

Description of Existing Character

Victorian, Edwardian and Californian bungalow style dwellings are predominant in the streets of this precinct. Many of these buildings have undergone renovation or extension, indicating the importance of their contribution to the character of the area. Streets in this precinct generally have a 'tight' scale and inner-city atmosphere created by rows of terrace housing or by single dwellings with small setbacks, as well as the narrow carriage-ways and on-street parking. There is limited infill development throughout, and where present it is generally respectful of the scale, form and setbacks of period dwellings.

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	Victorian, Edwardian and Interwar, particularly Californian bungalow, style dwellings are predominant, with some older building styles and more recent infill development.
Materials	Mixed building materials, with some streets of predominantly timber construction, and either corrugated iron or tile roofs.
Position on site	Front setbacks frequently vary between 3 & 6 metres and side setbacks between 1 & 3 metres.
Height	Dwellings are usually single storey at the front.
Building Shape	Building form varies with the era of development from single fronted gabled end to double fronted Californian bungalow with projecting front room and verandah.
Roof Form	Roof form is a mixture of hipped and gable.
Vehicle access/storage	Side driveways are provided on wider lots.
Garden Style	Front gardens mostly consist of exotic species and are established but often sparse. Many terrace homes have small cottage gardens.
Front boundary	Front fences are rarely high, and established gardens are common.

Other Characteristics

Topography	Land rises to the north, with land west of Woodhouse Street falling towards the Merri Creek valley.
Subdivision pattern	Site sizes vary between 300 sq.m. or 500 sq.m., and the subdivision pattern is east - west grid.
Landmarks	Playground at the corner of Beavers Road and Woodhouse Street, Croxton and Baltara Special Schools.
Street trees	Mixture of medium sized street trees.
Kerbs and channel	Kerb and channels are predominantly older concrete.
Footpaths/nature strips	Footpaths are concrete and 1 metre wide, and 1 - 2 metre nature strips are present throughout the area.

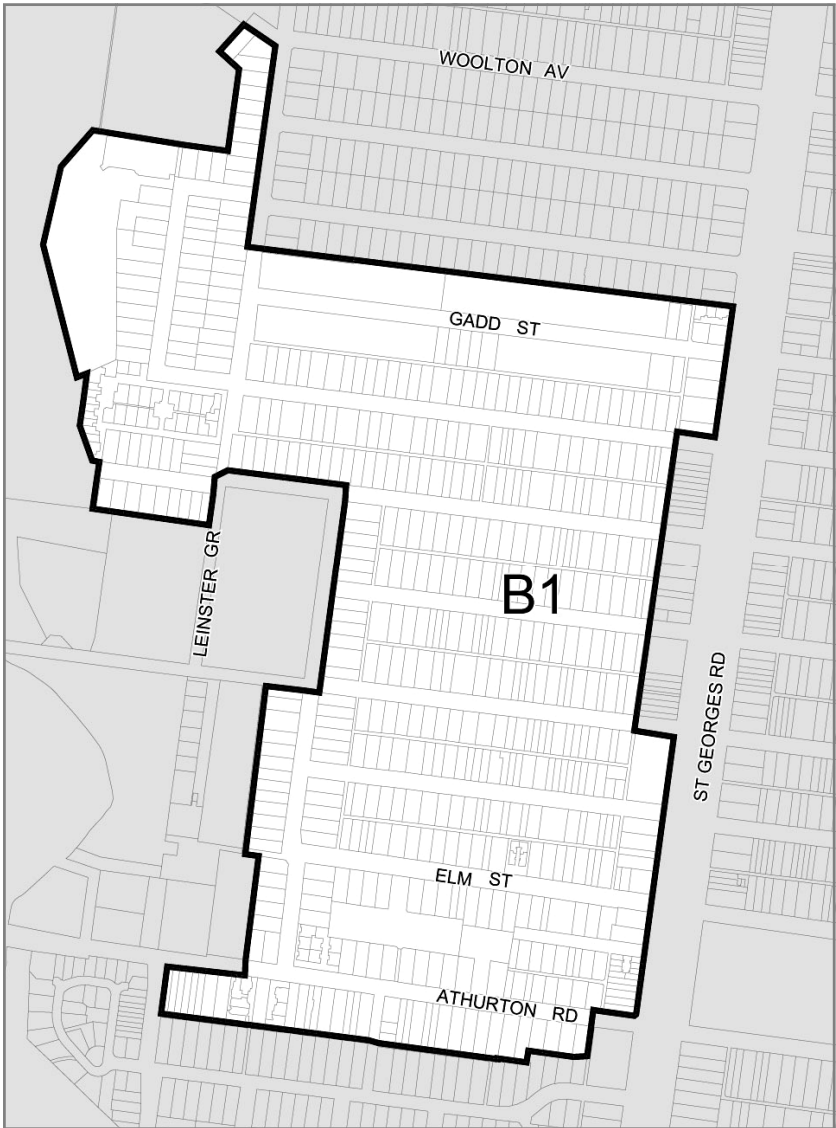
Preferred Character Statement

This area will retain its character, which is largely derived from the many dwellings of the Victorian, Edwardian and Interwar eras and their established garden surrounds. Period dwellings will continue to be retained and enhanced through maintenance and sensitive restoration. New dwellings and extensions to existing dwellings will acknowledge the form, scale, siting and materials of surrounding Victorian, Edwardian or Interwar dwellings, where prevalent. Front gardens will be further enhanced through established planting that combines with street trees to create leafier streetscapes.

This will be achieved by:

- Retaining Victorian, Edwardian and Interwar dwellings where they contribute to the valued character of the area.
- Designing new dwellings that interpret elements of Victorian, Edwardian or Interwar eras in a contemporary manner, while respecting existing period architecture.
- Maintaining the predominant single storey scale of building frontages of the area.
- Respecting the predominant front and side setbacks of nearby buildings.
- Ensuring that front gardens are not dominated by car parking spaces or structures.
- 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.

Precinct Map



Darebin Neighbourhood Character Study



Precinct B1



Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
EXISTING BUILDINGS	To encourage of the retention of older dwellings that contribute to the valued character of the area in the design of development proposals.	In streets that contain intact groups of Victorian, Edwardian and Interwar dwellings, consider retaining and/or adapting those buildings that are in good condition, particularly the front section, wherever possible in new development. ILLUSTRATION 1	<i>Loss of intact streetscapes and new development that is out of scale and character with the existing Victorian/Edwardian/Interwar dwellings.</i>
VEGETATION	To maintain and strengthen the garden settings of the dwellings and the presence of trees in the streetscape.	<p>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 2</p> <p>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.</p> <p>For smaller sites with limited garden space, allow for the planting of species that are particularly suitable for small garden areas. ILLUSTRATION 3</p>	<p><i>Lack of landscaping and substantial vegetation.</i></p> <p><i>Large areas of impervious surfaces.</i></p> <p><i>Removal of large, established, healthy trees, and the location of buildings on top of the root zone of trees.</i></p> <p><i>Dwellings that do not provide sufficient setbacks to accommodate trees.</i></p>
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 maintain and reinforce the existing rhythm of spacing between dwellings.	<p>In streets with predominantly attached terrace style housing, new dwellings should reflect the lack of side setbacks. ILLUSTRATION 4</p> <p>In streets with predominantly detached style housing, new dwellings should be set back from at least one side boundary for a distance in accordance with the predominant setback pattern in the street.</p> <p>Where a new development is sited to one side boundary, the section of the building on the boundary should have a greater street setback than the rest of the building to create the appearance of space between buildings. ILLUSTRATION 5</p>	<i>Boundary to boundary development in streetscapes where a detached style predominates.</i>
	To minimise the loss of front garden space and the dominance of car parking structures.	<p>Locate garages and carports behind the line of the dwelling.</p> <p>Minimise paving in front garden areas including driveways and crossovers.</p> <p>Use permeable driveway materials.</p> <p>Provide vehicular access from a rear laneway if available.</p> <p>Where rear access is not available and crossovers are common, one crossover per site may be provided.</p> <p>ILLUSTRATION 6</p>	<p><i>Car parking structures that dominate the façade or view of the dwelling.</i></p> <p><i>Creation of new crossovers in streets that do not have crossovers.</i></p> <p><i>Creation of wide crossovers.</i></p> <p><i>Front setbacks dominated by impervious surfaces.</i></p>
HEIGHT AND BUILDING FORM	To ensure that buildings and extensions respect the predominant height and form of buildings in the streetscape.	<p>In streets with mostly single storey buildings, 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.</p> <p>In streets where pitched roofs dominate, provide a pitched roof form for the part of the building visible from the street.</p> <p>ILLUSTRATION 7</p>	<p><i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</i></p> <p><i>Buildings that do not incorporate pitched roof forms where dominant in the street.</i></p>
MATERIALS AND DESIGN DETAIL	To ensure that the use of materials and design detail in new development complements that of the predominant building styles in the street.	<p>In streets with many Victorian, Edwardian or Interwar dwellings, new development should interpret the defining elements of these styles in a contemporary way. ILLUSTRATION 8</p> <p>In predominantly timber or weatherboard streetscapes, new dwellings should incorporate timber or other non-masonry materials.</p>	<p><i>Large expanses of poorly articulated wall surfaces of one material only.</i></p> <p><i>Reproduction styles and detailing in Heritage Overlay areas.</i></p>
	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.	<p>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.</p> <p>Cultural expression through colour, building details and architectural reinterpretation may be included in the design.</p>	<i>Large, bulky buildings with unarticulated wall surfaces.</i>
	To use materials and finishes that harmonise with the Merri Creek setting for dwellings within close proximity of the creek.	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.	<p>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.</p> <p>Provide a front fence that allows views through or over the fence into the front garden and to the dwelling.</p> <p>ILLUSTRATION 9</p>	<i>High, solid front fencing.</i>

ILLUSTRATION 1



Victorian

Hipped roof to the street with minimal eaves, verandah front with separate roof structure from the main structure.

Edwardian

Steeply pitched, hipped main roof with smaller gable end to the street. Verandahs generally integrated with the

Californian Bungalow

Low pitched, gabled roofs with wide eaves and deep verandahs over the front door supported by heavy piers.

Interwar—other

Hipped roofs with a secondary hip or gable fronting the street. Porches or verandahs over the front door are incorporated into the main building form.

ILLUSTRATION 2

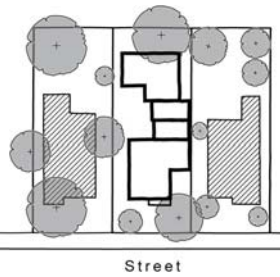


ILLUSTRATION 3

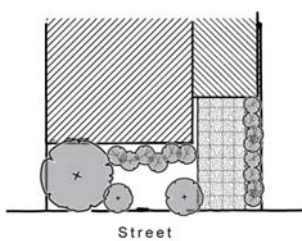


ILLUSTRATION 4

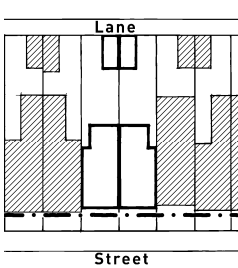


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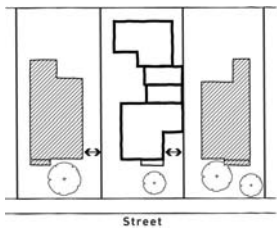


ILLUSTRATION 6

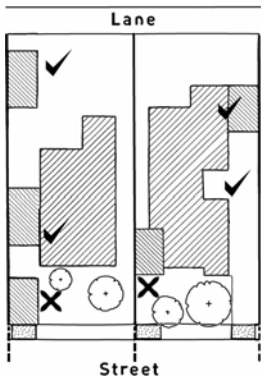


ILLUSTRATION 7

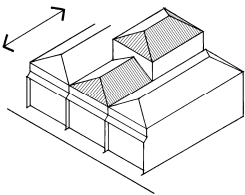


ILLUSTRATION 8



ILLUSTRATION 9



Description of Existing Character

The character of this precinct is typified by Californian bungalow and Edwardian style dwellings set behind established gardens in quiet suburban streets. Many original dwellings have been restored or renovated over the past decade, adding to the quality of housing stock in this area. Some infill development has occurred since the 1960s with more recent construction of large reproduction or contemporary single dwellings. In Collins Street, large lot sizes, wide nature strips and large consistent street trees contribute to the open, leafy character of the streetscape. Other streets have more recent plantings of consistent street trees which will become a more influential part of the neighbourhood character as they mature.

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

Era/style of development	Predominantly large Inter war, particularly Californian bungalow, style dwellings, with some Edwardian and occasional 1960s infill. There are also many large contemporary and reproduction infill dwellings which include duplex dwellings and units
Materials	Predominantly brick construction with tile roofs, with some timber or rendered dwellings.
Position on site	Front setbacks are large, generally between 6 & 8 metres, and side setbacks are also generous, between 1 – 2 m on one side and 2 & 3 metres on the other. Front setbacks are generally smaller for newer dwellings, ranging from 4 to 5 metres. Collins Street has particularly large front (between 10 & 15 metres) and side (between 3 & 6 metres) setbacks.
Height	Dwellings are usually single storey at the front, with the exception of infill dwellings which are usually two storeys. Building form varies with the era of development, but is generally large scale, double fronted.
Roof Form	Roofs are generally tile and are either hipped where Victorians styles are present or gable where Edwardian styles are present.
Vehicle access/storage	Side driveways are provided.
Garden Style	Gardens are exotic and established with lawn, shrubs and some canopy trees. Large, exotic trees are present in Collins Street.
Front boundary	Front fences are generally 1.2 metres in height and are mostly permeable.

Other Characteristics

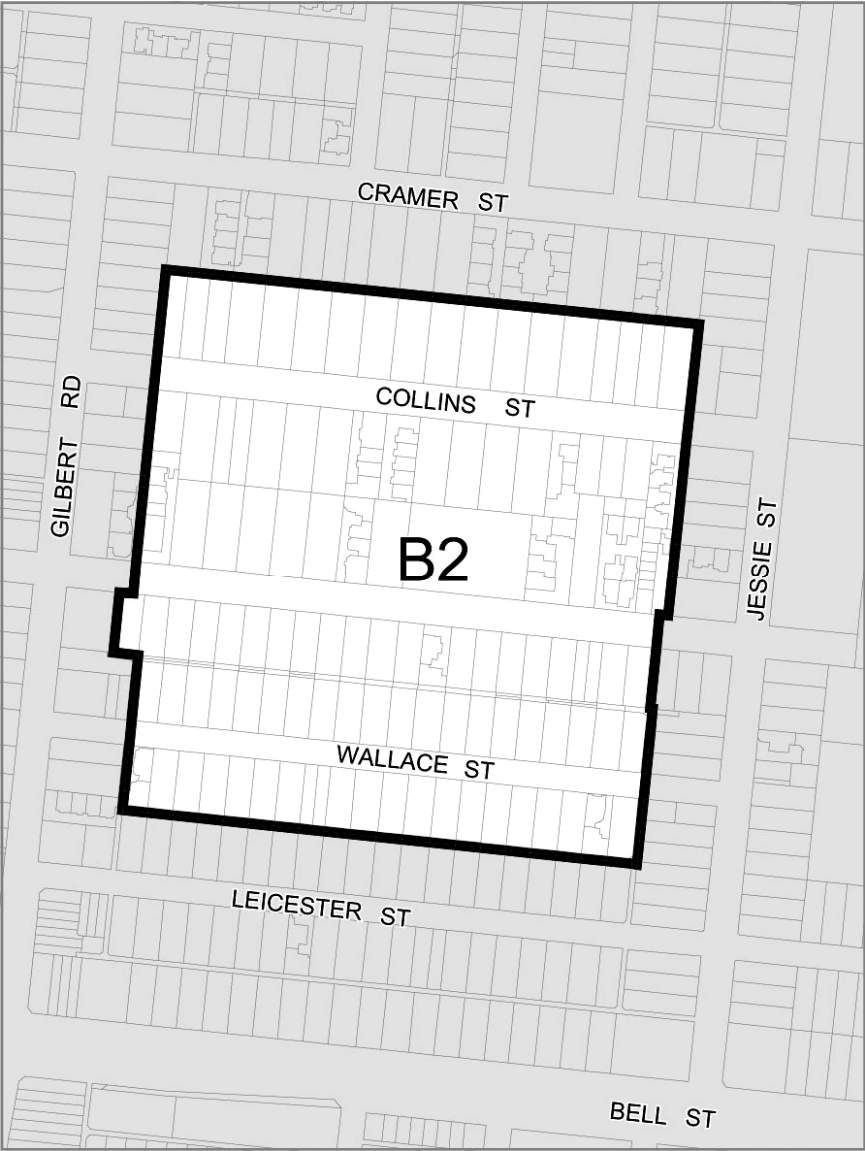
Topography	Land rises to the north – this is a distinctive hilltop location in a predominantly flat area.
Subdivision pattern	Site sizes are large, generally 1000 sq.m., north of Bruce Street, and smaller, 500 – 600 sq.m., south of Bruce Street. The subdivision pattern is east-west grid.
Landmarks	This area is in close proximity to the Preston Activity Centre.
Street trees	Mixture of medium sized street trees. In Collins Street, large, exotic avenue trees are present.
Kerbs and channel	Kerbs and channels are predominantly older concrete.
Footpaths/nature strips	Footpaths are concrete and 1 metre wide, and 3-4 metre wide nature strips are present throughout the area.

Preferred Character Statement

Large scale Edwardian and Interwar dwellings will be retained and enhanced through restoration, and will be set behind established gardens in leafy streetscapes. Innovative new development will acknowledge the form, scale, siting and materials of original Edwardian or Interwar styles, where prevalent. Low or permeable front fences will be retained and front gardens will remain free of carports and garages to avoid streetscape clutter and visual bulk. This will be achieved by:

- Retaining Edwardian and Interwar dwellings, where located within the Heritage Overlay or where these dwellings contribute to the valued character of the area.
- Designing new dwellings that interpret elements of Victorian, Edwardian or Interwar eras in a contemporary manner, while respecting existing period architecture.
- Maintaining the overall grand scale of the area.
- Maintaining the spacious feel to the area, achieved by large site sizes, generous front and side setbacks and wide nature strips.
- Keeping front fences low and preferably transparent.
- Ensuring that front gardens are not dominated by car parking spaces or structures.
- Encouraging additional planting in all gardens across the precinct.

Precinct Map



Darebin Neighbourhood Character Study



Precinct B2



Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
EXISTING BUILDINGS	To encourage of the retention of older dwellings that contribute to the valued character of the area in the design of development proposals.	In streets that contain intact groups of Victorian, Edwardian and Interwar dwellings, consider retaining and/or adapting those buildings that are in good condition, particularly the front section, wherever possible in new development. ILLUSTRATION 1	<i>Loss of intact streetscapes and new development that is out of scale and character with the existing Victorian/Edwardian/Interwar dwellings.</i>
VEGETATION	To maintain and strengthen the garden settings of the dwellings and the presence of trees in the streetscape.	<p>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 2</p> <p>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. ILLUSTRATION 3</p>	<p><i>Lack of landscaping and substantial vegetation.</i></p> <p><i>Large areas of impervious surfaces.</i></p> <p><i>Removal of large, established, healthy trees, and the location of buildings on top of the root zone of trees.</i></p> <p><i>Dwellings that do not provide sufficient setbacks to accommodate trees.</i></p>
SITING	To provide space for front gardens.	Buildings should be set back from the front boundary a sufficient distance to maintain a generous space for landscaping.	<i>Loss of front garden space.</i>
	To maintain and reinforce the existing rhythm of spacing between dwellings.	<p>New dwellings should be set back from at least one side boundary for a distance in accordance with the predominant setback pattern in the street. ILLUSTRATION 4</p> <p>Where a new development is sited to one side boundary, the section of the building on the boundary should have a greater street setback than the rest of the building to create the appearance of space between buildings. ILLUSTRATION 5</p>	<i>Boundary to boundary development in streetscapes where a detached style predominates.</i>
	To minimise the loss of front garden space and the dominance of car parking structures.	<p>Locate garages and carports behind the line of the dwelling.</p> <p>Minimise paving in front garden areas including driveways and crossovers.</p> <p>Use permeable driveway materials.</p> <p>Provide vehicular access from a rear laneway if available.</p> <p>Where rear access is not available and crossovers are common, one crossover per site may be provided.</p> <p>ILLUSTRATION 6</p>	<p><i>Car parking structures that dominate the façade or view of the dwelling.</i></p> <p><i>Creation of new crossovers in streets that do not have crossovers.</i></p> <p><i>Creation of wide crossovers.</i></p> <p><i>Front setbacks dominated by impervious surfaces.</i></p>
HEIGHT AND BUILDING FORM	To ensure that buildings and extensions respect the predominant height and form of buildings in the streetscape.	<p>In streets with mostly single storey buildings, 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.</p> <p>In streets where pitched roofs dominate, provide a pitched roof form for the part of the building visible from the street.</p> <p>ILLUSTRATION 7</p>	<p><i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</i></p> <p><i>Buildings that do not incorporate pitched roof forms where dominant in the street.</i></p>
MATERIALS AND DESIGN DETAIL	To ensure that the use of materials and design detail in new development complements that of the predominant building styles in the street.	<p>In streets with many Edwardian or Interwar dwellings, new development should interpret the defining elements of these styles in a contemporary way. ILLUSTRATION 8</p> <p>In predominantly timber or weatherboard streetscapes, new dwellings should incorporate timber or other non-masonry materials.</p>	<p><i>Large expanses of poorly articulated wall surfaces of one material only.</i></p> <p><i>Reproduction styles and detailing in Heritage Overlay areas.</i></p>
	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.	<p>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.</p> <p>Outside Heritage Overlay areas, cultural expression through colour, building details and architectural reinterpretation could be included in a design.</p>	<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.	<p>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.</p> <p>Provide a front fence that allows views through or over the fence into the front garden and to the dwelling.</p> <p>ILLUSTRATION 9</p>	<i>High, solid front fencing.</i>

ILLUSTRATION 1



Victorian

Hipped roof to the street with minimal eaves, verandah front with separate roof structure from the main structure.

Edwardian

Steeply pitched, hipped main roof with smaller gable end to the street. Verandahs generally integrated with the main roof.

Californian Bungalow

Low pitched, gabled roofs with wide eaves and deep verandahs over the front door supported by heavy piers.

Interwar—other

Hipped roofs with a secondary hip or gable fronting the street. Porches or verandahs over the front door are incorporated into the main building form.

ILLUSTRATION 2

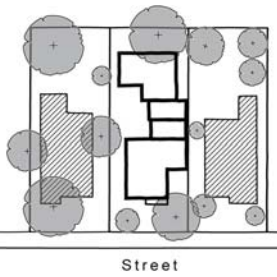


ILLUSTRATION 3

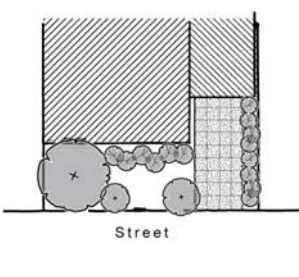


ILLUSTRATION 4

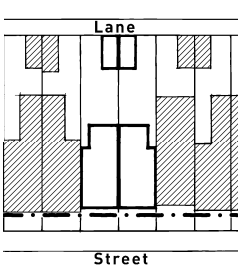


ILLUSTRATION 5

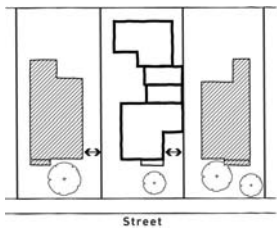


ILLUSTRATION 6

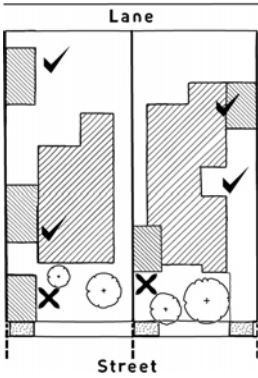


ILLUSTRATION 7

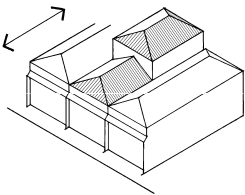


ILLUSTRATION 8

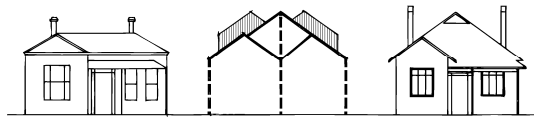


ILLUSTRATION 9



Description of Existing Character

The character of this precinct is generally derived from the Edwardian and Interwar architectural styles. Many streets contain intact rows of dwellings from one of these eras and are often interspersed with isolated Victorian dwellings that have been retained. Wide roads and low, permeable fences contribute to an open streetscape character, while large consistent street trees and leafy gardens soften the built form. There has been substantial overbuilding in some streets with contemporary and reproduction dwellings that often have a dominating effect on streetscapes.

Community Values

- Quiet residential area with family homes.
- Trees in the streets and private gardens.
- Nearby parklands and waterways with abundant birdlife.
- Bike paths and good access to transport
- Heritage buildings, particularly those that have been renovated.
- Local facilities such as vibrant shopping centres, schools and entertainment.
- Single storey, detached homes often on large blocks.
- Mixed housing styles in appropriate locations.
- Consistency of building scale and setback.
- Detached housing with space for gardens.
- Friendly neighbourhood feel.

Key Characteristics

Era/style of development	Edwardian and Interwar and some Victorian era dwellings. Occasionally one style, particularly Californian bungalow, will predominate in a part or whole of a streetscape. There is occasional infill throughout the precinct in the form of 1960s blocks of flats and recent contemporary and reproduction dwellings
Materials	Mixed building materials, including brick, weatherboard and render.
Position on site	Front setbacks generally vary between 4 & 6 metres, with some rows of terraces having consistent setbacks, and side setbacks vary between nil & 3 metres.
Height	Dwellings are usually single storey at the front, however a second storey addition is becoming more common. 1960s flats are often two storey. Recent infill development is generally two storey.
Building Shape	Building form varies with the era of development from single fronted terrace to double fronted Edwardian or Interwar to attached recent infill
Roof Form	Roofs are generally pitched and constructed of corrugated iron or tile. Newer buildings occasionally have flat roofs.
Vehicle access/storage	Side driveways are provided on wider lots.
Garden Style	Garden styles are varied across the precinct, ranging from low-level to established with canopy trees. Most gardens contain exotic species.
Front boundary	Front fences are usually 0.9 – 1m high, of brick, wire and timber picket. Gardens are usually small and low level.

Other Characteristics

Topography	Land rises to the north and east.
Subdivision pattern	Site sizes generally vary considerably within the Precinct from 200 sq.m. in the west to 900 sq.m. in the east. The subdivision pattern is grid.
Landmarks	Fairfield Community Centre, Station Street Shopping Centre.
Street trees	Mixture of street trees, including plane tree avenues, smaller prunus, eucalypt or paper bark. Some streets lack street trees.
Kerbs and channel	There is a wide variety of street treatments in this precinct including bluestone kerb and channel, bluestone channel and concrete kerb. New concrete kerbing in parts has various non-symmetrical kerb alignments and indents for parking. Some streets have unmade verges.
Footpaths/nature strips	Footpaths are generally 1m wide concrete, and 1 - 2 metre nature strips are generally standard in the area.

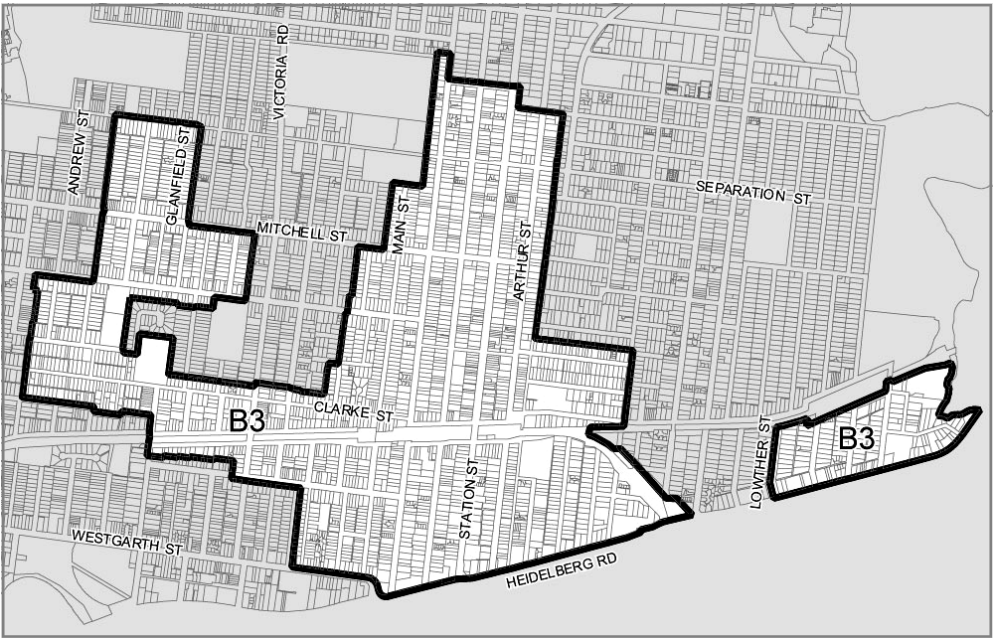
Preferred Character Statement

Victorian, Edwardian and Interwar dwellings, set in established gardens, will form the dominant character of many streets in this area. Infill development and second storey extensions will acknowledge the form, scale, siting and materials typified by period dwellings and will incorporate sufficient landscaping. Overall, streetscapes will retain a leafy character formed by consistent street trees and well planted front gardens. Views to front gardens and dwellings will remain available due to low, permeable fences.

This will be achieved by:

- Retaining Victorian, Edwardian and Interwar dwellings where located within the Heritage Overlay or where these dwellings contribute to the valued character of the area.
- Designing new dwellings that interpret elements of Victorian, Edwardian or Interwar eras in a contemporary manner, while respecting existing period architecture.
- Maintaining the predominant scale of the area.
- Respecting the predominant front and side setbacks of nearby buildings.
- Ensuring that front gardens are not dominated by car parking spaces or structures.
- Keeping front fences low and preferably transparent, to retain views to buildings and established gardens.
- Encouraging additional planting in all gardens across the precinct. In smaller gardens, selecting species that are appropriate to small planting areas.

Precinct Map



Darebin Neighbourhood Character Study



Precinct B3



Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
EXISTING BUILDINGS	To encourage the retention of older dwellings that contribute to the valued character of the area in the design of development proposals.	In streets that contain intact groups of Victorian, Edwardian and Interwar dwellings, consider retaining and/or adapting those buildings that are in good condition, particularly the front section, wherever possible in new development. ILLUSTRATION 1	<i>Loss of intact streetscapes and new development that is out of scale and character with the existing Victorian/Edwardian/Interwar dwellings.</i>
VEGETATION	To maintain and strengthen the garden settings of the dwellings and the presence of trees in the streetscape.	<p>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 2</p> <p>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.</p> <p>For smaller sites with limited garden space, allow for the planting of species that are particularly suitable for small garden areas. ILLUSTRATION 3</p>	<p><i>Lack of landscaping and substantial vegetation.</i></p> <p><i>Large areas of impervious surfaces.</i></p> <p><i>Removal of large, established, healthy trees, and the location of buildings on top of the root zone of trees.</i></p> <p><i>Dwellings that do not provide sufficient setbacks to accommodate trees.</i></p>
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 maintain and reinforce the existing rhythm of spacing between dwellings.	<p>In streets with predominantly attached terrace style housing, new dwellings should reflect the lack of side setbacks. ILLUSTRATION 4</p> <p>In streets with predominantly detached style housing, new dwellings should be set back from at least one side boundary for a distance in accordance with the predominant setback pattern in the street.</p> <p>Where a new development is sited to one side boundary, the section of the building on the boundary should have a greater street setback than the rest of the building to create the appearance of space between buildings. ILLUSTRATION 5</p>	<i>Boundary to boundary development in streetscapes where a detached style predominates.</i>
	To minimise the loss of front garden space and the dominance of car parking structures.	<p>Locate garages and carports behind the line of the dwelling.</p> <p>Minimise paving in front garden areas including driveways and crossovers.</p> <p>Use permeable driveway materials.</p> <p>Provide vehicular access from a rear laneway if available.</p> <p>Where rear access is not available and crossovers are common, one crossover per site may be provided.</p> <p>ILLUSTRATION 6</p>	<p><i>Car parking structures that dominate the façade or view of the dwelling.</i></p> <p><i>Creation of new crossovers in streets that do not have crossovers.</i></p> <p><i>Creation of wide crossovers.</i></p> <p><i>Front setbacks dominated by impervious surfaces.</i></p>
HEIGHT AND BUILDING FORM	To ensure that buildings and extensions respect the predominant height and form of buildings in the streetscape.	<p>In streets with mostly single storey buildings, 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.</p> <p>In streets where pitched roofs dominate, provide a pitched roof form for the part of the building visible from the street.</p> <p>ILLUSTRATION 7</p>	<p><i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</i></p> <p><i>Buildings that do not incorporate pitched roof forms where dominant in the street.</i></p>
MATERIALS AND DESIGN DETAIL	To ensure that the use of materials and design detail in new development complements that of the predominant building styles in the street.	<p>In streets with many Victorian, Edwardian or Interwar dwellings, new development should interpret the defining elements of these styles in a contemporary way. ILLUSTRATION 8</p> <p>In predominantly timber or weatherboard streetscapes, new dwellings should incorporate timber or other non-masonry materials.</p>	<p><i>Large expanses of poorly articulated wall surfaces of one material only.</i></p> <p><i>Reproduction styles and detailing in Heritage Overlay areas.</i></p>
	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.	<p>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.</p> <p>Outside Heritage Overlay areas, cultural expression through colour, building details and architectural reinterpretation could be included in a design.</p>	<i>Large, bulky buildings with unarticulated wall surfaces.</i>
	To use materials and finishes that harmonise with the Darebin Creek setting for dwellings within close proximity of the creek.	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.	<p>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.</p> <p>Provide a front fence that allows views through or over the fence into the front garden and to the dwelling.</p> <p>ILLUSTRATION 9</p>	<i>High, solid front fencing.</i>

ILLUSTRATION 1



Victorian

Hipped roof to the street with minimal eaves, verandah front with separate roof structure from the main structure.

Edwardian

Steeply pitched, hipped main roof with smaller gable end to the street. Verandahs generally integrated with the

Californian Bungalow

Low pitched, gabled roofs with wide eaves and deep verandahs over the front door supported by heavy piers.

Interwar—other

Hipped roofs with a secondary hip or gable fronting the street. Porches or verandahs over the front door are incorporated into the main building form.

ILLUSTRATION 2

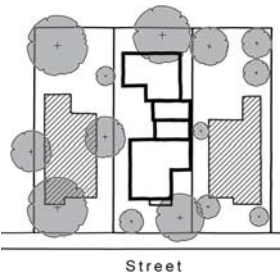


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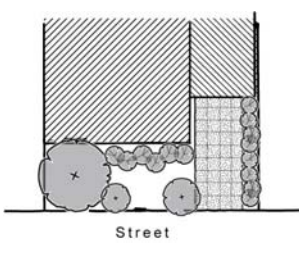


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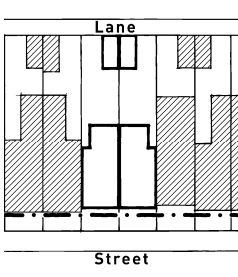


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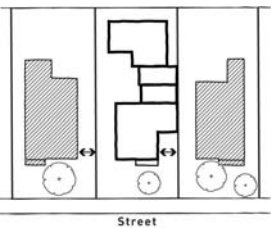


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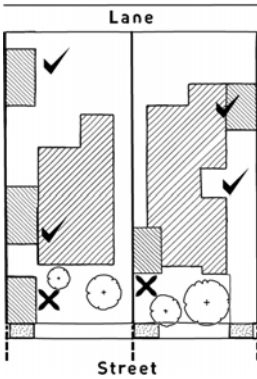


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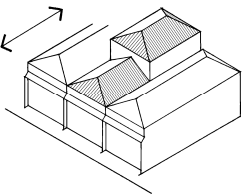


ILLUSTRATION 8

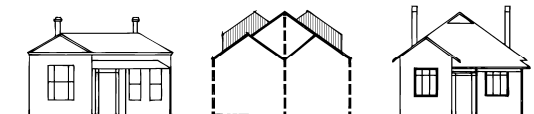


ILLUSTRATION 9



Description of Existing Character

While there are a number of different architectural styles present in this precinct, streetscapes are often dominated by dwellings from one era. The architectural fabric of this precinct is enriched by Californian bungalows, Spanish Mission and Art Deco dwellings which often carry distinctive features such as arches, twisted columns and curved elements. There are a number of period dwellings that have great potential for restoration. The area has experienced significant redevelopment over the past couple of decades with the construction of units, dual occupancies and medium density dwellings that often visually dominate original dwellings. While some streets are lined with consistent trees, others are lacking in street trees and nature strips, resulting in bare streetscapes. Views to dwellings in the north of the precinct are often dominated by Rydges Hotel on Bell Street.

Community Values

- Proximity to transport, shops and services.
- Well landscaped streets with nature strips and trees.
- Period 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

Era/style of development	Victorian, Edwardian and all forms of Interwar style dwellings, including Spanish Mission, Art Deco and Californian bungalow are predominant, with occasional more recent infill development. Occasionally one style will predominate in a part or whole of a streetscape.
Materials	Mixed building materials, including red brick, weatherboard and render, and either corrugated iron or tile roofs.
Position on site	Front setbacks frequently vary between 4 & 6 metres, with some rows of terraces having 0 – 1 m. setback, and side setbacks between nil & 3 metres.
Height	Dwellings are generally between one and two storeys in height.
Building Shape	Building form varies with the era of development from single fronted terrace to double fronted Edwardian or Interwar. Newer reproduction styles are generally consistent with the original building form.
Roof Form	Roofs are generally tiled and are mostly gable roof styles, with some hipped roofs.
Vehicle access/storage	Side driveways are provided on wider lots. Some rear laneways are also present, providing access to rear storage.
Garden Style	In the north and west of the precinct, gardens are generally exotic and low-level. In the eastern part of the precinct, gardens are low to medium level with exotic species.
Front boundary	Front fences are usually 0.9 – 1m high, both brick, wire and timber picket and gardens are usually small and low level.

Other Characteristics

Topography	Land rises to the north and east.
Subdivision pattern	Site sizes generally vary between 200 sq.m. and 500 sq.m., and the subdivision pattern is grid.
Landmarks	Former Preston and Northcote Hospital (now apartments and hotel), Churches in Bell Street and David Street. This precinct is adjacent to the Preston Activity Centre.
Street trees	Mixture of medium sized street trees including Queensland Brush Box and Paperbark. Some streets have no trees.
Kerbs and channel	Kerbs and channels are concrete.
Footpaths/nature strips	Footpaths are concrete and 1 metre wide, and 1-2 metre nature strips are generally standard in the area, however some streets have no nature strips.

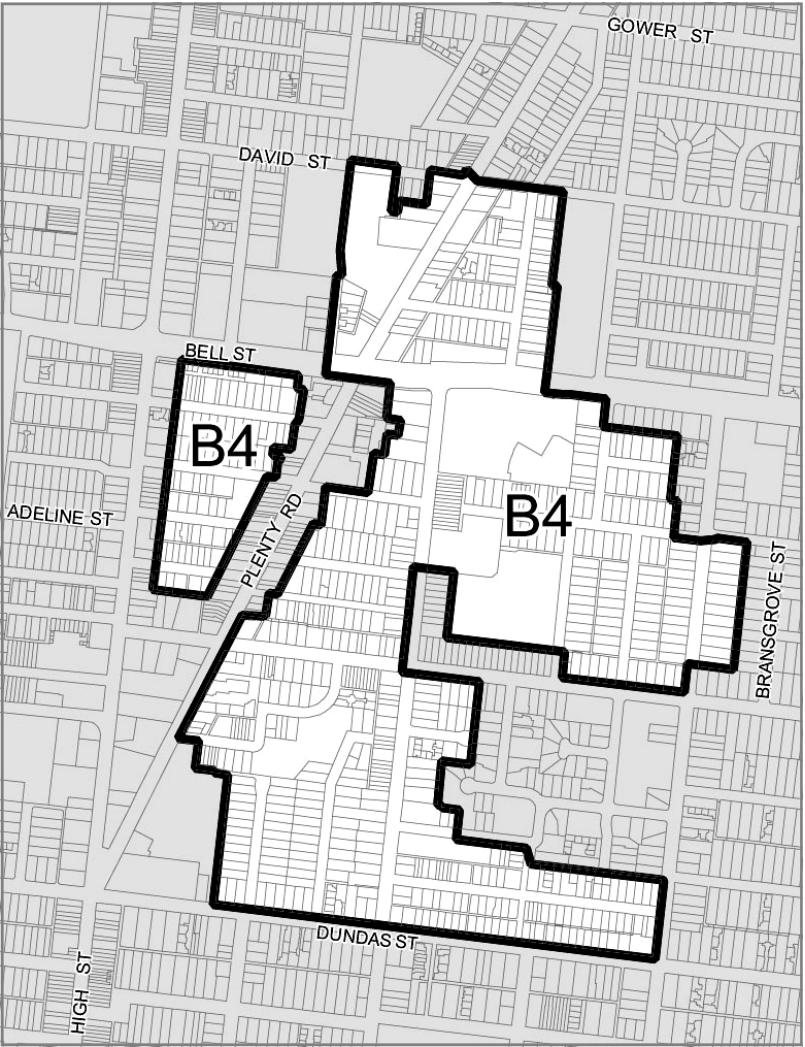
Preferred Character Statement

The variety of architectural styles in this precinct will be retained and enhanced through thoughtful restoration and maintenance. Infill development will acknowledge the form, scale, siting and materials of period buildings. Dwellings will continue to be set within established gardens with vegetation that combines with street trees to create leafy streetscapes.

This will be achieved by:

- Retaining Victorian, Edwardian and Interwar dwellings where they contribute to the valued character of the area.
- Designing new dwellings that interpret elements of Victorian, Edwardian or Interwar eras in a contemporary manner, while respecting existing period architecture.
- Maintaining the single storey scale in streetscapes where this predominates.
- Respecting the predominant front and side setbacks of nearby buildings.
- Keeping front fences low and preferably transparent.
- Ensuring that front gardens are not dominated by car parking spaces or structures.
- Encouraging additional planting in all gardens across the precinct. In smaller gardens, selecting species that are appropriate to small planting areas.
- Increasing street tree planting in parts of the area lacking street trees.

Precinct Map



Darebin Neighbourhood Character Study



Precinct B4



Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
EXISTING BUILDINGS	To encourage of the retention of older dwellings that contribute to the valued character of the area in the design of development proposals.	In streets that contain intact groups of Victorian, Edwardian and Interwar dwellings, consider retaining and/or adapting those buildings that are in good condition, particularly the front section, wherever possible in new development. ILLUSTRATION 1	<i>Loss of intact streetscapes and new development that is out of scale and character with the existing Victorian/Edwardian/Interwar dwellings.</i>
VEGETATION	To maintain and strengthen the garden settings of the dwellings and the presence of trees in the streetscape.	<p>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 2</p> <p>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.</p> <p>For smaller sites with limited garden space, allow for the planting of species that are particularly suitable for small garden areas. ILLUSTRATION 3</p>	<p><i>Lack of landscaping and substantial vegetation.</i></p> <p><i>Large areas of impervious surfaces.</i></p> <p><i>Removal of large, established, healthy trees, and the location of buildings on top of the root zone of trees.</i></p> <p><i>Dwellings that do not provide sufficient setbacks to accommodate trees.</i></p>
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 maintain and reinforce the existing rhythm of spacing between dwellings.	<p>In streets with predominantly attached terrace style housing, new dwellings should reflect the lack of side setbacks. ILLUSTRATION 4</p> <p>In streets with predominantly detached style housing, new dwellings should be set back from at least one side boundary for a distance in accordance with the predominant setback pattern in the street.</p> <p>Where a new development is sited to one side boundary, the section of the building on the boundary should have a greater street setback than the rest of the building to create the appearance of space between buildings. ILLUSTRATION 5</p>	<i>Boundary to boundary development in streetscapes where a detached style predominates.</i>
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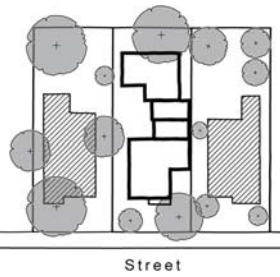


ILLUSTRATION 3

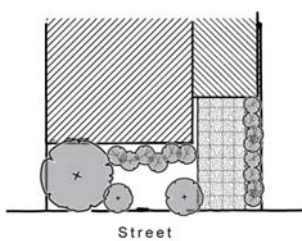


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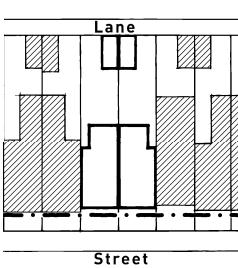


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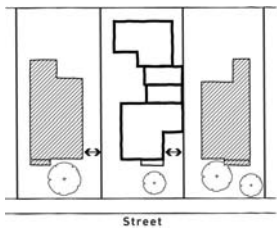


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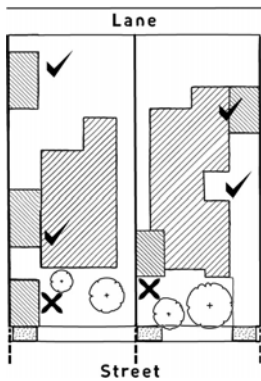


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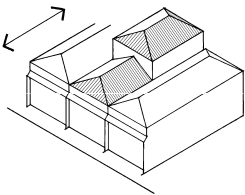


ILLUSTRATION 8

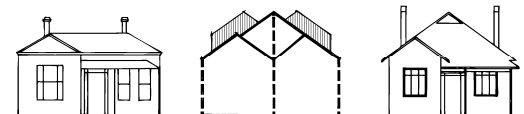


ILLUSTRATION 9

