










3.3 Inner Urban (garden)

Inner urban (garden) is predominantly defined by Victorian, Edwardian and Interwar era dwellings, along with an increasing prevalence of contemporary infill development. Regular front and side setbacks, together with low or transparent front fences, help to create a sense of space in the streetscape. Consistent front setbacks provide space for modest front planting.

The public realm features wide streets that provide on-street carparking, footpaths and grassy nature strips. Streets have a formal subdivision pattern with modified grid layouts, which can vary throughout the area. Changes in permeability of lots, as well as presence of rear and side laneways contribute to these variances.



Existing Character Attributes

	Architectural Style, form and layout <ul style="list-style-type: none"> • Older base of Victorian, Edwardian and Interwar era styles, with occasional Postwar era style and contemporary infill development. • Buildings are generally detached, with occasional attached styles. • Front facades are articulated with the use of verandahs, balconies, recesses, windows and doorways. • Building and roof forms are generally mixed in older developments and flat in contemporary developments.
	Building materials <ul style="list-style-type: none"> • Mix of timber weatherboard, brick, render and other contemporary materials.
	Building heights <ul style="list-style-type: none"> • 1 to 2 storeys, occasional 3 storey apartments on main roads.
	Roof styles <ul style="list-style-type: none"> • Predominantly gabled roof styles and occasional hipped or flat roofs constructed of steel, iron or tiles.
	Garages and carports <ul style="list-style-type: none"> • No visible garages or carports in front setback areas. • Parking structures and crossovers occasionally located on the side boundary. • Lanes provide rear access to garages / carports.
	Orientation and Siting <ul style="list-style-type: none"> • Buildings are oriented parallel to address the street. • Consistent front setbacks ranging from 2 to 6m. • Side setbacks are narrow or non-existent or up to 3m in width.
	Front Fencing <ul style="list-style-type: none"> • Low or transparent front fencing, up to 1.2m in height and constructed of materials suited to the building.
	Gardens <ul style="list-style-type: none"> • Low, well-maintained formal garden settings.
	Public Realm <ul style="list-style-type: none"> • Streets have a formal grid layout with footpaths, nature strips, laneways and concrete kerbs and channels. • Street trees are regularly planted through most of the area. • Modified grid layout with rear laneways.