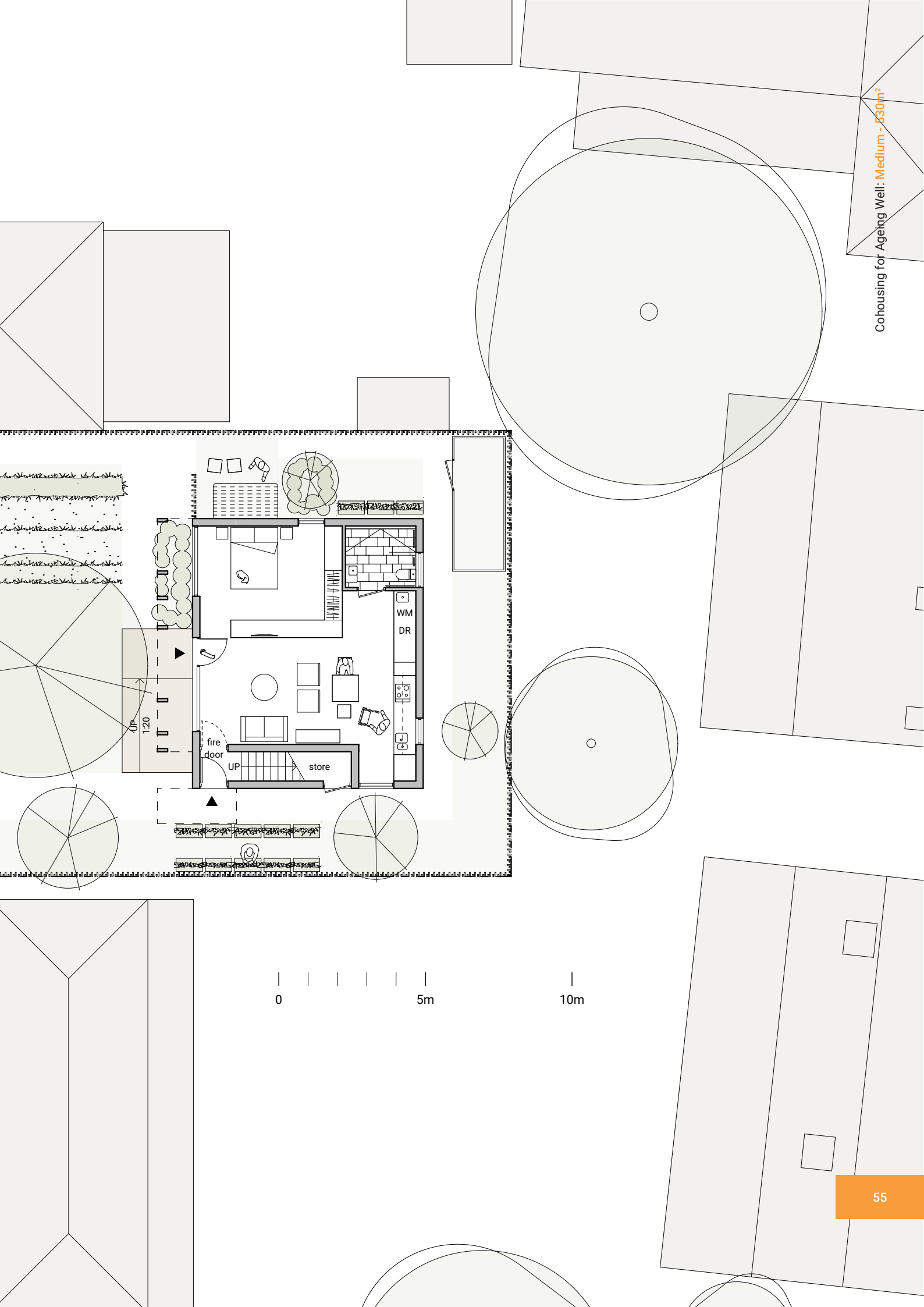
**common**  
garden

**2 cars**  
for 4-5 br

**38/57dw**  
per ha

**35%**  
site cover



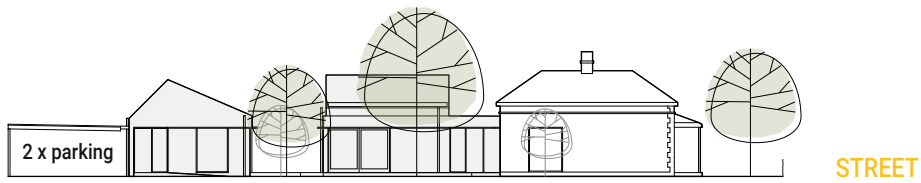
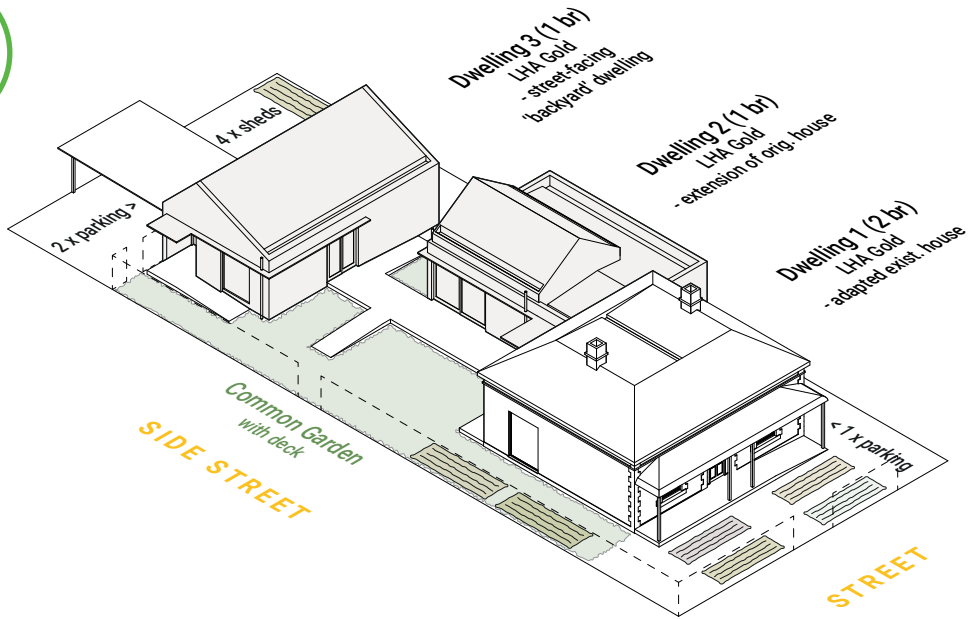






# **Part 3\_3: Large - 675m<sup>2</sup>**

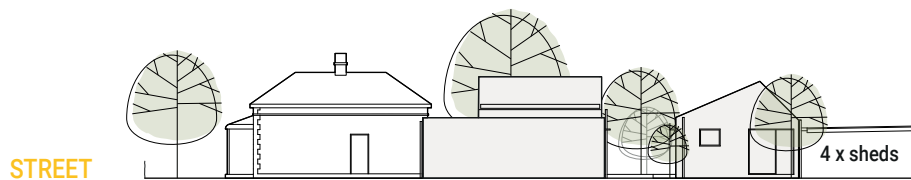
**L**  
675m<sup>2</sup>



**Dwelling 3 (1 br)**  
LHA Gold  
- street-facing  
backyard dwelling

**Dwelling 2 (1 br)**  
LHA Gold  
- extension of orig. house

**Dwelling 1 (2 br)**  
LHA Gold  
- adapted exist. house



**Dwelling 1 (2 br)**  
LHA Gold  
- adapted exist. house

**Dwelling 2 (1 br)**  
LHA Gold  
- extension of orig. house

**Dwelling 3 (1 br)**  
LHA Gold  
- street-facing  
backyard dwelling

Looking to expand its portfolio and diversify its housing mix, a Community Housing Provider (CHP) buys a cottage in a suburb well-served by public transport and close to civic, medical, service and retail facilities. Rather than demolishing the existing house and replacing it with a unit development typical of its usual model, the CHP leverages the property's suburban characteristics in order to offer an alternative model for older members of its client base.

The existing cottage is renovated to create a two bedroom dwelling and a small footprint extension creates a second one bedroom dwelling. A third one bedroom dwelling is created in the form of a backyard dwelling. This is the same width as double garages in the neighbourhood and located in a similar manner. Taking advantage of the allotment being a corner site, this backyard dwelling addresses the side street more sympathetically than a garage would, improving the streetscape amenity in a secondary street that is otherwise dominated by garage doors, sheds and long-sided house extensions.

The CHP sees this single allotment model as one that can be replicated and dispersed throughout the suburbs, and its forward-planning highlights the potential for corner sites such as this to be hubs, where one of the dwellings can be given over to a community house for residents to access for visiting services and activities.

The original four-room cottage is retained and renovated into a two bedroom dwelling. The bedrooms face the front garden and street, and the living spaces the rear garden. The cottage receives a rear extension that creates a second dwelling, while a backyard home creates a third. Each dwelling is independent, but with a shared garden and ramped deck. The additions are arranged around a yard that strategically addresses the side street, increasing the amenity of the street itself and extending the residents' views out of their site and across the road. The bedrooms of each dwelling face away from communal areas for privacy, while the living areas deliberately address the shared garden for amenity and positive interaction.

Dwelling 1 (2 br) is created in the four rooms of the original cottage; the existing front door is retained as the main entrance

Dwelling 2 (1 br) is created in a new narrow-footprint backyard extension

Dwelling 3 (1 br) is a new single storey backyard home

Sharing each dwelling is fully independent; the central garden is shared

Parking is provided adjacent the backyard dwelling (2) and in the driveway of the original cottage (1-2)

Services individual washing lines are provided to each dwelling; a screened enclosure is provided for four sheds and for the bins of Dwellings 2 and 3; bins for Dwelling 1 are provided at the end of its carport

Also suits other corner blocks of varying sizes

## Scenario

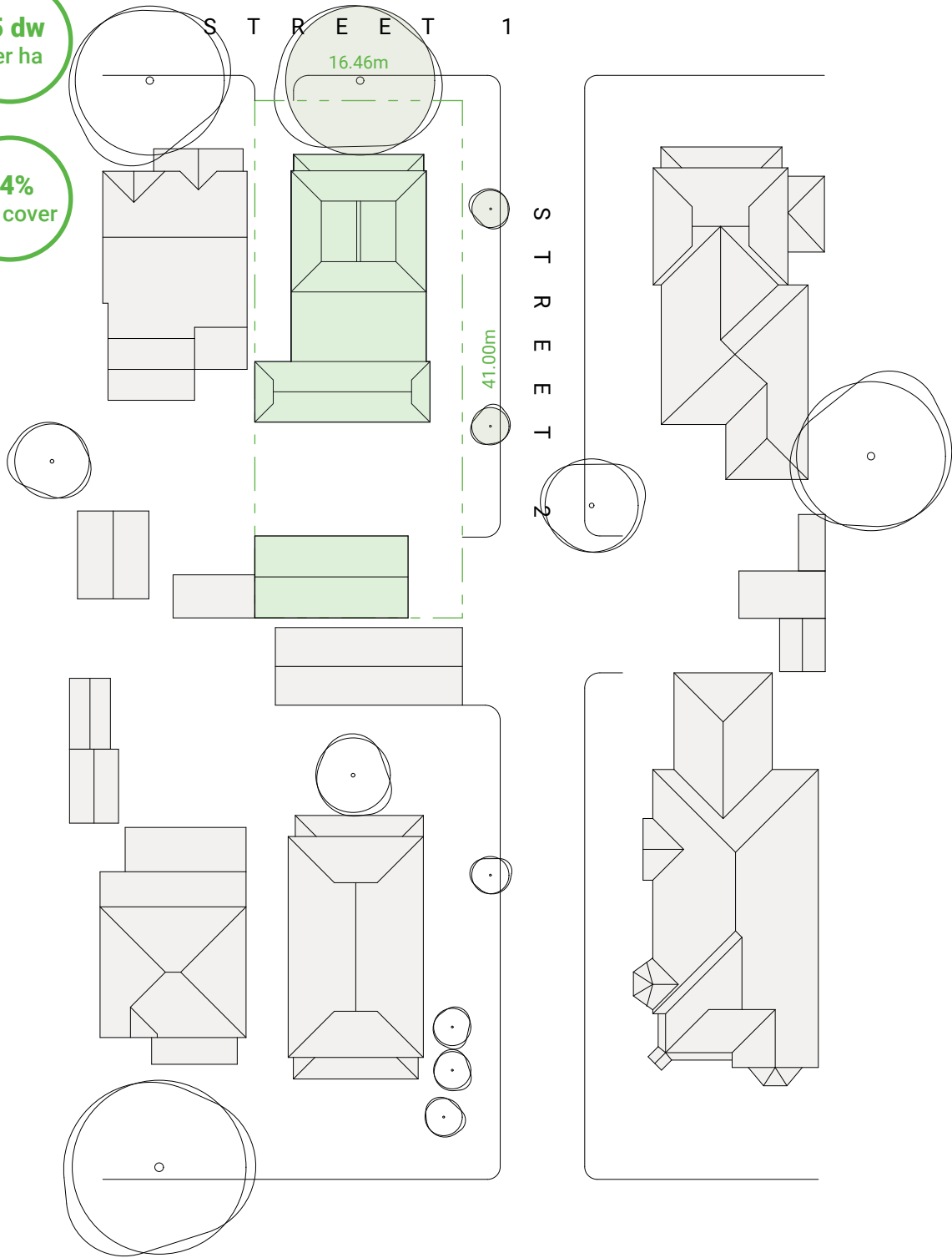
## Design

## Also suits...

existing

15 dw  
per ha

34%  
site cover

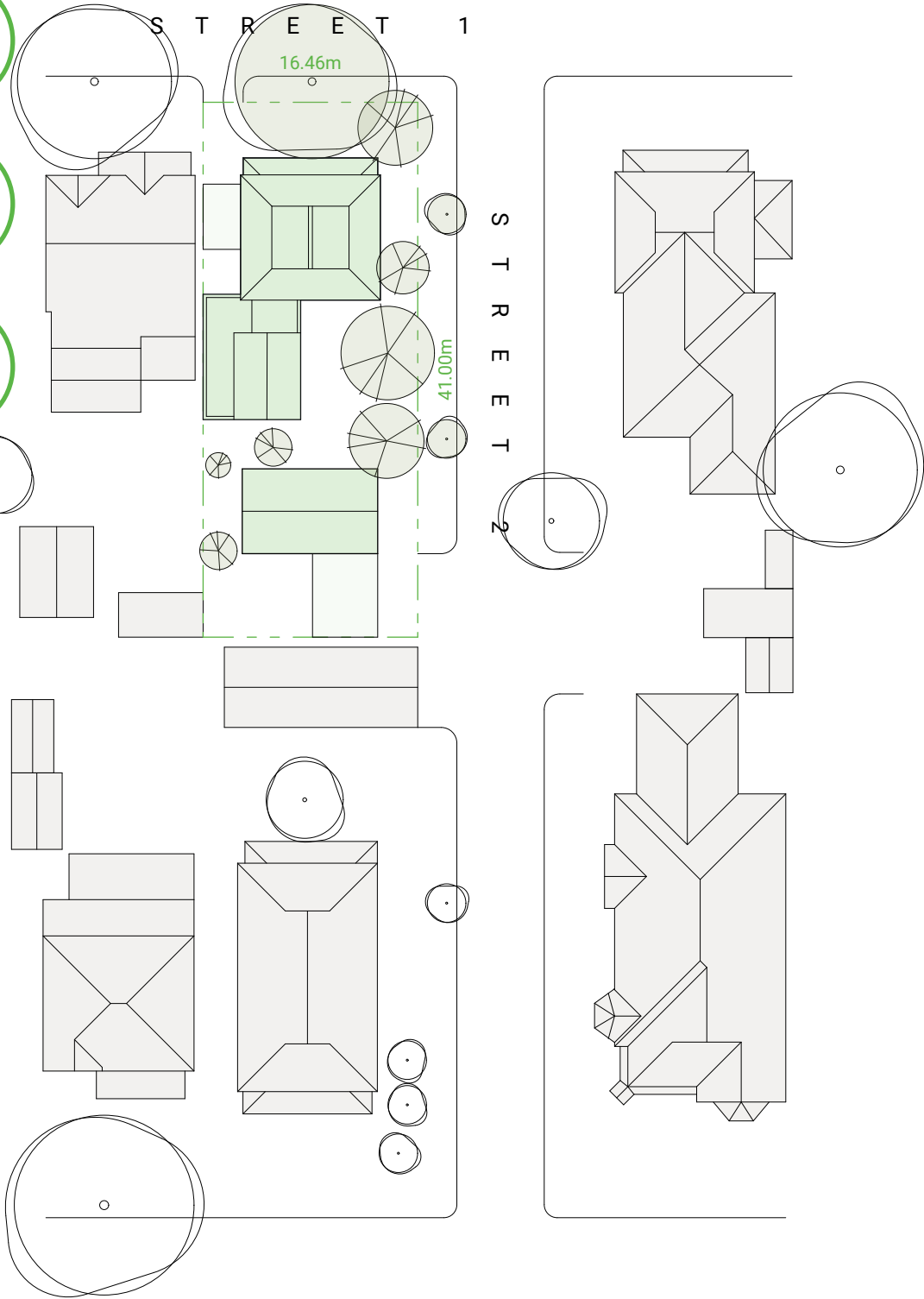


CHAW

45 dw  
per ha

35%  
site cover

3 cars  
for 4 br



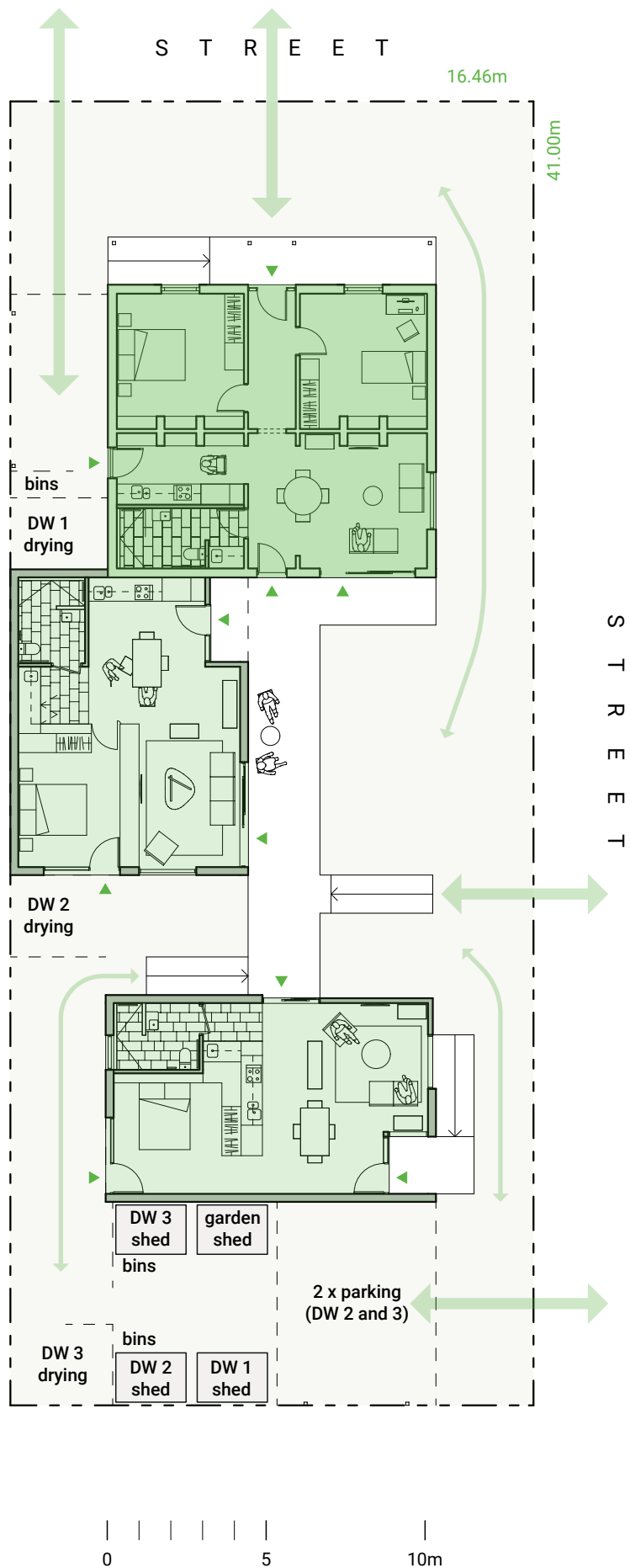




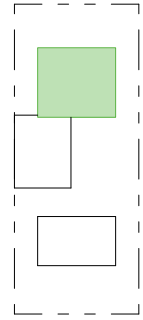
**Dwelling 1**  
95m<sup>2</sup>, 2 bedrooms  
LHA Gold

**Dwelling 2**  
68m<sup>2</sup>, 1 bedroom  
LHA Gold

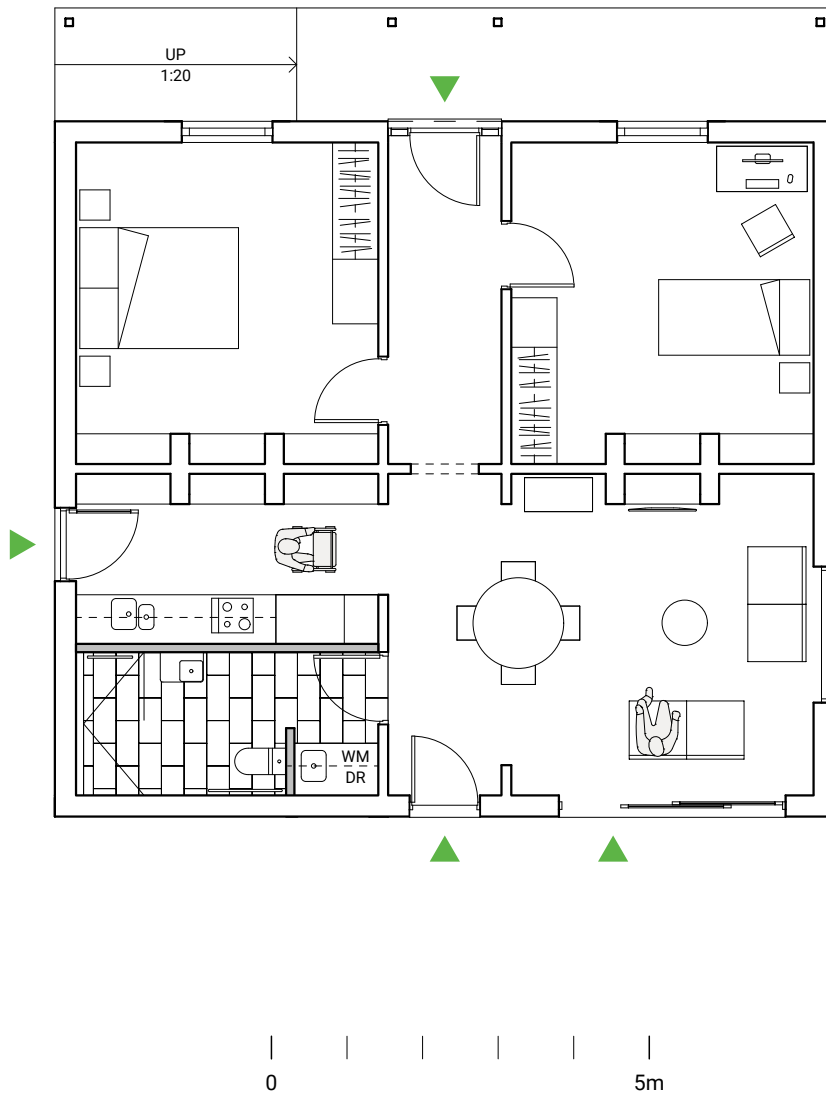
**Dwelling 3**  
67m<sup>2</sup>, 1 bedroom  
LHA Gold



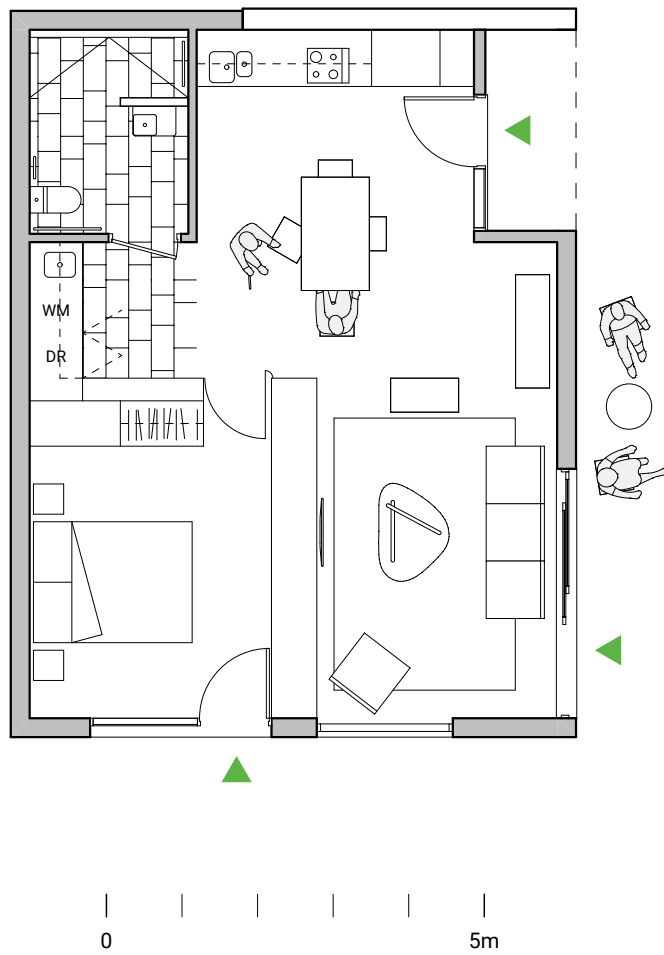
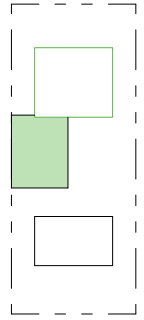
dw 1  
2 br, 95m<sup>2</sup>

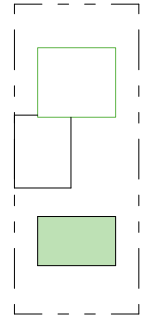
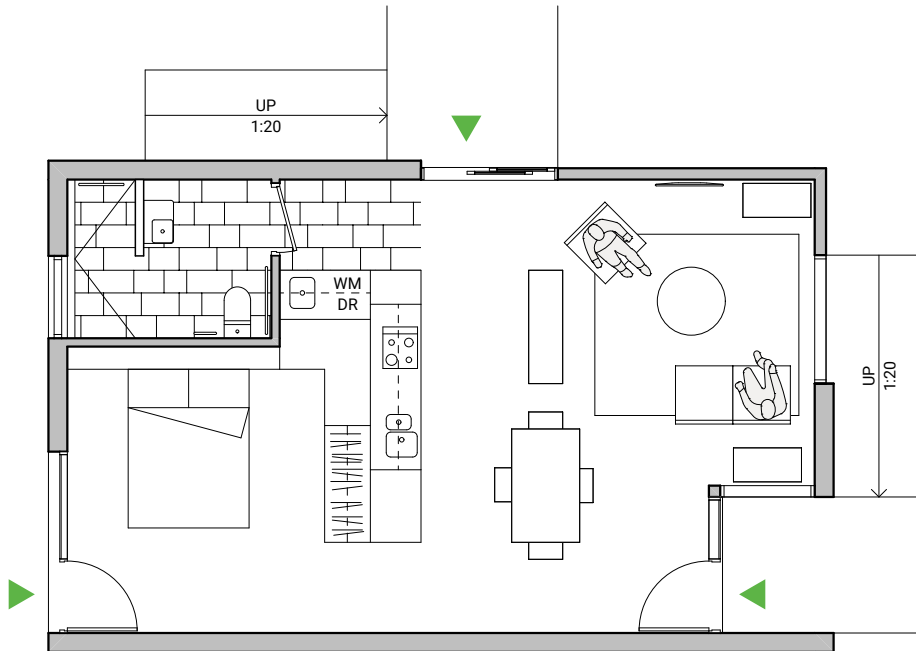


Cohousing for Ageing Well: Large - 675m<sup>2</sup>



dw 2  
1 br, 68m<sup>2</sup>





L  
675m<sup>2</sup>

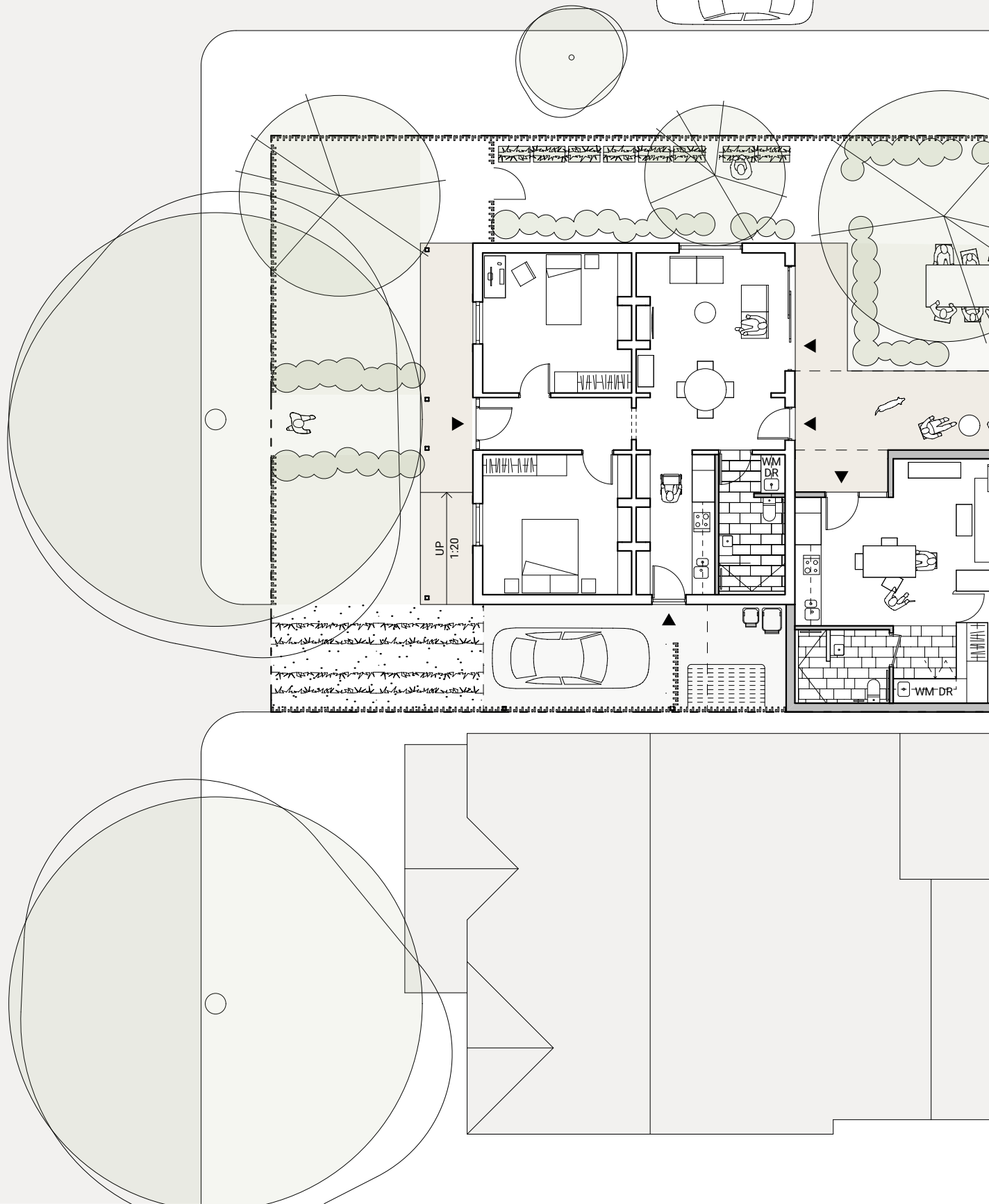
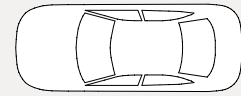
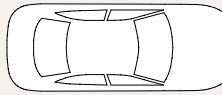
3  
dwellings

common  
garden

3 cars  
for 4 br

45 dw  
per ha

35%  
site cover



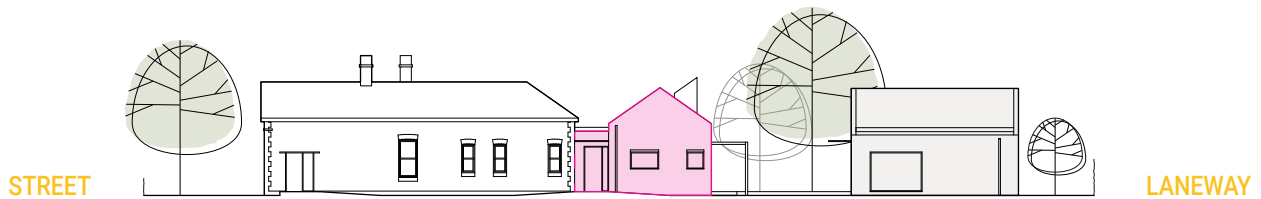
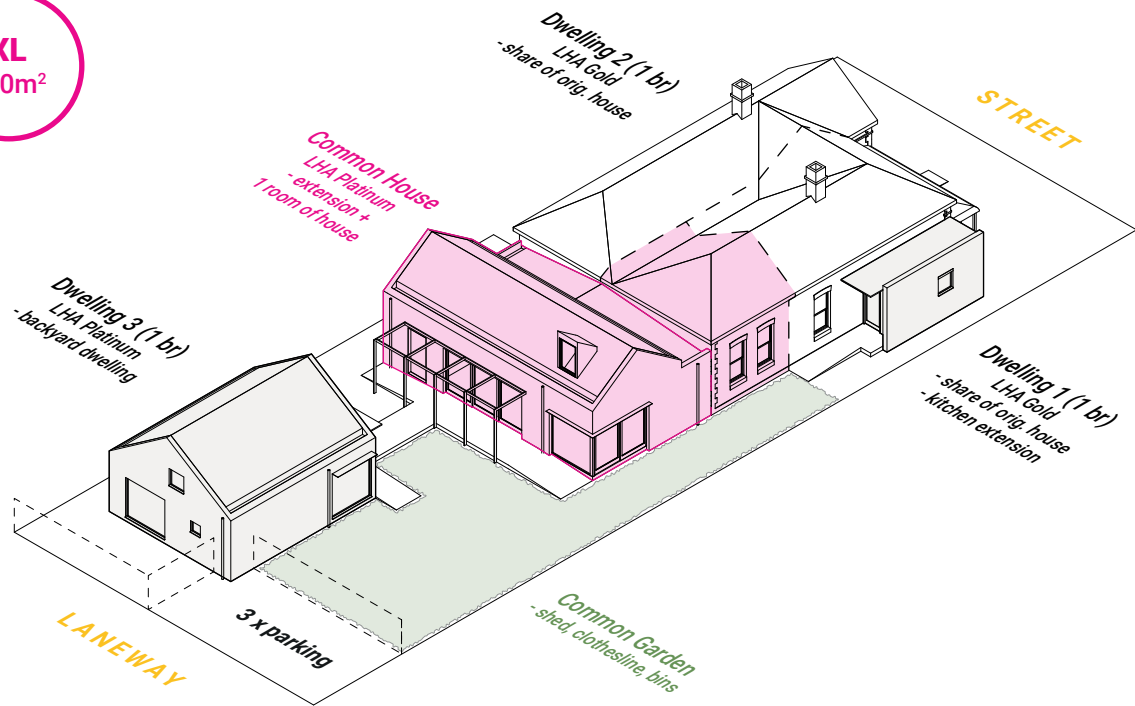






# **Part 3\_4: Extra Large - 920m<sup>2</sup>**

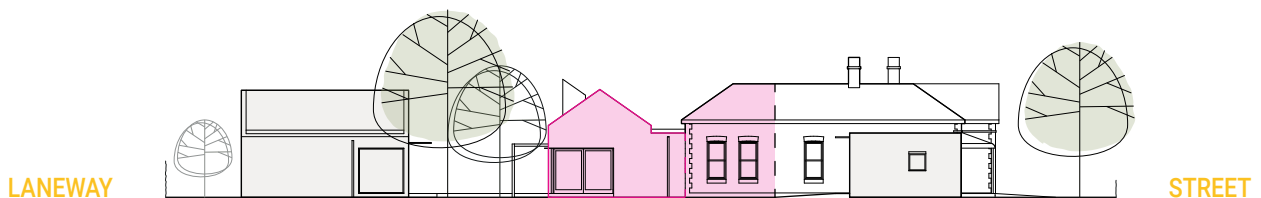
**XL**  
920m<sup>2</sup>



**Dwellings 1 & 2 (1 br)**  
LHA Gold  
- sharing orig. house

**Common House**  
LHA Platinum  
- extension +  
1 room of house

**Dwelling 3 (1 br)**  
LHA Platinum  
- backyard dwelling



**Dwelling 3 (1 br)**  
LHA Platinum  
- backyard dwelling

**Common House**  
LHA Platinum  
- extension +  
1 room of house

**Dwellings 1 & 2 (1br)**  
LHA Gold  
- sharing orig. house

The owner of a six-roomed villa on a traditional quarter acre block has lived alone for three years after the loss of their spouse. They have several friends living in the same circumstances, each having lived in their large family homes for many years.

None of the residents wish (nor need) to give up their suburban way of life, but each would like to downsize to a house that better fits their needs now that they are older and living alone. Importantly, they would each like the company and occasional support of others, without giving up their independence. Preferring a small house over an apartment, unit or formal retirement living, the three parties come together to develop the villa owner's property, creating three one bedroom dwellings and a common house.

Together, they set the rules for their property. Each week they share a number of meals and socialise in the common house. One of the residents is a keen gardener, and enjoys helping the hired gardener when they visit each fortnight. For this, she pays a reduced maintenance fee, as agreed by the residents and captured in their Residents' Charter. This document also includes an agreement around the use of the guest bedroom in the common house, which is available should a temporary live-in carer ever be required. Ordinarily, the guest room is available for residents to use as a study or for hobbies, and on a roster basis when guests come to stay.

The original six-room villa is retained and divided into two dwellings. This is achieved by blocking the doors on one side of the central hallway and building the affected wall up to the underside of the roof for fire separation. The villa receives a rear extension similar in size and layout to those often carried out when older homes are renovated, and a small-footprint kitchen addition to the side of one of the front rooms. A small backyard home is added at the rear of the block, offset from the rear boundary in order to provide a garden.

- Dwelling 1 (1 br) is created in one half of the villa, using two rooms and the hallway plus a side addition; the existing front door is retained as the main entrance
- Dwelling 2 (1 br) is created in the other half of the villa, using three rooms; a new door opening is cut in the side wall to serve as the entrance
- Dwelling 3 (1 br) is a new backyard home
- Sharing a Common House is created in a rear extension to the villa plus one of its rooms; it cannot be accessed directly by any dwelling to assist equity of use
- Parking is provided off the rear lane (3), with guest parking in the front driveway
- Services a large laundry with multiple machines is provided in the common house; a washing line and bin enclosure are consolidated in the garden
- Also suits large blocks without a rear lane, with in-line parking provided in the driveway in lieu of ramps

## Scenario

## Design

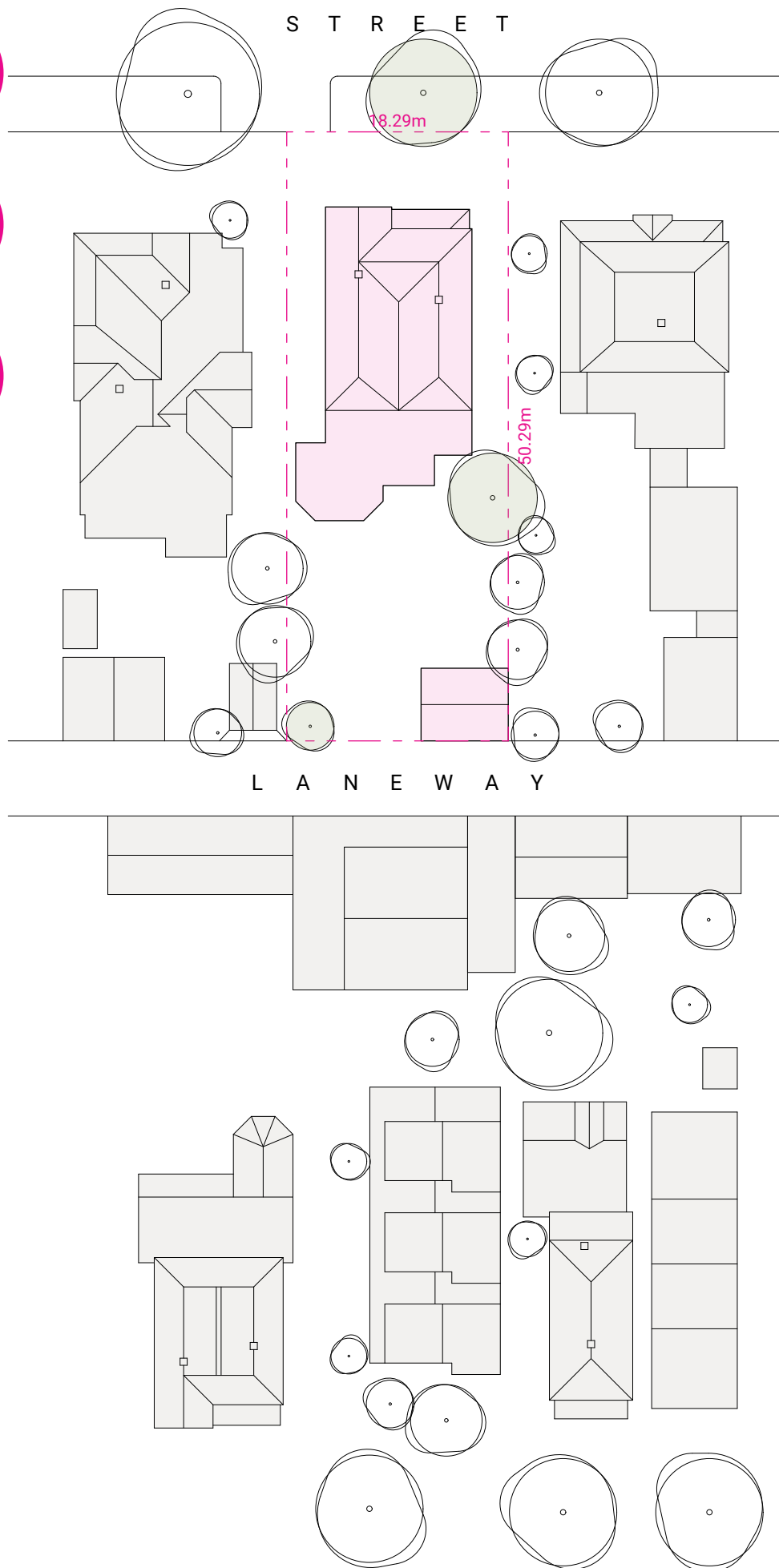
## Also suits...



**existing**

**11 dw  
per ha**

**32%  
site cover**

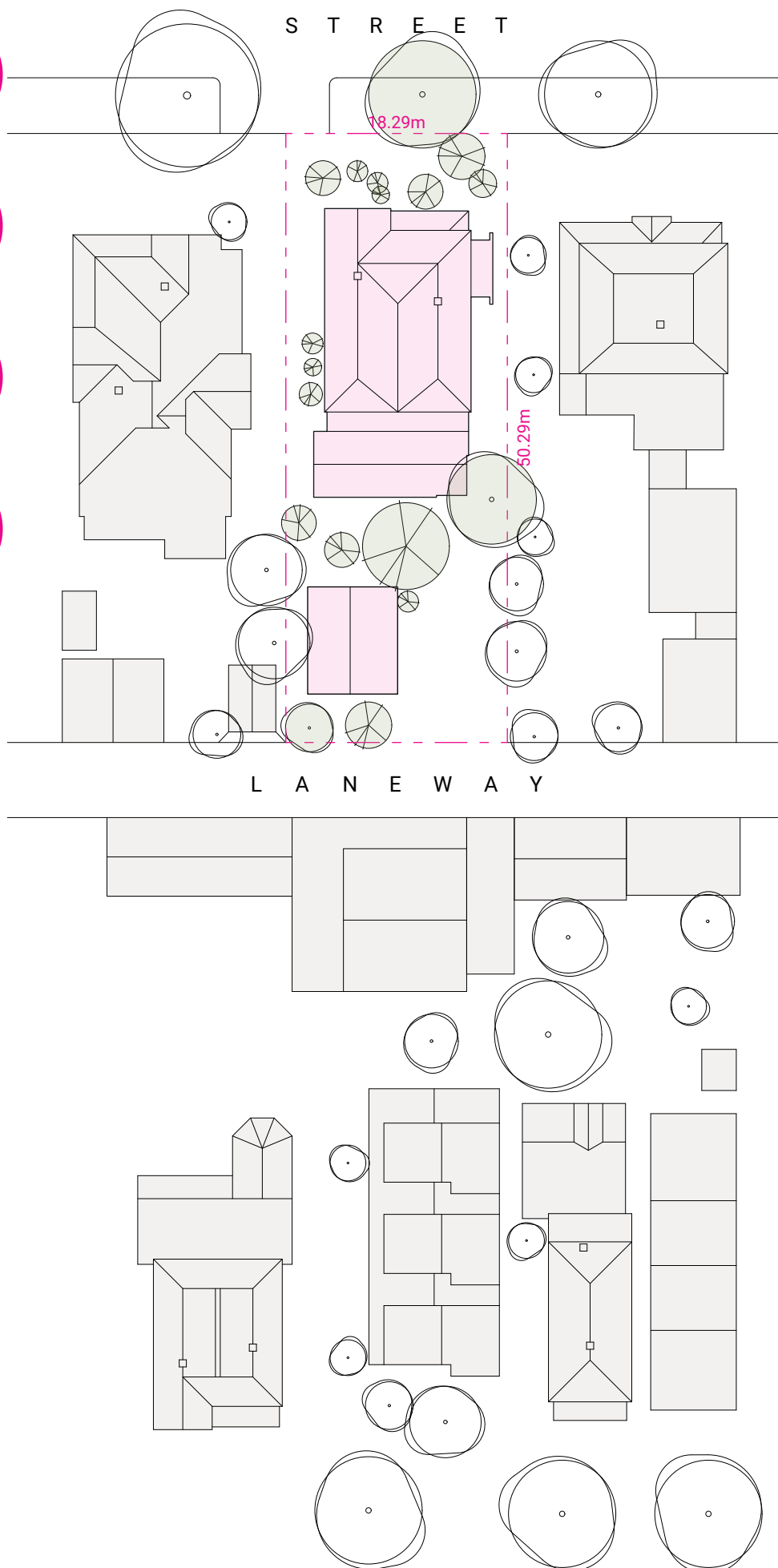


**CHAW**

**33 dw**  
per ha

**37%**  
site cover

**4 cars**  
for 4 br



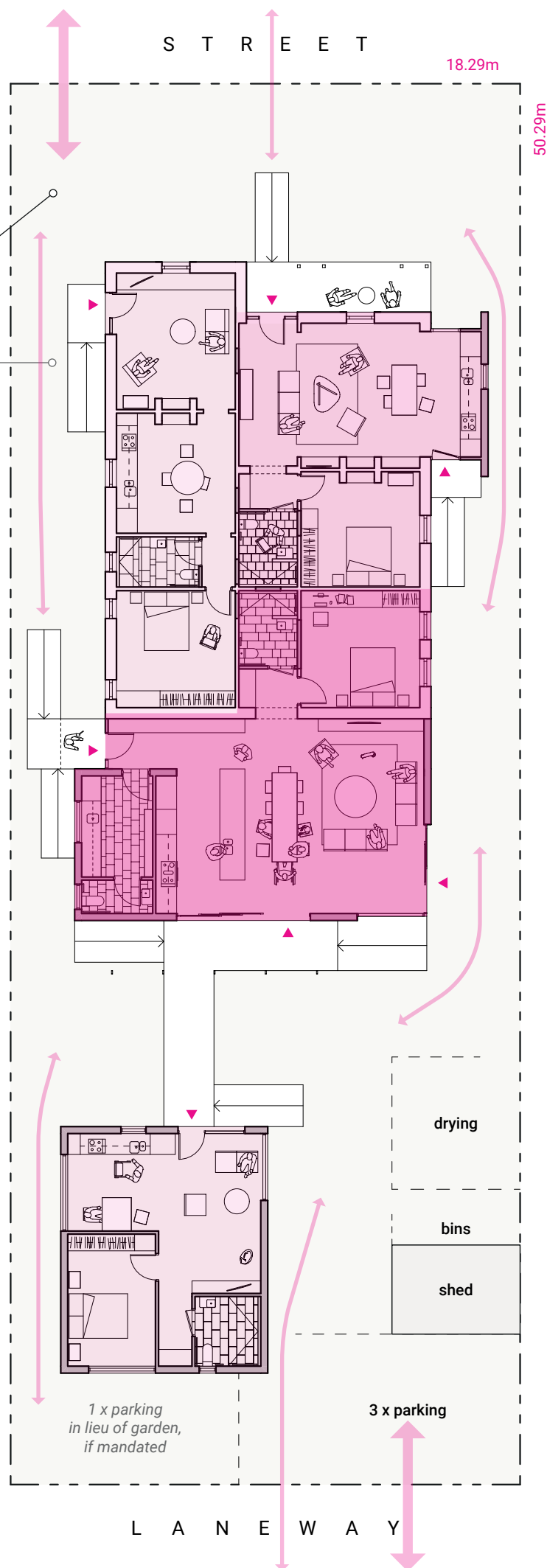


**Dwelling 2**  
78m<sup>2</sup>, 1 bedroom  
LHA Gold

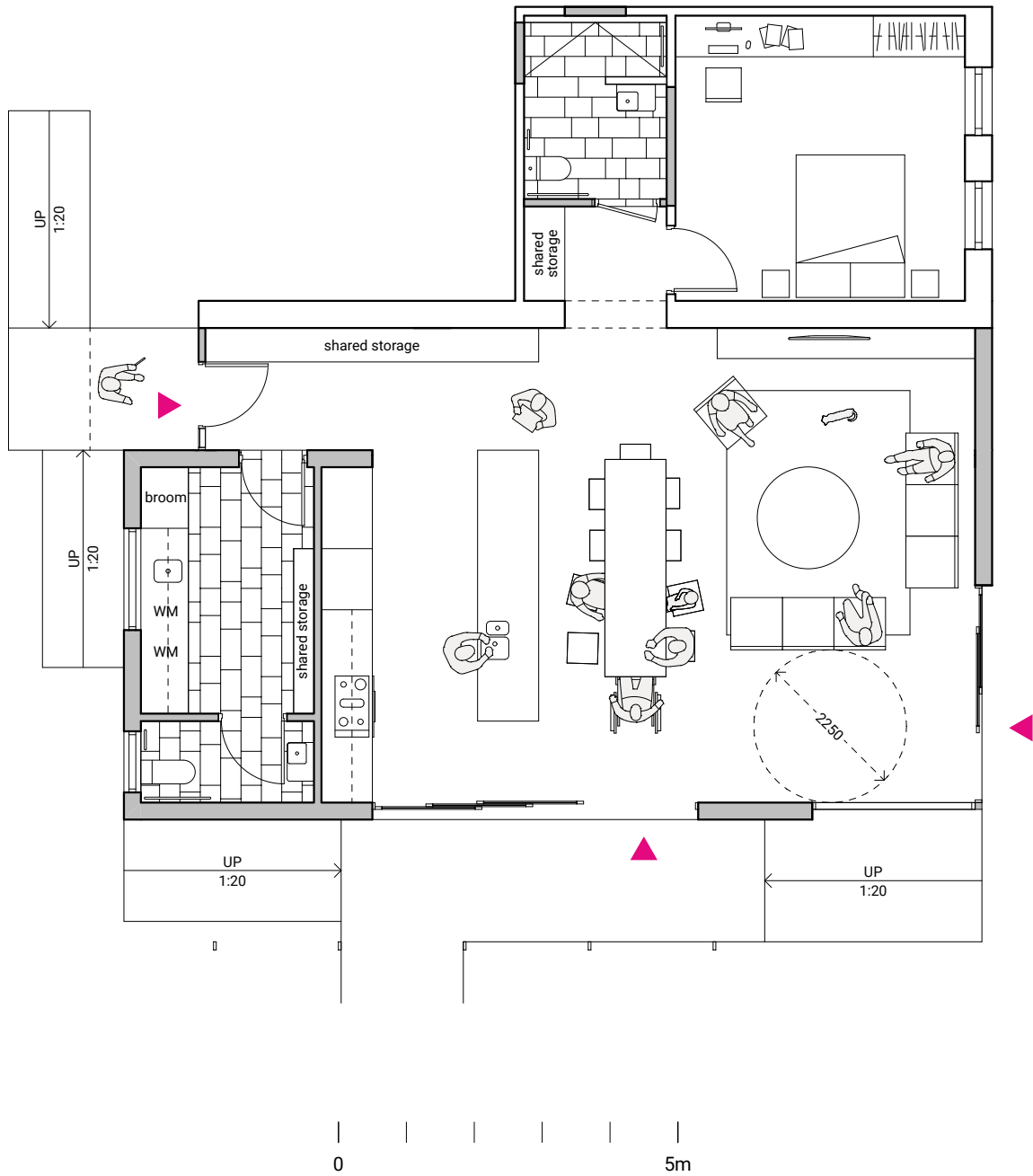
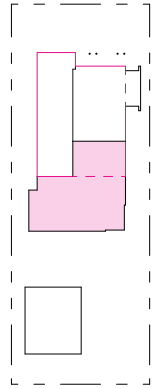
**Dwelling 3**  
66m<sup>2</sup>, 1 bedroom  
LHA Platinum

**Dwelling 1**  
78m<sup>2</sup>, 1 bedroom  
LHA Gold

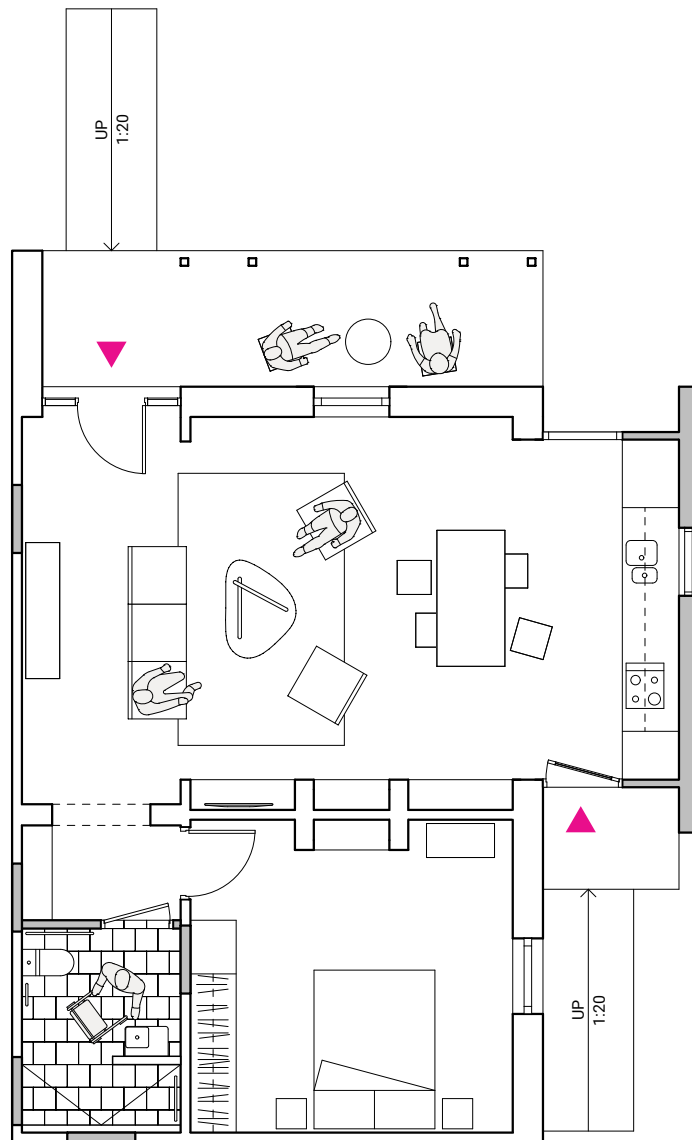
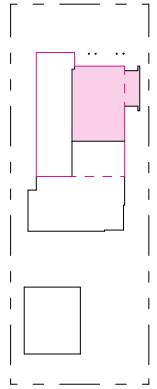
**Common House**  
122m<sup>2</sup>, LHA Platinum  
- kitchen, dining, living  
- laundry, powder room  
- guest bedroom / study  
- bathroom



com.  
1 br  
122m<sup>2</sup>



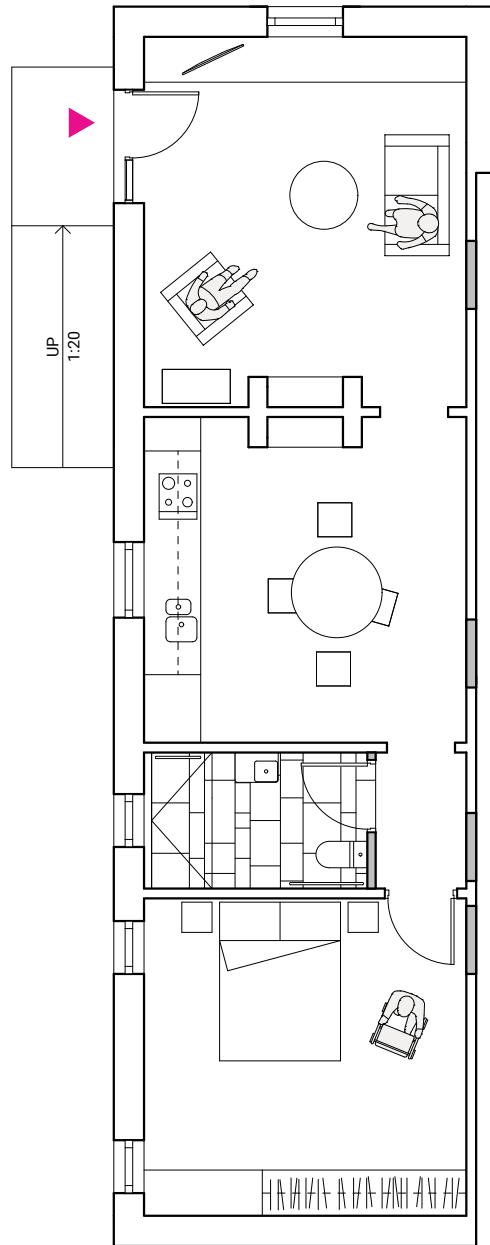
**dw 1**  
1 br, 78m<sup>2</sup>



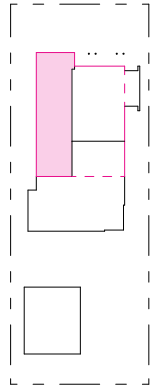
0 | | | | | 5m



**dw 2**  
1 br, 78m<sup>2</sup>

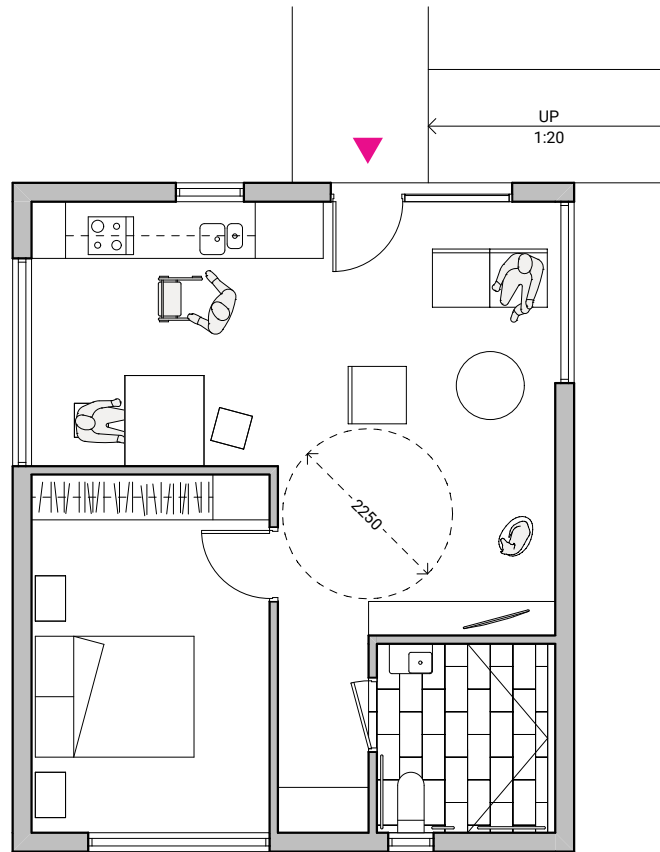
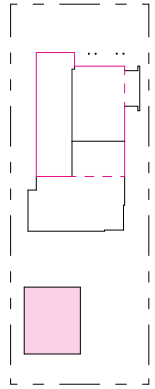


0 5m

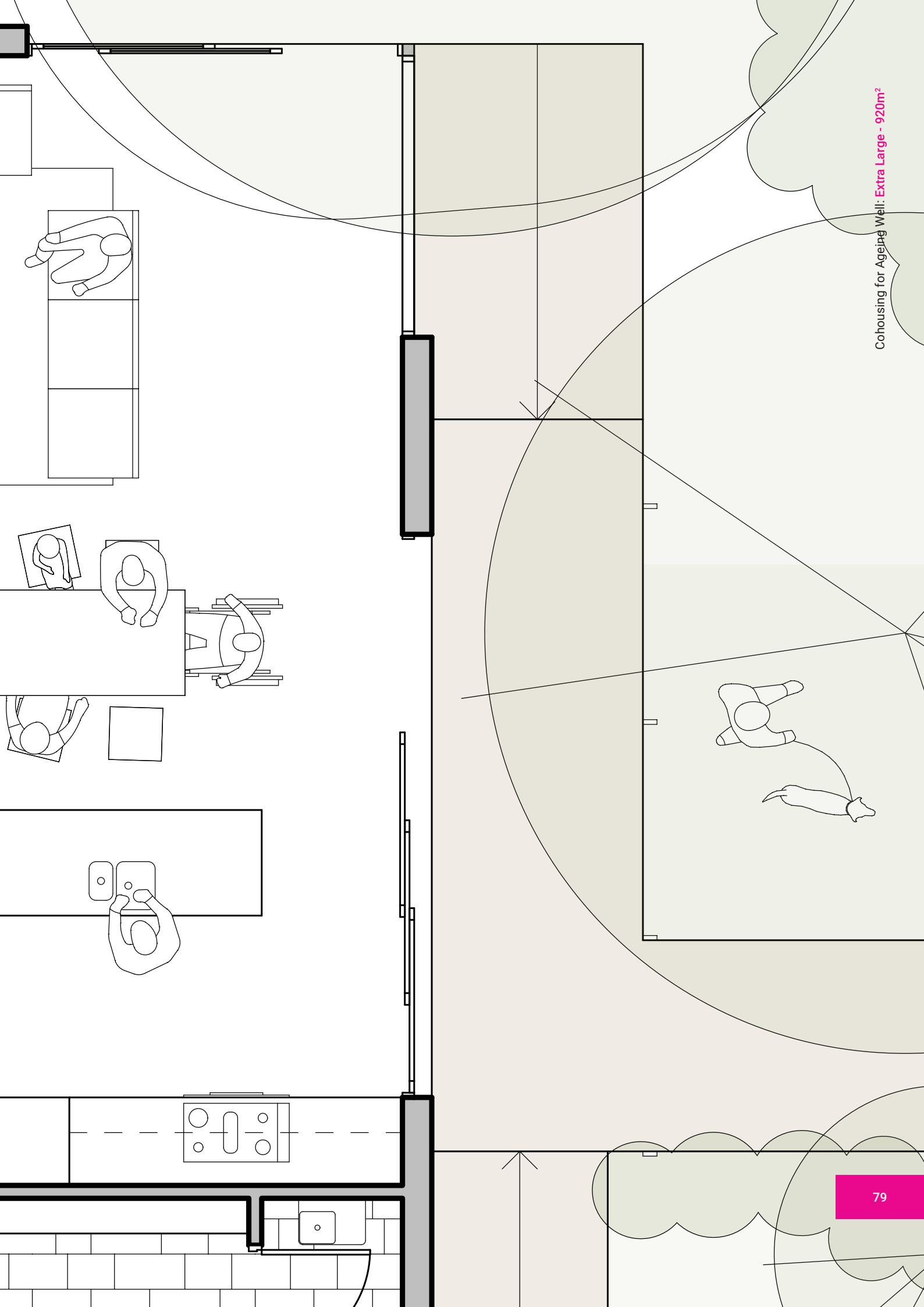


Cohousing for Ageing Well: **Extra Large** - 920m<sup>2</sup>

**dw 3**  
1 br, 66m<sup>2</sup>



0 | | | | 5m



Cohousing for Ageing Well: **Extra Large - 920m²**

**XL**  
920m<sup>2</sup>

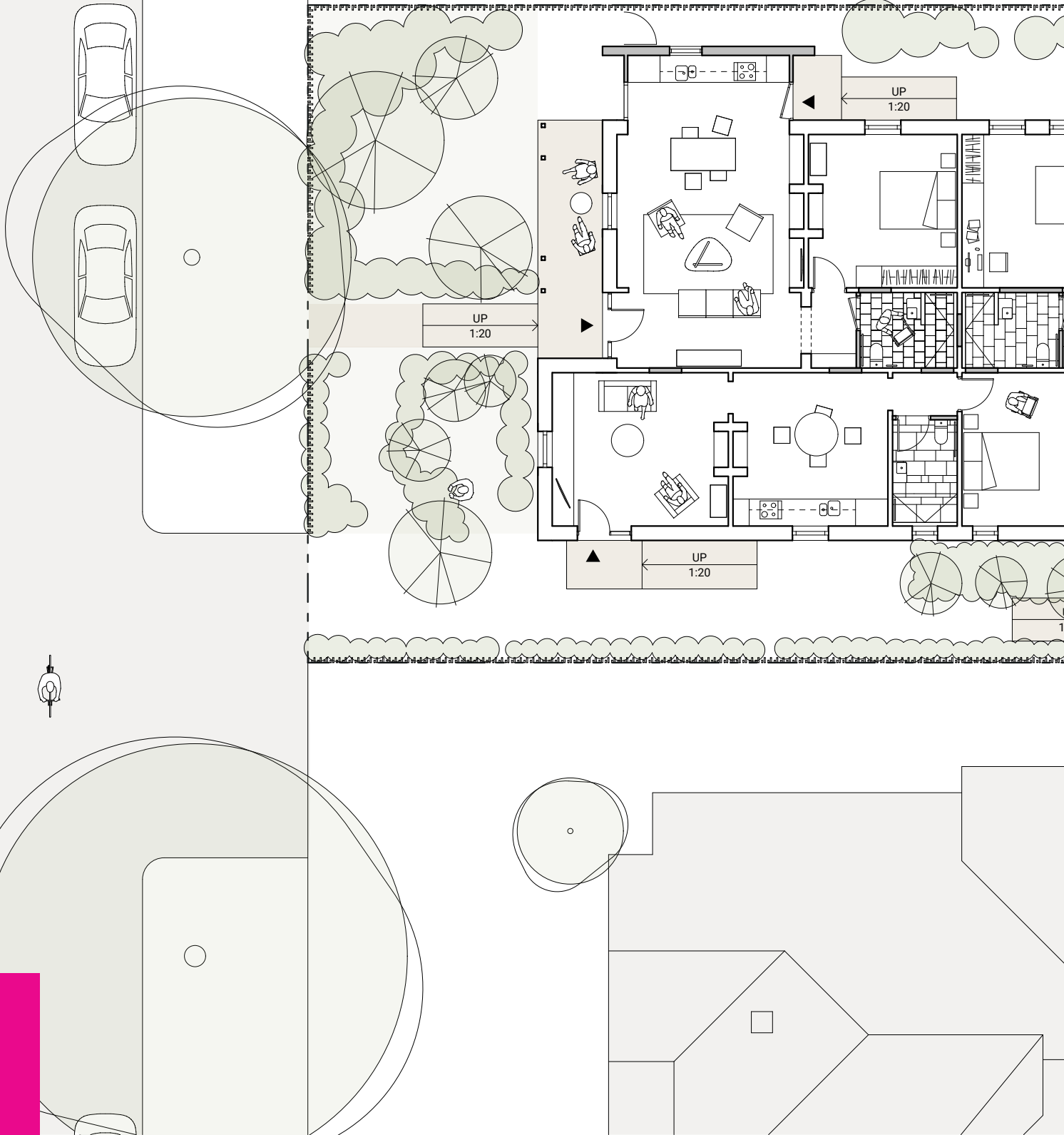
**3**  
dwellings

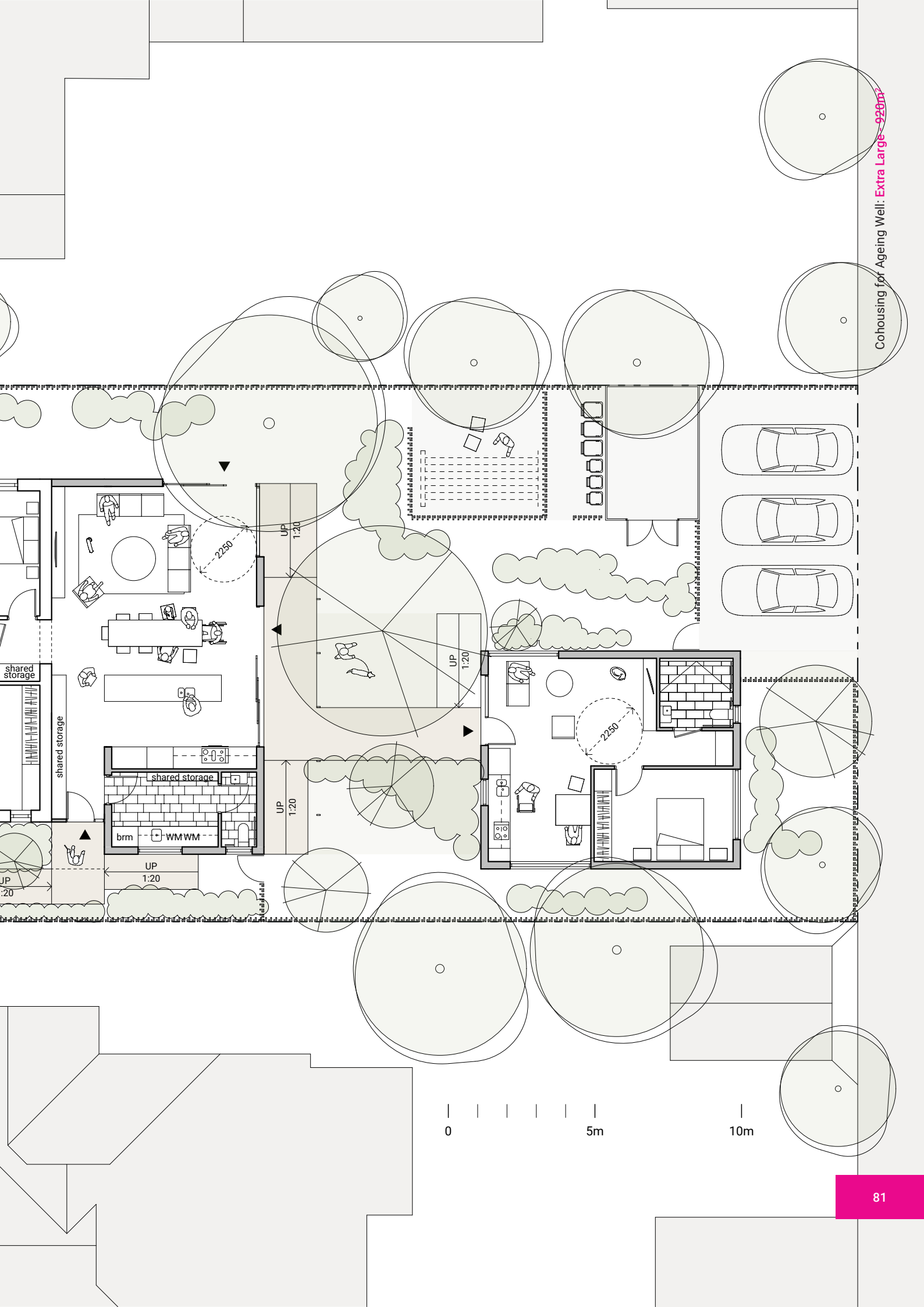
**common**  
house

**4 cars**  
for 4 br

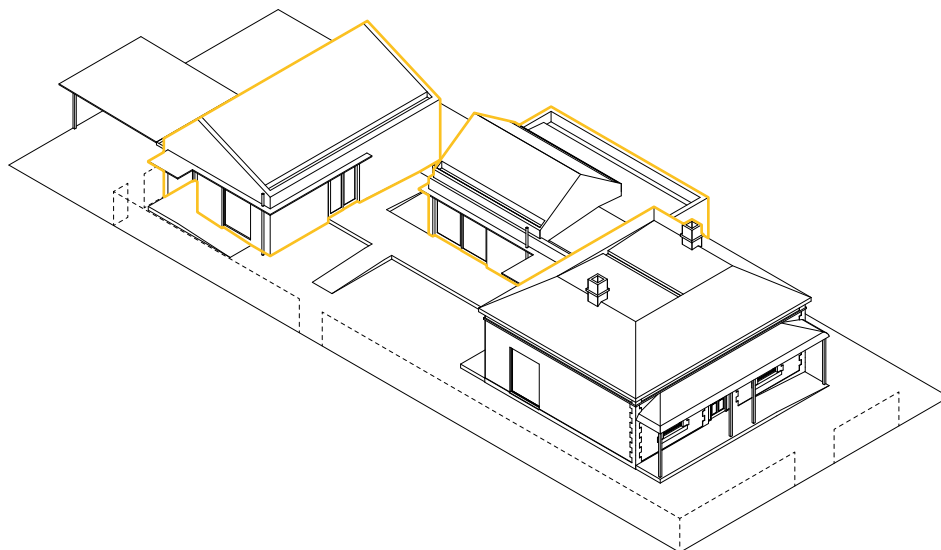
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# **Part 4:**

# **Visualising Cohousing**



the garden as a fulcrum around which the housing is sited

## Next steps

Although obstacles currently prohibit the housing presented by this research to be realised immediately, none of them are considered ‘trump cards’ that cannot be overcome. Each has potential answers in existing models that can be tailored to navigate the statutory, financial and operational issues of this small-scale single allotment model.

To progress infill housing such as that demonstrated by the Cohousing for Ageing Well project, corollary research is required in the following areas:

- **Titling research**  
to determine if existing Community Title provisions are adequate, or whether a new titling system is required;
- **Property value and construction cost modelling**  
to identify potential financial opportunities and constraints relative to private- and organisational- versus developer-driven models;
- **Funding and financial modelling**  
to assess existing and potential lender models that could be applied to the model, including funding streams for those approaching or already in retirement;
- **National Construction Code assessment**  
to determine building code requirements related to issues such as fire separation, fire ratings and acoustic separation;
- **Policy authoring**  
to build on the recommendations of the project group’s draft SA Planning and Design Code public consultation submission and to shift the model into a form of defined and permitted development;
- **Design guide authoring**  
to develop and transition the work of this design report into a document that supports both proponents and approval authorities;
- **The development of a Residents’ Charter template**  
to assist proponents in developing their own bespoke governance structures for how the development will function.<sup>22</sup>

Ultimately, the truest test of the efficacy of this model to provide a viable alternative infill typology for areas needing increased and more diverse housing whilst retaining neighbourhood character, is to build a prototype. Only then, when the neighbourhood and social impact can be measured after a period of establishment and use, will it become evident where any challenges and further opportunities lie. It may be that in order to best test the model and garner widespread community and government support, such prototyping is best handled by a not-for-profit organisation such as a Community Housing Provider with a track record of creating and running multi-unit housing.

Until then, the images that follow can help describe the potential of this low-scale medium-density housing model to provide some of the housing we need in the suburban settings we seek to foster.

22. Many of the issues requiring further research have been successfully managed and demonstrated in established housing models such as community and strata corporations, traditional Cohousing, cooperative housing, community land trusts, baugruppen, and the Nightingale model.



existing houses can be adapted and extended without losing their character





incorporating existing housing into infill developments helps maintain character, scale and landscape



existing housing stock can be retained as suburbs intensify, even in the absence of heritage protections





new infill dwellings can be discernible while positively contributing to established contexts



small footprint additions add new housing but not bulk





a whole-of-site design approach fosters mature landscape, increasing amenity for residents and neighbours



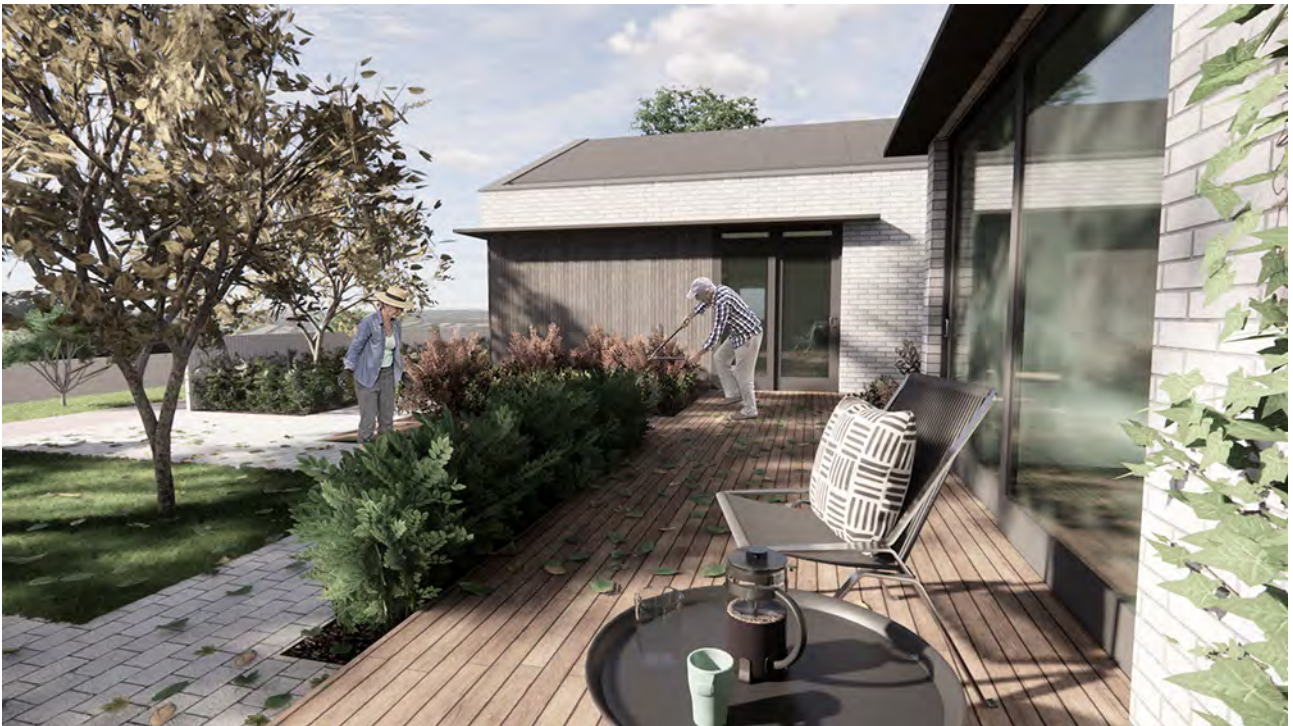


strong connections between dwellings can facilitate a community within an allotment



simple, affordable and removable landscape devices can enable a resident group to self-determine access levels





houses designed in a garden setting provide opportunities for engagement



large shared gardens increase the opportunity to live with companion animals, even when downsizing





accessibility can be achieved for older residents while avoiding an institutional feeling





2- and 3-for-1 infill development is possible using the established suburban pattern of alternations and additions











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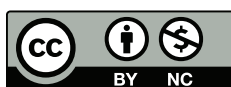
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**Cohousing for Ageing Well:  
a collaborative design research project**



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## What we learnt from Stakeholder Workshops

Summary of main points, included:

### ***Regional issue:***

- Integration of policy across council boundaries whilst recognizing local variations

### ***Strategic issues:***

- Prospect has got a close match to state density targets, but housing discrepancy exists with future trends. Build strategy around what the data is telling us.

### ***Streetscape character:***

- Streetscape character includes elements within the public realm (street trees, footpaths, on-street parking and roads). Must have a council policy/strategic direction for desired character that also sits outside of the Development Plan
- How do you control development that by-passes most of the planning policy within Development Plan (eg. Renewing Our Streets and Suburbs (ROSAS) program, major development and Residential Code)?
- Strong pull to retain existing dwelling stock and provide sensitive infill housing to retain desired character
- Determine the integrity of streets and what is important – built form or landscape?
- Does character trump affordability?

### ***Housing Types:***

- Laneway housing is recommended, but with limited examples so far in Adelaide region (ACC as part of multi-use developments)
- Second dwelling or granny flat opportunities need to be encouraged
- Blended, shared living and multiple households and larger living arrangements is an emerging trend (eg Millennials)
- Tiny house movements emergence and need to consider smaller housing arrangements for greater housing choice and affordability
- Nightingale and Baugruppen housing for community led forms of housing (usually pitched at a larger scale and more suitable for Urban Corridor Zone)
- Need for a choice of aged person housing, including villages that must be designed to fit within streetscape character
- Housing adaptability is an important element to respond to life cycle changes and new housing trends
- Multiple land uses are appropriate if they fit into the residential neighbourhood
- Look at inner Melbourne for good examples of infill development

***Property market:***

- Property market has slowed down (reaction to eastern states and stricter home loan environment)
- Biggest housing driver is school zones (eg new Adelaide High School and Prospect area)

***Design issues:***

- 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
- Smaller allotment ok if they are supported with good design outcomes
- Car parking is a vexed issue (keep current standards or reduce, design for future trends or provide for today, destroys streetscape character, on-street parking for owner or public space for everyone to use etc)
- Design of homes needs to consider materials, transitional setbacks from all boundaries and setback increases as height increases.

***Consultation:***

- Have a 'resident first' proactive approach to development. Describe character of areas and seek local feedback

## Community Forums 1 and 2 – ‘What we heard’

### General information:

- 41 participants with similar age demographic (55 to 74 years olds), own their homes, current housing type (detached dwelling with 3 to 4 bedrooms) an homogenous views on housing needs into the future (primarily to be similar to existing with some seeking independent retirement living and granny flats)

### What is character?

Key aspects contributing to character are:

- Trees, landscaping and open spaces. Trees in the street and in front yards and how large trees and canopy complement the style of housing in the area.
- Site coverage and setbacks. With increased setbacks and less site coverage enable space for off street parking, front lawns, gardens, landscaping, building separation & privacy
- Density and building height. Detached low density housing was a key determinant. Larger multi-storey buildings do not ‘fit’ with existing neighbourhoods due to lack of roof pitch, site coverage (boundary to boundary) and setbacks are reduced.
- Quality designs. That are based on contextual and sustainable considerations and related to front facades, landscaping and front fencing and specifics of not being bland or ‘cookie cutter’, durable materials, degree of garage domination, private open space and aesthetic presentation. Older homes are valued for their aesthetics and how they ‘tell a story’ of the area
- Sustainability. Durable materials and construction and environmental sustainability in design of buildings and spaces (cooling, embodied energy, eaves, solar panels, rainwater tanks)
- Community spaces and connection. Emphasis on ‘people friendly streets’ and village concept and streets as meeting places.

### Providing housing our community wants and needs for the future:

What type of housing would you choose?

- Sense of history and a link to the past
- Quiet and peaceful
- Sustainability
- Location and proximity to facilities
- Affordability (is more affordable to stay in existing home and use less of the home than it is to move)
- Community feel and being able to connect with others
- Adequate living space and flexibility of use as needs change over time

- Open space and greenery for health and wellbeing
- Onsite car parking
- Quality design and materials
- Single storey detached homes and no high rise (provide housing diversity in corridors)
- Some acceptance of granny flats, 'Fonzie' flats, additions to existing homes, small groups of single storey flats and consistent with character of the area.



CITY OF PROSPECT

# Housing Diversity and Desirable Neighbourhoods Study

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## **Street Tours**

**May 2019**

## SOUTHERN/EASTERN GROUP 1

Street: Churcher Street



### Streetscape Character Checklist

Street: **Churcher Street**; Policy Area: RA560; No. of properties: 20

|                      |                                       |                                      |                                   |                             |   |
|----------------------|---------------------------------------|--------------------------------------|-----------------------------------|-----------------------------|---|
| 1. Lot Size/dwelling | Very large (>900sqm)<br>Total: 9(45%) | Large (601-900sqm)<br>Total: 11(55%) | Moderate (280-600sqm)<br>Total: 0 | Small (<280sqm)<br>Total: 0 | Comments:<br>Mix of large to very large lot sizes |
| 2. Frontages         | Very wide (>21m)<br>Total: 4          | Wide (16-21m)<br>Total: 16(80%)      | Moderate (10-15m)<br>Total: 0     | Narrow (<10m)<br>Total: 0   | Comments:<br>Wide frontages predominate           |

|   |   |   |   |  |  |
|---|---|---|---|--|--|
| 3. Front setback                        | Generous (>8m)<br>Total: 7  | Moderate (5-8m)<br>Total: 13(65%)   | Small (1-4m)<br>Total: 0                                  | None<br>Total: 0   | Comments:<br>Moderate to generous front setbacks   |
| 4. Side setbacks                        | Large on both sides<br>Total: 3   | Large (driveway) and small on other side<br>Total: 14(70%)  | One side on-boundary<br>Total: 2                          | Small &/or on-boundary on both<br>Total: 1                         | Comments:  |
| 5. Height/Dwelling Type                 | 1 storey/Detached Dwelling<br>Total: 18(90%)  | Above 1 storey/Detached Dwelling<br>Total: 2  | 1 storey/ Not Detached Dwelling<br>Total: 0               | Above 1 storey/ Not Detached Dwelling<br>Total: 0                  | Comments:  |
| 6. Garages & Carports & large car parks | Prominent (in front of dwelling)<br>Total: 2  | Neutral (aligned with dwelling frontage)<br>Total: 5  | Discrete (behind the dwelling frontage)<br>Total: 13(65%) | None<br>Total: 0   | Comments:  |
| 7. Crossovers                           | More than one<br>Total: 0   | Double width<br>Total: 0  | Single width<br>Total: 20(100%)                           | None<br>Total: 0   | Comments:  |
| 8. Landscaping                          | Well landscaped throughout (front yard and road verge)<br>Total: 0  | Well landscaped front yards<br>Total: 16(80%)   | Landscaping present and patchy<br>Total: 4                | Little/no landscaping<br>Total: 0                                  | Comments:<br>Well landscaped front yards   |
| 9. Dwelling Styles                      | Traditional up to early 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 18(90%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 1 | Home Units/Flats/Townhouses 1960s – Present<br>Total: 0   | Recent post- 1990 housing (detached and semi-detached)<br>Total: 1 | Comments:<br>Villa:10<br>Arts & Crafts: 2<br>Two storey Mansion: 1<br>Art Deco: 2<br>Bungalow: 3 |
| 10. Front façade wall materials         | Predominantly stone with brick or rendered quoins<br>Total: 12(60%)   | Predominantly bricks (painted/not painted)<br>Total: 5  | Predominantly rendered<br>Total: 3                        | Other<br>Total: 0  | Comments:  |

|   |   |   |   |  |           |
|---|---|---|---|--|-----------|
| 11. Traditional features                                    | Pitched roof (gable or hip) and front verandah<br><br>Total: 14(70%)  | Pitched roof (gable or hip) and no front verandah<br><br>Total: 6   | Low pitched roof and front verandah<br><br>Total: 0 | Low pitched roof and no front verandah<br><br>Total: 0 | Comments: |
| 12. Level of Consistency (based on results from data above) | Coherent (80-100%) (wide frontages, single storey detached dwelling, single crossovers, well landscaped front yards, traditional dwelling styles)<br><br>Total: 5 | Dominant (56-79%) (moderate front setback, large/small side setbacks, discrete garages/carports, stone materials, traditional features)<br><br>Total: 5 | Mixed (35-55%) (large lot size)<br><br>Total: 1     | Inconsistent (<35%)<br><br>Total:                      | Comments: |

Any other comments (eg. streetscape in public realm): very green leafy street with large trees and a closed canopy with grass understorey.

#### Summary:

- Coherent and Dominant characters prevail
- Consistent character (10/11) for moderate front setback, single storey detached dwelling, single width crossover, wide frontage, large/small side setback, discrete garages/carports, well landscaped front yards, stone materials, traditional features & traditional housing style
- Street has strong landscape qualities as most dominant visual element with well landscaped front yards (large street trees with closed canopy, wide verge)
- Recommend – Residential Streetscape (Landscape) Character Area

**Street: Harvey Street**



Street: **Harvey Street**; Policy Area: RA350; No. of properties: 37

|                      |                                    |  |   |  |                                |
|----------------------|------------------------------------|--|---|--|--------------------------------|
| 1. Lot Size/dwelling | Very large (>900sqm)<br>Total: 5   | Large (601-900sqm)<br>Total: 5                             | Moderate (280-600sqm)<br>Total: 19(51%) | Small (<280sqm)<br>Total: 8                | Comments:<br>Staff to fill out |
| 2. Frontages         | Very wide (>21m)<br>Total: 13(35%) | Wide (16-21m)<br>Total: 12                                 | Moderate (10-15m)<br>Total: 10          | Narrow (<10m)<br>Total: 2                  | Comments:<br>Staff to fill out |
| 3. Front setback     | Generous (>8m)<br>Total: 5         | Moderate (5-8m)<br>Total: 26(70%)                          | Small (1-4m)<br>Total: 6                | None<br>Total: 0                           | Comments:<br>Staff to fill out |
| 4. Side setbacks     | Large on both sides<br>Total: 4    | Large (driveway) and small on other side<br>Total: 19(51%) | One side on-boundary<br>Total: 10       | Small &/or on-boundary on both<br>Total: 4 | Comments:                      |



|   |  |   |   |   |           |
|---|--|---|---|---|-----------|
| 5. Height/Dwelling Type                 | 1 storey/Detached Dwelling<br>Total: 17(46%)   | Above 1 storey/Detached Dwelling<br>Total: 6  | 1 storey/ Not Detached Dwelling<br>Total: 10                  | Above 1 storey/ Not Detached Dwelling<br>Total: 4                   | Comments: |
| 6. Garages & Carports & large car parks | Prominent (in front of dwelling)<br>Total: 4   | Neutral (aligned with dwelling frontage)<br>Total: 16(43%)  | Discrete (behind the dwelling frontage)<br>Total: 15          | None<br>Total: 2  | Comments: |
| 7. Crossovers                           | More than one<br>Total: 6  | Double width<br>Total: 4  | Single width<br>Total: 25(68%)                                | None<br>Total: 2  | Comments: |
| 8. Landscaping                          | Well landscaped throughout (front yard and road verge)<br>Total: 0   | Well landscaped front yards<br>Total: 6   | Landscaping present and patchy<br>Total: 16(43%)              | Little/no landscaping<br>Total: 15                                  | Comments: |
| 9. Dwelling Styles                      | Traditional up to early 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 11 | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 3 | Home Units/Flats/Townhouses 1960s – Present<br>Total: 13(35%) | Recent post- 1990 housing (detached and semi-detached)<br>Total: 10 | Comments: |
| 10. Front façade wall materials         | Predominantly stone with brick or rendered quoins<br>Total: 7  | Predominantly bricks (painted/not painted)<br>Total: 16(43%)  | Predominantly rendered<br>Total: 14                           | Other<br>Total: 0   | Comments: |

|   |  |   |  |   |           |
|---|--|---|--|---|-----------|
| 11. Traditional features                                    | Pitched roof (gable or hip) and front verandah<br><br>Total: 12    | Pitched roof (gable or hip) and no front verandah<br><br>Total: 25(68%)   | Low pitched roof and front verandah<br><br>Total: 0  | Low pitched roof and no front verandah<br><br>Total: 0              | Comments: |
| 12. Level of Consistency (based on results from data above) | Coherent (80-100%)<br><br><br><br><br><br><br><br><br><br>Total: 0 | Dominant (56-79%) (moderate front setback, single crossovers, traditional features)<br><br><br><br><br><br><br><br><br><br>Total: 3 | Mixed (35-55%) (moderate lot size, very wide frontages, large/small side setbacks, single storey detached dwelling type, neutral garages/carports, patchy landscaping, home units/flats/townhouses, brick materials)<br><br><br><br><br><br><br><br><br><br>Total: 8 | Inconsistent (<35%)<br><br><br><br><br><br><br><br><br><br>Total: 0 | Comments: |

Any other comments (eg streetscape in public realm): very wide carriageway, slow points (limited landscaping), narrow verges, limited street trees with large areas of no canopy, paved footpaths and powerlines on north side, commercial uses intrusion from Neighbourhood Centre.

**Summary:**

- Mixed character prevails
- Consistent character (3/11) for only moderate front setback, single width crossover & traditional features
- Street has mixed qualities and treatments (residential and commercial/retail interface, large bitumen surface and slow points, street trees clustered and open)
- Recommend – Residential Streetscape (Variable) Character Area

## NORTHERN/WESTERN GROUP 2

Street: Camroc Avenue



Street: **Camroc Avenue**; Policy Area: RA350; No. of properties: 40

| 1. Lot Size/dwelling | Very large (>900sqm) | Large (601-900sqm) | Moderate (280-600sqm) | Small (<280sqm) | Comments:            |
|----------------------|----------------------|--------------------|-----------------------|-----------------|----------------------|
|                      | Total: 0             | Total: 31(78%)     | Total: 9              | Total: 0        | Mainly around 730sqm |

|   |   |  |   |  |  |
|---|---|--|---|--|--|
| 2. Frontages                            | Very wide (>21m)<br>Total: 2  | Wide (16-21m)<br>Total: 8  | Moderate (10-15m)<br>Total: 28(70%)                     | Narrow (<10m)<br>Total: 2  | Comments:  |
| 3. Front setback                        | Generous (>8m)<br>Total: 2  | Moderate (5-8m)<br>Total: 35(88%)  | Small (1-4m)<br>Total: 2                                | None<br>Total: 1   | Comments:  |
| 4. Side setbacks                        | Large on both sides<br>Total: 2   | Large (driveway) and small on other side<br>Total: 22(55%)   | One side on-boundary<br>Total: 12                       | Small &/or on-boundary on both<br>Total: 4                         | Comments:  |
| 5. Height/Dwelling Type                 | 1 storey/Detached Dwelling<br>Total: 38(95%)  | Above 1 storey/Detached Dwelling<br>Total: 0   | 1 storey/ Not Detached Dwelling<br>Total: 0             | Above 1 storey/ Not Detached Dwelling<br>Total: 2                  | Comments:  |
| 6. Garages & Carports & large car parks | Prominent (in front of dwelling)<br>Total: 0  | Neutral (aligned with dwelling frontage)<br>Total: 18(45%)   | Discrete (behind the dwelling frontage)<br>Total: 13    | None<br>Total: 9   | Comments:<br>Should double garages be identified as prominent?                         |
| 7. Crossovers                           | More than one<br>Total: 0   | Double width<br>Total: 2   | Single width<br>Total: 35(88%)                          | None<br>Total: 3   | Comments:  |
| 8. Landscaping                          | Well landscaped throughout (front yard and road verge)<br>Total: 3  | Well landscaped front yards<br>Total: 14   | Landscaping present and patchy<br>Total: 15(38%)        | Little/no landscaping<br>Total: 8                                  | Comments:<br>Number of high solid front fences   |
| 9. Dwelling Styles                      | Traditional up to early 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 22(55%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 14 | Home Units/Flats/Townhouses 1960s – Present<br>Total: 0 | Recent post- 1990 housing (detached and semi-detached)<br>Total: 4 | Comments:<br>Bungalow – 16<br>Villa – 1<br>Spanish Mission – 1<br><br>Contemporary - 1 |
| 10. Front façade wall materials         | Predominantly stone with brick or rendered quoins<br>Total: 4   | Predominantly bricks (painted/not painted)<br>Total: 18(45%)   | Predominantly rendered<br>Total: 18(45%)                | Other<br>Total: 0  | Comments:  |

|   |  |   |  |  |           |
|---|--|---|--|--|-----------|
| 11. Traditional features                                    | Pitched roof (gable or hip) and front verandah<br><br>Total: 20(50%)   | Pitched roof (gable or hip) and no front verandah<br><br>Total: 19    | Low pitched roof and front verandah<br><br>Total:0   | Low pitched roof and no front verandah<br><br>Total: 1 | Comments: |
| 12. Level of Consistency (based on results from data above) | Coherent (80-100%) (moderate front setback, single storey detached dwelling, single width crossover)<br><br>Total: 3 | Dominant (56-79%) (large lot size, moderate frontage)<br><br>Total: 2 | Mixed (35-55%) (neutral garages/carports, patchy front yard landscaping, brick & rendered materials, pitched roof/verandah, large/small side setback, traditional housing style)<br>Total: 6 | Inconsistent (<35%)<br><br>Total:                      | Comments: |

Any other comments (eg. streetscape in public realm): mix of tree types, mix of areas with good canopy and gaps, mix of gravel and low vegetated understorey, powerlines on east side, distinct change in topography with high east and low west side.

**Summary:**

- Mixed character prevails (6/11)
- Consistent character (5/11) for moderate front setback, single storey detached dwelling, single width crossover, large lot size & moderate frontage
- Street has mixed qualities and treatments (street trees, surface treatments and topography)
- Recommend – Residential Streetscape (Variable) Character Area



**Street: Gladstone Road**



| Street: <b>Gladstone Road</b> ; Policy Area: RA350; No. of properties:44 |                                   |                                   |   |                             |                                |
|--|-----------------------------------|-----------------------------------|---|-----------------------------|--------------------------------|
| 1. Lot Size/dwelling   | Very large (>900sqm)<br>Total: 10 | Large (601-900sqm)<br>Total: 10   | Moderate (280-600sqm)<br>Total: 23(52%) | Small (<280sqm)<br>Total: 1 | Comments:<br>Staff to fill out |
| 2. Frontages   | Very wide (>21m)<br>Total: 7      | Wide (16-21m)<br>Total: 27(61%)   | Moderate (10-15m)<br>Total: 3           | Narrow (<10m)<br>Total: 4   | Comments:<br>Staff to fill out |
| 3. Front setback   | Generous (>8m)<br>Total: 0        | Moderate (5-8m)<br>Total: 39(89%) | Small (1-4m)<br>Total: 4                | None<br>Total: 1            | Comments:<br>Staff to fill out |

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| 4. Side setbacks                        | Large on both sides<br>Total: 3   | Large (driveway) and small on other side<br>Total: 16(41%)  | One side on-boundary<br>Total: 10                         | Small &/or on-boundary on both<br>Total: 10                        | Comments: |
| 5. Height/Dwelling Type                 | 1 storey/Detached Dwelling<br>Total: 34(87%)  | Above 1 storey/Detached Dwelling<br>Total: 0  | 1 storey/ Not Detached Dwelling<br>Total: 1               | Above 1 storey/ Not Detached Dwelling<br>Total: 4                  | Comments: |
| 6. Garages & Carports & large car parks | Prominent (in front of dwelling)<br>Total: 3  | Neutral (aligned with dwelling frontage)<br>Total: 17   | Discrete (behind the dwelling frontage)<br>Total: 18(46%) | None<br>Total: 1   | Comments: |
| 7. Crossovers                           | More than one<br>Total: 0   | Double width<br>Total: 6  | Single width<br>Total: 33(85%)                            | None<br>Total: 0   | Comments: |
| 8. Landscaping                          | Well landscaped throughout (front yard and road verge)<br>Total: 2  | Well landscaped front yards<br>Total: 13  | Landscaping present and patchy<br>Total: 16(41%)          | Little/no landscaping<br>Total: 8                                  | Comments: |
| 9. Dwelling Styles                      | Traditional up to early 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 20(51%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 7 | Home Units/Flats/Townhouses 1960s – Present<br>Total: 4   | Recent post- 1990 housing (detached and semi-detached)<br>Total: 8 | Comments: |
| 10. Front façade wall materials         | Predominantly stone with brick or rendered quoins<br>Total: 14(36%)   | Predominantly bricks (painted/not painted)<br>Total: 14(36%)  | Predominantly rendered<br>Total: 11                       | Other<br>Total: 0  | Comments: |

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| 11. Traditional features                                    | Pitched roof (gable or hip) and front verandah<br><br>Total: 19(49%)  | Pitched roof (gable or hip) and no front verandah<br><br>Total: 14 | Low pitched roof and front verandah<br><br>Total: 2  | Low pitched roof and no front verandah<br><br>Total: 3 | Comments: |
| 12. Level of Consistency (based on results from data above) | Coherent (80-100%) (moderate front setback, single storey detached dwelling, single crossovers)<br><br>Total: 3 | Dominant (56-79%) (wide frontage)<br><br>Total: 1                  | Mixed (35-55%) (moderate lot size, large/small side setbacks, discrete garages/carports, patchy landscaping, traditional housing, stone & bricks materials, pitched roof/verandah)<br>Total: 7 | Inconsistent (<35%)<br><br>Total: 0                    | Comments: |

Any other comments (eg streetscape in public realm): Residential Code (on southern side), pocket reserve, very limited street trees with large gaps in canopy, mainly gravel understorey with paved footpaths, road falls distinctly downhill from east to west, powerlines on south side.

**Summary:**

- Mixed character prevails (7/11)
- Consistent character (4/11) for moderate front setback, single storey detached dwelling, single crossovers, wide frontage
- Street is long vista and lacking in canopy cover with large gaps present and small trees
- Recommend – Residential Streetscape (Variable) Character Area.

# Attachment – Summary and Response to Submissions

Report on each public submission received (including summary, comments and action taken in response)

| # | Name   | Submission Summary   | Comment   | Study Proposal  |
|---|--|--|---|---|
| 1 | Jodi Davy of Renewal SA from stakeholder sessions                    | <ul style="list-style-type: none"> <li>Ensure that street trees are abundant, ensure that crossovers don't dominate, streetscape a lot about public realm elements and front fencing and less about built form</li> <li>Instead of 'Prospect Character' suggest character areas of inner suburbs</li> <li>Agree with alignment of housing with community profile and needs and aspirations.</li> <li>Investigations should include future need for affordable housing, accessory dwellings, older larger homes conversions (eg 1 into 2), row/terrace housing, flats, low and medium rise apartments</li> <li>Possible funding models to include: co-housing, Baugrappen style housing, warehouse conversion, council owned housing, publicly funded, NGO funded housing</li> <li>Character is strongly defined by streetscape with 1 into 2 for residential and Residential Code areas</li> </ul> | <ul style="list-style-type: none"> <li>Street trees, public realm and front fencing important streetscape elements and dominant in some areas that may require a 'Landscape Character' identification</li> <li>Study to determine Prospect Character</li> <li>Agree</li> <li>Noted</li> <li>Noted, but difficult to promote through Development Plan. Future pilot projects.</li> <li>Noted with infill development related to areas with variable character and strategic reasons for growth</li> </ul>  | <ul style="list-style-type: none"> <li>Local character and good design included in Prospect's Character Attributes &amp; Character Area Statements</li> <li>Type and amount of infill development aligned to character areas and provide desirable local housing choices.</li> </ul>        |
| 2 | Ruth Carpenter of Housing Choice Australia from stakeholder sessions | <ul style="list-style-type: none"> <li>Consider supporting hammerhead lot divisions, clusters of smaller single storey homes for older people</li> <li>Street trees and setbacks are important character criteria</li> <li>Emerging housing includes granny flat type buildings, creative infill using existing fabric, clusters of small houses for older people, 'build to rent' and focus on shared services and spaces</li> <li>Careful of nexus between maintaining character housing and affordable housing</li> <li>Consider concessions for affordable housing</li> <li>Community housing willing to invest in good design and collaborate on housing that responds to local character</li> </ul>  | <ul style="list-style-type: none"> <li>Hammerhead lots can affect streetscape allotment patterns (except for additional crossovers) does put development pressure within backyards that would need sensitive design. Contextually designed clusters of small (4 to 5 dwellings) may be suitable to cater for independent aged persons dwellings</li> <li>Noted, but are part of a larger suite of character elements</li> <li>Noted and agree</li> <li>Noted, but focus on housing choice/size rather than compromising streetscape character</li> <li>noted</li> </ul> | <ul style="list-style-type: none"> <li>small cluster housing model supported and other sensitive housing initiatives (conversions, ancillary dwellings etc)</li> <li>Local character and good design included in Prospect's Character Attributes &amp; Character Area Statements</li> </ul> |

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| 3 | Resident of Farrant Street, Prospect | <ul style="list-style-type: none"> <li>▪ Character protection is extremely important and the reason we bought a home in the area</li> <li>▪ Streetscape qualities are crucial, space between buildings and boundaries, front yard landscaping, driveways and crossovers to be minimised (number and width), tree lines streets instead of on-street parking and bins, sufficient on – site parking</li> <li>▪ Variety of homes important but market will decide</li> <li>▪ Council's role is to carefully integrate into existing housing stock</li> <li>▪ Adapt current homes for new living arrangements eg multiple dwelling</li> <li>▪ Ageing population with suitable housing eg multi-storey residential flat buildings along the corridors or dependent housing on existing detached housing sites</li> <li>▪ Design is a personal opinion but criteria could be established on setbacks, private open space, landscaping, overshadowing, overlooking etc. Some flexibility in building materials as long as they are durable. Respond to local environment and don't provide cookie cutter template outcomes</li> <li>▪ Ensure that Residential Code areas do not increase in size and review whether they are suitable in existing areas. New legislation looking like it will lessen council's ability to control development</li> </ul> | <ul style="list-style-type: none"> <li>▪ Noted</li> <li>▪ Agree and used in Streetscape Assessment</li> <li>▪ Market is important but Development Plan needs to be supportive</li> <li>▪ Important in areas of consistent character</li> <li>▪ Noted</li> <li>▪ Noted (corridor development considered but is outside the scope of this Study)</li> <li>▪ Noted</li> <li>▪ Streetscape Analysis within Residential Code areas and this Study is to provide justification to insert Prospect character into the Planning and Design Code</li> </ul> | <ul style="list-style-type: none"> <li>▪ Local character and good design included in Prospect's Character Attributes &amp; Character Area Statements</li> <li>▪ New Planning and Design Code has provided character areas over most of our residential zones (including current Residential Code areas)</li> </ul> |
| 4 | Resident                             | <ul style="list-style-type: none"> <li>▪ Recent trend for big houses 'shoe-horned' into small lots</li> <li>▪ Households shrinking but houses getting bigger</li> <li>▪ Loss of existing vegetation</li> <li>▪ Destruction of streetscape character eg Nailsworth &amp; Broadview</li> <li>▪ Two storey, poor quality and energy hungry homes</li> <li>▪ Loss of privacy and quality of life</li> <li>▪ Sense of local community important with opportunities to use streets and parks as valuable spaces</li> <li>▪ Car-centric development and car parking is too convenient for people to consider other forms of transport. Improve infrastructure for walkers and cyclists</li> <li>▪ Need building/planning requirements that ensures the integrity and character of streets and areas</li> <li>▪ New house should be of better quality than the one that is demolished</li> </ul>   | <ul style="list-style-type: none"> <li>▪ Noted</li> <li>▪ Agree</li> <li>▪ Noted and consider need for greater front yard and public realm landscaping</li> <li>▪ Noted</li> <li>▪ Noted</li> <li>▪ To be determined at point of assessment</li> <li>▪ Noted the function of public realm</li> <li>▪ Streetscape analysis considers car related dominance and its impacts to the street</li> <li>▪ To be incorporated into the Study</li> </ul>  | <ul style="list-style-type: none"> <li>▪ Vegetation analysis investigations undertaken and considered</li> <li>▪ Local character and good design included in Prospect's Character Attributes &amp; Character Area Statements</li> <li>▪ Importance of public realm considered and</li> </ul>                       |



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|   |   | <ul style="list-style-type: none"> <li>Rewards for greenest street</li> </ul>   | <ul style="list-style-type: none"> <li>In valued character areas the replacement building should provide a positive contribution to that character</li> <li>Outside scope of the Study</li> </ul>  | greater role in new Code  |
| 5 | Resident of Hudson Street, Prospect     | <ul style="list-style-type: none"> <li>Very important to protect character and attracted us to the neighbourhood</li> <li>Disappointed in demolition of heritage homes for higher density housing</li> <li>Encourage wide tree-lined streets with generally single storey dwellings and 'village' feel</li> <li>Not important to cater for emerging trends as there are a large number of smaller, higher density and affordable housing nearby at Lightsview, Oakden, Enfield, Clearview and student accommodation in CBD</li> <li>Very important to have quality design as there are examples of unattractive high density dwellings that spoil the area</li> </ul> | <ul style="list-style-type: none"> <li>Noted</li> <li>Noted</li> <li>Noted</li> <li>Prospect also needs to be mindful of emerging trends and to cater for it</li> <li>noted</li> </ul>   | <ul style="list-style-type: none"> <li>Local character and good design included in Prospect's Character Attributes &amp; Character Area Statements</li> </ul>   |
| 6 | UDIA from stakeholder sessions          | <ul style="list-style-type: none"> <li>Some streetscapes warrant protection and others don't</li> <li>I don't think that Council can define the distinctive 'Prospect Character' and the Code will probably not allow local additions</li> <li>Three bedroom dwellings are in high demand in local area</li> </ul>  | <ul style="list-style-type: none"> <li>Noted</li> <li>Prospect Character to be identified and acknowledged and consistent character areas justified for inclusion within the new Code</li> <li>noted</li> </ul>  | <ul style="list-style-type: none"> <li>Local character and good design included in Prospect's Character Attributes &amp; Character Area Statements</li> <li>Detached housing to remain a dominant housing type</li> </ul> |
| 7 | Resident                                | <ul style="list-style-type: none"> <li>Interested how much of this endless new housing will be affordable</li> <li>Need to cater for those on low/medium income and homeless and not just developers and investors</li> </ul>   | <ul style="list-style-type: none"> <li>Larger developments within corridors will have a minimum 15% requirement for affordable housing. Otherwise, based on providing housing options at lower costs eg smaller dwellings and adapted housing arrangements</li> <li>noted</li> </ul> | <ul style="list-style-type: none"> <li>New housing to cater for downsizing and more affordable living arrangements</li> </ul>   |
| 8 | Resident of Harrington Street, Prospect | <ul style="list-style-type: none"> <li>Very important to protect character</li> <li>Prospect character is defined by consistent housing types built in a similar style and era, massing and streetscape</li> </ul>  | <ul style="list-style-type: none"> <li>Agree and this is likely to be recommended in designated areas</li> <li>Noted</li> <li>Agree</li> </ul>   | <ul style="list-style-type: none"> <li>Local character and good design included in Prospect's</li> </ul>  |

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|    |   | <ul style="list-style-type: none"> <li>▪ Very important to cater for emerging trends and should be ahead of market forces by planning for diversity of housing types</li> <li>▪ Suggested housing types include small spaces, granny flats, studio homes, co-generational housing and eco housing (Christie Walk)</li> <li>▪ Quality design influences our demands and opinions of future housing</li> <li>▪ Design suggestions and limitations on using space appropriately to protect character and provide new development</li> <li>▪ Need to urgently increase house types and housing range for future generations as the demand for a single dwelling on large lot diminishes, medium density near parks and main roads, use rear yards for co-generational housing, eco based for group housing</li> </ul> | <ul style="list-style-type: none"> <li>▪ Noted</li> <li>▪ Noted</li> <li>▪ Noted</li> <li>▪ noted</li> </ul>   | <p>Character Attributes &amp; Character Area Statements</p> <ul style="list-style-type: none"> <li>▪ Desirable new housing responses outlined</li> </ul>   |
| 9  | Resident  | <ul style="list-style-type: none"> <li>▪ Thanks for the community forums, lot of NIMBY-like but brought out genuine questions too</li> <li>▪ Need to start at Census data for Prospect and 30 Year Plan</li> </ul>  | <ul style="list-style-type: none"> <li>▪ Noted</li> <li>▪ Noted and reflected in our Emerging Trends paper</li> </ul>  | <ul style="list-style-type: none"> <li>▪ Emerging trends investigations an important part of the process</li> </ul>  |
| 10 | Resident of First Avenue, Nailsworth (first response) | <ul style="list-style-type: none"> <li>▪ Raised issues with developments within the local area (St Georges Nursing Home in Fitzroy and Aleysium on corner of Prospect and Barker Rds</li> <li>▪ Lack of landscaping in these developments</li> <li>▪ Potential sites for land division opportunities was raised as a concern</li> <li>▪ Character of Prospect is at risk</li> </ul>   | <ul style="list-style-type: none"> <li>▪ Noted</li> <li>▪ Noted</li> <li>▪ Described what exists in the current Development Plan and was part of our overall analysis</li> <li>▪ Reason for the Study to justify whether character protections should be introduced into the new Code</li> </ul> | <ul style="list-style-type: none"> <li>▪ Local character and good design included in Prospect's Character Attributes &amp; Character Area Statements</li> <li>▪ Land division opportunities carried over to the new Code. Possible Code Amendment to amend (frontages, site areas) in consistent character areas.</li> </ul> |

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| 11 | Thorngate Residents Group         | <ul style="list-style-type: none"> <li>▪ Participated in Stakeholder and Community Forums</li> <li>▪ Suburb of Thorngate is an historical and unique suburb and should be valued and retained. Described as having wide clean streetscapes, green large tree canopy, large (3-4 bedroom) detached and quality grand and attractive cottage homes, large setbacks, large to medium block sizes, fencing in keeping with home styles</li> <li>▪ City of Prospect characteristics include: tree canopy to be valued and protected, large to small cottages + detached + quality homes setback to allow for off-street parking, traditional to modern homes (too many 'do not fit'), quality durable materials, large to medium lots, environmental qualities (solar, grey water, double glazing, eaves), fencing in keeping with homes, privacy, not built too close together, private open space, not uniform built form but consistency of patterns exists</li> <li>▪ Renovations to be discreet and architecturally appropriate to retain character</li> </ul> | <ul style="list-style-type: none"> <li>▪ Noted</li> <li>▪ Noted and streets within Thorngate were assessed as part of our investigations</li> <li>▪ Noted</li> <li>▪ noted</li> </ul>  | <ul style="list-style-type: none"> <li>▪ Local character and good design included in Prospect's Character Attributes &amp; Character Area Statements</li> <li>▪ Character Areas established with proposals for Heritage Areas to be subject to a separate process.</li> </ul> |
| 12 | Resident of Alabama Ave, Prospect | <ul style="list-style-type: none"> <li>▪ Protecting character only important in areas of strong, intact character. Stop trying to make every house look historic and let people bring their style to the city. We know what the 1920s looked like, but what about the 2000s?</li> <li>▪ Prospect does not have one uniform character , nor should it. Best streets are tree-lined with homes of consistent setback. Bulk, façade and materials do not matter and should be flexible</li> <li>▪ Provide housing choice</li> <li>▪ Infill housing and 1 into 2 divisions should be allowed</li> <li>▪ Quality design is impossible to define as everyone has a different view. More important to have longevity of materials</li> <li>▪ Protect heritage and historic conservation areas only</li> <li>▪ Hope that some people under 60 respond or we risk locking the city in a time capsule</li> </ul>   | <ul style="list-style-type: none"> <li>▪ Noted</li> <li>▪ Agree that a uniform character throughout does not exist but there are a few different character traits that can be spatially identified. Fine grained building character elements are more important where the built form is the dominant character trait</li> <li>▪ Agree</li> <li>▪ Noted and this will be provided to some extent although some areas will have more protections based on character attributes</li> <li>▪ Need to base it on design principles related to the desirable character</li> <li>▪ Also an expectation to protect and enhance areas with consistent character outside of historic conservation areas</li> <li>▪ Targeted specific groups to get feedback from a wider audience (students, network prospect and cultural groups)</li> </ul> | <ul style="list-style-type: none"> <li>▪ Consistent character areas to be protected and with sensitive infill. Balanced with new development in other areas R200 and Urban Corridor.</li> </ul>   |

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| 13 | William Wright of 17 Prospect Road (Blackfriars Priory School)    | <ul style="list-style-type: none"> <li>▪ Very important to protect character</li> <li>▪ Prospect is both traditional and modern which is a good thing</li> <li>▪ Very important to cater for emerging trends</li> <li>▪ Apartments are needed (but unlikely to be liked by locals)</li> <li>▪ Very important to have quality design that is contemporary but is responsive to people's expectations</li> <li>▪ Council should walk down streets and capture the streetscape character</li> </ul>   | <ul style="list-style-type: none"> <li>▪ Agree</li> <li>▪ Noted</li> <li>▪ Agree</li> <li>▪ Apartment development is to be focused on the corridors and not within the residential zone</li> <li>▪ Noted</li> <li>▪ This has been done</li> </ul> | <ul style="list-style-type: none"> <li>▪ Local character and good design included in Prospect's Character Attributes &amp; Character Area Statements</li> </ul>  |
| 14 | Student of 17 Prospect Road (Blackfriars Priory School)           | <ul style="list-style-type: none"> <li>▪ Very important to protect character</li> <li>▪ Every place in Prospect to be designed with its own unique style</li> <li>▪ Emerging trends are very important</li> <li>▪ Something aesthetic and neat is required</li> <li>▪ Quality design is needed</li> </ul>  | <ul style="list-style-type: none"> <li>▪ Agree</li> <li>▪ Design diversity is important but will also need to respond to contextual considerations</li> <li>▪ Agree</li> <li>▪ Noted</li> <li>▪ Agree</li> </ul>                                  | <ul style="list-style-type: none"> <li>▪ Local character and good design included in Prospect's Character Attributes &amp; Character Area Statements</li> <li>▪ Emerging trends considered in local housing responses</li> </ul> |
| 15 | Cristian Barressi of 17 Prospect Road (Blackfriars Priory School) | <ul style="list-style-type: none"> <li>▪ Protecting character is important and to maintain sustainable living</li> <li>▪ Protect living environment by preventing graffiti and other negative issues</li> <li>▪ Important to cater for emerging local trends such as empty nesters, ageing in place, student accommodation, downsizing, group living etc as it shows that local community is catering for new comers</li> <li>▪ New types of housing include houses that are not too big but adaptable for client requests and demands</li> <li>▪ Important to provide quality designs</li> <li>▪ Need to ensure that new developments contribute to and enhance neighbourhoods</li> </ul> | <ul style="list-style-type: none"> <li>▪ Agree</li> <li>▪ Noted</li> <li>▪ Agree</li> <li>▪ Noted</li> <li>▪ Agree</li> <li>▪ Agree</li> </ul>  | <ul style="list-style-type: none"> <li>▪ Local character and good design included in Prospect's Character Attributes &amp; Character Area Statements</li> <li>▪ Emerging trends considered in local housing responses</li> </ul> |
| 16 | Flynn Edwards of 17 Prospect Road (Blackfriars Priory School)     | <ul style="list-style-type: none"> <li>▪ Very important to cater for emerging trends</li> <li>▪ Old housing may be suitable for emerging trends (adapted)</li> <li>▪ Use of educational signage in streets that describes local character</li> </ul>   | <ul style="list-style-type: none"> <li>▪ Agree</li> <li>▪ Agree</li> <li>▪ Noted</li> </ul>   | <ul style="list-style-type: none"> <li>▪ Emerging trends considered in local housing responses</li> </ul>  |

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| 17 | Mark Fernando of 17 Prospect Road (Blackfriars Priory School) | <ul style="list-style-type: none"> <li>Very important to protect character</li> </ul>   | <ul style="list-style-type: none"> <li>Agree</li> </ul>   | <ul style="list-style-type: none"> <li>Local character and good design included in Prospect's Character Attributes &amp; Character Area Statements</li> </ul>  |
| 18 | William Smith of 17 Prospect Road (Blackfriars Priory School) | <ul style="list-style-type: none"> <li>Very important for council to keep character to attract people from other areas</li> <li>Important to cater for emerging trends otherwise it could die out and be forgotten</li> <li>Industrial and contemporary designs are more popular now</li> <li>Very important to have quality design</li> <li>Streets look fine the way they are</li> </ul>  | <ul style="list-style-type: none"> <li>Noted</li> <li>Noted</li> <li>Noted. Will need to see where these designs are positive (eg rear extensions, laneways and in variable character areas)</li> <li>Agree</li> <li>Noted</li> </ul> | <ul style="list-style-type: none"> <li>Local character and good design included in Prospect's Character Attributes &amp; Character Area Statements</li> <li>Emerging trends considered in local housing responses</li> </ul> |
| 19 | Oscar Eyles of 17 Prospect Road (Blackfriars Priory School)   | <ul style="list-style-type: none"> <li>Protecting character is not very important</li> <li>Prospect has areas/streets of different character</li> <li>Modern homes will cater for emerging trends</li> <li>Quality design is very important</li> </ul>  | <ul style="list-style-type: none"> <li>In areas of variable character</li> <li>Agree</li> <li>Not necessarily, for example new homes are large while household sizes have decreased</li> <li>Agree</li> </ul>                         | <ul style="list-style-type: none"> <li>Noted</li> </ul>  |
| 20 | Adam Grant of 17 Prospect Road (Blackfriars Priory School)    | <ul style="list-style-type: none"> <li>Important to protect character as this often shows history and character make a residential area unique compared to other areas</li> <li>Some streets have more character than others from better established avenue of trees and more historical homes that are valued</li> <li>Important to cater for emerging trends especially different ages and financial situations</li> <li>Need housing for elderly people, small units or residential age care complexes, younger people looking for units and townhouses to minimise maintenance</li> </ul> | <ul style="list-style-type: none"> <li>Agree</li> <li>Agree, plus other requirements</li> <li>Agree</li> <li>Agree</li> </ul>   | <ul style="list-style-type: none"> <li>Local character and good design included in Prospect's Character Attributes &amp; Character Area Statements</li> <li>Emerging trends considered in local housing responses</li> </ul> |



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| 21 | Resident of Archer Street, North Adelaide | <ul style="list-style-type: none"> <li>▪ Very important for buildings to have their own identity that can give it recognition</li> <li>▪ Implementing design features to every building that creates a cohesive environment</li> <li>▪ Catering for emerging trends is very important</li> </ul>   | <ul style="list-style-type: none"> <li>▪ Identity (eg bungalow) is important but it also must respond to consistent patterns in the street</li> <li>▪ Those design features must respond to key character attributes</li> <li>▪ Agree</li> </ul>  | <ul style="list-style-type: none"> <li>▪ Emerging trends considered in local housing responses</li> </ul>  |
| 22 | Resident of Percy St, Prospect            | <ul style="list-style-type: none"> <li>▪ Character protection is extremely important and essential element in desirability of Prospect</li> <li>▪ Big challenge as each street is so different. Proportions are essential, not so much building old looking homes. A house built in Lights View does not suit or compliment Prospect</li> <li>▪ In past 5 years we have done 21 residential projects in Prospect. None have been new builds. Most were extensions or renovations with the occasional small separate building such as a studio or granny flat</li> <li>▪ People are changing their homes to suit modern lifestyle. Some are singles, some are families, some are older couples with kids gone elsewhere. Common trend is change in building materials with many wanting a mix of materials on external façade (brick, light weight axon cladding, colorbond cladding etc. When this is done well it can be beautiful and compliments older homes</li> <li>▪ Quality design is extremely important. I am yet to come to a house in Prospect where we would recommend a total demolition and re-build. Being efficient with design is crucial as often there is wasted space which is non functional</li> <li>▪ Prevent infill in back streets which compromises street frontages and keep focus of the real density to the urban corridors</li> <li>▪ Believe that a change to a state based system will be a benefit, however there will be some losers. Prospect will be one of them as Prospect has been performing extremely well. We are achieving the density targets while protecting the Prospect feel and there is significant risk of compromise in the new system and this work (Housing Study) is extremely important</li> </ul> | <ul style="list-style-type: none"> <li>▪ Agree</li> <li>▪ Agree</li> <li>▪ Noted</li> <li>▪ Noted</li> <li>▪ Noted</li> <li>▪ Agree this appears to be the balanced approach that Prospect is trying to deliver. Street frontages may evolve in some areas.</li> <li>▪ Noted</li> </ul> | <ul style="list-style-type: none"> <li>▪ Local character and good design included in Prospect's Character Attributes &amp; Character Area Statements</li> <li>▪ Emerging trends considered in local housing responses</li> </ul> |

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|----|---|---|--|--|
| 23 | Rajesh Kajesh of 17 Prospect Road (Blackfriars Priory School) | <ul style="list-style-type: none"> <li>▪ Important to cater for emerging trends</li> <li>▪ Very important to provide quality design</li> </ul>  | <ul style="list-style-type: none"> <li>▪ Agree</li> <li>▪ Agree</li> </ul>   | <ul style="list-style-type: none"> <li>▪ Local character and good design included in Prospect's Character Attributes &amp; Character Area Statements</li> <li>▪ Emerging trends considered in local housing responses</li> </ul> |
| 24 | Resident of Vine Street Prospect                              | <ul style="list-style-type: none"> <li>▪ Highly important to protect character</li> <li>▪ Influx of high density housing that overlook, do not fit in to neighbourhood, devalue existing properties, car parking problems and ugly in appearance</li> <li>▪ No consistency with new housing and will deteriorate quickly</li> <li>▪ This area has always catered for a demographic range and status quo should be maintained</li> <li>▪ Quality design extremely important and new development showing bad examples</li> <li>▪ More consultation needed with community and better timelines and listening to community expectations</li> <li>▪ Disappointed with new council building and how it affects the streetscape and ambience of plaza</li> </ul>     | <ul style="list-style-type: none"> <li>▪ Agree</li> <li>▪ Noted</li> <li>▪ Noted</li> <li>▪ Housing in sync with demographics of the past, however emerging trends necessitate a review or refinement of the status quo</li> <li>▪ Noted</li> <li>▪ This Study has included extensive consultation with stakeholders</li> <li>▪ Noted</li> </ul>   | <ul style="list-style-type: none"> <li>▪ Local character and good design included in Prospect's Character Attributes &amp; Character Area Statements</li> </ul>  |
| 25 | Resident of California Street Nailsworth                      | <ul style="list-style-type: none"> <li>▪ Top priority to protect character in residential areas</li> <li>▪ Fundamentally a nineteenth century streetscape away from Main Roads with early twentieth century overlays and intrusions of later housing</li> <li>▪ The Code will need to be flexible enough to recognise local differences even though it is a state-wide standardised document</li> <li>▪ Believe there is already enough housing diversity in Prospect</li> <li>▪ New development to be low rise and not over development of blocks. Nothing over 1 storey unless it has low plot ratio and good setbacks. Do not like high rise on main roads and two storey monsters in side streets. Are many good examples of replacement stock</li> </ul> | <ul style="list-style-type: none"> <li>▪ Noted</li> <li>▪ Noted</li> <li>▪ Noted and this is what Council will be looking for in the new Code</li> <li>▪ Data on existing types of homes mismatch with emerging trends would dispute this assertion</li> <li>▪ Single storey development is the dominant scale of development and higher development would need to be carefully considered, including appropriate setbacks. For example, development at interface with Urban Corridor Zone, in rear yards or laneways</li> </ul> | <ul style="list-style-type: none"> <li>▪ Local character and good design included in Prospect's Character Attributes &amp; Character Area Statements</li> </ul>  |

|    |                                       |  |  |  |
|----|---------------------------------------|--|--|--|
|    |                                       | <ul style="list-style-type: none"> <li>▪ Very important to have quality design</li> <li>▪ Council should demand high standards for residential development</li> </ul>  | <p>that does not negatively affect the streetscape character may be considered.</p> <ul style="list-style-type: none"> <li>▪ Agree</li> <li>▪ Agree</li> </ul>   |  |
| 26 | Resident of Cochrane Terrace Prospect | <ul style="list-style-type: none"> <li>▪ Protecting character is extremely important</li> <li>▪ Don't use state wide design with bad results</li> <li>▪ Agree with catering for emerging trends except for student accommodation. Probably over estimating downsizing etc and quarter acre block is still preferred</li> <li>▪ Quality design is vital</li> <li>▪ New development is not enhancing the area</li> <li>▪ More built form is making it hotter in summer and casting more shadows in winter</li> </ul> | <ul style="list-style-type: none"> <li>▪ Agree</li> <li>▪ Noted</li> <li>▪ Noted, but not on limitations to certain tenure that is not managed through the planning system and the need to have blanket quarter acre block requirement</li> <li>▪ Agree</li> <li>▪ Noted</li> <li>▪ Noted</li> </ul>   | <ul style="list-style-type: none"> <li>▪ Local character and good design included in Prospect's Character Attributes &amp; Character Area Statements</li> </ul>  |
| 27 | Resident                              | <ul style="list-style-type: none"> <li>▪ Prospect is already a desirable suburb</li> <li>▪ 'quarter acre blocks' are desirable for developers to subdivide</li> <li>▪ Housing with high capital value in specific locations is not as desirable for subdivision</li> <li>▪ Backyards provide a quality way of life and security not available in public open space</li> <li>▪ Corridor development without additional open space. Developers should be required to invest in green space.</li> </ul>               | <ul style="list-style-type: none"> <li>▪ Agree</li> <li>▪ Agree, but are contingent on relevant minimum frontage and site areas</li> <li>▪ Agree (capital value: site value ratio is often applied to determine re-development opportunities)</li> <li>▪ Agree. Balance to be provided that promotes housing and property choice. Residential areas with limited infill development.</li> <li>▪ Agree. Increasing landscape and deep root zone provisions in Urban Corridor policy amendments. Public open space usually a financial contribution within established areas with funds invested within the local area. Need to develop a strong link with Open Space Strategy (even though it is outside scope of this Study).</li> </ul> | <ul style="list-style-type: none"> <li>▪ Local character and good design included in Prospect's Character Attributes &amp; Character Area Statements</li> <li>▪ Land division opportunities carried over to the new Code. Possible Code Amendment to amend (frontages, site areas) in consistent character areas.</li> </ul> |

CITY OF PROSPECT

# Housing Diversity and Desirable Neighbourhoods Study

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Streetscape Analysis – Phase 1

R Chenoweth, Senior Policy Planner

**Street: Alabama Avenue (1)**



**Streetscape Character Checklist**

| Street: <b>Alabama Avenue</b> ; Policy Area: RA350; No. of properties: 89 |   |   |   |   |                                       |
|---|---|---|---|---|---------------------------------------|
| Character Criteria  |   |   |   |   |                                       |
| 1. Lot Size/dwelling  | Very large (>900sqm)<br>(very, very low density)<br>Total: 1 (1%) | Large (601-900sqm)<br>(very low density)<br>Total: 64 (72%) | Moderate (280-600sqm)<br>(low density)<br>Total: 24 (27%) | Small (<280sqm)<br>(medium density)<br>Total: 0       | Comments: Land division opportunities |
| 2. Frontages  | Very wide (>21m)<br>Total: 2 (2%)                                 | Wide (16-21m)<br>Total: 35 (39%)                            | Moderate (10-15m)<br>Total: 38 (43%)                      | Narrow (<10m)<br>Total: 14 (16%)                      | Comments:                             |
| 3. Front setback  | Generous (>8m)<br>Total: 11 (12%)                                 | Moderate (5-8m)<br>Total: 74 (83%)                          | Small (1-4m)<br>Total: 4 (5%)                             | None<br>Total: 0                                      | Comments:                             |
| 4. Side setbacks  | Large on both sides<br>Total: 1(1%)                               | Large (driveway) and small on other side<br>Total: 37(42%)  | One side on-boundary<br>Total: 33(37%)                    | Small &/or on-boundary on both<br>Total: 18(20%)      | Comments:                             |
| 5. Height/Dwelling Type   | 1 storey/Detached Dwelling<br>Total: 82(92%)                      | Above 1 storey/Detached Dwelling<br>Total: 0                | 1 storey/ Not Detached Dwelling<br>Total: 6(7%)           | Above 1 storey/ Not Detached Dwelling<br>Total: 1(1%) | Comments:                             |
| 6. Garages & Carports & large car parks                                   | Prominent<br>Total: 4(5%)   | Neutral<br>Total: 44(50%)                                   | Discrete<br>Total: 34(38%)                                | None<br>Total: 7(17%)                                 | Comments:                             |



|  |   |   |   |  |   |
|--|---|---|---|--|---|
| 7. Crossovers                          | More than one<br>Total: 4(4%)   | Double width<br>Total: 5(6%)  | Single width<br>Total: 73(82%)                              | None<br>Total: 7(8%)   | Comments:<br>Corner lots with no crossovers to Alabama  |
| 8. Landscaping*<br>(verge/front yards) | Well landscaped throughout<br>Total: 1(1%)  | Well landscaped front yards<br>Total: 37(42%)   | Landscaping present and patchy<br>Total: 33(37%)            | Little/no landscaping<br>Total: 18(20%)                                  | Comments: I also got a call from someone who could not access our Design Guidelines document as it comes up with an error message. <i>Development tab – Guidelines for Heritage Places – Historic Conservation Zone and Heritage Places Design Guidelines.</i> Can you please look into this as well? |
| 9. Dwelling Styles                     | Traditional up to early 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 16(19%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 54(63%) | Home Units/Flats/Townhouses 1960s – Present<br>Total: 1(1%) | Recent post- 1990 housing (detached and semi-detached)<br>Total: 15(17%) | Comments: Mainly conventional buildings present.  |
| 10. Front façade wall materials        | Predominantly stone with brick or rendered quoins<br>Total: 11(13%)   | Predominantly bricks (painted/not painted)<br>Total: 50(58%)  | Predominantly rendered<br>Total: 25(29%)                    | Other<br>Total: 0  | Comments:   |
| 11. Traditional features               | Pitched roof (gable or hip) and front verandah<br>Total: 39(44%)  | Pitched roof (gable or hip) and no front verandah<br>Total: 48(54%)                                       | Low pitched roof and front verandah<br>Total: 0             | Low pitched roof and no front verandah<br>Total: 2(2%)                   | Comments:   |

|  |  |   |  |                                     |  |
|--|--|---|--|-------------------------------------|--|
| 12. Level of Consistency (based on results from data above)  | Coherent (80-100%) (front setback, height/dwelling type, crossovers)<br><br>Total: 3 | Dominant (56-79%) (lot size/dwelling, dwelling styles, materials)<br><br>Total: 3   | Mixed (35-55%) (frontages, side setbacks, garages/carports, landscaping, traditional features)<br><br>Total: 5 | Inconsistent (<35%)<br><br>Total: 0 | Comments: Mixed streetscape character. Predominantly 1950-1990 conventional & contemporary housing |
| <b>Growth Criteria</b>   |  |   |  |                                     |  |
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)  | Yes (multiple reasons) (public transport stops and de-facto centre at a mixed use bulky goods stores north of Regency Road)<br>[Note: Other facilities on the fringe including the Prospect North Primary & Islington Station.] | Yes (one reason)   | None                                | Comments: Within Residential Code  |
| 14. Condition of built form  | Very good<br>Total: 14(16%)  | Good<br>Total: 43(48%)  | Fair<br>Total: 31(35%)   | Poor<br>Total: 1(1%)                | Comments:  |

Any other comments: Within Residential Code Area; variety of street trees (native and exotic and different sizes) over gravel/paved footpath/narrow grave strip next to boundary; low front fences.

**Summary:**

- Predominantly 'Mixed' character
- Consistency of character (6/11) shown for large lots, 5 to 8 metre setbacks, single storey detached dwellings, single cross-overs, contemporary/conventional housing & brick materiality
- Mainly conventional buildings with brick front walls
- Multiple strategic reasons and a third of the built form are only in fair condition making the site suitable for re-development
- Residential Code area
- Recommend – Residential Streetscape (Variable) Character Area

Street: Regency Road (2)



Street: **Regency Road**; Policy Area: RB200; No. of properties: 42

| Character Criteria      |  |  |   |  |   |
|-------------------------|--|--|---|--|---|
| 1. Lot Size/dwelling    | Very large (>900sqm)<br>Total: 3(7%)         | Large (601-900sqm)<br>Total: 23(55%)                       | Moderate (280-600sqm)<br>Total: 14(33%)         | Small (<280sqm)<br>Total: 2(5%)                      | Comments: Land division opportunities. Only 5% around 200sqm lot size.      |
| 2. Frontages            | Very wide (>21m)<br>Total: 4(9%)             | Wide (16-21m)<br>Total: 17(41%)                            | Moderate (10-15m)<br>Total: 18(43%)             | Narrow (<10m)<br>Total: 3(7%)                        | Comments: Land division opportunities                                       |
| 3. Front setback        | Generous (>8m)<br>Total: 4(9%)               | Moderate (5-8m)<br>Total: 31(74%)                          | Small (1-4m)<br>Total: 7(17%)                   | None<br>Total: 0                                     | Comments: Highly dominant   |
| 4. Side setbacks        | Large on both sides<br>Total: 4(9%)          | Large (driveway) and small on other side<br>Total: 34(81%) | One side on-boundary<br>Total: 1(3%)            | Small &/or on-boundary on both<br>Total: 3(7%)       | Comments: Traditional setback configuration.                                |
| 5. Height/Dwelling Type | 1 storey/Detached Dwelling<br>Total: 35(85%) | Above 1 storey/Detached Dwelling<br>Total: 2(5%)           | 1 storey/ Not Detached Dwelling<br>Total: 4(7%) | Above 1 storey/Not Detached Dwelling<br>Total: 1(3%) | Comments: Highly traditional detached dwellings within medium density area. |

|   |   |  |  |   |   |
|---|---|--|--|---|---|
| 6. Garages & Carports & large car parks                     | Prominent<br>Total: 2(5%)   | Neutral<br>Total: 4(9%)  | Discrete<br>Total: 23(55%)   | None<br>Total: 13(31%)  | Comments:   |
| 7. Crossovers   | More than one<br>Total: 0   | Double width<br>Total: 1(3%)   | Single width<br>Total: 27(64%)   | None<br>Total: 14(33%)  | Comments: Mixed, but new crossovers subject to DPTI approval  |
| 8. Landscaping (verge/front yards)                          | Well landscaped throughout<br>Total: 0  | Well landscaped front yards<br>Total: 14(34%)  | Landscaping present and patchy<br>Total: 11(26%)   | Little/no landscaping<br>Total: 17(40%)                                     | Comments: Main road frontage and high solid walls dominate views.   |
| 9. Dwelling Styles  | Traditional up to early 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 27(68%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 7(17%) | Home Units/Flats/Townhouses 1960s – Present<br><br>Total: 2(5%)  | Recent post- 1990 housing (detached and semi-detached)<br><br>Total: 4(10%) | Comments:   |
| 10. Front façade wall materials                             | Predominantly stone with brick or rendered quoins<br>Total: 20(50%)   | Predominantly bricks (painted/not painted)<br><br>Total: 10(25%)   | Predominantly rendered<br><br>Total: 9(23%)  | Other<br><br>Total: 1(3%)   | Comments:   |
| 11. Traditional features                                    | Pitched roof (gable or hip) and front verandah<br><br>Total: 26(65%)  | Pitched roof (gable or hip) and no front verandah<br>Total: 13(32%)                                      | Low pitched roof and front verandah<br><br>Total: 0  | Low pitched roof and no front verandah<br><br>Total: 1(3%)                  | Comments:   |
| 12. Level of Consistency (based on results from data above) | Coherent (80-100%) (side setbacks, height/dwelling type)<br><br>Total: 2  | Dominant (56-79%) (front setback, crossovers, dwelling styles, traditional features)<br><br>Total: 4     | Mixed (35-55%) (lot size/dwelling, frontages, landscaping, discreet garages & carports, materials)<br><br>Total: 5 | Inconsistent (<35%)<br><br>Total: 0   | Comments: Mixed streetscape character/multiple reasons for strategic growth/condition of built form make it suitable for redevelopment. Interestingly, still holds onto traditional styles. |

| Growth Criteria  |                           |   |                        |                      |   |
|--|---------------------------|---|------------------------|----------------------|---|
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)         | Yes (multiple reasons) (North Park District Centre, Prospect North Primary School, bus stops) | Yes (one reason)       | None                 | Comments: Multiple strategic reasons for growth                             |
| 14. Condition of built form  | Very good<br>Total: 3(7%) | Good<br>Total: 25(59%)  | Fair<br>Total: 11(27%) | Poor<br>Total: 3(7%) | Comments: Approximately a third of building stock vulnerable to demolition. |

Any other comments: Other land uses: SA Ambulance, shop and dwelling(included); main road frontage (2 lanes each way); power lines on south side; street trees mature and semi-mature and growth affected by powerlines; trees over gravel/paved footpath/narrow strip of gravel next to boundaries; bus stops.

**Summary:**

- **'Mixed' character prevails (5/11)**
- **Consistent character for (6/11) for front setbacks, side setbacks, single storey detached dwellings, single cross-overs, traditional housing styles & pitched roofs and front verandahs**
- **Multiple strategic reasons from its main road location and almost a third of the built form are only in fair condition making the site suitable for re-development**
- **Recommend - Residential Streetscape (Variable) Character Area**



**Street: Percy Street (3)**



Street: **Percy Street**; Policy Area: RA450; No. of properties: 81

| Character Criteria                      |  |  |   |  |  |
|---|--|--|---|--|--|
| 1. Lot Size/dwelling                    | Very large (>900sqm)<br>Total: 0             | Large (601-900sqm)<br>Total: 51(63%)                       | Moderate (280-600sqm)<br>Total: 20(25%)                             | Small (<280sqm)<br>Total: 10(12%)                  | Comments:  |
| 2. Frontages                            | Very wide (>21m)<br>Total: 3(4%)             | Wide (16-21m)<br>Total: 12(15%)                            | Moderate (10-15m)<br>Total: 59(73%)                                 | Narrow (<10m)<br>Total: 7(8%)                      | Comments:  |
| 3. Front setback                        | Generous (>8m)<br>Total: 9(11%)              | Moderate (5-8m)<br>Total: 59(73%)                          | Small (1-4m)<br>Total: 13(16%)                                      | None<br>Total: 0                                   | Comments:  |
| 4. Side setbacks                        | Large on both sides<br>Total: 1(1%)          | Large (driveway) and small on other side<br>Total: 51(64%) | One side on-boundary<br>Total: 18(22%)                              | Small &/or on-boundary on both<br>Total: 11(13%)   | Comments:  |
| 5. Height/Dwelling Type                 | 1 storey/Detached Dwelling<br>Total: 67(83%) | Above 1 storey/Detached Dwelling<br>Total: 1(1%)           | 1 to 2 storey/ Semi-Detached, Group or Row Dwelling<br>Total: 5(6%) | 1 to 3 storey/Other housing types<br>Total: 8(10%) | Comments:  |
| 6. Garages & Carports & large car parks | Prominent<br>Total: 8(10%)                   | Neutral<br>Total: 29(36%)                                  | Discrete<br>Total: 31(39%)  | None<br>Total: 13(16%)                             | Comments:  |
| 7. Crossovers                           | More than one<br>Total: 2 (2.5%)             | Double width<br>Total: 2(2.5%)                             | Single width<br>Total: 63(78%)                                      | None<br>Total: 14(17%)                             | Comments:<br>Only 1 multiple driveway to Percy St. |

|  |   |   |   |  |  |
|--|---|---|---|--|--|
| 8. Landscaping* (verge/front yards)  | Well landscaped throughout<br>Total: 8(10%)   | Well landscaped front yards<br>Total: 22(27%)   | Landscaping present and patchy<br>Total: 25(31%)              | Little/no landscaping<br>Total: 26(32%)                                | Comments:  |
| 9. Dwelling Styles   | Traditional up to early 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 50(65%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 14(18%)   | Home Units/Flats/Townhouses 1960s – Present<br>Total: 10(13%) | Recent post- 1990 housing (detached and semi-detached)<br>Total: 3(4%) | Comments: Mainly double fronted cottages with a cluster of single fronted cottages |
| 10. Front façade wall materials  | Predominantly stone with brick or rendered quoins<br>Total: 42(54%)   | Predominantly bricks (painted/not painted)<br>Total: 25(33%)  | Predominantly rendered<br>Total: 10(13%)                      | Other<br>Total: 0  | Comments:  |
| 11. Traditional features   | Pitched roof (gable or hip) and front verandah<br>Total: 59(77%)  | Pitched roof (gable or hip) and no front verandah<br>Total: 17(22%)   | Low pitched roof and front verandah<br>Total: 0               | Low pitched roof and no front verandah<br>Total: 1(1%)                 | Comments:  |
| 12. Level of Consistency (based on results from data above)  | Coherent (80-100%) (height/dwelling type)<br><br>Total: 1   | Dominant (56-79%) (lot size/dwelling, frontages, front setback, side setback, crossovers, dwelling styles, traditional features)<br>Total: 7        | Mixed (35-55%) (garage/carport, materials)<br><br>Total: 2    | Inconsistent (<35%) (landscaping)<br><br>Total: 1                      | Comments:  |
| <b>Growth Criteria</b>   |   |   |   |  |  |
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)   | Yes (multiple reasons) (North Park District Centre, Prospect North Primary School, bus stops on Prospect (Gordon Rd) and Main North Road (North Pk) | Yes (one reason)  | None   | Comments: Multiple strategic growth opportunities                                  |

|                             |                             |                        |                        |                      |           |
|-----------------------------|-----------------------------|------------------------|------------------------|----------------------|-----------|
| 14. Condition of built form | Very good<br>Total: 19(23%) | Good<br>Total: 35(44%) | Fair<br>Total: 24(30%) | Poor<br>Total: 3(3%) | Comments: |
|-----------------------------|-----------------------------|------------------------|------------------------|----------------------|-----------|

Any other comments: RM Williams store and museum& pocket park (Percy Street) (not included); street trees present and generally below power lines in height and next to kerb with grass or gravel at ground level/paved footpath/narrow strip adjacent to boundary with low vegetation or nothing. The street is comprised of traditional homes (double fronted cottages & a group of 4 single fronted cottages) with patches of contemporary homes and residential flat buildings.

**Summary:**

- **Dominant character prevails (7/11)**
- **Consistent character (8/11) for lot size/dwelling, frontages, front and side setbacks, single storey detached dwellings, traditional housing styles & pitched roofs and front verandahs**
- **Has lower landscaping qualities with many front yards with little or no vegetation (other than grass)**
- **Multiple strategic reasons and almost a third of the built form are only in fair condition making the site susceptible to re-development**
- **Recommend - Residential Streetscape (Built Form) Character Area**

**Street: Alpha Road (4)**



| Street: <b>Alpha Road</b> : RA560; No. of properties: 64 |  |  |                                       |  |           |
|--|--|--|---------------------------------------|--|-----------|
| Character Criteria                                       |  |  |                                       |  |           |
| 1. Lot Size/dwelling                                     | Very large (>900sqm)<br>Total: 51(80%) | Large (601-900sqm)<br>Total: 9(14%)                        | Moderate (280-600sqm)<br>Total: 4(6%) | Small (<280sqm)<br>Total: 0                      | Comments: |
| 2. Frontages   | Very wide (>21m)<br>Total: 21(33%)     | Wide (16-21m)<br>Total: 36(56%)                            | Moderate (10-15m)<br>Total: 3(5%)     | Narrow (<10m)<br>Total: 4(6%)                    | Comments: |
| 3. Front setback   | Generous (>8m)<br>Total: 51(80%)       | Moderate (5-8m)<br>Total: 13(20%)                          | Small (1-4m)<br>Total: 0              | None<br>Total: 0                                 | Comments: |
| 4. Side setbacks   | Large on both sides<br>Total: 3(5%)    | Large (driveway) and small on other side<br>Total: 47(73%) | One side on-boundary<br>Total: 1(2%)  | Small &/or on-boundary on both<br>Total: 13(20%) | Comments: |



|   |   |  |  |  |   |
|---|---|--|--|--|---|
| 5. Height/Dwelling Type                                     | 1 storey/Detached Dwelling<br>Total: 45(70%)  | Above 1 storey/Detached Dwelling<br>Total: 11(17%)   | 1 storey/ Not Detached Dwelling<br>Total: 8(13%)               | Above 1 storey/Not Detached Dwelling<br>Total: 0                         | Comments:   |
| 6. Garages & Carports & large car parks                     | Prominent<br>Total: 2(3%)   | Neutral<br>Total: 30(47%)  | Discrete<br>Total: 29(45%)                                     | None<br>Total: 3(5%)   | Comments:   |
| 7. Crossovers   | More than one<br>Total: 12(19%)   | Double width<br>Total: 4(6%)   | Single width<br>Total: 41(64%)                                 | None<br>Total: 7(11%)  | Comments:<br>Significantly 7 sites with multiple crossovers to Alpha Tce. |
| 8. Landscaping* (verge/front yards)                         | Well landscaped throughout<br>Total: 11(17%)  | Well landscaped in front yards<br>Total: 32(50%)   | Landscaping present and patchy<br>Total: 14(22%)               | Little/no landscaping<br>Total: 7(11%)                                   | Comments:   |
| 9. Dwelling Styles  | Traditional pre- 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission & austerity)<br>Total: 42(67%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 6(10%)                                     | Home Units/Flats/Townhouses 1960s – Present<br>Total: 4(6%)    | Recent post- 1990 housing (detached and semi-detached)<br>Total: 11(17%) | Comments: Mainly bungalows  |
| 10. Front façade wall materials                             | Predominantly stone with brick or rendered quoins<br>Total: 40(63%)   | Predominantly bricks (painted/not painted)<br>Total: 15(24%)   | Predominantly rendered<br>Total: 8(13%)                        | Other<br>Total: 0  | Comments:   |
| 11. Traditional features                                    | Pitched roof (gable or hip) and front verandah<br>Total: 46(73%)  | Pitched roof (gable or hip) and no front verandah<br>Total: 17(27%)  | Low pitched roof and front verandah<br>Total: 0                | Low pitched roof and no front verandah<br>Total: 0                       | Comments:   |
| 12. Level of Consistency (based on results from data above) | Coherent (80-100%) (lot size/dwelling, front setback)<br><br>Total: 2   | Dominant (56-79%) (frontages, side setback, height/dwelling type, dwelling styles, crossovers, materials & traditional features)<br>Total: 7 | Mixed (35-55%) (garages/carports, landscaping)<br><br>Total: 2 | Inconsistent (<35%)<br><br>Total: 0                                      | Comments:   |



| Growth Criteria  |                             |   |                       |                      |           |
|--|-----------------------------|---|-----------------------|----------------------|-----------|
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)           | Yes (multiple reasons) (High Street, schools (Rosary School, Prospect & Nailsworth Primary), public transport, Prospect Oval) | Yes (one reason)      | None                 | Comments: |
| 14. Condition of built form  | Very good<br>Total: 31(48%) | Good<br>Total: 24(38%)  | Fair<br>Total: 7(11%) | Poor<br>Total: 2(3%) | Comments: |

Any other comments: Mature and dominant street trees above lawn or gravel with isolated properties with additional understorey.

#### Summary:

- Dominant character prevails (7/11)
- Highly consistent character (9/11) for very large lot size, wide frontages, generous front setbacks, large/small side setbacks, single storey detached dwellings, single cross-over, traditional housing styles, stone materials & pitched roofs and front verandahs
- Multiple strategic reasons for re-development, but built form in very good to good condition making re-development less likely
- Recommend - Residential Streetscape (Built Form) Character Area

**Street: Bridges Street (5)**



| Street: <b>Bridges Street</b> ; Policy Area: RA350; No. of properties: 30 |                                       |   |   |   |           |
|---|---------------------------------------|---|---|---|-----------|
| Character Criteria  |                                       |   |   |   |           |
| 1. Lot Size/dwelling  | Very large (>900sqm)<br>Total: 3(10%) | Large (601-900sqm)<br>Total: 11(37%)                          | Moderate (280-600sqm)<br>Total: 16(53%) | Small (<280sqm)<br>Total: 0                       | Comments: |
| 2. Frontages  | Very wide (>21m)<br>Total: 8(27%)     | Wide (16-21m)<br>Total: 17(57%)                               | Moderate (10-15m)<br>Total: 1(3%)       | Narrow (<10m)<br>Total: 4(13%)                    | Comments: |
| 3. Front setback  | Generous (>8m)<br>Total: 2(7%)        | Moderate (5-8m)<br>Total: 21(70%)                             | Small (1-4m)<br>Total: 7(23%)           | None<br>Total: 0                                  | Comments: |
| 4. Side setbacks  | Large on both sides<br>Total: 5(17%)  | Large (driveway) and<br>small on other side<br>Total: 12(40%) | One side on-boundary<br>Total: 11(38%)  | Small &/or on-boundary<br>on both<br>Total: 2(5%) | Comments: |

|   |   |   |  |   |   |
|---|---|---|--|---|---|
| 5. Height/Dwelling Type                                     | 1 storey/Detached Dwelling<br>Total: 22(77%)  | Above 1 storey/Detached Dwelling<br>Total: 1(3%)  | 1 to 2 storey/ Semi-Detached, Group Dwelling, Row Dwelling<br>Total: 5(17%)  | 1 to 3 storey/Other housing types<br>Total: 1(3%)                       | Comments:<br>HN10 new heritage style detached dwelling                      |
| 6. Garages & Carports & large car parks                     | Prominent<br>Total: 2(7%)   | Neutral<br>Total: 15(50%)   | Discrete<br>Total: 9(30%)  | None<br>Total: 4(13%)   | Comments:   |
| 7. Crossovers   | More than one<br>Total: 1(3%)   | Double width<br>Total: 6(20%)   | Single width<br>Total: 21(70%)   | None<br>Total: 2(7%)  | Comments:   |
| 8. Landscaping* (verge/front yards)                         | Well landscaped throughout<br>Total: 3(10%)   | Well landscaped in front yards<br>Total: 13(44%)  | Landscaping present and patchy<br>Total: 4(13%)  | Little/no landscaping<br>Total: 10(33%)                                 | Comments:<br>High solid fencing resulting in lack of landscaping to street. |
| 9. Dwelling Styles  | Traditional pre- 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 5(17%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 15(50%) | Home Units/Flats/Townhouses 1960s – Present<br>Total: 3(10%)   | Recent post- 1990 housing (detached and semi-detached)<br>Total: 7(23%) | Comments:   |
| 10. Front façade wall materials                             | Predominantly stone with brick or rendered quoins<br>Total: 6(20%)  | Predominantly bricks (painted/not painted)<br>Total: 17(57%)  | Predominantly rendered<br>Total: 7(23%)  | Other<br>Total: 0   | Comments:   |
| 11. Traditional features                                    | Pitched roof (gable or hip) and front verandah<br>Total: 14(47%)  | Pitched roof (gable or hip) and no front verandah<br>Total: 15(50%)                                       | Low pitched roof and front verandah<br>Total: 0  | Low pitched roof and no front verandah<br>Total: 1(3%)                  | Comments:   |
| 12. Level of Consistency (based on results from data above) | Coherent (80-100%)<br><br>Total: 0  | Dominant (56-79%) (frontages, front setback, crossovers, height/dwelling type, materials)<br><br>Total: 5 | Mixed (35-55%) (lot size/dwelling, side setback, garage/carport, landscaping, dwelling styles, traditional features)<br>Total: 6 | Inconsistent (<35%)<br><br>Total: 0                                     | Comments:   |

| Growth Criteria  |                            |   |                       |                       |           |
|--|----------------------------|---|-----------------------|-----------------------|-----------|
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)          | Yes (multiple reasons)<br>(Broadview Oval, bus stops on Galway Ave) | Yes (one reason)      | None                  | Comments: |
| 14. Condition of built form  | Very good<br>Total: 8(28%) | Good<br>Total: 14(48%)  | Fair<br>Total: 3(10%) | Poor<br>Total: 4(14%) | Comments: |

Any other comments: Within the Residential Code area; Jacaranda street trees semi-matured and more open in the northern section of the street; verge consists of trees with understorey of gravel or grass or low shrubs from kerb/concrete footpath/and small strip of bare ground or low landscaping next to property boundary.

**Summary:**

- **Mixed use character weakly prevails (6/11)**
- **Consistent character (5/11) for only 45% of criteria including wide frontages, moderate front setbacks, single storey detached dwellings, single cross-overs & brick materials**
- **Multiple strategic reasons and built form has a reasonable percentage in poor to fair condition for re-development**
- **Residential Code area**
- **Recommend - Residential Streetscape (Variable) Character Area**



**Street: Hampstead Road (6)**



Street: **Hampstead Road**; Policy Area: RB200; No. of properties: 31

| Character               |  |  |  |  |   |
|-------------------------|--|--|--|--|---|
| 1. Lot Size/dwelling    | Very large (>900sqm)<br>Total: 16(52%)       | Large (601-900sqm)<br>Total: 7(23%)                        | Moderate (280-600sqm)<br>Total: 5(16%)           | Small (<280sqm)<br>Total: 3(9%)                  | Comments:<br>High potential for infill housing.         |
| 2. Frontages            | Very wide (>21m)<br>Total: 4(13%)            | Wide (16-21m)<br>Total: 24(77%)                            | Moderate (10-15m)<br>Total: 2(7%)                | Narrow (<10m)<br>Total: 1(3%)                    | Comments: Highly dominant character.                    |
| 3. Front setback        | Generous (>8m)<br>Total: 22(71%)             | Moderate (5-8m)<br>Total: 8(26%)                           | Small (1-4m)<br>Total: 1(3%)                     | None<br>Total: 0                                 | Comments: Highly dominant character.                    |
| 4. Side setbacks        | Large on both sides<br>Total: 2(6%)          | Large (driveway) and small on other side<br>Total: 23(74%) | One side on-boundary<br>Total: 3(10%)            | Small &/or on-boundary on both<br>Total: 3(10%)  | Comments: Highly dominant character.                    |
| 5. Height/Dwelling Type | 1 storey/Detached Dwelling<br>Total: 24(78%) | Above 1 storey/Detached Dwelling<br>Total: 1(3%)           | 1 storey/ Not Detached Dwelling<br>Total: 6(19%) | Above 1 storey/Not Detached Dwelling<br>Total: 0 | Comments: Maintains high amount of low detached housing |



|   |   |   |  |  |   |
|---|---|---|--|--|---|
| 6. Garages & Carports & large car parks                     | Prominent<br>Total: 1(3%)   | Neutral<br>Total: 12(39%)   | Discrete<br>Total: 16(52%)   | None<br>Total: 2(6%)   | Comments: Mixed character   |
| 7. Crossovers   | More than one<br>Total: 1(3%)   | Double width<br>Total: 2(6%)  | Single width<br>Total: 29(88%)   | None<br>Total: 1(3%)   | Comments: 1 site with multiple crossovers   |
| 8. Landscaping* (verge/front yards)                         | Well landscaped throughout<br>Total: 5(16%)   | Well landscaped in front yards<br>Total: 12(39%)  | Landscaping present and patchy<br>Total: 8(26%)  | Little/no landscaping<br>Total: 6(19%)                                 | Comments: Major road frontage promoting high solid front fences.  |
| 9. Dwelling Styles  | Traditional pre- 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission & austerity)<br>Total: 19(58%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 6(18%)      | Home Units/Flats/Townhouses 1960s – Present<br>Total: 7(21%)   | Recent post- 1990 housing (detached and semi-detached)<br>Total: 1(3%) | Comments: Art deco, austerity & gentleman's tudor/bungalows   |
| 10. Front façade wall materials                             | Predominantly stone with brick or rendered quoins<br>Total: 14(43%)   | Predominantly bricks (painted/not painted)<br>Total: 11(33%)  | Predominantly rendered<br>Total: 8(24%)  | Other<br>Total: 0  | Comments:   |
| 11. Traditional features                                    | Pitched roof (gable or hip) and front verandah<br>Total: 17(52%)  | Pitched roof (gable or hip) and no front verandah<br>Total: 16(48%)   | Low pitched roof and front verandah<br>Total: 0  | Low pitched roof and no front verandah<br>Total: 0                     | Comments:   |
| 12. Level of Consistency (based on results from data above) | Coherent (80-100%) (crossovers)<br><br>Total: 1   | Dominant (56-79%) (frontages, front setback, side setback, height/dwelling type, dwelling styles)<br>Total: 5 | Mixed (35-55%) (lot size/dwelling, garages/carports, landscaping, materials, traditional features)<br>Total: 5 | Inconsistent (<35%)<br><br>Total: 0                                    | Comments: Equal weighting (dominant/mixed) and therefore influenced more by strategic and condition of built form criteria. Crossovers influenced by DPTI access requirements |

| Growth Criteria  |                           |  |                       |                      |   |
|--|---------------------------|--|-----------------------|----------------------|---|
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)<br>(    | Yes (multiple reasons)<br>(centres, public transport stops & major open space) | Yes (one reason)      | None                 | Comments: Growth supported within existing Development Plan.                              |
| 14. Condition of built form  | Very good<br>Total: 2(6%) | Good<br>Total: 20(65%)   | Fair<br>Total: 8(26%) | Poor<br>Total: 1(3%) | Comments:<br>Most of building stock in good condition with less potential for demolition. |

Any other comments: Other land uses - two vacant lots, office & delhi/restaurant, main road frontage and freight corridor (2 lanes in each direction).

#### Summary:

- 'Mixed and Dominant character' equally prevail (5/11 each)
- Consistent character for only 55% (6/11) of criteria including wide frontages, large front setback, large and small side setbacks, single storey detached dwellings & traditional housing styles
- Multiple strategic reasons and almost a third of the built form are only in fair condition making the site suitable for re-development
- Recommend - Residential Streetscape (Variable) Character Area

**Street: Balfour Street (7)**



| Street: <b>Balfour Street</b> ; Policy Area: RA450; No. of properties: 45 |                                     |  |  |  |   |
|---|-------------------------------------|--|--|--|---|
| Character Criteria  |                                     |  |  |  |   |
| 1. Lot Size/dwelling  | Very large (>900sqm)<br>Total: 4    | Large (601-900sqm)<br>Total: 36(80%)                       | Moderate (280-600sqm)<br>Total: 5      | Small (<280sqm)<br>Total: 0                    | Comments:   |
| 2. Frontages  | Very wide (>21m)<br>Total: 3(7%)    | Wide (16-21m)<br>Total: 19(42%)                            | Moderate (10-15m)<br>Total: 21(47%)    | Narrow (<10m)<br>Total: 2(4%)                  | Comments:<br>Width very similar with most around 15 to 17 metres, but fell into two different groups. |
| 3. Front setback  | Generous (>8m)<br>Total:17(38%)     | Moderate (5-8m)<br>Total: 27(60%)                          | Small (1-4m)<br>Total: 1(2%)           | None<br>Total: 0                               | Comments:   |
| 4. Side setbacks  | Large on both sides<br>Total: 2(4%) | Large (driveway) and small on other side<br>Total: 28(62%) | One side on-boundary<br>Total: 12(27%) | Small &/or on-boundary on both<br>Total: 3(7%) | Comments:   |

|   |  |   |  |   |  |
|---|--|---|--|---|--|
| 5. Height & Dwelling Type                                   | 1 storey/Detached Dwelling<br>Total: 39(87%)   | Above 1 storey/Detached Dwelling<br>Total: 0  | 1 to 2 storey/ Semi-Detached, Group Dwelling, Row Dwelling<br>Total: 4(9%) | 1 to 3 storey/Other housing types<br>Total: 2(4%)                       | Comments:<br>Many bungalows  |
| 6. Garages & Carports & large car parks                     | Prominent<br>Total: 1(2%)  | Neutral<br>Total: 13(29%)   | Discrete<br>Total: 26(58%)   | None<br>Total: 5(11%)   | Comments:<br>None=mainly corner lots   |
| 7. Crossovers   | More than one<br>Total: 3(7%)  | Double width<br>Total: 1(2%)  | Single width<br>Total: 36(82%)   | None<br>Total: 4(9%)  | Comments:  |
| 8. Landscaping (verge/front yards)                          | Well landscaped throughout<br>Total: 8(18%)  | Well landscaped front yards<br>Total: 23(51%)   | Landscaping present and patchy<br>Total: 8(18%)                            | Little/no landscaping<br>Total: 6(13%)                                  | Comments:  |
| 9. Dwelling Styles  | Traditional pre- 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 34(77%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 3(7%)     | Home Units/Flats/Townhouses 1960s – Present<br>Total: 2(5%)                | Recent post- 1990 housing (detached and semi-detached)<br>Total: 5(11%) | Comments: Mainly bungalows   |
| 10. Front façade wall materials                             | Predominantly stone with brick or rendered quoins<br>Total: 30(68%)  | Predominantly bricks (painted/not painted)<br>Total: 4(9%)  | Predominantly rendered<br>Total: 9(21%)                                    | Other<br>Total: 1(2%)   | Comments:  |
| 11. Traditional features                                    | Pitched roof (gable or hip) and front verandah<br>Total: 36(82%)   | Pitched roof (gable or hip) and no front verandah<br>Total: 8(18%)  | Low pitched roof and front verandah<br>Total: 0                            | Low pitched roof and no front verandah<br>Total: 0                      | Comments:  |
| 12. Level of Consistency (based on results from data above) | Coherent (80-100%) (lot size/dwelling, height/dwelling type, crossover, traditional features)<br>Total: 4                      | Dominant (56-79%) (front setback, side setback, garages & carports, dwelling styles, materials)<br>Total: 5 | Mixed (35-55%) (frontage, landscaping)<br>Total: 2                         | Inconsistent (<35%)<br>Total: 0   | Comments:<br>Primary contributing elements in 'dominant' and 'coherent' categories |

| Growth Criteria  |                            |  |                        |                      |           |
|--|----------------------------|--|------------------------|----------------------|-----------|
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)          | Yes (multiple reasons)<br>(Nailsworth Primary School, bus stops on Main North Road, Prospect Oval) | Yes (one reason)       | None                 | Comments: |
| 14. Condition of built form (observation)  | Very good<br>Total: 9(20%) | Good<br>Total: 24(53%)   | Fair<br>Total: 10(22%) | Poor<br>Total: 2(5%) | Comments: |

Any other comments: Four allotments were vacant and were not assessed; mature trees (flowering gum) with understorey of lawn next to kerb/paved footpath/small strip of low landscaping or bare ground next to property boundary.

#### Summary:

- **Dominant character prevails (5/11)**
- **Highly consistent character (9/11) for large lot size, moderate front setbacks, large/small side setbacks, single storey detached dwellings, discreet garages/carports, single crossover, traditional housing styles, stone materials & pitched roofs and front verandahs**
- **Multiple strategic reasons for re-development, but built form in reasonably good condition making re-development less likely**
- **Recommend - Residential Streetscape (Built Form) Character Area**



**Street: Salisbury Terrace (8)**



| Street: <b>Salisbury Terrace</b> ; Policy Area: RA560; No. of properties: 24 |  |                                     |  |                             |           |
|--|--|-------------------------------------|--|-----------------------------|-----------|
| Character Criteria   |  |                                     |  |                             |           |
| 1. Lot Size/dwelling   | Very large (>900sqm)<br>Total: 14(58%) | Large (601-900sqm)<br>Total: 5(21%) | Moderate (280-600sqm)<br>Total: 5(21%) | Small (<280sqm)<br>Total: 0 | Comments: |
| 2. Frontages   | Very wide (>21m)<br>Total: 16(67%)     | Wide (16-21m)<br>Total: 6(25%)      | Moderate (10-15m)<br>Total: 2(8%)      | Narrow (<10m)<br>Total: 0   | Comments: |
| 3. Front setback   | Generous (>8m)<br>Total: 9(38%)        | Moderate (5-8m)<br>Total: 12(50%)   | Small (1-4m)<br>Total: 3(13%)          | None<br>Total: 0            | Comments: |

|   |   |  |  |   |  |
|---|---|--|--|---|--|
| 4. Side setbacks                        | Large on both sides<br>Total: 6(25%)  | Large (driveway) and small on other side<br>Total: 11(46%)   | One side on-boundary<br>Total: 3(13%)                                  | Small &/or on-boundary on both<br>Total: 4(17%)                         | Comments:  |
| 5. Height/Dwelling Type                 | 1 storey/Detached Dwelling<br>Total: 19(79%)  | Above 1 storey/Detached Dwelling<br>Total: 5(21%)  | 1 to 2 storey/ Semi-Detached, Group Dwelling, Row Dwelling<br>Total: 0 | 1 to 3 storey/Other housing types<br>Total: 0                           | Comments:  |
| 6. Garages & Carports & large car parks | Prominent<br>Total: 5(21%)  | Neutral<br>Total: 7(29%)   | Discrete<br>Total: 9(37%)  | None<br>Total: 3(13%)   | Comments:  |
| 7. Crossovers                           | More than one<br>Total: 2(8%)   | Double width<br>Total: 5(21%)  | Single width<br>Total: 13(54%)   | None<br>Total: 4(17%)   | Comments:<br>Very widely spaced reflecting frontages. Six allotments with dual frontages (also Collins St)   |
| 8. Landscaping* (verge/front yards)     | Well landscaped throughout<br>Total: 14(58%)  | Well landscaped front yards<br>Total: 8(33%)   | Landscaping present and patchy<br>Total: 1(4%)                         | Little/no landscaping<br>Total: 1(4%)                                   | Comments: Highly landscaped streetscape with 91% throughout or in front yards  |
| 9. Dwelling Styles                      | Traditional pre-1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 11(46%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 4(17%) | Home Units/Flats/Townhouses 1960s – Present<br>Total: 0                | Recent post- 1990 housing (detached and semi-detached)<br>Total: 9(37%) | Comments: Almost equal amount of traditional and recent dwellings and in clusters (eg recent in south west). Four sites listed as Local Heritage Places (HN 2, 6, 16 + 22) |
| 10. Front façade wall materials         | Predominantly stone with brick or rendered quoins<br>Total: 4(17%)  | Predominantly bricks (painted/not painted)<br>Total: 8(33%)  | Predominantly rendered<br>Total: 11(46%)                               | Other<br>Total: 1(4%)   | Comments: Render and brick are widely used. Stone is not widely used.  |
| 11. Traditional features                | Pitched roof (gable or hip) and front verandah<br>Total: 14(58%)  | Pitched roof (gable or hip) and no front verandah<br>Total: 9(38%)                                       | Low pitched roof and front verandah<br>Total: 0                        | Low pitched roof and no front verandah<br>Total: 1(4%)                  | Comments:  |

|  |                                    |   |  |                                     |  |
|--|------------------------------------|---|--|-------------------------------------|--|
| 12. Level of Consistency (based on results from data above)  | Coherent (80-100%)<br><br>Total: 0 | Dominant (56-79%) (lot size/dwelling, frontages, height/dwelling type, landscaping, traditional features)<br>Total: 5 | Mixed (35-55%) (front setback, side setback, garages/carports, crossovers, dwelling styles, materials)<br>Total: 6 | Inconsistent (<35%)<br><br>Total: 0 | Comments:  |
| <b>Growth Criteria</b>   |                                    |   |  |                                     |  |
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)                  | Yes (multiple reasons)  | Yes (one reason) (centres on NE Road)<br>Note: There is multiple access to seven lots only to Collins Street.      | None                                | Comments: Not considered to be a strategic growth area with only minor infill potential from multiple access sites (7). Also refer to condition of built form below. |
| 14. Condition of built form  | Very good<br>Total: 14(58%)        | Good<br>Total: 9(37%)   | Fair<br>Total: 1(4%)   | Poor<br>Total: 0                    | Comments: Very good to good condition and four local heritage places with little likelihood of demolition and re-development   |

Any other comments: Well treed street with mature trees and generous front yards, frontages and green space with character largely determined by landscape qualities.

**Summary:**

- 'Mixed character' weakly prevails (6/11). Dominant character is also well represented (5/11). Has strong landscape qualities in public realm and front yards
- Consistent character for only 45% (5/11) of criteria including very large lot size/dwelling, very large frontages, single storey detached dwellings, well landscaped & pitched roofs and front verandahs. Interestingly there was mixed character shown for setbacks, dwelling styles (high proportion of recent homes) and materials (mainly rendered). Strong landscaping character (91%) for well landscaped front yards and particularly including road verges. Street canopy also a very strong character trait.
- Proximity to North East Road centres and some lots with multiple access are strategic reasons for re-development, but built form in very good to good condition making re-development less likely
- Recommend - Residential Streetscape (Landscape) Character Area



**Street: Newbon Street (9)**



Street: **Newbon Street**; Policy Area: RA350; No. of properties: 54

| Character Criteria      |  |  |  |  |                                       |
|-------------------------|--|--|--|--|---------------------------------------|
| 1. Lot Size/dwelling    | Very large (>900sqm)<br>Total: 0             | Large (601-900sqm)<br>Total: 3(6%)                         | Moderate (280-600sqm)<br>Total: 47(87%)                                    | Small (<280sqm)<br>Total: 4(7%)                | Comments:                             |
| 2. Frontages            | Very wide (>21m)<br>Total: 0                 | Wide (16-21m)<br>Total: 45(83%)                            | Moderate (10-15m)<br>Total: 4(8%)  | Narrow (<10m)<br>Total: 5(9%)                  | Comments:                             |
| 3. Front setback        | Generous (>8m)<br>Total: 1(2%)               | Moderate (5-8m)<br>Total: 44(81%)                          | Small (1-4m)<br>Total: 9(17%)  | None<br>Total: 0                               | Comments:                             |
| 4. Side setbacks        | Large on both sides<br>Total: 6(11%)         | Large (driveway) and small on other side<br>Total: 37(69%) | One side on-boundary<br>Total: 8(15%)                                      | Small &/or on-boundary on both<br>Total: 3(5%) | Comments:                             |
| 5. Height/Dwelling Type | 1 storey/Detached Dwelling<br>Total: 52(96%) | Above 1 storey/Detached Dwelling<br>Total: 0               | 1 to 2 storey/ Semi-Detached, Group Dwelling, Row Dwelling<br>Total: 2(4%) | 1 to 3 storey/Other housing types<br>Total: 0  | Comments: Very consistent built form. |

|   |   |   |   |  |  |
|---|---|---|---|--|--|
| 6. Garages & Carports & large car parks                     | Prominent<br>Total: 0   | Neutral<br>Total: 14(26%)   | Discrete<br>Total: 15(28%)                                  | None<br>Total: 25(46%)   | Comments: Streets immediately behind many of the properties.   |
| 7. Crossovers   | More than one<br>Total: 0   | Double width<br>Total: 3(5%)  | Single width<br>Total: 37(69%)                              | None<br>Total: 14(26%)   | Comments: Many properties without access onto Newbon Street (multiple street frontages)  |
| 8. Landscaping* (verge/front yards)                         | Well landscaped throughout<br>Total: 13(24%)  | Well landscaped front yards<br>Total: 17(31%)   | Landscaping present and patchy<br>Total: 15(28%)            | Little/no landscaping<br>Total: 9(17%)                                     | Comments:  |
| 9. Dwelling Styles  | Traditional pre- 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 50(93%)  | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 0 | Home Units/Flats/Townhouses 1960s – Present<br><br>Total: 0 | Recent post- 1990 housing (detached and semi-detached)<br><br>Total: 4(7%) | Comments: Mainly bungalows, with many State Bank Bungalows and Austerity housing. Good cluster of double and single fronted cottages in south west corner. |
| 10. Front façade wall materials                             | Predominantly stone with brick or rendered quoins<br>Total: 4(7%)   | Predominantly bricks (painted/not painted)<br>Total: 26(48%)  | Predominantly rendered<br>Total: 24(45%)                    | Other<br>Total: 0  | Comments:  |
| 11. Traditional features                                    | Pitched roof (gable or hip) and front verandah<br>Total: 49(91%)  | Pitched roof (gable or hip) and no front verandah<br>Total: 5(9%)                                   | Low pitched roof and front verandah<br>Total: 0             | Low pitched roof and no front verandah<br>Total: 0                         | Comments:  |
| 12. Level of Consistency (based on results from data above) | Coherent (80-100%) (lot size, frontage, front setback, height/dwelling type, dwelling styles, traditional features)<br>Total: 6 | Dominant (56-79%) (side setback, crossovers)<br>Total: 2  | Mixed (35-55%) (garages/carports, materials)<br>Total: 2    | Inconsistent (<35%) (landscaping)<br>Total: 1                              | Comments: <u>Coherent streetscape</u> for over half of the measured streetscape criteria.  |



| Growth Criteria  |                           |  |                        |                      |   |
|--|---------------------------|--|------------------------|----------------------|---|
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)         | Yes (multiple reasons) (multiple street access for majority of sites, bus stops on Main North Road, Prospect Oval) | Yes (one reason)       | None                 | Comments: <u>Strategic growth</u> area that does not affect coherent streetscape (eg Laneway/Assessory housing) |
| 14. Condition of built form  | Very good<br>Total: 5(9%) | Good<br>Total: 15(28%)   | Fair<br>Total: 29(54%) | Poor<br>Total: 5(9%) | Comments: <u>Susceptible to renewal</u> with 63% in fair or poor condition.                                     |

Any other comments: Mature street trees/paved footpath/small strip next to boundary which is bare or with low vegetation.

Final comments: Difficult area due to high consistency in character but in a strategic growth area with built form in a condition ready for redevelopment.

#### Summary:

- A 'Coherent Character' strongly prevails (6/11) with total of 8/11 for coherent and dominant character
- Consistent character (8/11) for moderate lot size, wide frontage, front and side setback, single storey detached dwelling, single crossovers, traditional dwellings and pitched roofs and front verandahs
- Multiple reasons for strategic development and large proportion of housing in fair or poor condition making it suitable for re-development
- Tension exists between a strong local character and strategic/conditions of built form that suits re-development. Other sites in this vicinity should be assessed as part of future Streetscape Analysis to develop a clearer understanding
- Recommend – Residential Streetscape (Built Form) Character Area

**Street: North East Road (10)**



| Street: <b>North East Road</b> ; Policy Area: RA350; No. of properties: 20 |                                       |   |  |  |           |
|--|---------------------------------------|---|--|--|-----------|
| Character Criteria   |                                       |   |  |  |           |
| 1. Lot Size  | Very large (>900sqm)<br>Total: 6(30%) | Large (601-900sqm)<br>Total: 3(15%)                           | Moderate (280-600sqm)<br>Total: 9(45%) | Small (<280sqm)<br>Total: 2(10%)                   | Comments: |
| 2. Frontages   | Very wide (>21m)<br>Total: 7(35%)     | Wide (16-21m)<br>Total: 11(55%)                               | Moderate (10-15m)<br>Total: 0          | Narrow (<10m)<br>Total: 2(10%)                     | Comments: |
| 3. Front setback   | Generous (>8m)<br>Total: 12(60%)      | Moderate (5-8m)<br>Total: 3(15%)                              | Small (1-4m)<br>Total: 4(20%)          | None<br>Total: 1(5%)                               | Comments: |
| 4. Side setbacks   | Large on both sides<br>Total: 3(15%)  | Large (driveway) and<br>small on other side<br>Total: 10(50%) | One side on-boundary<br>Total: 2(10%)  | Small &/or on-boundary<br>on both<br>Total: 5(25%) | Comments: |

|   |   |  |  |   |  |
|---|---|--|--|---|--|
| 5. Height/Dwelling Type                                     | 1 storey/Detached Dwelling<br>Total: 15(75%)  | Above 1 storey/Detached Dwelling<br>Total: 3(15%)  | 1 storey/ Not Detached Dwelling<br>Total: 1(5%)  | Above 1 storey/ Not Detached Dwelling<br>Total: 1(5%)                       | Comments:  |
| 6. Garages & Carports & large car parks                     | Prominent<br>Total: 2(10%)  | Neutral<br>Total: 8(40%)   | Discrete<br>Total: 6(30%)  | None<br>Total: 4(20%)   | Comments:  |
| 7. Crossovers   | More than one<br>Total: 0   | Double width<br>Total: 2(10%)  | Single width<br>Total: 17(85%)   | None<br>Total: 1(5%)  | Comments:  |
| 8. Landscaping* (verge/front yards)                         | Well landscaped throughout<br>Total: 0  | Well landscaped front yards<br>Total: 10(50%)  | Landscaping present and patchy<br>Total: 6(30%)  | Little/no landscaping<br>Total: 4(20%)                                      | Comments: High fences to main road, but vegetation visible over top. Mature vegetation in front yards near Nottage Tce             |
| 9. Dwelling Styles  | Traditional pre- 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br><br>Total: 7(39%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 6(33%) | Home Units/Flats/Townhouses 1960s – Present<br><br>Total: 3(17%)   | Recent post- 1990 housing (detached and semi-detached)<br><br>Total: 2(11%) | Comments:  |
| 10. Front façade wall materials                             | Predominantly stone with brick or rendered quoins<br>Total: 3(17%)  | Predominantly bricks (painted/not painted)<br>Total: 6(33%)  | Predominantly rendered<br>Total: 9(50%)  | Other<br>Total: 0   | Comments:  |
| 11. Traditional features                                    | Pitched roof (gable or hip) and front verandah<br><br>Total: 8(44%)   | Pitched roof (gable or hip) and no front verandah<br>Total: 9(50%)                                       | Low pitched roof and front verandah<br><br>Total: 0  | Low pitched roof and no front verandah<br><br>Total: 1(6%)                  | Comments:  |
| 12. Level of Consistency (based on results from data above) | Coherent (80-100%) (crossovers)<br><br>Total: 1   | Dominant (56-79%) (front setback, height/dwelling type<br><br>Total: 2                                   | Mixed (35-55%) (lot size/dwelling, frontages, side setback, garage/carport, landscaping, dwelling styles, materials, traditional features)<br>Total: 8 | Inconsistent (<35%)<br><br>Total: 0   | Comments: Mixed character in 73% of character attributes. Crossover consistency based on main road frontage and DPTI requirements. |

| Growth Criteria  |                            |   |                       |                      |           |
|--|----------------------------|---|-----------------------|----------------------|-----------|
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)          | Yes (multiple reasons) (centres, public transport on North East Road) | Yes (one reason)      | None                 | Comments: |
| 14. Condition of built form  | Very good<br>Total: 4(20%) | Good<br>Total: 10(50%)  | Fair<br>Total: 5(25%) | Poor<br>Total: 1(5%) | Comments: |

Any other comments: Street trees lower and under power lines with narrow paved footpath and bus shelters; Main road with three lanes in both directions and bus route, Other uses – church and vacant lots.

#### Summary:

- **'Mixed Character' strongly prevails (8/11)**
- **Consistent character for only 27% (3/11) of the criteria including very large setbacks , crossovers and single storey detached dwellings**
- **Proximity to North East Road centres and public transport and a third of the built form is in fair to poor condition making re-development likely**
- **Recommend - Residential Streetscape (Variable) Character Area**



**Street: College Avenue (11)**



Street: **College Avenue**; Policy Area: RA450; No. of properties: 45

| Character Criteria      |  |  |   |  |                                   |
|-------------------------|--|--|---|--|-----------------------------------|
| 1. Lot Size/dwelling    | Very large (>900sqm)<br>Total: 0             | Large (601-900sqm)<br>Total: 0                             | Moderate (280-600sqm)<br>Total: 45(100%)    | Small (<280sqm)<br>Total: 0                      | Comments:<br>Extremely consistent |
| 2. Frontages            | Very wide (>21m)<br>Total: 0                 | Wide (16-21m)<br>Total: 3                                  | Moderate (10-15m)<br>Total: 42(93%)         | Narrow (<10m)<br>Total: 0                        | Comments:                         |
| 3. Front setback        | Generous (>8m)<br>Total: 0                   | Moderate (5-8m)<br>Total: 16                               | Small (1-4m)<br>Total: 29(64%)              | None<br>Total: 0                                 | Comments:                         |
| 4. Side setbacks        | Large on both sides<br>Total: 0              | Large (driveway) and small on other side<br>Total: 37(82%) | One side on-boundary<br>Total: 7(16%)       | Small &/or on-boundary on both<br>Total: 1(2%)   | Comments:                         |
| 5. Height/Dwelling Type | 1 storey/Detached Dwelling<br>Total: 43(96%) | Above 1 storey/Detached Dwelling<br>Total: 2(4%)           | 1 storey/ Not Detached Dwelling<br>Total: 0 | Above 1 storey/Not Detached Dwelling<br>Total: 0 | Comments:                         |



|  |  |   |   |  |   |
|--|--|---|---|--|---|
| 6. Garages & Carports & large car parks  | Prominent<br>Total: 1(2%)  | Neutral<br>Total: 14(31%)   | Discrete<br>Total: 26(58%)                              | None<br>Total: 4(9%)   | Comments:   |
| 7. Crossovers  | More than one<br>Total: 0  | Double width<br>Total: 1(2%)  | Single width<br>Total: 39(87%)                          | None<br>Total: 5(11%)  | Comments:   |
| 8. Landscaping*<br>(verge/front yards)   | Well landscaped in front yard and verge<br>Total: 9(20%)   | Well landscaped in front yards<br>Total: 15(33%)  | Landscaping present and patchy<br>Total: 11(25%)        | Little/no landscaping<br>Total: 10(22%)                                | Comments:   |
| 9. Dwelling Styles   | Traditional pre- 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 43 (96%)                    | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 0                     | Home Units/Flats/Townhouses 1960s – Present<br>Total: 0 | Recent post- 1990 housing (detached and semi-detached)<br>Total: 2(4%) | Comments: Mainly Bungalows and State Bank Bungalows |
| 10. Front façade wall materials  | Predominantly stone with brick or rendered quoins<br>Total: 8(18%)   | Predominantly bricks (painted/not painted)<br>Total: 22(49%)  | Predominantly rendered<br>Total: 14(31%)                | Other<br>Total: 1 (glass)(2%)  | Comments: Mainly brick and painted bricks           |
| 11. Traditional features   | Pitched roof (gable or hip) and front verandah<br>Total: 41(91%)   | Pitched roof (gable or hip) and no front verandah<br>Total: 4(9%)   | Low pitched roof and front verandah<br>Total: 0         | Low pitched roof and no front verandah<br>Total: 0                     | Comments:   |
| 12. Level of Consistency (based on results from data above)  | Coherent (80-100%) (lot size/dwelling, frontages, side setback, height/dwelling type, crossover, dwelling style, traditional features)<br>Total: 7 | Dominant (56-79%) (front setback, garage/carport)<br>Total: 2   | Mixed (35-55%) (materials)<br>Total: 1                  | Inconsistent (<35%) (landscaping)<br>Total: 1                          | Comments:   |
| <b>Growth Criteria</b>   |  |   |   |  |   |
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)  | Yes (multiple reasons) (Schools (Blackfriars & Prescott Colleges), public transport on Main North Road, St Helens Park) | Yes (one reason)  | None   | Comments:   |

|                             |                           |                        |                        |                      |   |
|-----------------------------|---------------------------|------------------------|------------------------|----------------------|---|
| 14. Condition of built form | Very good<br>Total: 2(4%) | Good<br>Total: 24(53%) | Fair<br>Total: 18(40%) | Poor<br>Total: 1(2%) | Comments: Almost half of dwellings possible candidates for re-development |
|-----------------------------|---------------------------|------------------------|------------------------|----------------------|---|

Any other comments: Street trees (Flowering Gums) over lawn or gravel/paved footpath/narrow strip of low vegetation or gravel; mainly low open front fences.

**Summary:**

- **'Coherent Character' strongly prevails (7/11)**
- **Consistent character to a very high level (9/11) was shown for moderate lot size, moderate frontage, small front setback, large and small side setbacks, discrete garage/carports, single storey detached dwelling, single crossovers, traditional dwellings and pitched roofs and front verandahs**
- **Multiple reasons for strategic development and large proportion of housing in fair condition making it reasonably suitable for re-development**
- **Tension exists between a strong local character and strategic/conditions of built form that suits re-development. Other sites in this vicinity should be assessed as part of Phase 2 Streetscape Analysis to develop a clearer understanding**
- **Adjacent to Historic Conservation Zone (Ballville and Gloucester streets) and would provide a suitable transition zone**
- **Recommend – Residential Streetscape (Built Form) Character Area**

## Street: Elderslie Avenue (12)



Street: **Elderslie Avenue**; Policy Area: RA560; No. of properties: 55

| Character Criteria   |  |  |   |  |   |
|----------------------|--|--|---|--|---|
| 1. Lot Size/dwelling | Very large (>900sqm)<br>Total: 34(62%) | Large (601-900sqm)<br>Total: 5(9%)                         | Moderate (280-600sqm)<br>Total: 15(27%) | Small (<280sqm)<br>Total: 1(2%)                  | Comments:<br>Common site at 1100sqm, but also many sites less than the minimum site area.   |
| 2. Frontages         | Very wide (>21m)<br>Total: 29(53%)     | Wide (16-21m)<br>Total: 14(25%)                            | Moderate (10-15m)<br>Total: 11(20%)     | Narrow (<10m)<br>Total: 1(2%)                    | Comments:<br>Many frontages from 20 to 22 metres and distributed between very wide or wide. |
| 3. Front setback     | Generous (>8m)<br>Total: 17(31%)       | Moderate (5-8m)<br>Total: 26(47%)                          | Small (1-4m)<br>Total: 10(18%)          | None<br>Total: 2(4%)                             | Comments:<br>Setbacks around 8-10 metres and therefore distributed in generous and moderate |
| 4. Side setbacks     | Large on both sides<br>Total: 9(16%)   | Large (driveway) and small on other side<br>Total: 21(38%) | One side on-boundary<br>Total: 15(27%)  | Small &/or on-boundary on both<br>Total: 10(18%) | Comments:<br>Large amount of built form coverage across the sites                           |

|   |  |   |   |  |  |
|---|--|---|---|--|--|
| 5. Height/Dwelling Type                                     | 1 storey/Detached Dwelling<br>Total: 30(54%)   | Above 1 storey/Detached Dwelling<br>Total: 22(40%)  | 1 storey/ Not Detached<br>Total: 2(4%)  | Above 1 storey/ Not Detached Dwelling<br>Total: 1(2%)                    | Comments:<br>94% detached dwellings but height differences                   |
| 6. Garages & Carports & large car parks                     | Prominent<br>Total: 13(24%)  | Neutral<br>Total: 19(34%)   | Discrete<br>Total: 21(38%)  | None<br>Total: 2(4%)   | Comments:<br>Diversity exists  |
| 7. Crossovers   | More than one<br>Total: 5(9%)  | Double width<br>Total: 11(20%)  | Single width<br>Total: 36(65%)  | None<br>Total: 3(6%)   | Comments:<br>Three sites with dual driveways                                 |
| 8. Landscaping* (verge/front yards)                         | Well landscaped throughout<br>Total: 2(4%)   | Well landscaped front yards<br>Total: 34(62%)   | Landscaping present and patchy<br>Total: 14(25%)  | Little/no landscaping<br>Total: 5(9%)                                    | Comments: Front yard landscaping and street trees are dominant features      |
| 9. Dwelling Styles  | Traditional pre- 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 12(28%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 20(38%) | Home Units/Flats/Townhouses 1960s – Present<br>Total: 3(6%)   | Recent post- 1990 housing (detached and semi-detached)<br>Total: 18(34%) | Comments: Variety of housing styles.   |
| 10. Front façade wall materials                             | Predominantly stone with brick or rendered quoins<br>Total: 18(34%)  | Predominantly bricks (painted/not painted)<br>Total: 16(30%)  | Predominantly rendered<br>Total: 19(36%)  | Other<br>Total: 0  | Comments: Variety of materials used  |
| 11. Traditional features                                    | Pitched roof (gable or hip) and front verandah<br>Total: 17(32%)   | Pitched roof (gable or hip) and no front verandah<br>Total: 30(57%)                                       | Low pitched roof and front verandah<br>Total: 2(4%)   | Low pitched roof and no front verandah<br>Total: 4(7%)                   | Comments:  |
| 12. Level of Consistency (based on results from data above) | Coherent (80-100%)<br><br>Total: 0   | Dominant (56-79%) (lot size/dwelling, landscaping, crossovers & traditional features)<br><br>Total: 4     | Mixed (35-55%) (frontage, front setback, side setback, height & dwelling type, garage & carport, dwelling styles & materials)<br>Total: 7 | Inconsistent (<35%)<br><br>Total: 0                                      | Comments:<br>More recent development (1999 to 2009) causing mixed character. |

| Growth Criteria  |                             |  |                      |                  |                                     |
|--|-----------------------------|--|----------------------|------------------|-------------------------------------|
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)           | Yes (multiple reasons) (Blackfriars School, bus stops on Prospect and Churchill Roads and train stop at Ovingham, Adelaide Park Lands) | Yes (one reason)     | None             | Comments:                           |
| 14. Condition of built form  | Very good<br>Total: 22(40%) | Good<br>Total: 28(51%)   | Fair<br>Total: 5(9%) | Poor<br>Total: 0 | Comments:<br>91% good to very good. |

Any other comments: Street trees are large and dominant in streetscape with grass understorey and paved footpath.

#### Summary:

- 'Mixed Character' strongly prevails (7/11), but also has strong landscape qualities in public realm and front yards
- Consistent character was shown (4/11) for very large lot size, single width crossovers, well landscaped front yards and pitched roofs. Noteworthy attributes are street tree canopy and front yard landscaping.
- Multiple reasons for strategic development, but predominantly have housing in good to very good condition making it less likely to be re-developed
- Recommend – Residential Streetscape (Landscape ) Character Area



**Street: Marian Place (13)**



Street: **Marian Place**; Policy Area: RA450; No. of properties: 69

**Character Criteria**

|                      |  |   |   |  |   |
|----------------------|--|---|---|--|---|
| 1. Lot Size/dwelling | Very large (>900sqm)<br>Total: 11(16%) | Large (601-900sqm)<br>Total: 13(19%)                          | Moderate (280-600sqm)<br>Total: 43(62%) | Small (<280sqm) Total:<br>2(3%)                    | Comments:   |
| 2. Frontages         | Very wide (>21m)<br>Total: 2(3%)       | Wide (16-21m)<br>Total: 41(59%)                               | Moderate (10-15m)<br>Total: 17(25%)     | Narrow (<10m)<br>Total: 9(13%)                     | Comments:   |
| 3. Front setback     | Generous (>8m)<br>Total: 9(13%)        | Moderate (5-8m)<br>Total: 53(77%)                             | Small (1-4m)<br>Total: 4(6%)            | None<br>Total: 3(4%)                               | Comments:   |
| 4. Side setbacks     | Large on both sides<br>Total: 2(3%)    | Large (driveway) and<br>small on other side<br>Total: 47(68%) | One side on-boundary<br>Total: 12(17%)  | Small &/or on-boundary<br>on both<br>Total: 8(12%) | Comments: Where 'one<br>side on boundary' was<br>characterised by garage<br>or carport. |

|   |  |  |  |   |   |
|---|--|--|--|---|---|
| 5. Height/Dwelling Type                                     | 1 storey/Detached Dwelling<br><br>Total: 61(88%)   | Above 1 storey/Detached Dwelling<br><br>Total: 4(6%)   | 1 to 2 storey/ Semi-Detached or Group Dwelling or Row Dwelling<br>Total: 2(3%) | 1 to 3 storey/Other housing types<br><br>Total: 2(3%)                       | Comments:<br>Dominant low scale detached dwellings with limited unit developments |
| 6. Garages & Carports & large car parks                     | Prominent<br>Total: 2(3%)  | Neutral<br>Total: 33(48%)  | Discrete<br>Total: 24(35%)   | None<br>Total: 10(14%)  | Comments:   |
| 7. Crossovers   | More than one<br>Total: 3(4%)  | Double width<br>Total: 7(10%)  | Single width<br>Total: 58(84%)   | None<br>Total: 1(2%)  | Comments:   |
| 8. Landscaping* (verge/front yards)                         | Well landscaped throughout<br>Total: 17(25%)   | Well landscaped front yards<br>Total: 30(43%)  | Landscaping present and patchy<br>Total: 17(25%)                               | Little/no landscaping<br><br>Total: 5(7%)                                   | Comments:   |
| 9. Dwelling Styles  | Traditional pre- 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 48(69%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 12(17%)    | Home Units/Flats/Townhouses 1960s – Present<br><br>Total: 1(1%)                | Recent post- 1990 housing (detached and semi-detached)<br><br>Total: 9(13%) | Comments:   |
| 10. Front façade wall materials                             | Predominantly stone with brick or rendered quoins<br>Total: 42(60%)  | Predominantly bricks (painted/not painted)<br><br>Total: 18(26%)   | Predominantly rendered<br><br>Total: 10(14%)                                   | Other<br><br>Total: 0   | Comments:   |
| 11. Traditional features                                    | Pitched roof (gable or hip) and front verandah<br><br>Total: 58(83%)   | Pitched roof (gable or hip) and no front verandah<br>Total: 9(13%)   | Low pitched roof and front verandah<br><br>Total: 2(3%)                        | Low pitched roof and no front verandah<br><br>Total: 1(1%)                  | Comments:   |
| 12. Level of Consistency (based on results from data above) | Coherent (80-100%) (dwelling height/type, crossovers & traditional features)<br><br>Total: 3                                   | Dominant (56-79%) (lot size, frontage, front setback side, setback, dwelling styles & materials)<br>Total: 6 | Mixed (35-55%) (garages/carports & landscaping)<br><br>Total: 2                | Inconsistent (<35%)<br><br>Total: 0   | Comments:<br>Dominant and coherent on primary contributing elements.              |

| Growth Criteria  |                             |   |                        |                       |  |
|--|-----------------------------|---|------------------------|-----------------------|--|
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)           | Yes (multiple reasons) (High Street, Blackfriars School, Prospect & Churchill Roads bus stops, Charles Cain Reserve and St Helens Park) | Yes (one reason)       | None                  | Comments:  |
| 14. Condition of built form  | Very good<br>Total: 20(29%) | Good<br>Total: 27(39%)  | Fair<br>Total: 14(20%) | Poor<br>Total: 8(12%) | Comments:<br>About a third vulnerable based on condition of built form |

Any other comments: Three allotments (HN 52, 52A+54) are vacant and were not assessed; street verge with mature trees with narrow paved footpath to the kerb with some minor landscaping strips on boundary or next to the kerb.

#### Summary:

- **'Dominant Character' prevails (6/11)**
- **Highly consistent character (9/11) was shown for moderate lot size, wide frontages, moderate front setbacks, large/small side setbacks, single storey detached dwellings, single width crossovers, traditional housing, stone materials and pitched roofs and front verandahs**
- **Multiple reasons for strategic development, but predominantly have housing in good to very good condition making it less likely to be re-developed**
- **Recommend –Residential Streetscape (Built Form) Character Area**



**Street: Olive Street (14)**



Street: **Olive Street**; Policy Area: RA350; No. of properties: 43

**Character Criteria**

|                      |                                       |  |   |  |  |
|----------------------|---------------------------------------|--|---|--|--|
| 1. Lot Size/dwelling | Very large (>900sqm)<br>Total: 2 (5%) | Large (601-900sqm)<br>Total: 36 (84%)                          | Moderate (281-600sqm)<br>Total: 5 (11%) | Small (<280sqm)<br>Total: 0                    | Comments:<br>Strongly consistent pattern |
| 2. Frontages         | Very wide (>21m)<br>Total: 1 (2%)     | Wide (16-21m)<br>Total: 1 (2%)                                 | Moderate (10-15m)<br>Total: 37 (87%)    | Narrow (<10m)<br>Total: 4 (9%)                 | Comments:<br>Strongly consistent pattern |
| 3. Front setback     | Generous (>8m)<br>Total: 3 (7%)       | Moderate (5-8m)<br>Total: 39 (91%)                             | Small (1-4m)<br>Total: 1 (2%)           | None<br>Total: 0                               | Comments:<br>Strongly consistent pattern |
| 4. Side setbacks     | Large on both sides<br>Total: 1 (2%)  | Large (driveway) and<br>small on other side<br>Total: 38 (89%) | One side on-boundary<br>Total: 4 (9%)   | Small &/or on-<br>boundary on both<br>Total: 0 | Comments:<br>Strongly consistent pattern |

|   |  |  |  |   |   |
|---|--|--|--|---|---|
| 5. Height/Dwelling Type                                     | 1 storey/Detached Dwelling<br>Total: 39(90%)   | Above 1 storey/Detached Dwelling<br>Total: 2(5%)   | 1 storey/ Not Detached Dwelling<br>Total: 2(5%)            | Above 1 storey/ Not Detached Dwelling<br>Total:0                        | Comments:   |
| 6. Garages & Carports & large car parks                     | Prominent (in front of front façade)<br>Total: 0   | Neutral (aligned with front façade)<br>Total: 21 (49%)   | Discrete (behind front façade)<br>Total: 17 (40%)          | None/rear laneway only<br>Total: 5 (11%)                                | Comments:<br>Structures not a dominant element in the streetscape   |
| 7. Crossovers   | More than one<br>Total: 0  | Double width<br>Total: 3(7%)   | Single width<br>Total: 39(91%)                             | None<br>Total: 1(2%)  | Comments:<br>Strongly consistent pattern  |
| 8. Landscaping* (verge/front yards)                         | Well landscaped throughout<br>Total: 4 (9%)  | Well landscaped front yards<br>Total: 22 (51%)   | Landscaping present and patchy<br>Total: 12 (28%)          | Little/no landscaping<br>Total: 5 (11%)                                 | Comments:<br>Primarily within front yards and street trees with no understorey  |
| 9. Dwelling Styles  | Traditional pre- 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 29(67%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 6(14%) | Home Units/Flats/Townhouses 1960s – Present<br>Total: 0    | Recent post- 1990 housing (detached and semi-detached)<br>Total: 8(19%) | Comments:   |
| 10. Front façade wall materials                             | Predominantly stone with brick or rendered quoins<br>Total: 27(63%)  | Predominantly bricks (painted/not painted)<br>Total: 10(23%)   | Predominantly rendered<br>Total: 6(14%)                    | Other<br>Total: 0   | Comments:   |
| 11. Traditional features                                    | Pitched roof (gable or hip) and front verandah<br>Total: Total: 33(77%)  | Pitched roof (gable or hip) and no front verandah<br>Total: 10(23%)                                      | Low pitched roof and front verandah<br>Total: 0            | Low pitched roof and no front verandah<br>Total: 0                      | Comments:   |
| 12. Level of Consistency (based on results from data above) | Coherent (80-100%) (lot size, frontages, front setback, side setback, crossovers, height/ dwelling type)<br>Total:6            | Dominant (56-79%) (dwelling style, materials, traditional features)<br>Total: 3                          | Mixed (35-55%) (garages/carports + landscaping)<br>Total:2 | Inconsistent (<35%)<br>Total:   | Comments: Highly coherent on most criteria. [Note: was part of draft Historic Conservation Zone DPA removed by Minister.] |



| Growth Criteria  |                             |  |                       |                 |  |
|--|-----------------------------|--|-----------------------|-----------------|--|
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)           | Yes (multiple reasons)<br>(Half of properties back onto Lavender Lane, High Street on Prospect Road, adjacent Prospect Primary School & nearby Rosary Catholic School; train stop (minimum distance of 300 metres); bus stop on Churchill Roads (minimum of 75 metres) | Yes (one reason)      | None            | Comments:<br>Good location to encourage some strategic growth that does not affect coherent streetscape eg Laneway housing.<br><br>Not demolition and infill (streetscape criteria and condition of built form is 'good to very good'. |
| 15. Condition of built form  | Very good<br>Total: 17(39%) | Good<br>Total: 20(47%)   | Fair<br>Total: 6(14%) | Poor<br>Total:0 | Comments:  |

Any other comments: Street verge with mature trees/footpath and narrow dolomite to kerb; road grades downward from east to west; southern properties back onto laneway.

#### Summary:

- 'Coherent Character' prevails
- Highly consistent character was shown (9/11) for large lot size, moderate frontages, front and side setbacks, single storey detached dwellings, single cross-overs, traditional housing, stone materials and pitched roofs and front verandahs
- Multiple reasons for strategic development, but predominantly have housing in good to very good condition making it less likely to be re-developed
- Adjacent to a Historic Conservation Zone (Note: This area was recommended for inclusion in HCZ but was removed by Minister as part of DPA)
- Recommend – Residential Streetscape (Built Form) Character Area

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#### Summary of prevailing character results for streets assessed:

##### Consistent Character:

Mainly Coherent (3) – Newbon[RA350] & 8/11 consistent, College[RA450] & 9/11 consistent, Olive[RA350] & 9/11 consistent

Mainly Dominant (5) –Percy[RA450] & 8/11 consistent, Alpha[RA560] & 9/11 consistent, Balfour[RA450], Marion[RA450] & 9/11 consistent, Regency[RB200] & 7/11 consistent

**Consistent and Varying Character:**

Dominant/Mixed (2) – Alabama[RA350] & 7/11 consistent, Hampstead[RB200] & 6/11 consistent

**Varying Character (\*strong landscape character):**

Mainly Mixed (4) – Bridges[RA350] & 5/11 consistent, Salisbury\*[RA560] & 5/11 consistent, North East[RB200] & 3/11 consistent, Elderslie\*[RA560] & 4/11 consistent

CITY OF PROSPECT

# Housing Diversity and Desirable Neighbourhoods Study

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Streetscape Analysis – Phase 2

R Chenoweth, Senior Policy Planner

Street: Warren Avenue (15)



### Streetscape Character Checklist

| Street: <b>Warren Avenue</b> ; Policy Area: RA350; No. of properties: 39 |  |  |  |   |   |
|--|--|--|--|---|---|
| Character Criteria   |  |  |  |   |   |
| 1. Lot Size/dwelling   | Very large (>900sqm)<br>(very, very low density)<br>Total: 1 | Large (601-900sqm)<br>(very low density)<br>Total: 30(77%) | Moderate (280-600sqm)<br>(low density)<br>Total: 8 | Small (<280sqm)<br>(medium density)<br>Total: 0 | Comments:   |
| 2. Frontages   | Very wide (>21m)<br>Total: 0                                 | Wide (16-21m)<br>Total: 19(49%)                            | Moderate (10-15m)<br>Total: 18(46%)                | Narrow (<10m)<br>Total: 2                       | Comments:<br>This is misleading as most of the frontages were around 15 to 17m (consistent), but split the two groups |

|   |   |   |   |   |  |
|---|---|---|---|---|--|
| 3. Front setback                        | Generous (>8m)<br>Total: 2  | Moderate (5-8m)<br>Total: 34(87%)   | Small (1-4m)<br>Total: 3                                | None<br>Total: 0  | Comments:  |
| 4. Side setbacks                        | Large on both sides<br>Total: 2   | Large (driveway) and small on other side<br>Total: 24(62%)  | One side on-boundary<br>Total: 9                        | Small &/or on-boundary on both<br>Total: 4                              | Comments:  |
| 5. Height/Dwelling Type                 | 1 storey/Detached Dwelling<br>Total: 36(92%)  | Above 1 storey/Detached Dwelling<br>Total: 1(3%)  | 1 storey/ Not Detached Dwelling<br>Total: 0             | Above 1 storey/ Not Detached Dwelling<br>Total: 2(5%)                   | Comments:<br>Single storey detached dwellings dominate                                   |
| 6. Garages & Carports & large car parks | Prominent<br>Total: 2   | Neutral<br>Total: 15(38%)   | Discrete<br>Total: 15(38%)                              | None<br>Total: 7  | Comments:  |
| 7. Crossovers                           | More than one<br>Total: 0   | Double width<br>Total: 0  | Single width<br>Total: 32(82%)                          | None<br>Total: 7(18%)   | Comments:  |
| 8. Landscaping (verge/front yards)      | Well landscaped throughout<br>Total: 0  | Well landscaped front yards<br>Total: 23(59%)   | Landscaping present and patchy<br>Total: 11             | Little/no landscaping<br>Total: 5                                       | Comments:  |
| 9. Dwelling Styles                      | Traditional up to early 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 23(59%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 10(26%) | Home Units/Flats/Townhouses 1960s – Present<br>Total: 0 | Recent post- 1990 housing (detached and semi-detached)<br>Total: 6(15%) | Comments:<br>Strong bungalow presence<br>Bungalow=15<br>Tudor=5<br>Art Deco=2<br>Villa=1 |
| 10. Front façade wall materials         | Predominantly stone with brick or rendered quoins<br>Total: 16(41%)   | Predominantly bricks (painted/not painted)<br>Total: 16(41%)  | Predominantly rendered<br>Total: 7(18%)                 | Other<br>Total: 0   | Comments:  |
| 11. Traditional features                | Pitched roof (gable or hip) and front verandah<br>Total: 25(64%)  | Pitched roof (gable or hip) and no front verandah<br>Total: 12  | Low pitched roof and front verandah<br>Total: 0         | Low pitched roof and no front verandah<br>Total: 2                      | Comments:  |



|   |  |  |   |                                   |   |
|---|--|--|---|-----------------------------------|---|
| 12. Level of Consistency<br>(based on results from data above)  | Coherent (80-100%)<br>(moderate front setback, single storey detached dwelling type, single crossover)<br><br>Total: 3 | Dominant (56-79%)<br>(large lot size, large/small side setbacks, well landscaped front yards, traditional dwelling style, traditional features)<br>Total: 5      | Mixed (35-55%)<br>(wide frontages*, neutral & discrete garages/carports, stone & brick materials)<br><br>Total: 3 | Inconsistent (<35%)<br><br>Total: | Comments:<br>* frontage data is somewhat misleading as most lots appear consistent but fall between two categories (refer to text in row 2) |
| <b>Growth Criteria</b>  |  |  |   |                                   |   |
| 13. Strategic areas for growth opportunities<br>(adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)  | Yes (multiple reasons)<br>Close proximity to North Park Centre, Prospect North Primary School, Public transport (Regency Rd & Main North Rd) & Matthews Reserve. | Yes (one reason)  | None                              | Comments: Within Residential Code   |
| 14. Condition of built form   | Very good<br>Total: 6  | Good<br>Total: 21(54%)   | Fair<br>Total: 12   | Poor<br>Total: 0                  | Comments:   |

Any other comments: Mature exotic street trees over lawn/paved footpath/narrow grave strip next to boundary; front fences (open and closed)

#### Summary:

- Mostly of 'dominant' character
- Consistent character with 8/11 character attributes 'coherent' or 'dominant' for moderate front setback, single storey detached dwellings, single crossover, large lot size, large/small side setbacks, well landscaped, traditional dwelling styles & traditional features
- Fair condition for nearly a third of building stock
- Streetscape appeal provided by mature street trees, green verges and landscaped front yards
- Tension exists with multiple strategic reasons for promoting growth (almost all criteria met); proximity to North Park Centre needs to be assessed further and nearby streets with variable character (eg. Camroc Ave)
- Recommend: Residential Streetscape (Variable) Character Area [requires further assessment around North Park Centre]

**Street: Arthur Street (16)**



Street: **Arthur Street**; Policy Area: RA450; No. of properties: 38

| Character Criteria   |  |   |  |   |           |
|----------------------|--|---|--|---|-----------|
| 1. Lot Size/dwelling | Very large (>900sqm)<br>(very, very low density)<br>Total: 1 | Large (601-900sqm)<br>(very low density)<br>Total: 30(79%)    | Moderate (280-600sqm)<br>(low density)<br>Total: 7 | Small (<280sqm)<br>(medium density)<br>Total: 0 | Comments: |
| 2. Frontages         | Very wide (>21m)<br>Total: 1                                 | Wide (16-21m)<br>Total: 33(87%)                               | Moderate (10-15m)<br>Total: 0                      | Narrow (<10m)<br>Total: 4                       | Comments: |
| 3. Front setback     | Generous (>8m)<br>Total: 0                                   | Moderate (5-8m)<br>Total: 34(89%)                             | Small (1-4m)<br>Total:                             | None<br>Total:                                  | Comments: |
| 4. Side setbacks     | Large on both sides<br>Total: 4                              | Large (driveway) and<br>small on other side<br>Total: 20(53%) | One side on-boundary<br>Total: 14                  | Small &/or on-boundary<br>on both<br>Total: 0   | Comments: |

|   |   |   |   |  |  |
|---|---|---|---|--|--|
| 5. Height/Dwelling Type                                     | 1 storey/Detached Dwelling<br>Total: 32(84%)  | Above 1 storey/Detached Dwelling<br>Total: 1  | 1 storey/ Not Detached Dwelling<br>Total: 5   | Above 1 storey/ Not Detached Dwelling<br>Total: 0                  | Comments:  |
| 6. Garages & Carports & large car parks                     | Prominent<br>Total: 4   | Neutral<br>Total: 15(40%)   | Discrete<br>Total: 13   | None<br>Total: 6   | Comments:  |
| 7. Crossovers   | More than one<br>Total: 1   | Double width<br>Total: 2  | Single width<br>Total: 34(89%)  | None<br>Total: 1   | Comments:  |
| 8. Landscaping* (verge/front yards)                         | Well landscaped throughout<br>Total: 3  | Well landscaped front yards<br>Total: 20(53%)   | Landscaping present and patchy<br>Total: 12   | Little/no landscaping<br>Total: 3                                  | Comments:  |
| 9. Dwelling Styles  | Traditional up to early 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 28(74%)             | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 4 | Home Units/Flats/Townhouses 1960s – Present<br>Total: 1   | Recent post- 1990 housing (detached and semi-detached)<br>Total: 5 | Comments:<br>Cottage:10<br>Villa:9<br>Bungalow:9 |
| 10. Front façade wall materials                             | Predominantly stone with brick or rendered quoins<br>Total: 29(74%)   | Predominantly bricks (painted/not painted)<br>Total: 4  | Predominantly rendered<br>Total: 1  | Other<br>Total: 5  | Comments:  |
| 11. Traditional features                                    | Pitched roof (gable or hip) and front verandah<br>Total: 31(82%)  | Pitched roof (gable or hip) and no front verandah<br>Total: 7                                       | Low pitched roof and front verandah<br>Total: 2   | Low pitched roof and no front verandah<br>Total: 0                 | Comments:  |
| 12. Level of Consistency (based on results from data above) | Coherent (80-100%) (wide frontages, moderate front setback, single storey detached dwelling, single crossovers, traditional features)<br>Total: 5 | Dominant (56-79%) (large lot size, traditional dwelling styles, stone materials)<br>Total: 3        | Mixed (35-55%) (large/small side setbacks, neutral garages/carports, well landscaped front yards)<br>Total: 3 | Inconsistent (<35%)<br>Total: 0                                    | Comments:  |

| Growth Criteria  |                             |  |                  |                  |                                   |
|--|-----------------------------|--|------------------|------------------|-----------------------------------|
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)           | Yes (multiple reasons)<br>Close proximity to North Park Centre, Prospect adjacent North Primary School, Public transport (Regency Rd & Prospect Rd). | Yes (one reason) | None             | Comments: Within Residential Code |
| 14. Condition of built form  | Very good<br>Total: 10(26%) | Good<br>Total: 19(50%)   | Fair<br>Total: 8 | Poor<br>Total: 1 | Comments:                         |

Any other comments: Other land uses: Prospect North Primary School; power lines on east side; exotic street trees mature and semi-mature; trees over gravel or lawn with variable landscaping; paved footpath/narrow strip of gravel next to boundaries; on-street parking from school drop-off and pick-ups.

#### Summary:

- **Mostly of 'coherent' character**
- **Consistent character with 8/11 character attributes 'coherent' or 'dominant' for frontages, front setback, height/dwelling type, crossovers, traditional features, large lot size, dwelling styles & materials**
- **Three quarters of built form in good to very good condition**
- **Streetscape with mature/semi-mature exotic street trees reasonably consistent canopy with some minor gaps and lawn or gravel understorey**
- **Tension with multiple strategic reasons for growth and reasonably close to North Park Shopping Centre and Prospect North Primary School**
- **Recommend: [requires further assessment around North Park Centre]**

**Street: Charles Street (17)**



Street: **Charles Street**; Policy Area: RA450; No. of properties: 69

| Character Criteria                         |  |   |   |   |           |
|--|--|---|---|---|-----------|
| 1. Lot Size/dwelling                       | Very large (>900sqm)<br>(very, very low density)<br>Total: 1 | Large (601-900sqm)<br>(very low density)<br>Total: 51(74%)    | Moderate (280-600sqm)<br>(low density)<br>Total: 17 | Small (<280sqm)<br>(medium density)<br>Total:             | Comments: |
| 2. Frontages                               | Very wide (>21m)<br>Total: 7                                 | Wide (16-21m)<br>Total: 11                                    | Moderate (10-15m)<br>Total: 48(70%)                 | Narrow (<10m)<br>Total: 3                                 | Comments: |
| 3. Front setback                           | Generous (>8m)<br>Total: 3                                   | Moderate (5-8m)<br>Total: 55(80%)                             | Small (1-4m)<br>Total: 11                           | None<br>Total: 0  | Comments: |
| 4. Side setbacks                           | Large on both sides<br><br>Total: 4                          | Large (driveway) and small<br>on other side<br>Total: 43(62%) | One side on-boundary<br><br>Total: 17               | Small &/or on-<br>boundary on both<br>Total: 5            | Comments: |
| 5. Height/Dwelling Type                    | 1 storey/Detached<br>Dwelling<br><br>Total: 61(88%)          | Above 1 storey/Detached<br>Dwelling<br>Total: 2               | 1 storey/ Not Detached<br>Dwelling<br><br>Total: 6  | Above 1 storey/<br>Not Detached<br>Dwelling<br><br>Total: | Comments: |
| 6. Garages & Carports & large car<br>parks | Prominent<br>Total: 2  | Neutral<br>Total: 23  | Discrete<br>Total: 38(55%)                          | None<br>Total: 6  | Comments: |



|   |   |  |  |   |   |
|---|---|--|--|---|---|
| 7. Crossovers   | More than one<br>Total:   | Double width<br>Total: 6   | Single width<br>Total: 58(84%)   | None<br>Total: 5  | Comments:   |
| 8. Landscaping* (verge/front yards)                         | Well landscaped throughout<br>Total: 1  | Well landscaped front yards<br>Total: 38(55%)  | Landscaping present and patchy<br>Total: 25  | Little/no landscaping<br>Total: 5                                       | Comments:   |
| 9. Dwelling Styles  | Traditional up to early 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 32(46%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br><br>Total: 23 | Home Units/Flats/Townhouses 1960s – Present<br><br>Total: 1  | Recent post- 1990 housing (detached and semi-detached)<br><br>Total: 13 | Comments:<br>Significant amount of conventional, units and recent housing (54%)<br><br>Cottage:5<br>Austerity:2<br>Bungalow:20<br>Art Deco:1<br>Spanish Mission:1 |
| 10. Front façade wall materials                             | Predominantly stone with brick or rendered quoins<br>Total: 24  | Predominantly bricks (painted/not painted)<br><br>Total: 29(42%)   | Predominantly rendered<br><br>Total: 16  | Other<br><br>Total:   | Comments:   |
| 11. Traditional features                                    | Pitched roof (gable or hip) and front verandah<br><br>Total: 34   | Pitched roof (gable or hip) and no front verandah<br><br>Total: 35(51%)                                  | Low pitched roof and front verandah<br><br>Total:  | Low pitched roof and no front verandah<br><br>Total:                    | Comments:   |
| 12. Level of Consistency (based on results from data above) | Coherent (80-100%) (moderate front setback, single storey detached dwelling type, single crossovers)<br><br>Total: 3                  | Dominant (56-79%) (large lot size, moderate frontages, large/small side setbacks)<br><br>Total: 3        | Mixed (35-55%) (well landscaped front yards, traditional dwelling styles, brick materials, pitched roofs, discrete garages/carports)<br><br>Total: 5 | Inconsistent (<35%)<br><br>Total:                                       | Comments:   |

| Growth Criteria  |                       |  |                        |                |   |
|--|-----------------------|--|------------------------|----------------|---|
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)     | Yes (multiple reasons)<br>(public transport on Churchill, Regency and Prospect Roads and Islington Railway Station; Prospect North Primary School) | Yes (one reason)       | None           | Comments: Within Residential Code (northern side) |
| 14. Condition of built form  | Very good<br>Total: 6 | Good<br>Total: 40(58%)   | Fair<br>Total: 23(33%) | Poor<br>Total: | Comments:   |

Any other comments: Streetscape is varied with mature/semi-mature exotic trees over lawn and paving on both sides (Prospect Road to William Street); mix of smaller exotics and native trees and large gap on northern side of street over gravel and lawn + cement path (south side) and paving (north side)(William Street to Churchill Road); topography is distinctly sloping down from Prospect Road to Churchill Road; ETSA poles on southern side of the street; Stan Watson pocket park near Churchill Road end.

#### Summary:

- **‘Mixed’ character prevails**
- **Consistent character for 6/11 attributes including front setback, height/dwelling type, crossovers, lot size/dwelling, frontages & side setbacks. More than half of housing is not of traditional style.**
- **Built form is primarily in good condition, but also about a third is in fair condition**
- **Street is mixed and varied (refer to ‘any other comments’)**
- **Multiple strategic reasons from proximity to multiple public transport options and local primary school**
- **Recommend – Residential Streetscape (Variable) Character Area**

**Street: Third Avenue (18)**



Street: **Third Avenue**; Policy Area: RA450; No. of properties: 61

| Character Criteria                         |  |   |  |  |           |
|--|--|---|--|--|-----------|
| 1. Lot Size/dwelling                       | Very large (>900sqm)<br>(very, very low density)<br>Total: 2(3%) | Large (601-900sqm)<br>(very low density)<br>Total: 31(51%)    | Moderate (280-600sqm)<br>(low density)<br>Total: 28(46%) | Small (<280sqm)<br>(medium density)<br>Total: 0      | Comments: |
| 2. Frontages                               | Very wide (>21m)<br>Total: 6(10%)                                | Wide (16-21m)<br>Total: 26(43%)                               | Moderate (10-15m)<br>Total: 25(41%)                      | Narrow (<10m)<br>Total: 4(6%)                        | Comments: |
| 3. Front setback                           | Generous (>8m)<br>Total: 4                                       | Moderate (5-8m)<br>Total: 54(89%)                             | Small (1-4m)<br>Total: 3                                 | None<br>Total: 0                                     | Comments: |
| 4. Side setbacks                           | Large on both sides<br>Total: 7                                  | Large (driveway) and<br>small on other side<br>Total: 40(66%) | One side on-boundary<br>Total: 4                         | Small &/or on-boundary<br>on both<br>Total: 10       | Comments: |
| 5. Height/Dwelling Type                    | 1 storey/Detached<br>Dwelling<br>Total: 52(85%)                  | Above 1 storey/Detached<br>Dwelling<br>Total: 3               | 1 storey/ Not Detached<br>Dwelling<br>Total: 4           | Above 1 storey/ Not<br>Detached Dwelling<br>Total: 2 | Comments: |
| 6. Garages & Carports &<br>large car parks | Prominent<br>Total: 2  | Neutral<br>Total: 28(46%)                                     | Discrete<br>Total: 22                                    | None<br>Total: 9                                     | Comments: |

|  |   |  |  |   |   |
|--|---|--|--|---|---|
| 7. Crossovers  | More than one<br>Total: 2   | Double width<br>Total: 28(46%)   | Single width<br>Total: 22  | None<br>Total: 9  | Comments:<br>Major use of larger width crossovers   |
| 8. Landscaping*<br>(verge/front yards)                         | Well landscaped throughout<br>Total: 3  | Well landscaped front yards<br>Total: 19   | Landscaping present and patchy<br>Total: 21(34%)   | Little/no landscaping<br>Total: 17                                      | Comments:<br>Landscaping minimal  |
| 9. Dwelling Styles   | Traditional up to early 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 33(54%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br><br>Total: 13 | Home Units/Flats/Townhouses 1960s – Present<br><br>Total: 2  | Recent post- 1990 housing (detached and semi-detached)<br><br>Total: 13 | Comments:<br>Almost 50/50 presence of traditional and non-traditional buildings. Strong bungalow presence<br><br>Villa:4<br>Bungalow:16<br>Tudor:4<br>Cottage:5 |
| 10. Front façade wall materials                                | Predominantly stone with brick or rendered quoins<br>Total: 25(41%)   | Predominantly bricks (painted/not painted)<br><br>Total: 13  | Predominantly rendered<br><br>Total: 23  | Other<br><br>Total: 0   | Comments:   |
| 11. Traditional features                                       | Pitched roof (gable or hip) and front verandah<br><br>Total: 43(71%)  | Pitched roof (gable or hip) and no front verandah<br><br>Total: 18                                       | Low pitched roof and front verandah<br><br>Total: 0  | Low pitched roof and no front verandah<br><br>Total: 0                  | Comments:   |
| 12. Level of Consistency<br>(based on results from data above) | Coherent (80-100%)<br>(moderate front setback, single storey detached dwelling)<br><br>Total: 2                                       | Dominant (56-79%)<br>(large/small side setbacks, traditional features)<br><br>Total: 2                   | Mixed (35-55%)<br>(wide frontages, neutral garages/carports, large lot size, double width crossovers, traditional dwelling styles, stone wall materials)<br>Total: 6 | Inconsistent (<35%)<br>(patchy landscaping)<br><br>Total: 1             | Comments:   |

| Growth Criteria  |                             |   |                        |                  |           |
|--|-----------------------------|---|------------------------|------------------|-----------|
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)           | Yes (multiple reasons) (North Park/Sefton Park Centres and public transport on Main North Road) | Yes (one reason)       | None             | Comments: |
| 14. Condition of built form  | Very good<br>Total: 14(23%) | Good<br>Total: 35(57%)  | Fair<br>Total: 12(20%) | Poor<br>Total: 0 | Comments: |

Any other comments: mature exotic street trees above lawn or gravel with isolated properties with additional understorey. Streetscape verge is interrupted by numerous wide crossovers.

#### Summary:

- **Mixed character prevails**
- **Consistent character is low with only for 4/11 attributes including front and side setbacks, single storey detached dwellings & pitched roofs and front verandahs**
- **Multiple strategic reasons for re-development in terms of proximity to centres and public transport.**
- **Most houses in good to very good condition (80%)**
- **Recommend: Residential Streetscape (Variable) Character Area**



**Street: Gordon Road (19)**



Street: **Gordon Road**; Policy Area: RA450; No. of properties: 78

**Character Criteria**

|                         |  |   |   |   |           |
|-------------------------|--|---|---|---|-----------|
| 1. Lot Size/dwelling    | Very large (>900sqm)<br>(very, very low density)<br>Total: 1 | Large (601-900sqm)<br>(very low density)<br>Total: 63(80%)    | Moderate (280-600sqm)<br>(low density)<br>Total: 15 | Small (<280sqm)<br>(medium density)<br>Total: 0       | Comments: |
| 2. Frontages            | Very wide (>21m)<br>Total: 2                                 | Wide (16-21m)<br>Total: 17                                    | Moderate (10-15m)<br>Total: 52(67%)                 | Narrow (<10m)<br>Total:                               | Comments: |
| 3. Front setback        | Generous (>8m)<br>Total: 0                                   | Moderate (5-8m)<br>Total: 63(81%)                             | Small (1-4m)<br>Total: 15                           | None<br>Total: 0                                      | Comments: |
| 4. Side setbacks        | Large on both sides<br>Total: 3                              | Large (driveway) and small<br>on other side<br>Total: 54(69%) | One side on-boundary<br>Total: 16                   | Small &/or on-<br>boundary on both<br>Total: 5        | Comments: |
| 5. Height/Dwelling Type | 1 storey/Detached<br>Dwelling<br>Total: 70(90%)              | Above 1 storey/Detached<br>Dwelling<br>Total: 6               | 1 storey/ Not Detached<br>Dwelling<br>Total: 2      | Above 1 storey/<br>Not Detached<br>Dwelling<br>Total: | Comments: |

|   |   |   |  |  |           |
|---|---|---|--|--|-----------|
| 6. Garages & Carports & large car parks                     | Prominent<br>Total: 3   | Neutral<br>Total: 31  | Discrete<br>Total: 37(47%)   | None<br>Total: 7   | Comments: |
| 7. Crossovers   | More than one<br>Total: 3   | Double width<br>Total: 3  | Single width<br>Total: 67(86%)   | None<br>Total: 5   | Comments: |
| 8. Landscaping* (verge/front yards)                         | Well landscaped throughout<br>Total: 2  | Well landscaped front yards<br>Total: 35(45%)   | Landscaping present and patchy<br>Total: 21                                    | Little/no landscaping<br>Total: 20                                 | Comments: |
| 9. Dwelling Styles  | Traditional up to early 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 63(81%)   | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 8     | Home Units/Flats/Townhouses 1960s – Present<br>Total: 0                        | Recent post- 1990 housing (detached and semi-detached)<br>Total: 7 | Comments: |
| 10. Front façade wall materials                             | Predominantly stone with brick or rendered quoins<br>Total: 54(69%)   | Predominantly bricks (painted/not painted)<br>Total: 13   | Predominantly rendered<br>Total: 11  | Other<br>Total: 0  | Comments: |
| 11. Traditional features                                    | Pitched roof (gable or hip) and front verandah<br>Total: 68(87%)  | Pitched roof (gable or hip) and no front verandah<br>Total: 10  | Low pitched roof and front verandah<br>Total: 0                                | Low pitched roof and no front verandah<br>Total: 0                 | Comments: |
| 12. Level of Consistency (based on results from data above) | <b>Coherent (80-100%) (large lot size, moderate front setback, single storey detached dwelling, single crossovers, traditional dwelling styles, traditional features)</b><br>Total: 6 | <b>Dominant (56-79%) (moderate frontages, large/small side setbacks, stone materials, )</b><br>Total: 3 | <b>Mixed (35-55%) (discrete garages/carports, well landscaped)</b><br>Total: 2 | <b>Inconsistent (&lt;35%)</b><br>Total: 0                          | Comments: |

| Growth Criteria  |                       |   |                   |                  |           |
|--|-----------------------|---|-------------------|------------------|-----------|
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)     | Yes (multiple reasons)<br>North Park Centre,<br>Nailsworth Primary<br>School, Prospect/Main<br>North Roads. | Yes (one reason)  | None             | Comments: |
| 14. Condition of built form  | Very good<br>Total: 6 | Good<br>Total: 52(67%)  | Fair<br>Total: 18 | Poor<br>Total: 2 | Comments: |

Any other comments: Semi-mature exotic trees (canopy does not extend over carriageway & one in centre of each lot) over grass or gravel, landscaped slow points, narrow paved footpaths & power poles on north side.

#### Summary:

- **Mostly of 'coherent' character**
- **Consistent character with 9/11 character attributes 'coherent' or 'dominant' for large lot size, moderate front setback, single storey detached dwelling, single crossovers, traditional dwelling styles, traditional features, moderate frontages, large/small side setbacks & stone materials**
- **Three quarters of built form in good to very good condition**
- **Streetscape with semi-mature exotic street trees with reasonably canopy coverage and with some minor gaps and lawn or gravel understorey and slow point landscaping**
- **Minor tension with multiple strategic reasons for growth**
- **Recommend: Residential Streetscape ( Built Form) Character Area**

**Street: Asquith Street (20)**



Street: **Asquith Street**; Policy Area: RA450; No. of properties: 53

**Character Criteria**

|                      |   |  |   |   |  |
|----------------------|---|--|---|---|--|
| 1. Lot Size/dwelling | Very large (>900sqm)<br>(very, very low density)<br>Total: 6(11%) | Large (601-900sqm)<br>(very low density)<br>Total: 39(74%) | Moderate (280-600sqm)<br>(low density)<br>Total: 8(15%) | Small (<280sqm)<br>(medium density)<br>Total: 0 | Comments:  |
| 2. Frontages         | Very wide (>21m)<br>Total: 4(8%)                                  | Wide (16-21m)<br>Total: 35(66%)                            | Moderate (10-15m)<br>Total: 10(18%)                     | Narrow (<10m)<br>Total: 4(8%)                   | Comments:<br>18m frontages common                              |
| 3. Front setback     | Generous (>8m)<br>Total: 6(11%)                                   | Moderate (5-8m)<br>Total: 43(81%)                          | Small (1-4m)<br>Total: 4(8%)                            | None<br>Total: 0                                | Comments:<br>8m front setbacks common                          |
| 4. Side setbacks     | Large on both sides<br><br>Total: 7(13%)                          | Large (driveway) and small on other side<br>Total: 26(49%) | One side on-boundary<br><br>Total: 17(32%)              | Small &/or on-boundary on both<br>Total: 3(6%)  | Comments:<br>Many examples of carports/garages on one boundary |



|   |   |  |   |  |  |
|---|---|--|---|--|--|
| 5. Height/Dwelling Type                                     | 1 storey/Detached Dwelling<br>Total: 48(91%)  | Above 1 storey/Detached Dwelling<br>Total: 3(6%)   | 1 storey/ Not Detached Dwelling<br>Total: 2(4%)                             | Above 1 storey/ Not Detached Dwelling<br>Total: 0                            | Comments:                                  |
| 6. Garages & Carports & large car parks                     | Prominent<br>Total: 1(2%)   | Neutral<br>Total: 20(38%)  | Discrete<br>Total: 30(56%)  | None<br>Total: 2(4%)   | Comments:                                  |
| 7. Crossovers   | More than one<br>Total: 1   | Double width<br>Total: 6   | Single width<br>Total: 42(79%)  | None<br>Total: 4   | Comments:                                  |
| 8. Landscaping* (verge/front yards)                         | Well landscaped throughout<br>Total: 6(11%)   | Well landscaped front yards<br>Total: 30(56%)  | Landscaping present and patchy<br>Total: 11(21%)                            | Little/no landscaping<br>Total: 6(11%)                                       | Comments:                                  |
| 9. Dwelling Styles  | Traditional up to early 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 38(72%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 2(4%)  | Home Units/Flats/Townhouses 1960s – Present<br><br>Total: 0                 | Recent post- 1990 housing (detached and semi-detached)<br><br>Total: 13(24%) | Comments:<br>Dominant State Bank bungalows |
| 10. Front façade wall materials                             | Predominantly stone with brick or rendered quoins<br>Total: 22(41%)   | Predominantly bricks (painted/not painted)<br>Total: 18(34%)   | Predominantly rendered<br>Total: 11(21%)                                    | Other<br>Total: 2(4%)  | Comments:                                  |
| 11. Traditional features                                    | Pitched roof (gable or hip) and front verandah<br>Total: 45(85%)  | Pitched roof (gable or hip) and no front verandah<br>Total: 8(15%)   | Low pitched roof and front verandah<br>Total: 0                             | Low pitched roof and no front verandah<br>Total: 0                           | Comments:                                  |
| 12. Level of Consistency (based on results from data above) | Coherent (80-100%) (moderate front setback, height/dwelling type, traditional features)<br><br>Total: 3                               | Dominant (56-79%) (large lot size, wide frontages, discrete garages/carports, well landscaped front yards, single crossovers, traditional dwelling styles)<br>Total: 6 | Mixed (35-55%) (large/small side setbacks, stone materials)<br><br>Total: 2 | Inconsistent (<35%)<br><br>Total: 0  | Comments:                                  |



| Growth Criteria  |                             |  |                      |                      |           |
|--|-----------------------------|--|----------------------|----------------------|-----------|
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)           | Yes (multiple reasons)<br>Nailsworth Primary School & public transport | Yes (one reason)     | None                 | Comments: |
| 14. Condition of built form  | Very good<br>Total: 16(30%) | Good<br>Total: 31(58%)   | Fair<br>Total: 4(8%) | Poor<br>Total: 2(4%) | Comments: |

Any other comments: Streetscape with mix of mature exotic and native trees over a mainly grassed understorey, paved footpaths next to front boundaries, powerlines on southern side and not obvious (above tree canopy).

#### Summary:

- 'Dominant character' prevails
- Highly consistent character (9 of 11 attributes) including large lot size, moderate front setback, single storey detached dwelling, traditional features , wide frontages, garages/carports, well landscaped, single crossovers & traditional dwelling styles
- Condition of built form in good to very good condition
- Two strategic reasons for growth
- Recommend – Residential Streetscape (Built Form) Character Area [close to a character boundary and requires further assessment in the close proximity]

**Street: LeHunte Avenue (21)**



Street: **LeHunte Avenue**; Policy Area: RA350 and RA450; No. of properties: 82

| Character Criteria      |  |   |   |  |           |
|-------------------------|--|---|---|--|-----------|
| 1. Lot Size/dwelling    | Very large (>900sqm)<br>(very, very low density)<br>Total: 1 | Large (601-900sqm)<br>(very low density)<br>Total: 54(66%)    | Moderate (280-600sqm)<br>(low density)<br>Total: 27 | Small (<280sqm)<br>(medium density)<br>Total: 0      | Comments: |
| 2. Frontages            | Very wide (>21m)<br>Total: 1                                 | Wide (16-21m)<br>Total: 61(74%)                               | Moderate (10-15m)<br>Total: 12                      | Narrow (<10m)<br>Total: 8                            | Comments: |
| 3. Front setback        | Generous (>8m)<br>Total: 1                                   | Moderate (5-8m)<br>Total: 52(63%)                             | Small (1-4m)<br>Total: 29                           | None<br>Total: 0                                     | Comments: |
| 4. Side setbacks        | Large on both sides<br>Total: 13                             | Large (driveway) and<br>small on other side<br>Total: 40(49%) | One side on-boundary<br>Total: 26                   | Small &/or on-boundary<br>on both<br>Total: 3        | Comments: |
| 5. Height/Dwelling Type | 1 storey/Detached<br>Dwelling<br>Total: 76(93%)              | Above 1 storey/Detached<br>Dwelling<br>Total: 2               | 1 storey/ Not Detached<br>Dwelling<br>Total: 4      | Above 1 storey/ Not<br>Detached Dwelling<br>Total: 0 | Comments: |

|   |  |   |   |   |   |
|---|--|---|---|---|---|
| 6. Garages & Carports & large car parks                           | Prominent<br>Total: 2  | Neutral<br>Total: 30  | Discrete<br>Total: 41(50%)  | None<br>Total:  | Comments:   |
| 7. Crossovers   | More than one<br>Total: 7  | Double width<br>Total: 9  | Single width<br>Total: 64(78%)  | None<br>Total: 2  | Comments:   |
| 8. Landscaping*<br>(verge/front yards)                            | Well landscaped<br>throughout<br>Total: 1  | Well landscaped front<br>yards<br>Total: 27   | Landscaping present and<br>patchy<br>Total: 36(44%)   | Little/no landscaping<br><br>Total: 18  | Comments:   |
| 9. Dwelling Styles  | Traditional up to early<br>1950s housing (cottages,<br>villas, federation,<br>bungalows, tudors,<br>spanish mission,<br>austerity)<br>Total: 59(72%) | Contemporary (low<br>pitched roofs) &<br>Conventional (hip or<br>gable roofs) 1950 -1990<br>housing<br><br>Total: 10  | Home<br>Units/Flats/Townhouses<br>1960s – Present<br><br>Total: 0   | Recent post- 1990<br>housing (detached and<br>semi-detached)<br><br>Total: 13 | Comments:<br>Bungalow:32<br>Tudor:3<br>Villa:6<br>Cottage:15<br>Art Deco:1<br>Art and Craft:1 |
| 10. Front façade wall<br>materials                                | Predominantly stone<br>with brick or rendered<br>quoins<br>Total: 38(46%)  | Predominantly bricks<br>(painted/not painted)<br><br>Total: 25  | Predominantly rendered<br><br>Total: 19   | Other<br><br>Total: 0   | Comments:   |
| 11. Traditional features  | Pitched roof (gable or<br>hip) and front verandah<br><br>Total: 63(77%)  | Pitched roof (gable or<br>hip) and no front<br>verandah<br>Total: 19  | Low pitched roof and<br>front verandah<br><br>Total: 0  | Low pitched roof and no<br>front verandah<br><br>Total: 0                     | Comments:   |
| 12. Level of Consistency<br>(based on results from<br>data above) | Coherent (80-100%)<br>(single storey detached<br>dwelling)<br><br>Total: 1   | Dominant (56-79%)<br>(large lot size, wide<br>frontage, moderate<br>front setback, single<br>crossovers, traditional<br>dwelling styles,<br>traditional features)<br>Total: 6 | Mixed (35-55%)<br>(large/small side<br>setbacks, discrete<br>garages/carports,<br>patchy landscaping,<br>stone materials)<br><br>Total: 4 | Inconsistent (<35%)<br><br>Total: 0   | Comments:   |

| Growth Criteria  |                        |  |                   |                  |                                   |
|--|------------------------|--|-------------------|------------------|-----------------------------------|
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)      | Yes (multiple reasons)<br>High Street, Prospect Primary School & Rosary School, Prospect and Churchill Roads | Yes (one reason)  | None             | Comments: Within Residential Code |
| 14. Condition of built form  | Very good<br>Total: 14 | Good<br>Total: 44(54%)   | Fair<br>Total: 19 | Poor<br>Total: 5 | Comments:                         |

Any other comments: Distinct difference in character qualities between two policy areas divided by Braund Road with much higher level of consistency within current RA450 policy area (east of Braund Rd), large exotic trees with good canopy cover (east of Braund Rd) and smaller exotic trees with less canopy cover (west of Braund Rd) and both over grass or gravel with paved footpaths, powerlines on north side, narrow carriageway, topography slopes downward from east to west.

#### Summary:

- Dominant character prevails
- Consistent character (for 7/11 attributes) including large lot size, moderate front setback, single storey detached dwelling, wide frontages, single crossovers, traditional dwelling styles and features
- Multiple strategic reasons for growth creates some tension for new development
- Condition of built form in good to very good condition comprises about three quarters of the building stock
- Streetscape tree height and canopy changes from east to west of Braund Road
- Recommend – Residential Streetscape (Built Form) Character Area for existing RA450 policy area east of Braund Road & Residential Streetscape (Variable) Character Area for existing RA350 policy area west of Braund Road



**Street: Verco Street (22)**



Street: **Verco Street**; Policy Area: RA350; No. of properties: 22

**Character Criteria**

|                      |  |  |  |   |           |
|----------------------|--|--|--|---|-----------|
| 1. Lot Size/dwelling | Very large (>900sqm)<br>(very, very low density)<br>Total: 0 | Large (601-900sqm)<br>(very low density)<br>Total: 17(77%) | Moderate (280-600sqm)<br>(low density)<br>Total: 5 | Small (<280sqm)<br>(medium density)<br>Total: 0 | Comments: |
|----------------------|--|--|--|---|-----------|



|  |  |   |   |  |  |
|--|--|---|---|--|--|
| 2. Frontages                               | Very wide (>21m)<br>Total: 0   | Wide (16-21m)<br>Total: 17(77%)   | Moderate (10-15m)<br>Total: 5                                     | Narrow (<10m)<br>Total: 0  | Comments:  |
| 3. Front setback                           | Generous (>8m)<br>Total: 9   | Moderate (5-8m)<br>Total: 13(59%)   | Small (1-4m)<br>Total: 0  | None<br>Total: 0   | Comments:<br>More generous setbacks<br>on northern side  |
| 4. Side setbacks                           | Large on both sides<br><br>Total: 1  | Large (driveway) and<br>small on other side<br>Total: 12(55%)   | One side on-boundary<br><br>Total: 7(32%)                         | Small &/or on-boundary<br>on both<br>Total: 2                                | Comments:  |
| 5. Height/Dwelling Type                    | 1 storey/Detached<br>Dwelling<br>Total: 22(100%)   | Above 1 storey/Detached<br>Dwelling<br>Total: 0   | 1 storey/ Not Detached<br>Dwelling<br>Total: 0                    | Above 1 storey/ Not<br>Detached Dwelling<br>Total: 0                         | Comments:<br>Only one type within the<br>street.   |
| 6. Garages & Carports &<br>large car parks | Prominent<br>Total: 1  | Neutral<br>Total: 10(45%)   | Discrete<br>Total: 6  | None<br>Total: 5   | Comments:  |
| 7. Crossovers                              | More than one<br>Total: 0  | Double width<br>Total: 1  | Single width<br>Total: 16(72%)                                    | None<br>Total: 5   | Comments:  |
| 8. Landscaping*<br>(verge/front yards)     | Well landscaped<br>throughout<br>Total: 1  | Well landscaped front<br>yards<br>Total: 15(68%)  | Landscaping present and<br>patchy<br>Total: 4                     | Little/no landscaping<br><br>Total: 2  | Comments:  |
| 9. Dwelling Styles                         | Traditional up to early<br>1950s housing (cottages,<br>villas, federation,<br>bungalows, tudors,<br>spanish mission,<br>austerity)<br>Total: 17(77%) | Contemporary (low<br>pitched roofs) &<br>Conventional (hip or<br>gable roofs) 1950 -1990<br>housing<br><br>Total: 3 | Home<br>Units/Flats/Townhouses<br>1960s – Present<br><br>Total: 0 | Recent post- 1990<br>housing (detached and<br>semi-detached)<br><br>Total: 2 | Comments:<br>Strong bungalow<br>presence<br>Tudor:3<br>Art Deco:3<br>Bungalow:8<br>Spanish Mission:3 |
| 10. Front façade wall<br>materials         | Predominantly stone<br>with brick or rendered<br>quoins<br>Total: 11(54%)  | Predominantly bricks<br>(painted/not painted)<br><br>Total: 3   | Predominantly rendered<br><br>Total: 7                            | Other<br><br>Total: 0  | Comments:  |
| 11. Traditional features                   | Pitched roof (gable or<br>hip) and front verandah<br><br>Total: 17(77%)  | Pitched roof (gable or<br>hip) and no front<br>verandah<br>Total: 5   | Low pitched roof and<br>front verandah<br><br>Total: 0            | Low pitched roof and no<br>front verandah<br><br>Total: 0                    | Comments:  |

|   |   |  |   |  |                                   |
|---|---|--|---|--|-----------------------------------|
| 12. Level of Consistency<br>(based on results from data above)  | Coherent (80-100%)<br>(single storey detached dwelling type)<br><br><b>Total: 1</b> | <b>Dominant (56-79%)</b><br>(large lot size, wide frontages, moderate front setback, single crossovers, well landscaped front yards, traditional dwelling styles, traditional features)<br><b>Total: 7</b> | Mixed (35-55%)<br>(large/small side setbacks, neutral garages/carports, , stone materials)<br><br><b>Total: 3</b> | Inconsistent (<35%)<br><br><b>Total: 0</b> | Comments:                         |
| <b>Growth Criteria</b>  |   |  |   |  |                                   |
| 13. Strategic areas for growth opportunities<br>(adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)   | Yes (multiple reasons)<br>Broadview Oval & public transport  | Yes (one reason)  | None                                       | Comments: Within Residential Code |
| 14. Condition of built form   | Very good<br>Total: 5   | Good<br>Total: 11(50%)   | Fair<br>Total: 6  | Poor<br>Total: 0                           | Comments:                         |

Any other comments: Well treed street with generous front yards, frontages and green space with character largely determined by landscape qualities.

#### Summary:

- 'Dominant character' strongly prevails
- Consistent character (8 of 11 attributes) including single storey detached dwellings, large lots, wide frontages, moderate front setback, single crossovers, well landscaped gardens, traditional dwelling styles, traditional
- Proximity to North East Road and Hampstead Roads and Broadview Oval are strategic reasons for re-development
- Almost three quarters of dwelling stock in good to very good condition making re-development less likely
- Existing Residential Code Area and spatially close to mixed character streetscapes
- Recommend - (close to character boundary and requires further assessment in locality)

**Street: North Street (23)**



Street: **North Street**; Policy Area: 560; No. of properties: 34

| Character Criteria   |  |  |  |   |   |
|----------------------|--|--|--|---|---|
| 1. Lot Size/dwelling | Very large (>900sqm)<br>(very, very low density)<br>Total: 26(77%) | Large (601-900sqm)<br>(very low density)<br>Total: 5     | Moderate (280-600sqm)<br>(low density)<br>Total: 3 | Small (<280sqm)<br>(medium density)<br>Total: 0 | Comments:<br>Many sites around<br>1000sqm       |
| 2. Frontages         | Very wide (>21m)<br>Total: 2                                       | Wide (16-21m)<br>Total: 30(88%)                          | Moderate (10-15m)<br>Total: 0                      | Narrow (<10m)<br>Total: 2                       | Comments:                                       |
| 3. Front setback     | Generous (>8m)<br>Total: 9   | Moderate (5-8m)<br>Total: 23(68%)                        | Small (1-4m)<br>Total: 2                           | None<br>Total: 0                                | Comments:                                       |
| 4. Side setbacks     | Large on both sides<br>Total: 2                                    | Large (driveway) and<br>small on other side<br>Total: 12 | One side on-boundary<br>Total: 16(47%)             | Small &/or on-<br>boundary on both<br>Total: 4  | Comments: Many<br>additions to side<br>boundary |

|   |   |   |   |  |  |
|---|---|---|---|--|--|
| 5. Height/Dwelling Type                                     | 1 storey/Detached Dwelling<br>Total: 32(94%)  | Above 1 storey/Detached Dwelling<br>Total: 0  | 1 storey/ Not Detached Dwelling<br>Total: 2   | Above 1 storey/ Not Detached Dwelling<br>Total: 0                  | Comments:<br>Rooms within roof space (1 detached dwelling) |
| 6. Garages & Carports & large car parks                     | Prominent<br>Total: 1   | Neutral<br>Total: 15  | Discrete<br>Total: 16(47%)  | None<br>Total: 2   | Comments:  |
| 7. Crossovers   | More than one<br>Total: 3   | Double width<br>Total: 3  | Single width<br>Total: 26(77%)  | None<br>Total: 2   | Comments:  |
| 8. Landscaping* (verge/front yards)                         | Well landscaped throughout<br>Total: 1  | Well landscaped front yards<br>Total: 24(71%)   | Landscaping present and patchy<br>Total: 9  | Little/no landscaping<br>Total: 0                                  | Comments:  |
| 9. Dwelling Styles  | Traditional up to early 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 24(71%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 4   | Home Units/Flats/Townhouses 1960s – Present<br>Total: 0   | Recent post- 1990 housing (detached and semi-detached)<br>Total: 6 | Comments:<br>Bungalow – 17<br>Art Deco – 4<br>Tudor - 3    |
| 10. Front façade wall materials                             | Predominantly stone with brick or rendered quoins<br>Total: 16(47%)   | Predominantly bricks (painted/not painted)<br>Total: 5  | Predominantly rendered<br>Total: 13   | Other<br>Total: 0  | Comments:  |
| 11. Traditional features                                    | Pitched roof (gable or hip) and front verandah<br>Total: 25(74%)  | Pitched roof (gable or hip) and no front verandah<br>Total: 9   | Low pitched roof and front verandah<br>Total: 0   | Low pitched roof and no front verandah<br>Total: 0                 | Comments:  |
| 12. Level of Consistency (based on results from data above) | Coherent (80-100%) (wide frontages, single storey detached dwelling)<br><br>Total: 2  | Dominant (56-79%) (very large lot size, moderate front setback, single crossover, well landscaped front yards, traditional dwelling styles, traditional features)<br>Total: 6 | Mixed (35-55%) (on one side boundary, discrete garages/carports, stone materials)<br><br>Total: 3 | Inconsistent (<35%)<br><br>Total: 0                                | Comments:  |

| Growth Criteria  |                       |   |                  |                  |           |
|--|-----------------------|---|------------------|------------------|-----------|
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)     | Yes (multiple reasons)<br>Neighbourhood centres on North East Road, North East Road | Yes (one reason) | None             | Comments: |
| 14. Condition of built form  | Very good<br>Total: 5 | Good<br>Total: 28(82%)  | Fair<br>Total: 1 | Poor<br>Total: 0 | Comments: |

Any other comments: Mature street trees over grass understorey creating a strong green corridor/paved footpath/small strip next to boundary mainly bare or with low vegetation; powerlines on northern side .

#### Summary:

- A 'Dominant' character strongly prevails
- Consistent character (8 of 11 attributes) was shown for wide frontages, single storey detached dwelling, very large lot size, moderate front setback, single crossover, well landscaped front yards, traditional dwelling styles & traditional features
- Multiple reasons for strategic development, but almost exclusively in good to very good condition making it less likely to be re-developed
- Recommend – Residential Streetscape (Built Form or Landscape) Character Area



**Street: Burwood Avenue (24)**



Street: **Burwood Avenue**; Policy Area: RA450; No. of properties: 47

| Character Criteria   |  |  |  |   |           |
|----------------------|--|--|--|---|-----------|
| 1. Lot Size/dwelling | Very large (>900sqm)<br>(very, very low density)<br>Total: 1(2%) | Large (601-900sqm)<br>(very low density)<br>Total: 36(77%) | Moderate (280-600sqm)<br>(low density)<br>Total: 10(21%) | Small (<280sqm)<br>(medium density)<br>Total: 0 | Comments: |
| 2. Frontages         | Very wide (>21m)<br>Total: 1(2%)                                 | Wide (16-21m)<br>Total: 39(83%)                            | Moderate (10-15m)<br>Total: 0                            | Narrow (<10m)<br>Total: 8(15%)                  | Comments: |
| 3. Front setback     | Generous (>8m)<br>Total: 3(6%)                                   | Moderate (5-8m)<br>Total: 43(92%)                          | Small (1-4m)<br>Total: 1(2%)                             | None<br>Total: 0                                | Comments: |

|   |   |  |   |   |  |
|---|---|--|---|---|--|
| 4. Side setbacks                        | Large on both sides<br>Total: 5(11%)  | Large (driveway) and small on other side<br>Total: 20(43%)   | One side on-boundary<br>Total: 10(21%)                          | Small &/or on-boundary on both<br>Total: 12(25%)                            | Comments:<br>Many lean-to additions to side boundary   |
| 5. Height/Dwelling Type                 | 1 storey/Detached Dwelling<br>Total: 43(91%)  | Above 1 storey/Detached Dwelling<br>Total: 1(3%)   | 1 storey/ Not Detached Dwelling<br>Total: 3(6%)                 | Above 1 storey/ Not Detached Dwelling<br>Total: 0                           | Comments:  |
| 6. Garages & Carports & large car parks | Prominent<br>Total: 1(3%)   | Neutral<br>Total: 19(45%)  | Discrete<br>Total: 27(57%)                                      | None<br>Total: 0  | Comments:  |
| 7. Crossovers                           | More than one<br>Total: 1   | Double width<br>Total: 3(7%)   | Single width<br>Total: 40(85%)                                  | None<br>Total: 3  | Comments:<br>Only 1 double access  |
| 8. Landscaping* (verge/front yards)     | Well landscaped throughout<br>Total: 6(13%)   | Well landscaped front yards<br>Total: 29(62%)  | Landscaping present and patchy<br>Total: 10(21%)                | Little/no landscaping<br>Total: 2(4%)                                       | Comments:  |
| 9. Dwelling Styles                      | Traditional up to early 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 34(72%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 5(11%) | Home Units/Flats/Townhouses 1960s – Present<br><br>Total: 1(2%) | Recent post- 1990 housing (detached and semi-detached)<br><br>Total: 7(15%) | Comments:<br>Mainly double fronted cottages. Good patches of single fronted cottages. Also villas and bungalows. |
| 10. Front façade wall materials         | Predominantly stone with brick or rendered quoins<br>Total: 31(66%)   | Predominantly bricks (painted/not painted)<br>Total: 8(17%)  | Predominantly rendered<br>Total: 8(17%)                         | Other<br>Total: 0   | Comments:  |
| 11. Traditional features                | Pitched roof (gable or hip) and front verandah<br>Total: 43(91%)  | Pitched roof (gable or hip) and no front verandah<br>Total: 4(9%)  | Low pitched roof and front verandah<br>Total: 0                 | Low pitched roof and no front verandah<br>Total: 0                          | Comments:  |

|  |   |   |   |                                 |                                   |
|--|---|---|---|---------------------------------|-----------------------------------|
| 12. Level of Consistency (based on results from data above)  | Coherent (80-100%)<br>(moderate front setback, wide frontages, single storey detached dwellings, single crossovers, traditional features)<br>Total: 5 | Dominant (56-79%)<br>(large lot size, traditional dwelling styles, stone materials, discrete garages/carports, well landscaped front yards)<br>Total: 5 | Mixed (35-55%)<br>(large and small side setbacks)<br>Total: 1 | Inconsistent (<35%)<br>Total: 0 | Comments:                         |
| <b>Growth Criteria</b>   |   |   |   |                                 |                                   |
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)   | Yes (multiple reasons)<br>(Nailsworth Primary School, Public transport, Prospect Oval)  | Yes (one reason)  | None                            | Comments: Within Residential Code |
| 14. Condition of built form  | Very good<br>Total: 27(57%)   | Good<br>Total: 14(30%)  | Fair<br>Total: 5(11%)   | Poor<br>Total: 1(2%)            | Comments:                         |

Any other comments: Mature street trees over lawn or low vegetation and paved footpath to front boundaries. Other uses –vacant lot.

**Summary:**

- 'Coherent and Dominant Character' equally prevail and make up almost all of the character attributes (10/11)
- Strongly consistent character shown (10/11 attributes), except side setback which was influenced by many dwelling additions to the boundary
- Proximity to Main North Road, Prospect Oval and public transport supports at strategic location, but not a major driver due to strong character consistency and most of the built form is in good to very good condition making re-development unlikely
- Recommend - Residential Streetscape (Built Form) Character Area .



**Street: Kintore Avenue (25)**



Street: **Kintore Avenue**; Policy Area: RA450; No. of properties: 83

| Character Criteria      |  |   |   |   |  |
|-------------------------|--|---|---|---|--|
| 1. Lot Size/dwelling    | Very large (>900sqm)<br>(very, very low density)<br>Total: 7 | Large (601-900sqm)<br>(very low density)<br>Total: 61(74%)    | Moderate (280-600sqm)<br>(low density)<br>Total: 12 | Small (<280sqm)<br>(medium density)<br>Total: 3         | Comments:                                |
| 2. Frontages            | Very wide (>21m)<br>Total: 3                                 | Wide (16-21m)<br>Total: 25                                    | Moderate (10-15m)<br>Total: 53(64%)                 | Narrow (<10m)<br>Total: 2                               | Comments:<br>Many around 15 to 16 metres |
| 3. Front setback        | Generous (>8m)<br>Total: 4                                   | Moderate (5-8m)<br>Total: 74(89%)                             | Small (1-4m)<br>Total: 5                            | None<br>Total: 0  | Comments:                                |
| 4. Side setbacks        | Large on both sides<br>Total: 4                              | Large (driveway) and small<br>on other side<br>Total: 52(63%) | One side on-boundary<br>Total: 17                   | Small &/or on-<br>boundary on both<br>Total: 10         | Comments:                                |
| 5. Height/Dwelling Type | 1 storey/Detached<br>Dwelling<br>Total: 72(87%)              | Above 1 storey/Detached<br>Dwelling<br>Total: 5               | 1 storey/ Not Detached<br>Dwelling<br>Total: 4      | Above 1 storey/<br>Not Detached<br>Dwelling<br>Total: 2 | Comments:                                |

|   |   |  |  |   |   |
|---|---|--|--|---|---|
| 6. Garages & Carports & large car parks                     | Prominent<br>Total: 5   | Neutral<br>Total: 23   | Discrete<br>Total: 42(51%)   | None<br>Total: 13   | Comments:<br>Note: Rear road for part of street on south side (Moria Place)   |
| 7. Crossovers   | More than one<br>Total: 0   | Double width<br>Total: 2   | Single width<br>Total: 68(82%)   | None<br>Total: 13   | Comments:<br>Moria Place behind some lots   |
| 8. Landscaping* (verge/front yards)                         | Well landscaped throughout<br>Total: 3  | Well landscaped front yards<br>Total: 39(47%)  | Landscaping present and patchy<br>Total: 27  | Little/no landscaping<br>Total: 14                                  | Comments:   |
| 9. Dwelling Styles  | Traditional up to early 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 65(78%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 2  | Home Units/Flats/Townhouses 1960s – Present<br>Total: 3                                  | Recent post- 1990 housing (detached and semi-detached)<br>Total: 12 | Comments:<br>Bungalow (33)<br>Villa (26)<br>Cottage (5)<br>Federation (1)<br>Recent homes done in traditional style |
| 10. Front façade wall materials                             | Predominantly stone with brick or rendered quoins<br>Total: 46(55%)   | Predominantly bricks (painted/not painted)<br>Total: 16  | Predominantly rendered<br>Total: 18  | Other<br>Total: 0   | Comments:   |
| 11. Traditional features                                    | Pitched roof (gable or hip) and front verandah<br>Total: 65(78%)  | Pitched roof (gable or hip) and no front verandah<br>Total: 18   | Low pitched roof and front verandah<br>Total: 0  | Low pitched roof and no front verandah<br>Total: 0                  | Comments:   |
| 12. Level of Consistency (based on results from data above) | Coherent (80-100%) (moderate front setback, single storey detached dwelling, single crossover)<br>Total: 3                            | Dominant (56-79%) (large lot size, moderate frontages, large/small side setbacks, traditional dwelling styles, traditional features)<br>Total: 5 | Mixed (35-55%) (discrete garages/carports, well landscaped, stone materials)<br>Total: 3 | Inconsistent (<35%)<br>Total: 0                                     | Comments:   |



| Growth Criteria  |   |                        |                   |                  |                                   |
|--|---|------------------------|-------------------|------------------|-----------------------------------|
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)<br>Multiple access [in part] (Moria Place), High Street, Prospect Primary School/Rosary School, Prospect and Main North Road, Prospect Oval | Yes (multiple reasons) | Yes (one reason)  | None             | Comments: Within Residential Code |
| 14. Condition of built form  | Very good<br>Total: 12  | Good<br>Total: 51(61%) | Fair<br>Total: 18 | Poor<br>Total: 2 | Comments:                         |

**Any other comments:** Exotic trees with reasonable canopy cover (with some gaps) over gravel and grass, paved footpaths, powerlines on south side, slow point with landscaping on central bend in road, narrow carriageway and Moria Place behind some of lots in south eastern section.

**Summary:**

- A 'Dominant' character prevails
- Consistent character (8 of 11 attributes) was shown for moderate front setback, single storey detached dwelling, single crossover, large lot size, moderate frontages, large/small side setbacks, traditional dwelling styles, traditional features
- All the reasons for strategic development were triggered, but around three quarters of built form in good to very good condition making it less likely to be re-developed, predominant consistent character shown and adjacent to Historic Conservation Zone (Flora Tce)
- Recommend – Residential Streetscape (Built Form) Character Area

**Street: Rose Street (26)**



Street: **Rose Street**; Policy Area: RA350; No. of properties: 37

**Character Criteria**

|                      |  |  |  |   |           |
|----------------------|--|--|--|---|-----------|
| 1. Lot Size/dwelling | Very large (>900sqm)<br>(very, very low density)<br>Total: 1 | Large (601-900sqm)<br>(very low density)<br>Total: 25(68%) | Moderate (280-600sqm)<br>(low density)<br>Total: 9 | Small (<280sqm)<br>(medium density)<br>Total: 2 | Comments: |
| 2. Frontages         | Very wide (>21m)<br>Total: 1                                 | Wide (16-21m)<br>Total: 30(81%)                            | Moderate (10-15m)<br>Total: 1                      | Narrow (<10m)<br>Total: 5                       | Comments: |
| 3. Front setback     | Generous (>8m)<br>Total: 2                                   | Moderate (5-8m)<br>Total: 28(76%)                          | Small (1-4m)<br>Total: 7                           | None<br>Total: 0                                | Comments: |

|   |   |   |   |  |  |
|---|---|---|---|--|--|
| 4. Side setbacks                        | Large on both sides<br>Total: 6   | Large (driveway) and small on other side<br>Total: 18(49%)  | One side on-boundary<br>Total: 11                       | Small &/or on-boundary on both<br>Total: 2                         | Comments:  |
| 5. Height/Dwelling Type                 | 1 storey/Detached Dwelling<br>Total: 30(81%)  | Above 1 storey/Detached Dwelling<br>Total: 1  | 1 storey/ Not Detached Dwelling<br>Total: 4             | Above 1 storey/ Not Detached Dwelling<br>Total: 2                  | Comments:  |
| 6. Garages & Carports & large car parks | Prominent<br>Total: 3   | Neutral<br>Total: 10  | Discrete<br>Total: 24(65%)                              | None<br>Total: 0   | Comments:  |
| 7. Crossovers                           | More than one<br>Total: 2   | Double width<br>Total: 0  | Single width<br>Total: 35(95%)                          | None<br>Total: 0   | Comments:  |
| 8. Landscaping* (verge/front yards)     | Well landscaped throughout<br>Total: 1  | Well landscaped front yards<br>Total: 21(57%)   | Landscaping present and patchy<br>Total: 8              | Little/no landscaping<br>Total: 7                                  | Comments: Front yards well landscaped but not verges |
| 9. Dwelling Styles                      | Traditional up to early 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 26(70%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 3 | Home Units/Flats/Townhouses 1960s – Present<br>Total: 2 | Recent post- 1990 housing (detached and semi-detached)<br>Total: 6 | Comments:  |
| 10. Front façade wall materials         | Predominantly stone with brick or rendered quoins<br>Total: 19(51%)   | Predominantly bricks (painted/not painted)<br>Total: 10   | Predominantly rendered<br>Total: 8                      | Other<br>Total: 0  | Comments:  |
| 11. Traditional features                | Pitched roof (gable or hip) and front verandah<br>Total: 24(65%)  | Pitched roof (gable or hip) and no front verandah<br>Total: 12                                      | Low pitched roof and front verandah<br>Total: 0         | Low pitched roof and no front verandah<br>Total: 1                 | Comments:  |

|  |  |   |   |  |                                   |
|--|--|---|---|--|-----------------------------------|
| 12. Level of Consistency (based on results from data above)  | Coherent (80-100%)<br>(wide frontages, single storey detached dwellings, single crossovers)<br><br><b>Total: 3</b> | <b>Dominant (56-79%)</b><br>(large lot size, moderate front setbacks, discrete garages/carports traditional dwelling style, well landscaped front yards, traditional features)<br><b>Total: 6</b> | Mixed (35-55%)<br>(large and small side setbacks, stone materials)<br><br><b>Total: 2</b> | Inconsistent (<35%)<br><br><b>Total: 0</b> | Comments:                         |
| <b>Growth Criteria</b>   |  |   |   |  |                                   |
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)  | Yes (multiple reasons)<br>Prospect Primary School, Churchill Road public transport, Charles Cane Reserve  | Yes (one reason)  | None                                       | Comments: Within Residential Code |
| 14. Condition of built form  | Very good<br>Total: 6  | Good<br>Total: 21(57%)  | Fair<br>Total: 10   | Poor<br>Total: 0                           | Comments:                         |

**Any other comments:** Street trees consist of exotics and natives are young to semi-mature and therefore smaller in size with a low and open feel; wider carriageway with narrow verge (gravel and lawn) and paved footpath; powerlines on northern side; moderately sloping topography grading down to Churchill Road; one vacant lot.

**Summary:**

- 'Dominant' character prevails
- Highly consistent character shown (9/11 character attributes) including wide frontages, single storey detached dwellings, single crossovers, large lot size, moderate front setbacks, discrete garages/carports, traditional dwelling style, well landscaped front yards & traditional features
- Proximity to Churchill Road, Charles Cane Reserve and Prospect Primary School supports a strategic location, but is not deemed to trump a strong character consistency and most of the built form is in good to very good condition making re-development unlikely
- Recommend - Residential Streetscape (Built Form) Character Area.



**Street: Milner Street (27)**



Street: **Milner Street**; Policy Area: RA560; No. of properties: 34

**Character Criteria**

|                      |  |  |  |   |           |
|----------------------|--|--|--|---|-----------|
| 1. Lot Size/dwelling | Very large (>900sqm)<br>(very, very low density)<br>Total: 29(85%) | Large (601-900sqm)<br>(very low density)<br>Total: 5 | Moderate (280-600sqm)<br>(low density)<br>Total: 0 | Small (<280sqm)<br>(medium density)<br>Total: 0 | Comments: |
| 2. Frontages         | Very wide (>21m)<br>Total: 5                                       | Wide (16-21m)<br>Total: 29(85%)                      | Moderate (10-15m)<br>Total: 0                      | Narrow (<10m)<br>Total: 0                       | Comments: |



|   |   |   |   |  |   |
|---|---|---|---|--|---|
| 3. Front setback                        | Generous (>8m)<br>Total: 20(59%)  | Moderate (5-8m)<br>Total: 14  | Small (1-4m)<br>Total: 0                                | None<br>Total: 0   | Comments:   |
| 4. Side setbacks                        | Large on both sides<br>Total: 5   | Large (driveway) and small on other side<br>Total: 23(68%)  | One side on-boundary<br>Total: 6                        | Small &/or on-boundary on both<br>Total: 0                         | Comments:   |
| 5. Height/Dwelling Type                 | 1 storey/Detached Dwelling<br>Total: 30(88%)  | Above 1 storey/Detached Dwelling<br>Total: 4  | 1 storey/ Not Detached Dwelling<br>Total: 0             | Above 1 storey/ Not Detached Dwelling<br>Total: 0                  | Comments:   |
| 6. Garages & Carports & large car parks | Prominent<br>Total: 4   | Neutral<br>Total: 8   | Discrete<br>Total: 20(59%)                              | None<br>Total: 2   | Comments:   |
| 7. Crossovers                           | Very widely spaced (>20m)<br>Total: 2   | Widely spaced (15-20m)<br>Total: 1  | Moderately spaced (9-14m)<br>Total: 29(85%)             | Narrowly spaced or adjoining (<9m)<br>Total: 2                     | Comments:   |
| 8. Landscaping* (verge/front yards)     | Well landscaped throughout<br>Total: 2  | Well landscaped front yards<br>Total: 24(71%)   | Landscaping present and patchy<br>Total: 7              | Little/no landscaping<br>Total: 1                                  | Comments:   |
| 9. Dwelling Styles                      | Traditional up to early 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 29(85%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 2 | Home Units/Flats/Townhouses 1960s – Present<br>Total: 0 | Recent post- 1990 housing (detached and semi-detached)<br>Total: 3 | Comments:<br><u>Bungalows: 17</u><br>Tudor: 4<br>Villa: 4<br>Cottage: 4<br>Note: some traditional homes with recent additions |
| 10. Front façade wall materials         | Predominantly stone with brick or rendered quoins<br>Total: 22(65%)   | Predominantly bricks (painted/not painted)<br>Total: 6  | Predominantly rendered<br>Total: 6                      | Other<br>Total: 0  | Comments:   |
| 11. Traditional features                | Pitched roof (gable or hip) and front verandah<br>Total: 31(91%)  | Pitched roof (gable or hip) and no front verandah<br>Total: 3                                       | Low pitched roof and front verandah<br>Total: 0         | Low pitched roof and no front verandah<br>Total: 0                 | Comments:   |

|   |   |   |  |  |           |
|---|---|---|--|--|-----------|
| 12. Level of Consistency<br>(based on results from data above)  | <b>Coherent (80-100%)</b><br>(very large lot size, wide frontages, single storey detached dwelling, single crossovers, traditional housing style, pitched roof and front verandah)<br><b>Total: 6</b> | <b>Dominant (56-79%)</b><br>(generous front setback, large/small side setbacks, discrete garages/carports, well landscaped front yards, stone materials)<br><b>Total: 5</b> | <b>Mixed (35-55%)</b><br>(, side setbacks, garages/carports, landscaping, crossovers)<br><b>Total: 0</b> | <b>Inconsistent (&lt;35%)</b><br><b>Total: 0</b> | Comments: |
| <b>Growth Criteria</b>  |   |   |  |  |           |
| 13. Strategic areas for growth opportunities<br>(adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)   | <b>Yes (multiple reasons)</b><br>High Street, Prescott College, Prospect Road, St Helens Reserve  | Yes (one reason)   | None   | Comments: |
| 14. Condition of built form   | Very good<br>Total: 4   | <b>Good</b><br>Total: 26(77%)   | Fair<br>Total: 4   | Poor<br>Total: 0                                 | Comments: |

Any other comments: Green corridor street provided by mature trees (exotics/natives) over a grass understorey, paved footpaths, slow entry points on carriageway, ETSA wires on southern side, exclusively low and/or open front fencing.

#### Summary:

- 'Coherent' character prevails
- Absolute consistent character shown (11/11 character attributes) including very large lot size, wide frontages, generous front setback, large/small side setbacks, single storey detached dwellings, single crossovers, discrete garages/carports, traditional dwelling style with mainly bungalows, well landscaped front yards, stone front walls & traditional features (pitched roof & front verandah)
- Multiple strategic reasons for growth, but mostly in good to very good condition making re-development unlikely
- Green street corridor provided by mature street trees and grass understorey and promoted by slow points
- Recommend - Residential Streetscape (Built Form) Character Area

**Street: Carter Street (28)**



Street: **Carter Street**; Policy Area: RA560; No. of properties: 30

**Character Criteria**

|                      |  |  |  |   |           |
|----------------------|--|--|--|---|-----------|
| 1. Lot Size/dwelling | Very large (>900sqm)<br>(very, very low density)<br>Total: 5 | Large (601-900sqm)<br>(very low density)<br>Total: 17(57%) | Moderate (280-600sqm)<br>(low density)<br>Total: 8 | Small (<280sqm)<br>(medium density)<br>Total: 0 | Comments: |
| 2. Frontages         | Very wide (>21m)<br>Total: 6                                 | Wide (16-21m)<br>Total: 12(40%)                            | Moderate (10-15m)<br>Total: 11                     | Narrow (<10m)<br>Total: 1                       | Comments: |
| 3. Front setback     | Generous (>8m)<br>Total: 5                                   | Moderate (5-8m)<br>Total: 19(63%)                          | Small (1-4m)<br>Total: 5                           | None<br>Total: 1                                | Comments: |

|   |   |   |   |  |   |
|---|---|---|---|--|---|
| 4. Side setbacks                        | Large on both sides<br>Total: 2   | Large (driveway) and small on other side<br>Total: 17(57%)  | One side on-boundary<br>Total: 10                       | Small &/or on-boundary on both<br>Total: 1                         | Comments:   |
| 5. Height/Dwelling Type                 | 1 storey/Detached Dwelling<br>Total: 25(83%)  | Above 1 storey/Detached Dwelling<br>Total: 5  | 1 storey/ Not Detached Dwelling<br>Total: 0             | Above 1 storey/ Not Detached Dwelling<br>Total: 0                  | Comments:<br>Second storey additions and within roof space                    |
| 6. Garages & Carports & large car parks | Prominent<br>Total: 3   | Neutral<br>Total: 8   | Discrete<br>Total: 12(40%)                              | None<br>Total: 7   | Comments:   |
| 7. Crossovers                           | More than one<br>Total: 2   | Double width<br>Total: 2  | Single width<br>Total: 17(57%)                          | None<br>Total: 8   | Comments:   |
| 8. Landscaping* (verge/front yards)     | Well landscaped throughout<br>Total: 0  | Well landscaped front yards<br>Total: 17(57%)   | Landscaping present and patchy<br>Total: 9              | Little/no landscaping<br>Total: 4                                  | Comments:<br>A number of higher solid (brush) fences                          |
| 9. Dwelling Styles                      | Traditional up to early 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br>Total: 24(80%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br>Total: 4 | Home Units/Flats/Townhouses 1960s – Present<br>Total: 0 | Recent post- 1990 housing (detached and semi-detached)<br>Total: 2 | Comments:<br>Bungalow:6<br>Cottage:7<br>Villa:9<br>Art Deco:2<br>Federation:1 |
| 10. Front façade wall materials         | Predominantly stone with brick or rendered quoins<br>Total: 17(57%)   | Predominantly bricks (painted/not painted)<br>Total: 4  | Predominantly rendered<br>Total: 9                      | Other<br>Total: 0  | Comments:   |
| 11. Traditional features                | Pitched roof (gable or hip) and front verandah<br>Total: 22(73%)  | Pitched roof (gable or hip) and no front verandah<br>Total: 8                                       | Low pitched roof and front verandah<br>Total: 0         | Low pitched roof and no front verandah<br>Total: 0                 | Comments:   |

|  |  |   |  |  |                                   |
|--|--|---|--|--|-----------------------------------|
| 12. Level of Consistency (based on results from data above)  | Coherent (80-100%)<br>(single storey detached dwellings, traditional dwellings)<br><br><b>Total: 2</b> | <b>Dominant (56-79%)</b><br>(lot size/dwelling, moderate front setback, large/small side setbacks, stone materials, well landscaped, single crossovers traditional features)<br><b>Total: 7</b> | Mixed (35-55%)<br>(frontages, discrete garages/carports,)<br><br><b>Total: 2</b> | Inconsistent (<35%)<br><br><b>Total: 0</b> | Comments:                         |
| <b>Growth Criteria</b>   |  |   |  |  |                                   |
| 13. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)  | Yes (multiple reasons)<br>Blackfriars Priory School, Main North Road and Prospect Road and Fitzroy Tce, Adelaide Park Lands.  | Yes (one reason)   | None                                       | Comments: Within Residential Code |
| 14. Condition of built form  | Very good<br>Total: 2  | Good<br>Total: 26(87%)  | Fair<br>Total: 1   | Poor<br>Total:                             | Comments:                         |

Any other comments: Exotic trees with northern side height affected by powerlines over grass understorey, narrower verge on north side, paved footpaths, Historic Conservation Zone housing east of Thorngate Street and on northern side

**Summary:**

- 'Dominant' character prevails
- Highly consistent character shown (9/11 character attributes) including large lot size, moderate front setback, large/small side setbacks, single storey detached dwellings, single crossovers, discrete garages/carports, traditional dwelling type with mix of styles, well landscaped front yards, stone front walls & traditional features (pitched roof & front verandah)
- Strong landscaping provided by green street corridor provided by mature street trees, grass understorey and well landscaped front yards
- Multiple strategic reasons for growth, but largely in good condition making re-development unlikely
- Recommend - Residential Streetscape (Built Form or Landscape) Character Area



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**Principal character for fourteen streets assessed:**

**Consistent character:**

Coherent (3) – Arthur [RA450] & 8/11 consistent, Milner [RA560] & 11/11 consistent, Gordon [RA450] & 9/11 consistent

Coherent/Dominant (1) – Burwood [RA450] & 10/11 consistent

Dominant (8) – Carter [560] & 9/11 consistent, Warren [RA350] & 8/11 consistent, Asquith [RA450] & 9/11 consistent, Verco [RA350] & 8/11 consistent, North [RA560] & 8/11 consistent, Rose [RA350] & 9/11 consistent, Kintore [RA450] & 8/11 consistent, LeHunte [RA350 & RA450] & 7/11 consistent

**Consistent and Varying character:**

Dominant /Mixed (1) - Charles [RA450] & 7/11 consistent,

**Varying character:**

Mixed (1) – Third [RA450] & 4/11 consistency,

**Inconsistent – 0.**

CITY OF PROSPECT

# Housing Diversity and Desirable Neighbourhoods Study

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Streetscape Analysis – Phase 3

**Rick Chenoweth, Senior Policy Planner**

**Street: Jones Street (33)**



**Streetscape Character Checklist**

| Street: <b>Jones Street</b> ; Policy Area: RA350; No. of properties: 19 |  |  |  |   |           |
|---|--|--|--|---|-----------|
| Character Criteria  |  |  |  |   |           |
| 1. Lot Size/dwelling  | Very large (>900sqm)<br><br>(very, very low density)<br><br>Total: 1 (%) | Large (601-900sqm)<br><br>(very low density)<br><br>Total: 9 (47%) | Moderate (280-600sqm)<br><br>(low density)<br><br>Total: 9 (47%) | Small (<280sqm)<br><br>(medium density)<br><br>Total: 0 | Comments: |

|   |  |   |   |  |           |
|---|--|---|---|--|-----------|
| 2. Frontages                            | Very wide (>21m)<br>Total: 3 (%)             | Wide (16-21m)<br>Total: 7 (%)                             | Moderate (10-15m)<br>Total: 8 (42%)             | Narrow (<10m)<br>Total: 1 (%)                        | Comments: |
| 3. Front setback                        | Generous (>8m)<br>Total: 1 (%)               | Moderate (5-8m)<br>Total: 12 (63%)                        | Small (1-4m)<br>Total: 6 (%)                    | None<br>Total: 0                                     | Comments: |
| 4. Side setbacks                        | Large on both sides<br>Total: 4(%)           | Large (driveway) and small on other side<br>Total: 9(47%) | One side on-boundary<br>Total: 3(%)             | Small &/or on-boundary on both<br>Total: 3(%)        | Comments: |
| 5. Height/Dwelling Type                 | 1 storey/Detached Dwelling<br>Total: 18(95%) | Above 1 storey/Detached Dwelling<br>Total: 0              | 1 storey/ Not Detached Dwelling<br>Total: 1( %) | Above 1 storey/ Not Detached Dwelling<br>Total: 0(%) | Comments: |
| 6. Garages & Carports & large car parks | Prominent<br>Total: 4(%)                     | Neutral<br>Total: 9(47%)                                  | Discrete<br>Total:5 (%)                         | None<br>Total: 1(%)                                  | Comments: |
| 7. Crossovers                           | More than one<br>Total: 3(%)                 | Double width<br>Total: 3(%)                               | Single width<br>Total: 13(68%)                  | None<br>Total: 0(%)                                  | Comments: |
| 8. Landscaping* (verge/front yards)     | Well landscaped throughout<br>Total: 1(%)    | Well landscaped front yards<br>Total:3 (%)                | Landscaping present and patchy<br>Total: 8(42%) | Little/no landscaping<br>Total: 7(%)                 | Comments: |

|   |   |  |   |   |   |
|---|---|--|---|---|---|
| 9. Dwelling Styles  | Traditional up to early 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br><br>Total: 10(53%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br><br>Total: 5(%)   | Home Units/Flats/Townhouses 1960s – Present<br><br>Total: 1(%)  | Recent post- 1990 housing (detached and semi-detached)<br><br>Total: 3(%) | Comments:<br><br>Bungalow: 3<br><br>Art Deco: 2<br><br>Cottage: 4<br><br>Villa: 1 |
| 10. Front façade wall materials                             | Predominantly stone with brick or rendered quoins<br><br>Total: 7(%)  | Predominantly bricks (painted/not painted)<br><br>Total: 10(53%)   | Predominantly rendered<br><br>Total: 2(%)   | Other<br><br>Total: 0   | Comments:   |
| 11. Traditional features                                    | Pitched roof (gable or hip) and front verandah<br><br>Total: 13(68%)  | Pitched roof (gable or hip) and no front verandah<br><br>Total: 6(%)   | Low pitched roof and front verandah<br><br>Total: 0   | Low pitched roof and no front verandah<br><br>Total: 0                    | Comments:   |
| 12. Level of Consistency (based on results from data above) | Coherent (80-100%)<br><br>(single storey detached dwelling)<br><br><br><br><br><br><br><br><br><br>Total: 1                               | Dominant (56-79%)<br><br>(moderate front setback, single crossover, pitched roof and front verandah)<br><br><br><br><br><br><br><br><br><br>Total: 3 | Mixed (35-55%)<br><br>(moderate to large lot sizes, frontages, side setbacks, garages/carports, patchy landscaping, traditional dwelling styles, materials)<br><br><br><br><br><br><br><br><br><br>Total: 7 | Inconsistent (<35%)<br><br><br><br><br><br><br><br><br><br>Total: 0       | Comments:   |



| Growth Criteria   |                              |  |                         |                         |                                   |
|---|------------------------------|--|-------------------------|-------------------------|-----------------------------------|
| 1. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)            | Yes (multiple reasons)<br><br>Close proximity to Nailsworth Primary School & public transport stops on Main North Road | Yes (one reason)        | None                    | Comments: Within Residential Code |
| 2. Condition of built form  | Very good<br><br>Total: 3(%) | Good<br><br>Total: 9(47%)  | Fair<br><br>Total: 4(%) | Poor<br><br>Total: 3(%) | Comments:                         |

Any other comments: One site with garage only, deciduous trees under power line height, power-lines on north side, paved footpaths and grassed verge; predominantly low front fences.

#### Summary:

- Predominantly 'Mixed' character (7/11)
- Consistency of character (4/11) shown for single storey detached dwellings, moderate front setback, single crossover & pitched roof and front verandah
- Multiple strategic reasons and a third of the built form are in fair to poor condition making the site suitable for re-development
- Recommend – Residential Streetscape (Variable) Character Area

**Street: Balfour Street (34)**



**Streetscape Character Checklist**

| Street: <b>Balfour Street</b> ; Policy Area: RA350; No. of properties: 23 |  |   |   |   |           |
|---|--|---|---|---|-----------|
| Character Criteria  |  |   |   |   |           |
| 1. Lot Size/dwelling  | Very large (>900sqm)<br><br>(very, very low density)<br><br>Total: 4 (%) | Large (601-900sqm)<br><br>(very low density)<br><br>Total: 15 (65%) | Moderate (280-600sqm)<br><br>(low density)<br><br>Total: 4(%) | Small (<280sqm)<br><br>(medium density)<br><br>Total: 0 | Comments: |

|   |  |  |   |   |           |
|---|--|--|---|---|-----------|
| 2. Frontages                            | Very wide (>21m)<br>Total: (%)               | Wide (16-21m)<br>Total: 13 (57%)                           | Moderate (10-15m)<br>Total: 6 (%)             | Narrow (<10m)<br>Total: 4 (%)                     | Comments: |
| 3. Front setback                        | Generous (>8m)<br>Total: 12 (52%)            | Moderate (5-8m)<br>Total: 9 (%)                            | Small (1-4m)<br>Total: 2 (%)                  | None<br>Total: 0                                  | Comments: |
| 4. Side setbacks                        | Large on both sides<br>Total: 2(%)           | Large (driveway) and small on other side<br>Total: 12(52%) | One side on-boundary<br>Total: 4(%)           | Small &/or on-boundary on both<br>Total: 5(%)     | Comments: |
| 5. Height/Dwelling Type                 | 1 storey/Detached Dwelling<br>Total: 22(96%) | Above 1 storey/Detached Dwelling<br>Total: 1               | 1 storey/ Not Detached Dwelling<br>Total: 0   | Above 1 storey/ Not Detached Dwelling<br>Total: 0 | Comments: |
| 6. Garages & Carports & large car parks | Prominent<br>Total: 0                        | Neutral<br>Total: 8(%)                                     | Discrete<br>Total: 13(57%)                    | None<br>Total: 2(%)                               | Comments: |
| 7. Crossovers                           | More than one<br>Total: 2(%)                 | Double width<br>Total: 1(%)                                | Single width<br>Total: 18(78%)                | None<br>Total: 2(%)                               | Comments: |
| 8. Landscaping* (verge/front yards)     | Well landscaped throughout<br>Total: 1(%)    | Well landscaped front yards<br>Total: 10(44%)              | Landscaping present and patchy<br>Total: 6(%) | Little/no landscaping<br>Total: 6(%)              | Comments: |

|   |   |   |  |   |   |
|---|---|---|--|---|---|
| 9. Dwelling Styles  | Traditional up to early 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br><br>Total: 19(83%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br><br>Total: 0   | Home Units/Flats/Townhouses 1960s – Present<br><br>Total: 0  | Recent post- 1990 housing (detached and semi-detached)<br><br>Total: 4(%) | Comments:<br><br>Bungalows: 11<br><br>Villa: 5<br><br>Cottage:2<br><br>Tudor: 1 |
| 10. Front façade wall materials                             | Predominantly stone with brick or rendered quoins<br><br>Total: 8(35%)  | Predominantly bricks (painted/not painted)<br><br>Total: 8(35%)   | Predominantly rendered<br><br>Total: 7(%)  | Other<br><br>Total: 0   | Comments:   |
| 11. Traditional features                                    | Pitched roof (gable or hip) and front verandah<br><br>Total: 18(78%)  | Pitched roof (gable or hip) and no front verandah<br><br>Total: 5(%)  | Low pitched roof and front verandah<br><br>Total: 0  | Low pitched roof and no front verandah<br><br>Total: (%)                  | Comments:   |
| 12. Level of Consistency (based on results from data above) | Coherent (80-100%)<br><br>(single storey detached dwelling, traditional dwelling styles)<br><br>Total: 2                                  | Dominant (56-79%)<br><br>(large lot size/dwelling, wide frontages, discrete garages/carports, single crossover, pitched roof and front verandah traditional features)<br><br>Total: 5 | Mixed (35-55%)<br><br>(generous front setbacks, large and small side setbacks, well landscape front yards, stone and brick materials,)<br><br>Total: 4 | Inconsistent (<35%)<br><br>Total: 0                                       | Comments:   |

| Growth Criteria   |                              |  |                         |                         |                                   |
|---|------------------------------|--|-------------------------|-------------------------|-----------------------------------|
| 1. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)            | Yes (multiple reasons)<br><br>Close to Nailsworth Primary School, public transport stops on Main North Road and Prospect Oval. | Yes (one reason)        | None                    | Comments: Within Residential Code |
| 2. Condition of built form  | Very good<br><br>Total: 5(%) | Good<br><br>Total: 12(52%)   | Fair<br><br>Total: 5(%) | Poor<br><br>Total: 1(%) | Comments:                         |

Any other comments: limited and small street trees (native), paved footpaths/grass + some gravel + low landscaping at intersections; low front fences & power-lines on southern side.

#### Summary:

- Predominantly 'Dominant' character (5/11)
- Consistency of character (7/11) shown for single storey detached dwelling, traditional dwelling styles, large lot size/dwelling, wide frontages, discrete garages/carports, single crossover, pitched roof and front verandah traditional features
- Mainly traditional buildings (bungalows) with traditional features
- Multiple strategic reasons for re-development potential
- Recommend – Residential Streetscape Character Area (subject to analysis of California Street)



**Street: Brussels Street (35)**



**Streetscape Character Checklist**

| Street: <b>Brussels Street</b> ; Policy Area: RA350; No. of properties: 22 |  |  |  |  |           |
|--|--|--|--|--|-----------|
| Character Criteria   |  |  |  |  |           |
| 1. Lot Size/dwelling   | Very large (>900sqm)<br>(very, very low density)<br>Total: 2 (%) | Large (601-900sqm)<br>(very low density)<br>Total: 5 (%) | Moderate (280-600sqm)<br>(low density)<br>Total: 12(55%) | Small (<280sqm)<br>(medium density)<br>Total: 3(%) | Comments: |

|   |  |  |   |  |           |
|---|--|--|---|--|-----------|
| 2. Frontages                            | Very wide (>21m)<br>Total: 6 (%)             | Wide (16-21m)<br>Total: 9 (41%)                            | Moderate (10-15m)<br>Total: 4 (%)               | Narrow (<10m)<br>Total: 3 (%)                        | Comments: |
| 3. Front setback                        | Generous (>8m)<br>Total: 4 (%)               | Moderate (5-8m)<br>Total: 13 (59%)                         | Small (1-4m)<br>Total: 4 (%)                    | None<br>Total: 1(%)                                  | Comments: |
| 4. Side setbacks                        | Large on both sides<br>Total: 3(%)           | Large (driveway) and small on other side<br>Total: 10(45%) | One side on-boundary<br>Total: 6(%)             | Small &/or on-boundary on both<br>Total: 3(%)        | Comments: |
| 5. Height/Dwelling Type                 | 1 storey/Detached Dwelling<br>Total: 15(68%) | Above 1 storey/Detached Dwelling<br>Total: 0               | 1 storey/ Not Detached Dwelling<br>Total: 4( %) | Above 1 storey/ Not Detached Dwelling<br>Total: 3(%) | Comments: |
| 6. Garages & Carports & large car parks | Prominent<br>Total: 3(%)                     | Neutral<br>Total: 8(36%)                                   | Discrete<br>Total: 8(36%)                       | None<br>Total: 3(%)                                  | Comments: |
| 7. Crossovers                           | More than one<br>Total: 1(%)                 | Double width<br>Total: 1(%)                                | Single width<br>Total: 18(82%)                  | None<br>Total: 2(%)                                  | Comments: |
| 8. Landscaping* (verge/front yards)     | Well landscaped throughout<br>Total: (%)     | Well landscaped front yards<br>Total: 4(%)                 | Landscaping present and patchy<br>Total: 9(41%) | Little/no landscaping<br>Total: 9(41%)               | Comments: |



| Growth Criteria   |                              |  |                            |                        |                                   |
|---|------------------------------|--|----------------------------|------------------------|-----------------------------------|
| 1. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)            | Yes (multiple reasons)<br><br>Close proximity to public transport on Galway Ave and Hampstead Rd and Broadview Oval. | Yes (one reason)           | None                   | Comments: Within Residential Code |
| 2. Condition of built form  | Very good<br><br>Total: 6(%) | Good<br><br>Total: 5(%)  | Fair<br><br>Total: 11(50%) | Poor<br><br>Total: (%) | Comments:                         |

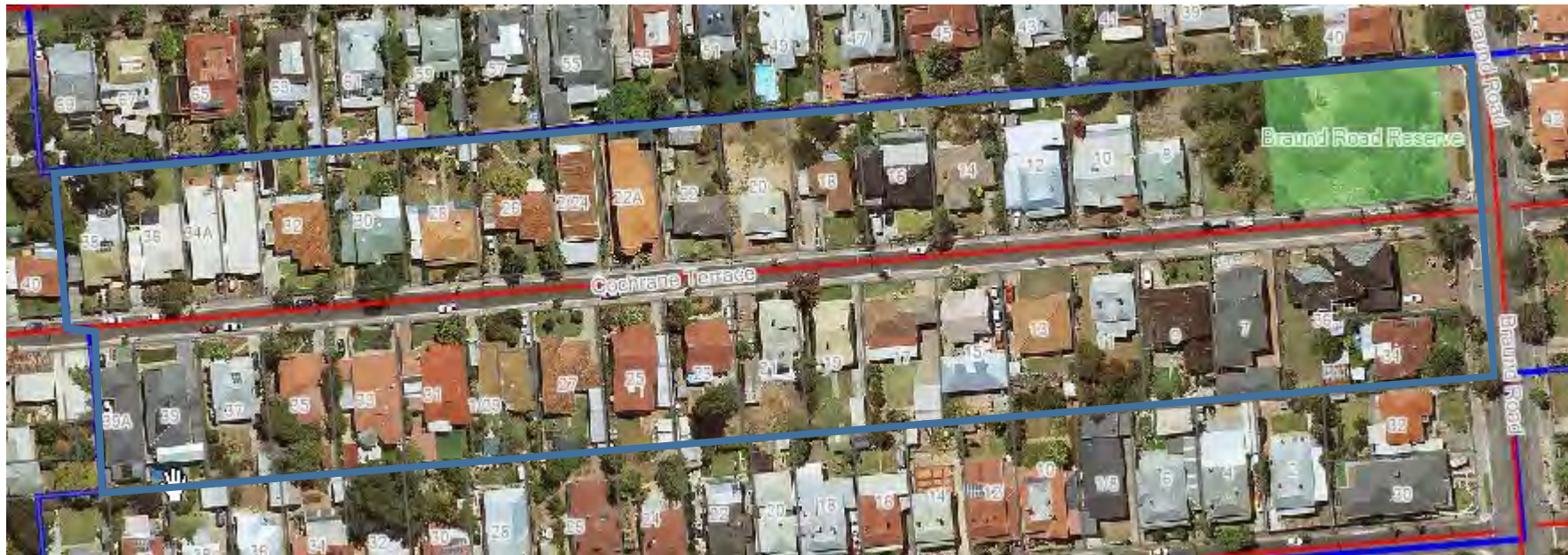
Any other comments: mature trees (native on south side and exotic on north side) over gravel & grass, paved and bitumen footpaths; mainly low front fences, ETSA on south side.

#### Summary:

- Predominantly 'Mixed' character (7/11)
- Consistency of character (4/11) shown for single width crossover, moderate front setbacks, single storey detached, pitched roof only
- Mainly conventional buildings with brick front walls
- Residential Code area
- Multiple strategic reasons and half of the dwellings in only fair condition making it suitable for re-development
- Recommend – Residential Streetscape (Variable) Character Area



Street: Cochrane Terrace (36)



### Streetscape Character Checklist

| Street: <b>Cochrane Terrace</b> ; Policy Area: RA450; No. of properties: 38 |   |   |  |  |           |
|---|---|---|--|--|-----------|
| Character Criteria  |   |   |  |  |           |
| 1. Lot Size/dwelling  | Very large (>900sqm)<br>(very, very low density)<br>Total: 1(%) | Large (601-900sqm)<br>(very low density)<br>Total: 16 (%) | Moderate (280-600sqm)<br>(low density)<br>Total: 19(50%) | Small (<280sqm)<br>(medium density)<br>Total: 2(%) | Comments: |



|  |   |   |  |  |           |
|--|---|---|--|--|-----------|
| 2. Frontages                               | Very wide (>21m)<br>Total: 1 (%)                | Wide (16-21m)<br>Total: 26 (68%)                              | Moderate (10-15m)<br>Total: 7 (%)                  | Narrow (<10m)<br>Total: 4 (%)                          | Comments: |
| 3. Front setback                           | Generous (>8m)<br>Total: 2 (%)                  | Moderate (5-8m)<br>Total: 24 (63%)                            | Small (1-4m)<br>Total: 12 (%)                      | None<br>Total: 0                                       | Comments: |
| 4. Side setbacks                           | Large on both sides<br>Total: 2(%)              | Large (driveway) and<br>small on other side<br>Total: 20(53%) | One side on-boundary<br>Total: 16(%)               | Small &/or on-boundary<br>on both<br>Total: (%)        | Comments: |
| 5. Height/Dwelling Type                    | 1 storey/Detached<br>Dwelling<br>Total: 29(76%) | Above 1<br>storey/Detached<br>Dwelling<br>Total: 5(%)         | 1 storey/ Not Detached<br>Dwelling<br>Total: 4( %) | Above 1 storey/ Not<br>Detached Dwelling<br>Total: (%) | Comments: |
| 6. Garages & Carports &<br>large car parks | Prominent<br>Total: 4(%)                        | Neutral<br>Total: 15(40%)                                     | Discrete<br>Total: 15(40%)                         | None<br>Total: 4(%)                                    | Comments: |
| 7. Crossovers                              | More than one<br>Total: (%)                     | Double width<br>Total: 4(%)                                   | Single width<br>Total: 34(90%)                     | None<br>Total: (%)                                     | Comments: |

|  |  |   |  |   |   |
|--|--|---|--|---|---|
| 8. Landscaping*<br>(verge/front yards) | Well landscaped<br>throughout<br><br>Total: (%)  | Well landscaped front<br>yards<br><br>Total: 16(42%)  | Landscaping present and<br>patchy<br><br>Total: 12(%)                | Little/no landscaping<br><br>Total: 10(%)                                       | Comments:   |
| 9. Dwelling Styles                     | Traditional up to early<br>1950s housing (cottages,<br>villas, federation,<br>bungalows, tudors,<br>spanish mission,<br>austerity)<br><br>Total: 17(45%) | Contemporary (low<br>pitched roofs) &<br>Conventional (hip or<br>gable roofs) 1950 -1990<br>housing<br><br>Total: 13(34%) | Home<br>Units/Flats/Townhouses<br>1960s – Present<br><br>Total: 1(%) | Recent post- 1990<br>housing (detached and<br>semi-detached)<br><br>Total: 8(%) | Comments:<br><br>Bungalow: 6<br><br>Dutch Gable: 4<br><br>Cottage: 3<br><br>Art Deco: 1<br><br>Waterfall Austerity: 1<br><br>Villa: 1 |
| 10. Front façade wall<br>materials     | Predominantly stone<br>with brick or rendered<br>quoins<br><br>Total: 9(%)   | Predominantly bricks<br>(painted/not painted)<br><br>Total: 22(58%)   | Predominantly rendered<br><br>Total: 6(%)                            | Other<br><br>Total: 1   | Comments:   |
| 11. Traditional features               | Pitched roof (gable or<br>hip) and front verandah<br><br>Total: 20(53%)  | Pitched roof (gable or<br>hip) and no front<br>verandah<br><br>Total: 16(%)   | Low pitched roof and<br>front verandah<br><br>Total: 0               | Low pitched roof and no<br>front verandah<br><br>Total: 2(%)                    | Comments:   |

|                        |  |   |  |   |                                     |                                   |
|------------------------|--|---|--|---|-------------------------------------|-----------------------------------|
| 12.                    | Level of Consistency<br>(based on results from data above)   | Coherent (80-100%)<br><br>(single crossovers)<br><br>Total: 1 | Dominant (56-79%)<br><br>(wide frontages, moderate front setbacks, single storey detached dwellings, brick materials)<br><br>Total:4 | Mixed (35-55%)<br><br>(moderate lot size, large and small side setbacks, neutral and discrete garages/carports, well landscaped front yards, traditional dwellings, traditional features)<br><br>Total: 6 | Inconsistent (<35%)<br><br>Total: 0 | Comments:                         |
| <b>Growth Criteria</b> |  |   |  |   |                                     |                                   |
| 1.                     | Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)   | Yes (multiple reasons)   | Yes (one reason)<br><br>Churchill & Prospect Rds public transport.  | None                                | Comments: Within Residential Code |
| 2.                     | Condition of built form  | Very good<br><br>Total: 8(%)                                  | Good<br><br>Total: 14(37%)   | Fair<br><br>Total: 14(37%)  | Poor<br><br>Total: 2(%)             | Comments:                         |

Any other comments: Small immature trees on southern side (in road protruberances), narrow carriageway, narrow verge entirely of paved surface on both sides, ETSA lines on north side and topography falls from east to west.

**Summary:**

- **Predominantly 'Mixed' character (6/11)**
- **Consistency of character (5/11) shown for wide frontages, moderate front setbacks, single storey detached dwellings, brick materials**
- **Mix of traditional and conventional buildings with predominance of brick front walls**
- **Only one strategic reason, but over 40% of the built form are only in fair to poor condition making non-character criteria for re-development unclear**
- **It is weakly skewed toward mixed character but is spatially located within a locality with consistent character and therefore it is considered to be inconsistent with its surroundings (further testing of nearby streets may be required).**
- **Recommend – Residential Streetscape Character Area**

Street: Audley Avenue (37)



### Streetscape Character Checklist

| Street: <b>Audley Street</b> ; Policy Area: RA450; No. of properties: 42 |  |  |  |   |           |
|--|--|--|--|---|-----------|
| Character Criteria   |  |  |  |   |           |
| 13. Lot Size/dwelling  | Very large (>900sqm)<br>(very, very low density)<br>Total: 2 (%) | Large (601-900sqm)<br>(very low density)<br>Total: 9 (%) | Moderate (280-600sqm)<br>(low density)<br>Total: 31(74%) | Small (<280sqm)<br>(medium density)<br>Total: 0 | Comments: |
| 14. Frontages  | Very wide (>21m)<br>Total: 4 (%)                                 | Wide (16-21m)<br>Total: 21 (50%)                         | Moderate (10-15m)<br>Total: 17 (%)                       | Narrow (<10m)<br>Total: (%)                     | Comments: |



|  |  |  |   |  |           |
|--|--|--|---|--|-----------|
| 15. Front setback                        | Generous (>8m)<br><br>Total: 2 (%)               | Moderate (5-8m)<br><br>Total: 27 (64%)                         | Small (1-4m)<br><br>Total: 12 (%)                   | None<br><br>Total: 1                                     | Comments: |
| 16. Side setbacks                        | Large on both sides<br><br>Total: 3(%)           | Large (driveway) and small on other side<br><br>Total: 35(83%) | One side on-boundary<br><br>Total: 4(%)             | Small &/or on-boundary on both<br><br>Total: (%)         | Comments: |
| 17. Height/Dwelling Type                 | 1 storey/Detached Dwelling<br><br>Total: 40(95%) | Above 1 storey/Detached Dwelling<br><br>Total: 2(%)            | 1 storey/ Not Detached Dwelling<br><br>Total: 0( %) | Above 1 storey/ Not Detached Dwelling<br><br>Total: 0(%) | Comments: |
| 18. Garages & Carports & large car parks | Prominent<br><br>Total: 2(%)                     | Neutral<br><br>Total: 1(%)                                     | Discrete<br><br>Total: 33(79%)                      | None<br><br>Total: 6(%)                                  | Comments: |
| 19. Crossovers                           | More than one<br><br>Total: (%)                  | Double width<br><br>Total: 2(%)                                | Single width<br><br>Total: 35(83%)                  | None<br><br>Total: 5(%)                                  | Comments: |
| 20. Landscaping* (verge/front yards)     | Well landscaped throughout<br><br>Total: 5(%)    | Well landscaped front yards<br><br>Total: 19(45%)              | Landscaping present and patchy<br><br>Total: 13(%)  | Little/no landscaping<br><br>Total: 5(%)                 | Comments: |

|                                 |   |   |   |   |   |
|---------------------------------|---|---|---|---|---|
| 21. Dwelling Styles             | Traditional up to early 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br><br>Total: 38(91%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br><br>Total: 2 (%) | Home Units/Flats/Townhouses 1960s – Present<br><br>Total: (%) | Recent post- 1990 housing (detached and semi-detached)<br><br>Total: 2(%) | Comments:<br><br>Bungalow: 16<br><br>Villa: 12<br><br>Cottage: 4<br><br>Queen Anne: 4<br><br>Mansion: 1 |
| 22. Front façade wall materials | Predominantly stone with brick or rendered quoins<br><br>Total: 24 (57%)  | Predominantly bricks (painted/not painted)<br><br>Total: 8(%)   | Predominantly rendered<br><br>Total: 10(%)                    | Other<br><br>Total: 0   | Comments:   |
| 23. Traditional features        | Pitched roof (gable or hip) and front verandah<br><br>Total: 40(95%)  | Pitched roof (gable or hip) and no front verandah<br><br>Total: 2(%)  | Low pitched roof and front verandah<br><br>Total: 0           | Low pitched roof and no front verandah<br><br>Total: (%)                  | Comments:   |

|  |  |  |   |  |                                   |
|--|--|--|---|--|-----------------------------------|
| 24. Level of Consistency<br>(based on results from data above)   | <b>Coherent (80-100%)</b><br><br>(large and small side setback, single storey detached dwelling, single crossover, traditional dwellings, traditional features)<br><br><b>Total: 5</b> | <b>Dominant (56-79%)</b><br><br>(moderate lot size/dwelling, moderate front setbacks, discrete garages/carports, stone materials)<br><br><b>Total: 4</b> | <b>Mixed (35-55%)</b><br><br>(wide frontages, well landscaped front yards)<br><br><b>Total: 2</b> | <b>Inconsistent (&lt;35%)</b><br><br><b>Total: 0</b> | Comments:                         |
| <b>Growth Criteria</b>   |  |  |   |  |                                   |
| 25. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)  | <b>Yes (multiple reasons)</b><br><br>Close proximity to Prospect Road public transport, Blackfriars & Prescott Colleges and St Helen Park..              | Yes (one reason)  | None   | Comments: Within Residential Code |
| 26. Condition of built form  | Very good<br><br>Total: 4(%)   | <b>Good</b><br><br>Total: 33(79%)  | Fair<br><br>Total: 5(%)   | Poor<br><br>Total: (%)                               | Comments:                         |

Any other comments: Limited and very immature street trees, very narrow verge dominated by footpaths on both sides (paved on north side and bitumen on south side), ETSA power lines on north side of street.

**Summary:**

- **Predominantly 'Coherent' & 'Dominant' character**
- **Consistency of character (9/11) shown for large and small side setback, single storey detached dwelling, single crossover, traditional dwellings, traditional features, moderate lot size/dwelling, moderate front setbacks, discrete garages/carports, stone materials**
- **Strongly traditional buildings (mainly bungalow and villa dwellings) and single storey**
- **Multiple strategic reasons for growth, but built form is mainly in good to very good condition (over 80%)**
- **Recommend – Residential Streetscape Character Area**

Street: Hudson Street (38)



### Streetscape Character Checklist

| Street: <b>Hudson Street</b> ; Policy Area: RA450; No. of properties: 28 |  |  |  |   |           |
|--|--|--|--|---|-----------|
| Character Criteria   |  |  |  |   |           |
| 1. Lot Size/dwelling   | Very large (>900sqm)<br>(very, very low density)<br>Total: (%) | Large (601-900sqm)<br>(very low density)<br>Total: 28 (100%) | Moderate (280-600sqm)<br>(low density)<br>Total: (%) | Small (<280sqm)<br>(medium density)<br>Total: 0 | Comments: |



|   |   |  |  |   |           |
|---|---|--|--|---|-----------|
| 2. Frontages                            | Very wide (>21m)<br>Total: 2 (%)              | Wide (16-21m)<br>Total: 26 (93%)                           | Moderate (10-15m)<br>Total: (%)                | Narrow (<10m)<br>Total: (%)                         | Comments: |
| 3. Front setback                        | Generous (>8m)<br>Total: (%)                  | Moderate (5-8m)<br>Total: 27 (96%)                         | Small (1-4m)<br>Total: 1 (%)                   | None<br>Total: 0                                    | Comments: |
| 4. Side setbacks                        | Large on both sides<br>Total: 5(%)            | Large (driveway) and small on other side<br>Total: 18(64%) | One side on-boundary<br>Total: 5(%)            | Small &/or on-boundary on both<br>Total: (%)        | Comments: |
| 5. Height/Dwelling Type                 | 1 storey/Detached Dwelling<br>Total: 28(100%) | Above 1 storey/Detached Dwelling<br>Total: 0               | 1 storey/ Not Detached Dwelling<br>Total: ( %) | Above 1 storey/ Not Detached Dwelling<br>Total: (%) | Comments: |
| 6. Garages & Carports & large car parks | Prominent<br>Total: 3(%)                      | Neutral<br>Total: 5(%)                                     | Discrete<br>Total: 16(57%)                     | None<br>Total: 4(%)                                 | Comments: |
| 7. Crossovers                           | More than one<br>Total: 1(%)                  | Double width<br>Total: 1(%)                                | Single width<br>Total: 22(79%)                 | None<br>Total: 4(%)                                 | Comments: |

|  |   |  |   |   |   |
|--|---|--|---|---|---|
| 8. Landscaping*<br>(verge/front yards) | Well landscaped throughout<br><br>Total: (%)  | Well landscaped front yards<br><br>Total: 8(%)   | Landscaping present and patchy<br><br>Total: 14(50%)          | Little/no landscaping<br><br>Total: 6(%)                                  | Comments:   |
| 9. Dwelling Styles                     | Traditional up to early 1950s housing (cottages, villas, federation, bungalows, tudors, spanish mission, austerity)<br><br>Total: 18(64%) | Contemporary (low pitched roofs) & Conventional (hip or gable roofs) 1950 -1990 housing<br><br>Total: 5(%) | Home Units/Flats/Townhouses 1960s – Present<br><br>Total: (%) | Recent post- 1990 housing (detached and semi-detached)<br><br>Total: 5(%) | Comments:<br><br>Bungalow: 7<br><br>Cottage: 6<br><br>Villa: 4<br><br>Queen Anne: 1 |
| 10. Front façade wall materials        | Predominantly stone with brick or rendered quoins<br><br>Total: 16(57%)   | Predominantly bricks (painted/not painted)<br><br>Total: 7(%)  | Predominantly rendered<br><br>Total: 5(%)                     | Other<br><br>Total: 0   | Comments:   |
| 11. Traditional features               | Pitched roof (gable or hip) and front verandah<br><br>Total: 25(89%)  | Pitched roof (gable or hip) and no front verandah<br><br>Total: 3(%)                                       | Low pitched roof and front verandah<br><br>Total: 0           | Low pitched roof and no front verandah<br><br>Total: (%)                  | Comments:   |

|   |  |  |  |  |                                   |
|---|--|--|--|--|-----------------------------------|
| 12. Level of Consistency<br>(based on results from data above)  | <b>Coherent (80-100%)</b><br><br>(large lot size, wide frontages, moderate front setback, single storey detached dwellings, traditional features)<br><br><b>Total: 5</b> | <b>Dominant (56-79%)</b><br><br>(large and small side setback, discrete garages, single crossovers, traditional dwelling styles, stone materials)<br><br><b>Total: 5</b> | <b>Mixed (35-55%)</b><br><br>(patchy landscaping)<br><br><b>Total: 1</b> | <b>Inconsistent (&lt;35%)</b><br><br><br><br><b>Total: 0</b> | Comments:                         |
| <b>Growth Criteria</b>  |  |  |  |  |                                   |
| 1. Strategic areas for growth opportunities (adjacent to a laneway or multiple access, in close proximity [within 400m] to centres or high street, schools, public transport stops, major open space) | Yes (all reasons)  | Yes (multiple reasons)<br><br>Close proximity to North Park Centre, Prospect North Primary School and main roads (Regency Road, Main North & Prospect)                   | Yes (one reason)   | None   | Comments: Within Residential Code |
| 2. Condition of built form  | Very good<br><br>Total: 5(%)   | Good<br><br>Total: 14(50%)   | Fair<br><br>Total: 9(%)  | Poor<br><br>Total: (%)                                       | Comments:                         |

Any other comments: Mature exotics that cover the carriageway make it a leafy street but less greenery at ground level with mainly gravel verge, paved footpaths and power lines on west.

**Summary:**

- **Highly 'Consistent' character**
- **Consistency of character (10/11) shown for large lot size, wide frontages, moderate front setback, single storey detached dwellings, traditional features, large and small side setback, discrete garages, single crossovers, traditional dwelling styles, stone materials**
- **Property patterns, building siting and type of dwelling with traditional features are strongly coherent in character**
- **Multiple strategic reasons for redevelopment creates tension within a highly consistent character area (refer to Arthur St )**
- **Recommend – Residential Streetscape Character Area**

**Streetscapes assessed using qualitative 'look and feel' analysis only**

**Moore Street (350):** north of Regency Road, almost half are not traditional housing (conventional and recent), different frontages to the street (pattern of land division), different front setbacks, minimal streetscaping in public realm. **Recommend: Residential Streetscape (Variable) Character Area**

**Clifford Street (450):** immediately west of North Park Shopping Centre, only a few properties have been subdivided with infill housing or non-traditional housing, dominated by villas, cottages and bungalow housing with consistent allotment size, frontages, front and side setbacks. **Recommend: Residential Streetscape Character Area.**

**First Avenue (350 & 450):** close proximity to south east of Sefton Plaza, infill of 1 and 2 storey units, recent and conventional housing providing a mixed character look and feel. Semi-mature to mature exotic street trees providing a predominantly green canopy down the street. **Recommend: Residential Streetscape (Variable) Character Area.**

**Cassie/Redmond/ Rosetta (east) Streets (350):** west of North East Road, mix of traditional, 1 & 2 storey units, contemporary and recent housing, variable streetscape carriageway and trees, mixed character. **Recommend: Residential Streetscape (Variable) Character Area.**

**Rosetta Street (west)(350):** west of Howard Street, traditional housing, narrow carriageway, leafy green canopy, consistent character. **Recommend: Residential Streetscape Character Area.**

**Richman and Te Anau Streets (450):** east of Prospect Road and Main Street, consistent traditional single storey housing, leafy mature street, consistent character. **Recommend: Residential Streetscape Character Area.**

**Dudley/Buller/Avenue (450):** between Churchill Road and Prospect Road, traditional houses, falling topography to the west, narrow road and verge, built form dominant over limited street landscaping, consistent character. **Recommend: Residential Streetscape Character Area.**





# PROSPECT HOUSING STUDY

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## STREETSCAPE CHARACTER MATRIX

21 NOVEMBER 2019



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# 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

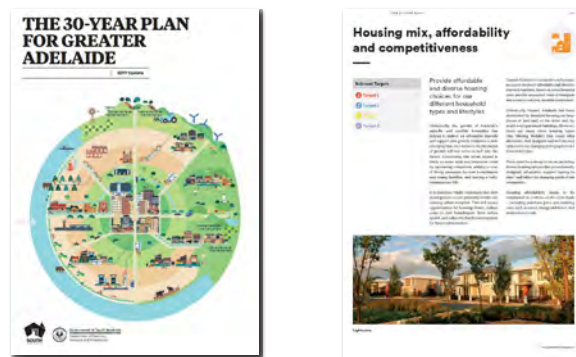
An assessment was undertaken of previous council plans and strategies. This ensures that the study is aligned with previous planning outcomes and that elements specific to this study have been identified.

## City of Prospect Strategic Plan



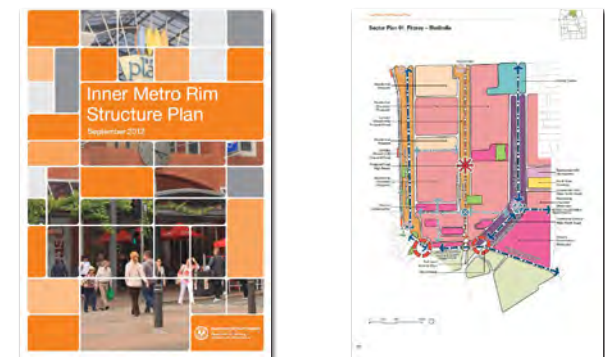
- People (understanding the local community and pro-actively being environmentally sustainable, active and creative).
- Place (respecting our past and creating our future, to value public spaces, develop connected communities and a greener future).
- Prosperity (looking beyond the local area, building 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

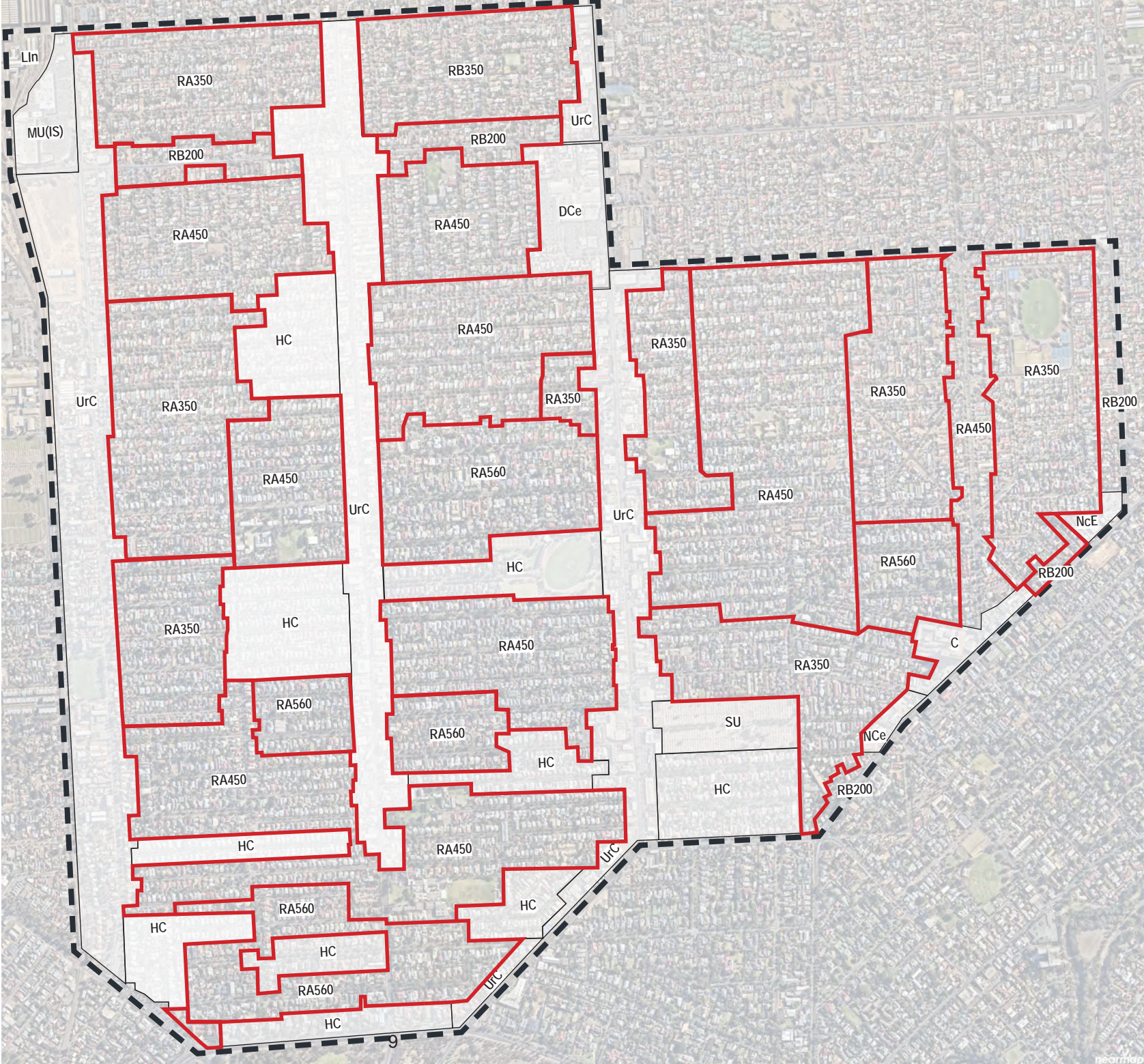
## Prospect Zoning

- 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
- ⑲ 26 Rose Street Prospect
- ⑳ 4-10 Highbury Street Prospect
- ㉑ 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

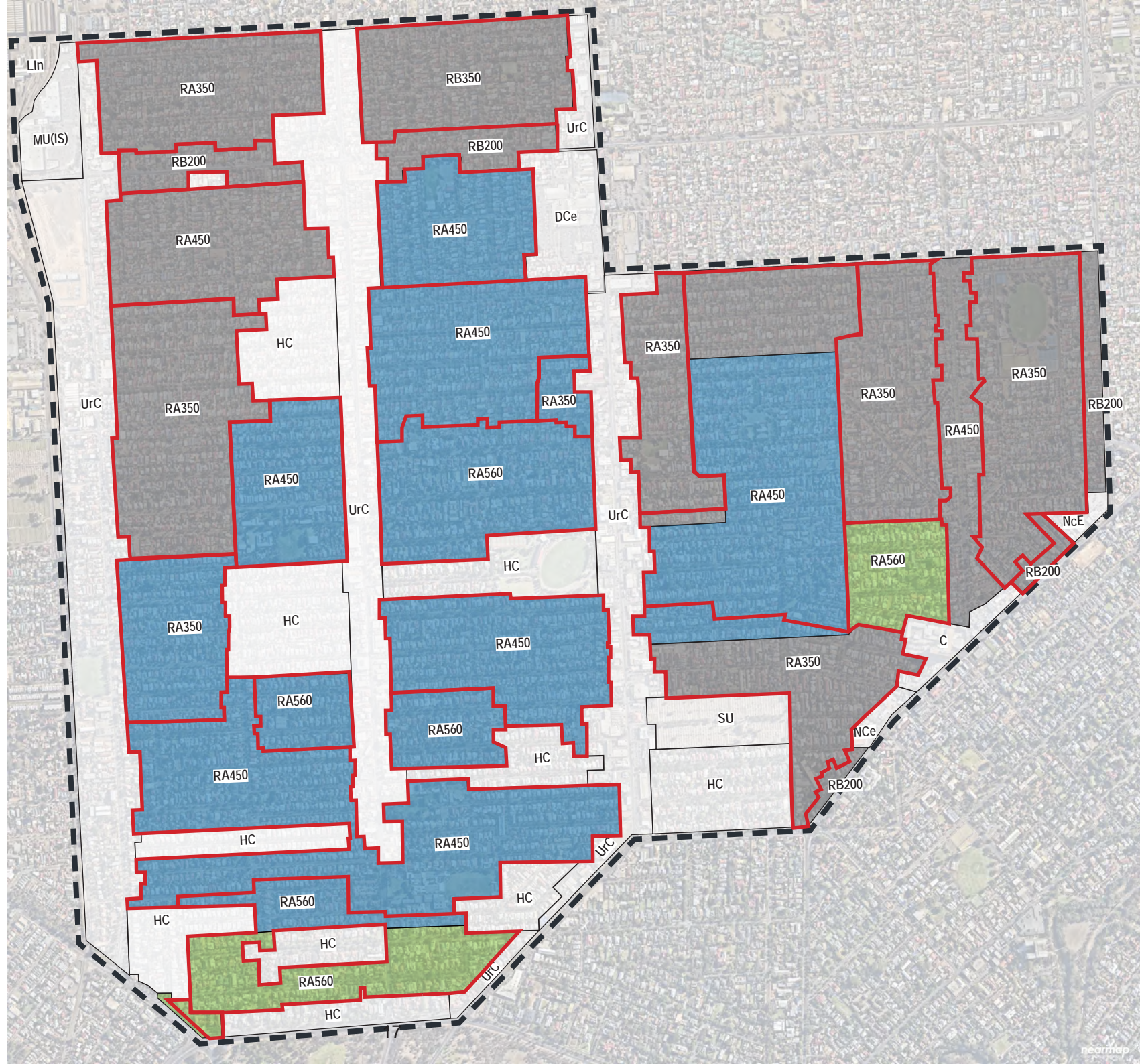
- Residential Streetscape (Landscape) Character
- Residential Streetscape (Built Form) Character
- Residential Streetscape (Mixed) Character

## Prospect Zoning

- 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

## 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

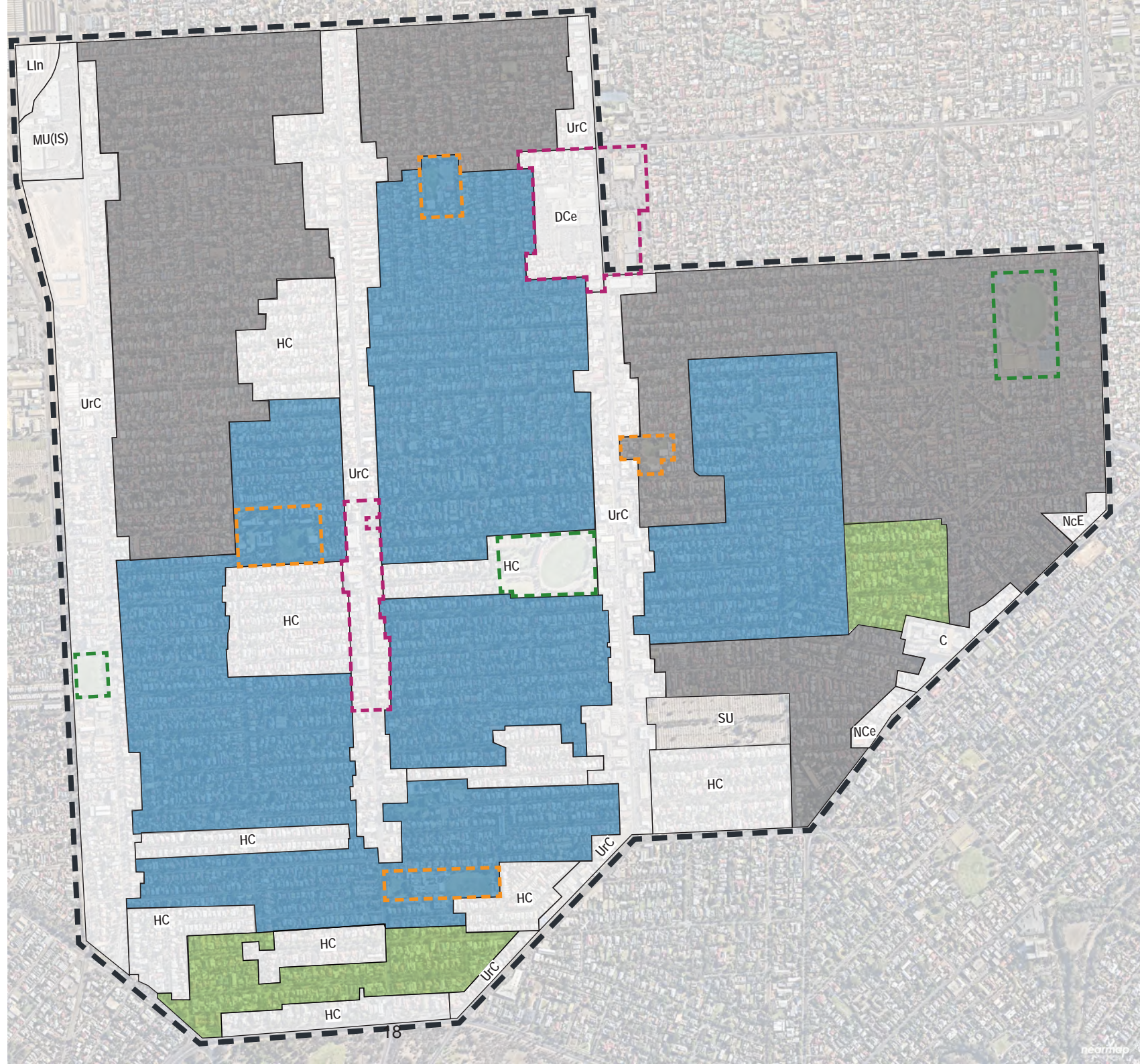
- Residential Streetscape (Landscape) Character
- Residential Streetscape (Built Form) Character
- Residential Streetscape (Mixed) Character

## Prospect Zoning

- Planning zones outside project scope
- UrC Urban Corridor
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- City of Prospect Boundary

## Strategic Sites

- School
- Open Space
- Retail and Commercial



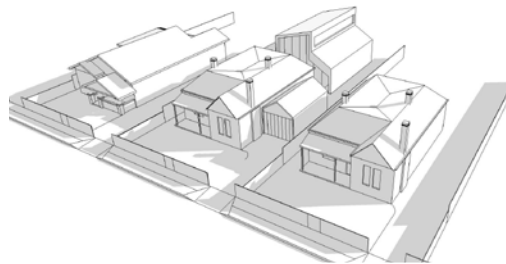


# Streetscape Character Matrix

## 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.

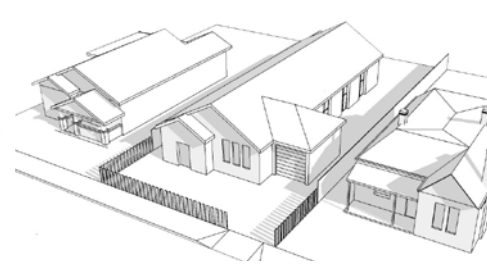
Other areas offer greater diversity and opportunities to capitalise on strategic sites such as district centres, access to transport corridors, schools and open space. The examples below offer an indication of the range of dwelling types and where they might be most appropriate.



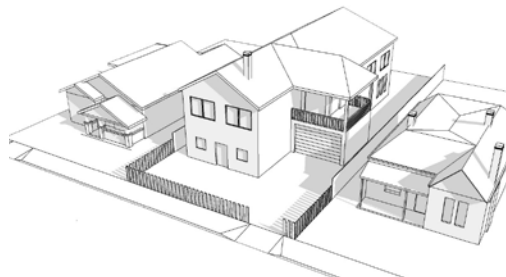
● RS(BF) 
 ● RS(L) 
 ● RS(M)



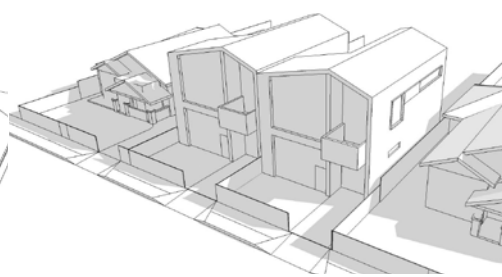
● RS(BF) 
 ● RS(L) 
 ● RS(M)



● 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.

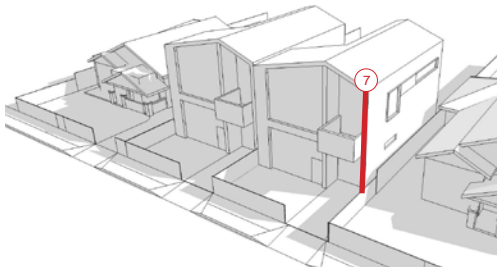
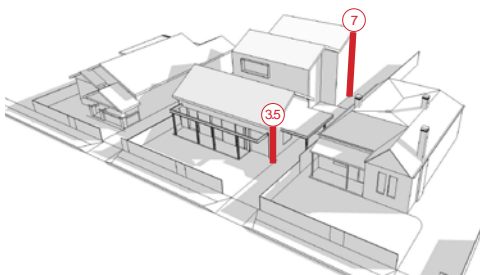
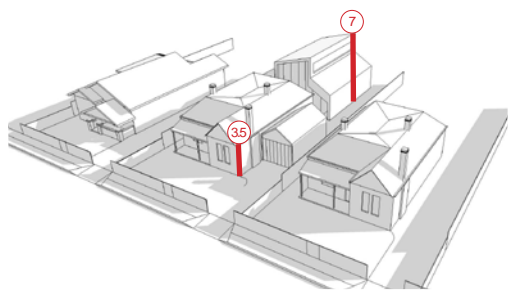
### RS(M) MIXED

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"> <li>Single storey wall height to 3.5 metres from ground level.</li> <li>Up to 7 metres from ground level to eave height.</li> </ul> | <p>Primarily single and some two-storey dwelling heights are anticipated.</p> <ul style="list-style-type: none"> <li>Up to 3.5 metres from ground level to eave height for single storey.</li> <li>Up to 7 metres from ground level to eave height.</li> </ul> | <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"> <li>Up to 3.5 metres from ground level to eave height for single storey.</li> <li>Up to 7 metres from ground level to eave height for two storeys.</li> <li>Up to 10.5 metres from ground level to eave height for three storeys and subject to a supporting Contextual Analysis Report.</li> </ul> |



## Existing Character

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

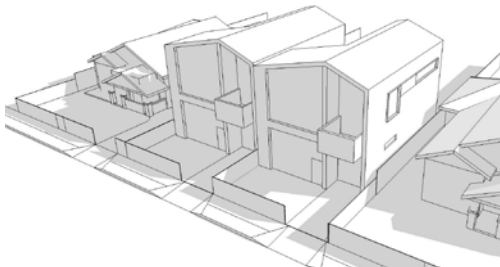
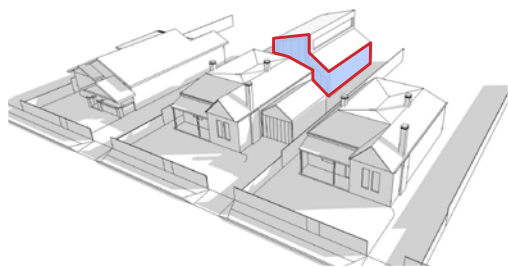




# Streetscape Character Matrix

## 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.

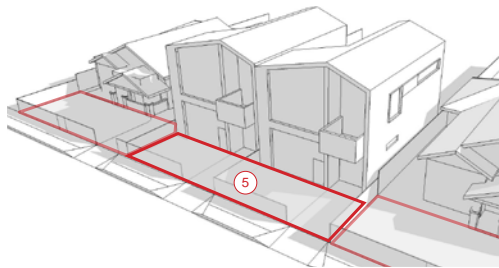
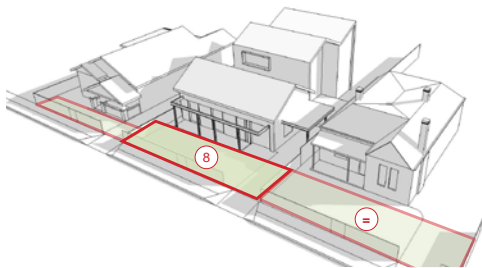
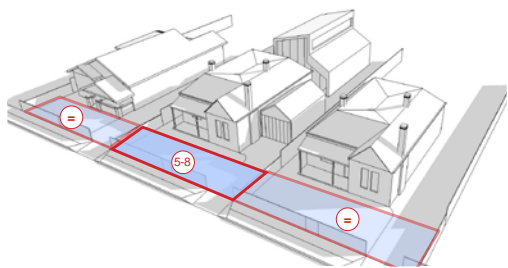
The streetscape character is predominately single storey and the visual character should be protected



# 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.<br><br>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

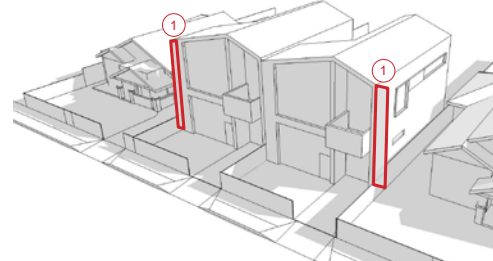
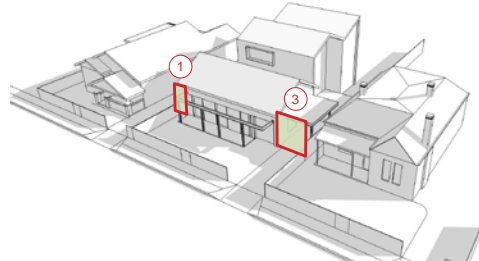
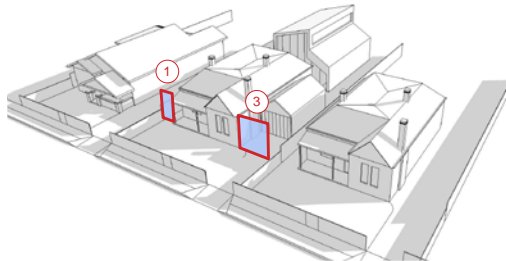
Consistent setback along residential streets ranging from 5 to 8 metres, reflecting an established residential pattern.



# 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"> <li>A party wall of semi-detached or row dwellings.</li> <li>A building which is not under the main dwelling roof and is a minor and subservient element to the streetscape.</li> </ul> | <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"> <li>A party wall of semi-detached or row dwellings.</li> <li>A building which is not under the main dwelling roof and is a minor and subservient element to the streetscape.</li> </ul> | <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"> <li>A party wall of semi-detached or row dwellings.</li> <li>Second floor located above garage may be set on boundary for length of garage.</li> <li>A building which is not under the main dwelling roof and is a minor and subservient element to the streetscape.</li> </ul> |



## Existing Character

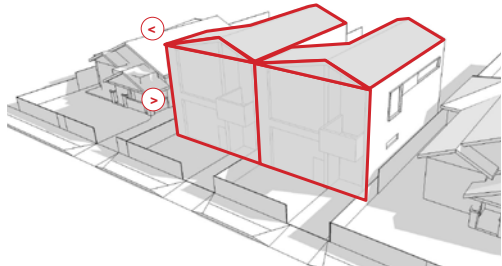
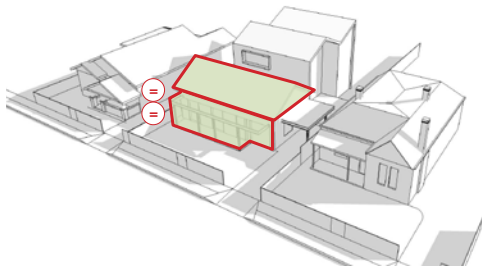
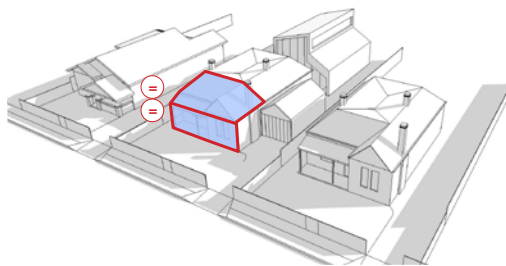
Generous asymmetrical side setbacks produce physical and visual separation between dwellings. Detached dwellings form the dominant streetscape character. Typically, two-storey dwellings have consistent boundary setback between storeys.



# 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).

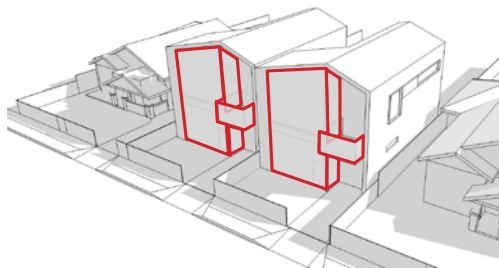
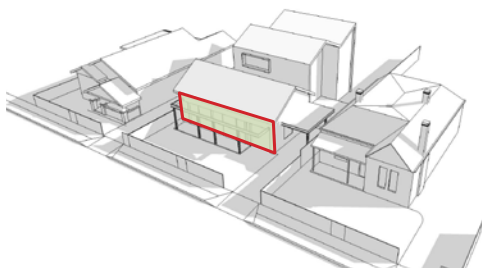
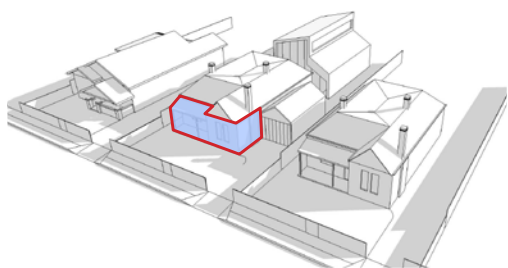




# Streetscape Character Matrix

## 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.





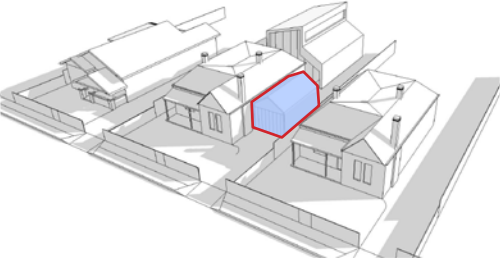
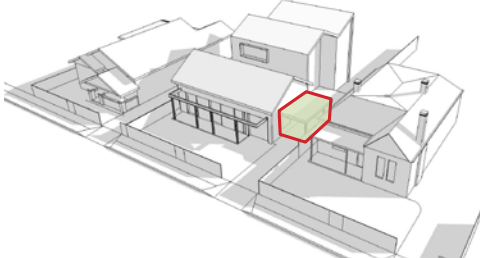
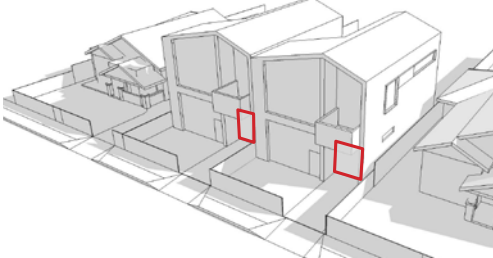
# Streetscape Character Matrix

## Materiality

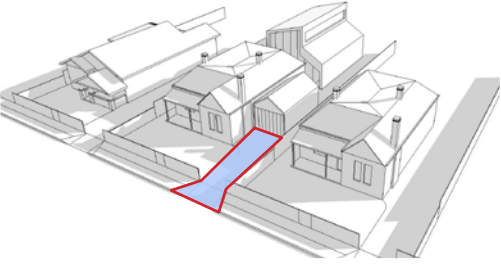
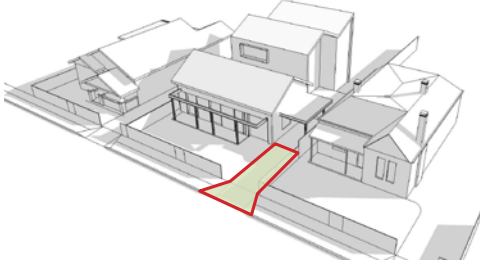
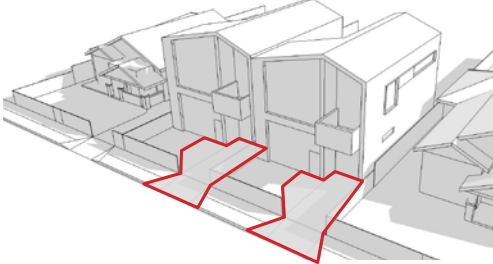


# Streetscape Character Matrix

## 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.

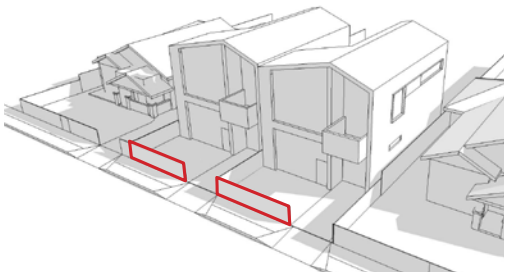
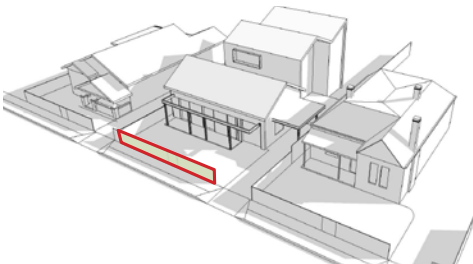
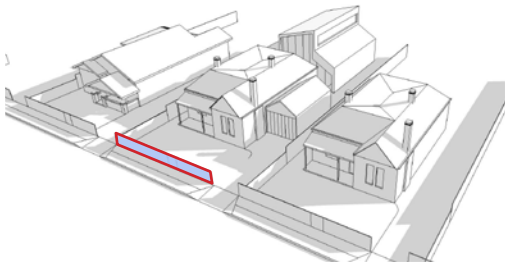




# Streetscape Character Matrix

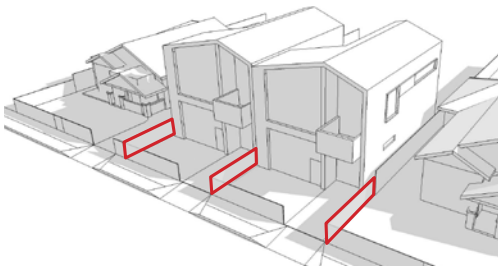
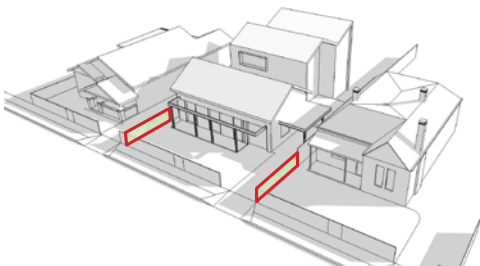
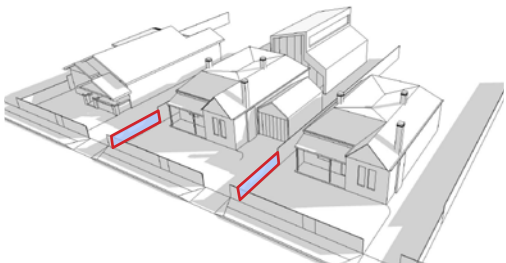
## Front Boundary Treatments

| 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.<br>Potential for solid with acoustic properties on main arterial roads and Urban Corridor Zones. |



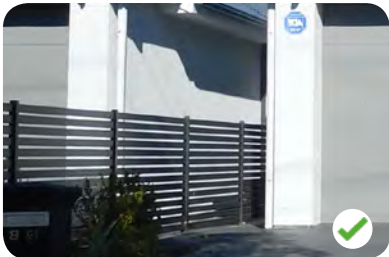
## Side Boundary Treatments

| 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).<br>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).<br>Avoid co-joined driveways along the side boundaries. | Low side boundary treatment with landscape element.<br>Avoid co-joined driveways along the side boundaries. |



## Existing Character

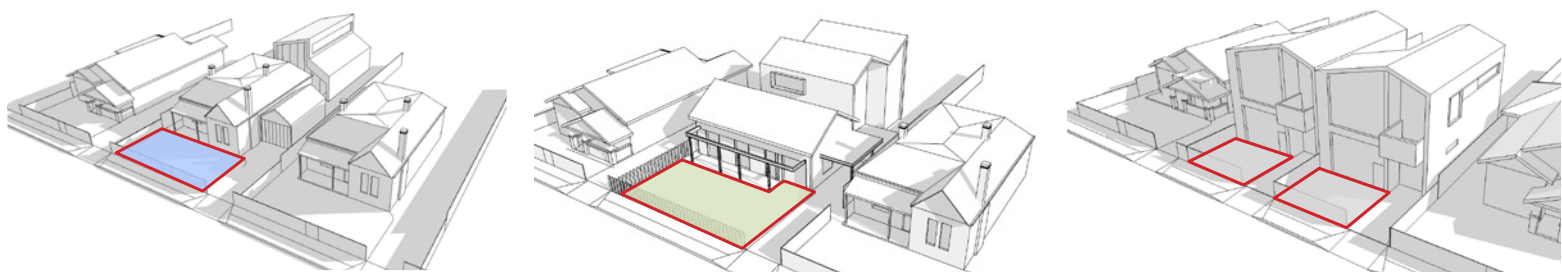
Low and open boundary treatments exist to dwelling frontages, creating visually permeable boundaries to street. Low side boundary treatments exist consisting of predominantly open fencing and hedging.



# 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

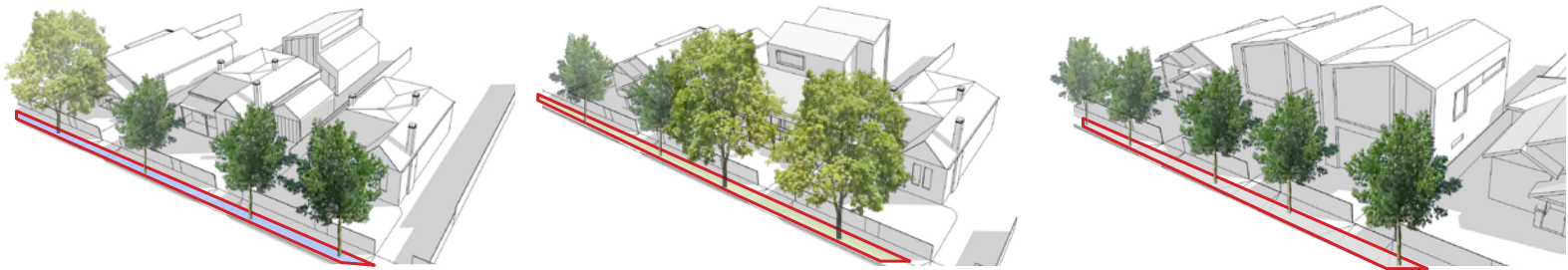
Established landscaped front gardens are typical throughout Prospect with vegetated surfaces including lawns, garden beds and trees.



# 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.

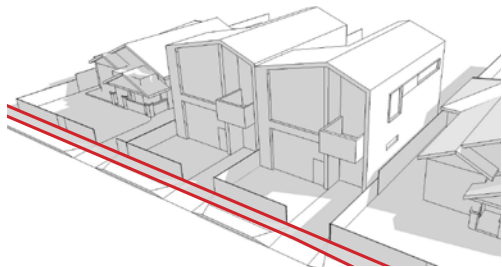
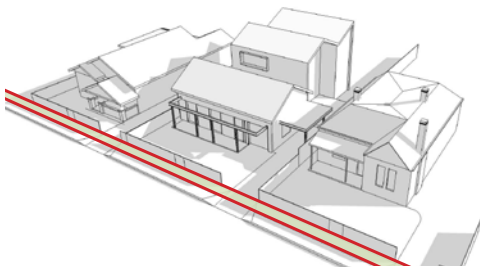
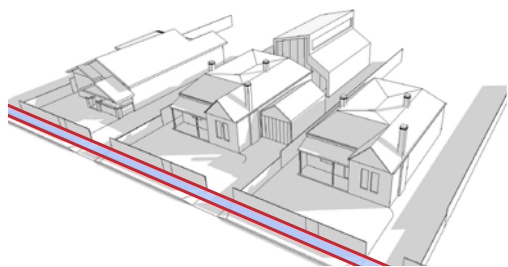




# Streetscape Character Matrix

## 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.<br><br>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.<br><br>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"> <li>Single storey wall height to 3.5 metres from ground level.</li> <li>Up to 7 metres from ground level to eave height.</li> </ul>   | Primarily single and some two-storey dwelling heights are anticipated. <ul style="list-style-type: none"> <li>Up to 3.5 metres from ground level to eave height for single storey.</li> <li>Up to 7 metres from ground level to eave height.</li> </ul>  | 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"> <li>Up to 3.5 metres from ground level to eave height for single storey.</li> <li>Up to 7 metres from ground level to eave height for two storeys.</li> <li>Up to 10.5 metres from ground level to eave height for three storeys and subject to a supporting Contextual Analysis Report.</li> </ul>   |
| 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.<br><br>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.<br><br>Detached dwellings form the dominant streetscape character.<br><br>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.<br><br>Provide increased setbacks of 4 metres and 2 metres on sides for two storey dwellings.<br><br>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.<br><br>Building walls on side boundaries should be avoided other than: <ul style="list-style-type: none"> <li>A party wall of semi-detached or row dwellings.</li> <li>A building which is not under the main dwelling roof and is a minor and subservient element to the streetscape.</li> </ul> | Maintain large amounts of space between buildings to encourage a landscape setting and in accordance with neighbouring properties.<br><br>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.<br><br>Building walls on side boundaries should be avoided other than: <ul style="list-style-type: none"> <li>A party wall of semi-detached or row dwellings.</li> <li>A building which is not under the main dwelling roof and is a minor and subservient element to the streetscape.</li> </ul> | Encourage side setback to ground floor.<br><br>Provide a minimum 1 metre setback from side boundaries to two-storey dwellings (both floors).<br><br>Provide a minimum 2 metre setback from side boundaries to dwellings <u>over</u> two-storeys.<br><br>Building walls on side boundaries: <ul style="list-style-type: none"> <li>A party wall of semi-detached or row dwellings.</li> <li>Second floor located above garage may be set on boundary for length of garage.</li> <li>A building which is not under the main dwelling roof and is a minor and subservient element to the streetscape.</li> </ul> |
| ROOF FORM AND BUILT FORM PROPORTIONS | Pitched roof styles and types typically gable or hipped roofs with gable ends facing the street.<br><br>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.<br><br>Extensions may consider other roof profiles to accord with contemporary housing styles.<br><br>Promote balanced building proportions and limit dominant architectural elements to maintain a consistent streetscape character.<br><br>Maintain building proportions where existing dwelling is retained.   | Encourage pitched roof profiles.<br><br>Extensions may consider other roof profiles to accord with contemporary housing styles.<br><br>Promote balanced building proportions and limit dominant architectural elements to maintain a dominant landscape streetscape character.<br><br>Maintain building proportions where existing dwelling is retained.   | Primarily pitched roof profiles unless accords with contemporary housing styles.<br><br>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.<br><br>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.<br><br>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   |
| <b>DWELLING FACADES</b>                                      | 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.  |
| <b>MATERIALITY</b>   | 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.   |
| <b>GARAGE</b>  | 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.   |
| <b>DRIVEWAY CROSSOVERS</b>                                   | 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.  |
| <b>FRONT BOUNDARY TREATMENTS</b>                             | 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.   |
| <b>SIDE BOUNDARY TREATMENTS</b>                              | 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.  |
| <b>FRONT GARDENS</b>   | 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.  |
| <b>STREET TREES AND VERGE TREATMENT</b>                      | 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.  |
| <b>FOOTPATH</b>  | 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.   |
| <b>SITE ADJACENT TO LANEWAY OR WITH MULTIPLE ROAD ACCESS</b> | 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. |