



PRECINCT DESCRIPTION

The streets of this precinct have a sense of openness, due to the relatively wide streets, nature strips and generous front and side setbacks. This is reinforced by the low scale dwellings and low level front fences. Buildings are generally low scale with room for the planting of substantially sized vegetation. Some buildings include architectural detailing. Well maintained nature strips and a variety of street trees strengthen the established feel of this precinct.

KEY EXISTING CHARACTERISTICS

- Architectural style is predominantly Interwar, Postwar to 1960s, with minimal 1990s-onwards infill development.
- Building materials are a mix of weatherboard or brick, with either tiled or iron roofs.
- Dwellings are predominantly single storey.
- Front setbacks vary from 3 – 4 metres to 6 – 8, with side setbacks between 1 to 3 metres.
- Garden types are either low with minimal planting, or well established with mixed species and some canopy trees.
- Front fences are generally low, and consist of transparent or solid materials. Many match the dwellings in the style and colour of brickwork. However, a minimal amount of higher solid front fencing is also found throughout the precinct.
- Street trees are very mixed, ranging from small to large in size, and are both regularly and irregularly planted.
- Nature strips are 1 to 2 metres wide, with some wider strips of 3 to 5 metres.
- There are some views to the city, from the eastern areas of this precinct. Distant views to the Dandenong Ranges are also available.

COMMUNITY VALUES

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

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

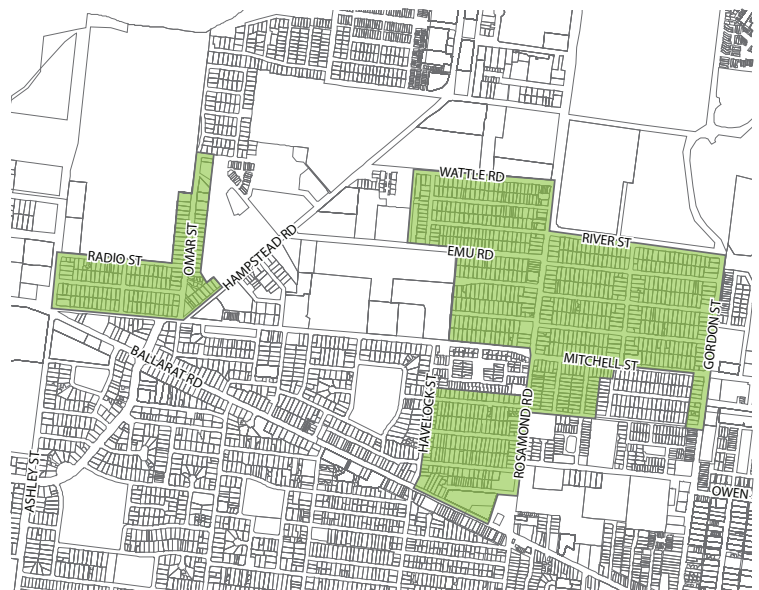
ISSUES / THREATS

- Front fences that are high and solid.
- Car parking structures dominating the streetscape.
- Dwellings set too far forward, or on side boundaries.
- Excessive impervious surfaces within the front boundary.
- Excessively dominant bulky new development with unarticulated surfaces.
- Unarticulated building facades.
- Loss of older homes that contribute to the valued character.
- Loss of street trees, canopy trees and garden settings.

PREFERRED CHARACTER STATEMENT

The cohesiveness of streetscapes brought about by consistencies in the built form and the open, spacious qualities of streets will be maintained and strengthened. Older dwellings that contribute to the character of the area, including those from the Interwar and 1950s eras will be retained and complemented by newer development that is distinguishable from original building stock. Replacement buildings will reflect low-scale appearance of buildings and will use materials that complement those commonly found within the precinct. New development will be sited to retain the spaciousness of precincts through the provision of setbacks on all sides of dwellings. Landscaping that includes the planting of new canopy trees, shrubs and lawn areas will add to the garden settings of dwellings and provide a sense of leafiness in the precinct. Front fences will remain low or constructed of permeable materials to retain views to gardens.

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.	> Retain dwellings from the Interwar and Postwar era that are intact and in good condition wherever possible.	<i>Loss of older dwellings that contribute to the character of the area.</i> <i>Demolition of intact parts of older dwellings that are visible from the street.</i>
		> Retain large, established trees and provide for the planting of new trees wherever possible.	<i>Removal of large, established trees.</i>
Vegetation	To maintain and strengthen the garden setting of the dwellings.	> Buildings should be sited and designed to incorporate space for the planting of substantial vegetation.	<i>Dwellings that do not provide sufficient space to accommodate trees.</i>
Siting	To maintain the consistency, where present, of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	<i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i>
	To maintain gaps between dwellings where this is a characteristic of the street.	> Buildings should be set back from the side boundaries in accordance with the pattern in the street.	<i>Side boundaries that do not reflect the dominant setback pattern of the street.</i>
	To minimise the loss of front garden space and the dominance of car parking structures.	> Locate garages and carports behind the line of the dwelling. > Minimise hard paving in front garden areas, including driveways and crossovers.	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers and driveways, or wide crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
Height and building form	To ensure that buildings and extensions do not dominate the streetscape.	> Respect the predominant building height in the street and nearby properties. > Recess two storey elements from the front facade.	<i>Buildings that appear to exceed by more than one storey the predominant height of buildings in the street and on nearby properties.</i>
Front boundary treatment	To enhance the security of properties and maintain views into front gardens.	> 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.	<i>High, solid front fencing.</i>

