

Housing Neighbourhood Character Strategy Precinct Township

Preferred character statement

Dwellings in the Township areas complement the historic qualities of the townships remaining Victorian, Edwardian and Californian bungalows with their predominantly low scale, one storey, building forms. Careful attention to roof form and window placement ensures that new dwellings and extensions respect the identified heritage qualities of the streetscape or adjoining buildings rather than dominate them.

There is a feeling of spaciousness through the consistent rhythm of spacing between buildings with generous setbacks on both sides. This, along with front setbacks, leaves generous space for trees and gardens and views to the treed backdrop. Retaining space in the rear of yards will ensure that large canopy trees can continue to frame the dwellings. New development complements the existing streetscape through light weight design and incorporating materials such as light coloured timber and painted surfaces.

Original front fencing appropriate to the period is retained where possible, if not replaced with low and transparent fencing enabling the landscape to flow between dwellings and into the public realm. Garages and sheds are generally located either behind dwellings, or setback from the front façade of dwellings ensuring the houses are visible from the street, rather than garages or sheds.

In incremental change areas, new dwelling forms capitalise on their location adjacent to town centres and train stations. Spacious front and rear gardens contribute to the garden settings and treed backdrop with some dwellings built with smaller side setbacks. There is, however, greater opportunity for additional housing which is still of a maximum two storey development form and does not dominate the streetscape.

Preferred character objectives

Development should:

1. Complement the historic qualities of the townships including low scale building forms.
2. Retain existing heritage Victorian, Edwardian and Californian bungalows.
3. Ensure that new dwellings and extensions respect the identified heritage qualities of the streetscape or adjoining buildings through careful attention to roof form and window placement.
4. Incorporate buildings of light weight design and materials such as light-coloured timber and painted surfaces.
5. Maintain a feeling of spaciousness through adequate spacing between buildings with setbacks on both sides.
6. Allow for generous space for trees and gardens through large front setbacks.
7. Encourage the planting of large canopy trees to the rear of dwellings.
8. Retain original front fencing appropriate to the period is retained where possible. Any replacement fencing should be low and transparent.
9. Locate garages and sheds behind dwellings, or setback from the front façade of dwellings to ensure houses are visible from the street.

Change Area	Design Response
Character elements and form	
All change areas	Retain and restore where possible, Victorian, Edwardian, Federation and Interwar period homes.
	Promote contemporary design responses that respect the era of existing buildings in the streetscape, avoiding period reproduction details.
	Extensions should respect the scale, massing and materials of the existing dwelling.
	Reflect the roof form and pitch of adjacent dwellings.
	Reflect the predominant style, orientation, proportion and placement of eaves and windows within the streetscape.
	Locate building extensions behind the main roof ridgeline of the original dwelling.

	Buildings on lots adjoining or adjacent to a Heritage Place should • Maintain a front wall or primary façade height that is consistent with any adjoining or adjacent Heritage Place. • Provide front and side setbacks consistent with any adjoining or adjacent Heritage Place. • Where appropriate reference building materials, form or details of an adjoining or adjacent Heritage Place.
	A front verandah or balcony should be provided and located to face the street
Siting, setbacks and permeability	
All change areas	Maximise permeable areas.
Minimal change areas only	Reflect the predominant side setbacks in the street, including where boundary to boundary development is present.
Gardens and landscaping	
All change areas	Landscaping should incorporate plantings that reinforces the garden setting of the township.
	Provide adequate area for deep soil planting for new medium and large trees to the front and rear of dwellings.
	Retain large established trees.
	Provide a one metre wide landscaped strip along the length of the boundary of any shared driveway.
Vehicle access, and parking location	
All change areas	Minimise the number of crossovers/driveways to a road.
	Setback car storage facilities from the front facade of the dwelling.
Incremental change areas only	Where there is rear laneway access, vehicle access should be from the laneway to enhance the pedestrian environment of streets.

Fencing	
All change areas	Retain the original front fencing style where it reflects the building area
	Provide low or open style front fencing along boundaries with the public realm, including: • A street. • Public Open Space. • Off-road bike trails.
	Front fences should not exceed 1.2 metres in height and should reflect the predominant characteristics of fencing within the streetscape, including vertical or horizontal proportions.
Design detail	
All change areas	Retain tile and slate roof when this is the original material for Victorian, Federation and Interwar houses.
	Materials and finishes should reflect the predominant material and finishes in the streetscape.
	Locate site services where they are not directly visible from the public realm or apply appropriate screening and/or landscaping to minimise visibility.
	Encourage light coloured roofing to increase energy performance.