










3.4 Urban Garden (inner)

Urban Garden (inner) is characterised by a mix of Victorian, Edwardian, Bungalow, Interwar and Postwar era styles, along with an increasing prevalence of contemporary infill development. Buildings are generally large in scale, featuring front and side setbacks and present a range of architectural styles of a high quality design and material finishes. A noteworthy feature is the varying building heights, particularly in areas situated on higher ground with city views.

Regular front setbacks allow for well established gardens. Consistent street tree planting, including large canopy trees are a prominent feature and resemble avenue style street tree planting in some parts. Streets have a formal, gridded layout and include footpaths and nature strips.



Existing Character Attributes

	Architectural Style, form and layout <ul style="list-style-type: none"> • Mix of Victorian, Edwardian, Bungalow, Interwar and Postwar era styles, with contemporary infill development. • Buildings are generally detached, with occasional semi-detached unit complexes and attached styles. • Front facades are articulated with the use of entrance porches, verandahs and bay windows. • Building and roof forms are generally mixed.
	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"> • 1-2 storeys, occasional 3 storeys on main roads.
	Roof styles <ul style="list-style-type: none"> • Predominantly gabled fronted roof styles, with broad roof planes and generous eaves. • Occasional hipped or flat roofs constructed of steel, iron or tiles.
	Garages and carports <ul style="list-style-type: none"> • Car parking is mixed, located behind the facade of the dwelling or constructed on the side boundary.
	Orientation and Siting <ul style="list-style-type: none"> • Buildings are oriented parallel to address the street. • Front setbacks ranging between 5 to 8m. • Side setbacks are narrow to modest, ranging from 0.5 to 3m.
	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"> • Well-maintained and established garden settings, with significant trees and planting or garden spaces suited to small spaces where necessary.
	Public Realm <ul style="list-style-type: none"> • Streets have a formal, gridded layout with footpaths, grassy nature strips and concrete kerbs and channels. Some parts have curved roadways with cul-de-sacs. • Street trees are large in scale and regularly planted through most of the area. Some parts of the area have formally planted avenue style street trees. • Undulating topography. • City views in some parts.