



PRECINCT DESCRIPTION

The streets of this precinct have an open and informal atmosphere due to the predominance of cul-de-sacs, wide grassy nature strips and generous front setbacks. This is strengthened by the horizontal emphasis of the built form and low level gardens. Buildings are generally low-scale, modest in size, and of weatherboard construction. Consistent avenue planting, where it exists, is a unique feature of this precinct. New development is sited to allow space for adequate planting, including canopy trees.

KEY EXISTING CHARACTERISTICS

- Architectural style is predominantly Postwar to 1960s, with some 1990s-onwards infill development and pockets of public housing. Some Interwar dwellings can also be found throughout the precinct.
- Building materials consist predominantly of weatherboard with iron roofs, whilst recent infill developments tend to be of brick.
- Dwellings are predominantly single storey.
- Front setbacks are 6 to 7, with side setbacks of 1 to 3 metres.
- Garden types are either low with minimal planting, or well established with exotic species.
- Front fences are generally low, and consist of transparent and solid materials. However, a minimal amount of higher solid front fencing is also found throughout the precinct.
- Street trees range from small to medium irregular planting, with limited amounts of regularly planted avenues.
- Nature strips are 1 to 2 metres wide, with some wider strips of between 3 to 4 metres on prominent north-south roads.

COMMUNITY VALUES

The following aspects of this area is valued by the community:

- Retention of older dwellings, incorporated with a mix of contemporary homes.
- Large gardens and space between homes.
- Streets that have a 'theme' due to consistent tree planting.
- Wide streets with street trees.
- The regeneration of older areas.
- Large canopy trees and open space networks.

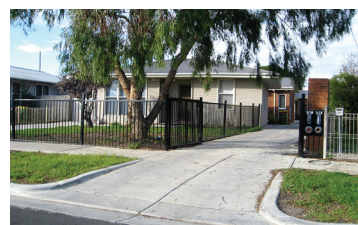
ISSUES / THREATS

- Front fences that are high and solid.
- Car parking structures dominating the streetscape.
- New development that does not respect the existing built form, with sheer elevations that are unarticulated.
- Dwellings set too far forward, or on side boundaries.
- Lack of vegetation generally, including street trees.
- Loss of historic homes that contribute to a sense of history.
- Loss of street trees, canopy trees and garden settings.

PREFERRED CHARACTER STATEMENT

The spacious informal streetscapes of this precinct will be strengthened through the continued maintenance of existing dwellings and gardens, as well as replacement buildings that enhance these characteristics. Where possible, original dwellings including Interwar and Postwar homes will be retained and restored to promote a sense of history within the precinct. New development will incorporate wide pitched roof forms with well-articulated façades that include variations in materials. The visual prominence of car parking structures and crossovers will be minimal, with single-lane driveways and garages that are set behind the line of the front façade. Dwellings will be surrounded by spacious gardens that comprise canopy trees, shrubs and lawn, and views to these landscaped areas will be retained through the provision of low, permeable or no front fencing.

PRECINCT MAP



DESIGN GUIDELINES

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Existing buildings	To encourage the retention of older dwellings that contribute to the valued character of the area.	<ul style="list-style-type: none"> > Retain dwellings from the Interwar and Postwar era that are intact and in good condition wherever possible. 	<p><i>Loss of older dwellings that contribute to the character of the area.</i></p> <p><i>Demolition of intact parts of older dwellings that are visible from the street.</i></p>
Vegetation	To maintain and strengthen the garden setting of the dwellings.	<ul style="list-style-type: none"> > Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. > Retain large, established trees and provide for the planting of new trees wherever possible. > Buildings should be sited and designed to incorporate space for the planting of substantial vegetation. 	<p><i>Removal of large, established trees.</i></p> <p><i>Dwellings that do not provide sufficient space to accommodate trees.</i></p>
Siting	To maintain the consistency, where present, of front boundary setbacks.	<ul style="list-style-type: none"> > The front setback should be no less than the average setback of the adjoining two dwellings. 	<p><i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i></p>
	To maintain gaps between dwellings where this is a characteristic of the street.	<ul style="list-style-type: none"> > Buildings should be set back from the side boundaries in accordance with the pattern in the street. 	<p><i>Side boundaries that do not reflect the dominant setback pattern of the street.</i></p>
	To minimise the loss of front garden space and the dominance of car parking structures.	<ul style="list-style-type: none"> > Locate garages and carports behind the line of the dwelling. > Minimise hard paving in front garden areas, including driveways and crossovers. > Provide only one vehicular crossover per typical site frontage. > Where possible and appropriate use permeable driveway materials. 	<p><i>Car parking structures that dominate the façade or view of the dwelling.</i></p> <p><i>Creation of new crossovers and driveways, or wide crossovers.</i></p> <p><i>Front setbacks dominated by impervious surfaces.</i></p>
Height and building form	To encourage innovative and contemporary architectural responses that are in harmony with surrounding older buildings and streetscapes.	<ul style="list-style-type: none"> > New development, including additions to existing buildings, should be distinguishable from the original dwelling stock through the use of innovative and contemporary design. > New buildings should be individually designed to respond to specific site characteristics. 	<p><i>Period reproduction styles and detailing.</i></p>
	To ensure that buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> > Respect the predominant building height in the street and nearby properties. > Recess upper storeys behind the front façade. > Use low pitched roof forms. 	<p><i>Buildings that appear to exceed by more than one storey the predominant height of buildings in the street and on nearby properties.</i></p>
Front boundary treatment	To enhance the security of properties and maintain views into front gardens.	<ul style="list-style-type: none"> > Provide low or open style front fences. > Front fences should be appropriate to the building era or reflect the typical fencing height of the street. > Provide no front fence where this predominates in the street. 	<p><i>High, solid front fencing.</i></p>

