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1.0 Reason for Addendum

The *Stonnington Neighbourhood Character Review* (NCR) was completed in August 2013. It reviewed and updated the findings of the *Stonnington Neighbourhood Character Study* (2006) and made recommendations for implementation in the Planning Scheme. The project comprised three main components:

- Review of the neighbourhood character precincts identified in the 2006 Study, with the aim of reducing the number of precincts and updating the recommendations to reflect changes that have occurred since the completion of the 2006 Study;
- Investigation of areas that may warrant inclusion in the Neighbourhood Character Overlay; and
- Implementation of the study recommendations, in the form of Neighbourhood Character Policy and Neighbourhood Character Overlay Schedules.

The Review identified eight different Neighbourhood Character Precincts across the municipality's residential areas, for which different Precinct Profiles had been prepared. These Precinct Profiles included a preferred future character statement for the precinct and design objectives and guidelines.

Amendment C175 gazetted September 2015 implemented part of the Neighbourhood Character local policy recommended as part of the *2013 Stonnington Neighbourhood Character Review* (2013 NCR). Six precincts recommended for inclusion as Neighbourhood Character Overlays in the 2013 Review have not yet been included.

Amendment C185Pt1 gazetted April; 2016 implemented the findings of the 2013 NCR and the *Stonnington Neighbourhood Character Review Addendum*, Planisphere, 2014. It applied two new Neighbourhood Character Overlays to six precincts, applies a new schedule to the Design and Development Overlay to two precincts, and replaces schedules to the General Residential Zone and Neighbourhood Residential Zone.

Amendment C185Pt1 gazetted April; 2016 introduced additional Neighbourhood Character Overlays for each of the three precincts categorised as Victorian and Edwardian precincts and Edwardian precincts.

Amendment C185 gazetted March 2018 introduced two Neighbourhood Character Overlays for each of the nine precincts categorised as Victorian and Edwardian and Edwardian era, apply a Design and Development Overlay and insert schedule 14 to the General Residential Zone to apply it to areas of significant character already included in the General Residential Zone.

Amendment C217 gazetted June 2016 applied two new Neighbourhood Character Overlay (NCO) controls to properties in the Edwardian and Interwar and Californian Bungalows Precincts.

1.1 Current Amendment

Amendment C285 seeks to implement some or all of the remaining six precincts recommended for inclusion in the Neighbourhood Character Overlay (NCO) into the Stonnington Planning Scheme. These are the proposed NCOs for the Post War precinct (Green Gables Precinct & Camino Crescent Precinct), Inter War & Post War Precinct (Allenby Avenue Precinct, Cairnes Crescent Precinct & Bruce Street Precinct) and Early Modern & Post War Precinct (Lalbert Crescent Precinct).

Since 2013, when the Review report was produced and Amendment C175 was exhibited, the strategic context has changed and new zones have been introduced. Consequently the implementation recommendations of the Review need to be slightly modified. Changes are also recommended in response to submissions received through the exhibition process of Amendment C175.

Policy and legislative changes since the 2013 NCR include (but are not limited to):

- The introduction of new residential zones via VC104 (August 2013) and C187 (June 2014) – notably the Neighbourhood Residential Zone and General Residential Zone,
- Amendment VC110 (March 2017), which further changes the residential zone context, and
- Amendment VC148 (July 2018), which changed the state planning policy framework.

1.2 Amendment VC110 (March 2017)

Amendment VC110 implemented reforms to the suite of residential zones and has a significant effect on future development within residential land zoned as General Residential 1.

As noted in the *Stonnington Neighbourhood Character Review Addendum 2014*, the State Government introduced reformed zones into the Victorian planning system including new residential zones. Since exhibition of the Amendment C175, the new residential zones have been applied in Stonnington (Amendment C187). The new zones have direct implications for the exhibited local policy in that the zones include schedules to vary ResCode standards in terms of several standards including side and rear setbacks, front fence height and site coverage. Council requested a review of the May Road Significant Character Area (SCA) following the application of two different zones to the SCA as part of Amendment C187.

1.3 Relationship with Housing Strategy objectives

The changes introduced by VC104 and VC110 to the zones have implications for the application of zones as they relate to the implementation of a Housing Strategy that nominates areas of the City suitable for differing levels of change. Those areas within a Neighbourhood Character Overlay are generally located within the Neighbourhood Residential Zone in recognition of the neighbourhood character objectives applying to the area. Application of the zones should have regard to the special neighbourhood character qualities identified by an appropriate study, however the strategic directions contained in a comprehensive Housing Strategy must also be given consideration. The balancing of objectives that may compete in certain circumstances, must be undertaken by the Council.

This Review does not attempt to provide a rationale for the balancing of these objectives where there is the potential for conflict. Where the achievement of the broader neighbourhood character objectives of the City will not be impacted by a small change to the recommendations of this study in order to meet Housing Strategy objectives, this has been noted.

1.4 Amendment VC148 (July 2018)

Smart Planning has introduced Amendments VC142 and VC148 to all Victorian Planning Schemes which restructure the *Victorian Planning Provisions* (VPP), and support the future translation of Local Planning Policy (LPPFs) into the Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF).

In the future, the PPF will have a new 3-tier integrated policy structure, new and updated policy themes and integration of regional policy, rather than separate State, Regional and Local sections.

The Stonnington Municipal Strategic Statement (MSS) and Local Planning Policy Framework (LPPF) remain in the interim, but will eventually be included in the new Municipal Planning Strategy and PPF. It is anticipated that Stonnington City Council will undertake this translation within the next 12 months.

1.5 Proposed Amendment C285

Proposed Amendment C285 seeks to implement some or all of the remaining six precincts recommended for inclusion in the Neighbourhood Character Overlay (NCO) by the Neighbourhood Character Review 2013 (NCR) into the Stonnington Planning Scheme. The 2013 NCR recommends this be undertaken by the application of the Neighbourhood Character Overlay in all circumstances and the Design and Development Overlay where front fence control is warranted.

1.6 DELWP Conditional Authorisation

Under delegation from the Minister for Planning, in accordance with section 8A of the *Planning and Environment Act 1987* on 4 March 2019 the Department of Environment, Land, Water and Planning authorised Council to prepare the proposed amendment C285 subject to the following conditions:

1. *Remove the land at 1997-2005 Malvern Road, Malvern East from the amendment. The land has been substantially developed and does not contribute to the character of the Cairnes Crescent precinct.*

2. *A new schedule to the Neighbourhood Residential Zone must be prepared, specifying objectives for the land included in the neighbourhood character areas, in accordance with the changes to the zone introduced by VC110 on 27 March 2017.*
3. *Schedule 4 to the Neighbourhood Residential Zone in the Stonnington Planning Scheme does not meet the requirements of the zone as amended by VC110 on 27 March 2017.*
4. *Provide further information to justify the application of neighbourhood character controls to the land at 12 Cairnes Crescent, Malvern East. The building on the site displays characteristics that differ from the distinctive interwar and Post-war character of built form found within the remainder of the Cairnes Crescent precinct.*
5. *Review the local policy regarding location of residential development and consider whether General Residential Zone land proposed to be included in the Bruce Street and Camino Terrace precincts warrant inclusion in the amendment and either:*
 - i) *Retain the zoning and remove the land from the amendment*
 - ii) *Rezone the land to the Neighbourhood Residential Zone and apply the proposed built form overlay controls.*
6. *Revise the explanatory report to address the impact of the amendment in accordance with Planning Practice Note 28.*
7. *Revise all documentation to reflect correct amendment number, including suffix (C285ston).*
8. *Amend the Schedule to Clause 72.03 to include new PS Maps 10DDO and 10NCO.*

Council queried authorisation condition 5 on 4 April 2019 concerned that it raised significant policy questions regarding the co-application of zones and overlays. The Department responded to confirm that its concern was not with the combination of GRZ and NCO, but rather the combination of GRZ and these NCO preferred character statements, which encourage no more than 2-storey development.

2.0 Study Areas

The Study Areas comprise the following proposed NCOs identified in the 2013 NCR:

Early Modern & Interwar NCO

- Lalbert Crescent area, Prahran

Interwar & Post-war NCOs

- Cairnes Crescent area, Malvern East
- Bruce Street area, Malvern East

Post War NCO

- Camino Terrace area, Malvern East

3.0 Analysis

The following analysis reviews the descriptions of the four ‘subject precincts’ and recommendations of the 2013 *Stonnington Neighbourhood Character Review* (2013 NCR), describes recent development and physical change within the ‘subject precincts’ since the 2013 NCR, and provides updated recommendations for each of the four ‘subject precincts’ regarding the boundaries of neighbourhood character and appropriateness for recognition via overlay.

Recent development and physical change since the 2013 NCR were identified via desktop analysis comparing pre- and post-2013 aerial photography, followed by a site survey to confirm findings of 2013 NCR and identified areas of change.

3.1 Lalbert Crescent Precinct (Early Modern & Interwar)

3.1.1 Recommendations of the 2013 NCR

The 2013 NCR states that the Lalbert Crescent area has a consistency in its Early Modern and Post-war development streetscapes and is located in the Garden Suburban 2 character precinct.

Recommendation:

Lalbert Crescent is significant in neighbourhood character due to the intact Interwar to Post-war two-storey, Early Modern clinker brick buildings with projected front rooms and porch entrances. Consistent building materials, pitched roof forms, low/permeable front fencing, regular front and side setbacks and established gardens further emphasise the significance of this area. It is recommended that Lalbert Crescent be considered for additional protection.

3.1.2 Analysis of Change Since 2013 NCR

Minimal change has occurred in the Precinct since the 2013 NCR. The attributes identified in the 2013 NCR have been confirmed for the Lalbert Crescent area by the site survey undertaken for this review. No change is recommended to the previous recommendations for this Precinct.

Figure 1. Lalbert Crescent Precinct Proposed NCO Boundary



3.2 Cairnes Crescent Precinct (Interwar & Post-war)

3.2.1 Recommendations of the 2013 NCR

The 2013 NCR states that the Cairnes Crescent area has consistency in its Interwar & Post-war streetscapes and is located in the Garden Suburban character precinct.

Recommendation

Cairnes Crescent has a high degree of character significance due to the consistency of Interwar/Post-war building styles, the use of brick and render, low brick fencing, regular front setbacks, and the public realm treatment comprising a concrete roadway and formal street tree planting in a cul-de-sac layout. It is recommended that this area be considered for further character protection due to this level of significance.

3.2.2 Analysis of Change Since 2013 NCR

Minimal development has occurred in the Precinct since the 2013 NCR. The attributes identified in the 2013 NCR have been confirmed for the Cairnes Crescent area by the site survey undertaken for this review. However, the new aged care development at 12 Cairnes Crescent and 1997-2005 Malvern Road is inconsistent within this character due to several key elements:

- The building scale and massing, with double storey building form presented to the Crescent;
- Use of cream render and limited brickwork; and
- Use of 1.2m black metal fencing.

As the aged care development is on one consolidated site, the removal of the site from the area would not diminish the significance of the rest of the NCO area. It is therefore recommended that this site be removed from the proposed Neighbourhood Character Overlay.

Photos below show examples of the new development in the precinct.



Figure 2. Cairnes Crescent Precinct Proposed NCO Boundary



2019 Proposed NCO Boundary



2013 Proposed NCO Boundary



Redevelopment



0 100



metres

3.3 Bruce Street Precinct (Interwar & Post-war)

3.3.1 Recommendations of the 2013 NCR

The 2013 NCR states that the Bruce Street area has a consistency in its Interwar & Post-war streetscapes and is located in the Garden Suburban character precinct.

Recommendation:

Bruce Street has a significant neighbourhood character due to its strong garden setting with brick Interwar and Post-war dwellings with pitched roof forms. The urban forest between Bruce Street and Hyslop Parade further contributes to the garden character of this area. It is recommended that Bruce Street be considered for further protection due to the existing degree of consistency of these streetscapes...

3.3.2 Analysis of Change Since 2013 NCR

As noted, the scope of the 2013 NCR did not include the integration of strategic housing objectives, and the project was undertaken prior to the introduction of the new residential zones. Therefore, areas with strategic opportunities for increased housing density were not considered in relation the boundaries of recommended NCO areas.

Scattered development has occurred in the Precinct since the 2013 NCR. Additionally, Council has consented to a number of S29A requests since the 2013 NCR that have not been acted upon at this stage. The attributes identified in the 2013 NCR have been confirmed for the Bruce Street Precinct area by the site survey undertaken for this review. However the new development at 1281 Dandenong Road is inconsistent within this character due to several key elements:

- The building scale and massing, with double storey building forms presented to the street;
- Use of distinctively stark white render with no architectural features sympathetic to the area;
- Visually dominant car entrances.

Given the location of this site is at the perimeter of the NCO, the removal of the site would not diminish the significance of the rest of the NCO area. Therefore it is recommended that this site be removed from the proposed NCO.

Photos below show indicative character elements of 1281 Dandenong Road.



Impact of Strategic Housing Objectives

It is understood that the properties fronting Waverley Road and Dandenong Road may have some strategic justification as change areas in the Housing Strategy currently underway. The Departmental conditional authorisation for the exhibition of the amendment notes that properties in the Bruce Street precinct demonstrate a potential policy conflict where the preferred character statement proposed a two storey built form outcome, while the General Residential zone allows for up to three storeys.

While it is not the role of this Addendum to balance the strategic objectives of change and growth against the significance of neighbourhood character, this Review recognises that given the Housing Strategy is underway and that mooted changes to the Form and Content of planning schemes will require changes to the zone schedules in

future, excluding the properties fronting Waverley Road and Dandenong Road at this stage would be a legitimate consideration by the Council at this point in time. Exclusion of these properties from the proposed NCO at this stage (as shown on Figure 4 below) would not dilute the integrity of the neighbourhood character of the remaining NCO area. In addition, exclusion at this point would not preclude these properties being included in a future amendment to introduce a NCO or other specific built form controls that reflect the neighbourhood character of the area, should this be appropriate following completion of other strategic work.

Figure 4. Bruce Street Precinct Proposed NCO Boundary



2019 Proposed NCO Boundary



Redevelopment



2013 Proposed NCO Boundary



Optional boundary removing GRZ properties without impacting integrity of remainder



0 100



metres

3.4 Camino Terrace Precinct (Post-war)

3.4.1 Recommendations of the 2013 NCR

The Neighbourhood Character Review 2013 states that the Camino Terrace area has a consistency in its Post-war streetscapes and is located in the Garden Suburban 5 character precinct.

Recommendation

The Camino Terrace area is significant in neighbourhood character due to the intact Post-war 1950s to 1960s cream brick dwellings, wrapped around an open space reserve. Low front fences and formally planted deciduous street trees emphasise the formally planted private gardens and contribute to the character of the area. It is recommended that this area be considered for further protection due to the existing degree of consistency and significance.

3.4.2 Analysis of Change Since 2013 NCR

As noted, the scope of the 2013 NCR did not include the integration of strategic housing objectives, and the project was undertaken prior to the introduction of the new residential zones. Therefore, areas with strategic opportunities for increased housing density were not considered in relation the boundaries of recommended NCO areas.

In general the attributes identified in the 2013 NCR have been confirmed for the Camino Terrace area by the site survey undertaken for this review. Isolated new builds have occurred in the western sector of Camino Terrace and modifications to 503, 505 and 507 Waverley Road have occurred since the 2013 NCR. Minimal change has occurred to the remainder of the Precinct.

New development at 18, 20 and 22 Camino Terrace is inconsistent within this character due to several key elements:

- The building scale and massing, with double storey building forms presented to the street;
- Use of render or paint colour not consistent with the character type; and
- Use of fencing that is more than 0.5-0.8m high.

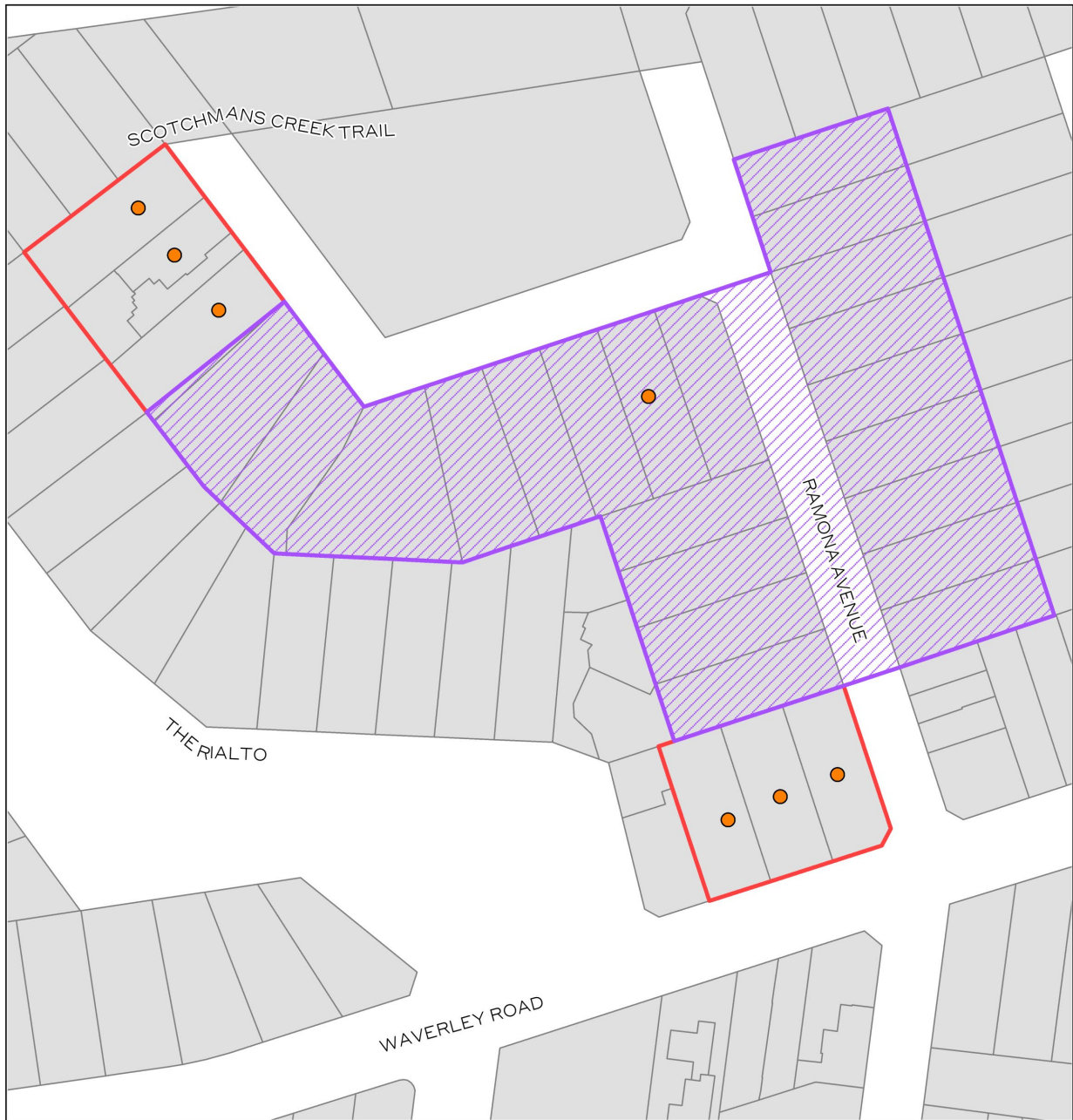
It is considered that the three properties fronting Waverley Road (Nos. 503, 505 and 507) depart from the general characteristics of the investigation sufficiently to warrant exclusion from the proposed NCO. Further, these places are located in the GRZ, where height requirements depart from those required by the NCO and their removal from the NCO aligns with strategic objectives for accommodating growth and change. This departure is in part a result of changes since 2013 such as the change of use, associated front yard parking of 503 Waverley Rd and the tall brick fence of 507 Waverley Rd. In addition, Waverley Road has a somewhat different character from the remainder of the Camino Terrace area, due to its busy streetscape. Unlike other sites within the area, only a small portion of the road is proposed to be included in the NCO.

Given that 18, 20 and 22 Camino Terrace and the Waverley Road frontage are located on the edge of the proposed NCO, the removal of these sites from the NCO would not diminish the significance of the rest of the NCO area.

Photos below show new development in Waverley Road.



Figure 6. Camino Terrace Precinct Proposed NCO Boundary



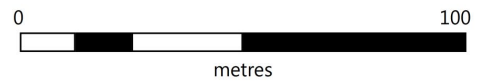
2019 Proposed NCO Boundary



2013 Proposed NCO Boundary



Redevelopment



4.0 Summary of Recommendations

It is recommended that all areas recommended for inclusion in a Neighbourhood Character Overlay by the 2013 NCR should continue to be included in the Overlay with some small modifications to the extent in some cases. A summary of the recommendations for each area is included below:

4.1.1 Lalbert Crescent area, Prahran

No change recommended.

4.1.2 Cairnes Crescent area, Malvern East

It is recommended that the site at 12 Cairnes Crescent and 1997-2005 Malvern Road be removed from the proposed NCO.

4.1.3 Bruce Street area, Malvern East

It is recommended the property at 1281 Dandenong Road be removed from the proposed NCO. The properties fronting Waverley and Dandenong Roads within the GRZ may be removed from the proposed NCO in accord with the Conditional Authorisation by the Department, without impacting the integrity of the remainder of the NCO.

4.1.4 Camino Terrace area, Malvern East

It is recommended that 18,20 and 22 Camino Terrace and the properties fronting Waverley Road be removed from the proposed NCO.

4.2 Proposed Zone

It is noted that DELWP has provided the Council with advice regarding the application of the residential zones in conjunction with the NCO. The advice notes an inconsistency in the provisions of the GRZ, where 3 storey development is acceptable, and the preferred character statements for these areas which indicate that a two storey height is recommended as a maximum. For consistency the Neighbourhood Residential zone should therefore be applied to those areas included within the NCO so that in future no conflict occurs between the two provisions. A new schedule to the NCO needs to be created to align with the objectives of the NCO.

Appendix A. Existing Characteristics

Lalbert Crescent Precinct (Early Modern & Interwar)

Statement of Neighbourhood Character

The Lalbert Street area comprises Post-war and Early Modern dwellings of a grand scale, set within well-established gardens. The dwellings along Orrong Road and Kelvin Grove provide gateways to the crescent, particularly the distinctive flat-roofed Early Modern building at the corner of Lalbert Crescent and Orrong Road. The area's significance is due to the consistency of its original dwellings which are mostly of two to three storeys and constructed of brick with terracotta tiled roofs. Architectural features of the original buildings include bullseye windows, curved facades, defined porch entrances, projected front rooms and decorative brickwork. Front fences are typically low brick and designed to match the dwellings.

The preferred neighbourhood character for the Lalbert Crescent area is defined by the continued presence of grand brick Post-war and Early Modern dwellings, and new dwellings that reflect the key characteristics of the streetscape which comprise:

- Grand, detached buildings of two to three storey scale.
- Pitched hipped or gabled roofs and projecting front room.
- Parallel orientation of buildings to the street with consistent front and side setbacks.
- Established planting, including canopy trees, in the front, side and rear setbacks.
- Use of red clinker or orange brick, or render, with contrasting detail.
- Red terracotta tiled roofs.
- Vehicle access and car parking structures non-existent or car parking and car parking structures located behind the dwelling with side driveway access or integrated within the dwelling form.
- Low brick front fences, often with brick columns.

Existing Characteristics

Element	Description
Consistency	Post-war and Early Modern brick building styles, articulation, two three storey scale, use of brick (often clinker) and tiles, front setback and side separation, garden settings, low front fencing
Architectural style, form and layout	Early Modern to Post-war grand detached buildings with contemporary infill Mostly single fronted dwellings or front room projected plan layout with porch entrances
Original feature	Curving features, decorative brickwork, original windows, turret, projected front room with porch entrance
Building materials	Brick, brick and render
Roof styles	Pitched (gable or hip) with red terracotta tiles
Building heights	Mostly 2 storeys, few 3 storeys and a couple 1 storey
Car park / garages	Nonexistent, behind dwelling with side driveway access or located within the dwelling on the lower floor
Orientation & siting	Parallel, 6m front setbacks, 1.5-2.5m side setbacks from both side boundaries
Front fencing	Low or permeable with brick columns
Garden styles	Well-established, exotic plantings which often make the buildings difficult to view
Public realm & typography	Concrete kerb and channels with footpaths and grass nature strips
Subdivision pattern / layout	Curved street layout with cul-de-sacs in nearby area

Source: Stonnington 2013 NCR

Cairnes Crescent Precinct (Interwar & Post-war)

Statement of Neighbourhood Character

These streetscapes are distinctive areas of Interwar and Post-war development set in established gardens. The significance of these areas is due to the consistency of original red, cream or orange brick dwellings, with pitched tiled roofs. Distinctive features of the buildings include entrance canopies sometimes with curved forms, decorative brickwork, flat-faced gables and chimneys, in both simple and elaborate forms. Low brick front fences are designed match the dwelling style.

The preferred neighbourhood character for the Interwar and Post-war areas is defined by the continued presence of original dwellings and new dwellings that reflect the key characteristics of the streetscapes which comprise:

- Single storey detached built form with second storeys recessed behind the front façade.
- Parallel orientation of buildings to the street with consistent front and side setbacks.
- Established planting, including canopy trees, in the front, side and rear setbacks.
- Use of brick or brick and light-coloured render (use of cream, orange and red brick).
- Dark terracotta tiled pitched roofs.
- Car parking and car parking structures located behind the dwelling with side driveway access.
- Low brick front fencing.

Existing Characteristics

Element	Description
Consistency	Original building styles, scale, siting, use of brick or render, low brick fencing, siting and low garden settings
Architectural style, form and layout	Interwar to Post-war detached buildings, with minimal alterations and infill
Original feature	Entrance canopies sometimes with curved forms, decorative brickwork, flat-faced gables, elaborate chimney forms
Building materials	Brick, brick and render or render
Roof styles	Pitched (hip and gable) with terracotta tiles
Building heights	1 storey with some 2 storey infill
Car park / garages	Nonexistent or behind dwelling
Orientation & siting	Parallel, 6-7m front setback, 1m side setback (both sides)
Front fencing	Low brick (0.5m in height with 0.8m pillars) with brick pillars at the ends
Garden styles	Low garden settings with wide lawn areas and established planting
Public realm & typography	Concrete kerb and channels with footpaths with grass nature strips Concrete roadway Formal street tree planting (exotic)
Subdivision pattern / layout	Modified grid layout with cul-de-sacs

Source: Stonnington 2013 NCR

Bruce Street Precinct (Interwar & Post-war)

Statement of Neighbourhood Character

These streetscapes are distinctive areas of Interwar and Post-war development set in established gardens. The significance of these areas is due to the consistency of original red, cream or orange brick dwellings, with pitched tiled roofs. Distinctive features of the buildings include entrance canopies sometimes with curved forms, decorative brickwork, flat-faced gables and chimneys, in both simple and elaborate forms. Low brick front fences are designed match the dwelling style.

The preferred neighbourhood character for the Interwar and Post-war areas is defined by the continued presence of original dwellings and new dwellings that reflect the key characteristics of the streetscapes which comprise:

- Single storey detached built form with second storeys recessed behind the front façade.
- Parallel orientation of buildings to the street with consistent front and side setbacks.
- Established planting, including canopy trees, in the front, side and rear setbacks.
- Use of brick or brick and light-coloured render (use of cream, orange and red brick).
- Dark terracotta tiled pitched roofs.
- Car parking and car parking structures located behind the dwelling with side driveway access.
- Low brick front fencing.

Existing Characteristics

Element	Description
Consistency	Interwar and Postwar building styles, siting, prominent pitched roof form, established garden settings, generous front setbacks
Architectural style, form and layout	Interwar to Post-war cream and red brick detached dwellings, some properties are modified with occasional second storey additions
Original feature	Decorative brickwork, arches, flat-faced gables, occasional chimney
Building materials	Brick (cream or red), brick (red) and render and render
Roof styles	Pitched (gable or hip) terracotta tiled roofs
Building heights	Mostly single storey, occasional double storey buildings or additions
Car park / garages	Nonexistent or garage located behind dwelling along side boundary
Orientation & siting	Parallel, 6-8m front setbacks, and 1m side setbacks to both sides
Front fencing	Low brick (0.5-0.8m) with brick pillars at the ends
Garden styles	Exotic and mainly low scale with established trees.
Public realm & typography	Concrete kerb and channels with footpaths and grass nature strips Formally planted exotic and native street trees Urban forest on Bruce Street
Subdivision pattern / layout	Modified grid

Source: Stonnington 2013 NCR

Camino Terrace Precinct (Post-war)

Statement of Neighbourhood Character

These streetscapes comprise 1950s to 1960s Post-war development set in established gardens. The significance of these areas is due to the consistency of original double- and triple-fronted brick dwellings. Distinctive features of the area include transparent stairways, mullioned doors and windows, iron detailing and matching fences. Camino Terrace area also includes twin flat-roofed Modern dwellings. Dwellings in the Green Gables Avenue area have wide front lawns, and Camino Terrace includes a small reserve, which give the streets an open, landscaped feel.

The preferred neighbourhood character for these areas is defined by the continued presence of Post-war dwellings and new dwellings that reflect the key characteristics of the streetscape which comprise:

- Single or double storey detached built form.
- Double and triple fronted building form.
- Parallel orientation of buildings to the street with consistent front and side setbacks.
- Established planting, including canopy trees, in the front, side and rear setbacks.
- Use of cream, orange or red bricks.
- Dark terracotta tiled pitched hipped roofs.
- Car parking and car parking structures located behind the dwelling with side driveway access.
- Low brick front fencing or open frontages with no fencing.

Existing Characteristics

Element	Description
Consistency	Post-war building styles, use of cream brick, building siting and scale, vegetation and garden settings and low brick fencing
Architectural style, form and layout	Post-war 1950s to 1960s detached dwellings
Original feature	Wide rectangular chimneys, transparent stairways, mullioned doors and windows, iron detailing, flat-faced gables, matching fences
Building materials	Cream brick with tiled roofs
Roof styles	Hipped terracotta roofs
Building heights	1-1.5 storeys (on sloping sites)
Car park / garages	Incorporated on ground floor undercroft area of high-set dwellings, or behind low-set dwellings along the side boundary
Orientation & siting	Parallel, 8m front setback, 0.5m side setback to both sides
Front fencing	Low brick, approximately 0.5m in height with 0.8m brick pillars at the ends
Garden styles	Low, formal exotic garden settings
Public realm & typography	Concrete kerb and channels with footpaths and grass nature strips Formally planted exotic deciduous trees (liquidambers) Open space is grassed and has established vegetation Moderately sloping topography
Subdivision pattern / layout	Modified grid layout set around small park

Source: Stonnington 2013 NCR