

## Description of Existing Character

The character of this precinct is changing, with many of the consistent single concrete and brick dwellings from the 1960s and 1970s being progressively redeveloped with brick dwellings in a variety of styles and scales. This new development generally fits in well with the streetscape, and in some areas it has defined a new streetscape style and character. Many of the dwellings have been constructed as public housing, both in the original development as well as the infill buildings, which are mostly well designed. The new development is often of a higher density than the former character, taking advantage of the proximity to Northland Shopping Centre, schools and parks. The precinct is skirted by the Darebin Creek and CH Sullivan Memorial Park to the east and north.

## Community Values

- Proximity to transport, shops and services.
- Well landscaped streets with nature strips and trees.
- Heritage buildings.
- Homes with gardens that have space for families.
- Parklands and open spaces.
- Low scale of development that creates a sense of openness in the street.

## Key Characteristics

<b>Era/style of development</b>	The era of development of this precinct is generally the 1960s and 1970s, with many of the buildings constructed for public housing. Infill development and redevelopment during the 1980s and 1990s has resulted in approximately 50% of the housing stock being developed during this time, again frequently for public housing.
<b>Materials</b>	Dwellings from the 1960s and 1970s are generally concrete construction or cream or orange brick, while newer development is generally brick in a variety of colours. Roofs are mostly concrete tiles in various colours.
<b>Position on site</b>	Front setbacks vary between 4 metres in some of the new areas to 6-7metres in some of the older areas, with a side setback of 1 - 3 metres, with zero boundary setbacks frequently occurring in the newly developed areas. Narrower street frontages are also present in some newly developed areas, and clusters of public housing with repetitive themes also vary from the predominant setbacks.
<b>Height</b>	Single storey dwellings are the predominant height in areas where the original housing predominates, however there are two storey streetscapes where redevelopment has occurred.
<b>Building shape</b>	1960s development is mostly detached, double fronted dwellings, while more recent development is a mixture of single and two storey detached and attached housing, mostly at a relatively low scale, with some denser two storey townhouses also present.
<b>Roof form</b>	Mixture of hip, gable and flat roofs. Eaves of varying widths, generally small, and many boxed.
<b>Vehicle access &amp; storage</b>	Side driveways are usually present (or shared access provided in clustered public housing units).
<b>Front boundary</b>	Front fences are generally under 1 metre and either open style wire or metal, or masonry.
<b>Garden style</b>	Low level/maintenance front gardens, with small shrubs and few canopy trees.

## Other Characteristics

<b>Topography</b>	The land is generally flat.
<b>Subdivision pattern</b>	Site sizes are relatively consistent at 800 sq.m. and the subdivision pattern is grid.
<b>Street trees</b>	Mixture of small - medium sized street trees, with paper bark, Queensland brush box, eucalypt and ornamental pear are common.
<b>Kerbs and channel</b>	Kerbs are predominantly concrete.
<b>Footpaths/nature strips</b>	Footpaths are concrete and 1 metre wide, and average width nature strips are present through most of the area.
<b>Landmarks</b>	Northland Shopping Centre, primary, secondary and special development schools, Darebin Creek, CH Sullivan Memorial Park and sports stadium.

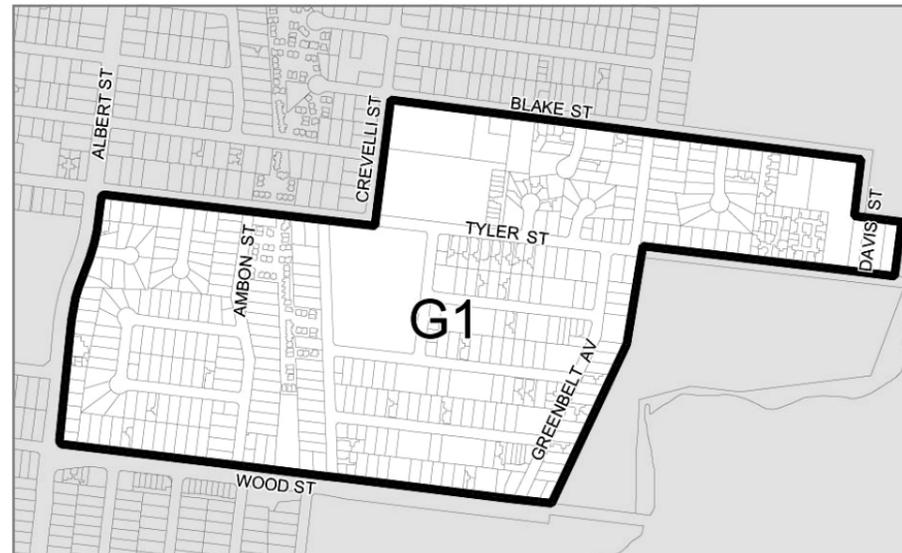
## Preferred Character Statement

This precinct will see continued change, with a range of new dwellings taking advantage of the close proximity to Northland Shopping Centre as well as schools, parks and other community facilities. A mix of well designed, well articulated dwellings will continue to reflect the new character that is being established in the precinct, which has created opportunities for more compact dwelling styles. While the scale of new buildings will be in keeping with the streetscape context, innovative architectural styles will add to the character of the area. Increased planting of canopy trees and shrubs and better integration of dwellings and streetscapes with the creek and parklands will improve the amenity of the area and create a more leafy feel.

This will be achieved by:

- Designing new infill buildings that fit generally within the predominant streetscape pattern, in particular the character set by recent development.
- Designing second storey extensions in a style and shape sympathetic with existing dwellings, as well as with the predominant style of new development in the area.
- Respecting the predominant height and setbacks of nearby buildings.
- Maintaining open front gardens with no front fences, or low and permeable fences.
- Encouraging additional planting in all gardens across the precinct. In smaller gardens, selecting species that are appropriate to small planting areas.
- Encouraging a high standard of design and naturalistic colours for buildings that front creek systems.
- Ensuring new subdivisions front the open space and creek systems and provide for clear views between public and private areas, including visually open fencing and habitable room windows overlooking public space.
- In proximity to the Darebin Creek, encouraging selection of native species for private gardens and street planting.

## Precinct Map



## Darebin Neighbourhood Character Study



## Precinct G1



## Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To enhance the landscape quality of the area.	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 substantial trees and shrubs wherever possible, and provides for the planting of new vegetation.  ILLUSTRATION 1	<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 distance from boundaries to accommodate vegetation.</i>
	To integrate garden settings with creek-side environs.	Select native species for private gardens and street planting in areas close to the Darebin Creek.	<i>Weed species or exotic vegetation in private gardens located near creek-side environs.</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 encourage new development to contribute to a continuous canopy of trees across the precinct.	Set new development back from the side or rear boundaries so that a generous space is maintained for landscaping.  Planting of canopy trees and shrubs is encouraged.  ILLUSTRATION 2	<i>Lack of garden space for landscaping.</i> <i>No setback from the rear boundary.</i>
	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.	Buildings should be set back from the side boundaries in accordance with the predominant setback pattern in the street.  Where a new development is proposed to be sited on one side boundary, the section of the building on the boundary should be set back further than the facade of the building to create the appearance of space between buildings.  ILLUSTRATION 3	<i>Boundary to boundary development in streetscapes where a detached style predominates.</i> <i>No reflection of the predominant side boundary setback pattern.</i> <i>Lack of garden space for landscaping.</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 a maximum of one vehicular crossover per frontage.  Provide vehicular access from a rear laneway if available.  ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
HEIGHT AND BUILDING FORM	To ensure that buildings and extensions respect the predominant height and form of buildings in the streetscape.	Upper levels should be set back a substantial distance from the front façade (e.g. the distance of one room) or accommodated within roof spaces.  ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</i>
MATERIALS & 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>
	In areas close to the Darebin Creek, to use materials that harmonise with the creek setting.	Use materials such as natural timber, stone or brick in subdued tones and finishes that complement the creek 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>
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 (e.g. picket, low brick or wire), 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 2	<i>High, solid front fencing.</i>

ILLUSTRATION 1

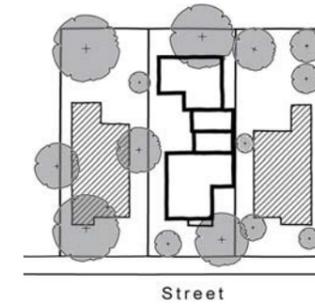


ILLUSTRATION 2

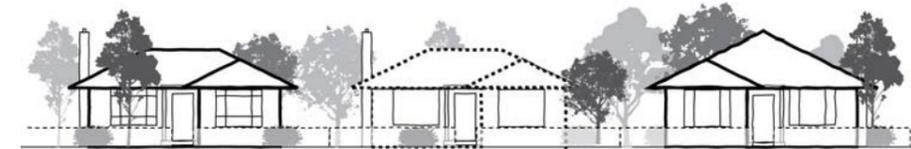


ILLUSTRATION 3

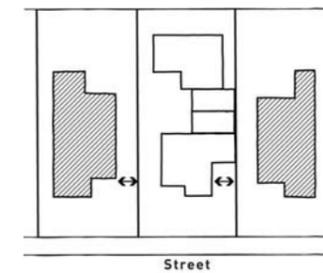


ILLUSTRATION 4

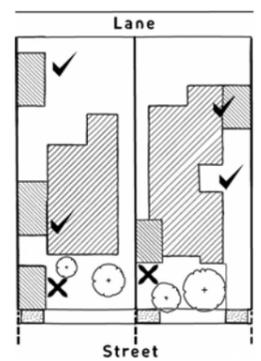
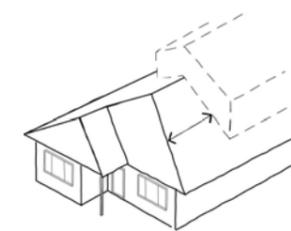


ILLUSTRATION 5



## Description of Existing Character

The spacious garden setting with consistent 1960s single storey brick dwellings on average to large lots characterise this precinct. Infill development has started to change the Postwar character, with new development being predominantly medium density, generally two storeys in scale and constructed in styles, forms and materials that vary from the predominant Postwar styles. The character of the western boundary of the precinct is influenced by the close proximity of Bundoora Park and Darebin Creek.

## Community Values

- Proximity of shops and schools.
- Local parks.
- Native street vegetation and landscaping in private gardens.
- Friendly neighbours, sense of community.

## Key Characteristics

<b>Era/style of development</b>	Buildings generally range from 1960s to late 1970s. The area appears to have been developed as a large subdivision. Recent infill development has occurred, predominantly medium density housing in a variety of styles.
<b>Materials</b>	Brick, including cream, pink, orange and brown, with concrete tile roofs, often red/black or dark brown. New dwellings are a mix of brick, render and lightweight cladding.
<b>Position on site</b>	Buildings are set back approximately 7 metres from the front and 1 - 4 metres from the side. In some streets buildings are all angled to the front boundary.
<b>Height</b>	Buildings are usually single storey, although recent infill development is more often two storey. Dwellings on a slope sometimes incorporate a garage under the dwelling.
<b>Building shape</b>	1960s and 1970s development is mostly detached, double or triple fronted dwellings, while more recent development is a mixture of detached and attached housing, with two storey buildings often having only minimal articulation.
<b>Roof form</b>	Roofs are mostly hipped, with some gables present, and small boxed eaves.
<b>Vehicle access &amp; storage</b>	Side driveways are always present.
<b>Front boundary</b>	Front fences are generally under 1 metre and masonry, often matching the dwelling materials.
<b>Garden style</b>	Gardens are generally established medium level, with exotic vegetation.

## Other Characteristics

<b>Topography</b>	The land is undulating and slopes down towards the Darebin Creek to the west and south.
<b>Subdivision pattern</b>	Site sizes are relatively consistent at 800 - 900 sq.m. and the subdivision pattern is modified grid.
<b>Street trees</b>	Mixture of small - medium sized street trees (predominantly prunus, paper bark and Queensland brush box).
<b>Kerbs and channel</b>	Kerbs are predominantly new concrete.
<b>Footpaths/nature strips</b>	Footpaths are concrete and 1 metre wide, and average width nature strips are present through most of the area.
<b>Landmarks</b>	Darebin Creek, Bundoora Park and primary schools.

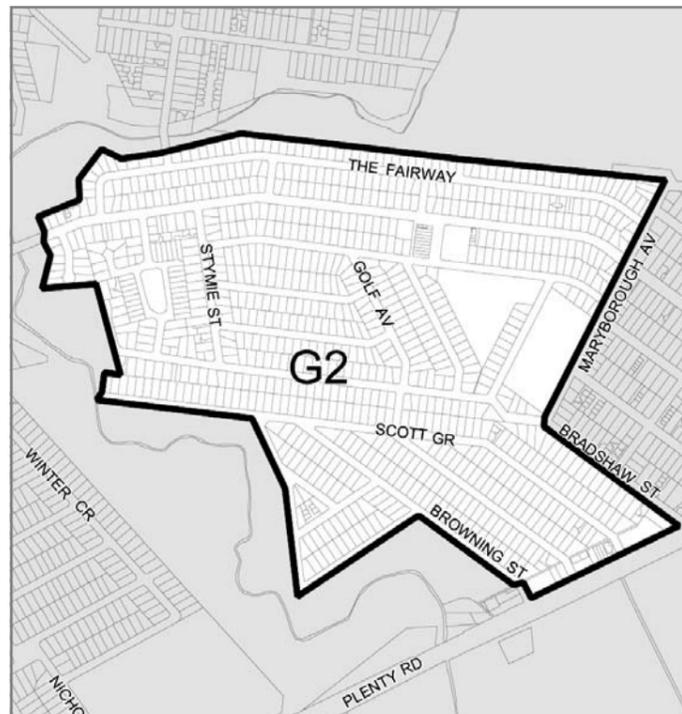
## Preferred Character Statement

The established, low scale appearance of this precinct will be preserved and improved by the renovation and extension of Postwar dwellings or redevelopment with contemporary style dwellings that reflect the dominant scale, form, materials and colours of the existing streetscapes. Future redevelopment will achieve greater consistency with the original character of the precinct, interpreting valued elements in a contemporary style. Two storey development and extensions will incorporate substantial articulation to ensure that it does not dominate the street or the existing dwelling. New development will provide for adequate space for vegetation around dwellings. Further opportunities will also be made of the Creek and parkland setting, with redevelopments adjoining this space providing for clear views between public and private areas, and the use of indigenous and native vegetation in private gardens to help to integrate the development into the landscape.

This will be achieved by:

- Designing new infill buildings that fit generally within the predominant streetscape pattern, in particular the character set by recent development.
- Designing second storey extensions in a style and shape sympathetic with existing dwellings, as well as with the predominant style of new development in the area.
- Maintaining the predominant single storey scale of building frontages of the area. Second storey additions at the rear must be designed to have minimal impact upon the streetscape.
- Respecting the predominant front and side setbacks of nearby buildings.
- Maintaining open front gardens with no front fences or low and permeable fences.
- Ensuring that adequate space around dwellings is retained for planting of substantial trees and shrubs.
- Encouraging additional planting in all gardens across the precinct.
- Preserving the natural skyline within creek environs.
- Encouraging a high standard of design and naturalistic colours for buildings that adjoin or front the creek system.
- In proximity to the Darebin Creek, encouraging selection of native species for private gardens and street planting.

## Precinct Map



## Darebin Neighbourhood Character Study



## Precinct G2



## Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
<b>VEGETATION</b>	To enhance the landscape quality of the area.	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 substantial trees and shrubs wherever possible, and provides for the planting of new vegetation.  ILLUSTRATION 1	<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 distance from boundaries to accommodate vegetation.</i>
	To integrate garden settings with creek-side environs.	Select native species for private gardens and street planting in areas close to the Darebin Creek.	<i>Weed species or exotic vegetation in private gardens located near creek-side environs.</i>
<b>SITING</b>	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 encourage new development to contribute to a continuous canopy of trees across the precinct.	Set new development back from the side or rear boundaries so that a generous space is maintained for landscaping.  Planting of canopy trees and shrubs is encouraged.  ILLUSTRATION 2	<i>Lack of garden space for landscaping.</i> <i>No setback from the rear boundary.</i>
	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.	Buildings should be set back from the side boundaries in accordance with the predominant setback pattern in the street.  Where a new development is proposed to be sited on one side boundary, the section of the building on the boundary should be set back further than the facade of the building to create the appearance of space between buildings.  ILLUSTRATION 3	<i>Boundary to boundary development in streetscapes where a detached style predominates.</i> <i>No reflection of the predominant side boundary setback pattern.</i> <i>Lack of garden space for landscaping.</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 a maximum of one vehicular crossover per frontage.  Provide vehicular access from a rear laneway if available.  ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
<b>HEIGHT AND BUILDING FORM</b>	To ensure that buildings and extensions respect the predominant height and form of buildings in the streetscape.	Upper levels should be set back a substantial distance from the front façade (e.g. the distance of one room) or accommodated within roof spaces.  ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</i>
<b>MATERIALS AND DESIGN DETAIL</b>	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>
	In areas close to the Darebin Creek, to use materials that harmonise with the creek setting.	Use materials such as natural timber, stone or brick in subdued tones and finishes that complement the creek 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>
<b>FRONT BOUNDARY TREATMENT</b>	To maintain the openness of the streetscape and views to established gardens and dwellings.	Front fences should be appropriate to the building era (e.g. picket, low brick or wire), 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 2	<i>High, solid front fencing.</i>

ILLUSTRATION 1

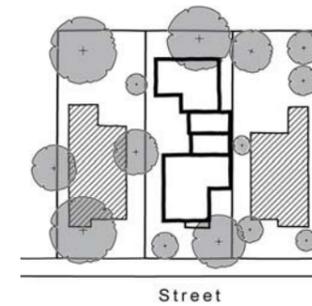


ILLUSTRATION 2

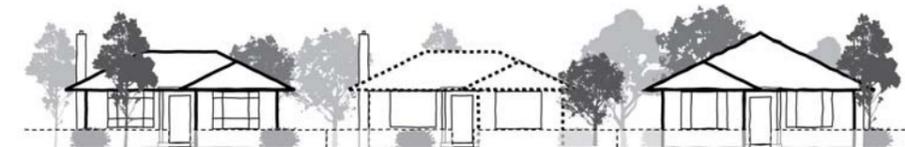


ILLUSTRATION 3

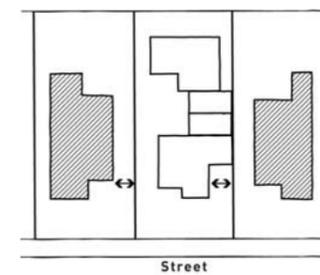


ILLUSTRATION 4

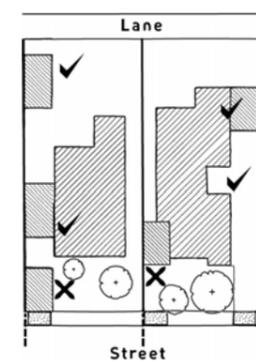
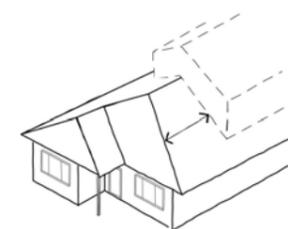


ILLUSTRATION 5



## Description of Existing Character

Large brick dwellings on average to large lot sizes, set in spacious streetscapes characterise this precinct. The consistent streetscapes with dwellings of a similar scale, setback, shape and materials are distinctive. The larger built form on sloping topography and the associated views in the east of precinct also define the area's character. Recent infill development has occurred mostly in the southern part of the precinct, and generally reflect the existing scale of development in the area. The open space of the Darebin Creek corridor forms the eastern and southern edge to this precinct.

## Community Values

- New developments or renovated older buildings that are improving the quality of housing in the area.
- Street vegetation and landscaping in private gardens.
- Large lots with space for family homes and gardens.
- Proximity of shops and schools.
- Local parks.
- Friendly neighbours, sense of community.

## Key Characteristics

<b>Era/style of development</b>	Buildings generally range from 1960s to late 1970s, with some areas of 1980s development. There is recent infill development in the southern part of the precinct, and most of this infill is townhouses/units rather than single dwellings, and is contemporary in style. An area of vacant land exists in the south-eastern corner of the precinct.
<b>Materials</b>	Brick is the predominant material throughout the precinct, however, there are some areas of timber, where housing is older (1950s weatherboard). Newer areas are consistently brick, in a variety of colours with concrete tile roofs. Occasionally there are streets where the brick is very consistently one type, in particular orange or brown.
<b>Position on site</b>	Buildings are generally setback 5 – 7 metres from the front, however this is sometimes very consistent and other places not consistent. Side setbacks are generally 1 - 4 metres. Where new townhouse and unit development has occurred, setbacks are commonly smaller, with reduced areas of private open space.
<b>Height</b>	Single storey development predominates across most of the precinct, with two storey dwellings common in the east, as well as an occasional three storey dwelling.
<b>Building shape</b>	Dwellings are generally double fronted, triple fronted dwellings or "L" shape, and two storey dwellings in the north-east of the Precinct are large scale. Dwellings in sloping areas generally have a larger built form.
<b>Roof form</b>	Roofs are generally hipped and constructed from concrete tiles of various colours. Skillion roofs are found on some 1980s development.
<b>Vehicle access &amp; storage</b>	Side driveways are always present.
<b>Front boundary</b>	Front fences are generally either under 0.9 metres and masonry, or not provided at all.
<b>Garden style</b>	Gardens are a mixture of low level and established, with more established gardens seen in this precinct than in some other areas
<b>Other Characteristics</b>	
<b>Topography</b>	The land rises to the west and north, out of the Darebin Creek valley. Views across the valley are available from areas along the east of the Precinct.
<b>Subdivision pattern</b>	Site sizes are large and relatively consistent at 900 – 1200 sq.m., with some sites being larger and the subdivision pattern is generally modified grid, including some areas with a radial pattern. Areas along the Darebin Creek are curvilinear.
<b>Street trees</b>	Mixture of small - medium sized street trees.
<b>Kerbs and channel</b>	Kerbs are predominantly new concrete.
<b>Footpaths/nature strips</b>	Footpaths are concrete and 1 metre wide, and 2 metre nature strips are present through most of the area.
<b>Landmarks</b>	Darebin Creek, Keon Park and Burbank primary schools, Gertz Ave shops.
<b>Views</b>	The sloping topography provides views across the Darebin Creek corridor, neighbouring suburbs and to the city.

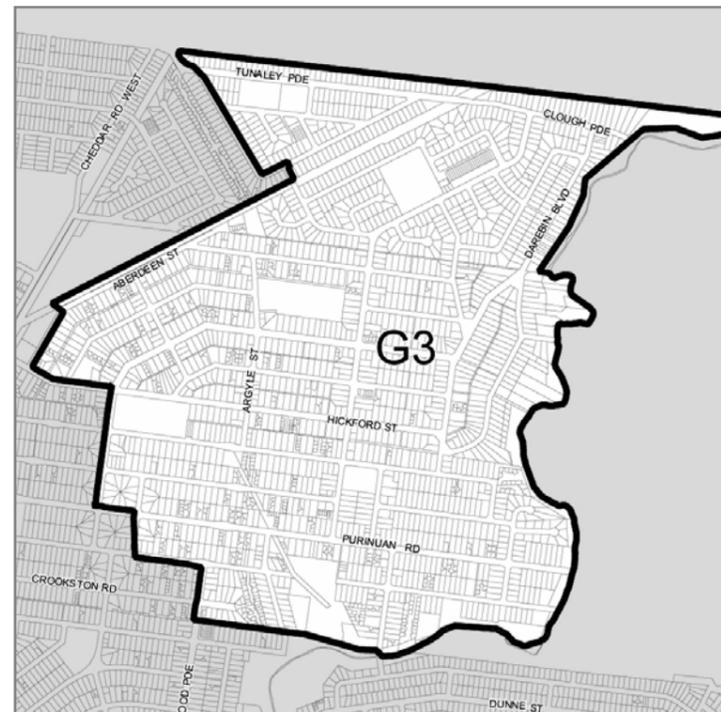
## Preferred Character Statement

The established residential character of this area will be retained and enhanced, with new development of a combination of larger scale single dwellings or townhouses in the east and smaller scale dwellings, units and townhouses in other areas. Older dwellings will be renovated, and new dwellings will be contemporary in design and will reflect the predominant building materials, colours and forms in the streetscape. New development will also adopt front and side setbacks that are consistent with the area, providing adequate garden area around buildings for planting of substantial vegetation. Adjoining Darebin Creek, new development will interact with the creek corridor, fronting onto this space and providing open fencing. The planting themes of the creek corridor will be encouraged in private gardens, providing a stronger reference and link to this important landscape element in the precinct.

This will be achieved by:

- Designing new infill buildings that fit generally within the predominant streetscape pattern, in particular the character set by recent development.
- Designing second storey extensions in a style and shape sympathetic with existing dwellings, as well as with the predominant style of new development in the area.
- Maintaining the predominant single storey scale of building frontages.
- Respecting the predominant front and side setbacks of nearby buildings.
- Maintaining open front gardens with no front fences or low and permeable fences.
- Ensuring that adequate space around dwellings is retained for planting of substantial trees and shrubs.
- Encouraging additional planting in all gardens across the precinct.
- Encouraging a high standard of design and naturalistic colours for buildings that adjoin or front creek systems.
- In proximity to the Darebin Creek, encouraging selection of native species for private gardens and street planting.
- Ensuring new dwellings front the open space and creek systems and provide for clear views between public and private areas.
- Designing new dwellings on sloping topography to step down the slope to reduce building bulk and impacts on views.

## Precinct Map



## Darebin Neighbourhood Character Study



## Precinct G3



## Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To enhance the landscape quality of the area.	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 substantial trees and shrubs wherever possible, and provides for the planting of new vegetation.  ILLUSTRATION 1	<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 distance from boundaries to accommodate vegetation.</i>
	To integrate garden settings with creek-side environs.	Select native species for private gardens and street planting in areas close to the Darebin Creek.	<i>Weed species or exotic vegetation in private gardens located near creek-side environs.</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 encourage new development to contribute to a continuous canopy of trees across the precinct.	Set new development back from the side or rear boundaries so that a generous space is maintained for landscaping.  Planting of canopy trees and shrubs is encouraged.  ILLUSTRATION 2	<i>Lack of garden space for landscaping.</i> <i>No setback from the rear boundary.</i>
	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.	Buildings should be set back from the side boundaries in accordance with the predominant setback pattern in the street.  Where a new development is proposed to be sited on one side boundary, the section of the building on the boundary should be set back further than the facade of the building to create the appearance of space between buildings.  ILLUSTRATION 3	<i>Boundary to boundary development in streetscapes where a detached style predominates.</i> <i>No reflection of the predominant side boundary setback pattern.</i> <i>Lack of garden space for landscaping.</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 a maximum of one vehicular crossover per frontage.  Provide vehicular access from a rear laneway if available.  ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
HEIGHT AND BUILDING FORM	To ensure that buildings and extensions respect the predominant height and form of buildings in the streetscape.	Upper levels should be set back a substantial distance from the front façade (e.g. the distance of one room) or accommodated within roof spaces.  ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</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>
	In areas close to the Darebin Creek, to use materials that harmonise with the creek setting.	Use materials such as natural timber, stone or brick in subdued tones and finishes that complement the creek 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>
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 (e.g. picket, low brick or wire), 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 6	<i>High, solid front fencing.</i>

ILLUSTRATION 1

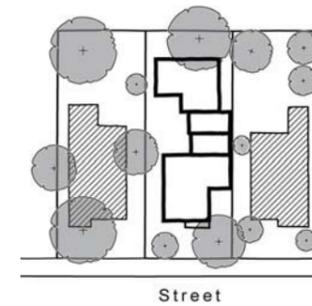


ILLUSTRATION 2

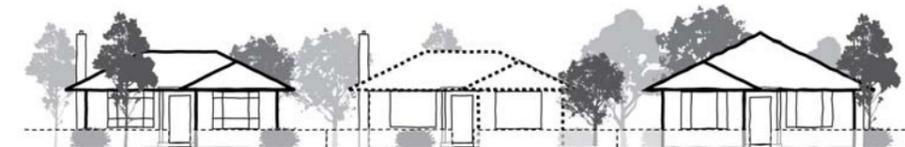


ILLUSTRATION 3

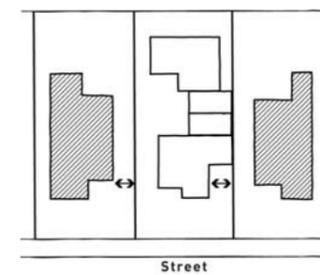


ILLUSTRATION 4

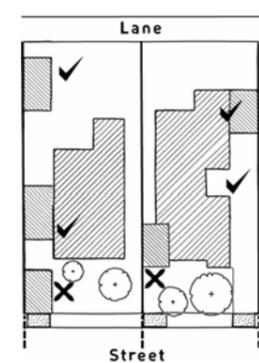
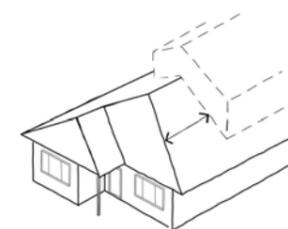


ILLUSTRATION 5



## Description of Existing Character

This precinct is characterised by average to large lot sizes, creating spacious streetscapes throughout. Dwellings are constructed of brick with pitched tiled roofs and of a large scale, particularly in the west where most are two storey. Many of the streetscapes are highly consistent, with dwellings of similar scale, shape and materials. The low level gardens add to the spacious feel of the streetscapes. Infill development has occurred through the 1980s and 1990s, particularly in the west of the precinct, and pockets of more recent development exist throughout the area. The infill development generally reflects the scale and form of the existing development. The Merri Creek and Central Creek corridors are important landscape and ecological elements along the western edge of the precinct, however many buildings and streets do not address these corridors in their layout and design.

## Community Values

- New developments or renovated older buildings that are improving the quality of housing in the area.
- Street vegetation and landscaping in private gardens.
- Large lots with space for family homes and gardens.
- Proximity of shops and schools.
- Local parks.
- Friendly neighbours, sense of community.

## Key Characteristics

<b>Era/style of development</b>	Buildings generally range from 1960s to late 1970s, with pockets of newer and recent development. Infill development from the 1980s and 1990s is common in the western and north-eastern parts of the precinct, although this is commonly large in scale with relatively few examples of unit or townhouse development present.
<b>Materials</b>	Brick, including cream, pink, orange and brown, with concrete tile roofs, often red/black or dark brown. Occasional timber dwellings in the east.
<b>Position on site</b>	Buildings are set back 5 – 7 metres from the front and 1 - 4 metres from the side, with some zero boundary setbacks occurring in the newly developed areas. In occasional streets buildings are all angled to the front boundary.
<b>Height</b>	Two storey dwellings are common, particularly in the west and in infill development, while single storey dwellings are dominant in the south-east of the precinct.
<b>Building shape</b>	Large scale double and triple fronted two storey dwellings with dominant garages are common in the west of the precinct where development is more commonly from the 1970s and 1980s. Infill development in this area takes on a similar scale. In the east the scale is generally smaller with stronger concentrations of 1960s development, and is frequently single storey, double or triple fronted, or with an "L" shaped building form.
<b>Roof form</b>	Mix of hipped, gable and skillion roofs present.
<b>Vehicle access &amp; storage</b>	Side driveways are always present.
<b>Front boundary</b>	Front fences are generally under 1.2 metres and masonry, although some infill development has no front fences.
<b>Garden style</b>	Low level gardens are common in the west of the precinct, with medium level gardens present in the south-east. Vegetation is mostly exotic, with few canopy trees except in the south-east. Front gardens generally have a mix of shrubs and garden beds in a lawn setting.

## Other Characteristics

<b>Topography</b>	The land is generally flat, other than in the vicinity of Central Creek, Edgars Creek and Merri Creek where the land dips.
<b>Subdivision pattern</b>	Site sizes are relatively consistent at 900 – 1000 sq.m. and the subdivision pattern is radial modified grid.
<b>Street trees</b>	Mixture of small - medium sized street trees, with some streets having very young trees. Species include prunus, Queensland brush box, sheoak, paper bark, callistemon and eucalypt.
<b>Kerbs and channel</b>	Kerbs are predominantly new concrete.
<b>Footpaths/nature strips</b>	Footpaths are concrete and 1 metre wide. Two metre nature strips are present in most of the area, with some streets having wider nature strips (over 3 m).
<b>Landmarks</b>	Merri Creek, Edgars Creek, Central Creek and grassland, L.E. Cotchin Reserve, Merrlands College, St Joseph Primary School, Ruthven Primary School, Hughes Pde roundabout.

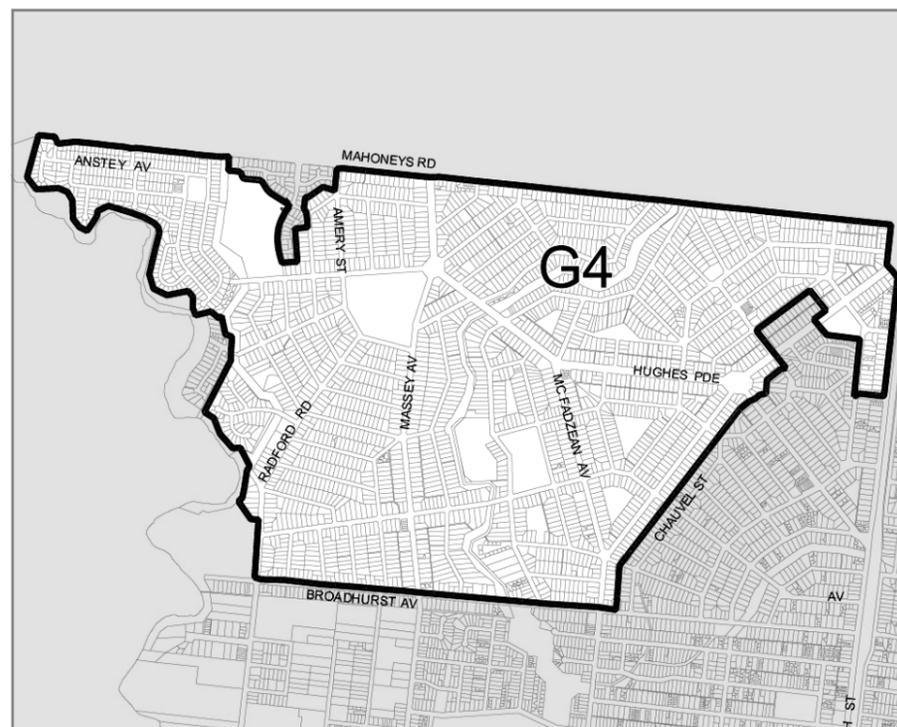
## Preferred Character Statement

The established residential character of this area will be retained and enhanced, with a combination of larger scale single dwellings or townhouses in the west and smaller scale dwellings, units and townhouses in east of the precinct closer to the rail line. Some older dwellings will be extended and renovated, and new dwellings will be contemporary in design and will reflect the predominant building materials, colours and forms in the streetscape. New development will also adopt front and side setbacks that are consistent with those in the area, providing adequate garden area around buildings for planting of substantial vegetation. Further planting of vegetation, particularly canopy trees, will be encouraged in existing private gardens, to create a more leafy feel to the area. Adjoining the Merri, Edgars and Central Creeks, new development and redevelopment will interact with the creek corridor, fronting onto this space and providing open fencing. The planting themes of the creek corridor will be encouraged in private gardens, providing a stronger reference and link to this important landscape element in the precinct.

This will be achieved by:

- Designing new infill buildings that fit generally within the predominant streetscape pattern, in particular the character set by recent development.
- Designing second storey extensions in a style and shape sympathetic with existing dwellings, as well as with the predominant style of new development in the area.
- Respecting the predominant front and side setbacks of nearby buildings.
- Maintaining open front gardens with no front fences or low and permeable fences.
- Encouraging additional planting, particularly canopy trees, in private gardens and ensuring all new development is adequately landscaped.
- Ensuring new subdivisions and redevelopments front the open space and creek systems and provide for clear views between public and private areas, including visually open fencing and habitable room windows overlooking public space.
- In proximity to the Merri, Edgars and Central Creeks, encouraging selection of native species for private gardens and street planting.
- Encouraging a high standard of design and naturalistic colours for buildings that adjoin or front creek systems.

## Precinct Map



## Darebin Neighbourhood Character Study



## Precinct G4



## Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To enhance the landscape quality of the area.	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 substantial trees and shrubs wherever possible, and provides for the planting of new vegetation.  ILLUSTRATION 1	<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 distance from boundaries to accommodate vegetation.</i>
	To integrate garden settings with creek-side environs.	Select native species for private gardens and street planting in areas close to the Merri, Edgars and Central Creeks.	<i>Weed species or exotic vegetation in private gardens located near creek-side environs.</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 encourage new development to contribute to a continuous canopy of trees across the precinct.	Set new development back from the side or rear boundaries so that a generous space is maintained for landscaping.  Planting of canopy trees and shrubs is encouraged.  ILLUSTRATION 2	<i>Lack of garden space for landscaping.</i> <i>No setback from the rear boundary.</i>
	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.	Buildings should be set back from the side boundaries in accordance with the predominant setback pattern in the street.  Where a new development is proposed to be sited on one side boundary, the section of the building on the boundary should be set back further than the facade of the building to create the appearance of space between buildings.  ILLUSTRATION 3	<i>Boundary to boundary development in streetscapes where a detached style predominates.</i> <i>No reflection of the predominant side boundary setback pattern.</i> <i>Lack of garden space for landscaping.</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 a maximum of one vehicular crossover per frontage.  Provide vehicular access from a rear laneway if available.  ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
HEIGHT AND BUILDING FORM	To ensure that buildings and extensions respect the predominant height and form of buildings in the streetscape.	Upper levels should be set back a substantial distance from the front façade (e.g. the distance of one room) or accommodated within roof spaces.  ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</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>
	In areas close to the Merri, Edgars and Central creeks, to use materials that harmonise with creek settings.	Use materials such as natural timber, stone or brick in subdued tones and finishes that complement the creek 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>
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 (e.g. picket, low brick or wire), 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 2	<i>High, solid front fencing.</i>

ILLUSTRATION 1

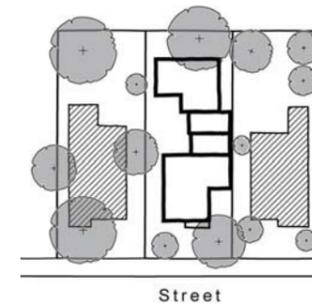


ILLUSTRATION 2

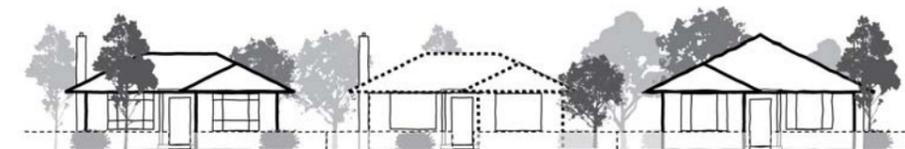


ILLUSTRATION 3

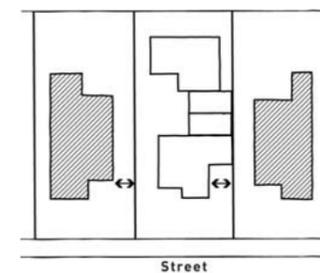


ILLUSTRATION 4

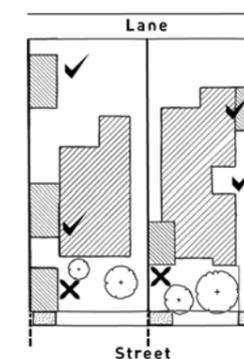


ILLUSTRATION 5

