

Rezoning Suburban Neighbourhood Zone to Hills Neighbourhood Zone.

The Code Amendment, as endorsed by Council, will continue to rezone the areas shown on this page from Suburban Neighbourhood Zone to Hills Neighbourhood Zone. Please note that this is not a new proposal, but was always part of the Code Amendment.

Aside from aligning the zoning of the shown areas with those of the remainder of the southern suburbs (the affected area), the benefits of the Hills Neighbourhood Zone over the Suburban Neighbourhood Zone for these locations include additional policies that:

- seek development to be of a profile that blends with the topography of the land by limiting the extent of earthworks, cutting and filling and height of retaining walls;
- encourage the retention of existing vegetation to assist in reducing bulk and scale of buildings
- reference building heights and scale from those found in the surrounding locality and streetscape
- encourage split level building design to respond to slope

- seek stepping retaining walls and using materials that blend with the landscape, or screened with landscaping so as to improve the appearance from the street and other public views
- wants buildings of an appearance, materials and colours that does not detract from views from surrounding areas and roadways.

Importantly, the zone change will not make any difference to the development potential of these locations (i.e. it will not support more or less houses) as the minimum site area and frontage widths will remain the same as existing.

