

Appendix 1
Neighbourhood Character Statements / Information Sheets
(Drafts for Consultation)

Residential Precinct R1

Character Type: Main Road Diverse Character



Key Existing Characteristics

- A range of dwelling styles from different eras are present. There are some limited examples of Victorian dwellings that are generally in an average condition, as well as Edwardian, Interwar, 1960s-70s flats and contemporary dwellings and blocks of flats.
- Smaller single storey dwellings are often dominated by the 2-3 storey blocks of flats present in this precinct.
- These two sections of Inkerman Street and Chapel Street contain varied lot sizes, ranging from medium to large. Front and side setbacks are varied.
- Gardens are generally low maintenance. Where they exist, lawns, garden beds, small trees and shrubs help to soften the built form.
- Both roads are fairly heavily trafficked and some properties have high front fences.

Preferred Character Statement

Replacement of buildings in poor condition will occur in the form of new contemporary development that is of a high standard of design. New single dwellings and medium density housing will sit alongside restored and renovated original dwellings. While the building scale of the precinct will be varied, new development will provide a transitional scale to adjoining buildings. Front boundaries will continue to be either open or lined with fences that allow views through or over the fence into the front garden. Garden areas will be landscaped with vegetation suited to small or limited landscaping areas.

Residential Precinct R1

Design Guidelines

Character Element	Objective	Design Response	Avoid
Existing Buildings	To encourage the replacement, or adaptive reuse/renovation of buildings in poor condition with medium-density, contemporary infill development.	<ul style="list-style-type: none"> > New development should be distinguishable from original dwelling stock through high quality contemporary architecture. 	<i>Reproduction styles and detailing.</i>
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 minimise the loss of front garden space and the dominance of car parking structures and vehicle 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 new development is respectful of existing period buildings.	<ul style="list-style-type: none"> > New multi-storey developments adjoining a lower-scale period dwelling should respect the height of the existing dwelling through the use of design techniques such as transitional scaling (recessing upper levels). 	<i>Buildings that dominate period buildings by height, siting or massing.</i>
Materials and Design Detail	To encourage innovative architecture and cultural expression through design.	<ul style="list-style-type: none"> > New buildings should be individually designed to respond to the characteristics of the site and adjoining buildings. > Cultural expression through colour, building details and architectural reinterpretation should be employed, including the use of contemporary building materials and the modern interpretation of period features. . > Articulate building façades through the well considered composition of openings and variations in wall surfaces. 	<p><i>Large, bulky buildings with unarticulated wall surfaces.</i></p> <p><i>Reproduction heritage styles.</i></p>
Front Boundary Treatment	To increase the openness of streetscapes.	<ul style="list-style-type: none"> > Provide a low or transparent front fence that allows views to the front garden and dwelling. > Applications for new development along heavily trafficked roads should investigate other measures for mitigating noise and privacy impacts, such as vegetation screening and double glazing. 	<i>High, solid front fences.</i>

Residential Precinct R2

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



Key Existing Characteristics

- Pakington Street is quite wide and is lined with consistent native street trees and 90° or angle parking in some parts. These attributes form a strong feature of the precinct and tend to dominate the character of the built form.
- The precinct contains a range of building styles including Victorian, Edwardian, Interwar and Post-war dwellings with 1960s-70s flats, some of which have been more recently updated.
- Single dwellings are between one and two storeys in height, while blocks of flats range in height up to four storeys.
- Lot size is varied, while front and side setbacks are generally consistent and small.
- Gardens are limited by small front setbacks but are generally established with small shrubs and occasional trees. The front setbacks of some blocks of flats are dominated by car parking areas.
- Consistent Paperbark street trees are present along Pakington Street.
- Fences are of mixed heights and styles. In some cases fences are absent altogether.

Preferred Character Statement

This precinct will accommodate further contemporary redevelopment through the replacement or updating of existing blocks of flats and replacement of existing dwellings in poor condition. New development that is located next to a period building will respect the scale of the existing dwelling. Medium density housing will be surrounded by landscaping that combines with street trees to add to a leafier character. New buildings will be articulated with architectural features such as balconies and variations in wall surfaces. Where possible, on-site car parking will be sited beneath or to the rear of buildings to reduce its dominance and allow for visible landscaping space.

Residential Precinct R2

Design Guidelines

Character Element	Objective	Design Response	Avoid
Existing Buildings	To encourage retention of Victorian, Edwardian and Interwar dwellings in good condition, and replacement of buildings in poor condition with contemporary infill development.	<ul style="list-style-type: none"> > Retain Victorian, Edwardian and Interwar dwellings that contribute to the valued character of the area. > Alterations and extensions to Victorian, Edwardian and Interwar buildings should be appropriate to the building era and style. > New development should be distinguishable from original dwelling stock through high quality contemporary architecture. 	<p><i>Demolition of visible parts of intact Victorian, 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 canopy trees and vegetation. > 	<i>Lack of landscaping and vegetation.</i>
Siting	To provide space for front gardens.	<ul style="list-style-type: none"> > Buildings should be set back from the front boundary to accommodate a front garden. 	<i>Loss of front garden space.</i>
	To minimise the loss of front garden space and the dominance of car parking structures and vehicle 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"> > New multi-storey developments adjoining a lower-scale period dwelling should respect the height of the existing dwelling through the use of design techniques such as transitional scaling (recessing upper levels). 	<i>Buildings that dominate period buildings by height, siting or massing.</i>
Materials and Design Detail	To encourage innovative architecture and cultural expression through design.	<ul style="list-style-type: none"> > New buildings should be individually designed to respond to the characteristics of the site and adjoining buildings. > Cultural expression through colour, building details and architectural reinterpretation should be employed, including the use of contemporary building materials and the modern interpretation of period features. > Articulate building façades through the well considered composition of openings and variations in wall surfaces. > A restrained mix of materials should be used, especially for small sites. 	<i>On small sites, the use of several differing materials and colours in building facades.</i>
Front Boundary Treatment	To maintain and increase the openness of streetscapes.	<ul style="list-style-type: none"> > 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. 	<i>High, solid front fences.</i>

Residential Precinct R3

Character Type: Victorian / Interwar / Post-war Garden Suburban



Key Existing Characteristics

- This precinct has a strong base of double fronted Victorian cottages, however significant overbuilding has occurred throughout the Interwar and Post-war eras. There are some limited examples of Edwardian terraces and contemporary buildings.
- Streetscapes generally have a small-scale, single storey atmosphere, however occasional larger buildings between two and three storeys interrupt this pattern.
- Dwellings are often grouped by era with consistent buildings in a row – e.g. Victorian cottages, blocks of flats and occasionally, Edwardian terraces.
- Lot sizes are generally small but some larger blocks occur throughout. Front and side setbacks are also generally small.
- Gardens are limited by small front setbacks, but are generally established with small shrubs and occasional trees.
- Consistent Paperbark street trees are present along Camden and Linton Streets.
- In Linton Street, Paperbark street trees are particularly large and bushy, forming a significant visual element in the streetscape that tends to dominate the built form.
- Front fences are low to medium height and of mixed styles.
- On-street car parking is a dominant feature of the area, with few properties having on-site car parking due to small front setbacks.

Preferred Character Statement

Existing Victorian and Interwar dwellings will be maintained and restored. Post-war development will be updated or replaced with buildings that respect the predominant scale of existing buildings. The consistent character elements of this precinct, such as front and side setbacks and height and building form will be reflected in new development. Gardens spaces will be enhanced with vegetation suited to small areas that combines with street trees to create a leafy character. Front gardens will be lined with low to medium height front fences that are suited to the era of development.

Residential Precinct R3

Design Guidelines

Character Element	Objective	Design Response	Avoid
Existing Buildings	To encourage retention of Victorian and Interwar dwellings in good condition.	<ul style="list-style-type: none"> > Retain Victorian and Interwar dwellings that contribute to the character of the area. > Alterations and extensions to Victorian 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 Victorian and Interwar dwellings.</i></p> <p><i>Reproduction styles and detailing.</i></p>
Landscaping and Vegetation	To strengthen the landscape qualities of small garden settings 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 vertical 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.	<ul style="list-style-type: none"> > Buildings should be set back from the front boundary to accommodate a small front garden. 	<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 and the streetscape.	<ul style="list-style-type: none"> > Where a new development abuts existing single storey period dwellings on both sides, set back upper levels so that the higher elements are recessive in the streetscape. > Where a new multi-storey development abuts existing buildings of differing heights (e.g. single storey on one side and two or three storey on the other), a graduated transitional scale should be employed in the design of the new development. 	<i>Buildings that dominate period buildings by height, siting or massing.</i>
Materials and Design Detail	To encourage innovative architecture and cultural expression through design.	<ul style="list-style-type: none"> > New buildings should be individually designed to respond to the characteristics of the site and adjoining buildings. > Cultural expression through colour, building details and architectural reinterpretation should be employed, including the use of face brick, stucco render and weatherboard. > Articulate building façades through the well considered composition of openings and variations in wall surfaces. 	<i>Large, bulky buildings with unarticulated wall surfaces.</i>
Front Boundary Treatment	To maintain and increase the openness of streetscapes.	<ul style="list-style-type: none"> > Provide a low front fence that allows views to the front garden and dwelling. > Provide a front fence that is compatible with the era of development. 	<i>High, solid front fences.</i>

Residential Precinct R4

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



Key Existing Characteristics

- The precinct has a strong interface at the core area of the Carlisle Street Activity Centre, facing onto car parks and the rear of businesses located on Carlisle Street.
- Building style is mixed however the precinct has a strong base of Edwardian dwellings. There are also a very small number of Victorian dwellings towards the west of the precinct.
- Overbuilding has occurred largely in the form of 1960s-70s flats and single dwellings. There are also some examples of Interwar dwellings and, particularly towards the east of the precinct, newer contemporary medium-density dwellings.
- Dwellings are predominantly single storey, while the small number of blocks of flats are two storeys in height.
- Lot sizes are varied. Front and side setbacks are generally small.
- Gardens are limited by small front setbacks and street trees are irregular. Native street trees lining the edge of the car parks south of the precinct help to soften the interface between the residential and commercial area.
- Front fences are of mixed heights and styles.

Preferred Character Statement

This precinct will continue to be comprised of a mix of building styles. Building replacement may occur along Alfred Street in the form of medium density housing, and will provide a transitional scale to the existing dwellings to the north. Any new development along Alfred Street will respond to the design detail of existing Edwardian dwellings, and will provide the perception of a ground floor dwelling every six to eight metres. The interface between the residential and commercial area will appear seamless, with transitional building scales and retention of existing landscaping space. Existing Edwardian and Interwar dwellings in good condition along Camden and Nelson Streets will be retained and enhanced through restoration. Any redevelopment along these streets will reflect the existing scale and built form.

Residential Precinct R4

Design Guidelines

Character Element	Objective	Design Response	Avoid
Existing Buildings	<p>Along Camden and Nelson Streets, to encourage retention of Edwardian and Interwar dwellings in good condition.</p> <p>Along Alfred Street, to encourage the replacement of dwellings in poor condition with medium-density, contemporary infill development.</p>	<ul style="list-style-type: none"> > Retain Edwardian and Interwar dwellings that contribute to the valued character of Camden and Nelson Streets. > 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 minimise the dominance of car parking structures and vehicular crossovers.	<ul style="list-style-type: none"> > 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>
	To provide space for front gardens	> Buildings should be set back from the front boundary to accommodate a small front garden.	<i>Loss of front garden space.</i>
Height and Building Form	Along Alfred Street, to provide a graduated transition from the established single storey development to the north, and the more intense building forms anticipated in the commercial area to the south.	> New development along Alfred Street should incorporate a higher built form at the street boundary, scaling down to abutting single storey dwellings to the rear.	<p><i>Buildings that dominate the single storey scale of dwellings to the rear of Alfred Street properties.</i></p> <p><i>Underdevelopment of sites at the interface with the commercial precinct (Carlisle Street Activity Centre).</i></p>
Materials and Design Detail	<p>Along Alfred Street, to reflect the design detail of existing Edwardian dwellings.</p> <p>To encourage innovative architecture and cultural expression through design.</p>	<ul style="list-style-type: none"> > New buildings should be individually designed to respond to the characteristics of the site and adjoining buildings. > Cultural expression through colour, building details and architectural reinterpretation should be employed. > Articulate building façades through the well 	<p><i>Large bulky buildings with unarticulated facades.</i></p> <p><i>Poor composition of openings and setbacks.</i></p>

considered composition of openings and variations in wall surfaces.

**Front
Boundary
Treatment**

To maintain the strong relationship between buildings and the street environment.

- > Provide a low front fence that allows views to the dwelling and any open space at the front of the dwelling.
 - > Provide a front fence that is compatible with the era of development.
-

High, solid front fences.

Residential Precinct R5

Character Type: Victorian / Interwar / Post-war Garden Suburban



Key Existing Characteristics

- Originally this precinct would have been dominated by larger Victorian homes, however significant overbuilding occurred throughout the Interwar and Post-war eras, particularly in the form of blocks of flats, duplexes and larger single brick dwellings
- Inkerman Street is dominated by blocks of flats from the post-war era, generally between two and three storeys.
- There are some examples of terraces from different eras, in groups of 2-5 dwellings.
- Recent years have seen the renovation and external rendering of 1960s-70s flats as well as the development of some contemporary buildings.
- Freestanding dwellings are generally one or two storeys in height and blocks of flats are generally between two and three storeys in height. The small number of terraces in the precinct are, in contrast, smaller scale and single storey.
- Buildings are generally grouped with other buildings of similar height and built form.
- Larger block sizes are present throughout Blenheim and Westbury Streets.
- Front and side setbacks are varied. Gardens are established, but small in Westbury Street. Streets are lined with bluestone kerbing and asphalt footpaths.
- In Blenheim Street, regular Paperbark trees are planted on the footpath whereas Westbury Street contains irregular plantings of mixed species.
- Front boundary treatment is mixed, however most front fences are low to medium height.

Preferred Character Statement

The mixed character of this precinct will continue to attract different styles of development that sit alongside dwellings from various eras. The large lot sizes will attract medium density housing developments of a high architectural standard. New development will interpret features of any adjoining period buildings in a contemporary manner, and will reflect the existing pattern of setbacks. Existing post-war flats will be redeveloped or renovated in order to revitalise streetscapes. Limited garden spaces will be innovatively landscaped to soften the existing hard-edged built form.

Residential Precinct R5

Design Guidelines

Character Element	Objective	Design Response	Avoid
Existing Buildings	To encourage retention of Victorian and Interwar dwellings in good condition.	<ul style="list-style-type: none"> > Retain Victorian dwellings that contribute to the character of the area. > Alterations and extensions to Victorian 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 Victorian 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.	<ul style="list-style-type: none"> > Buildings should be set back from the front boundary to accommodate a front garden. 	<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. > Where required, provide only one vehicular crossover per frontage. > 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. 	<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 and the streetscape.	<ul style="list-style-type: none"> > Where a new development abuts existing single storey period dwellings on both sides, set back upper levels so that the higher elements are recessive in the streetscape. > Where a new multi-storey development abuts existing buildings of differing heights (e.g. single storey on one side and two or three storey on the other), a graduated transitional scale should be employed in the design of the new development. 	<i>Buildings that dominate period buildings by height, siting or massing.</i>
Materials and Design Detail	To encourage innovative architecture and cultural expression through design.	<ul style="list-style-type: none"> > New buildings should be individually designed to respond to the characteristics of the site and adjoining buildings. > Cultural expression through colour, building details and architectural reinterpretation should be employed. > Use of feature materials reflective of Interwar development, including brickwork and polychromatic bricks. > Articulate building façades through the well considered composition of openings and 	<i>Large, bulky buildings with unarticulated wall surfaces.</i>

variations in wall surfaces.

**Front
Boundary
Treatment**

To maintain and increase
the openness of
streetscapes.

- > Provide a front fence that allows views to the front garden and dwelling.
 - > Provide a front fence that is compatible with the era of development.
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*High, solid front
fences.*

Residential Precinct R6

Character Type: Victorian / Edwardian / Interwar Garden Suburban



Key Existing Characteristics

- Building style is dominated by Victorian and Edwardian single dwellings. Some Interwar dwellings are also present. Very little infill has occurred throughout the precinct and is generally in the form of 1960s-70s and contemporary flats at the edge of the precinct.
- Buildings are predominantly single storey however blocks of flats at the edge of the precinct are between two and three storeys in height.
- Lot sizes are small to medium (generally less than 500sqm), however there are some larger lots that are occupied by flats.
- Front setbacks are generally small to medium while side setbacks are varied. Buildings are generally set back from one or both side boundaries.
- Gardens are low to medium scale with occasional canopy trees that combine with irregular plantings of street trees in Balston Street to create a leafy character.
- Along Inkerman Street, the lack of street trees and nature strips means that the built form is the dominant characteristic of the street.
- Front boundary treatment is mixed.

Preferred Character Statement

Victorian, Edwardian and Interwar dwellings will be maintained and enhanced through careful restoration, and where applicable, appropriate adaptation. Some buildings in poor condition will provide an opportunity for new development that respects the existing scale of the precinct and provides a contemporary interpretation of existing period dwellings. New development will also continue to reflect the existing pattern of front setbacks. Gardens will become a more established feature of streetscapes, with increased plantings of medium sized canopy trees and shrubs. Front fences will be low or transparent to allow views through or over the fence into the front garden.

Residential Precinct R6

Design Guidelines

Character Element	Objective	Design Response	Avoid
Existing Buildings	To encourage retention of intact dwellings that contribute to the valued character of the precinct.	<ul style="list-style-type: none"> > Retain Victorian, Edwardian and Interwar dwellings that contribute to the character of the area. > Alterations and extensions to 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 Victorian, Edwardian and Interwar dwellings.</i></p> <p><i>Reproduction styles and detailing.</i></p>
Landscaping and Vegetation	To maintain and increase the garden settings of streetscapes.	<ul style="list-style-type: none"> > Buildings should be sited and designed to retain large, established trees where present and to incorporate space for the planting of substantial vegetation, including canopy trees, on larger sites. 	<p><i>Lack of landscaping and substantial vegetation.</i></p> <p><i>Removal of large, established, healthy trees.</i></p>
Siting	To provide space for front gardens.	<ul style="list-style-type: none"> > Buildings should be set back from the front boundary to accommodate a front garden. 	<p><i>Loss of front garden space.</i></p>
	To maintain and reinforce the existing rhythm of spacing between dwellings.	<ul style="list-style-type: none"> > In Balston Street, where dwellings are predominantly detached, new development should reflect the existing pattern of side setbacks. > Where a new development is proposed to be sited on one side boundary, the section of the building on the boundary should be set back further than the facade of the adjoining building to create the appearance of space between buildings. 	<p><i>Boundary to boundary development where a detached style predominates.</i></p>
	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 Balston Street, 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 new development is respectful of the dominant height and building form in the streetscape.	<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. 	<p><i>Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.</i></p>
	To ensure that the height of new development does not overwhelm adjoining single storey period buildings.	<ul style="list-style-type: none"> > 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 storey dwellings on both sides, setback upper levels so that the higher elements are recessive in the streetscape. > In Balston Street, provide a roof consistent with the predominant roof form in the street. 	<p><i>New development that dominates existing single storey dwellings.</i></p>

Materials and Design Detail	To encourage buildings that contribute positively to the streetscape by presenting visually interesting facades to the street.	<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. > Use materials and finishes that complement those evident in the streetscape, including a modern interpretation of period detailing. 	<i>Large, bulky buildings with unarticulated facades.</i>
Front Boundary Treatment	To maintain the openness of streetscapes.	<ul style="list-style-type: none"> > Provide a front fence that is compatible with the era of development and allows views to the front garden and dwelling. 	<i>High, solid front fences.</i>

Residential Precinct R7

Character Type: Victorian / Interwar / Post-war Garden Suburban



Key Existing Characteristics

- Hotham Street is a busy main road. Many buildings are sheltered from the main road through the use of vegetation or high front fences.
- Whilst the character of the area is mixed, dwellings that are present from earlier eras are particularly intact. Some individual buildings may be of potential heritage value.
- There is a strong base of dwellings from the Victorian era mixed with some examples of Interwar and immediate post war dwellings from the late 1940s and early 1950s. The larger lot sizes have also attracted 1960s-70s blocks of flats to the precinct.
- Building height ranges between one and three storeys.
- Lot sizes range from medium to very large. Building setbacks are varied.
- Paperbark street trees help to soften the built form, while gardens are generally low-maintenance.
- The wide road and relatively low buildings mean that the precinct has a strong horizontal emphasis.

Preferred Character Statement

Existing Victorian dwellings in good condition will be retained. Larger lot sizes will attract further redevelopment including medium density housing. New development will be well articulated with variations in wall surfaces and through the composition of openings and setbacks. Where a new development adjoins an existing Victorian dwelling, it will provide an innovative design response that respects the scale, form and setbacks of the existing building. The built form and dominance of hard surfaces will be lessened through landscaping suited to the size of garden spaces. Where possible, higher front fences will be avoided in favour of other measures, such as vegetation screening, to enhance privacy and reduce noise impacts.

Residential Precinct R7

Design Guidelines

Character Element	Objective	Design Response	Avoid
Existing Buildings	To encourage retention of Victorian and Interwar dwellings in good condition.	<ul style="list-style-type: none"> > Retain Victorian and Interwar dwellings that contribute to the character of the area. > Alterations and extensions to Victorian 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 Victorian 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 canopy 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 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"> > New multi-storey developments adjoining a lower-scale period dwelling should respect the height of the existing dwelling through the use of design techniques such as transitional scaling (recessing upper levels). 	<i>Buildings that dominate period buildings by height, siting or massing.</i>
Materials and Design Detail	To encourage innovative architecture and cultural expression through design.	<ul style="list-style-type: none"> > New buildings should be individually designed to respond to the characteristics of the site and adjoining buildings. > Cultural expression through colour, building details and architectural reinterpretation should be employed. > Articulate building façades through the well considered composition of openings and variations in wall surfaces. 	<i>Large, bulky buildings with unarticulated wall surfaces.</i>
Front Boundary Treatment	To increase the openness of streetscapes.	<ul style="list-style-type: none"> > Provide a front fence that allows views to the front garden and dwelling. > Where high front fences are proposed, the fence should be set back, or should incorporate recesses for planting. > Applications for new development along heavily trafficked roads should investigate other measures for mitigating noise and privacy impacts, such as vegetation screening and double glazed windows. 	<i>High, solid front fences.</i>

Residential Precinct R8

Character Type: Victorian / Interwar / Post-war Garden Suburban



Key Existing Characteristics

- The precinct is predominated by Victorian dwellings and post-war 1960s-70s buildings. There are also some limited examples of Interwar and Edwardian dwellings and some overbuilding has occurred in the form of contemporary units and duplexes.
- 1960s-70s buildings tend to dominate other building styles within the precinct.
- Some Victorian era dwellings are particularly intact and may be of potential heritage value, while others are in relatively poor condition.
- Both the Avenue and Gourlay Street have relatively wide roadways, however characteristics such as on-street car-parking and a high proportion of blocks of flats results in streetscapes that appear to be in proportion.
- Building height ranges between one and three storeys.
- Buildings are generally set back from one or both side boundaries.
- Lot sizes range from medium to large. Front and side setbacks are generally small, however some original Victorian homes have larger setbacks.
- Front gardens are generally limited due to small front setbacks. Street trees are inconsistent.
- Front boundary treatment is mixed.
- Although technically not in the Carlisle Street Activity Centre, the southern side of Gourlay Street is comprised of almost all 1960s-70s flats which are particularly consistent in building scale, form and setbacks. This has a strong impact on the character of the streetscape.

Preferred Character Statement

Walk-up flats and contemporary development in the form of apartments and duplexes will become the most dominant building styles throughout this precinct. 1960s-70s walk-up flats will be updated to revitalise streetscapes, and Victorian dwellings will be maintained and carefully restored where necessary. Where located next to an existing Victorian dwelling in good condition, new development will provide an innovative design response that respects the scale, form and setbacks of the existing dwelling. Buildings will be articulated with features such as variations in wall surfaces and through the composition of openings and setbacks. Landscaping will play a greater role in new development, with carefully considered garden spaces and vegetation that reduces the impact of the built form on the streetscape.

Residential Precinct R8

Design Guidelines

Character Element	Objective	Design Response	Avoid
Existing Buildings	To encourage retention of Victorian and Interwar dwellings in good condition.	<ul style="list-style-type: none"> > Retain Victorian and Interwar dwellings that contribute to the character of the area. > Alterations and extensions to Victorian 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 Victorian 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 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>
	To maintain and reinforce the existing rhythm of spacing between buildings	<ul style="list-style-type: none"> > New development should reflect the existing pattern of side setbacks. 	<i>Boundary-to-boundary development, unless characteristic of a site or adjoining sites.</i>
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"> > New multi-storey developments adjoining a lower-scale period dwelling should respect the height of the existing dwelling through the use of design techniques such as transitional scaling (recessing upper levels). 	<i>Buildings that dominate period buildings by height, siting or massing.</i>
Materials and Design Detail	To encourage innovative architecture and cultural expression through design.	<ul style="list-style-type: none"> > New buildings should be individually designed to respond to the characteristics of the site and adjoining buildings. > Cultural expression through colour, building details and architectural reinterpretation should be employed, including the use of contemporary materials and detailing. > Articulate building façades through the well considered composition of openings and variations in wall surfaces. 	<i>Large, bulky buildings with unarticulated wall surfaces.</i>
Front Boundary Treatment	To maintain and increase the openness of streetscapes.	<ul style="list-style-type: none"> > 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. 	<i>High, solid front fences.</i>

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.

Residential Precinct R9

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>

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.

Residential Precinct R10

Character Type: Victorian Edwardian Inner Urban



Key Existing Characteristics

- This precinct is a particularly consistent neighbourhood character area, which has been previously investigated for heritage significance (Heritage Alliance, 2004).
- The precinct is dominated by single-fronted Victorian dwellings. There are also limited examples of buildings from other eras, including those from the Edwardian, Interwar, post-war and contemporary periods.
- Materials are a mix of timber, brick and render. Most streets are dominated by lightly-coloured timber.
- Most streetscapes have a small-scale atmosphere due to narrow roadways, small-scale buildings and limited front setbacks and properties with narrow frontages to the street.
- Buildings are predominantly single storey, although there are some examples of double storey buildings.
- Bothwell Street is noticeably different from the other streets in this precinct. It cuts across the southern half of the precinct in a north-west to south-west direction and the properties that front onto it are of an irregular shape and size.
- The northern side of Bothwell Street is characterised by contemporary infill which is generally two storeys in height, while the southern side is characterised by a single-storey scale and rear fences of properties. A landscaped median strip runs down the centre of the street, creating a more spacious, leafy atmosphere.
- The fine-grain subdivision of this precinct has a strong influence on its overall character. Lot sizes are generally small, with only occasional larger lot sizes. Dwellings have minimal front and side setbacks, and there are some examples of terraced buildings throughout.
- Front gardens are typical of inner urban areas, with landscaping suited to limited planting areas due to small front setbacks. Gardens generally comprise small trees, shrubs and occasional garden beds.
- Streets are lined with bluestone kerbing and narrow asphalt footpaths, with only occasional street trees planted along the footpath. These characteristics add to the small-scale, built form dominated atmosphere of most streetscapes throughout the precinct.
- Rear laneways also influence the character of this precinct and are evidence of the fact that it is an older subdivision dating from the Victorian era.
- On-street car parking is a dominant feature of the area, with few properties having on-site car parking due to small front setbacks.
- Most properties are lined with low picket front fences.

- The car-parks and larger-scale buildings located on the northern side of Marlborough Street have an impact on the character of the northern edge of the precinct and result in a highly varied scale at this interface.

Preferred Character Statement

This precinct will retain the key character elements that contribute to its high level of consistency. Existing Victorian, Edwardian and Interwar dwellings will be well maintained and carefully restored where necessary. The small-scale inner urban atmosphere will be upheld in new development, with new buildings respecting the height, form and setbacks of existing buildings. New development will adopt simple design details that respect but do not replicate period detailing. Building materials and finishes will continue to contribute to the lightness of streetscapes created by lightly coloured timber. Front setbacks will be innovatively landscaped and front boundaries lined with low fences that suit the era of development and maintains the relationship between the street and buildings. New development on the northern side of Marlborough Street may be of a higher scale and more contemporary style, but should respond to the valued character elements of the southern side of the street through careful selection of building materials and modern interpretation of period design elements such as pitched roofs and verandas.

Residential Precinct R10

Design Guidelines

Character Element	Objective	Design Response	Avoid
Existing Buildings	To encourage retention of Victorian and Edwardian dwellings that contribute to the valued character of the area.	> In streets that contain intact groups of Victorian and Edwardian dwellings, consider retaining and/or adapting those buildings that are in good condition wherever possible in new development.	<i>Demolition of visible parts of intact Victorian and Edwardian dwellings.</i>
		> Alterations and extensions to Victorian and Edwardian dwellings should be appropriate to the building era and style.	<i>Reproduction of historic building styles.</i>
		> New development should be distinguishable from original dwelling stock through the use of contemporary architecture.	
Landscaping and Vegetation	To strengthen the small scale pattern of garden settings.	> New development should provide for the planting of vegetation suited to small garden areas.	<i>Lack of landscaping and vegetation.</i>
		>	<i>Large areas of impervious surfaces.</i>
Siting	To provide space for front gardens.	> Buildings should be set back from the front boundary to accommodate a front garden.	<i>Loss of front garden space.</i>
		To maintain and reinforce the existing rhythm of spacing between dwellings.	> In streets with predominantly terrace style housing, new dwellings should reflect the lack of side setbacks. > Where side setbacks are of a consistent size in the street, new development should reflect the existing pattern.
Height and Building Form	To ensure that new development is respectful of the dominant height and building form in the streetscape. To ensure that the height of new development does not overwhelm adjoining single storey period buildings	> 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.	<i>Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.</i>
		> Upper levels that exceed the predominant building height in the street should be accommodated in the roof space or recessed from the front façade.	<i>New development that dominates existing single storey dwellings.</i>
		> Where a new development abuts single storey dwellings on both sides, set back upper levels so that the higher elements are recessive in the streetscape. > Provide a pitched roof .	
Materials and Design Detail	To ensure that the use of materials and design detail in new development complements that of the predominant building styles in the street.	> New development should reflect the use of materials and reinterpret the design details of Edwardian and Victorian dwellings in a contemporary manner.	<i>Reproduction styles and detailing.</i>
		> A restrained mix of materials should be used, especially for small sites.	<i>Large buildings with poorly articulated wall surfaces.</i>
		> Articulate the form and façades of buildings through the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces.	<i>On small sites, the use of several differing materials and colours in building facades.</i>
		> New dwellings should incorporate timber (weatherboards) or other non-masonry materials and use subdued colours on external finishes.	
Front Boundary Treatment	To maintain the openness of streetscapes.	> Provide a low front fence that allows views to the front garden and dwelling.	<i>High, solid front fences.</i>
		> Provide a front fence that is compatible with the era of development and makes use of timber or other non-masonry materials.	