










## 3.5 Urban Garden (suburban)

Urban Garden (suburban) is defined by spacious residential lots with established or establishing garden settings. Buildings date from the post-war era, as well as an increasing prevalence of contemporary infill development, that are typically double storey. A key distinguishing feature of this area are wide streets, which follow a formal subdivision pattern with footpaths, grassy nature strips and canopy trees.

Regular and generous front and side setbacks create a sense of space in the streetscape. Low front fences allow views to the buildings and front garden spaces. Buildings are constructed from a range of materials commonly used in the Postwar era including brick, weatherboard and fibro. Hipped, tiled roof styles are also a key distinguishing feature of this area.



## Existing Character Attributes

	<b>Architectural Style, form and layout</b> <ul style="list-style-type: none"> <li>Predominantly Post-war era styles constructed in the 1960s and 1970s, with occasional contemporary infill development dispersed between lower and older building stock.</li> <li>Buildings are generally detached, with some semi-detached styles.</li> <li>Front facades are articulated with the use of verandahs, recesses, windows and doorways.</li> </ul>
	<b>Building materials</b> <ul style="list-style-type: none"> <li>Predominantly brick and occasional brick with render and fibro.</li> </ul>
	<b>Building heights</b> <ul style="list-style-type: none"> <li>1 to 2 storey single dwellings.</li> </ul>
	<b>Roof styles</b> <ul style="list-style-type: none"> <li>Predominantly hipped, tiled roofs.</li> </ul>
	<b>Garages and carports</b> <ul style="list-style-type: none"> <li>Car parking is frequently constructed on the side boundary or in line with the front facade.</li> </ul>
	<b>Orientation and Siting</b> <ul style="list-style-type: none"> <li>Buildings are oriented parallel to or address the street.</li> <li>Consistent setbacks across old and new development between 7m to 9m.</li> <li>Side setbacks range from 1 to 4m.</li> </ul>
	<b>Front Fencing</b> <ul style="list-style-type: none"> <li>Low or solid front fencing, up to 1.2m in height and constructed of materials suited to the building.</li> </ul>
	<b>Gardens</b> <ul style="list-style-type: none"> <li>Low to medium levels of vegetation.</li> </ul>
	<b>Public Realm</b> <ul style="list-style-type: none"> <li>Streets are wide and follow a formal grid layout with footpaths, nature strips and concrete kerbs and channels.</li> <li>Some parts have curved roadways with cul-de-sacs.</li> <li>Lower levels of vegetation with young trees planted on nature strips. Grassy nature strips is a common sight.</li> </ul>