










3.9 Transit Corridor

Transit Corridor character areas are set along main roads with a tram route. These areas are experiencing a gradual increase in the number of apartment developments, which is resulting in an emerging character defined by a growing number of higher density contemporary developments set within a mix of older, lower density dwellings.

Front setbacks vary and are typically larger amongst the older housing stock. Buildings are often screened by substantial vegetation in front gardens. Public realm landscaping consists largely of grassed nature strips and occasional canopy trees. New developments comprise smaller front setbacks and often have minimal side separation.



Existing Character Attributes

	Architectural Style, form and layout <ul style="list-style-type: none"> Mixed architectural styles, with increasing number of contemporary buildings emerging alongside existing Interwar and Postwar styles. Multi storey apartment developments are emerging as a dominant building form, replacing existing semi-detached and detached dwellings. Front facades are articulated with the use of verandahs, balconies, recesses, windows and doorways. Building and roof forms are generally mixed in older developments and flat in contemporary developments.
	Building materials <ul style="list-style-type: none"> Mixed
	Building heights <ul style="list-style-type: none"> Mix of 3+ storey apartment developments and 1 to 2 storey single dwellings.
	Roof styles <ul style="list-style-type: none"> Mix of pitched (gable or hip) or flat roofs constructed of steel, iron or tiles.
	Garages and carports <ul style="list-style-type: none"> Parking structures and crossovers generally more prominent, but not dominating. Mix of street and rear/side access.
	Orientation and Siting <ul style="list-style-type: none"> Buildings are oriented parallel to or address the street. Older developments generally feature more generous setbacks of between 3-6m, while contemporary developments are generally between 1-3m. Side setbacks are generally either non-existent or up to 3m in width.
	Front Fencing <ul style="list-style-type: none"> Low or transparent front fencing, up to 1.2m in height and constructed of materials suited to the building in apartment developments. Higher, opaque fences in single dwellings are also common due to location on busy main roads.
	Gardens <ul style="list-style-type: none"> Established gardens, with medium to high levels of planting and generally at least one canopy tree.
	Public Realm <ul style="list-style-type: none"> Streets are wide and follow a formal grid layout. Streets are often main roads and on a tram route. Street trees are planted where space is provided on the nature strips.