

CHARACTER OF THE AREA

Carlton Allawah 2218/ including portions of Hurstville 2220/ Kogarah 2217

Areas of these neighbourhoods north of the alignment of Norman Balfour and Nielsen Streets

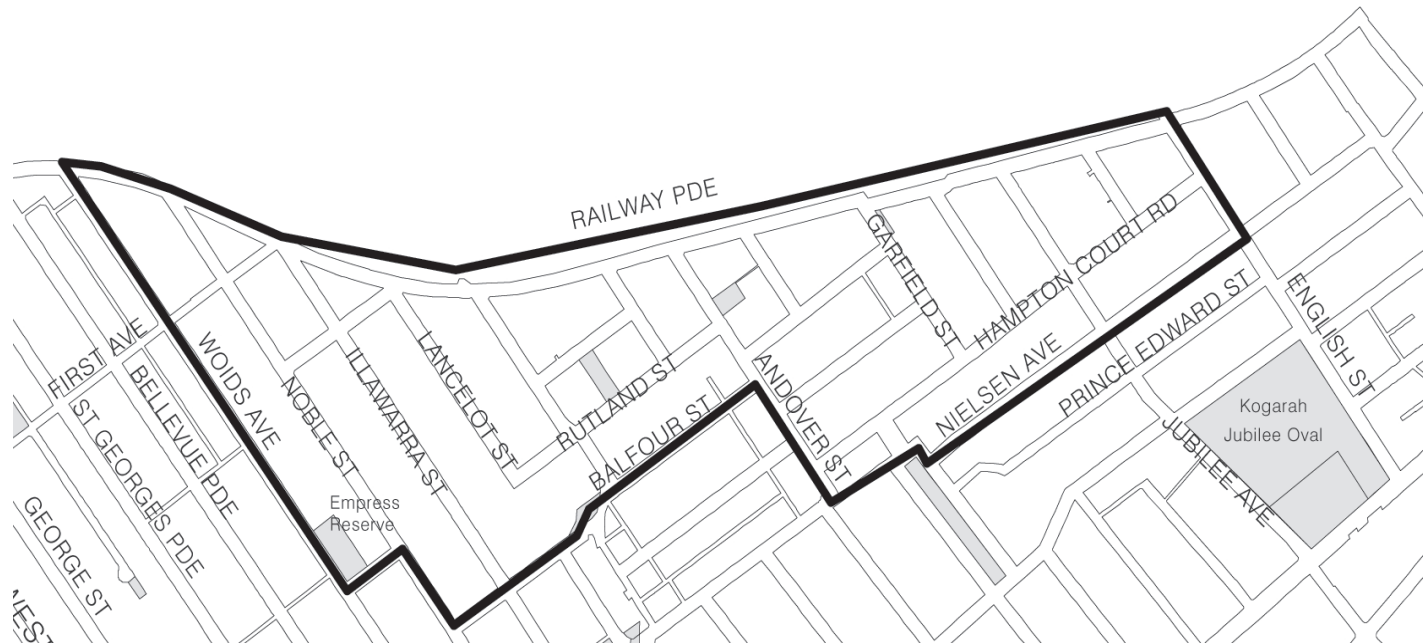
BACKGROUND

The suburb of Carlton was named after a suburb of Nottingham in England. The name, which means village of free men, was given as part of a large land grant made in 1808 to Captain John Townson. Growth

in the area was spurred by the opening of the Illawarra line in 1884, although Carlton did not have its own platform until 1887. After negotiations with the Railway Commissioners, the land developers of the Carlton Estate agreed to provide the land for the station free, pay 400 pounds and guarantee that 60 first class tickets would be taken annually. By the 1920s the area was comfortably settled.

The name Allawah comes from the local Aboriginal term for 'make your abode here'. The suburb was also part of the land grant made to Captain John Townson in 1808. Allawah station was opened in October 1925.

LOCATION



LOCALITY 5
CARLTON (NORTH) &
ALLAWAH (NORTH)

PHYSICAL CHARACTER

Multi-unit buildings are the main building types in the area. The apartments tend to be post-war and more recent construction. Many of the single-family dwellings that remain in this locality were built early this century. These are commonly Federation Bungalows and inter-war or post-war cottages. Most of the detached housing is single storey but two storey dwellings are also common.

The streets are relatively wide and run north west and south east. The land falls relatively evenly towards the south and, accordingly, there are frequent views towards Botany Bay.



WINCHESTER STREET, CARLTON

Showing the differences in the heights and bulk of buildings along this street, due to development and zoning changes.

DESIRED CHARACTER

Carlton Allawah

LOCALITY OBJECTIVES;

STREETSCAPE & LANDSCAPE

- Provide a variety of shrubs, trees and low level landscaping to the front areas of dwellings, which are visible from the street and easily maintained.
- Provide a setback for new building work from street boundaries similar to the front setbacks of adjacent and nearby buildings from the street
- Provide fencing of similar style and heights to those of adjoining and nearby housing.

BUILDING FORM

- New buildings and additions must be designed to “fit in” with adjoining and nearby buildings.
- Walls are to be given modulation to avoid extensive areas of flat masonry surfaces.
- In particular, new multi-unit developments should be designed to allow adequate visibility to building entrances and safe pedestrian access.

TRAFFIC & PARKING

- Garages and driveways should not dominate the streetscape
- Safe and appropriate lighting should be provided for pedestrians and vehicles.

DESIGN GUIDELINES

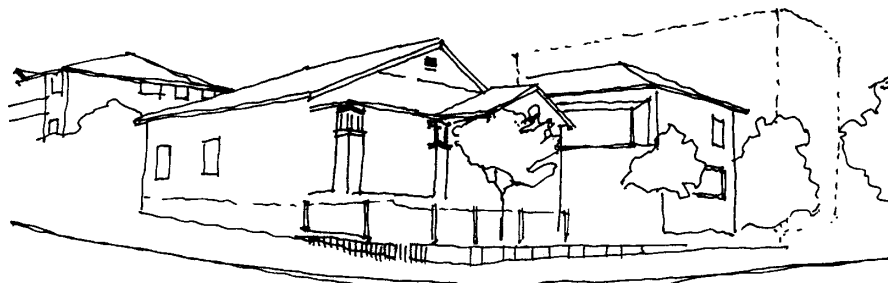
Carlton Allawah

In addition to the performance measures and criteria set out in the main body of this code, specific issues relevant to this locality are as follows:

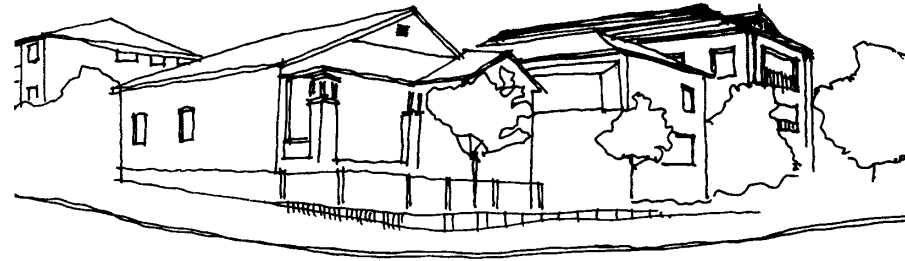
PERFORMANCE MEASURES & CRITERIA

STREETScape & LANDSCAPE

- Create a village atmosphere by attention to scale and massing of buildings. This applies to all developments, but multi-unit developments in particular should be designed to relate to the street scale (see Building Form & Materials) This is especially important in streets, or parts of streets, where detached dwellings predominate.
- Development between single dwellings and multi-unit developments to be designed with care to enable a “good fit” of the new building into the existing streetscape



EXISTING STREETScape EXAMPLE



NEW INFILL EXAMPLE

- Landscape must relate to the scale of the buildings in the street. Multi-unit developments need to pay particular attention to landscape design. The provision of “deep plantings” is encouraged at the rear of properties.
- To ensure a contribution to the streetscape, setbacks from the street for new developments should be similar to the alignments of neighbouring buildings, and typical setbacks occurring in that street.
- Front fences of new developments should be similar in height form and colour to the adjoining or nearby fences. Council recommends low front fences, approximately 1 metre. Front fences over 1 metre should be open mesh construction or similar transparency.



Street planting provides visual amenity to streetscape.

BUILDING FORM & MATERIALS

General Guidelines for all building types

- New buildings and additions are to relate to existing buildings (both on site and adjacent) in terms of massing, form, roof pitch and shape, materials, detailing and colour. The reason for this is not to mimic styles or features but to continue existing patterns in a broad sense. Features such as balconies and windows should relate to those of existing buildings in terms of size, proportion and location. Materials common throughout this locality are face brick and terracotta tile. Council encourages the use of materials in new developments which are similar in colour texture and form to these existing materials.

Specific Guidelines for Multi-Unit Developments

- Multi-Unit developments should be designed to relate to the scale and character of the street. Development should be massed to reduce visual bulk. This allows a better relationship to the street (and to neighbouring detached housing where relevant). Large blank walls fronting the street are to be avoided. Flat roofs are to be avoided.

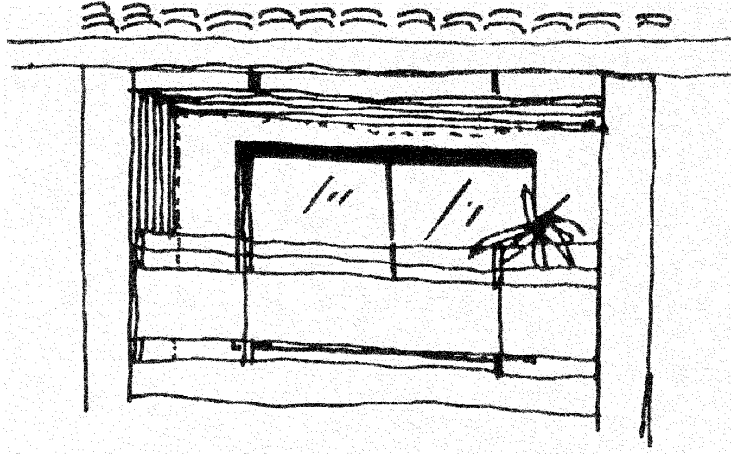
Entrances should be visible from the street to promote identity and community safety. Public, semi public and private space should be spacious, and clearly delineated by a series of thresholds such as fences, gates and planting. Pathways and entrances should be well lit.



EXAMPLE OF AN ENTRANCE TO A RESIDENTIAL FLAT BUILDING

- Balconies and windows should not directly overlook neighbouring internal living areas and private open space. They should be designed as an extension of the living space and be large enough to fit a table and chairs.

Although balconies on multi-unit buildings in this locality tend to be of solid masonry, Council prefers balconies with partially open balustrades, for example, 50 percent solid, 50 percent clear. Council also encourages balconies, which are recessed into the building facade and roofed.



EXAMPLE OF A RECESSED BALCONY.

The balcony is recessed behind the roofline, and is a combination of open and solid elements.

TRAFFIC & PARKING

- Garages on street boundaries are not permitted in this locality. All developments are encouraged to provide parking at the rear or side of the site, away from the street frontage. Garages may only be located on the street frontage if they are below street level or set back from the building frontage.
- There should be minimal use of driveway paving.