



HUME PREFERRED FUTURE NEIGHBOURHOOD CHARACTER STATEMENTS

Prepared by Hansen Partnership
for Hume City Council

August 2023

INTRODUCTION

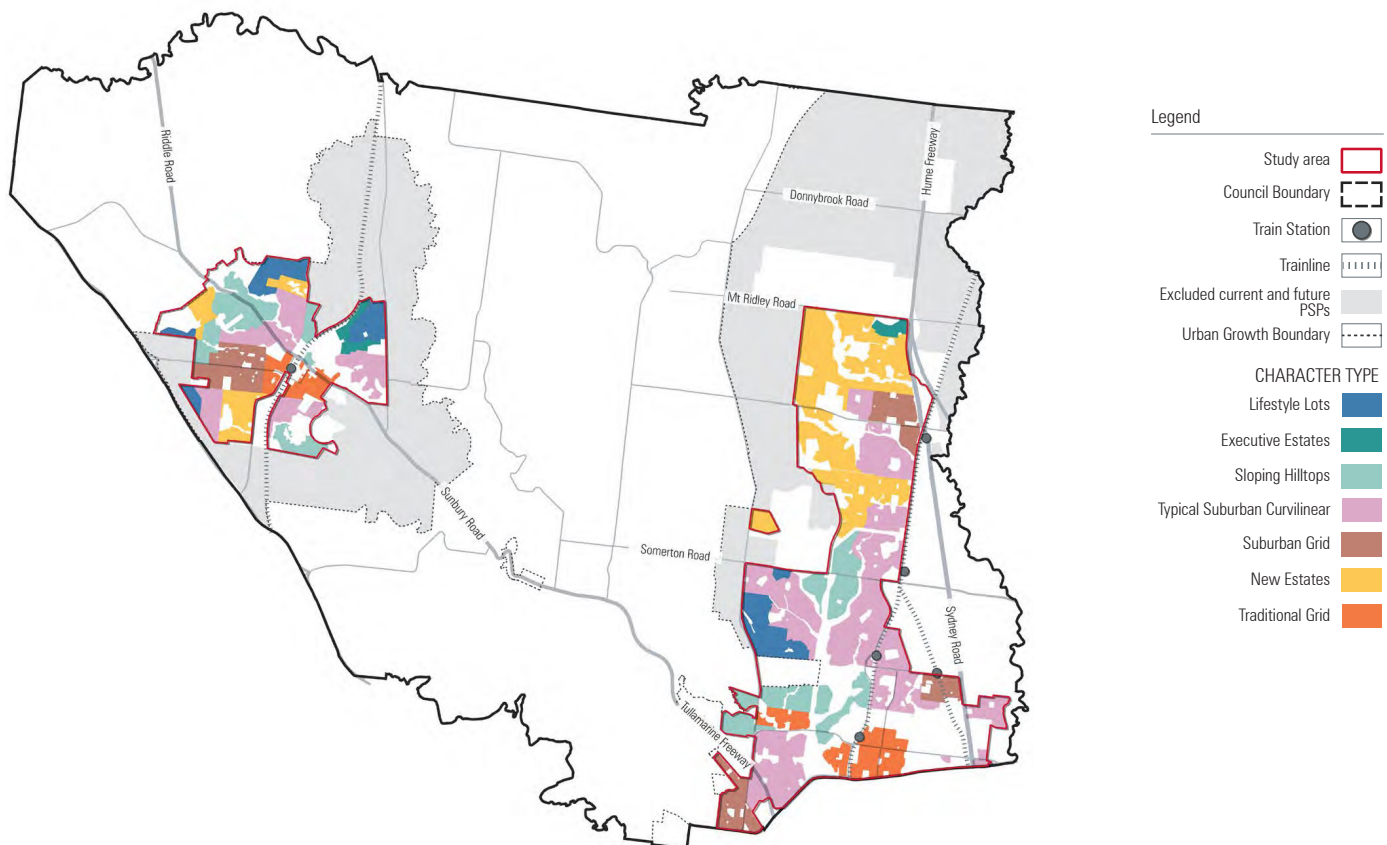
Preferred Future Character Statements

In 2020, Hansen Partnership undertook a neighbourhood character assessment for Hume City Council to document the existing valued character qualities of Hume's residential areas included within Hume's Housing Diversity Strategy.

The assessment identified seven broad character areas across the study area, including Lifestyle Lots, Large Estates, Sloping Hilltops, Suburban Curvilinear, Suburban Grid, New Estates and Traditional Grid (refer Figure 1).

These statements outline the preferred future character of each of these character areas, as they apply to the change levels identified in Hume's Housing Diversity Strategy.

Figure 1. Neighbourhood Character Assessment (Hansen, 2020)



CHARACTER TYPE SUBURBAN GRID: HIGH CHANGE

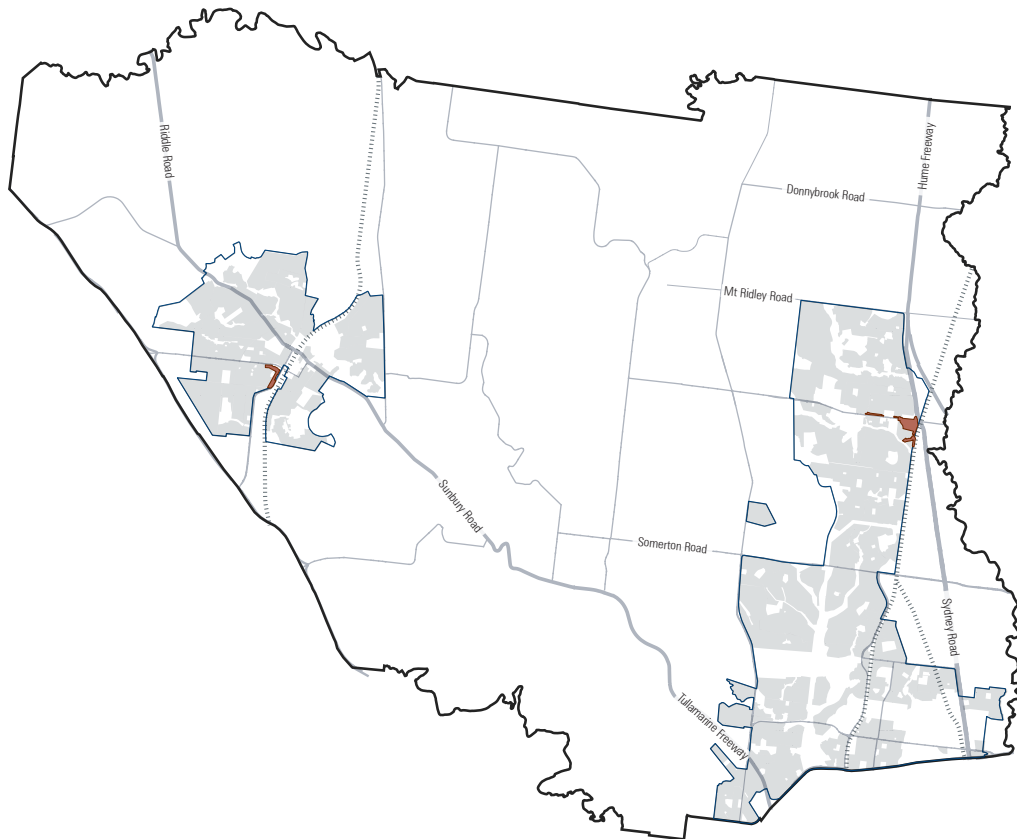
Preferred Future Character Statement

These Suburban Grid areas will undergo considerable transformation to create new more intense multi storey, diverse neighbourhoods comprising contemporary built form character which responds to the prevailing open garden setting. The linear and gridded street pattern will reinforce the uniformity of the streetscape.

Expected Housing Typologies



Townhouses \ apartments



LEGEND

Suburban Grid - High Change



Existing Character Summary

Suburban Grid are residential areas often located closer to established activity centres. Developed since the 1950s, lots are broadly similar in shape and size with infill development in smaller subdivisions occurring along major roads and intersections. Dwellings are predominantly single storeyed; however, two storey forms are present in newer developments. Although a mix of architectural styles exist in these residential areas, front and rear setbacks and its treatment are generally consistent within the street.

The gridded street pattern with its extensive segments of linear roads and terminating cul-de-sacs as well as the streetscape presentation establishes uniformity to areas. Major streets comprise landscaped central verges. A variety of front fences exist including a combination of opaque to permeable

Key Value Qualities

- Predominately single storey dwellings
- Consistent era of development
- Open garden setting
- Diverse dwelling styles
- Varied setbacks
- Low brick front fences

Preferred Future Character Objectives

The key preferred character outcomes for Suburban Grid

(High Change) seek to:

1. To facilitate housing growth in the form of apartment developments of a high-quality design and finish.
2. To allow the formation of a new and smaller more urban front setback provision.
3. To ensure that the height, scale and form of development respects any sensitive residential interfaces and minimises the appearance of visual bulk.
4. To provide for diverse housing development with larger side setbacks to allow for landscaping and canopy trees.
5. To encourage contemporary, well-articulated and designed multi-dwelling and apartment developments with smaller, well-landscaped front setbacks.
6. To encourage consolidation of adjoining lots to facilitate contemporary dwelling design that makes efficient use of land.

Policy Recommendations

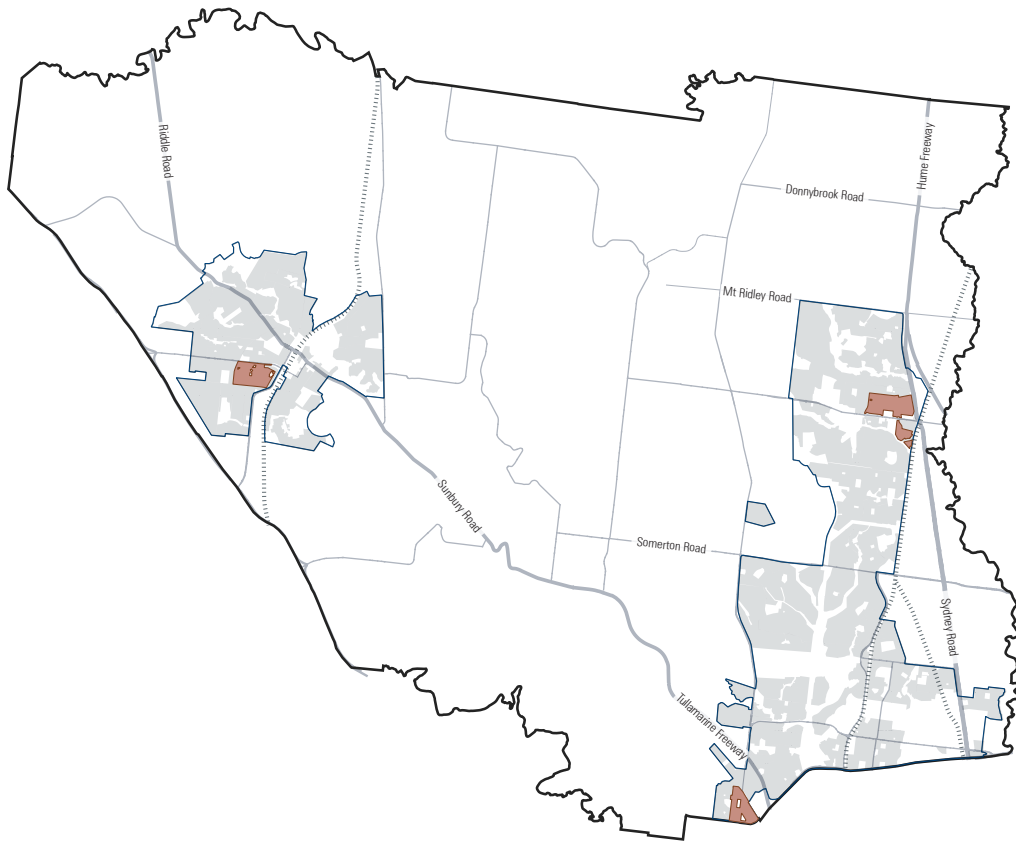
ResCode Variation		Recommendation
Minimum street setback	Standard A3 and B6	<ul style="list-style-type: none"> ▪ Minimum setback from front street 5 metres ▪ Where a development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.
Landscaping	Standard B13	<ul style="list-style-type: none"> ▪ Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
Side and rear setbacks	Standard A10 & B18	<ul style="list-style-type: none"> ▪ Require a minimum 4.5m setback from common boundary to balconies, living rooms and habitable room windows.
Front fence height	A20 and B32	<ul style="list-style-type: none"> ▪ 0.9 metres

CHARACTER TYPE SUBURBAN GRID: MODERATE CHANGE

Preferred Future Character Statement

These Suburban Grid areas will evolve and continue to comprise mostly unit and townhouse dwellings with some apartments which respond to the prevailing character. The linear and gridded street pattern will reinforce the uniformity of the streetscape.

Expected Housing Typologies



LEGEND
 Suburban Grid - Moderate



Existing Character Summary

Suburban Grid are residential areas often located closer to established activity centres. Developed since the 1950s, lots are broadly similar in shape and size with infill development in smaller subdivisions occurring along major roads and intersections. Dwellings are predominantly single storeyed; however, two storey forms are present in newer developments. Although a mix of architectural styles exist in these residential areas, front and rear setbacks and its treatment are generally consistent within the street.

The gridded street pattern with its extensive segments of linear roads and terminating cul-de-sacs as well as the streetscape presentation establishes uniformity to areas. Major streets comprise landscaped central verges. A variety of front fences exist including a combination of opaque to permeable

Key Value Qualities

- Predominately single storey dwellings
- Consistent era of development
- Open garden setting
- Diverse dwelling styles
- Varied setbacks
- Low brick front fences

Preferred Future Character Objectives

The key preferred character outcomes for Suburban Grid

(Moderate Change) seek to:

1. To encourage modest change which responds to the existing single storey forms.
2. To respond to the prevailing front and side setbacks.
3. To respect the open garden setting.
4. To encourage lot consolidation to facilitate development.
5. To provide for a diversity of housing types.

Policy Recommendations

ResCode Variation		Recommendation
Minimum street setback	Standard A3 and B6	<ul style="list-style-type: none"> ▪ Minimum setback from front street 5 metres ▪ Where a development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 4 metres, whichever is the lesser.
Landscaping	Standard B13	<ul style="list-style-type: none"> ▪ Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
Private open space	Standard A17 & B28	<ul style="list-style-type: none"> ▪ An area of 40 square metres, with one part of the private open space at the side or the rear of the dwelling with a minimum area of 35 square metres, a minimum width of 3 metres and convenient access from a living room.
Front fence height	A20 and B32	<ul style="list-style-type: none"> ▪ 0.9 metres

CHARACTER TYPE SUBURBAN GRID: GRADUAL CHANGE

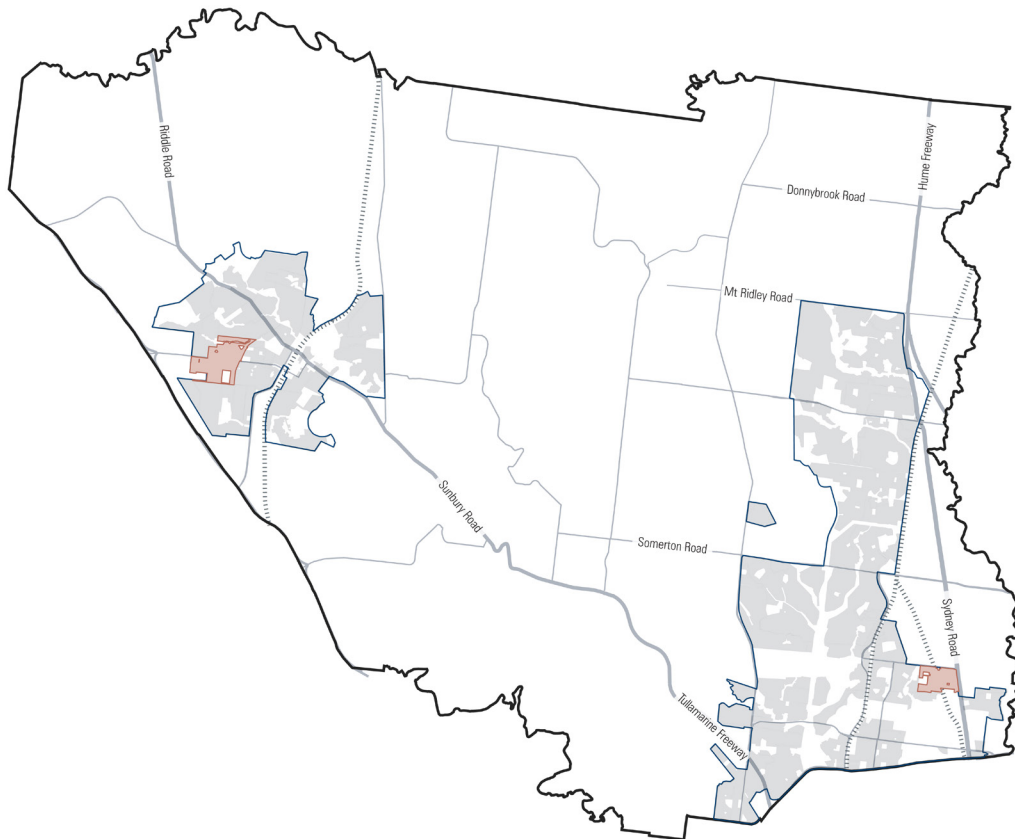
Preferred Future Character Statement

These Suburban Grid areas will gradually evolve and continue to comprise predominantly detached dwellings with the addition of some unit and townhouse dwellings which respect the prevailing character. The linear and gridded street pattern will continue to reinforce the uniformity of the streetscape.

Expected Housing Typologies



Units Townhouses



LEGEND

Suburban Grid - Gradual



Existing Character Summary

Suburban Grid are residential areas often located closer to established activity centres. Developed since the 1950s, lots are broadly similar in shape and size with infill development in smaller subdivisions occurring along major roads and intersections. Dwellings are predominantly single storeyed; however, two storey forms are present in newer developments. Although a mix of architectural styles exist in these residential areas, front and rear setbacks and its treatment are generally consistent within the street.

The gridded street pattern with its extensive segments of linear roads and terminating cul-de-sacs as well as the streetscape presentation establishes uniformity to areas. Major streets comprise landscaped central verges. A variety of front fences exist including a combination of opaque to permeable

Key Value Qualities

- Predominately single storey dwellings
- Consistent era of development
- Open garden setting
- Diverse dwelling styles
- Varied setbacks
- Low brick front fences

Preferred Future Character Objectives

The key preferred character outcomes for Suburban Grid

(Gradual Change) seek to:

1. To respect the predominately single storey detached forms.
2. To respect the existing front and side setbacks.
3. To enhance the open garden setting.
4. To ensure upper levels are visually recessive.

Policy Recommendations

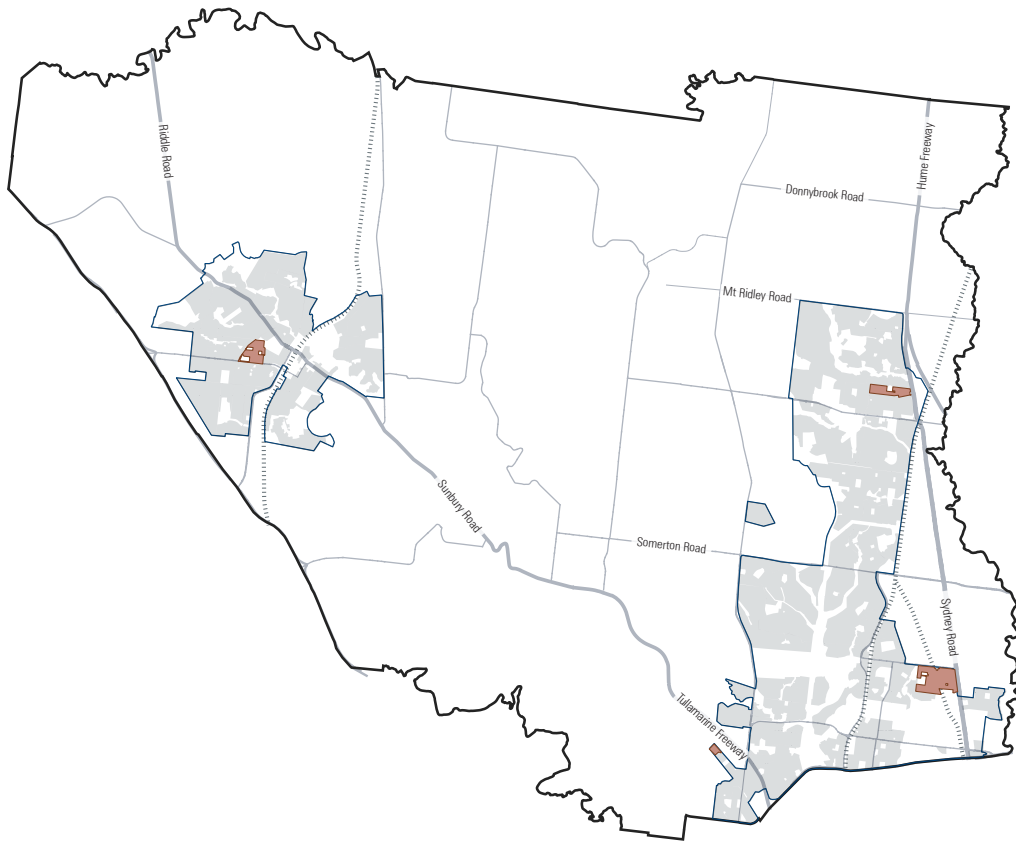
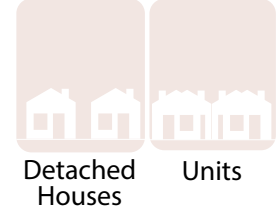
ResCode Variation		Recommendation
Minimum street setback	Standard A3 and B6	<ul style="list-style-type: none"> ▪ Minimum setback from front street 6 metres ▪ Where a development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 4 metres, whichever is the lesser.
Landscaping	Standard B13	<ul style="list-style-type: none"> ▪ Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
Private open space	Standard A17 & B28	<ul style="list-style-type: none"> ▪ An area of 40 square metres, with one part of the private open space at the side or the rear of the dwelling with a minimum area of 35 square metres, a minimum width of 4 metres and convenient access from a living room.

CHARACTER TYPE SUBURBAN GRID: LIMITED CHANGE

Preferred Future Character Statement

These Suburban Grid areas will continue to comprise predominantly detached dwellings of mixed architectural styles. The linear and gridded street pattern will continue to reinforce the uniformity of the streetscape.

Expected Housing Typologies



LEGEND

Suburban Grid - Limited



Existing Character Summary

Suburban Grid are residential areas often located closer to established activity centres. Developed since the 1950s, lots are broadly similar in shape and size with infill development in smaller subdivisions occurring along major roads and intersections. Dwellings are predominantly single storeyed; however, two storey forms are present in newer developments. Although a mix of architectural styles exist in these residential areas, front and rear setbacks and its treatment are generally consistent within the street.

The gridded street pattern with its extensive segments of linear roads and terminating cul-de-sacs as well as the streetscape presentation establishes uniformity to areas. Major streets comprise landscaped central verges. A variety of front fences exist including a combination of opaque to permeable

Key Value Qualities

- Predominately single storey dwellings
- Consistent era of development
- Open garden setting
- Diverse dwelling styles
- Varied setbacks
- Low brick front fences

Preferred Future Character Objectives

The key preferred character outcomes for Suburban Grid

(Limited Change) seek to:

1. To maintain the predominantly single storey detached dwelling forms.
2. To maintain the existing subdivision pattern.
3. To maintain existing front and side setbacks.
4. To maintain existing open garden settings.
5. To ensure upper levels are visually recessive.

Policy Recommendations

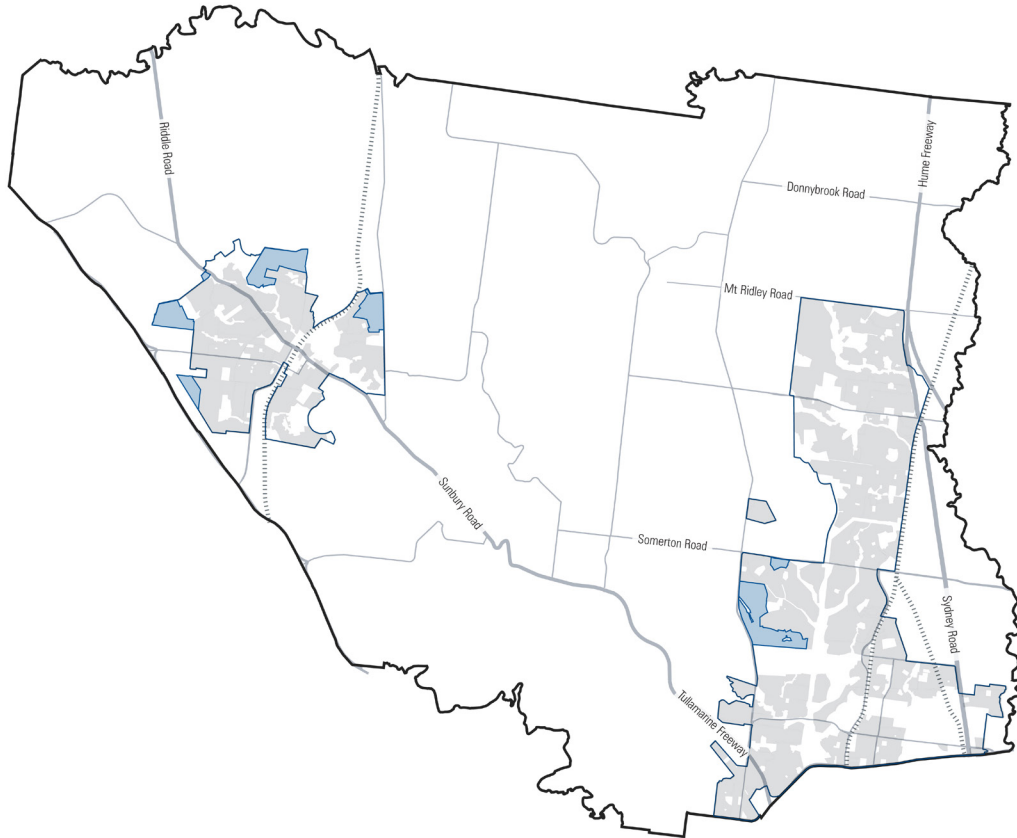
ResCode Variation		Recommendation
None	None	▪ None

CHARACTER TYPE LIFESTYLE LOTS: LIMITED CHANGE

Preferred Future Character Statement

Lifestyle lots are anticipated to experience limited change with their valued open setting with large detached dwellings to be retained. The existing sense of spaciousness is expected to be maintained and enhanced over time as gardens continue to mature within these semi-rural locations. The considerable setbacks of dwellings is to be maintained, to ensure that built form is recessive to the landscape, while ensuring the protection of remnant vegetation within both private and public land. The general informality of the public realm is to be maintained,

Expected Housing Typologies



LEGEND

■ Lifestyle Lots - Limited Change



Existing Character Summary

Lifestyle lots have an open setting with large detached dwellings mostly masked by its natural environment and/or topography. Owing to the significantly large allotments in comparison to building footprint and deep front setbacks, the area offers a sense of spaciousness that is complemented by its landscape quality. The siting of buildings within allotments vary from wide primary frontages being positioned parallel to the street to at an angle. This differs from that of newer developments where primary frontages are consistently parallel to the street. However, siting does not impact the public realm due to considerable setbacks and the presence of screening vegetation within the public and private realm.

Generally, the curvilinear streets are informal, road pavement siting within broader road reserves with undefined with swale drains on either side, but newer developments may have kerbs defining the edges of the carriageway. Footpaths are typically absent in these areas bringing a perception of informality into the public realm. The

Key Value Qualities

- Open rural setting
- Remnant Vegetation
- Large front setback
- Prominent driveways
- Period reproduction
- Diverse architectural styles
- Formal garden designs

Preferred Future Character Objectives

The key preferred character outcomes for Lifestyle Lots

(Limited Change) seek to:

1. To experience limited built form change, with existing dwellings expected to be maintained.
2. To maintain the existing subdivision pattern.
3. To maintain and enhance the open and spacious landscape setting of large detached dwellings within a semi-rural setting at the urban fringe.
4. To provide dwelling entrances oriented towards the street providing a sense of address.
5. To provide large front, side and rear setbacks and garden areas with adequate space for landscaping, including canopy trees, so that built form is recessive to the landscape.
6. To ensure the protection of remnant vegetation within private land.

Policy Recommendations

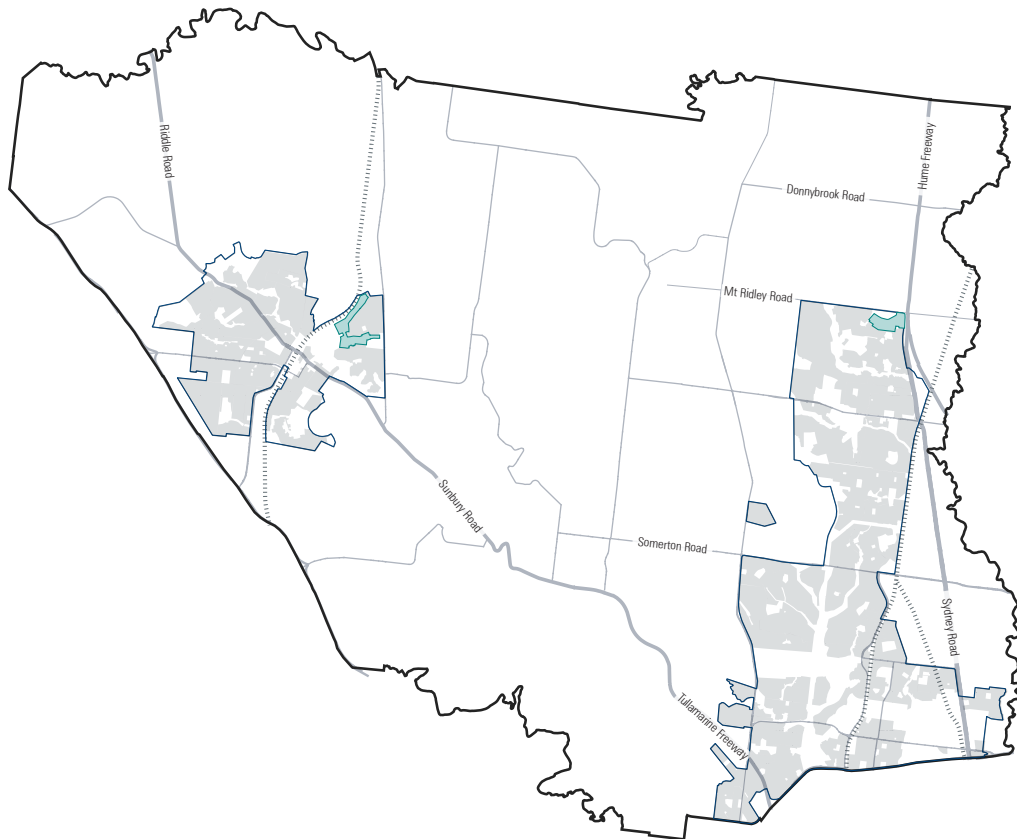
ResCode Variation		Recommendation
Site Coverage	Standard A5 and B8	▪ Site coverage should not exceed 30%
Landscaping	Standard B13	▪ Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
Private open space	Standard A17 and B28	▪ An area of 40 square metres, with one part of the private open space at the side or the rear of the dwelling with a minimum area of 35 square metres, a minimum width of 4 metres and convenient access from a living room.
Front fence height	Standard A20 and B32	▪ 0.9 metres

CHARACTER TYPE LARGE ESTATES: LIMITED CHANGE

Preferred Future Character Statement

Large estates are anticipated to experience limited change with their existing large dwellings to be retained. The diversity of dwelling design and architectural styles is encouraged within a formal garden settings comprising generous front and rear gardens to ensure a dominant landscape character. Low or open front boundary treatments are encouraged. Consistent street tree provision should be maintained.

Expected Housing Typologies



LEGEND

Large Lots - Limited Change



Existing Character Summary

Large Lot estates are characterised by large scale dwellings within sizeable allotments sited on sloped to flat terrain. The topography of the area influences the scale and massing of the dwelling with more than one storey forms seen in areas of steeper slope in order to maximise views. Generally consistent front and side setbacks accompanied by uniform siting and widths of primary dwelling frontages establishes a clear and defined street rhythm.

Typically, front setbacks are characterised by low lying established gardens comprising of lawn and exotic species with driveways that are linear or semicircular in shape depending on the setback depth. Instances of ornamental features and planting within nature strips are also seen in some areas.

The curvilinear street pattern is looped to form a warped grid layout; however, some areas are dominated by cul-de-sacs terminating in allotments of consistent shape and size. Streets are usually narrow and may have grassed nature strips or verges depending on the presence of footpaths. Street trees are highly consistent in terms of species and planting regime within the street and native species have been employed

Key Value Qualities

- Consistent built form rhythm
- Predominately 2 storey dwellings
- Presence of porticos
- Well maintained gardens

Preferred Future Character Objectives

The key preferred character outcomes for Large Estates

(Limited Change) seek to:

1. To experience limited built form change, with existing dwellings expected to be retained.
2. To maintain the existing subdivision pattern.
3. To provide a mix of building forms and styles with consistent, generous setbacks that retains the dominance of the landscape setting.
4. To maintain and enhance the predominant built form rhythm and large garden setting.
5. To ensure the protection of remnant vegetation within private land.
6. To provide vegetated front setbacks with no front fencing or the use of low, visually permeable front boundary treatments which enhance the spaciousness and strong avenue planting of the streetscapes.

Policy Recommendations

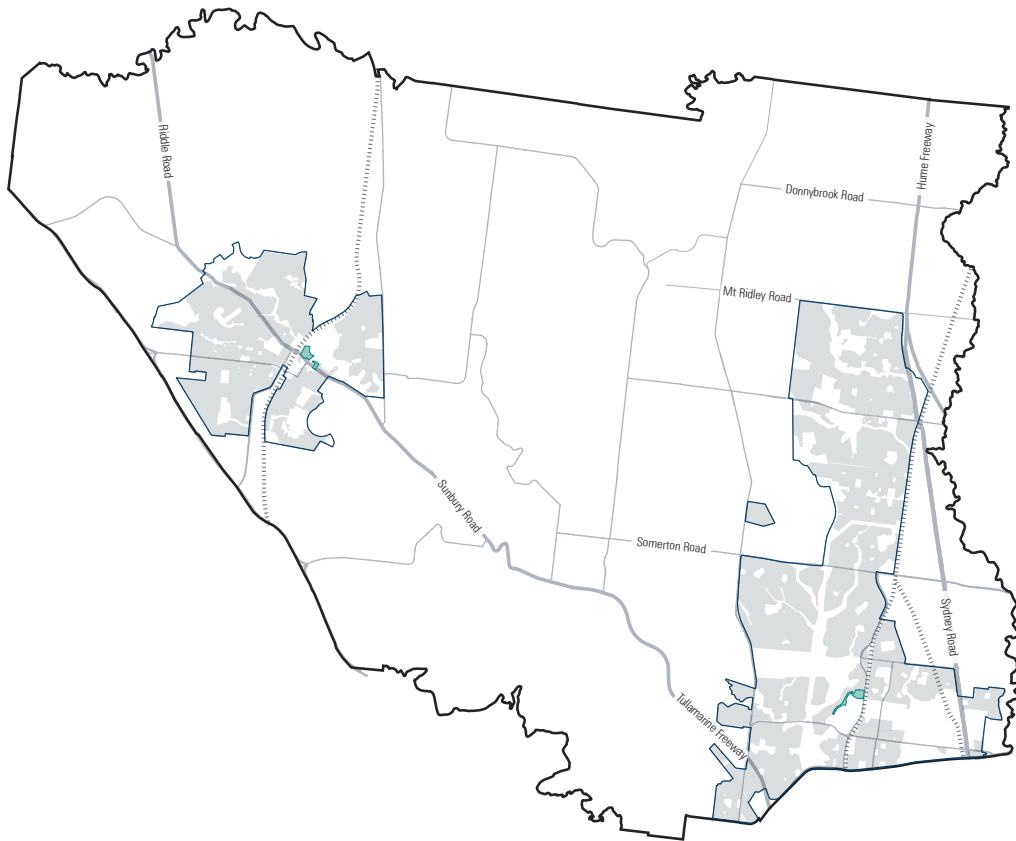
ResCode Variation		Recommendation
Site coverage	A5 and B8	▪ Site coverage for Rolling Meadows should be 30%
		▪ Site coverage for Highlands should be 40%

CHARACTER TYPE SLOPING HILLTOPS: MODERATE CHANGE

Preferred Future Character Statement

These Sloping Hilltop areas are anticipated to experience moderate change with some existing dwellings to be retained. The existing front setbacks and open garden setting must be responded to. Any new built form should be sensitively designed and sited in response to land form and sloping sites. Panoramic and tree-top views should be maintained to reinforce the distinctive landscape backdrop.

Expected Housing Typologies



LEGEND
Sloping Hilltops - Moderate



Existing Character Summary

Sloping Hilltops comprise of residential areas dictated by the landscape setting and views enabled by the undulating topography. Areas in this character type have developed since the 1960s and have varied lot areas and development patterns depending on the steepness of the slope. Narrow winding or curvilinear streets assist in negotiating the slope in most parts with exception to some newer areas comprising of wide main streets with secondary streets that loop to form a warped grid.

Generally, the public realm presentation with respect to sloped or layered garden frontages, tree-lined streetscapes of varying species and grassed nature strips provide uniformity to this character type. Carriageways are defined by kerb and channels, with unmarked on street parking. In areas where footpaths are absent, gardens often spill into the public realm contributing to the perceived "lushness". Panoramic and tree-top views

Key Value Qualities

- Steeply sloping typography
- Undulating terrain
- Consistent setbacks
- Diverse architectural style
- Well maintained gardens
- Open Garden setting

Preferred Future Character Objectives

The key preferred character outcomes for Sloping Hilltops

(Moderate Change) seek to:

1. To sensitively accommodate moderate change which respects the prevailing front setbacks and open garden setting.
2. To ensure new built form responds to land form and sloping sites.
3. To respect the distinctive landscape backdrop characterised by panoramic vistas and tree-top views.
4. To encourage lot consolidation to facilitate development.

Policy Recommendations

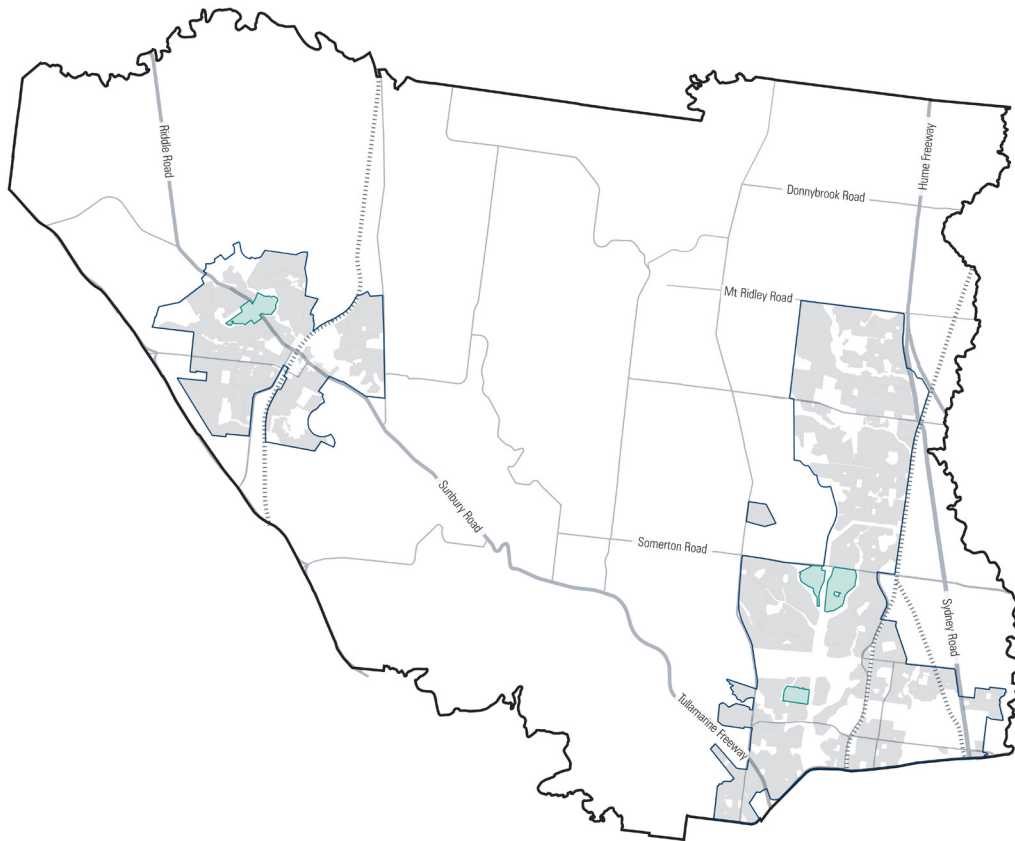
ResCode Variation		Recommendation
Minimum street setback	Standard A3 and B6	<ul style="list-style-type: none"> ▪ Minimum setback from front street 5 metres ▪ Where a development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 4 metres, whichever is the lesser.
Landscaping	Standard B13	<ul style="list-style-type: none"> ▪ Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
Private open space	Standard A17 & B28	<ul style="list-style-type: none"> ▪ An area of 40 square metres, with one part of the private open space at the side or the rear of the dwelling with a minimum area of 35 square metres, a minimum width of 3 metres and convenient access from a living room.

CHARACTER TYPE SLOPING HILLTOPS: GRADUAL CHANGE

Preferred Future Character Statement

These Sloping Hilltop areas are anticipated to experience gradual change with most existing dwellings to be maintained. The existing large front setbacks and open garden setting should be maintained and enhanced with canopy tree planting. Any new built form must be sensitively designed and sited in response to land form and sloping sites. Panoramic and tree-top views must be maintained to reinforce the distinctive landscape backdrop.

Expected Housing Typologies



LEGEND

■ Sloping Hilltops - Gradual



Existing Character Summary

Sloping Hilltops comprise of residential areas dictated by the landscape setting and views enabled by the undulating topography. Areas in this character type have developed since the 1960s and have varied lot areas and development patterns depending on the steepness of the slope. Narrow winding or curvilinear streets assist in negotiating the slope in most parts with exception to some newer areas comprising of wide main streets with secondary streets that loop to form a warped grid.

Generally, the public realm presentation with respect to sloped or layered garden frontages, tree-lined streetscapes of varying species and grassed nature strips provide uniformity to this character type. Carriageways are defined by kerb and channels, with unmarked on street parking. In areas where footpaths are absent, gardens often spill into the public realm contributing to the perceived "lushness". Panoramic and tree-top views

Key Value Qualities

- Steeply sloping typography
- Undulating terrain
- Consistent setbacks
- Diverse architectural style
- Well maintained gardens
- Open Garden setting

Preferred Future Character Objectives

The key preferred character outcomes for Sloping Hilltops

(Gradual Change) seek to:

1. To sensitively accommodate gradual change which respects the prevailing front setbacks and open garden setting.
2. To ensure new built form sensitively responds to land form and sloping sites.
3. To maintain the distinctive landscape backdrop characterised by panoramic vistas and tree-top views.
4. To enable buildings sited closer to the street and make a positive contribution to the public realm.

Policy Recommendations

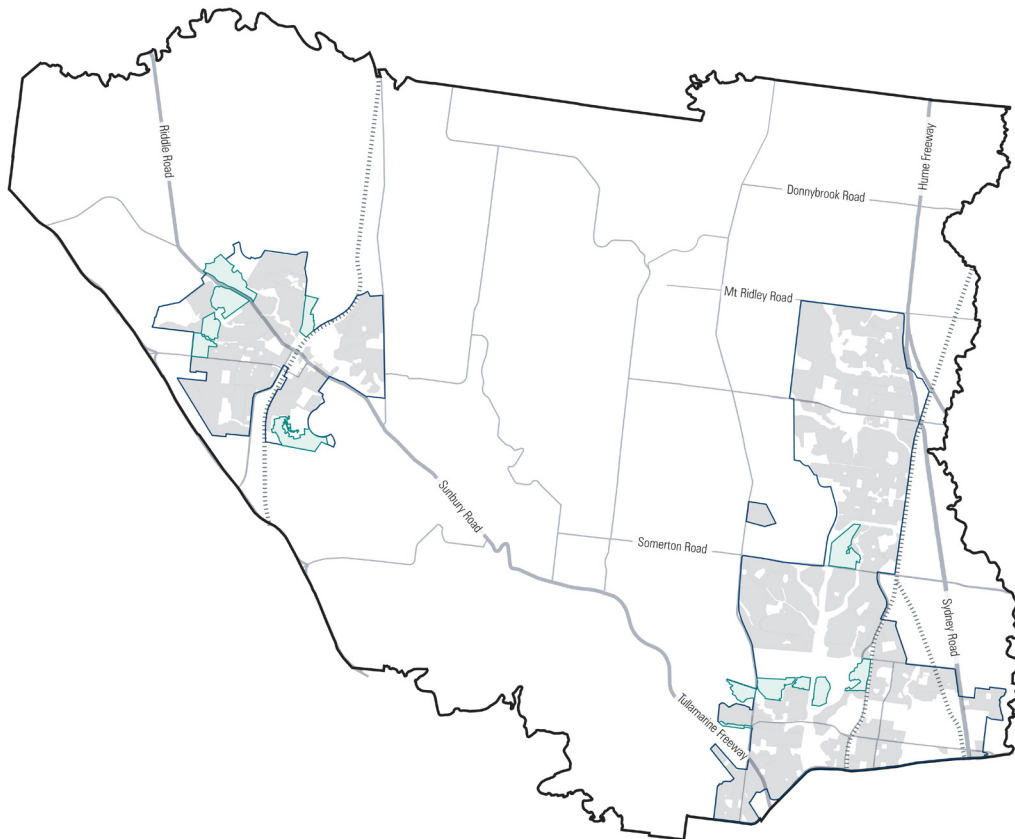
ResCode Variation		Recommendation
Minimum street setback	Standard A3 and B6	<ul style="list-style-type: none"> ▪ Minimum setback from front street 6 metres ▪ Where a development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 4 metres, whichever is the lesser.
Landscaping	Standard B13	<ul style="list-style-type: none"> ▪ Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
Private open space	Standard A17 & B28	<ul style="list-style-type: none"> ▪ An area of 40 square metres, with one part of the private open space at the side or the rear of the dwelling with a minimum area of 35 square metres, a minimum width of 4 metres and convenient access from a living room.

CHARACTER TYPE SLOPING HILLTOPS: LIMITED CHANGE

Preferred Future Character Statement

These Sloping Hilltop areas are anticipated to experience limited change with their existing dwellings to be retained. The existing front setbacks and open garden setting is to be maintained and enhanced. Any new built form must be sensitively designed and sited in response to land form and sloping sites.

Expected Housing Typologies



LEGEND
Sloping Hilltops - Limited



Existing Character Summary

Sloping Hilltops comprise of residential areas dictated by the landscape setting and views enabled by the undulating topography. Areas in this character type have developed since the 1960s and have varied lot areas and development patterns depending on the steepness of the slope. Narrow winding or curvilinear streets assist in negotiating the slope in most parts with exception to some newer areas comprising of wide main streets with secondary streets that loop to form a warped grid.

Generally, the public realm presentation with respect to sloped or layered garden frontages, tree-lined streetscapes of varying species and grassed nature strips provide uniformity to this character type. Carriageways are defined by kerb and channels, with unmarked on street parking. In areas where footpaths are absent, gardens often spill into the public realm contributing to the perceived "lushness". Panoramic and tree-top views

Key Value Qualities

- Steeply sloping typography
- Undulating terrain
- Consistent setbacks
- Diverse architectural style
- Well maintained gardens
- Open Garden setting

Preferred Future Character Objectives

The key preferred character outcomes for Sloping Hilltops (Limited Change) seek to:

1. To experience limited built form change, with existing dwellings expected to be retained.
2. To maintain the existing subdivision pattern.
3. To reinforce existing building line and streetscape rhythm.
4. To maintain and enhance existing front setbacks and open garden setting.
5. To ensure new built form sensitively responds to land form and sloping sites

Policy Recommendations

ResCode Variation		Recommendation
Landscaping	Standard B13	▪ Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
Private open space	Standard A17 & B28	▪ An area of 40 square metres, with one part of the private open space at the side or the rear of the dwelling with a minimum area of 35 square metres, a minimum width of 4 metres and convenient access from a living room.
Front fence height	A20 and B32	▪ 0.9 metres

CHARACTER TYPE SUBURBAN CURVILINEAR: HIGH CHANGE

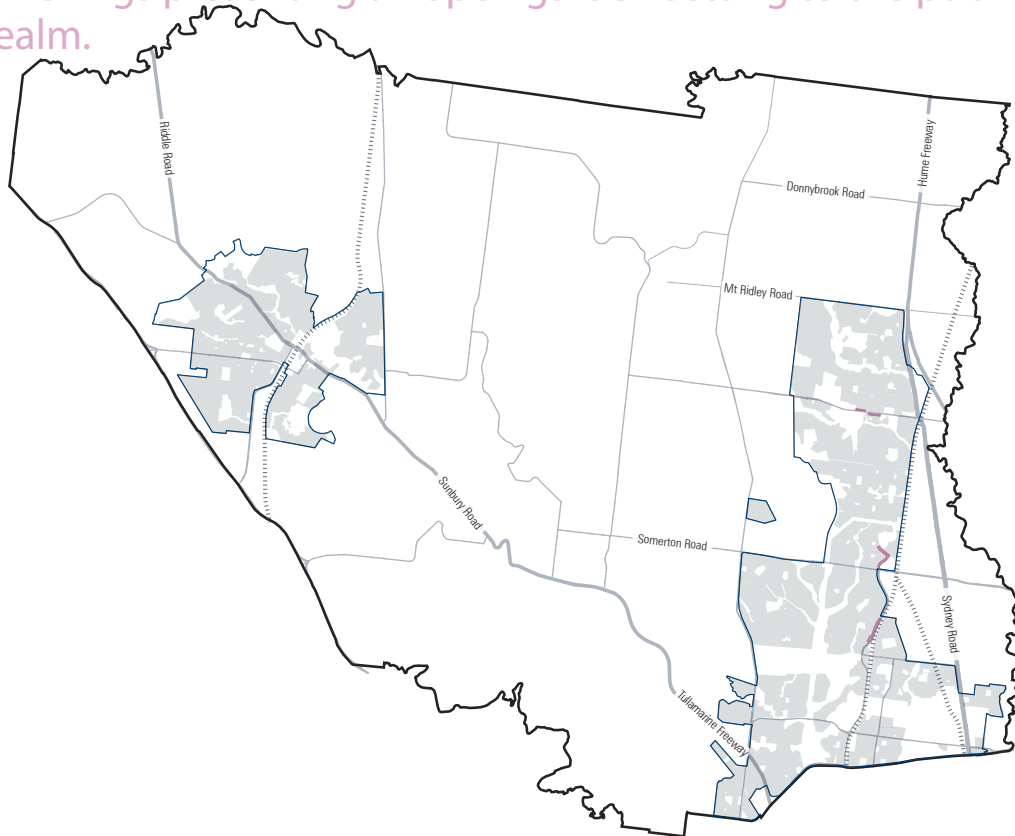
Preferred Future Character Statement

These Suburban Curvilinear areas will undergo considerable transformation to create a more intense multi storey, contemporary built form character set within generally flat topography. They will primarily be defined by the curved street alignments and associated subdivision pattern, comprising cul-de-sacs. The predominate form of housing is to be attached townhouses or apartment forms. Generally consistent front and side setbacks will be encouraged to prevail, with dwellings presenting an open garden setting to the public realm.

Expected Housing Typologies



Townhouses\apartments



LEGEND

Suburban Curvilinear - High Change



Existing Character Summary

Suburban Curvilinear is the most common Character Type within extents of Hume City Council. The terrain is generally flat in most residential areas, however in the presence of ridgelines the land gently slopes affording treetop views. Although the era of development and lot sizes are highly varied, a consistent street presentation in terms of architectural form, front and rear setback treatment and roof line provides uniformity. Predominantly comprising of single storey detached dwellings, instances of two and three storey forms can be seen in allotments closer to open spaces and at street intersections in newer areas.

The curvilinear street pattern is one of the defining attributes of this Character Type. Some areas are dominated by secondary streets that terminate in cul-de-sacs. Streets are defined by an eclectic mix of fencing and edge treatments that may allow views into the front gardens.

Key Value Qualities

- Predominately single storey dwellings
- Consistent dwelling design
- Consistent era and setbacks
- Diverse dwelling styles
- Consistent setbacks
- Strong garden setting
- Prominent garages
- Open garden setting
- Low brick front fence

Preferred Future Character Objectives

The key preferred character outcomes for Suburban Curvilinear

(High Change) seek to:

1. To encourage new multi-storey forms of residential development and the provision of dwelling diversity.
2. To allow the formation of a new and smaller more urban front setback provision.
3. To encourage the creation of new contemporary architectural forms and associated built form character.
4. To provide housing at increased densities in buildings up to and including four storey buildings.
5. To ensure development is sympathetic and responsive to its surroundings and provides an appropriate transition to lower-scale residential areas.
6. To encourage lot consolidation to facilitate development.

Policy Recommendations

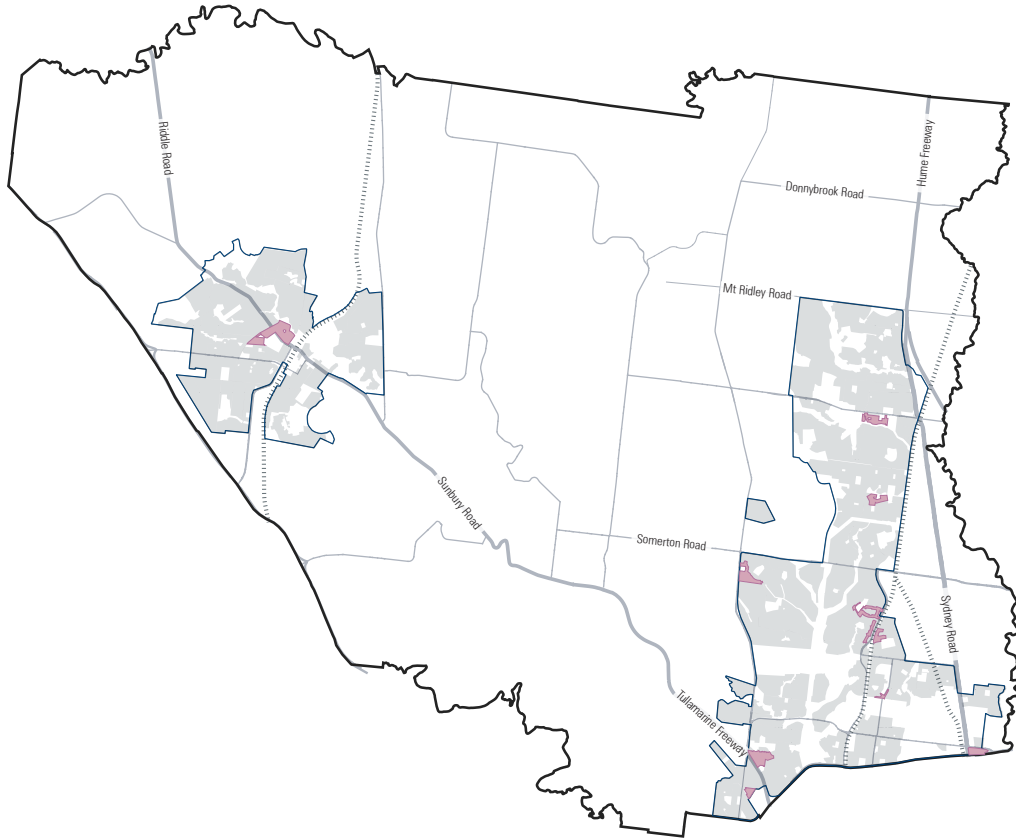
ResCode Variation		Recommendation
Minimum street setback	Standard A3 and B6	<ul style="list-style-type: none"> ▪ Minimum setback from front street 5 metres ▪ Where a development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.
Landscaping	Standard B13	<ul style="list-style-type: none"> ▪ Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
Side & Rear Setback	Standard B17	<ul style="list-style-type: none"> ▪ Require a minimum 4.5m setback from common boundary to balconies, living rooms and habitable room windows.

CHARACTER TYPE SUBURBAN CURVILINEAR: MODERATE CHANGE

Preferred Future Character Statement

These Suburban Curvilinear areas will evolve and display an even greater diversity of dwellings set within generally flat topography are primarily defined by the curved street alignments and associated subdivision pattern, comprising cul-de-sacs. The predominate form of housing is to be units or attached townhouses and some apartment forms. Generally consistent front and side setbacks will be encouraged to prevail, with dwellings presenting an open garden setting to the

Expected Housing Typologies



LEGEND

Suburban Curvilinear - Moderate



Existing Character Summary

Suburban Curvilinear is the most common Character Type within extents of Hume City Council. The terrain is generally flat in most residential areas, however in the presence of ridgelines the land gently slopes affording treetop views. Although the era of development and lot sizes are highly varied, a consistent street presentation in terms of architectural form, front and rear setback treatment and roof line provides uniformity. Predominantly comprising of single storey detached dwellings, instances of two and three storey forms can be seen in allotments closer to open spaces and at street intersections in newer areas.

The curvilinear street pattern is one of the defining attributes of this Character Type. Some areas are dominated by secondary streets that terminate in cul-de-sacs. Streets are defined by an eclectic mix of fencing and edge treatments that may allow views into the front gardens.

Key Value Qualities

- Predominately single storey dwellings
- Consistent dwelling design
- Consistent era and setbacks
- Diverse dwelling styles
- Consistent setbacks
- Strong garden setting
- Prominent garages
- Open garden setting
- Low brick front fence

Preferred Future Character Objectives

The key preferred character outcomes for Suburban Curvilinear

(Moderate Change) seek to:

1. To accommodate moderate change that delivers diversity of housing which respects the prevailing front setbacks and open garden setting.
2. To ensure new built form responds to the prevailing single storey forms.
3. To seek recessive upper most level from the streetscape.
4. To respect the open garden setting.
5. To support new development that locates garages and carports behind the front walls of dwellings.
6. To encourage lot consolidation to facility development.

Policy Recommendations

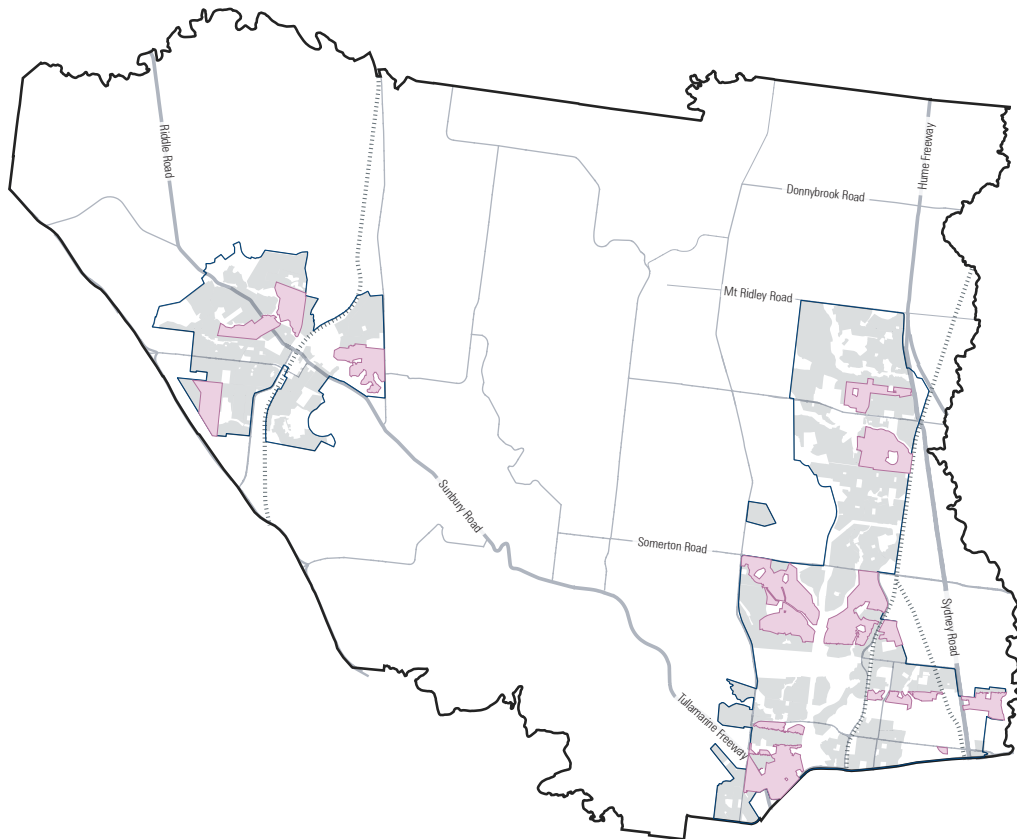
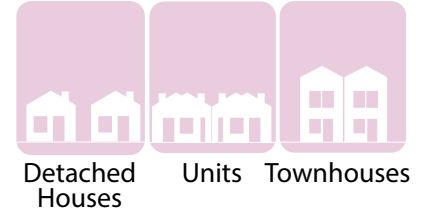
ResCode Variation		Recommendation
Minimum street setback	Standard A3 and B6	<ul style="list-style-type: none"> ▪ Minimum setback from front street 5 metres ▪ Where a development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 4 metres, whichever is the lesser.
Landscaping	Standard B13	<ul style="list-style-type: none"> ▪ Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
Private open space	Standard A17 & B28	<ul style="list-style-type: none"> ▪ An area of 40 square metres, with one part of the private open space at the side or the rear of the dwelling with a minimum area of 35 square metres, a minimum width of 3 metres and convenient access from a living room.

CHARACTER TYPE SUBURBAN CURVILINEAR: GRADUAL CHANGE

Preferred Future Character Statement

These Suburban Curvilinear areas will gradually evolve and display an even greater diversity of dwellings set within generally flat topography are primarily defined by the curved street alignments and associated subdivision pattern, comprising cul-de-sacs. The predominate form of housing is to remain detached housing with infill townhouse and unit development anticipated. Generally consistent front and side setbacks will prevail, with dwellings presenting an open

Expected Housing Typologies



LEGEND
 Suburban Curvilinear - Gradual



Existing Character Summary

Suburban Curvilinear is the most common Character Type within extents of Hume City Council. The terrain is generally flat in most residential areas, however in the presence of ridgelines the land gently slopes affording treetop views. Although the era of development and lot sizes are highly varied, a consistent street presentation in terms of architectural form, front and rear setback treatment and roof line provides uniformity. Predominantly comprising of single storey detached dwellings, instances of two and three storey forms can be seen in allotments closer to open spaces and at street intersections in newer areas.

The curvilinear street pattern is one of the defining attributes of this Character Type. Some areas are dominated by secondary streets that terminate in cul-de-sacs. Streets are defined by an eclectic mix of fencing and edge treatments that may allow views into the front gardens.

Key Value Qualities

- Predominately single storey dwellings
- Consistent dwelling design
- Consistent era and setbacks
- Diverse dwelling styles
- Consistent setbacks
- Strong garden setting
- Prominent garages
- Open garden setting
- Low brick front fence

Preferred Future Character Objectives

The key preferred character outcomes for Suburban Curvilinear

(Gradual Change) seek to:

1. To sensitively accommodate gradual change which respects the prevailing front setbacks and open garden setting.
2. To ensure new built form sensitively responds predominantly single storey forms.
3. To seek recessive upper level presentation from all boundaries.
4. To enhance the open garden setting.

Policy Recommendations

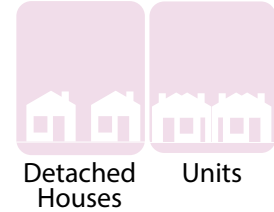
ResCode Variation		Recommendation
Minimum street setback	Standard A3 and B6	<ul style="list-style-type: none"> ▪ Minimum setback from front street 6 metres ▪ Where a development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 4 metres, whichever is the lesser.
Landscaping	Standard B13	<ul style="list-style-type: none"> ▪ Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
Private open space	Standard A17 & B28	<ul style="list-style-type: none"> ▪ An area of 40 square metres, with one part of the private open space at the side or the rear of the dwelling with a minimum area of 35 square metres, a minimum width of 4 metres and convenient access from a living room.

CHARACTER TYPE SUBURBAN CURVILINEAR: LIMITED CHANGE

Preferred Future Character Statement

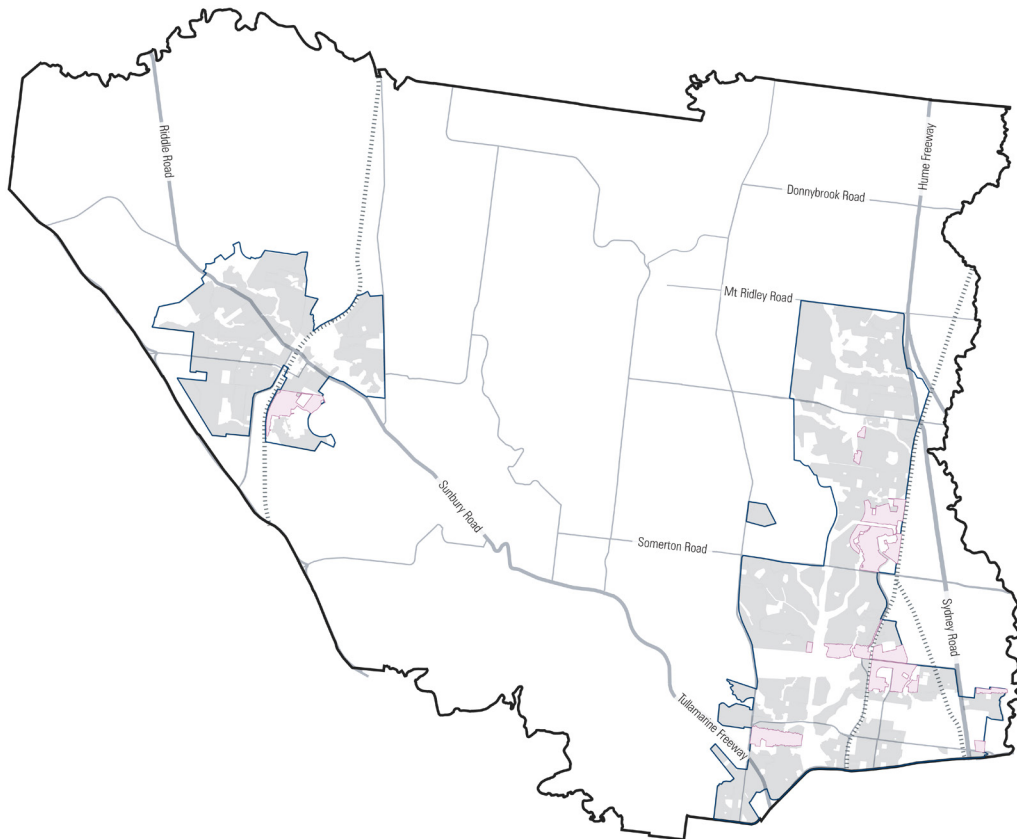
These Suburban Curvilinear areas will continue to display a diverse era of dwellings set within generally flat topography are primarily defined by the curved street alignments and associated subdivision pattern, comprising cul-de-sacs. The predominate form of housing is to remain single storey detached housing with consistent front and side setbacks, which generally present an open garden setting to the public realm.

Expected Housing Typologies



Detached
Houses

Units



LEGEND

Suburban Curvilinear - Limited



Existing Character Summary

Suburban Curvilinear is the most common Character Type within extents of Hume City Council. The terrain is generally flat in most residential areas, however in the presence of ridgelines the land gently slopes affording treetop views. Although the era of development and lot sizes are highly varied, a consistent street presentation in terms of architectural form, front and rear setback treatment and roof line provides uniformity. Predominantly comprising of single storey detached dwellings, instances of two and three storey forms can be seen in allotments closer to open spaces and at street intersections in newer areas.

The curvilinear street pattern is one of the defining attributes of this Character Type. Some areas are dominated by secondary streets that terminate in cul-de-sacs. Streets are defined by an eclectic mix of fencing and edge treatments that may allow views into the front gardens.

Key Value Qualities

- Predominately single storey dwellings
- Consistent dwelling design
- Consistent era and setbacks
- Diverse dwelling styles
- Consistent setbacks
- Strong garden setting
- Prominent garages
- Open garden setting
- Low brick front fence

Preferred Future Character Objectives

The key preferred character outcomes for Suburban Curvilinear

(Limited Change) seek to:

1. To experience limited built form change, with existing dwellings expected to be maintained.
2. To maintain the predominant single storey forms by ensuring upper levels are designed to be visually recessive.
3. To maintain the prevailing open garden setting.
4. To maintain the existing subdivision pattern.
5. To maintain consistent front and side setbacks.

Policy Recommendations

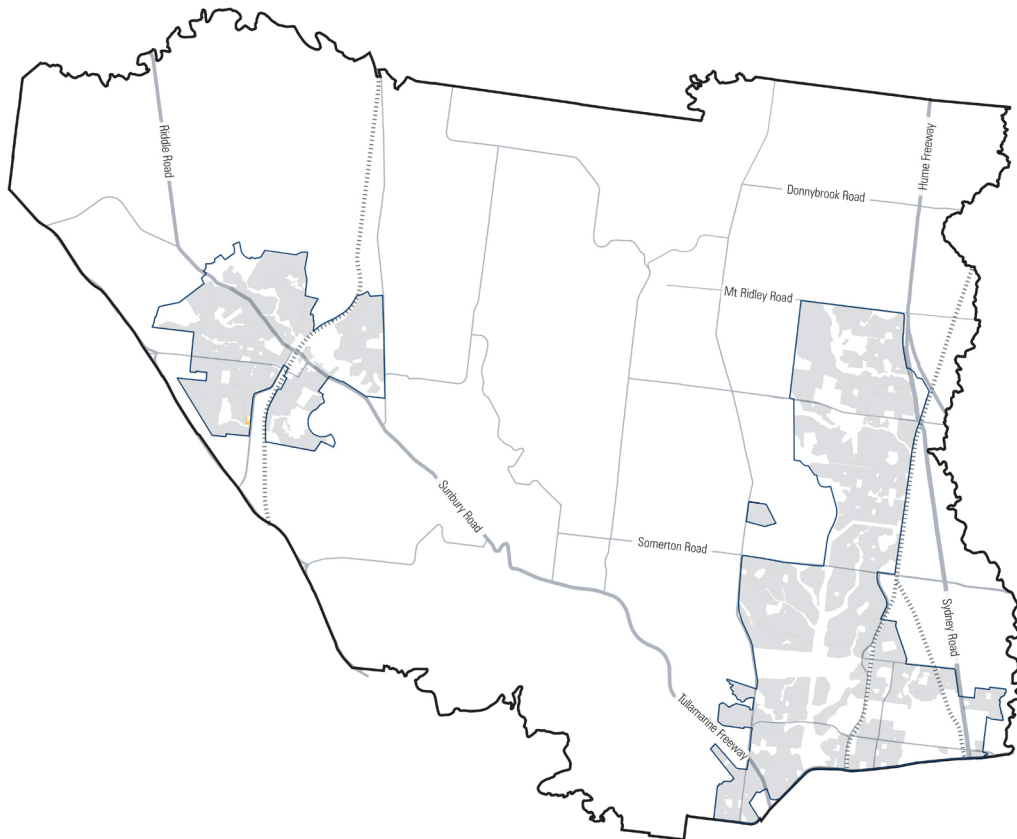
ResCode Variation		Recommendation
Landscaping	Standard B13	▪ Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
Private open space	Standard A17 & B28	▪ An area of 40 square metres, with one part of the private open space at the side or the rear of the dwelling with a minimum area of 35 square metres, a minimum width of 4 metres and convenient access from a living room.
Front fence height	A20 and B32	▪ 0.9 metres

CHARACTER TYPE NEW ESTATE: MODERATE CHANGE

Preferred Future Character Statement

These Suburban Grid areas will evolve and continue to comprise predominantly detached dwellings of mixed architectural styles.

Expected Housing Typologies



LEGEND

New Estate - Moderate Change



Existing Character Summary

New Estates are residential areas developed since the early 2000s resulting from the surge in population within Melbourne. Lot sizes are highly consistent with topography varying from undulating to flat terrain. The architectural style is extremely homogeneous as areas were built all at once from a predefined number of designs or layouts. Building heights range between 1, 2 and sometimes 3 storeys comprising of detached dwellings, townhouses or dual occupancies depending on their proximity to open spaces and activity centres.

The streets are defined by the built form owing to limited garden frontage, restricted side setbacks and narrow carriageways. The highly repetitive architectural form, massing and siting of dwellings provide a rhythm to the street which is lost when side setbacks are highly reduced. Subsequently it presents a continuous impenetrable screen to the street. Considering that the

Key Value Qualities

- Diverse dwelling styles
- Consistent setbacks
- Small and open front gardens
- Predominately single storey dwellings
- Undulating terrain
- Contemporary architectural styles
- Prominent garages

Preferred Future Character Objectives

The key preferred character outcomes for New Estate (Moderate Change) seek to:

1. To encourage modest change which responds to the existing single storey forms.
2. To respond to the prevailing front and side setbacks.
3. To encourage lot consolidation to facilitate efficient use of land that delivers well designed buildings and greater diversity of housing types.
4. To respect the open garden setting.

Policy Recommendations

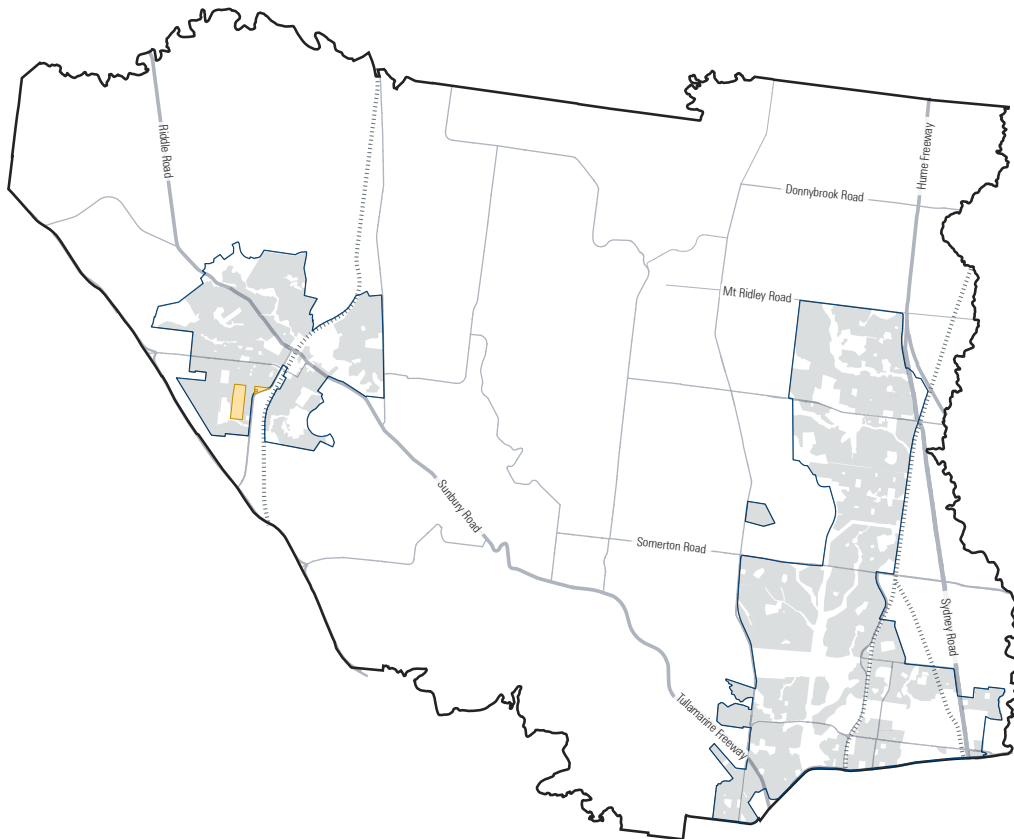
ResCode Variation		Recommendation
Minimum street setback	Standard A3 and B6	<ul style="list-style-type: none"> ▪ Minimum setback from front street 5 metres ▪ Where a new development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.
Landscaping	Standard B13	<ul style="list-style-type: none"> ▪ Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
Front fence height	A20 and B32	<ul style="list-style-type: none"> ▪ 0.9 metres

CHARACTER TYPE NEW ESTATE: GRADUAL CHANGE

Preferred Future Character Statement

These Suburban Grid areas will gradually evolve and continue to comprise predominantly detached dwellings of mixed architectural styles.

Expected Housing Typologies



LEGEND
 New Estate - Gradual Change



Existing Character Summary

New Estates are residential areas developed since the early 2000s resulting from the surge in population within Melbourne. Lot sizes are highly consistent with topography varying from undulating to flat terrain. The architectural style is extremely homogeneous as areas were built all at once from a predefined number of designs or layouts. Building heights range between one, two and sometimes three storeys comprising of detached dwellings, townhouses or dual occupancies depending on their proximity to open spaces and activity centres.

The streets are defined by the built form owing to limited garden frontage, restricted side setbacks and narrow carriageways. The highly repetitive architectural form, massing and siting of dwellings provide a rhythm to the street which is lost when side setbacks are highly reduced. Subsequently it presents a continuous impenetrable screen to the street. Considering that the

Key Value Qualities

- Diverse dwelling styles
- Consistent setbacks
- Small and open front gardens
- Predominately single storey dwellings
- Undulating terrain
- Contemporary architectural styles
- Prominent garages

Preferred Future Character Objectives

The key preferred character outcomes for New Estate (Gradual Change) seek to:

1. To respect the predominantly single storey forms.
2. To enhance the consistent front and side setbacks.
3. To reinforce the established building line and streetscape rhythm.
4. To maintain and enhance the open front gardens.

Policy Recommendations

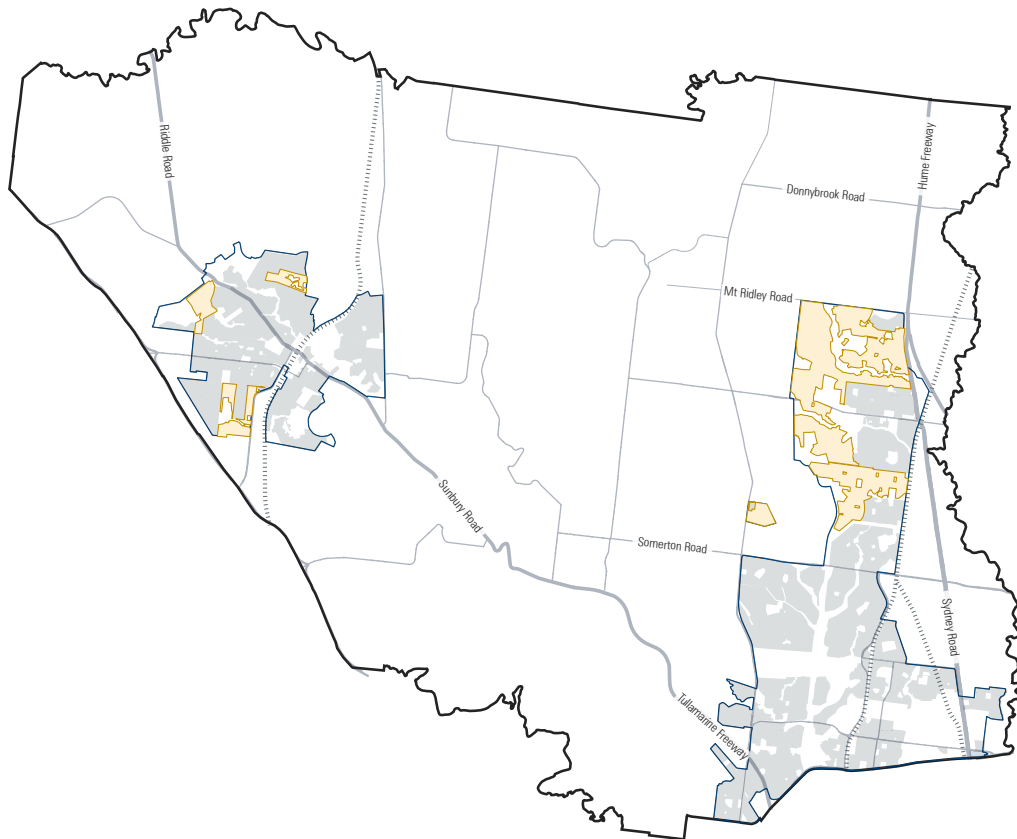
ResCode Variation		Recommendation
None	None	▪ None

CHARACTER TYPE NEW ESTATE: LIMITED CHANGE

Preferred Future Character Statement

These New Estate areas will continue to comprise predominantly detached dwellings of mixed architectural styles. Their consistent character will be maintained through consistent front and side setbacks.

Expected Housing Typologies



LEGEND
 New Estate - Limited Change



Existing Character Summary

New Estates are residential areas developed since the early 2000s resulting from the surge in population within Melbourne. Lot sizes are highly consistent with topography varying from undulating to flat terrain. The architectural style is extremely homogeneous as areas were built all at once from a predefined number of designs or layouts. Building heights range between 1, 2 and sometimes 3 storeys comprising of detached dwellings, townhouses or dual occupancies depending on their proximity to open spaces and activity centres.

The streets are defined by the built form owing to limited garden frontage, restricted side setbacks and narrow carriageways. The highly repetitive architectural form, massing and siting of dwellings provide a rhythm to the street which is lost when side setbacks are highly reduced. Subsequently it presents a continuous impenetrable screen to the street. Considering that the

Key Value Qualities

- Diverse dwelling styles
- Consistent setbacks
- Small and open front gardens
- Predominately single storey dwellings
- Undulating terrain
- Contemporary architectural styles
- Prominent garages

Preferred Future Character Objectives

The key preferred character outcomes for New Estate (Limited Change) seek to:

1. To maintain the predominantly single storey forms.
2. To maintain the existing subdivision pattern.
3. To maintain consistent front and side setbacks.
4. To maintain and encourage the open front gardens.

Policy Recommendations

ResCode Variation		Recommendation
Minimum street setback	Standard A3 and B6	<ul style="list-style-type: none"> ▪ Minimum setback from front street 5 metres ▪ Where a new development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.
Landscaping	Standard B13	<ul style="list-style-type: none"> ▪ Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
Front fence height	A20 and B32	<ul style="list-style-type: none"> ▪ 0.9 metres

CHARACTER TYPE TRADITIONAL GRID: HIGH CHANGE

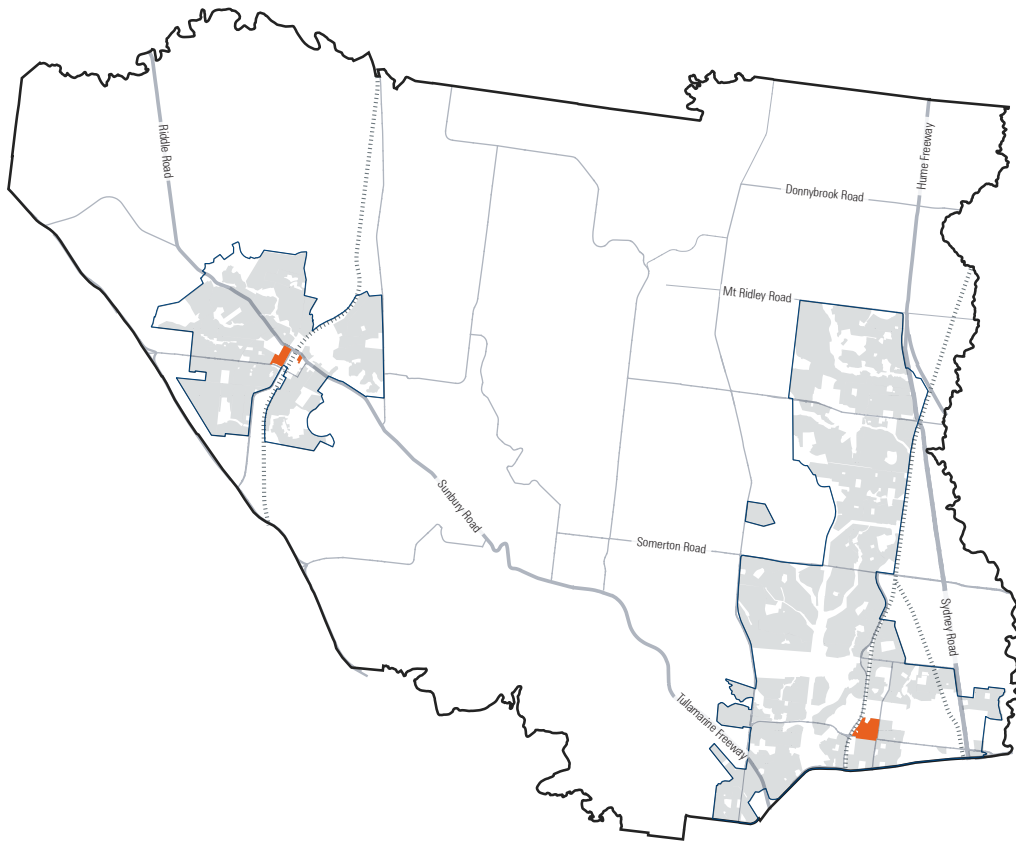
Preferred Future Character Statement

These Traditional Grid areas will undergo considerable transformation to create a new more intense multi storey, contemporary built form character. The traditional townscape public realm attributes will continue to prevail through the maintenance of wide nature strips and tree lined streetscapes.

Expected Housing Typologies



Townhouses\partments



LEGEND

■ Traditional Grid - High Change



Existing Character Summary

Traditional Grid includes residential areas that are a part of the original townships of Hume City Council. The topography is predominantly flat; however, some areas are influenced by its undulating terrain as seen in Sunbury and creek environment as seen in Westmeadows. A number of infill developments through the 80s up until now can be seen scattered throughout these areas suggesting that the neighbourhoods are undergoing rapid transformation. This could be a result of generous lot sizes in older neighbourhoods that are vital for medium density living. Architectural styles are highly varied and include traditional 1950s post war dwellings in older lots to more recent infill developments of duplexes and townhouses on smaller subdivided allotments. Pockets of remnant dwellings from early 19th Century exists in Sunbury.

The positioning of allotments along a gridded street network, large front and rear setbacks with garden frontages and consistent tree planting regime within wide nature strips in the public realm provides uniformity to the streetscape setting. Extensive linear segments of streets provide corridor views. A variety of front fences of varying materiality

Key Value Qualities

- Diverse dwelling era and forms
- Consistent built form rhythm
- Sloping terrain
- Open garden setting
- Consistent setbacks

Preferred Future Character Objectives

The key preferred character outcomes for Traditional Grid

(High Change) seek to:

1. To facilitate housing growth in the form of apartment developments of a high-quality design and finish.
2. To encourage contemporary, well-articulated and designed multi-dwelling and apartment developments with smaller, well-landscaped front setbacks.
3. To encourage consolidation of adjoining lots to facilitate contemporary dwelling design that makes efficient use of land.
4. To encourage a diversity of dwelling sizes and built form outcomes.
5. To respect the open garden setting and provide

Policy Recommendations

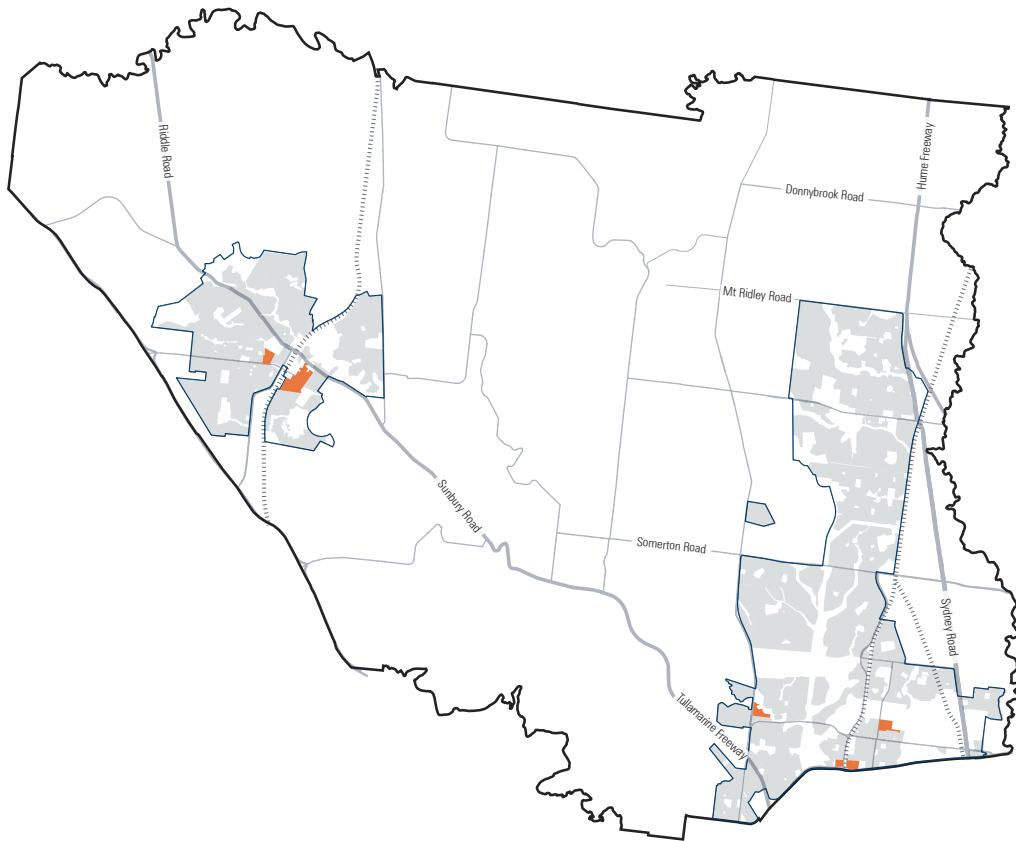
ResCode Variation		Recommendation
Minimum street setback	Standard A3 and B6	<ul style="list-style-type: none"> ▪ Minimum setback from front street 5 metres ▪ Where a development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.
Landscaping	Standard B13	<ul style="list-style-type: none"> ▪ Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
Private Open Space	Standard A17 & B28	<ul style="list-style-type: none"> ▪ An area of 40 square metres, with one part of the private open space at the side or the rear of the dwelling with a minimum area of 35 square metres, a minimum width of 3 metres and convenient access from a living room.
Side & Rear Setback	Standard B17	<ul style="list-style-type: none"> ▪ Require a minimum 4.5m setback from common boundary to balconies, living rooms and habitable room windows.
Front fence height	A20 and B32	<ul style="list-style-type: none"> ▪ 0.9 metres

CHARACTER TYPE TRADITIONAL GRID: MODERATE CHANGE

Preferred Future Character Statement

These Traditional Grid areas will continue to evolve and comprise of diverse dwelling styles. The traditional townscape public realm attributes will continue to prevail through the maintenance of wide nature strips and tree lined streetscapes.

Expected Housing Typologies



LEGEND

Traditional Grid - Moderate Change



Existing Character Summary

Traditional Grid includes residential areas that are a part of the original townships of Hume City Council. The topography is predominantly flat; however, some areas are influenced by its undulating terrain as seen in Sunbury and creek environment as seen in Westmeadows. A number of infill developments through the 80s up until now can be seen scattered throughout these areas suggesting that the neighbourhoods are undergoing rapid transformation. This could be a result of generous lot sizes in older neighbourhoods that are vital for medium density living. Architectural styles are highly varied and include traditional 1950s post war dwellings in older lots to more recent infill developments of duplexes and townhouses on smaller subdivided allotments. Pockets of remnant dwellings from early 19th Century exists in Sunbury.

The positioning of allotments along a gridded street network, large front and rear setbacks with garden frontages and consistent tree planting regime within wide nature strips in the public realm provides uniformity to the streetscape setting. Extensive linear segments of streets provide corridor views. A variety of front fences of varying materiality

Key Value Qualities

- Diverse dwelling era and forms
- Consistent built form rhythm
- Sloping terrain
- Open garden setting
- Consistent setbacks

Preferred Future Character Objectives

The key preferred character outcomes for Traditional Grid

(Moderate Change) seek to:

1. To encourage modest change which responds to the prevailing detached storey forms.
2. To respond to the prevailing front and side setbacks.
3. To encourage dwellings with simple pitched roofs and gable ends to the street.
4. To respect the open garden setting.

Policy Recommendations

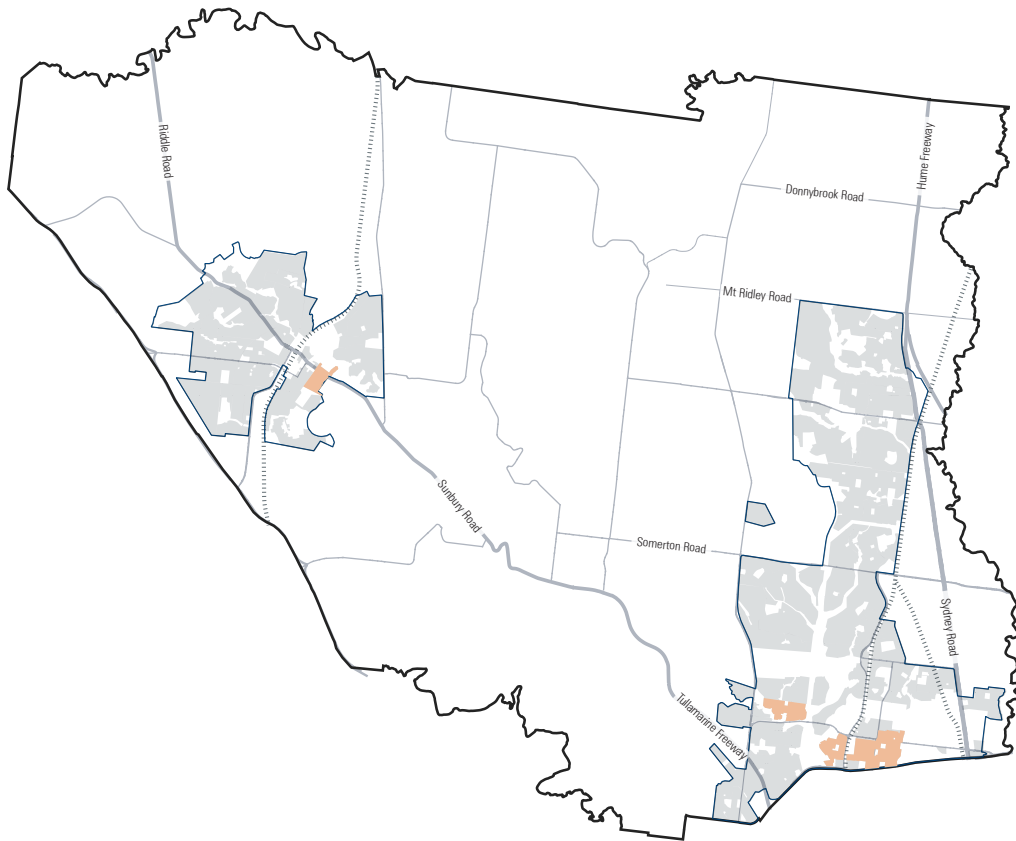
ResCode Variation		Recommendation
Minimum street setback	Standard A3 and B6	<ul style="list-style-type: none"> ▪ Minimum setback from front street 6 metres ▪ Where a new development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.
Landscaping	Standard B13	<ul style="list-style-type: none"> ▪ Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
Front fence height	A20 and B32	<ul style="list-style-type: none"> ▪ 0.9 metres

CHARACTER TYPE TRADITIONAL GRID: GRADUAL CHANGE

Preferred Future Character Statement

These Traditional Grid areas will continue to gradually evolve and comprise a diverse dwelling styles. The traditional townscape public realm attributes will continue to prevail through the maintenance of wide nature strips and tree lined streetscapes.

Expected Housing Typologies



LEGEND

Traditional Grid - Gradual Change



Existing Character Summary

Traditional Grid includes residential areas that are a part of the original townships of Hume City Council. The topography is predominantly flat; however, some areas are influenced by its undulating terrain as seen in Sunbury and creek environment as seen in Westmeadows. A number of infill developments through the 80s up until now can be seen scattered throughout these areas suggesting that the neighbourhoods are undergoing rapid transformation. This could be a result of generous lot sizes in older neighbourhoods that are vital for medium density living. Architectural styles are highly varied and include traditional 1950s post war dwellings in older lots to more recent infill developments of duplexes and townhouses on smaller subdivided allotments. Pockets of remnant dwellings from early 19th Century exists in Sunbury.

The positioning of allotments along a gridded street network, large front and rear setbacks with garden frontages and consistent tree planting regime within wide nature strips in the public realm provides uniformity to the streetscape setting. Extensive linear segments of streets provide corridor views. A variety of front fences of varying materiality

Key Value Qualities

- Diverse dwelling era and forms
- Consistent built form rhythm
- Sloping terrain
- Open garden setting
- Consistent setbacks

Preferred Future Character Objectives

The key preferred character outcomes for Traditional Grid

(Gradual Change) seek to:

1. To encourage gradual change which responds to the prevailing detached storey forms.
2. To enhance to the prevailing front and side setbacks.
3. To encourage dwellings with simple pitched roofs and gable ends to the street.
4. To maintain and enhance the open front gardens.

Policy Recommendations

ResCode Variation		Recommendation
None	None	▪ None