



PRECINCT DESCRIPTION

The streets in this precinct are open and spacious, despite the predominance of two storey, walk-up flats. This is due to the wide road pavements, combined with the nature strips and minimal vegetation. However, there are examples of established native trees, both in private gardens and the public domain. Due to the nature of the building typology, many buildings are located 'side-on' to the street, with long driveways extending the full length of many properties. The use of appropriate materials, and built form is an important consideration of this precinct, as it is visible from the Maribyrnong River and adjacent parklands.

KEY EXISTING CHARACTERISTICS

- Architectural style is predominantly 1960s, including many walk-up flats. There are also some examples of 1990s multi-unit development.
- Building materials are predominantly brick with tile roofing.
- Dwellings are predominantly two storeys.
- Front setbacks are 3 to 4 metres for small lots and between 6 to 15 metres for larger lots. Side setbacks are between 1 to 3 metres.
- Gardens are low and established, with generally exotic species.
- Front fences are mixed and consist of transparent and solid materials. There are also some examples of high, solid front fences.
- Street trees are large natives, and irregularly planted.
- Nature strips are 1 to 2 metres wide.
- There are views to the city and the Maribyrnong River from the eastern area of this precinct. Distant views to the Maribyrnong River 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 'street life' and pedestrian feel of the streets.
- Energy efficient buildings.

ISSUES / THREATS

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

PREFERRED CHARACTER STATEMENT

The spaciousness of streetscapes, the way in which the dwellings address the street and the low visibility of buildings from the Maribyrnong River corridor will be maintained and strengthened. New development will be orientated towards the street and set back from all side boundaries in accordance with the pattern of setbacks in the street. The height of new buildings will remain below the dominant mature tree canopy height and new development will further contribute to the landscape character through the planting of new canopy trees. The prominence of car parking structures and driveways will be minimised through the provision of single-lane crossovers and garages that are set behind the line of the front facade. New development will be sited to minimise the prominence of buildings in views from the river corridor.

PRECINCT MAP



DESIGN GUIDELINES

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Vegetation	To maintain and strengthen the garden setting of the dwellings.	> Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs.	<i>Lack of landscaping and substantial vegetation.</i>
		> Retain large, established trees and provide for the planting of new trees and substantial vegetation, wherever possible.	<i>Large areas of impervious surfaces.</i> <i>Removal of large, established trees.</i>
Topography and land form	To minimise the visual impact and reduce the need for cut and fill.	> Design buildings to follow the contours and step down the site.	<i>Excessive cut and fill.</i> <i>Visually dominant, sheer and unarticulated elevations.</i>
		> Minimise the building footprint and articulate buildings into separate elements.	<i>Alterations of natural topographical landscape features.</i> <i>Excessive removal of native vegetation.</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 enhance safety through passive surveillance.	> At least one dwelling on each lot shall have its main entrance facing the street.	<i>Development orientated away from the street.</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 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 rear laneway if available. > Provide only one vehicular crossover per typical site frontage.	<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 and the wider landscape setting.	> Keep development below the established mature tree canopy height or the future tree canopy height.	<i>Buildings that protrude above the mature tree canopy height.</i>
	To minimise the impact of buildings over two storeys on the streetscape.	> Recess upper storeys behind the front façade.	<i>Buildings over two storeys without articulated façades.</i>
Materials and design detail	To use materials that are less prominent visually, when viewed from the distance.	> Use subdued building materials that are less prominent visually, particularly for roofs of buildings located on prominent ridges. > Avoid light coloured or highly reflective building materials.	<i>Light coloured surfaces and highly reflective materials, particularly on roofs.</i>
Front boundary treatment	To enhance the security of properties and maintain views into front gardens.	> Provide a low front fence that allows views through or over the fence into the front garden.	<i>High, solid front fencing.</i>

