










3.2 Inner Urban (compact)

Inner urban (compact) denotes a small pocket of residential dwellings, representative of Victorian, Edwardian and Interwar era styles. Buildings dominate the streetscape, featuring either small front setbacks or set up to the footpath, often with no side separation. Row terrace houses and workers cottages are common in this area.

The area is characterised by low front fences and low, narrow front gardens. The public realm is made-up of narrow streets and concrete sidewalks, with occasional tree planting. Subdivision layouts are formal, and comprise rear and side laneways.



Existing Character Attributes

	Architectural Style, form and layout <ul style="list-style-type: none"> • Older base of Victorian, Edwardian and Interwar era styles, with contemporary infill development. • Buildings are generally attached, with some detached structures. • Front facades are articulated with the use of verandahs, balconies, ornamented parapets, windows and doorways. • Buildings 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.
	Roof styles <ul style="list-style-type: none"> • Mix of pitched (gable or hip), parapet 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. • In some areas buildings are built up to the front boundary, otherwise there are consistent setbacks of 1 to 3m. • Side setbacks are narrow or non-existent, or up to 1m in width.
	Front Fencing <ul style="list-style-type: none"> • Low or transparent front fencing, up to 1.2m in height constructed of timber or wrought iron.
	Gardens <ul style="list-style-type: none"> • Low, narrow garden settings.
	Public Realm <ul style="list-style-type: none"> • Streets are narrow and have a Victorian era base with a fine-grain, formal grid layout. They consist of laneways, modest lot sizes, narrow footpaths and bluestone or concrete kerbs and channels. • Few street trees are planted where space is provided on the road or sidewalk. • Modified grid layout with rear and side laneways.