

Residential Precinct R9

Character Type: Victorian / Edwardian / Interwar / Post-war with Modern Overbuilding



Key Existing Characteristics

- This precinct is dominated by Edwardian dwellings. There are also some examples of Interwar and post-war era buildings, including Californian Bungalows in Hawsleigh Avenue and 1960s-70s flats throughout.
- Buildings are generally set back from both side boundaries.
- The southern end of Carlisle Avenue is dominated by updated flats from the post-war era.
- Building height is predominantly between one and two storeys.
- Lot sizes are small-medium sized in Hawsleigh Avenue and medium sized in Carlisle Avenue. Building setbacks are varied. Older dwellings tend to have more generous front and side setbacks.
- In Carlisle Avenue, large avenue street trees combine with nature strips and bluestone kerbing to create a special character that may be of potential neighbourhood character significance.
- Hawsleigh Avenue is lined with consistent native street trees which also enhance its character.
- Front gardens are small, but well established, and combine with street trees and nature strips to create a leafy character.
- Front boundary treatment is mixed, however, most front boundaries are lined with medium to high fences.

Preferred Character Statement

Edwardian dwellings will continue to provide a strong base for this precinct, and will be well maintained and where necessary, appropriately restored. Post-war flat development will be updated with contemporary materials and finishes that complement those of period homes. Buildings in poor condition will provide opportunities for new replacement development that is respectful of the scale and form of period dwellings. New development will provide adequate space for landscaping that contributes to the leafy atmosphere of the precinct. Car-parking and associated structures will be avoided in the front setback of all properties in order to maximise space for landscaping and enhance the spacious feel of the streetscape. Front fences will be low or absent altogether in order to retain views to buildings.

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Design Guidelines

Character Element	Objective	Design Response	Avoid
Existing Buildings	To encourage retention of Edwardian and Interwar dwellings in good condition.	<ul style="list-style-type: none"> > Retain Edwardian and Interwar dwellings that contribute to the valued character of the area. > Alterations and extensions to Edwardian and Interwar buildings should be appropriate to the building era and style. > New development should be distinguishable from original dwelling stock through the use of contemporary architecture. 	<p><i>Demolition of visible parts of intact Edwardian and Interwar dwellings.</i></p> <p><i>Reproduction styles and detailing.</i></p>
Landscaping and Vegetation	To strengthen the garden settings of dwellings and to create outdoor spaces and landscaping areas wherever possible in new development.	<ul style="list-style-type: none"> > Retain established trees and provide for the planting of new trees and vegetation. > In new multi-dwelling developments, consider the use of more innovative landscaping options such as planter boxes, climbers, creepers and the establishment of roof-top gardens. 	<i>Lack of landscaping and vegetation.</i>
Siting	To provide space for front gardens and maintain established setbacks.	<ul style="list-style-type: none"> > Buildings should be set back from the front boundary to accommodate a front garden. > Buildings should be set back from both side boundaries, reflective of existing built form. 	<i>Loss of front garden space.</i>
	To minimise the loss of front garden space and the dominance of car parking structures and vehicular crossovers.	<ul style="list-style-type: none"> > Locate garages and carports behind the line of the dwelling. > Minimise paving in front garden areas including driveways and crossovers. > In new multi-dwelling developments consider the use of underground car parking or car parking that can be accessed from the rear of the site. > Where possible, provide vehicular access from a rear laneway. 	<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 the height and scale of new development is respectful of existing period buildings.	<ul style="list-style-type: none"> > The height of the front of new development should match adjoining wall heights. Where adjoining wall heights differ (e.g. single storey on one side and two or three storey on the other), a graduated transitional scale should be employed. > Upper levels that exceed the predominant building height in the street should be accommodated in the roof space or recessed from the front façade. > Where a new development abuts single dwellings on both sides, setback upper levels so that the higher elements are recessive in the streetscape. > In Hawsleigh Avenue, provide a roof consistent with the predominant roof form in the street. 	<i>New development that overwhelms the single storey scale of the street.</i>
Materials and Design Detail	To encourage buildings that contribute positively to the streetscape by presenting visually interesting facades	<ul style="list-style-type: none"> > Articulate the form and facades of buildings through the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces. 	<i>Large, bulky buildings with unarticulated facades.</i>

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to the street.

- > Use materials and finishes that complement those evident in the streetscape, including a modern interpretation of period detailing.
- > A restrained mix of materials should be used, especially for small sites.

On small sites, the use of several differing materials and colours in building facades.

**Front
Boundary
Treatment**

To maintain and increase the openness of streetscapes.

- > Provide a low or transparent front fence that allows views to the front garden and dwelling.
- > Provide a front fence that is compatible with the era of development.

High, solid front fences.

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