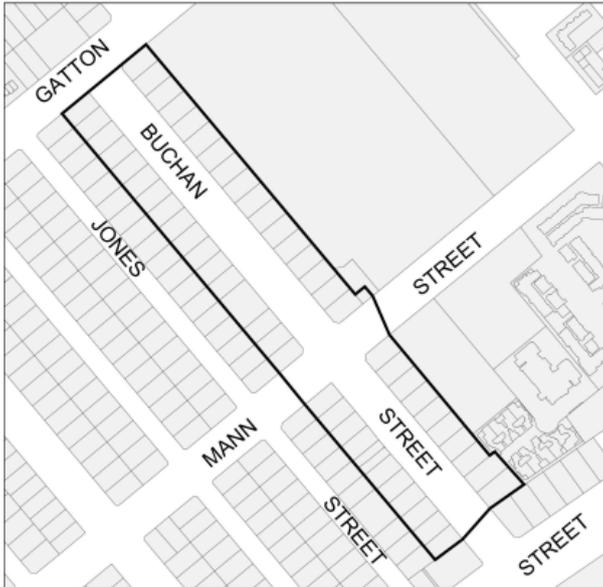




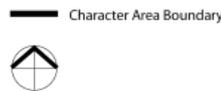
WESTCOURT 2

Precinct Map



Character Statement

Buchan Street is distinctive within its location due to the predominance of 1970s style architecture. The low-scale form, simple building details and use of brick, and occasionally timber, all contribute to the character of the precinct. Unlike adjacent streets within the surrounding grid subdivision, the wide unsealed road verges, grassy nature strips and minimal front yard vegetation give Buchan Street a wide and spacious feel. Simple but well-maintained garden styles, unsealed driveways and low or no front boundary fences provide for an open streetscape.



Existing Character Elements

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

ARCHITECTURAL STYLE	Predominantly 1970s styles.
BUILDING MATERIALS	Brick, timber, masonry block and corrugated steel roofs.
BUILDING FORM	Generally rectangular plan form, typical of the style and austerity of the era, some with front projections.
ROOF STYLE	Predominantly gabled.
FRONT SETBACKS	Generally 4-7m.
SIDE SETBACKS	Generally 1-3m.
BUILDING HEIGHT	Generally low-scale single storey, with a small number of double storey buildings present.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / VEHICLE STORAGE	Generally carports and garages, most attached to the dwelling.
GARDEN STYLE	Predominantly lawn, small flowering shrubs and hedges. Unsealed driveways.
FRONT BOUNDARY TREATMENT	Some short brick/wire fences and short hedge boundaries, most without fences.
STREET TREES	Mixed – medium size native and exotic trees and some small trees.
ROAD & FOOTPATH TREATMENT	No footpaths. Wide grassy verges and nature strips.
SUBDIVISION PATTERN	Grid.
LOT SIZE / FRONTAGE	Generally around 19m.
TOPOGRAPHY	Flat.



WESTCOURT 2

Design Guidelines

Element	Objective	Design Response	Avoid
Height and Building Form	To ensure that buildings and extensions do not dominate the streetscape and respect the prevailing building scale and forms.	Respect the predominant building height and form in the street and nearby properties.	New buildings that are out of character or scale with surrounding period buildings. Overwhelming, boxy new development.
Additions to Buildings	To ensure alterations and additions reflect the existing form and design detail of the building.	Articulate the form of upper storey elevations, particularly front facades that are visible from the street. Use materials, colours and finishes that complement the existing building. Consider the location of outdoor living areas and balconies at upper levels to reduce the apparent bulk of the second level.	Large bulky building additions with flat, poorly articulated wall surfaces.
Siting	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.	Buildings should be set back from both side boundaries, in accordance with the predominant setback pattern in the street.	Boundary to boundary development. No reflection of the predominant side boundary setback pattern.
	To maintain the predominant front boundary setback pattern in the street.	Buildings should be set back at a minimum, the average distance of the front setbacks on the two adjoining allotments.	No reflection of the predominant front boundary setback pattern in the street. Buildings that are set further forward than buildings on neighbouring properties.
Car Parking and Vehicle Storage	To minimise the loss of front garden space and the dominance of car parking structures.	Where located to the side of the dwelling, set back garages and carports behind the line of the front façade. For enclosed car parking structures to the side of a dwelling, use a skillion or flat roof and materials, colours and finishes that complement those of the dwelling. Where providing an enclosed garage beneath a building, set back the garage door from the front façade. Consider the use of timber or slatted garage doors. Minimise paving in front garden areas and use permeable or porous materials for driveways and crossovers and car parking areas.	Standalone garages and carports that mimic the design detailing of the building. Car parking in front setbacks.
Vegetation	To maintain and strengthen the garden settings of dwellings.	Provide substantial vegetation in all setbacks, including canopy trees, shrubs and lawn areas.	Lack of landscaping and substantial vegetation. Large areas of impervious surfaces.
Front Boundary Treatment	To retain the spaciousness of the streetscape and views to dwellings and gardens.	Provide an open frontage.	High, solid fences.