

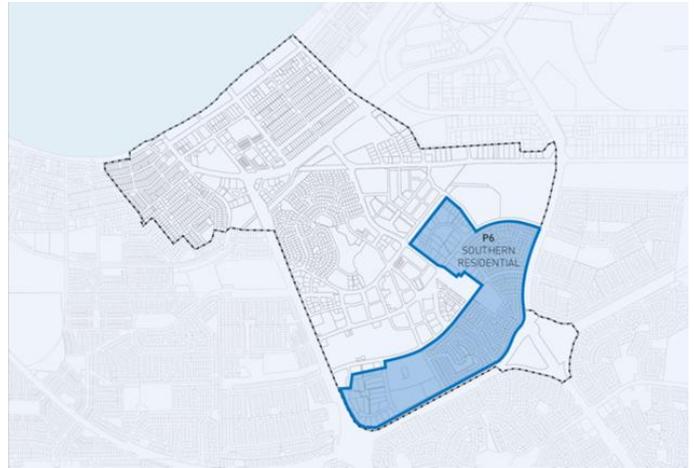


P6 – Southern Residential Sub-Precinct

The Southern Residential area will develop gradually into a comfortable, medium-density neighbourhood close to parks and key walking and cycling routes. New homes will be well-designed and fit the existing suburban character, which includes generous setbacks and landscaped verges.

Our Goals

- Support high-quality residential infill development.
- Ensure new housing responds to existing suburban character.
- Increase density in areas close to parks and the transit route.
- Avoid battle-axe subdivision to keep streets attractive and safe.
- Protect mature trees and support sustainable water and landscape design.



Development Notes

- R40-R60 grouped and multiple dwellings which is typically 2-3 storeys.
- Primary setbacks are within 4-6 m; secondary streets are within 2-6 m.
- Garages and carports located behind the building line.
- Homes facing public open space or laneways must include passive surveillance.
- Public art required for developments with 10 or more dwellings.

References

Detailed requirements for frontage types, podium heights, setbacks, glazing, awnings, vehicle access and parking are set out in:

- Table 14 – Southern Residential Built Form Controls page 52
- Figure 18 – Southern Residential Sub-Precinct Plan – page 50