

Flinders Village Centre Statement of Significance, November 2009

The Flinders Village Centre possesses many of the characteristics typical of a small Australian colonial-era town. It has a rectilinear plan, straight streets with wide landscaped verges, regular allotments lining those streets, and spaces for public and civic functions.

Development in Cook Street between Stokes and Wood Streets is characterised by:

- a high proportion of landscaped open space;
- a domestic, predominantly single storey scale of construction;
- buildings which combine residential, commercial, and public uses; and
- development which engages with the public realm.

Some recent developments, such as the general store (only part of which is actually historic) and the development on the south west corner of Wood Street and Cook Street vary from some of these characteristics, however they are still dominant and distinctive features of the Flinders Village Centre.

The following built form and landscape characteristics are particularly relevant to development on private land:

1. buildings are generally single storey and this scale is dominant at the street frontage;
2. buildings tend to be spatially distinct and separated from those around them by highly vegetated side and rear yards;
3. buildings frequently have pitched roofs with peaks and valleys;
4. roofs frequently extend beyond the building line to create covered verandas and porches;
5. building frontages have varying relationships to the street. While many have verandas over the footpath, those serving food and drink frequently provide sheltered outdoor areas for the enjoyment of patrons in the form of decks and courtyards facing Cook Street;
6. there is a roughly equal ratio of private open space to built form;
7. private open space is abundantly planted with lawns and large and small trees;
8. there are numerous views over buildings, beside and between them to trees and vegetated landscapes on land to the rear and in the distance;
9. buildings are predominantly of light-weight construction with timber, cement sheet claddings and corrugated metal roofs; and
10. colours used for buildings and signage are generally in a related, harmonious and muted family of colours; however, there are occasional accents in complementary hues.

There are substantial areas of undeveloped land on Cook Street that provide an opportunity for new development to reflect the characteristics listed above. Modern architectural design, that is contextual in its visual relationship to its surroundings and has high design qualities, is consistent with this Statement.