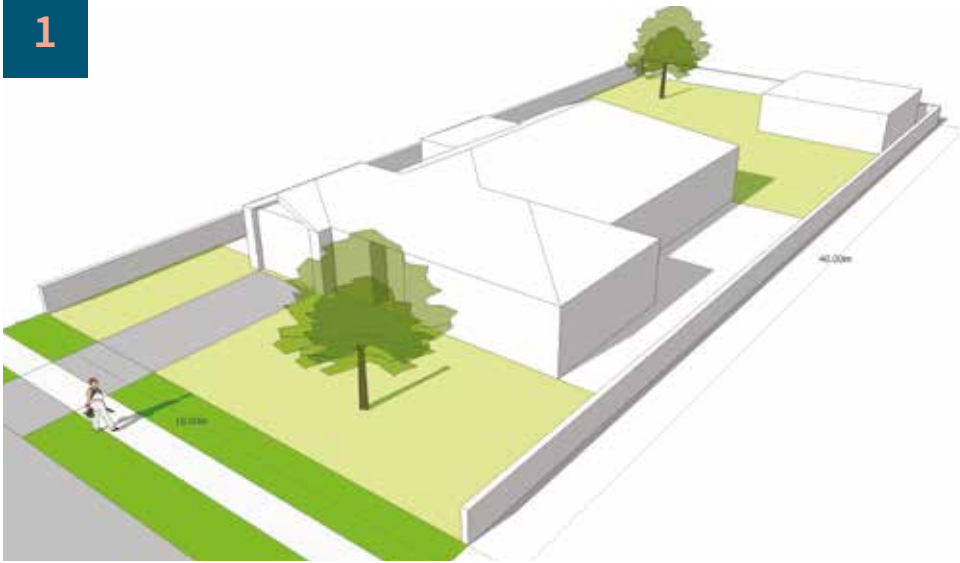


1



1. Existing

Typical property with frontage of 18m to 22m, single storey detached house, garden and sheds.

2



2. Preferred development

Development of three, two storey townhouses, each with a single garage and two driveway crossovers. Strong street appeal with deep balcony, windows and front door and path through small front garden. Modern and simple flat roof design with parapet and expressed facade. Outdoor living area and deep planting zone to rear.

3



3. Preferred development example 2

Alternative design with pitched roof and one storey building component to rear. Side and front fencing define private and semi-private space, making front porch and garden more useable to residents. One new street tree per dwelling.

Note: These guidelines focus on the 'size, shape and scale' of new developments. These diagrams are not intended to provide guidance on architectural styles or detailing.

1



1. Existing

Typical corner site with primary street frontage of 18m to 22m and side street frontage of up to 40m.

2



2. Preferred development

Development of two storey townhouses, facing the longer street frontage. Building 'turns the corner' with rooms, windows and balcony facing both streets, and garage on second street frontage. Single storey garages between buildings break up the building mass and reduce visual impact. Traditional pitched roof design consistent with surrounding suburban housing.

3

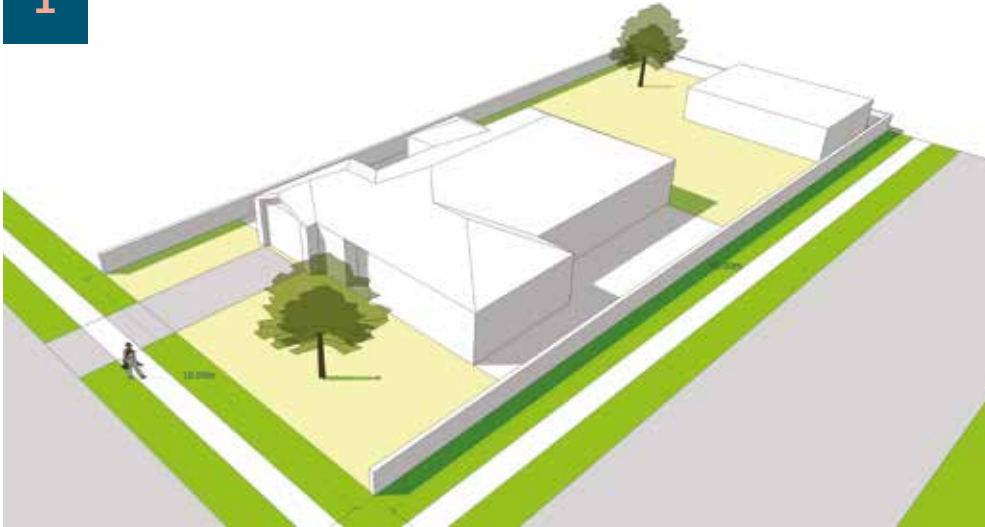


3. Preferred development example 2

Three storey townhouses near corner transitioning to two storey adjacent to neighbouring property. Deep eaves shade windows and balconies. Coordinated driveways, footpaths and street trees.

Note: These guidelines focus on the 'size, shape and scale' of new developments. These diagrams are not intended to provide guidance on architectural styles or detailing.

1



1. Existing

Typical corner site with primary street frontage of 18m to 22m and side street frontage of up to 40m.

2



4. Preferred development example 3

Mix of two and three storey townhouses with two storey transition adjacent to neighbouring property. Contemporary flat roof design with parapets, deep balconies and recesses providing visual interest.

3

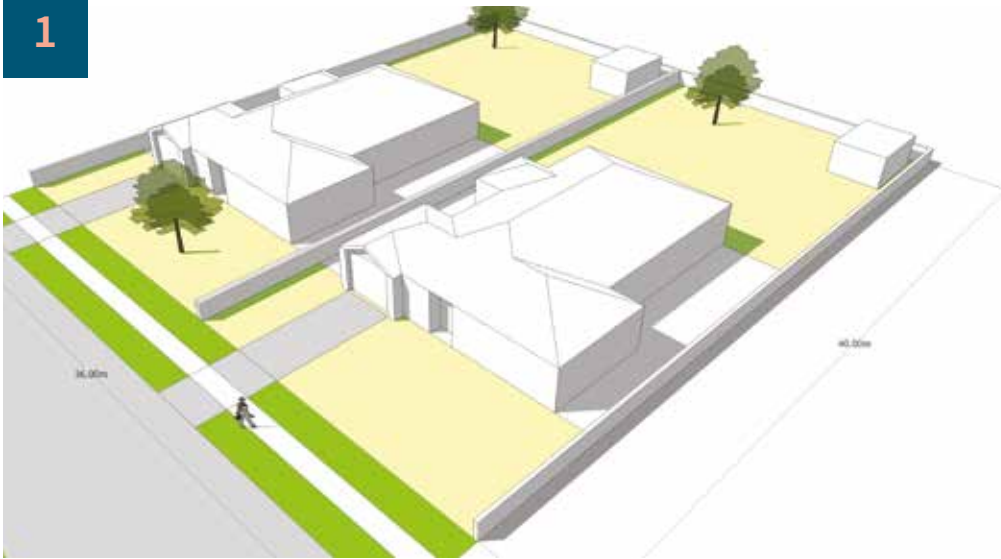


3. Preferred development example 4

Alternative layout with rear driveway access to garages. Superior street interface with no driveway crossovers on major street frontage, and more ground floor windows overlooking the street. Requires increased lot width of 4m to 8m for driveway.

Note: These guidelines focus on the 'size, shape and scale' of new developments. These diagrams are not intended to provide guidance on architectural styles or detailing.

1



1. Existing

Larger redevelopment site consisting of two standard residential lots.

2



2. Preferred development

Central driveway design with two 'gateway' houses facing the street for positive public interface. Gateway house driveway direct from street or from internal driveway (preferred) one and two storey dwellings located either side of internal driveway. Adequate space for outdoor living areas and tree planting on private and common property.

3



3. Preferred development example 2

Alternative design with side driveway. Use to maximise outdoor space on northern part of site, or to avoid constraints. Three dwellings face street directly, creating a positive street interface.

Note: These guidelines focus on the 'size, shape and scale' of new developments. These diagrams are not intended to provide guidance on architectural styles or detailing.

1



1. Existing

Existing property next to park/reserve.

2



2. Preferred development

Townhouses oriented with living rooms and gardens overlooking park. Access and car parking from driveway behind. Corner dwelling faces street and park.

3



3. Preferred development example 2

Townhouses with front door and address direct to park via new footpath. Car access from driveway behind corner dwelling faces street and park.

Note: These guidelines focus on the 'size, shape and scale' of new developments. These diagrams are not intended to provide guidance on architectural styles or detailing.

1



1. Existing

Existing two typical house blocks combined into redevelopment site of minimum 1400sqm.

2



2. Preferred development

Development of a three/four storey apartment building facing the street, with height changes to aid transition between neighbouring block and reducing overlooking strong street appeal with landscaped street frontage, prominent pedestrian entry and windows and balconies facing the street.



Note: These guidelines focus on the 'size, shape and scale' of new developments.
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1



1. Existing

Redevelopment site consisting of three residential lots, creating a larger redevelopment site on a corner block.

2



2. Preferred development

Development of a visually interesting apartment building consisting three storeys stepping up to four at the corner, providing a transition and reducing overlooking to neighbouring blocks. Eyes on the street provided by balconies facing onto both streets. Site is sloped and car park provided in undercroft/semi-basement as part of the building. Prominent pedestrian entry into communal internal lobby. L-shaped building ensures most apartments face the street with a few internal apartments provided with street views and overlooking the communal garden.

High quality landscaping including trees, plantings, low fencing and street trees at the edge of the development site. One driveway into the building car park. Garden provided for residents at the rear of the block, providing amenity and outlook for internal apartments. On-street parking increased due to removal of two driveway crossovers.

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