

22.05

13/12/2012
C111

PREFERRED NEIGHBOURHOOD CHARACTER STATEMENTS

This policy applies to development (including subdivision) in the Residential 1 zone as shown on the Neighbourhood Character Precinct Map forming part of this clause.

22.05-1

15/09/2011
C82(Part 1)

Policy basis

The Maribyrnong Neighbourhood Character areas comprise 13 neighbourhood character types across the municipality (as shown on the Neighbourhood Character Precinct Map forming part of this Clause).

This policy assists in achieving the objectives of the State Planning Policy Framework, particularly in relation to responding to neighbourhood character and urban design principles.

The policy builds on the objectives of Clause 21.06 and 21.07 of the Maribyrnong Municipal Strategic Statement by ensuring that new development respects and enhances the preferred neighbourhood character of the residential areas.

The policy implements the findings of the *Maribyrnong Neighbourhood Character Review, February 2010* which identifies the key existing characteristics and preferred neighbourhood character of Maribyrnong, defining residential precincts based on the delineation of areas of similar character elements.

22.05-2

15/09/2011
C82(Part 1)

Objectives

- To ensure that development is responsive to the preferred future character of the area.
- To retain and enhance the identified elements that contribute to the character of the area.
- To implement the recommendations of the *Maribyrnong Neighbourhood Character Review, February 2010*.

22.05-3

15/09/2011
C82(Part 1)

Preferred Neighbourhood Character Statements

Inner Urban 1 – IU1

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 newer 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.

Inner Urban 2 – IU2

The balance between the built form and the garden settings of dwellings will continue to be the key valued characteristics of this precinct. Buildings will be sited to provide for space for existing trees, and garden settings will be strengthened through the ongoing planting of trees, in particular larger species within front gardens. The visual prominence of car

parking structures and crossovers will be minimal, with single-lane crossovers and garages or car ports that are set behind the line of the front façade. The use of permeable surfacing will reduce runoff and give front and side setbacks a more natural appearance that complements the location of the precinct near the river corridor. Front fencing will maintain views to front gardens and the openness of streetscapes.

Inner Urban 3 – IU3

The spaciousness of streetscapes, the way in which the dwellings address the street and the low visibility of buildings from the Maribyrnong River corridor will be maintained and strengthened. New development will be orientated towards the street and set back from all side boundaries in accordance with the pattern of setbacks in the street. The height of new buildings will remain below the dominant mature tree canopy height and new development will further contribute to the landscape character through the planting of new canopy trees. The prominence of car parking structures and driveways will be minimised through the provision of single-lane crossovers and garages that are set behind the line of the front facade. New development will be sited to minimise the prominence of buildings in views from the river corridor.

Garden Suburban 1 – GS1

The spaciousness of streets and the maintenance of older buildings will continue to influence the character of this precinct. Older dwellings, including those from the Victorian, Federation 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 development will incorporate pitched roofs and use materials that reflect the current building stock in the precinct, with a variation of materials across facades. Buildings will be sited to provide gardens that contribute to the overall leafy feel of the precinct. The garden settings of dwellings will be maintained and strengthened with the retention of existing canopy trees and the planting of new vegetation. Front fences will remain low and open, allowing views to gardens and dwellings.

Garden Suburban 2 – GS2

The cohesiveness of streetscapes brought about by consistencies in the built form and the open, spacious qualities of streets will be maintained and strengthened. Older dwellings that contribute to the character of the area, including those from the Interwar and 1950s eras will be retained and complemented by newer development that is distinguishable from original building stock. Replacement buildings will reflect the low-scale appearance of buildings and will use materials that complement those commonly found within the precinct. New development will be sited to retain the spaciousness of precincts through the provision of setbacks on all sides of dwellings. Landscaping that includes the planting of new canopy trees, shrubs and lawn areas will add to the garden settings of dwellings and provide a sense of leafiness in the precinct. Front fences will remain low or constructed of permeable materials to retain views to gardens.

Garden Suburban 3 – GS3

The dominance of canopy trees in views from the river corridor will continue to remain a key feature of this precinct through the ongoing balance between tree canopies and roof tops. Buildings will be set back from all side boundaries and will be sited to provide for existing and new trees that are visible from the river corridor. The height of new development will be kept below the height of the dominant mature tree canopy. Buildings will be designed to follow the contours of the site and to incorporate materials that are of low reflectivity or are natural in appearance to reduce the prominence of the built form in views from the river corridor.

Garden Suburban 4 – GS4

The mix of architectural styles and the consistencies across the built form will be maintained and strengthened through the provision of new development that adds to the layers of history throughout the precinct. Older dwellings that contribute to the character of the area, including those from the Victorian, Edwardian and Interwar eras will be retained and complemented by newer development that is distinguishable from original building

stock. New development will respect the low-scale nature of buildings and will provide pitched roofs and other features that respond to the building form. Garden settings will be strengthened through new plantings that provide canopy trees, shrubs and garden beds that contribute to the leafiness of streetscapes. Where present, front fences will maintain the openness of streetscapes and allow views to gardens and dwellings.

Garden Suburban 5 – GS5

This precinct will continue to be characterised by intact streets of older homes within garden settings. Older dwellings, including those from the Interwar and 1950s 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 buildings and extensions will continue to emphasise the low-scale horizontal element of the built form and will incorporate the use of materials found commonly in the precinct, including timber. The prominence of extensions and two storey dwellings in the streetscape will be minimised through well-articulated, recessed upper levels. Buildings will be sited to reflect the current pattern of setbacks in the street and to accommodate gardens that comprise canopy trees, shrubs and lawn that contribute to the leafiness of the streetscape. Front boundaries will delineate between the public and private realm through the use of low, permeable fences that are suited to the building era, including timber and wire styles.

Garden Suburban 6 – GS6

This precinct will continue to be characterised by the garden settings of dwellings and the older, well-maintained housing stock. The retention of older dwellings, including those from the Federation and Interwar eras will maintain the sense of history evident in the area, while new development will continue to add to the mix of architectural styles. New dwellings will respect the low-scale, horizontal emphasis of the existing built form and will incorporate well-articulated facades that add interest to streetscapes. New development will make the best use of small front setbacks through the planting of small trees, shrubs and garden beds that complement the existing vegetation in the streetscape. Buildings will be set back from all side boundaries in accordance with the predominant setback pattern in the street. Front boundaries will be used to delineate between the public and private realm through the use of low, permeable fences that allow views to gardens and dwellings.

Garden Suburban 7 – GS7

The green, leafy feel of this precinct will be retained through the maintenance of established trees and gardens. The location of the precinct on the river corridor will be reflected in new development and gardens through the ongoing planting of canopy trees and, for buildings directly fronting onto the river, through the use of materials that are of low reflectivity or are natural in appearance. Buildings will be sited to allow adequate space for new vegetation within all setbacks, and also to reduce their prominence in views from the river corridor. Where located on steeper topography, the prominence of the built form will be minimised by designing buildings to follow the contours of the site. The visual prominence of car parking structures and crossovers will be minimal, with single-lane driveways and garages or car ports that are set behind the line of the front façade. The use of low or no front fences will allow vegetation to dominate streetscapes.

Garden Suburban 8 – GS8

The spaciousness of streetscapes will remain the key feature of the character of this precinct. The consistency of the low-scale, modest building form will be retained and will continue to add to the sense of spaciousness through the provision of generous front and side boundary setbacks in accordance with the prevailing setbacks in the street. The visual prominence of car parking areas will be minimised with single-lane driveways and garages that are set well behind the line of the front façade. New development will add to the precinct through the reflection of the low-scale built form and will provide vegetation and landscaping that maintains the spaciousness of the precinct while providing a new leafy aspect. Front boundaries will remain low and open, and where present, fences will be low, constructed of permeable materials or lined with vegetation.

Garden Court – GC

The spacious, informal streetscapes of this precinct will be strengthened through the continued maintenance of existing dwellings and gardens, as well as replacement buildings that enhance these characteristics. Where possible, original dwellings including Interwar and 1950s homes will be retained and restored to promote a sense history within the precinct. New development will incorporate wide pitched roof forms with well-articulated facades that include variations in materials. 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. Dwellings will be surrounded by spacious gardens that comprise canopy trees, shrubs and lawn, and views to these landscaped areas will be retained through the provision of low, permeable or no front fencing.

Urban Contemporary – UC

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, indigenous 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.

22.05-4

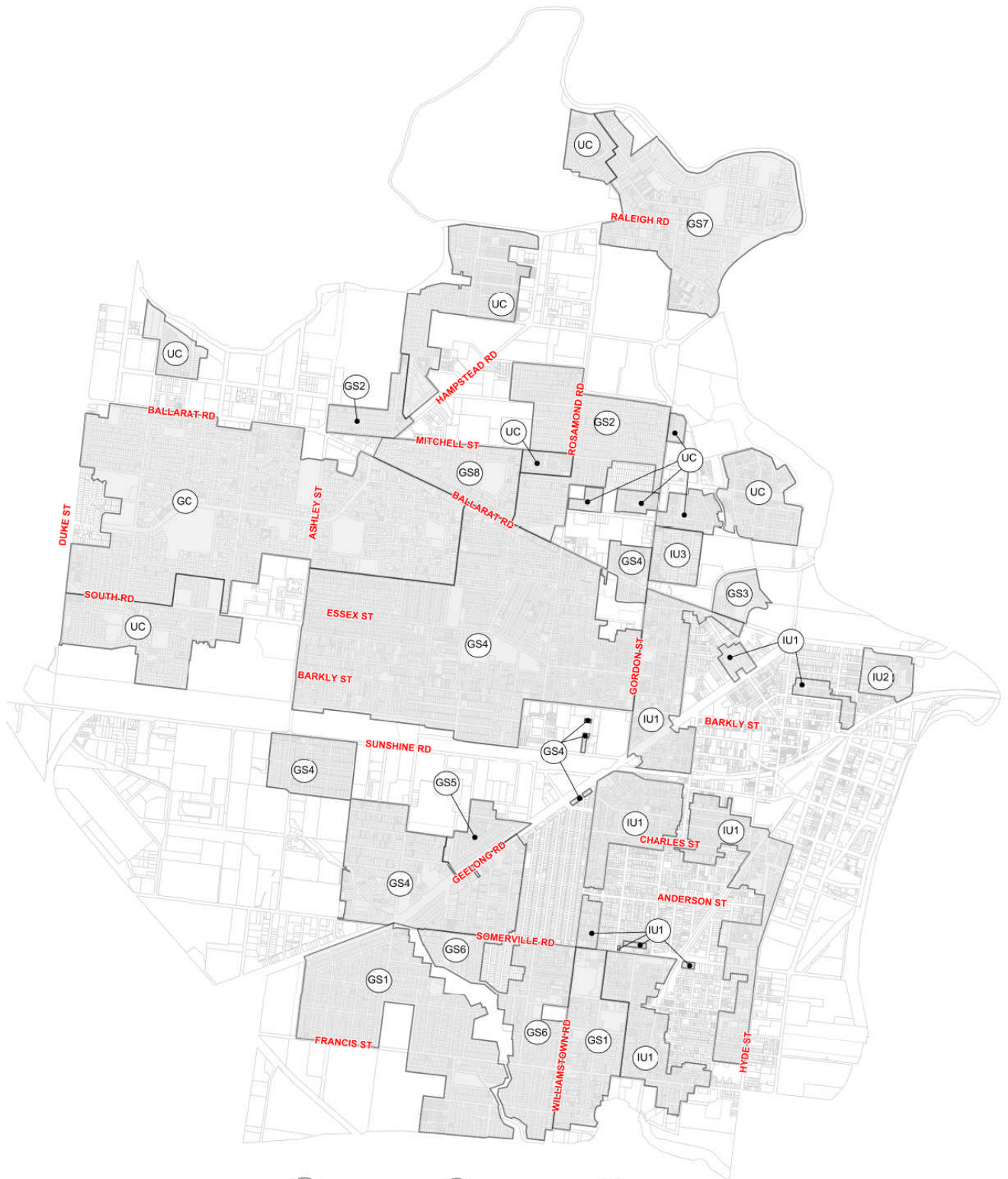
Policy Reference

13/12/2012
C111

Maribyrnong Neighbourhood Character Review, Planisphere, February 2010

Maribyrnong Neighbourhood Character Review Character Guidelines

Maribyrnong Neighbourhood Character Precincts



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|-------|-------------------|-------|-------------------|-------|--------------------|
| (GC) | Garden Court | (GS5) | Garden Suburban 5 | (IU1) | Inner Urban 1 |
| (GS1) | Garden Suburban 1 | (GS6) | Garden Suburban 6 | (IU2) | Inner Urban 2 |
| (GS1) | Garden Suburban 2 | (GS7) | Garden Suburban 7 | (IU3) | Inner Urban 3 |
| (GS3) | Garden Suburban 3 | (GS8) | Garden Suburban 8 | (UC) | Urban Contemporary |
| (GS4) | Garden Suburban 4 | | | | |