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PART D - LOCAL CHARACTER AREAS

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Local character in Canada Bay

An important principle in managing neighbourhood character is acknowledging that all areas have a character, whose unique qualities should be understood and valued. In some areas the character may be more obvious, more unusual, or more attractive, but no area can be described as having no character. However, certain defined areas within Canada Bay have elements and characteristics that make these areas unique and special.

Unique local character relates to an area's 'look and feel'. It is created by notable and definable characteristics that are sufficiently well recognized and acknowledged by the local community that the characteristics 'define' the area.

The characteristics may be the product of history, including recent history. Note though that all areas have history, but not all areas have heritage significance and not all areas have special local character. Heritage significance is determined by recognised criteria set by Commonwealth, State and Local Government, with reference to the Burra Charter. Special local character is defined by the characteristics that define the area in the eyes of the local community.

Characteristics may include those that give the area a perceived homogeneity, such as a predominant architectural style, or there may be individual elements that shape the character of a whole area, such as a popular tree-lined walking path or local community hub.

Hard elements can include groupings of houses or buildings that, whilst not having heritage significance, may have been built over a short period of time and so therefore share similar and complementary characteristics, such as having the same overall form, scale, massing, materials or colours.

Other hard elements that contribute to local character can include the quality and character of the streetscape, such as the width of the roads, the width of the verges, the presence of street trees, or the nature of front fences or gardens.

Intangible elements can also contribute to local character, such as associations with certain activities. An area may be known for particular cultural associations, or for being particularly dog-friendly. There may be hard but subtle markers or indicators of these characteristics in the area.

Alterations to buildings are possible, but only where the character of the area street is maintained or enhanced. This means that changes to buildings (including first floor additions) or even wholesale replacement is possible, but the overwhelming criteria is the reinforcement of the acknowledged characteristics that define the area.

Housing in the Canada Bay Local Character Areas is generally of three predominant Inter-War architectural styles which fundamentally shape the visual character of the areas. However, even within the character areas, isolated examples of older Victorian or newer modern styles exist, but their presence does not fundamentally alter or detract from the acknowledged characteristics that define the area.

All Local Character Areas are likely to experience future change. However, the amount of change is expected to be minimal and consistent with the desired future character of the Local Character Area.

Development controls in local character areas

The objectives for buildings and land within Local Character Areas are set out in LEP 2013.

A Local Character Area Statement for each local character area in Canada Bay is below.

Each Local Character Area Statement includes a brief background to each area, a description of its current character, a statement of the Desired Future Character, and the planning controls that will ensure that new development is consistent with the desired future character.

Compliance with the Desired Future Character is important to ensure that:

- desirable characteristics are maintained and enhanced;
- past mistakes can be remedied; and
- scenarios for future development can be established.

When preparing a development application, applicants need to address the objectives and controls contained within the DCP and the criteria for the relevant character area.



Local Character Areas in the Canada Bay LGA

Housing character in Canada Bay

The dominant housing styles in a street often contribute to the amenity of an area. In this regard, many of the streets in Canada Bay have groups of houses with consistent form, scale and materials.

It is not their specific historical significance nor individual architectural merits that makes houses so crucial to the character of Canada Bay, but more significantly their value as a grouping of complementary houses.

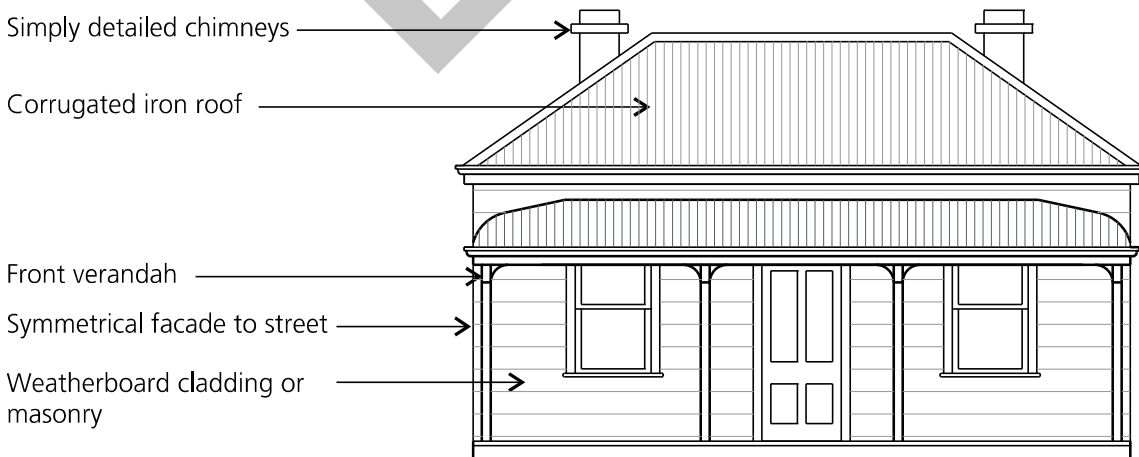
Alterations to houses are possible, but only where the character of the street is maintained. This means that changes to (including first floor additions) and even replacement of these houses is possible, but the overwhelming criteria is the reinforcement of the original streetscapes.

Although examples of other housing types are found in Canada Bay, there are five predominant styles which have fundamentally shaped the visual character of Canada Bay's streets:

Late Victorian Cottages (1880-1895)

Throughout Canada Bay there are still examples of late Victorian cottages built during the 1880s and 1890s. Most of these are clad with weatherboard and corrugated iron roofing, although some have been built of brick and roofed with slates. Most are simple, symmetrically fronted workers' cottages which show a strong Georgian influence.

These cottages are now rare and as such they are the last remnants of the early formative years of the suburban development of Canada Bay during the second half of the 19th century. Their conservation is therefore extremely important.



Stylised example of a Victorian Cottage

Victorian Italianate Houses (1880-1895)

Canada Bay has some good examples of Victorian Italianate houses built in the 1880s and 1890s. These houses are usually built of rendered masonry with a roof of slates (sometimes replaced with tiles). The houses have asymmetric fronts, often with a projecting wing terminating a verandah. Bay windows are common in these houses and the window and door openings are usually embellished with decorative rendered details.

A small number of these houses survive in the older parts of Canada Bay and illustrate the early years of the suburban development of the area. Their conservation is extremely important.



Stylised example of a Victorian House

Federation Houses (1896-1918)

In some parts of Canada Bay, there are very fine examples of Federation Period houses, also known as Queen Anne Style or Edwardian houses. These were built around the turn of the century and in the years leading up to World War 1. These houses showed an interest in the use and expression of natural materials such as brick, timber, slate and tiles. The design of the house was usually deliberately asymmetric with interest taken in creating interesting roof forms. Generous verandahs are a typical feature of the period.

These houses are significant in the area because they represent the first signs of coming middle class affluence and the growth of Australian nationalism in Canada Bay. They are also the first indicators of the suburbanisation of Canada Bay. These houses, particularly where they survive in groups, are also extremely important to the heritage and period character of Canada Bay.



Stylised example of a Federation House

California Bungalow Style Houses (1918-1930)

The California Bungalow Style cottage was influenced by the low pitched, ranch style houses of California advertised in popular magazines of the 1920s. The Australian version of the style incorporated terracotta tiled and/or slate roofing with brick walls. It is typically identified by the use of low slung gabled roofs facing the street. A verandah will usually be found under one of the gables.

Due to its popularity amongst working class families and small builders the Californian Bungalow became the typical house style in the 1920s and early 1930s, the period when much of Canada Bay underwent its greatest development. Concord in particular has large areas where the California Bungalow is the dominant style of housing. Large groups of California Bungalow style houses have created some very attractive streetscapes.



Stylised example of a California Bungalow

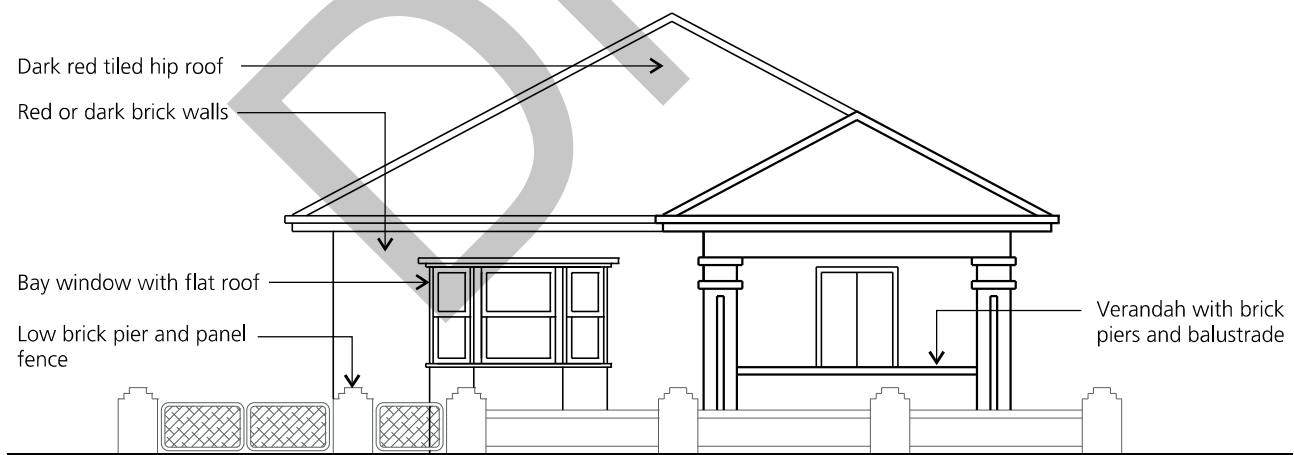
Moderne Bungalows (1930s)

When the Great Depression began in 1929, many of the newer subdivisions of Canada Bay remained incomplete, and entire sections remained either unsold or undeveloped. Many of these sites remained vacant throughout the early 1930s, and by the time that they were developed during the late 1930s, a general change in social mood and community taste had occurred.

The vibrancy and spirit of hope evoked by the Californian Bungalow style cottages gave way to a more sombre and less costly version of the Australian suburban house, which is known as the Moderne Bungalow style. The style of house was similar in bulk, scale and typical floor plan to previous house styles of the area, but it was characterised by a marked simplification of external features and a relatively sombre choice of brickwork and roof tile colour emphasised by the low horizontal lines.

Roofs were usually simple hipped forms, sometimes with a secondary hipped roof over a deep verandah with heavy brick piers. Embellishment was often limited to small areas of decorative brickwork and simple bay windows.

Some areas of Canada Bay, particularly towards the west, have very good examples of this style in large groups. The Moderne bungalows of Canada Bay blend very well with the Californian Bungalow style houses, and reinforces the early Inter-War character of many of Canada Bay's streets.



Stylised example of a Moderne Bungalow

D1 Concord West (CW)



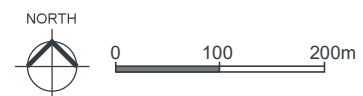
Concord West Character Area - Aerial Map

About the area

Concord West suburb is a relatively large suburb situated at the southern end of the Rhodes peninsular and with Parramatta River to the east. The Concord West character area is bounded by Concord Road to the west and the Yaralla Estate and Concord Golf Club to the east and south. The character area is zoned R2 Low Density Residential.

The urban character of the area dates back to the first subdivision of the Yaralla Park Estate in 1920, which created the tree-lined 25 metre wide The Drive. Further subdivisions and development occurred in quick succession through the 1920s creating a rare architectural homogeneity. The character area is now known for its Inter-War period housing and tree-lined streets and includes the Yaralla Conservation Area.

The main retail/commercial centre are Rhodes Waterside to the west and Concord Hospital is to the east. Secondary clusters of local shops are situated along Concord Road at the intersections of Currawang Street and Wilga Street.





California Bungalow style houses are common in the Concord West Character Area



This Inter-War Bungalow style house features a landscaped front garden with a low brick fence and hedging



The low brick fence and hedging of this recent development allows views to and from the house



Example of a Moderne Bungalow style house with red face brickwork, low fence and a simple hipped roof

Existing Character

The residential character of the Concord West character area is one of Sydney's best precincts of Inter-War housing with the California bungalow style (with gables facing the street and verandahs supported on masonry piers) dominating the central streets of The Drive and Myall Streets. Moderne bungalow style houses with hipped roofs and low verandahs on masonry piers become more common on the streets to the north and the south. Verandahs and eaves provide depth to the front elevations emphasising the horizontal lines of the dominant housing styles.

Low fences (usually a maximum of 450mm high) of materials consistent with the housing increase the feeling of open space and add to the quality of the streetscape. Locating garages in the rear yard with access via side driveways provides space between houses. Gardens are usually dominated by lawns with low shrubs.



Example of a Pre-War Art Deco House with a hipped roof, low fence, red brickwork and contrasting light trim colours

D1 Concord West (CW)

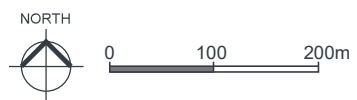


Desired Future Character

Development is to be consistent with single storey Inter-War California and Moderne bungalow architectural styles. Buildings are to have a horizontal emphasis, clear separation, generous front gardens and enhance the open streetscape.

Front gardens will not be dominated by driveways. Front fencing will be low and provide unimpeded views of front gardens. Street trees are to be a dominant street element.

- Terminating view
- Prominent street tree
- On-road cycle path
- Bus stop
- Contour line (2m)
- Public open space
- Cadastre boundary
- Character area boundary



Concord West Character Area - Spatial Characteristics Map

Streetscape and Landscape

O1. To create an open and low-scale urban form within a landscaped setting and with tree-lined streets.

Controls	
C1.	Front setbacks are to continue the front building alignment of existing adjacent housing and the dominant established pattern in the street, to be demonstrated in a streetscape character analysis.
C2.	Side setbacks are to be consistent with the dominant established pattern in the street, to be demonstrated in a streetscape character analysis.
C3.	Fencing is to be low with panels of no more than 450mm high between piers, to provide views of the house and front garden.
C4.	Fencing is to use materials that relate to the main materials of the house.
C5.	Existing street trees are to be retained and new street trees are encouraged.

Building Scale

O2. To create an open and predominantly single-storey urban environment.

Controls	
C6.	Single storey development is to be emphasised. Upper storeys are to be set back from the main building line as far as possible.

Building Form

O3. To complement the Inter-War California and Moderne bungalow architectural styles by ensuring the built scale, form and building elements are consistent.

Controls	
C7.	The built form is to be simple and with low to medium pitched roofs (25-30 degrees) and emphasis on low horizontal lines.

C8.	Massing is to be simple with no more than three building planes facing the street.
C9.	Eaves, verandahs and other devices are to be used to create shadows and give depth to the street elevation.

Materials and Colours

O4. To complement the Inter-War California and Moderne bungalow architectural styles by ensuring the building materials and colours are consistent.

Controls	
C10.	Walls are to be of masonry construction, with red and dark natural toned brickwork the dominant wall material.
C11.	Roofs are to be tiled, with natural dark reds and red-brown colours preferred.
C12.	Where masonry is rendered or painted, natural earth tones are to be used for the main wall colour.
C13.	Trims are to be of lighter neutral tones. California bungalow style houses are to be of no more than three colours. Other houses are to be of no more than two colours.

Garages and Driveways

O1. To create an open and landscaped setting in which garages, carports and driveways compliment and do not dominate the urban environment.

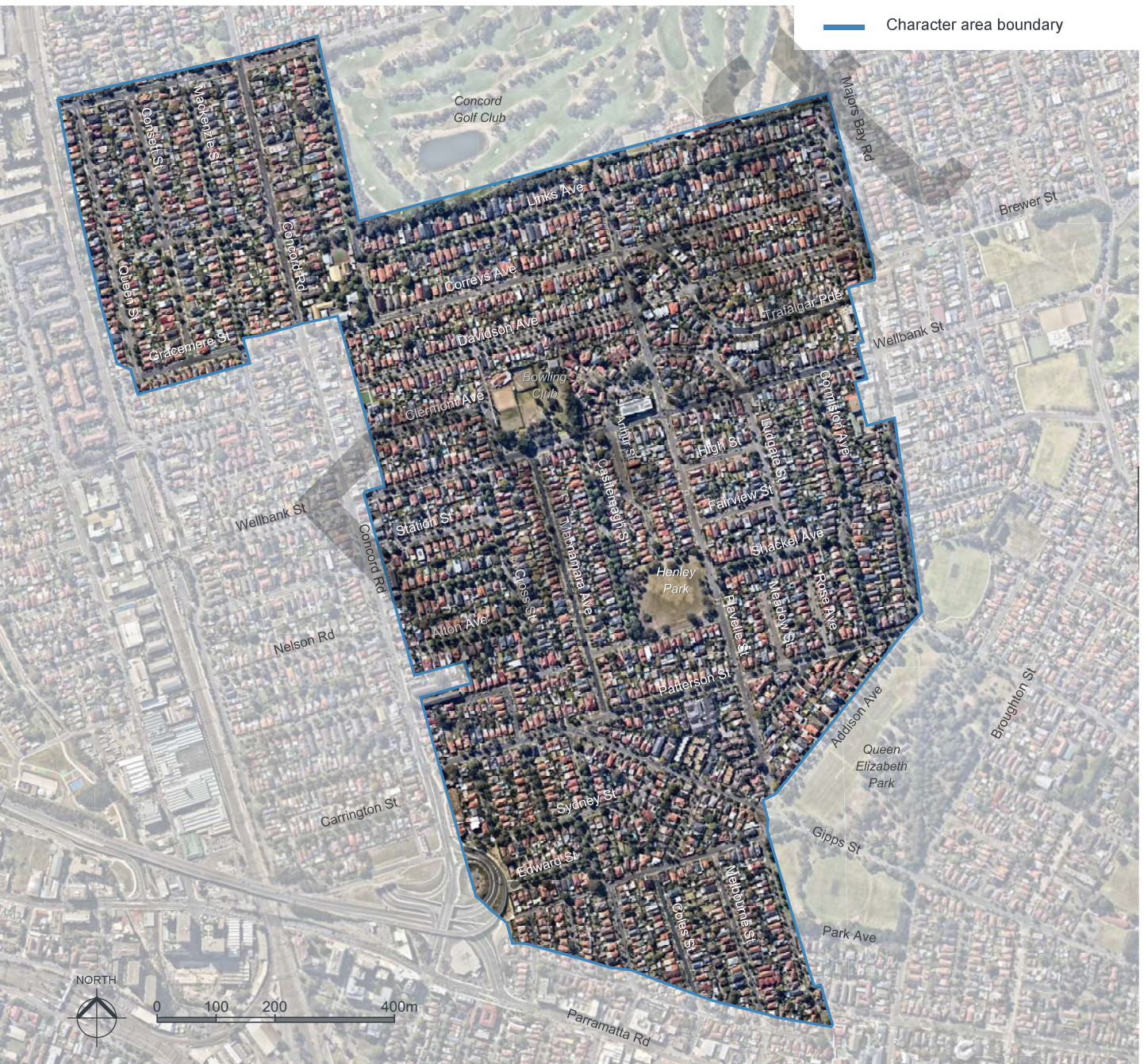
Controls	
C14.	Garages are to be located well behind the building line.
C15.	Garages and carports that are set back behind the alignment of the main building mass are to have a roof form that is secondary to the main roof.
C16.	Driveways are to be single width.
C17.	Excavation for driveways within the front setback of the house is not permitted.

D2 Concord/ Strathfield North (CSN)

About the area

Concord is the largest suburb in the City of Canada Bay and occupies most of the western sector. The character area is bounded by Concord Golf Club to the north, Parramatta Road to the south and Majors Bay Road to the east, and extends beyond

Concord Road to the west. The character area is largely zoned R2 Low Density Residential, with small pockets of R3 Medium Density Residential and B1 Neighbourhood Centre.



Concord/ Strathfield North Character Area - Aerial Map



Example of a single storey Inter-War bungalow style house with a simple hipped roof and low fencing



California Bungalow style houses feature dark face brickwork and prominent gables that address the street



This recent development makes use of light-coloured gables and dark red face brickwork as the dominant wall material



The low fence, simple roof form, use of face brick and the recessed upper floor enable this house to integrate into the streetscape context

The urban character of the area dates back to the establishment of the government village of Longbottom on Parramatta Road to house convicts, but which emerged as a major stopping place along the road. Subdivision of the Walker Estate then occurred in 1908, followed by further subdivisions from 1900 to 1920.

The wider streets and wider lots strongly influenced the manner of building development. Industries in the area and the proximity of transport, including the 1886 train line from Homebush to Hornsby, also encouraged the development of workers' housing. The character area is now known for its Federation and Inter-War period housing and tree-lined streets. Creewood Street is a comprehensive example of 1920s California bungalow style. The area also includes Concord library, a significant community hub.

The main retail/commercial centres are Rhodes Waterside and the Bakehouse Quarter in North Strathfield. Secondary but significant clusters of local shops are situated on Majors Bay Road and Concord Road. The area is also characterised by good access to open space, including Central Park and Henley Park.

Existing Character

Concord and Strathfield North have long streetscapes of single storey Federation and Inter-War bungalow style houses. Single storey is the dominant scale.

Building form for the Federation period houses incorporates medium pitched (30-35 degrees) hipped roofs with gables facing the street as a feature. Inter-War housing in the area has lower pitched roofs (25-30 degrees). Dominant materials are dark red or brown bricks with terracotta tiled roofs. A few houses are built of weatherboard with corrugated or fibro shingled roofs.

D2 Concord/ Strathfield North (CSN)

Desired Future Character

Development is to be consistent with Federation and Inter-War California and Moderne bungalow architectural styles. Front gardens will not be obscured by high fencing. Garages and carports will be set back to minimise their visibility in the streetscape.



Concord/ Strathfield North Character Area - Spatial Characteristics Map

Streetscape and Landscape

O1. To create an open and predominantly single-storey urban form within a landscaped setting.

Controls	
C1.	Front setbacks are to continue the front building alignment of existing adjacent housing and the dominant established pattern in the street, to be demonstrated in a streetscape character analysis.
C2.	Building orientation is to align with side boundaries.
C3.	Fencing is to be no more than 900mm height and incorporate materials that are used in the main facades of the house.

Building Form

O2. To complement the Federation and Inter-War California and Moderne bungalow architectural styles by ensuring the built scale, form and building elements are consistent.

Controls	
C4.	The built form is to be consistent with the proportions and scale of adjacent and nearby buildings.
C5.	Massing is to be simple with no more than three building planes facing the street.
C6.	Roof forms are to incorporate hips and gables.
C7.	Eaves, verandahs and other devices are to be used to create shadows and give depth to the street elevation.

Materials and Colours

O3. To complement the Federation and Inter-War California and Moderne bungalow architectural styles by ensuring the building material and colours are consistent.

Controls	
C8.	Dark face brickwork is to be the dominant wall material.
C9.	Roofs are to be of terracotta tiles, or fibre cement or slate shingles.
C10.	Where masonry is rendered or painted, natural earth tones are to be used for the main wall colour.
C11.	Painted elements are to use a pallet of lighter tones that contrast with the natural wall and roof materials. Two or three contrasting tones can be used.

Garages and Driveways

O2. To create an open and landscaped setting in which garages, carports and driveways compliment and do not dominate the urban environment.

Controls	
C12.	Garages should be behind the building line where possible.
C13.	Single width driveways are preferred.
C14.	Excavation for driveways within the front setback of the house is not permitted.

D3 Concord North (CN)

About the area

Concord North character area is situated in the western area of Concord suburb, extending from Concord Golf Club in the northwest to Massey Park Golf Club in the southeast. The character area is largely zoned R2 Low Density Residential, with small pockets of B1 Neighbourhood Centre.

The urban character of the area dates back to the first subdivision of the MacDonald Estate in 1859 into large lots. Subsequent subdivisions and development was strongly influenced by the establishment of the Australian Gas Light Company at Mortlake in 1886, which began the large-scale industrialisation of



Concord North Character Area - Aerial Map





California Bungalow style house with light-coloured gables facing the street are common in Concord North



The single width driveway and the use of dark red bricks, eaves and gables adds to the streetscape character



This recent development has kept the front fence low, enabling views to and from the street



Carparking located behind the building line is less intrusive, complimenting the urban environment

Concord and worker’s housing development. The character area is now known for its Federation and Inter-War period housing.

The main retail/commercial centre are the Majors Bay Road local centre, with secondary clusters of local shops at the intersections of Mortlake Street with Brays Road and Cabarita Road.

Existing Character

Concord North is characterized by single storey Federation houses interspersed with Inter-War bungalow style houses. Single storey is the dominant scale. Building form incorporates pitched roofs with gables facing the street as a feature. Dominant materials are dark red or brown bricks with terracotta tiled roofs.

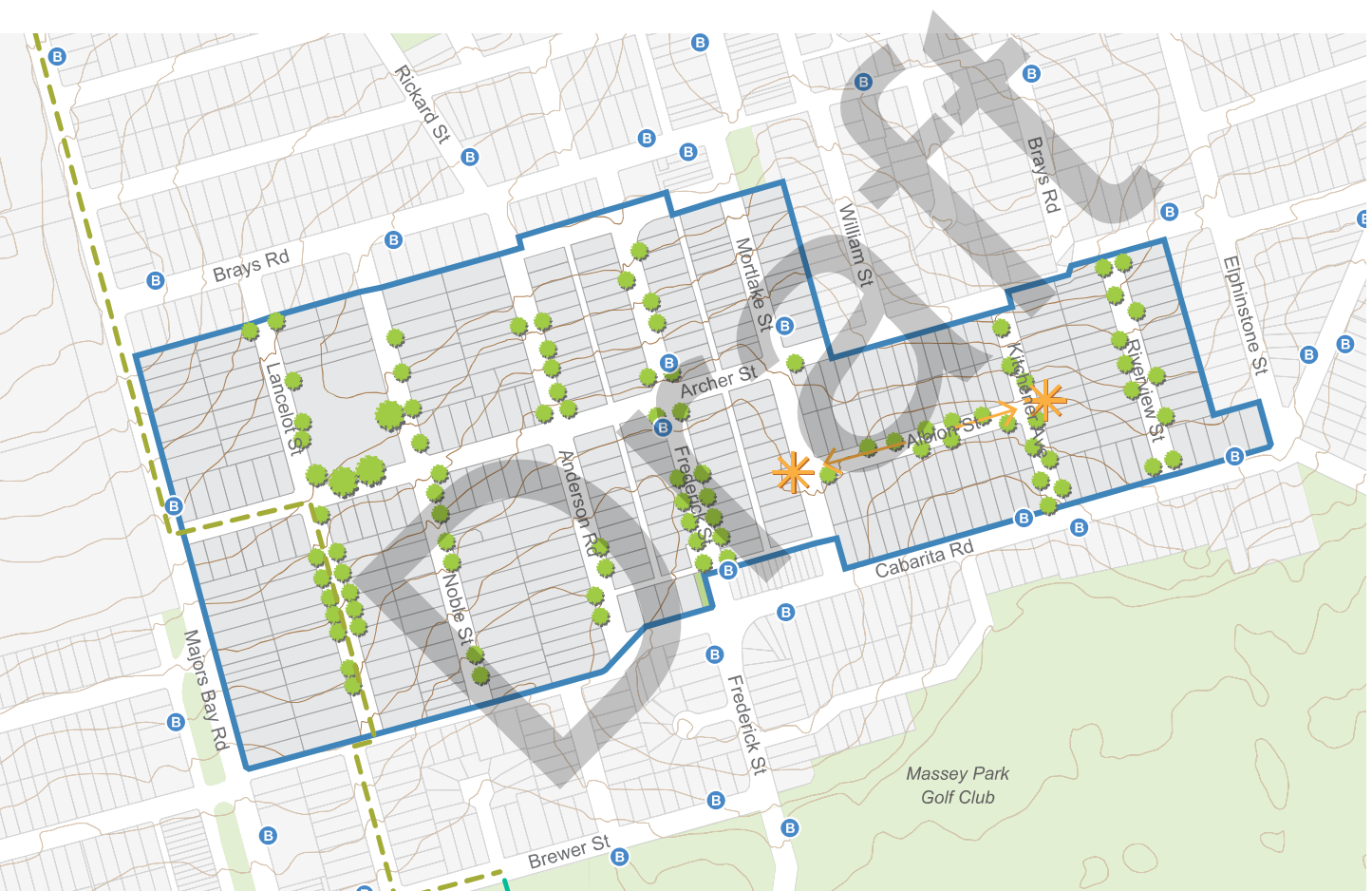


The use of face brick and the simple roof form of this house successfully supports the local character of the area

D3 Concord North (CN)

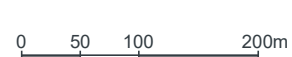
Desired Future Character

Development is to be consistent with Federation and Inter-War California and Moderne bungalow architectural styles. Front gardens will not be obscured by high fencing. Garages and carports will be set back to minimize their visibility in the streetscape.



Concord North Character Area - Spatial Characteristics Map

- Terminating view
- Prominent street tree
- On-road cycle path
- Off-road cycle path
- Bus stop
- Contour line (2m)
- Public open space
- Cadastre boundary
- Character area boundary



Streetscape and Landscape

O1. To create an open and predominantly single-storey urban form within a landscaped setting.

Controls	
C1.	Front setbacks are to continue the front building alignment of existing adjacent housing and the dominant established pattern in the street, to be demonstrated in a streetscape character analysis.
C2.	Side setbacks are to be consistent with the dominant established pattern in the street, to be demonstrated in a streetscape character analysis.
C3.	Building orientation is to align with side boundaries.
C4.	Fencing is to be no more than 900mm height to prevent creating a wall on the street and is to incorporate materials that are used in the main facades of the house.

Building Form

O2. To complement the Federation and Inter-War California and Moderne bungalow architectural styles by ensuring the built scale, form and building elements are consistent.

Controls	
C5.	The built form is to be consistent with the proportions and scale of adjacent and nearby buildings.
C6.	Massing is to be simple with no more than three building planes facing the street.
C7.	Roof forms are to incorporate hips and gables.
C8.	Eaves, verandahs and other devices are to be used to create shadows and give depth to the street elevation.

Materials and Colours

O3. To complement the Federation and Inter-War California and Moderne bungalow architectural styles by ensuring the building materials and colours are consistent.

Controls	
C9.	Dark face brickwork is to be the dominant wall material.
C10.	Roofs are to be of terracotta tiles, or fibre cement or slate shingles.
C11.	Where masonry is rendered or painted, natural earth tones are to be used for the main wall colour.
C12.	Painted elements are to use a pallet of lighter tones that contrast with the natural wall and roof materials. Two or three contrasting tones can be used.

Garages and Driveways

O3. To create an open and landscaped setting in which garages, carports and driveways compliment and do not dominate the urban environment.

Controls	
C13.	Garages and carports are to be behind the building line where possible.
C14.	Single width driveways are preferred.
C15.	Excavation for driveways within the front setback of the house is not permitted.

D4 Concord East (CE)

About the area

Concord East character area is situated in the western area of Concord suburb and extends from Massey Park Golf Club in the north towards St Luke's Park to the south. The character area is zoned R2 Low Density Residential.

The urban character of the area dates back to the first subdivision in 1906 and continued to 1946. Much of the development of the area took place in the Inter-

War period, assisted by the proximity to industry at Exile Bay, which included a timber mill. Reclamation of land to form Massey Park golf course adds to the amenity of the area. The character area is now known for its Inter-War and Moderne period housing.

The main retail/commercial centre is Five Dock to the east. An important secondary cluster of local shops is at the Majors Bay Road local centre to the west.



Concord East Character Area - Aerial Map



Single storey bungalow style buildings are typical for the Concord East Character Area



The low fence and use of brickwork, gables and white trims of the main house is 'in character' with the area



Sympathetic example of a recent development that uses low fencing and dark red brick as the dominant material



Example of a Federation period house showcasing the use of natural materials such as brick and decorative timberwork

Existing Character

Most of Concord East is dominated by Inter-War California bungalows and Moderne bungalows. Some pockets of Federation houses exist, notably in La Mascotte Avenue.

Single storey is the dominant scale. Building form incorporates pitched roofs with gables facing the street as a feature in the Federation and California bungalow houses. Moderne bungalows have simpler hipped roofs. Dominant materials are dark red or brown bricks with terracotta tiled roofs.

Low fences (usually a maximum of 450mm high) of materials consistent with the housing increase the feeling of open space and add to the quality of the streetscape. Locating garages in the rear yard with access via side driveways provides space between houses. Gardens are usually dominated by lawns with low shrubs



California Bungalow style houses typically feature dark red brickwork and light-coloured gables that address the street

D4 Concord East (CE)

Desired Future Character

Development is to be consistent with Federation and Inter-War California and Moderne bungalow architectural styles. Buildings will have a horizontal emphasis, clear separation and generous front gardens. Front gardens will not be dominated by driveways. Front fencing will be low and provide unimpeded views of front gardens.



Concord East Character Area - Spatial Characteristics Map

Streetscape and Landscape

- O4. To create an open and low-scale urban form within a landscaped setting.

Controls	
C1.	Front setbacks are to continue the front building alignment of existing adjacent housing and the dominant established line in the street, to be demonstrated in a streetscape character analysis.
C2.	Side setbacks are to be consistent with the dominant established pattern in the street, to be demonstrated in a streetscape character analysis.
C3.	Fencing is to be low with panels of no more than 450mm high between piers, to provide views of the house and front garden.
C4.	Fencing is to use materials that relate to the main materials of the house.

Building Scale

- O5. To create an open and predominantly single-storey urban environment.

Controls	
C5.	Single storey development is to be emphasised. Two storey development is to be set back from the main building line as far as possible.

Building Form

- O6. To complement the Federation and Inter-War California and Moderne bungalow architectural styles by ensuring the built scale, form and building elements are consistent.

Controls	
C6.	The built form is to be simple and with low to medium pitched roof (25-30 degrees) and emphasis on low horizontal lines.
C7.	Massing is to be simple with no more than three building planes facing the street.
C8.	Eaves, verandahs and other devices are to be used to create shadows and give depth to the street elevation.

Materials and Colours

- O7. To complement the Federation and Inter-War California and Moderne bungalow architectural styles by ensuring the building materials and colours are consistent.

Controls	
C9.	Walls are to be of masonry construction, with red and dark natural toned brickwork the dominant wall material.
C10.	Roofs are to be tiled, with natural dark reds and red-brown colours preferred.
C11.	Where masonry is rendered or painted, natural earth tones are to be used for the main wall colour.
C12.	Trims are to be of lighter neutral tones. California bungalow style houses are to be of no more than three colours. Other houses are to be of no more than two colours.

Garages and Driveways

- O8. To create an open and landscaped setting in which garages, carports and driveways compliment and do not dominate the urban environment.

Controls	
C13.	Garages are to be located well behind the building line.
C14.	Garages and carports that are set back behind the alignment of the main building mass are to have a roof form that is secondary to the main roof.
C15.	Driveways are to be single width.
C16.	Excavation for driveways within the front setback of the house is not permitted.

D5 Canada Bay (CB)

About the area

The suburb of Canada Bay stretches from the Parramatta River in the north towards Parramatta Road in the south. The character area is zoned R2 Low Density Residential. The urban character of the area dates back to 1791 when a bush track to Parramatta was created. By 1825, there were two regular coach services along Parramatta Road. It was not until the Inter-War period that development of the present suburb began in earnest.

This was the period of greatest development of the suburb. The 1970s and 1980s saw some development of small cul-de-sacs on the east and western edges and development at the northern ends of Walker Street and Bayview Road. The character area is now known for its bungalow and Moderne style housing and street trees. The main retail/commercial centre is Five Dock to the east. Secondary clusters of local shops are situated along Parramatta Road.



Canada Bay Character Area - Aerial Map



A Bungalow style house, typical for the area, with gables facing the street, dark red brickwork and a front verandah



The face brick, roof tiles and light-coloured trims/ eaves of this recent development suit the materials used in the area



The single width driveway and the garage set back behind the building line are visually unobtrusive



Street trees and landscaped front gardens with low fencing add to the amenity of the streetscape

Existing Character

The residential character of Canada Bay is dominated by single storey face brick houses with pitched tiled roofs. The houses are simply detailed either in the bungalow style (with gables facing the street and verandahs supported on masonry piers) or in the later Moderne style with hipped roofs and low verandahs on masonry piers. Verandahs and eaves provide depth, emphasising the horizontal lines of the dominant housing styles.

Development at the northern end of Walker Street and Bayview Road continues the single storey scale of earlier housing on wider allotments.

Plantings of street trees and low fences of materials consistent with the housing adds to the quality of the streetscape.













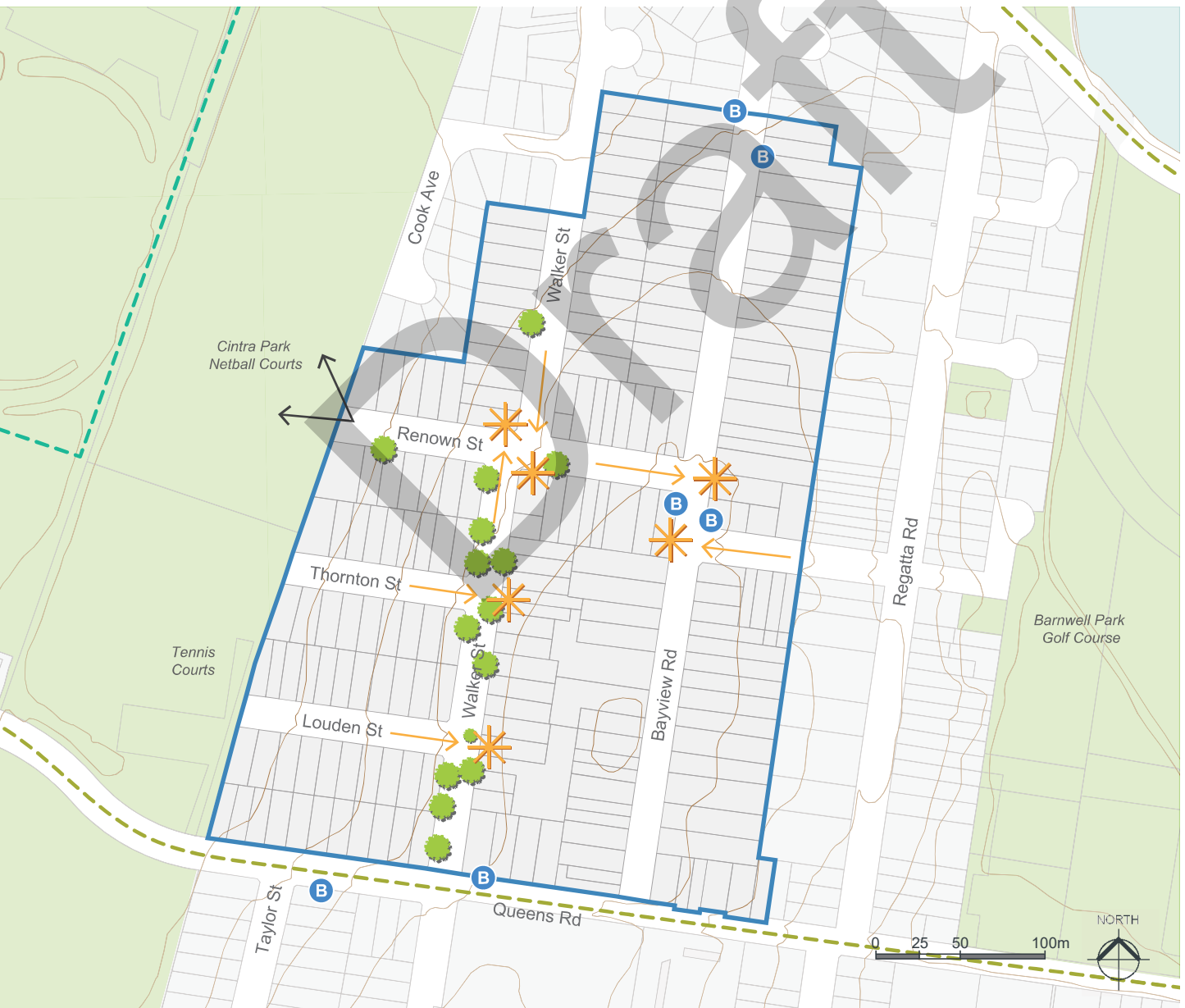
This house integrates well with the local character by using low fencing, tiles and red brick as the dominant material

D5 Canada Bay (CB)

Desired Future Character

Development is to be consistent with Inter-War Moderne bungalow architectural style. Buildings will have a horizontal emphasis, clear separation and generous front gardens. Front gardens will not be dominated by driveways. Front fencing will be low and provide unimpeded views of front gardens.

-  Terminating view
-  Distant view
-  Prominent street tree
-  On-road cycle path
-  Off-road cycle path
-  Bus stop
-  Contour line (2m)
-  Public open space
-  Cadastre boundary
-  Character area boundary



Canada Bay Character Area - Spatial Characteristics Map

Streetscape and Landscape

- O1. To create an open and low-scale urban form within a landscaped setting.

Controls	
C1.	Front setbacks are to continue the front building alignment of existing adjacent housing and the dominant established line in the street, to be demonstrated in a streetscape character analysis.
C2.	Side setbacks are to be consistent with the dominant established pattern in the street, to be demonstrated in a streetscape character analysis.
C3.	Fencing is to be low with panels of no more than 450mm high between piers, to provide views of the house and front garden.
C4.	Fencing is to use materials that relate to the main materials of the house.

Building Scale

- O2. To create an open and predominantly single-storey urban environment.

Controls	
C5.	Single storey development is to be emphasised. Two storey development is to be set back from the main building line as far as possible.

Building Form

- O3. To complement the Inter-War Moderne bungalow architectural style by ensuring the built scale, form and building elements are consistent.

Controls	
C6.	The built form is to be simple and with low to medium pitched roofs (25-30 degrees) and emphasis on low horizontal lines.
C7.	Massing is to be simple with no more than three building planes facing the street.
C8.	Eaves, verandahs and other devices are to be used to create shadows and give depth to the street elevation.

Materials and Colours

- O4. To complement the Inter-War Moderne bungalow architectural style by ensuring the building materials and colours are consistent.

Controls	
C9.	Walls are to be of masonry construction, with red and dark natural toned brickwork the dominant wall material.
C10.	Roofs are to be tiled, with natural dark reds and red-brown colours preferred.
C11.	Where masonry is rendered or painted, natural earth tones are to be used for the main wall colour.
C12.	Trims are to be of lighter neutral tones and of no more than two colours.

Garages and Driveways

- O9. To create an open and landscaped setting in which garages, carports and driveways compliment and do not dominate the urban environment.

Controls	
C13.	Garages and carports are to be behind the building line where possible.
C14.	Garages and carports that are set back behind the alignment of the main building mass are to have a roof form that is secondary to the main roof.
C15.	Except for unit development, driveways are to be single width.
C16.	Excavation for driveways within the front setback of the house is not permitted.

D6 Wareemba West (WW)



Wareemba West Character Area - Aerial Map

The Wareemba West local character area is situated on the western side of Great North Road and inland of Hen and Chicken Bay further to the west. The character area is zoned R2 Low Density Residential.

The urban character of the area dates back to the marking out of the Great North Road through the 1,500 acre Five Dock Farm in 1828 to connect to the Bedlam Ferry punt at the end of the road. This was followed by the first subdivision of Five Dock Farm for large allotments in 1837.

By 1905, the rate of subdivision was accelerating, especially at the Abbotsford estate, and the electrification of the tram service from Five Dock to Abbotsford in 1912 encouraged further development for both residential and commercial. The character area is now known for its Federation and Inter-War period housing.

The main retail/commercial centre is the Five Dock Town Centre to the south. A secondary cluster of local shops is situated at the intersection of Lyons Road and Edenholve Road.



Example of a California Bungalow style house with gables facing the street, brickwork and a landscaped front garden



This single storey Inter-War house displays a low pitched roof, brown brickwork and terracotta tiles



Fences should use materials similar to the main facade and be low enough to allow views to and from the street



This house displays dark red brickwork, low fencing, a landscaped front garden and light-coloured gables and trims

Existing Character

Wareemba has a core of Federation and Inter-War housing. Single storey is the dominant scale. Building form for the Federation period houses incorporates medium pitched (30-35 degree) hipped roofs with gables facing the street as a feature.

Inter-War housing in the area has lower pitched roofs. Dominant materials are dark red or brown bricks with terracotta tiled roofs. The roofscapes of streets connecting Great North Road to Hen and Chicken Bay have an interesting rhythm due to the slope of the land down to the waterfront.



Single width driveways and garages that are set back behind the main building are visually less obtrusive



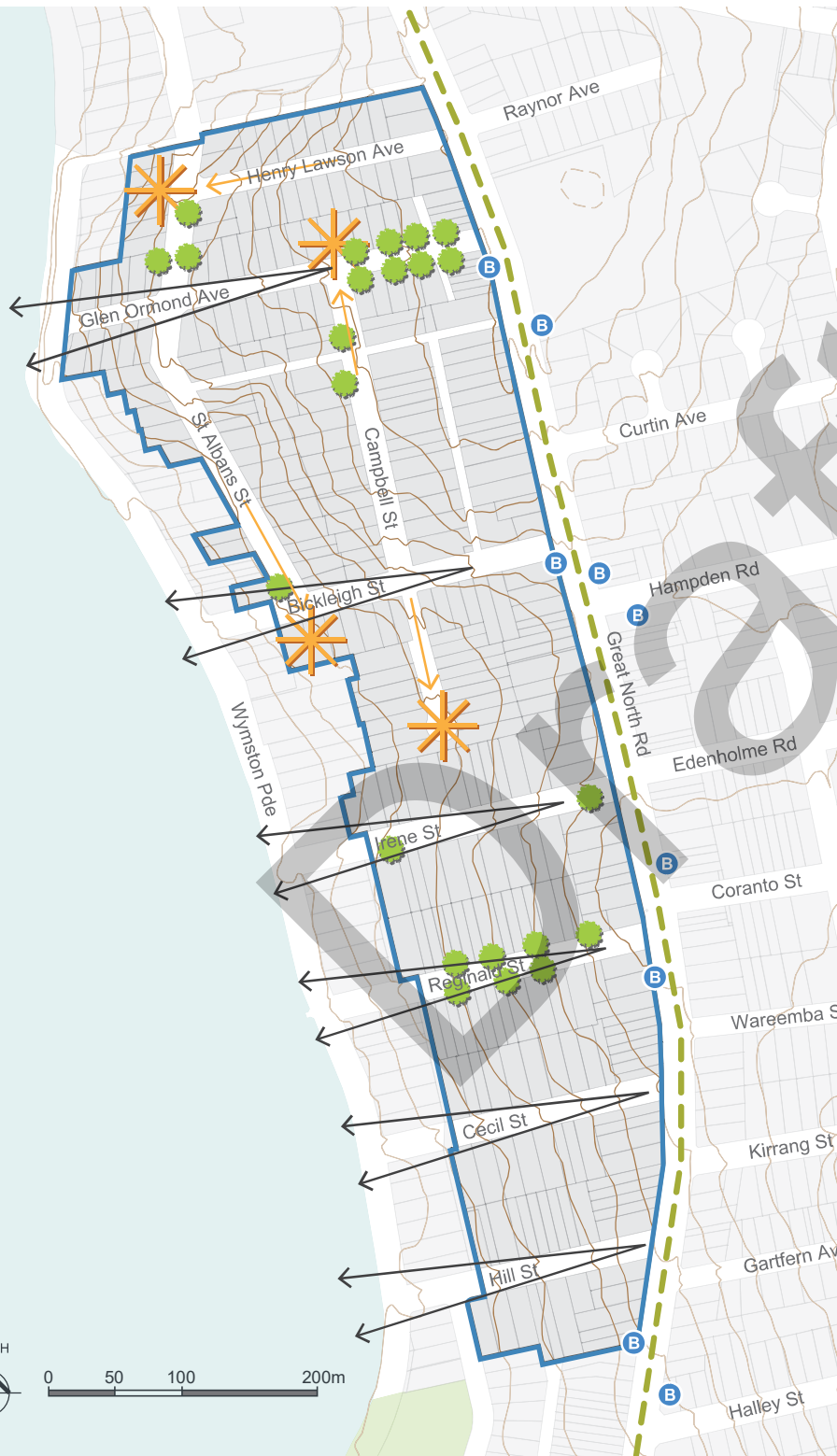
The scale and pattern of housing on cross streets is to step down to the waterfront

D6 Wareemba West (WW)

Desired Future Character

Development is to be consistent with the Federation and Inter-War California and Moderne bungalow architectural styles.

The scale and pattern of housing on cross streets will step down to the waterfront. Front gardens will not be obscured by high fencing. Garages and carports will be set back to minimize their visibility in the streetscape.



- Terminating view
- Distant view
- Prominent street tree
- On-road cycle path
- Bus stop
- Contour line (2m)
- Public open space
- Cadastre boundary
- Character area boundary

Wareemba West Character Area - Spatial Characteristics Map

Streetscape and Landscape

- O1. To create an open and predominantly single-storey urban form within a landscaped setting.

Controls	
C1.	Front setbacks are to continue the front building alignment of existing adjacent housing and the dominant established pattern in the street, to be demonstrated in a streetscape character analysis.
C2.	Building orientation is to align with side boundaries.
C3.	Fencing is to be no more than 900mm height and is to incorporate materials that are used in the main facades of the house.

Building Form

- O2. To complement the Federation and Inter-War California and Moderne bungalow architectural styles by ensuring the built scale, form and building elements are consistent.

Controls	
C4.	The built form is to be consistent with the proportions and scale of adjacent and nearby buildings.
C5.	The scale and pattern of housing on cross streets is to step down to the waterfront.
C6.	Massing is to be simple with no more than three building planes facing the street.
C7.	Roof forms are to incorporate hips and gables.
C8.	Eaves, verandahs and other devices are to be used to create shadows and give depth to the street elevation.

Materials and Colours

- O3. To complement the Federation and Inter-War California and Moderne bungalow architectural styles by ensuring the building materials and colours are consistent.

Controls	
C9.	Dark face brickwork is to be the dominant wall material.
C10.	Roofs are to be of terracotta tiles, or fibre cement or slate shingles.
C11.	Where masonry is rendered or painted, natural earth tones are to be used for the main wall colour.
C12.	Painted elements are to use a pallet of lighter tones, for contrast with the natural wall and roof materials. Two or three contrasting tones are preferred.

Garages and Driveways

- O10. To create an open and landscaped setting in which garages, carports and driveways compliment and do not dominate the urban environment.

Controls	
C13.	Garages are to be located well behind the building line.
C14.	Driveways are to be single width.
C15.	Excavation for driveways within the front setback of the house is not permitted.

D7 Russell Lea (RL)

About the area

Russell Lea is a suburb situated on Lyons Road between Iron Cove to the south and Five Dock Bay to the north. The Russell Lea character area is zoned R2 Low Density Residential, with some small pockets of B1 Neighbourhood Centre and a small section of B3 Medium Density Residential at the north-western corner of the area.

The urban character of the area dates back to the first subdivision of Five Dock Farm in 1837. However, the 130 acre 'Erina' Estate remained until it was subdivided in 1919. Subdivision and development in the Federation and Inter-War periods was encouraged by new tram and ferry services. Private motor bus services commenced in the Drummoyne area in 1917



Russell Lea Character Area - Aerial Map



with a bus from Russell Lea to Central Station. The character area is now known for its Federation and Inter-War period housing.

The main retail/commercial centre is the Five Dock Town Centre to the southwest. Secondary small clusters of local shops are situated at intervals along Lyons road, at the intersections of Barney Street and Byrne Avenue, Russell Street and Brent Street, and Ingham Avenue and Myalora Street.

Existing Character

Russell Lea has extensive areas of single storey Federation houses interspersed with Inter-War California Bungalow style houses. Building form incorporates pitched roofs with gables facing the street. Dominant materials are dark red or brown bricks with terracotta and dark red tiled roofs.



Example of a Federation style house with a deliberate asymmetric design, verandah and decorative timberwork



Single width driveways and garages that are set back behind the main house lessen the impact on the streetscape



The use of natural materials such as brickwork, timber and tiles combined with low fencing are common in the area



Example of recent dual occupancy development with single width driveways and an asymmetric central design



The fencing and landscaped front setbacks of this house contribute to the area's character









D7 Russell Lea (RL)

Desired Future Character

Russell Lea is to be consistent with the Federation and Inter-War California bungalow architectural styles. Front gardens will not be obscured by high fencing. Garages and carports will be set back to minimise their visibility in the streetscape.



Russell Lea Character Area - Spatial Characteristics Map

- | | | | |
|---|-----------------------|---|-------------------------|
|  | Terminating view |  | Bus stop |
|  | Distant view |  | Contour line (2m) |
|  | Prominent street tree |  | Public open space |
|  | On-road cycle path |  | Cadastre boundary |
|  | Off-road cycle path |  | Character area boundary |



Streetscape and Landscape

- O1. To create an open and predominantly single-storey urban form within a landscaped setting.

Controls	
C1.	Front setbacks are to continue the front building alignment of existing adjacent housing and the dominant established pattern in the street, to be demonstrated in a streetscape character analysis.
C2.	Building orientation is to align with side boundaries.
C3.	Fencing is to be no more than 900mm height to prevent creating a wall on the street.

Building Form

- O2. To complement the Federation and Inter-War California bungalow architectural styles by ensuring the built scale, form and building elements are consistent.

Controls	
C4.	The built form is to be consistent with the proportions and scale of adjacent and nearby buildings.
C5.	Massing is to be simple with no more than three building planes facing the street.
C6.	Roof forms are to incorporate hips and gables.
C7.	Eaves, verandahs and other devices are to be used to create shadows and give depth to the street elevation.

Materials and Colours

- O3. To complement the Federation and Inter-War California bungalow architectural styles by ensuring the built scale, form and building elements are consistent.

Controls	
C8.	Dark face brickwork is to be the dominant wall material.
C9.	Roofs are to be of terracotta tiles, or fibre cement or slate shingles.
C10.	Where masonry is rendered or painted, natural earth tones are to be used for the main wall colour.
C11.	Painted elements are to use a pallet of lighter tones that contrast with the natural wall and roof materials. Two or three contrasting tones can be used.

Garages and Driveways

- O11. To create an open and landscaped setting in which garages, carports and driveways compliment and do not dominate the urban environment.

Controls	
C12.	Garages are to be located well behind the building line where possible.
C13.	Driveways are to be single width.
C14.	Excavation for driveways within the front setback of the house is not permitted.

D8 Croker Estate (CRE)

About the area

Croker Estate is a small neighbourhood situated between the arterial Great North Road and Ramsay Road in Five Dock, NSW. Croker Estate is zoned R2 Low Density Residential.

The urban character of the area dates back to the first subdivision of Five Dock Farm in 1837, when land was subdivided into large lots and, later, into smaller building lots. The character area is now known for

California Bungalow style housing and tree-lined streets.

The main retail/commercial focus for this residential community is the Five Dock Town Centre which is located approximately 500m north of the area. A secondary small cluster of local shops is situated on the corner of Harrabrook Avenue and Ramsay Road to the south-east of the study boundary.



Croker Estate Character Area - Aerial Map (source: nearmap.com, Sep 2019)





Single storey California Bungalow style houses with landscaped front gardens are common in the area



Where streets bend, views along the street terminate in buildings and front gardens



Light-coloured gables that face the street and the use of natural toned brickwork are key characteristics of the area



Front fences that are low and consistent with the materials used in the main facade add to the local character

Existing Character

The residential character of the Croker Estate features California Bungalow style housing. Gables and broad verandahs with masonry balustrades are a feature of the front elevations. Verandahs and eaves provide shadowlines emphasising the horizontal lines of the dominant housing styles. Bends in the main streets add interest to the streetscape.

Low fences (usually a maximum of 450mm high) of materials consistent with the housing adds to the quality of the streetscape. Locating garages in the rear yard with access via side driveways provides space between houses. Gardens are usually dominated by lawns with low shrubs.



Most buildings in the area have tiled roofs in natural dark red and red-brown colours






Garages should be set back behind the main building and have a single width driveway to lessen their visual impact

D8 Croker Estate (CRE)

Desired Future Character

Development is to be consistent with Inter-War California and Moderne bungalow architectural styles. Buildings will have a horizontal emphasis, clear separation and generous front gardens. Front gardens will not be dominated by driveways. Front fencing will be low and provide unimpeded views of front gardens.

-  Terminating view
-  Distant view
-  Prominent street tree
-  On-road cycle path
-  Bus stop
-  Contour line (2m)
-  Public open space
-  Cadastre boundary
-  Character area boundary



Croker Estate Character Area - Spatial Characteristics Map



Streetscape and Landscape

- O1. To create an open and low-scale urban form within a landscaped setting and with tree-lined streets.

Controls

C1.	Front setbacks are to continue the front building alignment of existing adjacent housing and the dominant established pattern in the street, to be demonstrated in a streetscape character analysis.
C2.	Fencing is to be low with panels of no more than 450mm high between piers, to provide views of the house and front garden.
C3.	Fencing is to use materials that relate to the main materials of the house.
C4.	Existing street trees are to be retained and new street trees are encouraged.

Building Scale

- O2. To create an open and predominantly single-storey urban environment.

Controls

C5.	Single storey development is to be emphasised. Upper storeys are to be set back from the main building line as far as possible.
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Building Form

- O3. To complement the Inter-War California and Moderne bungalow architectural styles by ensuring the built scale, form and building elements are consistent.

Controls

C6.	The built form is to be simple and with low to medium pitched roofs (25-30 degrees) and emphasis on low horizontal lines.
C7.	Massing is to be simple with no more than three building planes facing the street.

C8.	Eaves, verandahs and other devices are to be used to create shadows and give depth to the street elevation.
C9.	Broad gables are to be incorporated into street elevations.

Materials and Colours

- O4. To complement the Inter-War California and Moderne bungalow architectural styles by ensuring the building materials and colours are consistent.

Controls

C10.	Walls are to be of masonry construction, with red and dark natural toned brickwork the dominant wall material.
C11.	Roofs are to be tiled, with natural dark reds and red-brown colours preferred.
C12.	Where masonry is rendered or painted, natural earth tones are to be used for the main wall colour.
C13.	Trims are to be of lighter neutral tones. California bungalow style houses are to be of no more than three colours. Other houses are to be of no more than two colours.

Garages and Driveways

- O12. To create an open and landscaped setting in which garages, carports and driveways compliment and do not dominate the urban environment.

Controls

C14.	Garages are to be located well behind the building line where possible.
C15.	Garages and carports that are set back behind the alignment of the main building mass are to have a roof form that is secondary to the main roof.
C16.	Driveways are to be single width.
C17.	Excavation for driveways within the front setback of the house is not permitted.

D9 Five Dock North (FDN)

About the area

Five Dock is a relatively large suburb situated on the northern side of Parramatta Road and continues northward to Hen and Chicken Bay. The Five Dock North character area is situated at the northern end of Five Dock town centre and inland of Hen and Chicken Bay. The area is zoned R2 Low Density Residential.

The urban character of the area dates back to the marking out of the Great North Road through Five Dock Farm in 1828, followed by its first subdivision in 1837. The character area is now known for its Inter-War period bungalow housing.

The main retail/commercial centre is the Five Dock Town Centre to the west. A secondary small cluster of local shops is situated at the intersection of Arthur St and First Avenue to the east.



Five Dock North Character Area - Aerial Map





Single storey Moderne Bungalow style houses are common in the Five Dock North Character Area



Example of a California Bungalow style house with light-coloured trims and gables facing the street



Low front fences and the use of brickwork compatible with the main facade add to the streetscape character



Single width driveways and garages that are set back behind the main building line are visually less intrusive

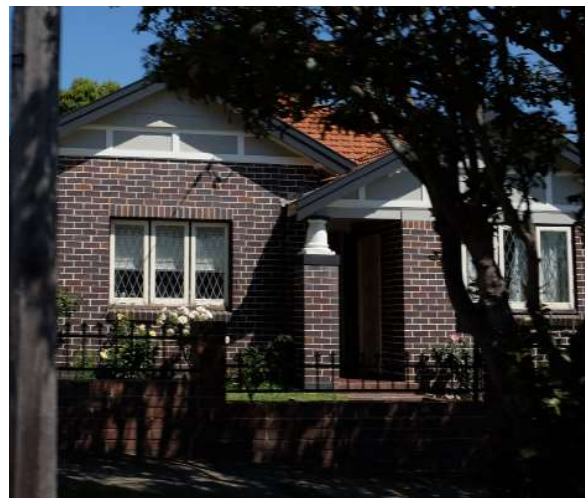
Existing Character

The residential character of Five Dock North is dominated by single storey face brick houses with pitched tiled roofs. The houses are simply detailed either in the California bungalow style (with gables facing the street and verandahs supported on masonry piers) or in the later Moderne style with hipped roofs and low verandahs on masonry piers.

The otherwise simple massing is broken down by having a verandah or room stepped forward from the main building mass. Most of the houses have a horizontal emphasis in their proportions and design. Interest is provided with front verandahs, decorative brick work and chamfered bay windows. Verandahs and eaves provide shadowlines emphasising the horizontal lines of the dominant housing styles.

Low fences (usually a maximum of 450mm high) of materials consistent with the housing add to the quality of the streetscape. Locating garages in the rear yard with access via side driveways provides space between houses. Gardens are usually dominated by lawns with low shrubs.

Medium density development at the east end of the streets is generally screened from the main streetscape.



The combination of light-coloured trims and gables, and dark brickwork gives buildings in the area a distinctive charm

D9 Five Dock North (FDN)

Desired Future Character

Development is to be consistent with Inter-War California and Moderne bungalow architectural styles. Buildings will have a horizontal emphasis, clear separation and generous front gardens.

Front gardens will not be dominated by driveways.
 Front fencing will be low and provide unimpeded views of front gardens.



Five Dock North Character Area - Spatial Characteristics Map



Streetscape and Landscape

- O1. To create an open and low-scale urban form within a landscaped setting and with tree-lined streets.

Controls	
C1.	Front setbacks are to continue the front building alignment of existing adjacent housing and the dominant established pattern in the street, to be demonstrated in a streetscape character analysis.
C2.	Fencing is to be low with panels of no more than 450mm high between piers, to provide views of the house and front garden.
C3.	Fencing is to use materials that relate to the main materials of the house.

Building Scale

- O2. To create an open and predominantly single-storey urban environment.

Controls	
C4.	Single storey development is to be emphasised. Upper storeys are to be set back from the main building line as far as possible.

Building Form

- O3. To complement the Inter-War California and Moderne bungalow architectural styles by ensuring the built scale, form and building elements are consistent..

Controls	
C5.	The built form is to be simple and with low to medium pitched roofs (25-30 degrees) and emphasis on low horizontal lines.
C6.	Massing is to be simple with no more than three building planes facing the street.
C7.	Eaves, verandahs and other devices are to be used to create shadows and give depth to the street elevation.

Materials and Colours

- O4. To complement the Inter-War California and Moderne bungalow architectural styles by ensuring the building materials and colours are consistent.

Controls	
C8.	Walls are to be of masonry construction, with red and dark natural toned brickwork the dominant wall material.
C9.	Roofs are to be tiled, with natural dark reds and red-brown colours preferred.
C10.	Trims are to be of lighter neutral tones and of no more than two colours.

Garages and Driveways

- O13. To create an open and landscaped setting in which garages, carports and driveways compliment and do not dominate the urban environment.

Controls	
C11.	Garages are to be located well behind the building line where possible.
C12.	Garages and carports that are set back behind the alignment of the main building mass are to have a roof form that is secondary to the main roof.
C13.	Driveways are to be single width.
C14.	Excavation for driveways within the front setback of the house is not permitted.

D10 Five Dock (FD)

About the area

Five Dock is a relatively large suburb situated on the northern side of Parramatta Road and continues northward to Hen and Chicken Bay. The Five Dock character area is at the eastern end of the suburb. It is bounded by Timbrell Park to the south and Five Dock Park to the northwest. The area is zoned R2 Low Density Residential.

The urban character of the area dates back to the first subdivision of Five Dock Farm in 1837, when the construction of large residences commenced on lots of 30 and 60 acres. The rural character was retained longer in Five Dock than Drummoyne, as the 1880s land boom concentrated on land along main roads connected by bridges.



Five Dock Character Area - Aerial Map





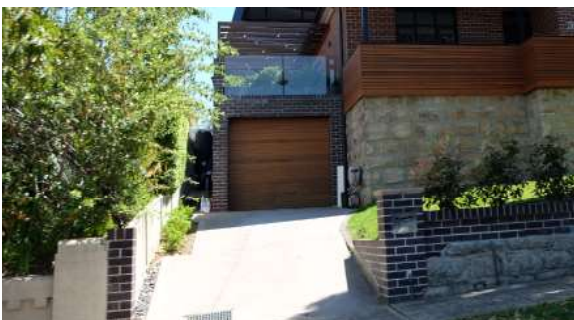
Single storey California Bungalow style houses are common in the Five Dock Character Area



A key characteristic of the area is prominent light-coloured gables that face the street



Fencing is predominantly low or semi-transparent (as pictured above) allowing views to and from the street



This single width driveway and garage set back behind the main building is visually less intrusive

The character area is now known for its Federation period and California Bungalow style housing. The main retail/commercial centre is the Five Dock Town Centre to the west. A secondary small cluster of local shops is situated at the intersection of Arthur St and First Avenue to the east.

Existing Character

Five Dock is characterised by single storey Federation houses interspersed with Inter-War bungalow style houses. Single storey is the dominant scale. Building form incorporates pitched roofs with gables facing the street as a feature. Dominant materials are dark red or brown bricks with terracotta tiled roofs.



A recent development with dark red brickwork, light-coloured gables and red roof tiles sympathetic to the local character



This second storey addition steps back and applies similar materials, proportions and roof forms of the original building

D10 Five Dock (FD)

Desired Future Character

Development is to be consistent with Federation and Inter-War California and Moderne bungalow architectural styles.

Views of the houses and gardens should not be obscured by high fencing. Garages and carports should be setback to minimise their visibility in the streetscape.



Five Dock Character Area - Spatial Characteristics Map

Streetscape and Landscape

O1. To create an open and predominantly single-storey urban form within a landscaped setting.

Controls	
C1.	Front setbacks are to continue the front building alignment of existing adjacent housing and the dominant established pattern in the street, to be demonstrated in a streetscape character analysis.
C2.	Building orientation is to align with side boundaries.
C3.	Fencing is to be no more than 900mm height to prevent creating a wall on the street.

Building Form

O2. To complement the Federation and Inter-War California and Moderne bungalow architectural styles by ensuring the built scale, form and building elements are consistent.

Controls	
C4.	The built form is to be consistent with the proportions and scale of adjacent and nearby buildings.
C5.	Massing is to be simple with no more than three building planes facing the street.
C6.	Roof forms are to incorporate hips and gables.
C7.	Eaves, verandahs and other devices are to be used to create shadows and give depth to the street elevation.

Materials and Colours

O3. To complement the Federation and Inter-War California and Moderne bungalow architectural styles by building materials and colours are consistent.

Controls	
C8.	Dark face brickwork is to be the dominant wall material.
C9.	Roofs are to be of terracotta tiles, or fibre cement or slate shingles.
C10.	Where masonry is rendered or painted, natural earth tones are to be used for the main wall colour.
C11.	Painted elements are to use a pallet of lighter tones that contrast with the natural wall and roof materials. Two or three contrasting tones can be used.

Garages and Driveways

O14. To create an open and landscaped setting in which garages, carports and driveways compliment and do not dominate the urban environment.

Controls	
C12.	Garages are to be located well behind the building line where possible.
C13.	Driveways are to be single width.
C14.	Excavation for driveways within the front setback of the house is not permitted.

D11 Rodd Point (RP)

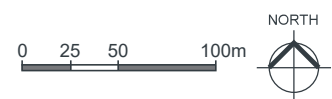
About the area

Rodd Point is one of Sydney's smallest suburbs and bounded by Henley Marine Drive and Barnstaple Road. Rodd Park and Nield Park form the eastern boundary with Iron Cove. The Rodd Point character area is zoned R2 Low Density Residential, with a small B1 Neighbourhood Centre.

The urban character of the area dates back to the first subdivision of Five Dock Farm in 1837. The first of these subdivisions was the area south of First Avenue in 1907, with the area to the north subsequently subdivided in a series from 1930 onwards.



Rodd Point Character Area - Aerial Map





Single storey Bungalow style houses are common in the Rodd Point Character Area



An example of a Moderne Bungalow style house with dark red brickwork, bay window, verandah and tiled hipped roof



Low fences allow for views between houses and the street and landscaped front gardens add to the area's character



Recent development with low brick fencing, landscaped front setback and single width driveway and garage

In 1927, when the Barnstaple Manor Estate was subdivided, much of the surrounding area was already sold as building lots. A small area to the north of Noble Street saw the end of the main subdivisions of Rodd Point in 1958 and 1961. The character area is now known for its parklands and predominant bungalow and Moderne style housing.

The main retail/commercial centre is the Five Dock Town Centre to the west. A secondary small cluster of local shops is situated at the intersection of Arthur St and First Avenue, within the area.

Existing Character

The residential character of Rodd Point is dominated by single storey face brick houses with pitched tiled roofs. The houses are simply detailed either in the bungalow style (with gables facing the street and verandahs supported on masonry piers) or in the later Moderne style with hipped roofs and low verandahs on masonry piers. The otherwise simple massing is broken down by having a verandah or room stepped forward from the main building mass.

Most of the houses have a horizontal emphasis in their proportions and design. Interest is provided with front verandahs, decorative brick work and chamfered bay windows. Verandahs and eaves provide shadowlines emphasising the horizontal lines of the dominant housing styles.

Development north of Noble Street continues the single storey scale and hipped roof form of the Inter-War housing as well as the dominance of brick and tile construction.

Low fences (usually a maximum of 450mm high) of materials consistent with the housing add to the quality of the streetscape. Locating garages in the rear yard with access via side driveways provides space between houses. Gardens are usually dominated by lawns with low shrubs.

D11 Rodd Point (RP)

Desired Future Character

Development is to be consistent with Inter-War Moderne bungalow architectural style. Buildings will have a horizontal emphasis, clear separation and generous front gardens. Front gardens will not be dominated by driveways. Front fencing will be low and provide unimpeded views of front gardens.



Rodd Point Character Area - Spatial Characteristics Map



Streetscape and Landscape

- O1. To create an open and low-scale urban form within a landscaped setting.

Controls	
C1.	Front setbacks are to continue the front building alignment of existing adjacent housing and the dominant established pattern in the street, to be demonstrated in a streetscape character analysis.
C2.	Fencing is to be low with panels of no more than 450mm high between piers, to provide views of the house and front garden.
C3.	Fencing is to use materials that relate to the main materials of the house.

Building Scale

- O2. To create an open and predominantly single-storey urban environment.

Controls	
C4.	Single storey development is to be emphasised. Upper storeys are to be set back from the main building line as far as possible.

Building Form

- O3. To complement the Inter-War Moderne bungalow architectural style by ensuring the built scale, form and building elements are consistent..

Controls	
C5.	The built form is to be simple and with low to medium pitched roofs (25-30 degrees) and emphasis on low horizontal lines.
C6.	Massing is to be simple with no more than three building planes facing the street.
C7.	Eaves, verandahs and other devices are to be used to create shadows and give depth to the street elevation.

Materials and Colours

- O4. To complement the Inter-War Moderne bungalow architectural style by ensuring the building materials and colours are consistent.

Controls	
C8.	Walls are to be of masonry construction, with red and dark natural toned brickwork the dominant wall material.
C9.	Roofs are to be tiled, with natural dark reds and red-brown colours preferred.
C10.	Where masonry is rendered or painted, natural earth tones are to be used for the main wall colour.
C11.	Trims are to be of lighter neutral tones and of no more than two colours.

Garages and Driveways

- O15. To create an open and landscaped setting in which garages, carports and driveways compliment and do not dominate the urban environment.

Controls	
C12.	Garages are to be located well behind the building line where possible.
C13.	Garages and carports that are set back behind the alignment of the main building mass are to have a roof form that is secondary to the main roof.
C14.	Driveways are to be single width.
C15.	Excavation for driveways within the front setback of the house is not permitted.