



## PRECINCT DESCRIPTION

Despite the mix of architectural styles and materials throughout this precinct, there is a commonality to the built form with regard to its compactness and generally consistent setbacks. Dwellings are predominantly single storey, giving the streets an open, unenclosed feel. This is strengthened by the generally low level front gardens, low front fences and width of the streets. Certain areas of the precinct have examples of 1970s multi-unit dwellings, however they do not dominate the street due to moderate front and side setbacks that recess these buildings from the street boundary. This precinct has a green and leafy feel due to the exotic gardens planted in the front setbacks. Occasional avenues of large street trees contribute to this feature.

## KEY EXISTING CHARACTERISTICS

- Architectural styles are a combination of Victorian, Edwardian, Interwar, Postwar, 1960s to 1990s, and some contemporary.
- Building materials are brick or weatherboard, with tile and some iron roofs.
- Dwellings are generally single storey, with some two storey dwellings.
- Front setbacks vary from 3 – 4 metres to 6 – 7 metres. Side setbacks are between 1 and 3 metres.
- Gardens are established and low level, with mostly exotic planting and occasional tall trees.
- Front fences are generally low, with limited examples of fences up to 1.5 metres high.
- Street tree planting is mixed, with some examples of consistent species and spacing.
- Nature strips are 1 to 2 metres wide, with some wider strips of 3 to 5 metres. A small section of this precinct, located in Footscray, do not have nature strips.
- Bluestone kerbs can be found through some areas.

## COMMUNITY VALUES

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

- The diversity of cultures represented in the design of private gardens.
- Large canopy trees and open space networks.
- The regeneration of older areas.
- Retention of older dwellings, incorporated with new contemporary homes.
- The diversity of building styles.
- Appropriately scaled development, and sensitive additions to existing buildings.
- Energy efficient buildings.
- Space around buildings, including appropriately sized backyards and large gardens.

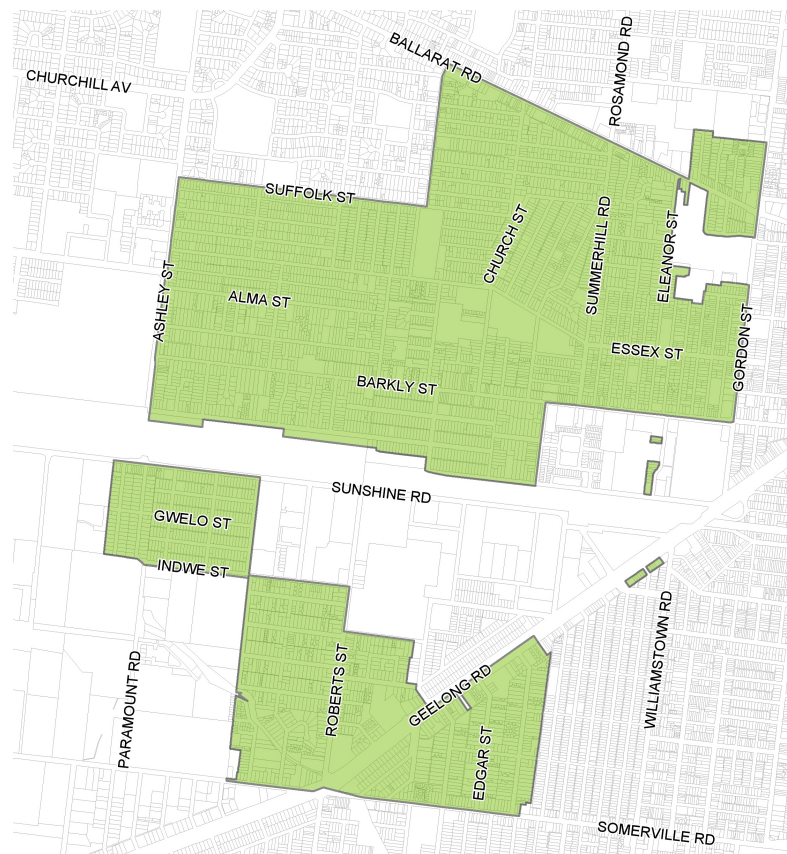
## ISSUES / THREATS

- Loss of canopy and street trees, and garden settings.
- New development and car parking dominating the streetscape.

## PREFERRED CHARACTER STATEMENT

The mix of architectural styles and the consistencies across the built form will be maintained and strengthened through the provision of new development that adds to the layers of history throughout the precinct. Older dwellings that contribute to the character of the area, including those from the Victorian, Edwardian and Interwar eras will be retained and complemented by newer development that is distinguishable from original building stock. New development will respect the low-scale nature of buildings and will provide pitched roofs and other features that respond to the building form. Garden settings will be strengthened through new planting that provide canopy trees, shrubs and garden beds that contribute to the leafiness of streetscapes. Where present, front fences will maintain the openness of streetscapes and allow views to gardens and dwellings.

## 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"> <li>&gt; Retain dwellings from the Victorian, Edwardian and Interwar era that are intact and in good condition wherever possible.</li> </ul>	<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"> <li>&gt; Retain large, established trees and provide for the planting of new trees wherever possible.</li> <li>&gt; Buildings should be sited and designed to incorporate space for the planting of substantial vegetation.</li> </ul>	<p><i>Removal of large, established trees.</i></p> <p><i>Dwellings that do not provide sufficient space to accommodate vegetation.</i></p>
Siting	To maintain the consistency, where present, of front boundary setbacks.	<ul style="list-style-type: none"> <li>&gt; The front setback should be no less than the average setback of the adjoining two dwellings.</li> </ul>	<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"> <li>&gt; Buildings should be set back from the side boundaries in accordance with the pattern in the street.</li> </ul>	<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"> <li>&gt; Locate garages and car ports behind the line of the dwelling.</li> <li>&gt; Minimise paving in front garden areas, including driveways and crossovers.</li> </ul>	<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 ensure that buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> <li>&gt; Respect the predominant building height of the street and nearby properties.</li> </ul>	<p><i>Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.</i></p>
	To maintain a balance between tree canopies and built form within the Maribyrnong River corridor and on hill faces and escarpment edges.	<ul style="list-style-type: none"> <li>&gt; Keep development below the established mature tree canopy height or the future tree canopy height.</li> </ul>	<p><i>Buildings that protrude above the tree canopy height.</i></p>
Materials and design detail	To encourage innovative and contemporary architectural responses that are in harmony with surrounding older buildings and streetscapes.	<ul style="list-style-type: none"> <li>&gt; New development, including additions to existing buildings, should be distinguishable from the original dwelling stock through the use of innovative and contemporary design.</li> </ul>	<p><i>Period reproduction styles and detailing.</i></p>
Front boundary treatment	To enhance the security of properties and maintain views into front gardens.	<ul style="list-style-type: none"> <li>&gt; Provide low or open style front fences.</li> <li>&gt; Front fences should be appropriate to the building era or reflect the typical fencing height of the street.</li> </ul>	<p><i>High, solid front fencing.</i></p>

