

Residential Streetscape Mixed 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.**

Mixed Character Areas are those areas where built form and landscape attributes are varied within the streetscape. Some character attributes may be consistent within streetscapes, but overall variability is the most dominant factor.

Character Mapping

Prospect Residential Character


 Residential Streetscape (Mixed) 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 maintain existing minimum allotment size and frontages, with scope for smaller land divisions that maintain minimum site frontages in strategic locations.	<p>Maintain existing minimum site areas and frontages.</p> <p>Where strategically located in close proximity to corridors/centres, large public open space and public transport nodes and in accordance with streetscape qualities (eg minimum frontage widths), smaller allotments may be a suitable response.</p>	Arbitrary changes to allotment sizes and frontages that are not based on strategic benefits or streetscape qualities.



Hypothetical small or 'micro-lot' land division on corner properties.

Evolving area displaying a variety of allotment dimensions based on a mix of traditional sized properties and recent 1 into 2 land divisions at minimum site area and frontages (image above). Opportunities for smaller allotment land division may be considered in preferred strategic locations and where streetscape qualities are protected (eg similar frontage widths), such as 'micro-lots' (6 to 8 metre frontages and 16 to 30 metre depths) on corner properties (image to the right). This initiative is derived from traditional single fronted cottage sites that are well represented in the council area.

Character Attributes	Objectives	Design Response	Avoid
2 Dwelling style and type	A range of dwelling styles and types are anticipated to provide housing choice.	Encourage new dwelling styles and types that are in context with the surrounding locality.	Design responses that do not respect the Prospect character attributes.



Example from City of Eugene in Oregon, Missing Middle Housing Types, 2017

Streetscape showing a variety of dwelling styles and types (image above of two storey townhouses alongside a single storey 1970s unit development and a traditional detached bungalow).

New housing initiatives that provide greater housing choice and maintain primary streetscape character are envisaged. Sensitive infill replacement, traditional home conversions (1 into 2), cluster housing (1 into 3 or 4) and laneway housing can provide housing choice without negatively impacting on the streetscape (subject to meeting minimum required parameters and good contextual design).

Character Attributes	Objectives	Design Response	Avoid
3 Dwelling height	Predominantly comprising single and some two storey dwellings. Three storey dwellings are only applicable in special circumstances, such as on very large sites or where immediately adjacent to a zone with existing or envisaged development of a similar scale.	Primarily comprising dwellings up to two storey in height (7 metre wall height to eaves from ground level). Position larger scale components of development away from adjoining low rise detached housing. Three storey dwellings (10.5 metre wall height to eaves from ground level) where its relationship to the prevailing development are paramount (eg. expressed as two storeys from the street) and may include sites that allow for a reasonable transition toward an abutting Urban Corridor Zone or where centrally located on a very large site (> 1000 sqm) as part of an integrated development.	Streetscapes with varied wall and building heights in relation to prevailing development. Uninterrupted high walls visible from the street. Built form not following the slope of the land.



Above images are in the same street and opposite each other showing a single storey cluster of traditional and recent dwellings. Note that the new dwellings have substantially reflected character attributes, except for garage and driveway dominance to the street.

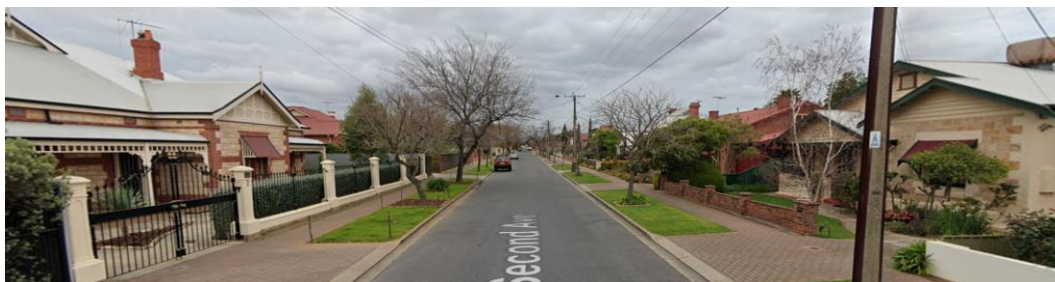
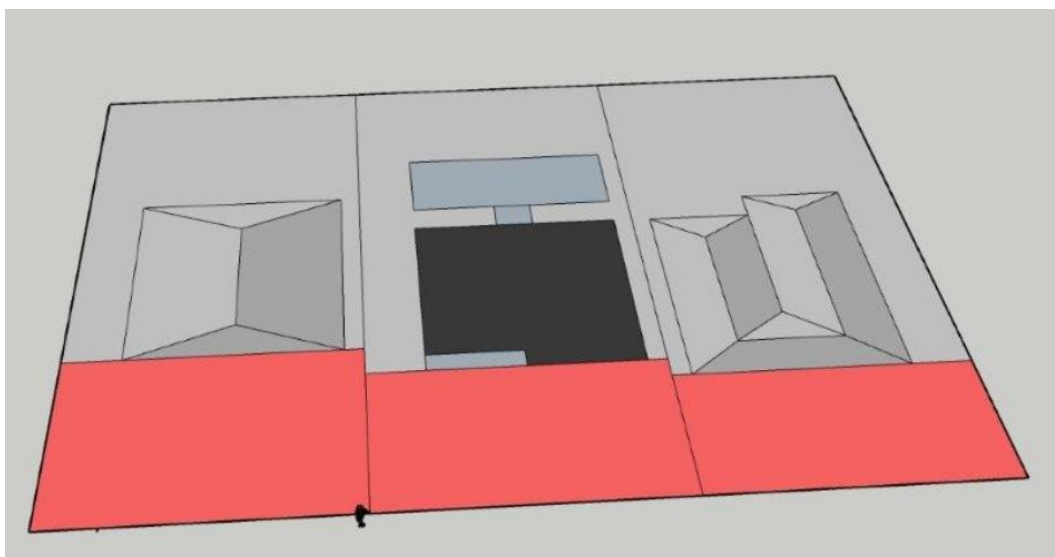


Some streets with a mix of dwelling heights need careful contextual consideration with siting of height and massing to be integrated with surrounding built form (image above left), others with consistent rhythm provided by two storey clusters (image above centre) and three storey is envisaged only in special circumstances and expressed as an integrated element or as two storeys from the street (two images above right were taken outside of the character area).



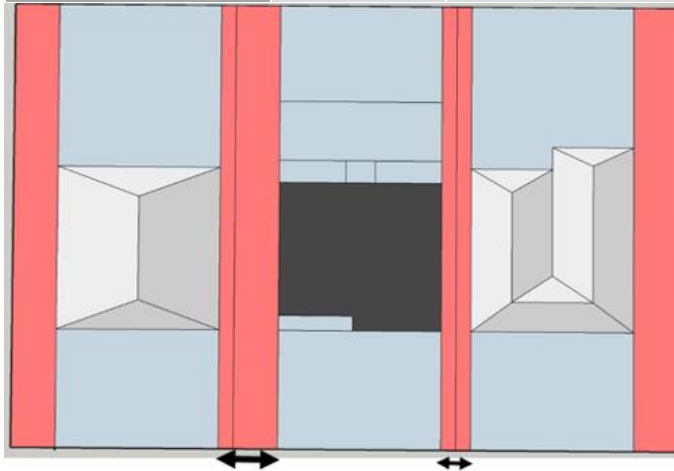
Dwelling additions/alterations are to be a minor element to the street and maintain the integrity of the main dwelling. In this example the two storey addition to the rear of the existing dwelling is obscured from the street, it does not dominate the main dwelling and reads as a separate structure and therefore does not affect its integrity.

Character Attributes	Objectives	Design Response	Avoid
4 Front setback	<p>Frontage of dwelling should be consistent to or in transition with the setbacks of neighbouring dwellings.</p> <p>Smaller site areas will comprise smaller front setbacks and create a more compact streetscape look and feel.</p>	<p>Front setbacks to the main building façade to be proportional to the minimum allotment size for the locality.</p> <p>Where setbacks are varied, adopt the average setback of the building line of adjoining sites to promote a smooth transition pattern in the streetscape.</p>	Promoting varied front setbacks in relation to the prevailing development.



Although front setbacks may not be as consistent as in other character areas, the aim is to minimise irregularities and provide a streetscape rhythm to the siting of buildings.

Character Attributes	Objectives	Design Response	Avoid
5 Side setback	Encourage side setbacks to produce physical and visual separation between dwellings, wherever possible.	<p>To provide minimum setbacks of 0.9 metre for single storey dwellings (may include a garage under the same roof) with asymmetrical (larger on one side than the other) separation envisaged.</p> <p>Dwellings with multiple levels to have consistent setbacks between building levels and increased setbacks to complement the greater scale in accordance with Planning and Design Code requirements*.</p> <p>Building walls on side boundaries in the following circumstances:</p> <ul style="list-style-type: none"> - A party wall for semi-detached or row dwellings - Second floor above a garage on the boundary to the length of the garage - A building other than the main dwelling that is minor and subservient to the streetscape. 	Continuous built form on facing the street with widespread siting of buildings on side boundaries.



*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.



Spacing between buildings is encouraged. Single storey development on smaller sites to support narrower side setbacks. As building scale and the potential for overshadowing increases, setbacks increase.

Character Attributes	Objectives	Design Response	Avoid
6 Traditional features (pitched roofs, front verandah, façade articulation and decoration)	Incorporate the use of traditional features of dwellings, including street facing orientation, pitched roof profiles, moderate façade articulation (front verandah, eaves and off-set walls) and some detailing of edges to windows, doors, verandahs, walls and on gable ends.	<p>Traditional features are present with limited dominance of specific architectural elements. Features are referenced and reinterpreted in a modern way.</p> <p>The vertical proportions of each building storey are typically greater than the roof.</p> <p>Façade articulation and vertically prominent fenestration is present facing the primary street.</p>	<p>Development devoid of traditional dwelling features, including prominent blank uninterrupted walls and garage doors facing the street.</p> <p>Replication of past/historic detailing that mimics tradition.</p>



Use of traditional features (street facing orientation, pitched roof, moderate façade articulation from front verandah, eaves, off-set walls and façade detailing) with a contemporary interpretation (images at top).

Front facades that do not incorporate most of the traditional features and have an absence of façade detailing do not support Prospect's local character (image at bottom).

Character Attributes	Objectives	Design Response	Avoid
7 Materiality and colours	<p>Encourage the consistent use of durable materials and a limited range of materials and colours.</p> <p>The minor use of other materials (metal cladding or composite timbers) to articulate facades and reflect contemporary housing styles.</p>	<p>The selection of durable materials to include stone, brick and rendered walls.</p> <p>The colour palette to include a unified earthy (sandstone inspired) or grey (bluestone inspired) tones as viewed from the street.</p> <p>Where contextual scale and massing is important as height increases, consider material and colour changes between levels and using lightweight design features.</p>	<p>The use of multiple, highly contrasting (eg. black and white) or non-traditional material and colour palettes.</p> <p>Lack of texture on the street facing façade.</p>



Not Recommended

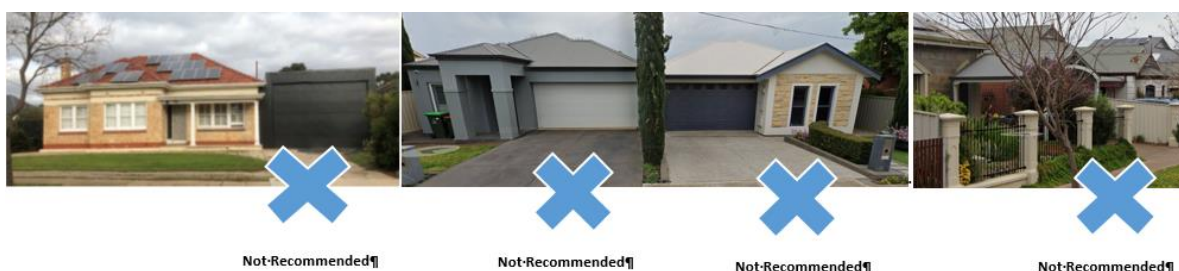


Earthy-tones.....Grey-tones

Double fronted cottage showing traditional sandstone and red brick detailing around windows, doors wall edges and chimneys in association with red iron roofing (top left image). Contemporary home with façade stone and rendering combination and black detailing around windows and gutters (top right image)

Entire timber cladding exterior in light blue-green colour that is not representative of Prospect's materials and colours palette (bottom image).

Character Attributes	Objectives	Design Response	Avoid
8 Garages and carports	To be ancillary and not dominate the main dwelling by limiting its visual prominence (scale, height, width, location, materials and colour finish) to the streetscape.	<p>Single or double garages/carports to be ancillary to the main dwelling with respect to the following design measures:</p> <ul style="list-style-type: none"> - setback behind or aligned with the main face of the dwelling - situated below or as an extension of the main roof ridgeline of the dwelling - width to be up to half of the main dwelling frontage or no greater than 7 metres, whichever is lesser - materials and colours to complement the dwelling. 	<p>Garage/carport dominance to the street.</p> <p>Basement/undercroft garaging and parking.</p>



Example of recently constructed semi-detached dwellings with two separate garages designed to minimise the visual impact of the garage doors to the street and allowing for the retention of the street tree (image on top).

Examples of garages/carports that are dominant features in relation to the main dwelling due to their height, width, location or discordant colour finishes. Double garaging on smaller properties encourages excessive amounts of hard surface driveway and crossover forward of the dwelling (images below).

Character Attributes	Objectives	Design Response	Avoid
9 Front gardens and fences	A patchy landscaped mosaic within front gardens and associated with low open fences (unless fronting onto main roads) are typical in this character area.	<p>Front gardens to comprise soft landscaping of at least 40 to 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>Fencing forward of the dwelling to be up to 1.8 metres high with articulation and soft landscaping, to provide screening and sound attenuation adjacent to main roads.</p>	<p>Unnecessary removal of existing/mature vegetation</p> <p>Dominant hard landscapes forward of the dwelling.</p> <p>High solid front fencing on local streets to visually block streetscape views.</p>



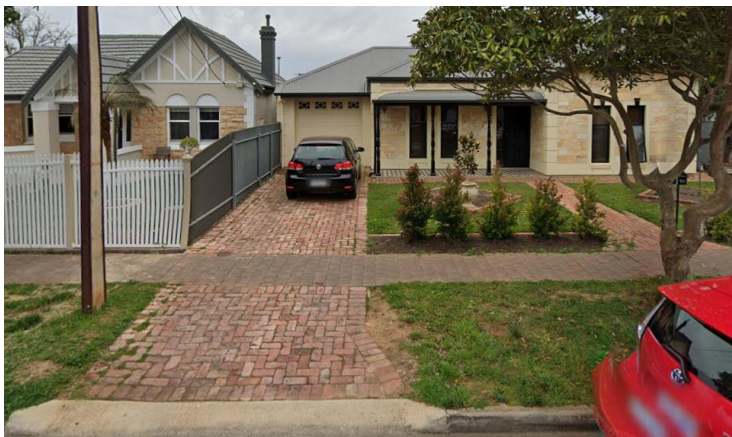
Not Recommended

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Examples of good front landscaping and fencing in front of a detached dwelling and for a two storey unit development incorporating vegetation with contextual height and scale (image at top). Examples of front yards with limited or no landscaping (artificial lawn and paving) and solid and high fencing in front of dwelling that creates a visual barrier to streetscape views on local roads (images below).

Character Attributes	Objectives	Design Response	Avoid
10 Crossovers and driveways	A streetscape dominated by single (width and number) driveways and crossovers to the street to promote soft landscaping within front yards and within the street verge.	To comprise a single (width and number) driveway or driveway that is narrowed to 3.2 metres at the front boundary.	On-site double width and multiple driveways and crossovers to the street.



Not-Recommended



Not-Recommended

Single or double driveways tapered to a single crossover at the front boundary is envisaged (image top left).

Double driveways and crossovers and multiple site access points encourages excessive use of hard pavement within front yards and in the road verge with negative impacts on garden areas and to street trees.

Character Attributes	Objectives	Design Response	Avoid
11 Street trees and verges	Patchy vegetated streetscapes with moderate to limited canopy cover and soft landscaping within road verges.	Enhance canopy cover to at least 65% percent within streets and provide supporting soft landscaping cover 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.



Two examples of different street verge qualities showing a well treed streetscape with consistently spaced plantings within a narrow grassed verge (image above) and a streetscape with limited street trees provided with a patchy distribution on a wide grassed verge (image below). All streets comprise footpaths on both sides and overhead power-lines along one side of the road only.

Street tree plantings and understorey treatments have a significant influence on the look and feel of a streetscape.