



PRECINCT DESCRIPTION

The streets of this precinct are recent subdivisions, with predominantly two storey homes and town houses. At present, these buildings dominate the street due to their bright colours, sheer size and lack of landscaping and street trees. As the planting and vegetation of this area becomes more established, the built form will become less prominent and streets will feel more enclosed. Proximity to the Maribyrnong River is an important characteristic of some areas, where dwellings are oriented towards the river to achieve riverside views. Many areas abutting parklands adjacent to the river will need to be considerate of the surrounding landscape, so as not to impede on the existing environment and topography.

KEY EXISTING CHARACTERISTICS

- Architectural styles date from the 1990s onwards. Some dwellings feature reproduction period architecture or embellishments.
- Building materials are predominantly brick with either tile or coloured corrugated metal roofs.
- Dwellings are predominantly two storeys, and often quite large.
- Front setbacks vary from 1 – 3 metres, 3 – 4 metres and 6 – 7 metres, with side setbacks of 0 to 1 metre wide. Some dwellings are not setback from the front.
- Gardens are new and establishing, with a mix of exotic and native species.
- Front fences are either nonexistent, or vary up to 1.8 metres in height.
- Street trees are small and establishing.
- Nature strips are 1 to 2 metres wide.
- Footpaths are either absent, or on both sides of the street.
- Many areas have views to the Maribyrnong River.
- Some areas have underground powerlines.

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 diversity in building styles.
- Appropriately scaled development.
- Energy efficient buildings.
- The strong sense of community.

ISSUES / THREATS

- Front fences that are high and solid.
- Lack of garden setting and canopy trees.
- Site coverage not allowing space for planting.
- Reproduction architectural styles and detailing.
- Excessively dominant bulky new development with unarticulated surfaces.
- Non-permeable surfaces dominating the front setback.

PREFERRED CHARACTER STATEMENT

The garden settings of dwellings throughout the precinct will be strengthened through the provision of trees that contribute to an overall canopy. A variation in materials across facades will improve the contribution of buildings to streetscapes and create interest in the built form. The interaction between buildings and the streetscape will continue, with the provision of glazing at lower and upper levels, and low, permeable or no front fences that allow views to gardens and dwellings. The visual prominence of car parking structures and crossovers will be minimal, with single-lane driveways and garages that are set behind the line of the front façade.

Where located near the river corridor, native trees will enhance the connection between it and the precinct and provide the precinct with a distinctive character that sets it apart from other areas. The use of materials that are of low reflectivity or are natural in appearance will 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 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. > 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>
	To extend the vegetation character of the Maribyrnong River corridor and adjacent parkland to private gardens.	<ul style="list-style-type: none"> > Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. 	<p><i>Lack of landscaping and substantial vegetation.</i></p> <p><i>Large areas of impervious surfaces.</i></p>
Topography and land form	To minimise the visual impact and reduce the need for cut and fill.	<ul style="list-style-type: none"> > Design buildings to follow the contours and step down the site. 	<p><i>Excessive cut and fill.</i></p> <p><i>Visually dominant, sheer and unarticulated elevations.</i></p>
		<ul style="list-style-type: none"> > Minimise the building footprint and articulate buildings into separate elements. 	<p><i>Alterations of natural topographical landscape features.</i></p> <p><i>Excessive removal of native 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. 	<p><i>Car parking structures that dominate the façade or view of the dwelling.</i></p>
		<ul style="list-style-type: none"> > Minimise paving in front garden areas, including driveways and crossovers. > Provide only one vehicular crossover per typical site frontage. > Use permeable driveway materials. 	<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. > Recess upper storeys behind the front façade. > Use low pitched roof forms. 	<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>
	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>
	To maintain a balance between tree canopies and built form within the Maribyrnong River corridor and on hill faces and escarpment edges.	<ul style="list-style-type: none"> > Keep development below the established mature tree canopy height or the future tree canopy height. 	<p><i>Buildings that protrude above the tree canopy height.</i></p>
Materials and design detail	To use materials that are less prominent visually, when viewed from a distance, for dwellings located near the Maribyrnong River.	<ul style="list-style-type: none"> > 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. 	<p><i>Light coloured surfaces and highly reflective materials, particularly on roofs.</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. 	<p><i>High, solid front fencing.</i></p>

