



PRECINCT DESCRIPTION

This precinct has a green and leafy feel due to the strong presence of vegetation. Houses are nested behind mature street trees and well planted front gardens and setbacks. The proximity of the Maribyrnong River, parklands and abundance of tall trees contribute to this. The streets have a spacious feel as the topography, wide roadways and large front setbacks provide long ranging views of the surrounding green backdrop. Buildings are either one or two storeys, with a mix of Postwar brick or timber dwellings, amongst newer contemporary styles. Dwellings alongside the river corridor have a more natural setting due to the absence of front fences, informal kerbs and wider front setbacks with large established eucalypts.

KEY EXISTING CHARACTERISTICS

- Architectural styles are a mix of Postwar to 1960s, with more recent contemporary infill. There are some Victorian era dwellings.
- Building materials are predominantly brick with tile roofs, and some weatherboard style dwellings.
- Dwellings are a mix of single and double storey. There are some split level dwellings in areas where the ground is sloping.
- Front setbacks vary from 3 – 4 metres to 6 – 15 metres. Side setbacks are between 1 and 3 metres.
- Garages are sometimes located in front of the dwelling.
- Gardens are established, with a mix of exotic and native species, including tall canopy trees.
- Front fences are low with a mix of transparent and solid materials. Some higher fence heights can be found throughout the precinct.
- Street trees are medium to large with irregular planting. Some areas have regularly planted avenues.
- Most streets have 1 to 2 metre wide nature strips, while others have 3 to 5 metre wide strips.
- There are views to the Maribyrnong River from some areas of this precinct. Distant views to the city and Dandenong Ranges are also available.

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 diversity of building styles.
- Proximity to the Maribyrnong River.
- The tranquil environment.
- The bush land qualities of the area.
- The spaciousness around buildings and established canopy trees.

ISSUES / THREATS

- Loss of canopy and street trees.
- Front fences that are high and solid.
- Car parking structures, garages and blank facades dominating the streetscape.
- Development that protrudes above the established tree canopy.
- Excessive site coverage that does not allow for planting of vegetation.
- Visually dominant colours and materials used in buildings.

PREFERRED CHARACTER STATEMENT

The green, leafy feel of this precinct will be retained through the maintenance of established trees and gardens. The location of the precinct on the river corridor will be reflected in new development and gardens through the ongoing planting of canopy trees and, for buildings directly fronting the river, through the use of materials that are of low reflectivity or are natural in appearance. Buildings will be sited to allow adequate space for new vegetation within all setbacks, and also to reduce the prominence in views from the river corridor. Where located on steeper topography, the prominence of the built form will be minimised by designing buildings to follow the contour of the site. The visual prominence of car parking structures and crossovers will be minimal, with single-lane driveways and garages or car ports that are set behind the line of the front façade. The use of low or no front fences will allow vegetation to dominate streetscapes.

PRECINCT MAP



DESIGN GUIDELINES

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
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 vegetation.</i></p>
	To extend the vegetation character of the Maribyrnong River corridor and adjacent parkland to private gardens.	<ul style="list-style-type: none"> > Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. 	<p><i>Lack of landscaping and substantial vegetation.</i></p> <p><i>Large areas of impervious surfaces.</i></p>
Topography and land form	To minimise the visual impact and reduce the need for cut and fill.	<ul style="list-style-type: none"> > Design buildings to follow the contours and step down the site. > Minimise the building footprint and articulate buildings into separate elements. 	<p><i>Excessive cut and fill.</i></p> <p><i>Visually dominant, sheer and unarticulated elevations.</i></p> <p><i>Alterations of natural topographical landscape features.</i></p> <p><i>Excessive removal of native vegetation.</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 dominance of car parking structures, roller doors, and blank façades on the streetscape.	<ul style="list-style-type: none"> > Locate garages and carports behind the line of the dwelling, away from the site frontage. > 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>
	To minimise the loss of front garden space.	<ul style="list-style-type: none"> > Minimise hard paving in front garden areas, including driveways and crossovers. 	<p><i>Front setbacks dominated by impervious surfaces.</i></p>
Height and building form	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"> > Keep development below the established mature tree canopy height or the future tree canopy height. 	<p><i>Buildings that protrude above the tree canopy height.</i></p>
Materials and design detail	To use materials that are less prominent visually, when viewed from the distance and harmonises with the Maribyrnong River bush land setting.	<ul style="list-style-type: none"> > Use subdued building materials that are less prominent visually, particularly for roofs of buildings located on prominent ridges, with consideration given to how the materials will weather over time. > Use natural colours that compliment the river environment. > Avoid light coloured or highly reflective building materials. 	<p><i>Light coloured surfaces and highly reflective materials, particularly on roofs.</i></p>
Front boundary treatment	To enhance the security of properties and maintain views into front gardens.	<ul style="list-style-type: none"> > Low or no front fences are encouraged fronting onto parks and the river. > 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>