

## 3.7 Contemporary Residential (views)

Contemporary Residential (views) is defined by its strong landscape setting that features undulating topography and panoramic views. Dwellings in this area are a dominant feature, visible from many streets and public spaces. Dwellings are generally detached and typically constructed of brick, with occasional rendering. Key distinguishing features include building heights of up to 3 storeys in areas with tree top views.

Dwellings in this precinct contain wide street frontages and have large front setbacks from the street, providing for planting, front garages and occasional steep driveways. Low and permeable front fences allow for views through to dwellings and front garden areas. The lack of footpaths contributes to a merging of the public and private realm, with dwellings become a part of the broader rolling landscape.



## Existing Character Attributes



### Architectural Style, form and layout

- Predominantly Postwar era styles with occasional contemporary development.
- Buildings are generally detached with occasional semi-detached styles.
- Front facades are articulated with the use of balconies, recesses, windows and doorways.
- Building and roof forms are generally mixed in older developments and flat in contemporary developments.



### Building materials

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



### Building heights

- Predominantly 1 to 3 storeys.



### Roof styles

- Mix of pitched (gable or hip) or flat roofs constructed of steel, iron or tiles.



### Garages and carports

- Parking structures and crossovers in the form of double car garages and steep driveways.
- Car parking is generally incorporated into the building, in front of the dwelling and occasionally in line with the building.



### Orientation and Siting

- Buildings are oriented parallel to or address the street.
- Front setbacks are generous, ranging from 4m to 9m.
- Side setbacks range from 1 to 3m in width.



### Front Fencing

- Mixed fencing up to 1.5m in height and constructed of brick or masonry.



### Gardens

- Formally landscaped gardens with significant planting and canopy trees.



### Public Realm

- Streets have a modified grid layout.
- Some parts have curved roadways with cul-de-sacs.
- Footpaths not always present on both sides of the street.
- Street trees are regularly planted through most of the area.
- Sloping topography.