MARDIE STREET INCLUDING THE EAST OF EDMUND STREET

OBJECTIVE

The objective of the policy is to encourage retention of existing housing stock, establish guidelines for appropriate infill housing, ensure that the amenity and integrity of existing dwellings is maintained, minimise traffic and parking problems associated with additional development and ensure that additional development complements the existing streetscapes.

POLICY

1. Heritage

Three categories of heritage places have been identified on Diagram 1. These are places of:

(i) apparent heritage dwellings which are considered to have heritage value;

(ii) potential heritage value dwellings which are considered to possibly have value, subject to further examination\(^1\);

(iii) no heritage value: dwellings which do not have any or limited heritage value.

In considering demolition proposals for places of either apparent or potential heritage value, the Council shall assess the site in accordance with the Council's Policy on 'Procedures for the Recording and Assessment of Places of Heritage Value' (D.B.H9).

The heritage significance of a site shall also extend to intact outbuildings and the setting of the place. As such, the presence of substantial vegetation and the provision of appropriate space envelopes around the existing dwelling will be taken into consideration when assessing the impact of new proposals on the existing place.

Places of no heritage significance will normally have their demolition approved subject to the provisions of Clause 68 of Town Planning Scheme No. 3 which enables the Council to request the submission of replacement development plans prior to approving demolition. Replacement will be favourably considered providing the design will make a sympathetic contribution to the streetscape. Criteria to be applied when such a contribution is considered are outlined in the Council's Policy on 'Urban Design and Streetscape Guidelines' (D.B.H1).

\(^1\) Refer to D.B.H9 - Procedures for the Recording and Assessment of Places of Heritage Value.
Diagram 1  Heritage Assessment of Mardie Street
However, because of the historic ‘back’ street character on the western side of Mardie Street, Council will consider variations to its normal streetscape policies requiring new dwellings to address the street in a traditional and interactive manner, provided that these variations result in a development which better reflects the street’s historical pattern and form.

2. Infill Development

No site within this Local Area is large enough to be developed with an additional dwelling in accordance with the applicable density code of R25 (Refer to Diagram 2).

Infill development may therefore only be approved with the Council’s discretion pursuant to Clause 63(b) of Town Planning Scheme No. 3.

Council’s Policy on ‘Visual Privacy for Dwellings’ (D.C.10) and Council’s Policy on ‘Urban Design and Streetscape Guidelines’ (D.B.H1) should also be considered for any infill development.

Some sites are considered appropriate for smaller scale urban infill due to their double street frontage. However, position and likely heritage value of the existing dwelling, its setting and related structures on the site are crucial factors. In these instances, the preferred form of subdivision will be green title.

3. Scale

The scale of development in this Local Area is typically single storey, and new development should generally conform with this.

In considering the scale of development within this Local Area, the Council shall take into consideration particular characteristics of each development site, including the form of the existing building and building layout of adjoining places, heritage, mature vegetation and streetscape character. Diagram 3 indicates one and two storey buildings.

In considering any variation to this section of the policy, the Council shall carefully examine the impact of the additional dwelling upon adjoining places.

Council shall only vary this requirement in instances where it can be demonstrated that site features or individual designs reveal that the requested form of development can be achieved in a manner that will have no unacceptable impact upon the amenity of the locality and adjoining places. An example of such variation would be to contain a second storey within the roof space with small scale dormers. However, dormers should not dominate the roof form as seen from the front or side of the place.

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2 Refer to D.C.3 for criteria and policy requirements.
Diagram 2  Infill Development Potential for Mardie Street
4. **Mass**

Building mass or bulk is the apparent massiveness of a building in relation to its surroundings. To complement the scale of the existing streetscape, new houses should be designed to blend with, rather than dominate the space. 'Oversized' buildings which overwhelm existing houses and dominate the streetscape will be discouraged.

Larger infill houses or additions will only be considered in Edmund Street where the building mass is be articulated to complement the massing of surrounding places.

5. **Carports, Garages, Front Fences**

Council will consider variations to, or relaxations of, its normal policies relating to 'Garages/Carports in Front of Dwellings/Buildings (D.C.6) and 'Front Fences and Screen Walls' (D.B.H2), only when it is satisfied that such variations would be in the interest of better reflecting the historic 'back' street character of the western side of Mardie Street.

The existing structures on the western side of Mardie Street should not be viewed as a precedent in respect of appropriate styles and materials for future developments.

6. **Natural Environment**

Existing vegetation shall be retained wherever possible, particularly in instances where it contributes to the streetscape, helps in the retention of visual privacy, or where it forms part of the curtilage to a significant place.

A proposed landscape plan shall be submitted as part of the development application process. Details of significant existing vegetation and proposed planting shall be included. Officers of the Council shall assist in the provision of information as to appropriate species and plant types to be provided.

In assessing the environmental impact of new development, the Council will pay particular attention to:

(i) retention and enhancement of the existing landscaped areas in the street;

(ii) retention and enhancement of pedestrian shelter and the pleasant environment created by existing mature trees, attractive front fences, and visible (open) front gardens as well as the settings of the existing houses on the lots. The latter may include elements such as glimpses of the ocean seen from the street through the gap between houses, long and closed vistas, or the attractive landform or topography of the street;
Diagram 3  Building Height and Existing Vehicular Access for Mardie Street.
(iii) on private land, the retention of existing mature trees, and visual intrusion on the neighbouring places.

7. **Architectural Design**

The Council will exercise considerable flexibility in encouraging a variety of housing design reflective of a range of traditional housing designs already existing in the area and ranging from Victorian cottages to 1950s and 1970s project house types. The criteria by which new dwelling designs will be assessed includes their compatibility with, and positive contribution to, the identified attributes of the streetscape and character of adjoining sites.

8. **Housing Types**

In determining applications for infill housing, the Council shall ensure that the floor area of the proposed dwelling is compatible with the proposed available land area. Sizes should be commensurate with the land area provided and correlate both in design and location terms with the amount of private open space available for each dwelling and protection of the appropriate setting of the existing house. To this end, the Council shall encourage the provision of purpose built homes for smaller blocks. Particularly, in Mardie Street, the Council will seek to contain the scale of infill to a maximum of small single storey dwellings to reduce their impact on the existing residences and streetscape.

9. **Traffic/Parking**

The Council shall seek to minimise traffic and parking problems by ensuring that sufficient parking facilities are provided for new developments, in accordance with the Residential Planning Codes. Diagram 3 shows current vehicular access.

To this end, on-street carparking shall be discouraged.

*Adopted: 19/9/94*