

3.6 Contemporary Residential (garden)

Contemporary Residential (garden) is characterised by consistent built form that is reflective of contemporary building styles and curvilinear subdivision developed between the 1980s and 2000s. Dwellings are generally detached and are a mix of single and double storey. Materials are primarily brick and roof forms are generally hipped and tiled.

Front setbacks are generous, with provisions for high levels of planting and formal landscaping. Front gardens are low level, established and feature exotic plant species. Absent or low front fencing forward of the dwelling creates an open streetscape. Side setbacks are narrow as dwellings are often built to the width of the block. Street trees are irregularly planted, with grassed nature strips being a common sight.



Existing Character Attributes



Architectural Style, form and layout

- Predominantly contemporary development established between the 1980s and early 2000s.
- Buildings are generally detached.
- Front facades are articulated with the use of verandahs, balconies, recesses, sculptures, porch entries and doorways.



Building materials

- Predominantly brick or render, with other contemporary materials and detailed design features.



Building heights

- Mix of 1 to 2 storey single dwellings.



Roof styles

- Predominantly hipped, tiled roofs.



Garages and carports

- Parking structures and crossovers in the form of double car garages and large driveways.
- Car parking is generally located in line with the building and occasionally behind the facade of the dwelling.



Orientation and Siting

- Buildings are oriented parallel to or address the street.
- Dwellings generally feature generous front setbacks of between 4 to 9m.
- Side setbacks are narrow to modest, ranging from 1m to 3m.



Front Fencing

- Low or solid front fencing, up to 1.2m in height and constructed of brick to suit the building material.



Gardens

- Well-maintained front gardens, with low-level established planting, often featuring exotic plant species.



Public Realm

- Curvilinear, court-based, street pattern with wide nature strips and a combination of concrete kerbs and channels and occasional rollover kerbs.
- Footpaths not always present on both sides of the street.
- Some parts have street trees on nature strips.