

5.7 Garden Court 1

Existing Character Description

Garden Court 1 areas are defined by low scale dwellings set on modest, well vegetated lots along curvilinear streets and cul-de-sacs. These areas display a traditional suburban character. Irregular lots and inconsistent siting of dwellings contributes to an open streetscape within which dwellings are not visually dominant.

Architectural styles consist predominantly of modern and contemporary era development, with brick and render being the predominant building material across the area. Roof forms are predominantly hipped and are constructed of tile or steel.

Dwellings are set on lots with irregular shapes resulting from the curvilinear road network and have inconsistent siting. The shape of lots often means dwellings are angled towards the street or a boundary, with a small setback at one corner of the dwelling, and larger setbacks elsewhere. This provides a sense of openness and contributes to a diverse streetscape.

Front gardens are generally low level, planted with a mix of native and exotic vegetation. This includes small trees, shrubs and bushes. Occasional canopy trees in the public realm make the greatest contribution to the vegetated setting of these areas.

Streets are arranged in a cul de sac or curvilinear arrangement and are formal, sealed with a kerb and channel, but often having a footpath only on one side of the road.

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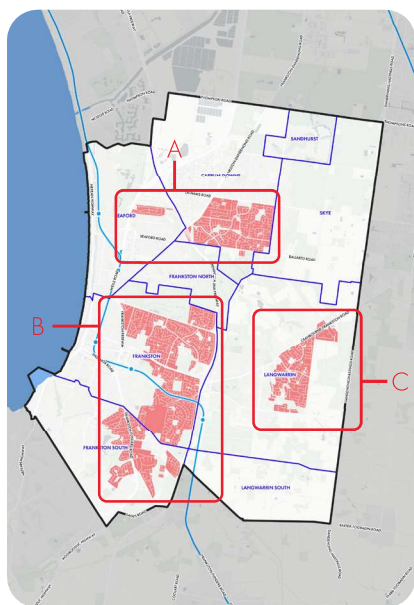


Figure 60. Garden Court 1 Key Map

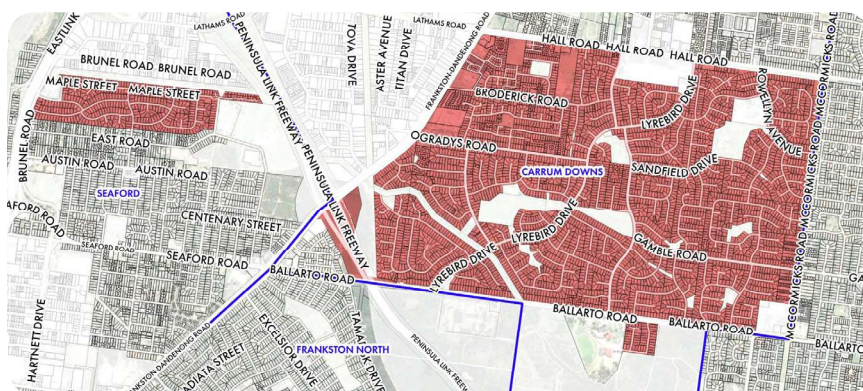


Figure 61. Garden Court 1 Area Map A

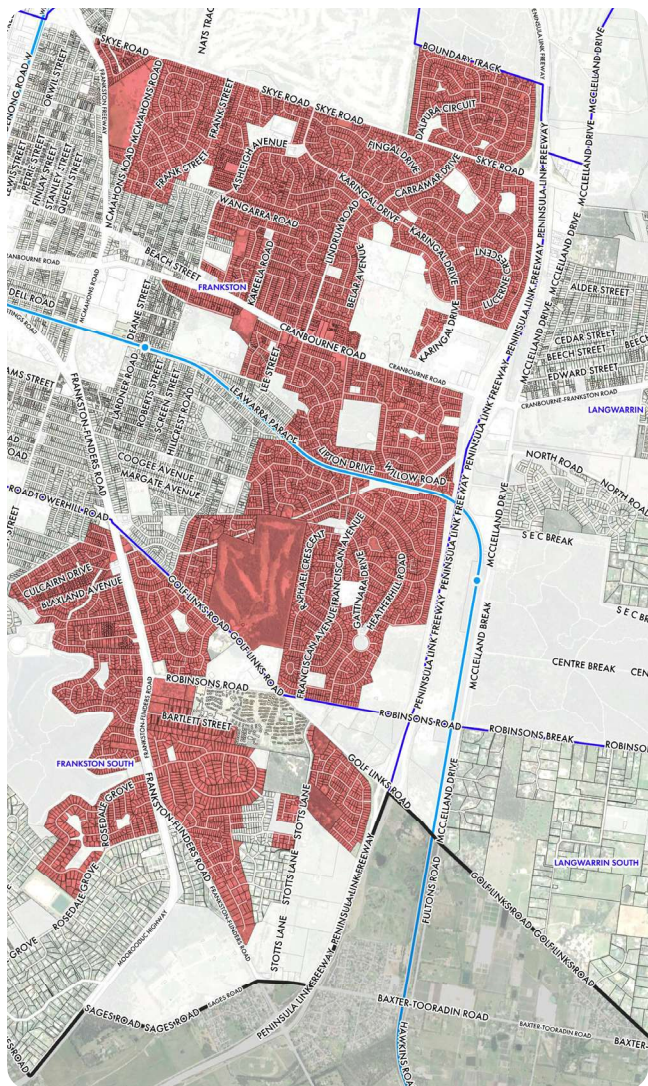


Figure 63. Garden Court 1 Area Map B

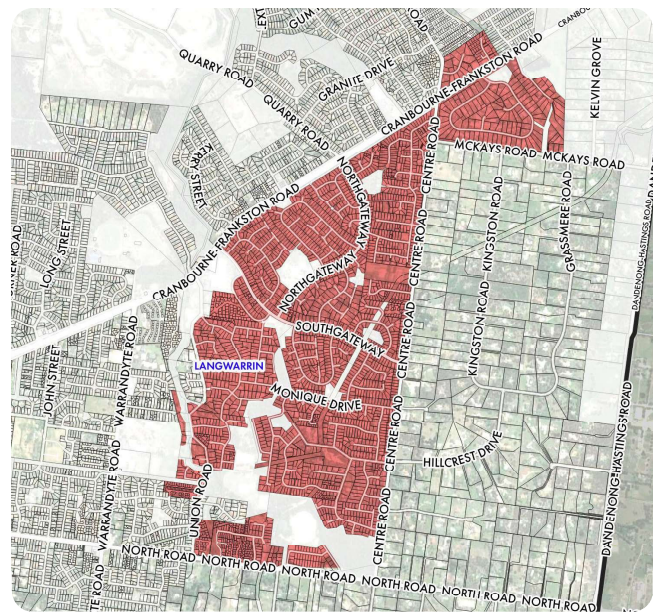
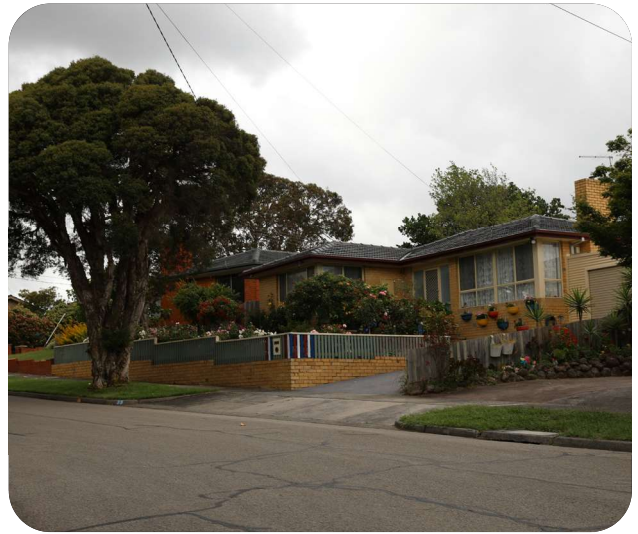


Figure 62. Garden Court Area Map C

Photos from the Character Area

Key attributes detailed in below images are summarised in the list opposite.

- Low scale dwellings, diversity of styles
- Modest, well vegetated lots
- Curvilinear streets and cul-de-sacs
- Varied siting on irregular shaped lots



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