

## Residential Streetscape Landscape Character Areas



Character is what makes one neighbourhood distinctive from another. It is the way a place 'looks and feels'. Respecting character does not mean that new development cannot occur, instead it is based on a design-led approach that builds on the valued characteristics of neighbourhoods. To understand local character, streetscape analysis has been undertaken to identify character attributes within the local area.

Three different kinds of streetscape character were identified within City of Prospect, namely:

- **Residential Streetscape Landscape Character**
- Residential Streetscape Built Form Character
- Residential Streetscape Mixed Character.

Residential Streetscape Landscape Character Areas are those areas where landscape quality is the dominant and consistent feature and built form attributes are often discreet and varied. Streetscape views are dictated by established street tree canopies and usually associated with 'soft' landscaping within verges with well landscaped gardens within front yards. Landscape key character attributes are associated with:

- Land division patterns with larger properties
- Wide frontages
- Large front and side setbacks (creating spaces to and between buildings)
- Landscaping (front yards and road verge)
- Crossovers (minimal hard landscape areas).

## Character Mapping

### Prospect Residential Character

■ Residential Streetscape (Landscape) Character

### Prospect Street Character Areas

Highly consistent character

Consistent character

Varying character

Landscape character only

City of Prospect Boundary



Design Guidelines

Character Attributes	Objectives	Design Response	Avoid
1. Land division pattern	To reinforce the streetscape pattern that comprises residential properties that largely display the original land division pattern following grid type street patterns and regular rectilinear allotments comprising larger properties.	Maintain existing minimum site areas and frontages.	Relaxing planning parameters (minimum site area or frontages) that allows for an eroding of consistent land division patterns and opportunities for buildings to be sited to allow for suitable landscaping treatments.



*A reasonably consistent allotment pattern exists with regular rectilinear properties with very large site areas (greater than 900sqm) to large site areas (601-900sqm) and very wide frontages (greater than 21m) to wide frontages (16-21m). Some allotment variations exist (depth of properties), but with limited impact to the street.*

Character Attributes	Objectives	Design Response	Avoid
2 Dwelling style and type	Retention of traditional pre-1950s large detached dwellings together with similar scaled, designed and sited contemporary dwellings.	Support a range of detached dwelling styles and types that sit comfortably behind extensive landscaping within front yards and street verges	Siting and design of development that promotes built form dominance over valued landscape qualities.



*Existing and new dwelling styles that sit comfortably behind existing landscaping (front yard and road reserve).*

*Example of one into two dwellings that meets design character attributes, except for front setbacks that should be given a high priority within Landscape Character Area (images below).*

Character Attributes	Objectives	Design Response	Avoid
3 Dwelling height	<p>To provide primarily single storey housing from primary street views. Emphasise built form horizontality over vertical height</p> <p>Where clusters of two storey dwellings exist, this larger scale can be supported and complemented with suitably scaled landscaping.</p> <p>To relate to the typography of the land (eg. to step down with the fall in land or steps up to front door).</p>	<p>Retain single storey frontage (walls up to 3.5 metres high) to the primary street, with opportunity for development within the roof space or two storey (walls up to 7 metres high) at the rear of the dwelling and obscured from street views. Align eaves/gutter/verandah lines with existing predominant heights.</p> <p>Where typical within the streetscape, two storey (walls up to 7 metres high) can be supported with clean vertical sides between levels for the main dwelling in association with similarly scaled surrounding landscaping to reduce built form dominance.</p>	<p>The height of the built form dominating streetscape views and landscaping elements.</p> <p>Uninterrupted or high walls visible from the street.</p> <p>Additions and alterations that have a negative impact on the integrity of the existing character dwelling.</p> <p>Built form not following the slope of the land.</p>

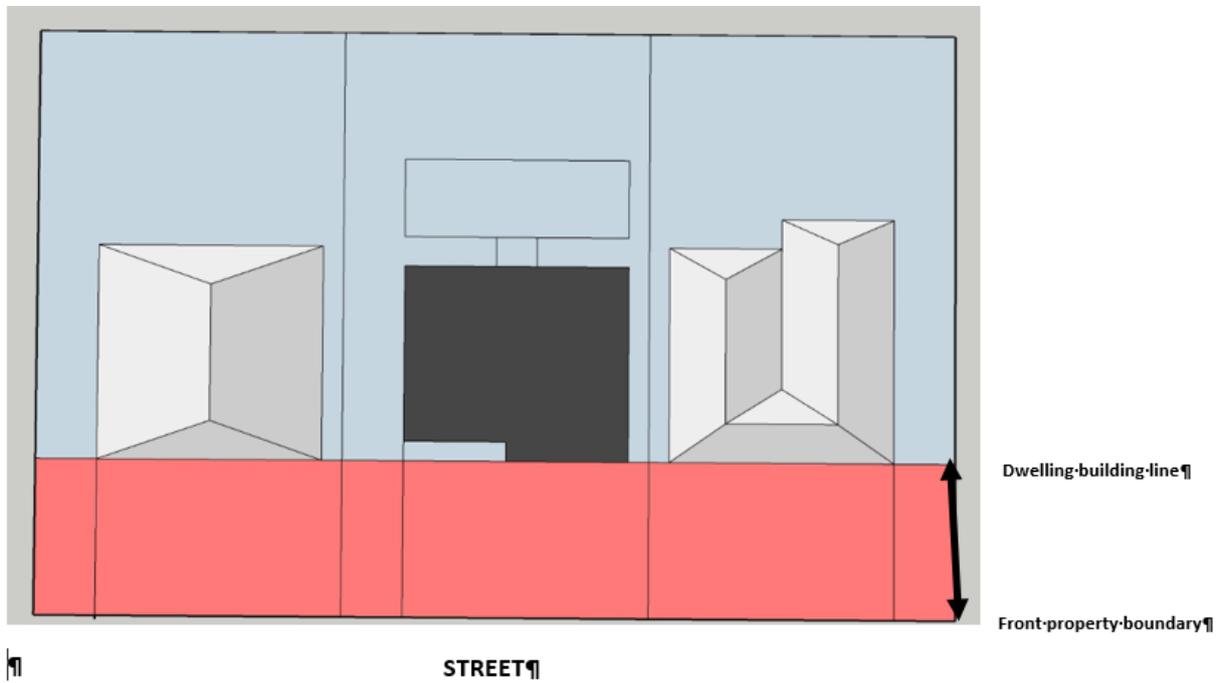


*Respect prevailing single storey building height to the street with any additions sited behind the existing main dwelling or in the existing roof space and primarily obscured from street views (two images to the left).*

*New two storey development may be appropriate and supported by well landscaped front yards and street verges (centre image).*

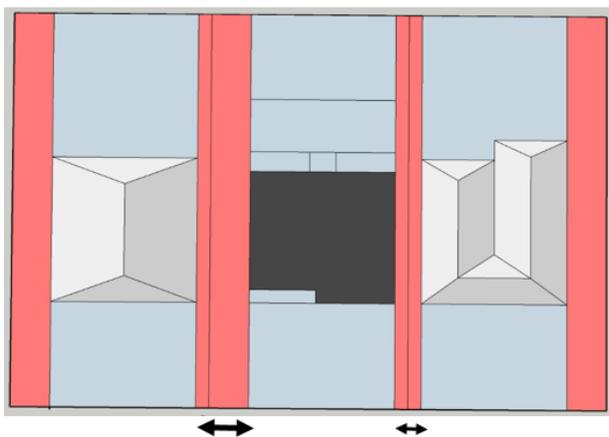
*Dwelling additions/alterations to maintain integrity of existing dwelling as viewed from the street (image above right).*

Character Attributes	Objectives	Design Response	Avoid
4 Front setback	To retain space in front of buildings and support the dominance of soft landscaping in front yards and an extension of well vegetated road verges	Large front setbacks or no less than the average setback of the adjoining dwellings	Compact and inconsistent front setbacks and extensive use of hard landscapes.



*Consistent front setbacks prevail and are encouraged, but the primary consideration is for large front setbacks to allow for well landscaped front yards to supplement well treed street verges. The siting of dwellings away from the front boundary provides a sense of space and greenery within the streetscape.*

Character Attributes	Objectives	Design Response	Avoid
5 Side setback	<p>To maintain large areas of space between buildings to encourage a landscape setting and visual and physical separation between dwellings.</p> <p>Encourage asymmetrical (larger car space and smaller pedestrian access) side setbacks to side boundaries to support traditional spacing's.</p> <p>Two storey dwellings to have increased setbacks to complement a greater scale.</p> <p>Traditional multi-storey buildings have a consistent setback between building levels which should be encouraged.</p>	<p>Single storey dwellings to have asymmetrical side setbacks of at least 3 metres one side and 0.9 metres on the other side.</p> <p>Dwellings with multiple levels to have increased setbacks (to all levels where possible) to complement the greater scale with parameters in accordance with Planning and Design Code requirements*.</p> <p>Building walls on side boundaries may be appropriate in the following circumstances only:</p> <ul style="list-style-type: none"> <li>- A party wall for semi-detached or row dwellings</li> <li>- Second floor above a garage on the boundary to the length of the garage</li> <li>- A building (other than the main dwelling) that is minor and obscure to the streetscape.</li> </ul>	<p>Narrow symmetrical ground level setbacks, no adjustment for increased building heights and buildings located on the boundary.</p>



\*Side boundary setback of:

- at least 900mm where the wall is up to 3m
- other than for a south facing wall, at least 900mm plus 1/3 of the wall height above 3m
- at least 1.9m plus 1/3 of the wall height above 3m for south facing walls.

*Encourage typical asymmetrical spacing between buildings with views into backyards from the street. Extends and connects views of greenery through and beyond the built form.*

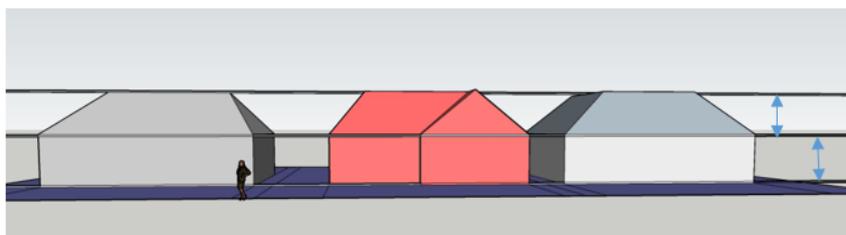
Character Attributes	Objectives	Design Response	Avoid
6 Traditional features (street facing, pitched roofs, front verandah, façade articulation and decoration)	Encourage consideration of traditional features of dwellings, including street facing orientation, pitched roof profiles, moderate façade articulation (front verandah, eaves and off-set walls) and decoration mainly detailing edges to windows, doors, verandahs, walls and on gable ends.	<p>Traditional features (see Objectives) are present with limited dominance by specific architectural elements. These features are to be referenced and reinterpreted in a modern way.</p> <p>Vertical proportions of each building storey and the roof are similar.</p> <p>Façade articulation with door and window fenestrations vertically styled and comprise up to 50% of total wall coverage on the front façade.</p>	<p>Visual prominence of blank uninterrupted walls and garage doors within front facades.</p> <p>Avoid replication of past/historic detailing which mimics tradition.</p>



*Dwelling facades typically display traditional features with moderate built form articulation and detailing in specific areas.*

*Pitched roofs with a similar vertical proportion as the single storey wall height.*

*Vertically styled windows with the solid to void ratio of front façade of greater than 1:1.*



Vertical proportion of roof height equals wall height (for each storey). ¶

Character Attributes	Objectives	Design Response	Avoid
7 Materiality and colours	Predominant use of single durable material for front façade (stone, brick or render), roof material (sheet metal or tiled) and colour theme (earthy or grey tones) with other materials and colours as highlights.	Use of a predominant single durable wall/roof material and colour theme for the majority of the front façade with other complementary materials and colours as highlight features.  A change of colour, texture and/or material may be suitable for development situated behind the street facing building component.	The use of multiple, highly contrasting (eg. black and white) or non-traditional material and colour palettes.  Lack of texture on the street facing façade.



Earthy-tones.....Grey-tones



*Typical use of solid and durable wall materials (stone, brick or render) in combination with metal and tiled roofs.*

*Typical examples of earthy (sandstone to reds) colour or greys (bluestone to dark and light greys).*

Character Attributes	Objectives	Design Response	Avoid
8 Garages and carports	To be subordinate to the main dwelling by limiting visual prominence (scale, height and width) to the primary streetscape.	<p>Garages/carports to be ancillary to the main dwelling with respect to the following design measures:</p> <ul style="list-style-type: none"> <li>- located behind the front façade of the dwelling</li> <li>- situated below the main roof ridgeline of the dwelling</li> <li>- width to be less than half of the main dwelling frontage or no greater than 7 metres, whichever is lesser</li> <li>- materials and colours to complement the dwelling.</li> </ul>	<p>Garage/carport dominance to the street with large bland garage doors providing low aesthetic qualities.</p> <p>Basement or undercroft garaging and parking.</p>



*Typically displaying single carports and garages per dwelling providing a minor visual element to the main dwelling/s as viewed from the street (as shown in the top images). An undesirable outcome is where garaging/garage doors dominate street views as in this two storey unit development example (bottom image).*



Not-Recommended

Character Attributes	Objectives	Design Response	Avoid
9 Front gardens and fences	Expansive and established soft landscaped front gardens and low open fences are typical in this character area creating well vegetated streetscape views	<p>Front gardens to comprise soft landscaping for greater than 50% of the site forward of the dwelling.</p> <p>Fencing forward of the dwelling to be up to 1.2 metres high, visually permeable and in style that complements the dwelling style.</p>	<p>Unnecessary removal of existing/mature vegetation.</p> <p>Dominant hard landscapes forward of the dwelling.</p> <p>High solid front fencing to visually block streetscape views.</p>



*Low and substantially open front fences (to the front façade of the dwelling) allow substantially uninterrupted views of front yard gardens with extensive landscaping and a continuation of greenery from the street verge.*

Character Attributes	Objectives	Design Response	Avoid
10 Crossovers and driveways	Streetscape is dominated by single (width and number) driveways and crossovers to the street to promote soft landscaping within front yards and within the street verge.	Single width driveway or driveway narrowed to 3.2 metres at the front boundary and only one crossover per site.	Double width and multiple driveways and crossovers to the street.



Not Recommended

*Examples within the same street of different streetscape outcomes with desirable single crossovers (width and number) per site (image above) compared with undesirable wide paved crossovers promoting excessive 'hard' landscapes and limited space for tree planting and a green understorey (image below).*

Character Attributes	Objectives	Design Response	Avoid
11 Street trees and verges	Well vegetated streetscapes with extensive canopy cover and soft landscaping understorey within wide road verges.	Extensive canopy cover of 80 to 100 percent within streets and complementary soft landscaping within the understorey.	Streetscape vistas dominated by hard surfaces and structures, such as roads, footpaths, gravel verges, on-street parking and power poles.  Siting the dwelling that promotes tree removal or substantial tree damage.



*Streetscape views dominated by landscape qualities within the street verge (street trees and understorey) and large front gardens with the built form providing a subtle backdrop.*