



PRECINCT DESCRIPTION

This precinct has an open and spacious feel due to the wide streets, and transparent or nonexistent front fences, offering views of the low scale built form and low level gardens. This is strengthened by the generous front setbacks and flat topography, which allow long ranging views of the area. Whilst street trees are not a feature of this area, they are located throughout the precinct. Dwellings are predominantly single storey from the Postwar to 1960s era, with some examples of more recent one and two storey contemporary infill.

KEY EXISTING CHARACTERISTICS

- Architectural style is predominantly Postwar to 1960s, with occasional 1980s onwards infill development.
- Building materials are predominantly brick or weatherboard with tile roofs.
- Dwellings are predominantly single storey, with minimal two storey development.
- Front setbacks are generally 6 to 7 metres. Side setbacks are between 1 and 3 metres.
- Gardens are low and relatively sparse, with mixed species.
- Front fences are predominantly transparent and low to average in height. There are some examples of low and high solid fences.
- Street trees are small to medium, and irregularly planted. A small number of streets have regularly planted trees.
- Nature strips are between 2 and 4 metres wide.
- Several streets have bluestone kerbs.

COMMUNITY VALUES

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

- Appropriately scaled development, and sensitive additions to existing buildings.
- Energy efficient buildings.
- Space around buildings, including appropriately sized backyards and large gardens.
- Sensitive additions to existing buildings.
- Large canopy trees and open space networks.
- Streets that have a 'theme' due to consistent tree species.
- The regeneration of older areas.

ISSUES / THREATS

- Front fences that are high and solid.
- Excessively dominant bulky new development or infill with unarticulated surfaces.
- Excessive use of impermeable surfaces.
- Car parking structures, garages and blank facades dominating the streetscape.
- 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

The spaciousness of streetscapes will remain the key feature of the character of this precinct. The consistency of the low-scale, modest building form will be retained and will continue to add to the sense of spaciousness through the provision of generous front and side boundary setbacks in accordance with the prevailing setbacks in the street. The visual prominence of car parking areas will be minimised with single-lane driveways and garages that are set well behind the line of the front façade. New development will add to the precinct through the reflection of the low-scale built form and will provide vegetation and landscaping that maintains the spaciousness of the precinct while providing a new leafy aspect. Front boundaries will remain low and open, and where present, fences will be low, constructed of permeable materials or lines with vegetation.

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>
		<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>
Siting	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 vehicular access from a rear laneway if available. > 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 architecture. 	<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. > Provide no front fence where this predominates in the street. 	<p><i>High, solid front fencing.</i></p>

