



# Edge Hill COMMERCIAL

## Precinct Map



## Character Statement

The commercial area of Edge Hill is distinct for its village feel, providing local residents with a mix of uses, including commercial, retail and apartment living. The main focus of this pedestrian-friendly environment is surrounding the intersection of Collins Ave and Woodward St, with secondary retail and medium density housing further east along Collins Avenue. Outdoor dining, wide paved footpaths and shop-front awnings provide a relaxed and informal place for residents and visitors.



## Existing Character Elements

A survey of this precinct showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	A mix of architectural styles are present, from the post-war and contemporary eras.
BUILDING MATERIALS	Brick, render and fibro sheeting.
BUILDING FORM	Mixed.
ROOF STYLE	Flat and pitched styles.
FRONT SETBACKS	Mixed – between 0 and 20m. Some buildings are sited on the front boundary, while others provide car parking in the front setback.
SIDE SETBACKS	Generally 0-3m.
BUILDING HEIGHT	Generally 1-2 storeys, with one 3 storey building.
ORIENTATION TO STREET	Parallel.
CAR PARKING / VEHICLE STORAGE	On-street parking and several off street open car parks for retail/commercial buildings.
GARDEN STYLE	Small garden beds are present throughout and include small shrubs and flaxes.
FRONT BOUNDARY TREATMENT	Buildings are either sited on the front boundary, and in some cases an awning or balcony is set over the footpath, or a car park is provided. Multi-unit developments have high rendered fences.
STREET TREES	Minimal, including shrubs, small trees along the footpath and palms.
ROAD & FOOTPATH TREATMENT	Upstanding kerb, with wide, paved footpaths.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Varies between approximately 15m and 40m.
TOPOGRAPHY	Flat to gently sloping.

