



PRECINCT DESCRIPTION

This precinct has an open, green and leafy atmosphere due to an abundance of large trees found in private gardens and regularly planted along the streets. This is enhanced by views of distant treetops and vegetation over the low scale buildings and between side setbacks. The wide streets, low front fences and moderate front setbacks contribute to the open feel of the streets. There is a mix of architectural styles throughout this precinct, however the street layout, consistent front setbacks, lot sizes, and common building materials, establish a uniformity to this area.

KEY EXISTING CHARACTERISTICS

- Architectural styles are generally Interwar. The north east area of the precinct has a combination of Federation, Californian bungalows, and 1950s to 1960s style dwellings.
- Building materials are brick or weatherboard, with tile and some iron roofs.
- Dwellings are predominantly single storey, with some two storey development.
- Front setbacks are 1 – 2 or 3 – 4 metres. Side setbacks are usually between 1 and 3 metres.
- Gardens are established and low level, with mostly exotic planting and tall trees.
- Front fences are low with a mix of transparent and solid materials.
- Street trees are large and regularly planted.
- Most streets have 1 to 2 metre wide nature strips, while others have 3 to 5 metre wide strips. A small number of streets do not have nature strips.
- A small number of streets have remnant bluestone kerbs.
- There are views to Cruickshank Park and Stony Creek from the western boundary of the precinct.

COMMUNITY VALUES

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

- The diversity of cultures represented in the design of private gardens.
- The retention of older dwellings.
- Energy efficient buildings.
- Open space around buildings.
- The strong sense of community.

ISSUES / THREATS

- Front fences that are high and solid.
- Excessively dominant bulky new development or infill with unarticulated surfaces.
- Loss of older homes that contribute to the valued character.
- Loss of street trees.
- Loss of garden settings.
- Loss of bluestone kerb and channelling.

PREFERRED CHARACTER STATEMENT

This precinct will continue to be characterised by the garden settings of dwellings and the older, well-maintained housing stock. The retention of older dwellings, including those from the Federation and Interwar eras will maintain the sense of history evident in the area, while new development will continue to add to the mix of architectural styles. New dwellings will respect the low-scale, horizontal emphasis of the existing built form and will incorporate well-articulated façades that add interest to streetscapes. New development will make the best use of small front setbacks through the planting of small trees, shrubs and garden beds that complement the existing vegetation in the streetscape. Buildings will be set back from all side boundaries in accordance with the predominant setback pattern in the street. Front boundaries will be used to delineate between the public and private realm through the use of low, permeable front fences that 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"> > Retain dwellings from the Federation and Interwar 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"> > 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>
Siting	To minimise the loss of front garden space and the dominance of car parking structures.	<ul style="list-style-type: none"> > Locate garages and car ports behind the line of the dwelling. > Minimise paving in front garden areas, including driveways and crossovers. > Use permeable driveway materials. > Provide vehicular access from a rear laneway if available. > Provide only one vehicular crossover per typical site frontage. 	<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"> > Respect the predominant building height in the street and nearby properties.
Materials and design detail	To encourage innovative and contemporary architectural responses that are in harmony with surrounding heritage 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. 	<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"> > 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. 	<p><i>High, solid front fencing.</i></p>

