

Description of Existing Character

This precinct is situated between St Georges Road and the railway line. Despite the busy location, streets generally possess a quiet and relaxed atmosphere. Edwardian dwellings provide the architectural character base for the precinct, although a mix of architectural styles are present in the area due to the retention of some Victorian buildings and infill development constructed since the Edwardian era. As a result, Californian bungalows, 1960-70s brick dwellings and contemporary and reproduction homes all contribute to the character of the precinct. Many period dwellings have been restored or renovated, adding to the quality of housing stock in the area. Although units and flats make up a significant proportion of infill development their presence is not overwhelming within streetscapes as these buildings are often sufficiently screened by established vegetation.

Community Values

- Quiet residential area.
- Trees and parklands which attract birdlife.
- Wide roads and street planting.
- Bike paths and rear laneways.
- Heritage buildings.
- Large blocks and freestanding homes.
- Local facilities such as shops and schools.

Key Characteristics

Era/style of development	The area contains a mixture of Victorian and Edwardian style dwellings and more recent infill development such as Interwar dwellings, including Californian bungalows, Postwar and numerous 1960s blocks of flats, particularly in the southern part of the precinct.
Materials	Materials are mixed brick and timber, with timber predominating in the northern half. Roofs are a mixture of tiles and corrugated iron, and occasionally slate.
Position on site	Front setbacks vary between the more generous setbacks of 5 - 7m on deeper blocks south of Ballantyne St, and the variable setbacks of between 3 m and 6 m to the north. Side setbacks vary with the front setbacks, but are usually 1 - 3 m. Setbacks are generally smaller closer to the railway line with shared walls on some Victorian dwellings.
Height	Single dwellings are usually single storey at the front, and flat developments are usually two storey and often a simple block shape. Dwellings are sometimes in a pair or row of terraces.
Roof Form	Roofs are a mixture of hipped and gabled styles.
Vehicle access/storage	Side driveways are provided on many wider blocks.
Garden Style	Front gardens are typically low level and consist of exotic species.
Front boundary	Front fences are generally 1 - 1.2 metres, with only occasional higher fences along St Georges Road.

Other Characteristics

Topography	The land rises gently towards the north.
Subdivision pattern	Site sizes are comparatively large with many blocks in the south and north of the precinct between 700 & 800 sq.m. Smaller blocks of 400 - 500 sq.m. are found in the central part. The subdivision pattern is east-west grid. Rear laneways are common in the south and north.
Landmarks	Thornbury Station and Thornbury Primary School are local landmarks.
Street trees	Mixture of medium sized street trees with avenue planting of elm trees in Murray Street.
Kerbs and channel	Kerbs and channels are predominantly concrete, with occasional concrete kerb with bluestone channel. A bluestone spoon channel is located along Clapham Street adjacent to the railway line.
Footpaths/nature strips	Footpaths are usually concrete, with some pockets of asphalt footpaths. Nature strips are generally 1 - 2 metres wide.
Views	From the highest point in the area, at the north, views are available to the west and south to the city.

Preferred Character Statement

The variety of building styles present in the area will be retained and enhanced through the restoration of existing period dwellings, as well as the development of innovative new dwellings. Houses will be set within established gardens that combine with street planting to create leafy streetscapes. Fences will remain low and permeable to maintain views to gardens and an openness of streetscapes.

This will be achieved by:

- Encouraging more contemporary architectural styles in streets that have few period dwellings. These buildings must adopt the predominant scale, form and setbacks of their streetscape context, while showing design innovation.
- Respecting the predominant height and setbacks of nearby buildings.
- Encouraging retention of Victorian, Edwardian and Interwar dwellings, where these dwellings contribute to the valued character of a street.
- Keeping front fences low and preferably transparent.
- Encouraging additional planting in all gardens across the precinct. In smaller gardens, selecting species that are appropriate to small planting areas.
- Ensuring that front gardens are not dominated by car parking spaces or structures.

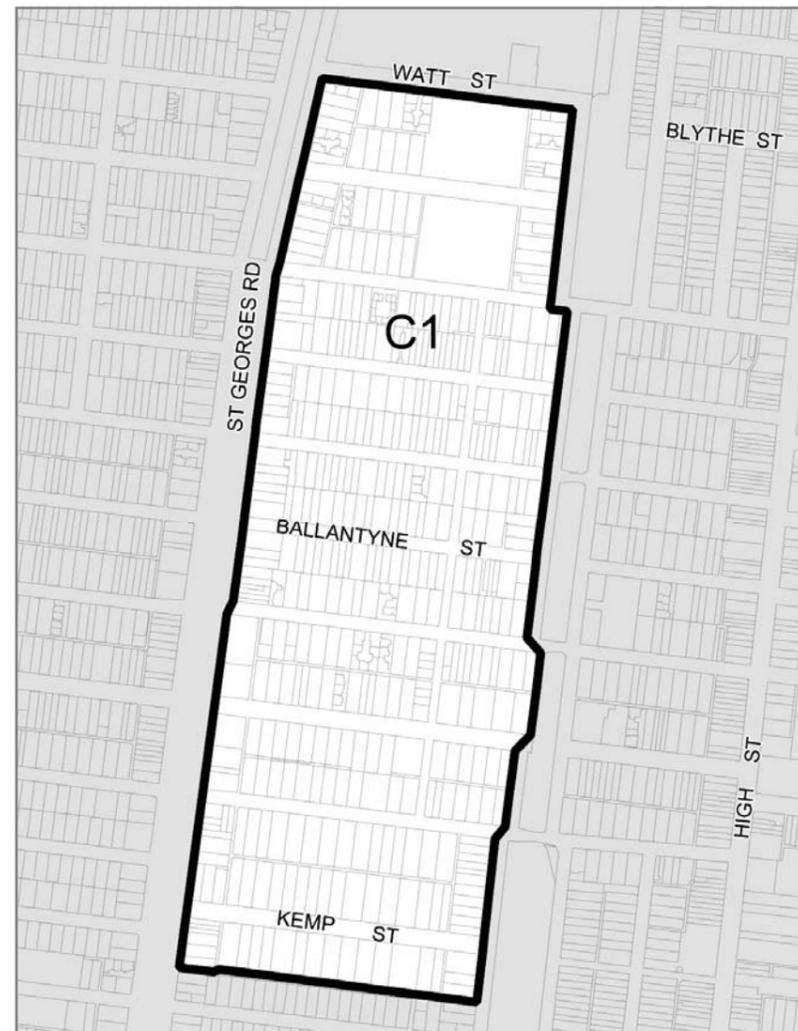


Darebin Neighbourhood Character Study



Precinct C1

Precinct Map



Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To improve the garden settings of dwellings.	Buildings should be sited and designed to retain large, established trees where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites. Applications for new development should be accompanied by a landscape concept plan that includes retention of trees and shrubs wherever possible, and provides for the planting of new vegetation. ILLUSTRATION 1 For smaller sites with limited garden space, allow for the planting of species that are particularly suitable for small garden areas. ILLUSTRATION 2	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established, healthy trees, and the location of buildings on top of the root zone of trees.</i> <i>Dwellings that do not provide sufficient setbacks to accommodate trees.</i>
SITING	To provide space for front gardens.	Buildings should be set back from the front boundary a sufficient distance to accommodate a front garden.	<i>Loss of front garden space.</i>
	To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use permeable driveway materials. Provide vehicular access from a rear laneway if available. Where rear access is not available and crossovers are common, one crossover per site may be provided. ILLUSTRATION 3	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers in streets that do not have crossovers.</i> <i>Creation of wide crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
MATERIALS AND DESIGN DETAIL	To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.	Articulate the form and façades of buildings through the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces. Cultural expression through colour, building details and architectural reinterpretation may be included in the design.	<i>Large, bulky buildings with unarticulated wall surfaces.</i>
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views to established gardens and dwellings.	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. ILLUSTRATION 4	<i>High, solid front fencing.</i>

ILLUSTRATION 1

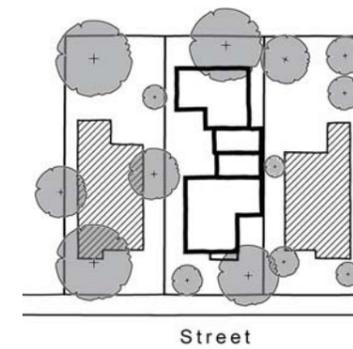


ILLUSTRATION 2

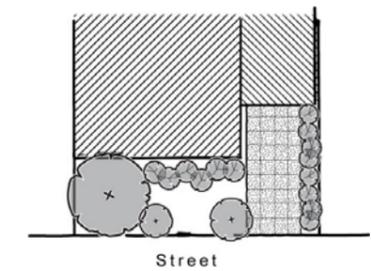


ILLUSTRATION 3

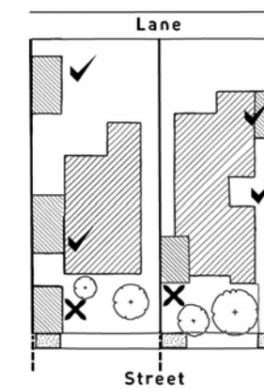


ILLUSTRATION 4



Description of Existing Character

The character of streets within this precinct is typified by a mix of building styles ranging from the Victorian era to more recent development of the 1990s. Some streets are dominated by certain styles including those of the Victorian, Edwardian, Interwar or 1950s eras, and in many cases there are intact rows of one style of dwelling. Many period homes have undergone restoration, while others have great potential for restoration. Overall, the variety and quality of housing stock in the area is very good, with infill dwellings that are generally respectful of the scale, form and style of older homes in the area. Streetscapes have an open and low-scale feel with few houses over two storeys in height and low-scale or limited street planting.

Community Values

- Quiet residential area.
- Trees and parklands which attract birdlife.
- Wide roads and street planting.
- Bike paths and rear laneways.
- Heritage buildings.
- Large blocks and freestanding homes.
- Local facilities such as shops and schools.

Key Characteristics

Era/style of development	The area contains a mixture of Victorian, Edwardian and Interwar style dwellings and frequent more recent infill Postwar and 1960s, and more recent development.
Materials	Materials are mixed brick and timber. Roofs are a mixture of terracotta and concrete tiles and corrugated iron.
Position on site	Front setbacks vary between the more generous setbacks of 5 - 7m. on sites to the east, and the variable setbacks of between 3 m and 6 m. to the west. Side setbacks vary with the front setbacks, but are usually 1 - 3 m. Some rows of Victorian and Edwardian dwellings have small front setbacks and no side setbacks.
Height	Dwellings are usually single storey at the front. Occasionally dwellings are built to the boundary.
Roof Form	Roofs are mostly hipped or gabled, however a small number of Victorian terraces have parapet roofs.
Vehicle access/storage	Side driveways are provided on many wider blocks.
Garden Style	Front gardens are established with exotic species and are generally low to medium level.
Front boundary	Front fences are generally 0.9 - 1 metre, both brick and permeable styles.

Other Characteristics

Topography	The land rises gently towards the north.
Subdivision pattern	Site sizes are comparatively large with many blocks in the south and north of the precinct between 700 & 800 sq.m. Smaller blocks of 400 - 500 sq.m. are found in the central part. The subdivision pattern is east-west grid. Rear laneways are common in the south and north.
Landmarks	Thornbury Station and Thornbury Primary School are local landmarks.
Street trees	Mixture of medium sized street trees with avenue planting of elm trees in Murray Street.
Kerbs and channel	Kerbs and channels are predominantly concrete, with occasional concrete kerb with bluestone channel. A bluestone spoon channel is located along Clapham Street adjacent to the railway line.
Footpaths/nature strips	Footpaths are usually concrete, with some pockets of asphalt footpaths. Nature strips are generally 1 - 2 metres wide.
Views	From the highest point in the area, at the north, views are available to the west and south to the city.

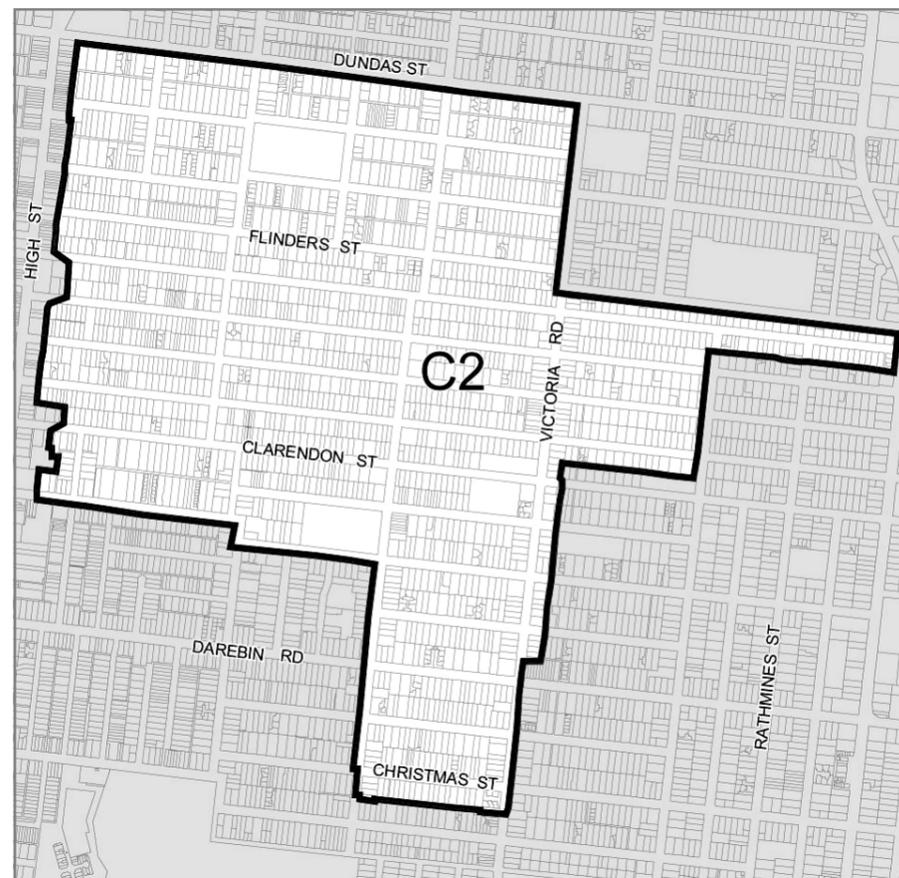
Preferred Character Statement

The mix of building styles present in this area will be retained and enhanced. New dwellings will acknowledge the form, scale, siting and materials of older dwellings. Gardens will become more prominent in streetscapes and will combine with increased and more regular street planting to create leafy streetscapes. Streets will maintain a sense of openness through low or permeable front fencing that continues to allow views to gardens and dwellings.

This will be achieved by:

- Designing new dwellings that interpret elements of Victorian, Edwardian, Interwar or Postwar eras in a contemporary manner, where these styles form the character of the street.
- Retaining Victorian, Edwardian and Interwar dwellings, where located within the Heritage Overlay.
- Encouraging more contemporary architectural styles in streets that have few period dwellings. These buildings must adopt the predominant scale, form and setbacks of their streetscape context, while showing design innovation.
- Respecting the predominant height and setbacks of nearby buildings.
- Keeping front fences low and preferably transparent.
- Encouraging additional planting in all gardens across the precinct. In smaller gardens, selecting species that are appropriate to small planting areas.
- Ensuring front gardens are kept free of car parking structures.

Precinct Map



Darebin Neighbourhood Character Study



Precinct C2



Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To improve the garden settings of dwellings.	Buildings should be sited and designed to retain large, established trees where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites. Applications for new development should be accompanied by a landscape concept plan that includes retention of trees and shrubs wherever possible, and provides for the planting of new vegetation. ILLUSTRATION 1 For smaller sites with limited garden space, allow for the planting of species that are particularly suitable for small garden areas. ILLUSTRATION 2	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established, healthy trees, and the location of buildings on top of the root zone of trees.</i> <i>Dwellings that do not provide sufficient setbacks to accommodate trees.</i>
SITING	To provide space for front gardens.	Buildings should be set back from the front boundary a sufficient distance to accommodate a front garden.	<i>Loss of front garden space.</i>
	To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use permeable driveway materials. Provide vehicular access from a rear laneway if available. Where rear access is not available and crossovers are common, one crossover per site may be provided. ILLUSTRATION 3	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers in streets that do not have crossovers.</i> <i>Creation of wide crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
MATERIALS AND DESIGN DETAIL	To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.	In streets with many Victorian, Edwardian, Interwar or Postwar buildings, new development should interpret the defining elements of these styles in a contemporary way. Articulate the form and façades of buildings through the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces. Cultural expression through colour, building details and architectural reinterpretation may be included in the design.	<i>Large, bulky buildings with unarticulated wall surfaces.</i>
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views to established gardens and dwellings.	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. ILLUSTRATION 5	<i>High, solid front fencing.</i>

ILLUSTRATION 1

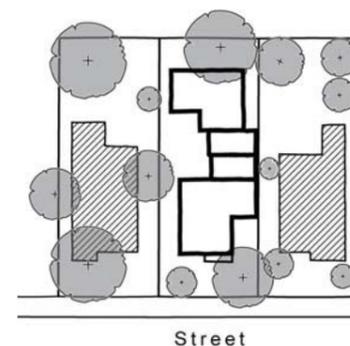


ILLUSTRATION 2

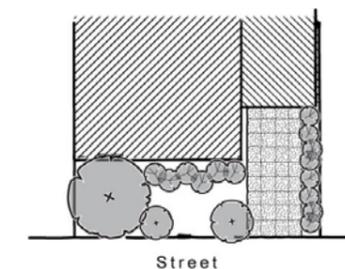


ILLUSTRATION 3

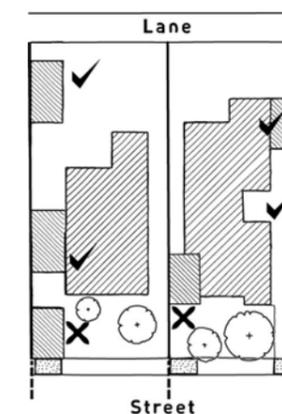


ILLUSTRATION 4



ILLUSTRATION 5



Description of Existing Character

Californian bungalows, along with Edwardian, Victorian and other Interwar styles are set amongst established garden surrounds in typically suburban streets. Infill development is limited and generally respectful of the scale and form of period buildings, however there are some examples where new development dominates the streetscape. Regular street trees of paperbark and prunus combine with generally low-scale established gardens to soften the built form. Front fences are predominantly low and permeable, allowing views to front gardens and resulting in open streetscapes.

Community Values

- Quiet residential area.
- Trees and parklands which attract birdlife.
- Wide roads and street planting.
- Bike paths and rear laneways.
- Heritage buildings.
- Large blocks and freestanding homes.
- Local facilities such as shops and schools.

Key Characteristics

Era/style of development	The area is predominantly characterised by Californian bungalows but also contains a mixture of Victorian, Edwardian and Interwar style dwellings and frequent more recent Postwar and 1960s infill, and more recent development.
Materials	Materials are mixed brick and timber. Roofs are a mixture of terracotta and concrete tiles and some corrugated iron.
Position on site	Front setbacks vary between the more generous setbacks of 5 - 7m. on sites, and the variable setbacks of between 4 m and 6 m., and occasionally 1 -2 m setbacks of Victorian terrace rows. Occasionally front setbacks will be consistent for part of a streetscape. Side setbacks vary with the front setbacks, but are usually 1 - 3 m. Occasionally dwellings are built to the boundary.
Height	Dwellings are consistently single storey at the front, part from occasional new developments which are generally two storey.
Roof Form	Roofs styles vary and include gable, hipped and pitched styles.
Vehicle access/storage	Side driveways are provided on many wider blocks.
Garden Style	Gardens are established in the north of the precinct and contain some canopy trees. In the south, gardens are generally low level, containing mostly exotic shrubs and garden beds.
Front boundary	Front fences are generally 0.9 - 1 metre, both brick and permeable styles. Front gardens are typically low level, with some established gardens in the north - east.
Other Characteristics	
Topography	The land is slightly undulating.
Subdivision pattern	Site sizes are generally 700 - 800 sq.m. and some areas in the north and centre of the precinct are particularly consistent. The subdivision layout is grid. Rear laneways are sometimes present.
Street trees	Mixture of small - medium sized street trees, usually prunus, paperbark or callistemon.
Kerbs and channel	Kerbs and channels are concrete.
Footpaths/nature strips	Footpaths are usually concrete, and nature strips are generally 1 - 2 metres wide. Some streets have either very narrow or no nature strips.
Views	From the highest point in the area, at the north, views are available to the west and south to the city.

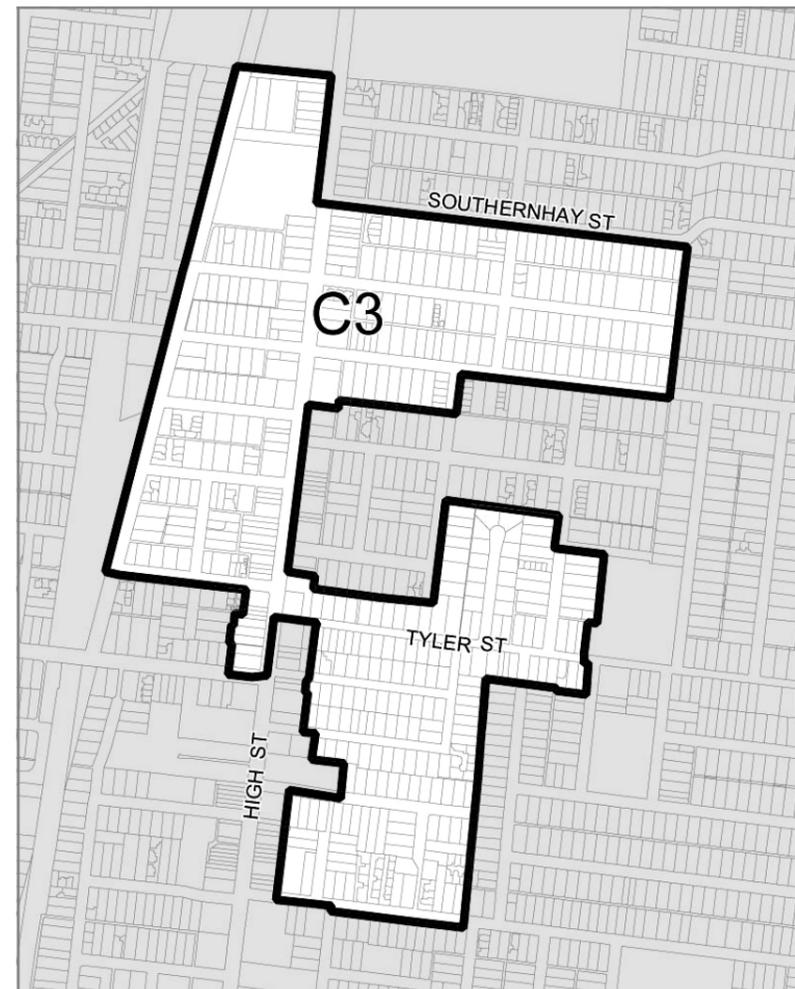
Preferred Character Statement

Period dwellings sit comfortably alongside new development in this precinct which is characterised by its mix of architectural styles. Houses are set within established gardens behind low or permeable front fences and the streets have a sense of openness. New dwellings will acknowledge the form, scale, siting and materials of existing period buildings.

This will be achieved by:

- Designing new dwellings that interpret elements of Victorian, Edwardian or Interwar eras in a contemporary manner, where these are prevalent within a streetscape.
- Encouraging more contemporary architectural styles in streets that have few period dwellings. These buildings must adopt the predominant scale, form and setbacks of their streetscape context, while showing design innovation.
- Respecting the predominant height and setbacks of nearby buildings.
- Keeping front fences low and preferably transparent, to retain views to buildings and established gardens.
- Encouraging planting in all gardens to enhance the landscape quality of the area. In smaller gardens, selecting species that are appropriate to small planting areas.
- Ensuring that front gardens are not dominated by car parking spaces or structures.

Precinct Map



Darebin Neighbourhood Character Study



Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To improve the garden settings of dwellings.	Buildings should be sited and designed to retain large, established trees where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites. Applications for new development should be accompanied by a landscape concept plan that includes retention of trees and shrubs wherever possible, and provides for the planting of new vegetation. ILLUSTRATION 1 For smaller sites with limited garden space, allow for the planting of species that are particularly suitable for small garden areas. ILLUSTRATION 2	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established, healthy trees, and the location of buildings on top of the root zone of trees.</i> <i>Dwellings that do not provide sufficient setbacks to accommodate trees.</i>
SITING	To provide space for front gardens.	Buildings should be set back from the front boundary a sufficient distance to accommodate a front garden.	<i>Loss of front garden space.</i>
	To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use permeable driveway materials. Provide vehicular access from a rear laneway if available. Where rear access is not available and crossovers are common, one crossover per site may be provided. ILLUSTRATION 3	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers in streets that do not have crossovers.</i> <i>Creation of wide crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
MATERIALS AND DESIGN DETAIL	To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.	Articulate the form and façades of buildings through the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces. In streets with many Victorian, Edwardian or Interwar dwellings, new development should interpret the defining elements of these styles in a contemporary way. Cultural expression through colour, building details and architectural reinterpretation could be included in a design.	<i>Large, bulky buildings with unarticulated wall surfaces.</i>
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views to established gardens and dwellings.	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. ILLUSTRATION 5	<i>High, solid front fencing.</i>

ILLUSTRATION 1

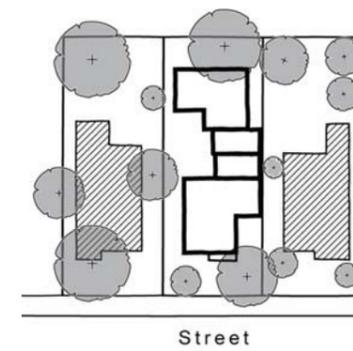


ILLUSTRATION 2

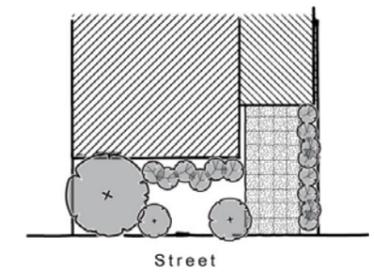


ILLUSTRATION 3

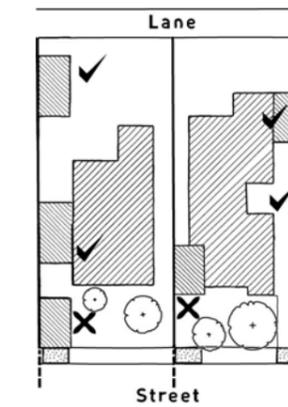


ILLUSTRATION 4

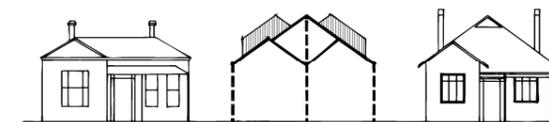


ILLUSTRATION 5

