



## PRECINCT DESCRIPTION

This precinct is constructed on the former William Angliss Meatworks site and was only redeveloped over the last two decades. It is an area with predominantly two storey contemporary homes, many of which are attached town houses. Brick is prevalently used throughout the area, in a variety of colours. A unifying feature of this precinct is found in the consistently planted street trees, balancing the otherwise dominant built form with vegetation. The views over low fences into the front gardens are an important aspect of this precinct. However, garages and carports constructed on the front boundary interrupt this pattern in some streets. The eastern area of the precinct has significant views of the Maribyrnong River, which contribute to the character of the streets in those places.

## KEY EXISTING CHARACTERISTICS

- Architectural styles are mostly from the 1990s. Older styles from the 1970s exist in the north east area of the precinct.
- Building materials are brick, with tile and iron roofing.
- Dwellings are predominantly two storeys, with some three storey development.
- Front setbacks vary from 3 – 4 metres to 6 – 7 metres, with side setbacks of 0 to 1 metre wide.
- Gardens are a mix of new and establishing low level planting.
- Front fences are less than 1.2 metres, or nonexistent.
- All streets in this precinct have roll-over kerbs.
- There are good views of the Maribyrnong River and the city from the east of the precinct. Distant views to the Dandenong Ranges are also available.

## COMMUNITY VALUES

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

- The diversity of cultures represented in the design of private gardens.
- Appropriately scaled development.
- Energy efficient buildings.
- The retention of older dwellings.
- The strong sense of community.
- The 'street life' and pedestrian feel of the streets.
- Energy efficient buildings.
- Proximity to the Maribyrnong River.

## ISSUES / THREATS

- Front fences that are high and solid.
- Lack of garden settings and canopy trees.
- Non-permeable surfaces dominating the front setbacks.
- Car parking structures dominating the streetscape.



## PREFERRED CHARACTER STATEMENT

The balance between the built form and the garden settings of dwellings will continue to be the key valued characteristics of this precinct. Buildings will be sited to provide for space for existing trees, and garden settings will be strengthened through the ongoing planting of trees, in particular larger species within front gardens. The visual prominence of car parking structures and crossovers will be minimal, with single-lane crossovers and garages or car ports that are set behind the line of the front facade. The use of permeable surfacing will reduce runoff and give front and side setbacks a more natural appearance that complements the location of the precinct near the river corridor. Front fencing will maintain views to front gardens and the openness of 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"> <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, particularly within the front.</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>
		<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>
Siting	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, the dominance of car parking structures and the number of vehicular crossovers.	<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> <li>&gt; Provide vehicular access from rear laneway if available.</li> <li>&gt; Provide only one vehicular crossover per typical site frontage.</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 in the street and nearby properties.</li> </ul>	<p><i>Buildings that appear to exceed by more than one storey the predominant height of buildings in the street and nearby properties.</i></p>
	To minimise the impact of buildings over two storeys on the streetscape.	<ul style="list-style-type: none"> <li>&gt; Recess upper storeys behind the front façade.</li> </ul>	<p><i>Buildings over two storeys without articulated façades.</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>

