



plān i' spherē [// urban strategy planners]



Shire of Strathbogie

EUROA NEIGHBOURHOOD CHARACTER STUDY

Final Report
March 2008

CHARACTER DESCRIPTION

Old Township



Precinct Description

This area, the Old Township, comprises many of the original Victorian and Edwardian dwellings surrounding Binney Street that were built in the first phases of development in Euroa. There has been some limited infill in the form of Interwar and more recent dwelling styles. The streetscapes in this precinct have an open and spacious feel which is heightened by their large exotic street trees often within formal avenues, and open frontages, with low or no fences that allow views to dwellings. A unique feature of some of the streetscapes throughout this precinct is the wide nature strips with open brick gutters and swale drains. Buildings are predominantly low scale and a mix of timber and brickwork, with iron roofing. There are several civic buildings and views to well-maintained parks and gardens throughout the precinct which enhance the character of the area.

Key Existing Characteristics

- Architecture style is predominantly Victorian and Edwardian. Some dwellings may be of potential heritage significance.
- Buildings are predominantly single storey.
- Building materials consist of timber and brick. Roofs are predominantly iron, but occasionally tile.
- Front setbacks are varied throughout the precinct but are generally smaller closer to Binney Street.
- Side setbacks are generally small, and range between 1m and 3m.
- Garden styles are generally well established with scattered exotic species and native vegetation throughout.
- Front fences are generally non-existent or low in scale.
- Streets are often lined with avenues of large exotic street trees.
- Roadways are wide, often with on-street angle parking, particularly within close proximity of the main street of the township.
- Roads are sealed. Many streets have unsealed shoulders, wide nature strips with open brick gutters and concrete footpaths. Upstanding kerbs, footpaths and nature strips exist on other streets.
- Views are available to parks, gardens and landmark buildings such as churches and schools.
- Occasional views are available to Seven Creeks and the surrounding parkland.

Community Values

- Private, well-maintained gardens.
- Generally low building heights.
- The historical aspect of the township.
- Historic buildings that are well-maintained and the character derived from older buildings.
- Off-street parking.
- The avenue feel of streetscapes.
- Attractive streetscapes with uniformly maintained trees.
- Wide, clean roadways with grassed verges.
- Asphalt footpaths.
- Open brick gutters.
- Diversity of building materials.
- Variation in building styles.

- The quiet atmosphere of local streets.
- Proximity to shops, parks and the railway station.
- Good street lighting.
- Views to open spaces, trees and hills.
- The notion of Euroa as a garden town.
- Vegetation in the private and public domain.

Policy Context

- The Municipal Strategic Statement (MSS) contains strategies that:
 - 'ensure that future residential growth and development is accommodated for in a planned manner'.
 - encourage consolidation of residential development in existing urban centres, new development that provides for a high quality lot layout and diversity of sizes and housing options to maintain a diverse population mix within the Shire.
- The Residential 1 Zone provides for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households. It also encourages residential development that respects neighbourhood character.
- The Urban Floodway Zone, Land Subject to Inundation Overlay and Floodway Overlay seek to ensure that development maintains the free passage and temporary storage of floodwaters and minimises the damage caused by flooding.

Issues / Threats

- The removal of original Victorian and Edwardian buildings.
- Contemporary reproduction style architecture.
- Large bulky dwellings with unarticulated facades.
- Loss of street trees.
- High front fences that block views to dwellings.
- Large areas of hard, impervious surfacing.
- Loss of views.

Preferred Character Statement

The character of the Old Township will continue to be defined by original Victorian and Edwardian dwellings surrounded by well-maintained gardens. Existing exotic and native vegetation in the private and public domains will be maintained and enhanced through further planting in private gardens. New development will be of a high standard of design and will respect the existing built form through the articulation of building facades and consistency with the existing pattern of front and side setbacks. Front fences will remain low and open to ensure that dwellings and gardens are visible from the street.

This will be achieved by:

- encouraging the retention of older buildings that contribute to the valued character of the township.
- ensuring that dwellings are set back from front and side boundaries in accordance with the prevailing setback pattern in the street.
- encouraging the retention of vegetation in private gardens and ensuring that new development is sited to provide for new and existing vegetation.
- encouraging a high standard of design in new developments.
- encouraging low or no front fencing.

DESIGN GUIDELINES

Old Township

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Existing Buildings	To encourage the retention of older dwellings that contribute to the valued character of the area.	<ul style="list-style-type: none"> > In streets that contain intact groups of Victorian and Edwardian dwellings, consider retaining and/or adapting those buildings that are in good condition, particularly the front section, wherever possible in new development. 	<p><i>Loss of intact streetscapes.</i></p> <p><i>New development that is out of scale and character with the existing Victorian/Edwardian dwellings.</i></p>
	To respect the qualities of older adjoining buildings that are in good condition.	<ul style="list-style-type: none"> > Where adjoining an older building in good condition, respect the height, building forms, siting and materials, of the building/s in the new building design. 	<p><i>Buildings that dominate older buildings by height, siting or massing.</i></p> <p><i>Historical reproduction styles.</i></p>
Vegetation	To maintain and strengthen the garden settings of dwellings.	<ul style="list-style-type: none"> > Retain large, established trees and provide for the planting of new trees and substantial vegetation wherever possible. 	<p><i>Removal of large, established trees.</i></p> <p><i>Lack of landscaping and substantial vegetation.</i></p>
		<ul style="list-style-type: none"> > In the vicinity of Seven Creeks and associated parkland, planting in private gardens should contribute to the unique landscape quality of the creek and its surrounds through the use of native vegetation. 	<p><i>High fences that block views to front gardens or period dwellings.</i></p> <p><i>Lack of landscape connection between the Seven Creeks and private gardens of adjacent properties.</i></p>
Siting	To provide space for front gardens.	<ul style="list-style-type: none"> > Buildings should be set back from the front boundary a sufficient distance to accommodate a front garden including trees and shrubs. 	<p><i>Loss of front garden space.</i></p>
	To maintain the rhythm of spacing between buildings.	<ul style="list-style-type: none"> > Buildings should be set back from side boundaries in accordance with the predominant pattern of side boundary setbacks in the street. 	<p><i>New development that interrupts the rhythm of side boundary setbacks.</i></p>
	To minimise the loss of front garden space, the dominance of car parking structures and the number of vehicular crossovers.	<ul style="list-style-type: none"> > Locate garages and carports behind the line of the dwelling. > Minimise hard paving in front yards. > Provide only one vehicular crossover per typical site frontage. 	<p><i>Car parking structures that dominate the façade or view of the dwelling.</i></p> <p><i>Front setbacks dominated by impervious surfaces.</i></p>
Height and building form	To ensure that buildings and extensions respect the dominant building scale and forms.	<ul style="list-style-type: none"> > Respect the predominant building height and pitched roof forms in the street and nearby properties. 	<p><i>Buildings that appear to exceed by more than one storey the predominant number of storeys in buildings in the street and nearby properties.</i></p>
		<ul style="list-style-type: none"> > Articulate the form of buildings through the composition of openings and setbacks. 	
Materials and Design Detailing	To ensure that the use of materials and design detail in new buildings complements that of the predominant building styles in the street.	<ul style="list-style-type: none"> > Articulate the facades of buildings through the use of a limited palette of colours and materials found commonly within the precinct, and through variations in wall surfaces. 	<p><i>Large, bulky buildings with flat, poorly articulated wall surfaces.</i></p>
Front boundary treatment	To maintain the openness of streetscapes and views to dwellings and into front gardens.	<ul style="list-style-type: none"> > Front fences should be appropriate to the building era or reflect the typical fencing height and style of the street. 	<p><i>High, solid front fencing that blocks views of dwellings and gardens.</i></p>
		<ul style="list-style-type: none"> > Provide a front fence that allows views through or over the fence into the front garden. 	
		<ul style="list-style-type: none"> > Opposite Seven Creeks, front boundaries should either be open or fences should be low and constructed of permeable materials. 	

CHARACTER DESCRIPTION

Interwar / Post-war Mix



Precinct Description

The streets in these areas are wide and open, a characteristic that is strengthened by the expansive grassy nature strips, large setbacks and low front fencing. Dwellings are predominantly single storey and contain a range of architectural styles including Interwar, Post-war and contemporary infill. Further away from the town centre, streetscapes often appear informal, with unsealed shoulders that merge with nature strips planted with scattered vegetation. The spacious atmosphere and low scale buildings enable occasional glimpses to the landscapes in and surrounding the township, including Balmattum Hill. Properties along Foy and Turnbull Streets and Kirkland Avenue also have scenic views towards Sevens Creek and the adjoining parkland.

Key Existing Characteristics

- Architecture comprises a mix of building eras and styles, including Interwar bungalows, Post-war 1950s weatherboard and 1960s-70s brick housing, as well as contemporary infill dwellings. There are also a limited number of dwellings which date back to the Victorian era.
- Buildings are predominantly single storey.
- Building materials consist of timber and brick, with iron or tile roofing.
- Front and side setbacks are varied, however, dwellings are generally well set back from front and both side boundaries.
- Front fences vary in height but are generally low enough to allow views to dwellings and front gardens.
- Streets are wide and verges are planted with generally native vegetation that is either planted formally or informally.
- Garden styles are varied with well established and low maintenance exotic styles and native vegetation throughout.
- Kerbs are either formal and upstanding, or informal with unsealed shoulders that merge with nature strips. Some streets contain concrete footpaths on both sides, while others have informal gravel pathways.

Community Values

- Private, well-maintained gardens.
- Housing under two storeys, and generally low building heights.
- Spaciousness of streetscapes, large building allotments and large building setbacks.
- Off-street parking.
- Wide, clean roadways with grassed verges.
- Open brick gutters.
- Natural landscapes and parks.
- Diversity of building materials.
- Variation in building styles.
- The quiet atmosphere of local streets.
- Proximity to shops, parks and the railway station.
- Views to open spaces.
- Views to trees and hills.

- The notion of Euroa as a garden town.
- Vegetation in the private and public domain.
- The avenue feel of some streets.
- Asphalt footpaths and the informal street layout of some streets.

Policy Context

- The Municipal Strategic Statement (MSS) contains strategies that
 - ensure that future residential growth and development is accommodated for in a planned manner.
 - encourage consolidation of residential development in existing urban centres, new development that provides for a high quality lot layout and diversity of sizes and housing options to maintain a diverse population mix within the Shire.
- The Residential 1 Zone provides for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households. It also encourages residential development that respects neighbourhood character.
- The Urban Floodway Zone, Land Subject to Inundation Overlay and Floodway Overlay seek to ensure that development maintains the free passage and temporary storage of floodwaters and minimises the damage caused by flooding.

Issues / Threats

- Buildings with a high proportion of site coverage that reduce the feeling of spaciousness in streets.
- Large unarticulated facades.
- Boundary to boundary development.
- Excessive hard surfaces surrounding dwellings.
- High front fences that block views to dwellings.
- Demolition of older housing stock.
- Car parking structures that dominate the streetscape.

Preferred Character Statement

The spacious streetscapes and the use of vegetation throughout the precinct will be maintained and strengthened. Dwellings will continue to be well set back from front and side boundaries and front fences will be low or open. New development will generally occur in the form of low-scale infill dwellings that complement existing Interwar and post-war housing and respond to the surrounding built form. Front and side setbacks will be more extensively planted with vegetation to strengthen the landscape character of the precinct.

This will be achieved by:

- Encouraging the retention of older housing stock that contributes to the valued character of the area.
- Ensuring setback distances reflect the existing setback pattern in the street.
- Encouraging low or no front fencing.
- Encouraging street planting in new developments.
- Ensuring development is sited to reduce the loss of vegetation and to provide for new vegetation.

DESIGN GUIDELINES

Interwar / Post-war Mix

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Existing Buildings	To encourage the retention of older dwellings that contribute to the character of the area.	<ul style="list-style-type: none"> > Consider retaining and/or adapting older Victorian, Edwardian or Interwar dwellings that are in good condition, particularly the front section, wherever possible in new development. 	<p><i>Loss of older dwellings that contribute to the character of the area.</i></p> <p><i>New development that is out of scale and character with existing dwellings.</i></p>
Vegetation	To maintain and strengthen the landscape character of streets.	<ul style="list-style-type: none"> > Retain large, established trees and provide for the planting of new trees and substantial vegetation, including canopy trees, wherever possible. > For properties adjoining flood lines or existing vegetation corridors, consider the use of indigenous and native species to enhance the landscape character of these natural features. > In the vicinity of Seven Creeks and associated parkland, planting in private gardens should contribute to the unique landscape quality of the creek and its surrounds through the use of native vegetation. 	<p><i>Removal of large, established trees.</i></p> <p><i>Lack of landscaping and substantial vegetation.</i></p>
Siting	To provide space for front gardens.	<ul style="list-style-type: none"> > Buildings should be set back from the front boundary a sufficient distance to accommodate a front garden including trees and shrubs. 	<p><i>Loss of front garden space.</i></p>
	To maintain the rhythm of spacing between buildings and allow for planting.	<ul style="list-style-type: none"> > Buildings should be set back from boundaries to create the appearance of space between buildings and to accommodate substantial vegetation. 	<p><i>Boundary to boundary development.</i></p> <p><i>New development that interrupts the rhythm of side boundary setbacks.</i></p>
	To minimise the loss of front garden space, the dominance of car parking structures and the number of vehicular crossovers.	<ul style="list-style-type: none"> > Locate garages and carports behind the line of the dwelling. > Minimise hard paving in front yards. > Provide only one vehicular crossover per typical site frontage. 	<p><i>Car parking structures that dominate the façade or view of the dwelling.</i></p> <p><i>Front setbacks dominated by impervious surfaces.</i></p>
Height and building form	To ensure that buildings and extensions respect the dominant building scale and forms.	<ul style="list-style-type: none"> > Respect the predominant building height and pitched roof forms in the street and nearby properties. > Articulate the form of buildings and facades through the composition of openings and setbacks. 	<p><i>Buildings that appear to exceed by more than one storey the predominant number of storeys in buildings in the street and nearby properties.</i></p> <p><i>Large, bulky buildings with flat, poorly articulated wall surfaces.</i></p>
Front boundary treatment	To maintain the openness of the streetscape and views into front gardens.	<ul style="list-style-type: none"> > Front fences should be appropriate to the building era or reflect the typical fencing height and style of the street. > Provide a front fence that allows views through or over the fence into the front garden and to the dwelling. > Opposite Seven Creeks, and at the rural interface, front boundaries should either be open or fences should be low and constructed of permeable materials. > In streets where front fencing is predominantly absent, provide an open frontage. 	<p><i>High, solid front fencing that blocks views of gardens.</i></p>
Seven Creeks Interface	To use materials and finishes that complement the landscape features of Seven Creeks.	<ul style="list-style-type: none"> > Use materials such as natural timber, stone, or brick in subdued tones and finishes that complement the natural environment and its bushland qualities. Consideration should also be given to how the materials will weather over time. 	<p><i>Brightly coloured or highly reflective materials or finishes.</i></p>

CHARACTER DESCRIPTION

Rural Interface / Future Residential



Precinct Description

The character of these streets is generally derived from their location at the edge of the residential area of the township. Streetscapes are wide and open, with inconsistent development on a range of lot sizes which include many large vacant lots. Some properties are subject to rural uses. Where dwellings are present, they are predominantly from the post-war era, and are well set back from front and side boundaries and surrounded by large grassed areas with scattered vegetation. In streetscapes, vegetation is often informal and native. Some areas contain large native trees which significantly contribute to the character of the precinct. There is a strong interface between many of the streets in this precinct and the rural or bushy landscapes that surround them. These landscapes provide long-range views and pleasant surrounds. There is also sometimes an obvious interface between this precinct and other precincts, particularly where recent subdivisions have occurred.

Key Existing Characteristics

- Dwellings are a mix of styles, including large low-slung brick dwellings and post-war timber dwellings.
- Lot sizes are of a lower density, and where buildings are present, they generally have large setbacks.
- There are many large undeveloped lots.
- Roadways are generally informal, with gravel pathways, no kerb or channel and unsealed shoulders. Roads are sometimes unsealed.
- Streetscapes are lined with informal native vegetation, often consisting of large eucalypts.
- There is often a direct interface with, or views to, the rural or bushy landscapes surrounding the township.

Community Values

- Private, well-maintained gardens.
- Housing under two storeys, and generally low building heights.
- Wide, clean roadways with grassed verges.
- Open brick gutters.
- Diversity of building materials.
- Variation in building styles.
- The quiet atmosphere of local streets.
- Views to open spaces, trees and hills.
- Vegetation in the private and public domain.
- Large building allotments.
- Low density housing and the space between houses.
- The open environment.
- Asphalt footpaths and the informal street layout.
- The diversity of surrounding landscapes.
- The notion of Euroa as a garden town.

Policy Context

- The Municipal Strategic Statement (MSS) contains strategies that:

- 'ensure that future residential growth and development is accommodated for in a planned manner'.
- encourage consolidation of residential development in existing urban centres, new development that provides for a high quality lot layout and diversity of sizes and housing options to maintain a diverse population mix within the Shire.
- identify areas that could be investigated in the future for residential growth when required.
- The Residential 1 Zone provides for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households. It also encourages residential development that respects neighbourhood character.
- The Urban Floodway Zone, Land Subject to Inundation Overlay and Floodway Overlay seek to ensure that development maintains the free passage and temporary storage of floodwaters and minimises the damage caused by flooding.

Issues / Threats

- Large-scale subdivision that results in cul-de-sacs and narrow roadways and overdevelopment of sites.
- Loss of informal roadways.
- Large areas of impervious surfaces on private property.
- Housing development that exceeds the existing low scale of streetscapes.
- New development lacking on-site landscaping or tree planting.
- Use of brightly coloured or highly reflective materials or finishes.

Preferred Character Statement

This precinct may see a moderate level of change in neighbourhood character over the coming years. Dwellings throughout the precinct should continue to be set back from front and side boundaries to maintain the spaciousness of streetscapes, and native vegetation should continue to be a strong feature of both the public and private domain. New development will be designed to integrate green corridors along flood and vegetation lines, and existing native vegetation that significantly contributes to the character of the precinct will be retained wherever possible. Open front boundaries and large areas of permeable surfaces that allow vegetation to flow across streetscapes will strengthen the landscape character of these areas. Where new housing development occurs opposite natural features such as the creek, or other open spaces, it will be sensitively designed to address the surrounding landscapes through the use of materials that complement the landscape and well-vegetated spacious setbacks.

This will be achieved by:

- Encouraging low or no front fencing.
- Ensuring buildings are well set back from front and side boundaries.
- Encouraging retention of informal streetscape treatments.
- Encouraging the retention and planting of indigenous and native trees.

DESIGN GUIDELINES

Rural Interface / Future Residential

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Vegetation	To maintain and strengthen the spaciousness of streetscapes and to enhance the landscape character of the precinct.	<ul style="list-style-type: none"> > Retain large, established native trees and provide for the planting of new trees and substantial vegetation wherever possible. > For properties adjoining flood lines or existing vegetation corridors, consider the use of indigenous and native species to enhance the landscape character of these natural features. > In the vicinity of Seven Creeks and associated parkland, planting in private gardens should contribute to the unique landscape quality of the creek and its surrounds through the use of native vegetation. 	<p><i>Removal of large, established trees.</i></p> <p><i>Lack of landscaping and substantial vegetation.</i></p>
Siting	To provide space for front gardens.	<ul style="list-style-type: none"> > Buildings should be set back from the front boundary a sufficient distance to accommodate a front garden including trees and shrubs. 	<i>Loss of front garden space.</i>
	To maintain the spaciousness of streetscapes and allow for planting.	<ul style="list-style-type: none"> > Buildings should be set back from both side boundaries to create the appearance of space between buildings and to accommodate substantial vegetation. 	<i>Boundary to boundary development.</i>
	To minimise the loss of front garden space, the dominance of car parking structures and the number of vehicular crossovers.	<ul style="list-style-type: none"> > Locate garages and carports behind the line of the dwelling. > Minimise hard paving in front yards. > Provide only one vehicular crossover per typical site frontage. 	<p><i>Car parking structures that dominate the façade or view of the dwelling.</i></p> <p><i>Front setbacks dominated by impervious surfaces.</i></p>
Height and building form	To encourage well designed, innovative architectural responses.	<ul style="list-style-type: none"> > Articulate the form of buildings and facades through the composition of openings and setbacks and through variations in wall surfaces. > Where vegetation forms an important part of the streetscape, keep new development below the established mature tree canopy height. 	<p><i>Large, bulky buildings with flat, poorly articulated wall surfaces.</i></p> <p><i>Buildings that protrude above the tree canopy height.</i></p>
Front boundary treatment	To maintain the openness of the streetscape and views into front gardens.	<ul style="list-style-type: none"> > Provide a front fence that allows views through or over the fence into the front garden. > In streets where front fencing is predominantly absent, provide an open frontage. > Opposite Seven Creeks, front boundaries should either be open or fences should be low and constructed of permeable materials. 	<i>High, solid front fencing that blocks views of gardens.</i>
Township edge development	To create a defined urban edge that complements the character of surrounding rural and natural landscapes.	<ul style="list-style-type: none"> > In new subdivisions, provide a street or road edge to the development. > Encourage consistent front and side building setbacks. 	<i>New subdivisions with an internal focus delineated by high fences at the boundary.</i>
Natural landscape interface	To use materials and finishes that complement the landscape features of Seven Creeks, surrounding rural areas and other natural landscape features for dwellings within close proximity of these.	<ul style="list-style-type: none"> > Use materials such as natural timber, stone, or brick in subdued tones and finishes that complement the natural environment and its bushland qualities. Consideration should also be given to how the materials will weather over time. 	<i>Brightly coloured or highly reflective materials or finishes.</i>
Properties adjoining flood and vegetation lines	To retain and complement the natural landscape features that contribute to the valued character of the area.	<ul style="list-style-type: none"> > Buildings should be sited away from existing green corridors along flood and vegetation lines. > New development should be designed to maintain existing vegetation and topographical features that contribute to the valued character of the area. 	<p><i>Filling of natural topographical landscape features.</i></p> <p><i>Excessive use of impervious surfaces.</i></p> <p><i>Excessive removal of native vegetation to accommodate residential buildings.</i></p>