



PRECINCT DESCRIPTION

The larger streets of this precinct are open and spacious, despite the compact lot sizes. This is due to the wide road pavements combined with predominantly narrow nature strips, and minimal vegetation. Smaller streets have a more intimate feel, with narrow road widths, no nature strips, small lots, and limited front and side setbacks. This intimacy is strengthened in certain streets that consist of large, established vegetation and planting. Bluestone kerb and channelling and laneways provide another key feature in certain areas of this precinct. There is a diverse range of housing styles, from the Victorian, Federation, Edwardian, Interwar, and Postwar eras, with some contemporary scattered throughout. Despite this diversity, the dwellings complement one another due to the relatively low scale nature, consistent setbacks, and low front fencing.

KEY EXISTING CHARACTERISTICS

- Architectural styles are a combination of Victorian, Federation, Edwardian, Interwar, Postwar and contemporary.
- Building materials are predominantly brick or weatherboard, with either tile or iron roofs.
- Dwellings are predominantly single storey, with some two to three storey development scattered throughout.
- Front setbacks are generally 1 to 2 metres or 3 to 4 metres. Parts of Seddon have wider setbacks, ranging from 6 to 7 metres. Side setbacks are between 0 to 3 metres.
- Gardens are generally low level with occasional tall trees, and mostly exotic planting.
- Front fences are low and consist of transparent and solid materials.
- Street trees range from small to large and are regularly or irregularly planted.
- Nature strips vary in width from 1 to 4 metres. Some streets do not have nature strips.
- A substantial number of streets have bluestone kerb and channels.

COMMUNITY VALUES

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

- Intimate, narrow streets.
- The 'street life' and pedestrian feel of streets.
- Open space around buildings.
- The retention of older dwellings that contribute to the valued character.
- The diversity of building styles.
- Appropriately scaled development.
- Energy efficient buildings.
- The strong sense of community.

ISSUES / THREATS

- Front fences that are high and solid.
- Loss of canopy trees.
- Excessively dominant bulky new development with unarticulated surfaces.
- Car parking structures dominating the streetscape.

PREFERRED CHARACTER STATEMENT

The low-scale intimacy of the streetscapes and the sense of history will be maintained and strengthened throughout this precinct. Older dwellings, including those from the Victorian, Edwardian and Interwar 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 low-scale buildings with pitched roofs will incorporate lightly-coloured timber and other non-masonry materials within well-articulated facades. Where new development exceeds the predominant height in the street, upper levels will be recessed to reduce their prominence. New buildings will be sited in accordance with the predominant pattern of setbacks in the street, which may include terraced housing or buildings abutting one side boundary. The visual interaction between dwellings and streetscapes will be maintained and strengthened by providing low, permeable front fences and small front setbacks with space for shrubs and flowering plants to soften the built form.

Particularly intact areas, including parts of Seddon and Yarraville directly south of the Footscray Activity Centre and the area south-west of Yarraville Station will continue to display consistency in characteristics such as height, built form, siting and use of materials.

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 and/or adapt older Victorian, Federation, Edwardian or Interwar dwellings that are in good condition, particularly the front section, wherever possible in new development. 	<p><i>Demolition of intact and visible parts of older dwellings that contribute to the character of the area.</i></p> <p><i>New development that is out of scale and character with existing dwellings.</i></p>
	To respect the qualities of older adjoining buildings that are in good condition.	<ul style="list-style-type: none"> > Where adjoining an older building in good condition, respect the height, building forms, siting and materials of the building/s in new building design. 	<p><i>Buildings that dominate older buildings by height, siting or massing.</i></p> <p><i>Historical reproduction styles.</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 and substantial vegetation, wherever possible. 	<p><i>Removal of large, established trees.</i></p>
		<ul style="list-style-type: none"> > Buildings should be sited and designed to incorporate space for the planting of substantial vegetation. 	<p><i>Dwellings that do not provide sufficient space to accommodate vegetation.</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 vehicular access from rear laneway if available. 	<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 respect the dominant building scale and forms.	<ul style="list-style-type: none"> > Respect the predominant building height and roof forms in the street and nearby properties. > Articulate the form of buildings and facades through the composition of openings and setbacks. 	<p><i>Buildings that appear to exceed by more than one storey the predominant height of buildings in the street and on nearby properties.</i></p> <p><i>Large, bulky buildings with flat, poorly articulated wall surfaces.</i></p>
	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>
	To minimise the impact of buildings over two storeys on the streetscape.	<ul style="list-style-type: none"> > Recess upper storeys behind the front façade. 	<p><i>Buildings over two storeys without articulated façades.</i></p>
Materials and design detail	To maintain the sense of openness in backyards.	<ul style="list-style-type: none"> > The scale and massing of second dwellings built in the backyard should be designed so that upper level components are contained within a single storey roof form. 	<p><i>Bulky development dominating the rear of properties.</i></p>
	To use lighter looking building materials and finishes that complement the predominant use of timber throughout the precinct.	<ul style="list-style-type: none"> > Incorporate timber or other non-masonry materials where possible. 	<p><i>Heavy design detailing, such as masonry columns and piers.</i></p>
Front boundary treatment	To enhance the security of properties and maintain views into front gardens.	<ul style="list-style-type: none"> > Provide a low front fence that allows views through or over the fence into the front garden. > 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>

