



PRECINCT DESCRIPTION

This precinct has a spacious atmosphere, as low front fences and the gaps between buildings provide unencumbered views of dwellings, established gardens and distant treetops. The streets have a pedestrian friendly feel due to the consistently planted mature street trees, well maintained footpaths, wide nature strips, and views of private gardens over low front fences. Building styles are predominantly Interwar Californian bungalows or Postwar weatherboard, with some evidence of more recent contemporary infill. Some streets are aligned with bluestone kerb and channelling, and grassy nature strips, which contribute to the character of this precinct.

KEY EXISTING CHARACTERISTICS

- Architectural styles are generally Interwar Californian bungalows, and Postwar to 1960s dwellings. There are minimal Victorian and Federation dwellings located throughout.
- Building materials are brick or weatherboard, with tile and some iron roofs.
- Dwellings are predominantly single storey, with minimal two storey development.
- Front setbacks vary from 3 – 4 metres to 6 – 7 metres. Side setbacks are between 1 and 3 metres.
- Gardens are established and low level, with mostly exotic planting.
- Front fences are generally low with a mix of transparent and solid materials. There are some examples of high and solid front fences.
- Street trees are exotic and vary in size and consistency of planting.
- Nature strips are between 1 to 2 metres wide.
- Most streets have bluestone kerbs.

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 buildings styles.
- Appropriately scaled development, and sensitive additions to existing buildings.
- Retention of older dwellings among newer and contemporary homes.
- Energy efficient buildings.
- Space around buildings, including appropriately sized backyards and large gardens.
- Sensitive additions to existing buildings.

ISSUES / THREATS

- Reproduction style detailing.
- Excessive use of impermeable surfaces.
- 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 canopy and street trees, and garden settings.
- Loss of bluestone kerb and channelling.

PREFERRED CHARACTER STATEMENT

This precinct will continue to be characterised by intact streets of older homes within garden settings. Older dwellings, including those from the Interwar and Postwar eras will be retained and complemented by newer development that is distinguishable from original building stock, but respectful of the key elements of these styles. New buildings and extensions will continue to emphasise the low-scale horizontal element of the built form and will incorporate the use of materials found commonly in the precinct, including timber. The prominence of extensions and two storey dwellings in the streetscape will be minimised through well-articulated, recessed upper levels. Buildings will be sited to reflect the current pattern of setbacks in the street and to accommodate gardens that comprise canopy trees, shrubs and lawn that contribute to the leafiness of the streetscape. Front boundaries will delineate between the public and private realm through the use of low, permeable fences that are suited to the building era, including timber and wire styles.

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 older dwellings, including those from the Interwar and Postwar 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. 	<p><i>Removal of large, established 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>
	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. > 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. 	<p><i>Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.</i></p>
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>

