



## PRECINCT DESCRIPTION

The style of dwellings, topography, and proximity to the Maribyrnong River and reserves, are important attributes to the character of this precinct. Winding roads and courts offer expansive views of these surroundings, which are complemented by established gardens and mature trees. Certain streets have a sense of enclosure, as some dwellings and front gardens are set above street level. Dwellings are predominantly from the Interwar and Postwar era, with some 1960s and 1970s infill. The buildings are developed to follow the contours of the land, with many oriented towards the river. This causes an issue in areas where buildings face the rear of sites, whilst car parking structures and blank facades dominate the streetscape.

## KEY EXISTING CHARACTERISTICS

- Architectural styles are eclectic, including Interwar, 1950s, 60s and 70s dwellings.
- Building materials are brick or weatherboard, with tile or iron roofs. Some dwellings have flat roofs.
- There is a combination of one, two and three storey dwellings.
- Front setbacks vary from 3 – 4 metres to 6 – 15 metres. Side setbacks are between 1 and 3 metres.
- Gardens have frequent tall trees and exotic plantings.
- Front fences are low, with some fencing in the form of retaining walls.
- Street trees are medium to large with irregular planting.
- Nature strips are usually 1 to 2 metres wide. Some streets do not have nature strips on both sides.
- There are views to the Maribyrnong River from the north and east of this precinct, and views to the city from the east. Distant views to the 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 protection of older dwellings that contribute to the valued character.
- The diversity in building styles.
- Appropriately scaled development.
- The 'street life' and pedestrian feel of the streets.
- Energy efficient buildings.
- Proximity to the Maribyrnong River.

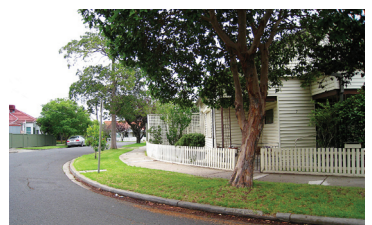
## ISSUES / THREATS

- Loss of canopy 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.

## PREFERRED CHARACTER STATEMENT

The dominance of canopy trees in views from the river corridor will continue to remain a key feature of this precinct through the ongoing balance between tree canopies and roof tops. Buildings will be setback from all side boundaries and will be sited to provide for existing and new trees that are visible from the river corridor. The height of new development will be kept below the height of the dominant mature tree canopy. Buildings will be designed to follow the contours of the site and to incorporate materials that are of low reflectivity or are natural in appearance to reduce the prominence of the built form 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.	> Retain large, established trees and provide for the planting of new trees wherever possible.	<i>Removal of large, established trees.</i>
		> Buildings should be sited and designed to incorporate space for the planting of substantial vegetation.	<i>Dwellings that do not provide sufficient space to accommodate vegetation.</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>
		> Minimise the building footprint and articulate buildings into separate elements.	<i>Visually dominant, sheer and unarticulated elevations.</i> <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 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 dominance of car parking structures, roller doors, and blank façades on the streetscape.	> Locate garages and carports behind the line of the dwelling, away from the site frontage.	<i>Car parking structures that dominate the façade or view of the dwelling.</i>
		> Provide only one vehicular crossover per typical site frontage.	
To minimise the loss of front garden space.	> Ensure buildings are orientated towards the front of the site wherever possible.	<i>Creation of new crossovers and driveways, or wide crossovers.</i>	
	> Articulate the form of buildings and facades through the composition of openings and setbacks.	<i>Large areas of poorly articulated wall surfaces.</i>	
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.	> Minimise hard paving in front garden areas, including driveways and crossovers.	<i>Front setbacks dominated by impervious surfaces.</i>
Material and design detail	To use materials that are less prominent visually, when viewed from the distance.	> Keep development below the established mature tree canopy height or the future tree canopy height.	<i>Buildings that protrude above the tree canopy height.</i>
		> Use subdued building materials that are less prominent visually, particularly for roofs of buildings located on prominent ridges.	<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.	> Avoid light coloured or highly reflective building materials.	
		> Provide low or open style front fences.	<i>High, solid front fencing.</i>
		> Front fences should be appropriate to the building era or reflect the typical fencing height of the street.	
		> Provide no front fence where this predominates in the street.	

