

Description of Existing Character

The character of this precinct, known as the Sumner Estate, is predominantly determined through the presence of intact and consistent Californian bungalows, many of which have been restored or extended. Houses are set within established garden surrounds with canopy trees, lawns and shrubs. Most streets have a distinct rhythm of dwelling setbacks and spacing. Limited infill has occurred in the form of medium density housing which has altered the character of some streets. However, the area is substantially intact and is included in the Heritage Overlay as a result. There is a limited relationship with the close-by Merri Creek, apart from the lots that front onto Winifred Street and overlook the regular planting along the Merri Park edge.

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
- Period 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.
- Consistency of building scale and setback.

Key Characteristics

Era/style of development	Substantially intact inter-war, double fronted Californian bungalow style dwellings.
Materials	Timber construction with either corrugated iron or weathered terracotta tile roofs.
Position on site	Building setbacks are consistent at approximately 7 metres from the front and 1 - 2 metres from the side.
Height	Dwellings are consistently single storey at the front.
Building Shape	Typical Californian bungalow building form, with projecting front room and verandah.
Roof Form	Roofs are predominantly gabled in Californian bungalows and mixed in more recent developments.
Vehicle access/storage	Side driveways are not common.
Garden Style	Gardens are established and generally consist of exotic species.
Front boundary	Front fences are never high, and established gardens are common.

Other Characteristics

Topography	The area is set in a slight depression and has an enclosed feel due to the higher ground around it to the north and east. The area borders the Merri Creek and parkland to the west and south.
Subdivision pattern	Site sizes are consistent at approximately 500 sq.m. and the subdivision pattern is north - south grid.
Landmarks	Palm trees along the western edge of the estate - Winifred St, crescent on Sumner Avenue. Merri Creek is at the western edge of the precinct.
Street trees	Mixture of medium sized street trees.
Kerbs and channel	Kerbs are predominantly concrete, but with a remnant bluestone channel which reflects the building era.
Footpaths/nature strips	Footpaths are concrete and 1 metre wide, and average width nature strips are present throughout the area.

Preferred Character Statement

The characteristic Californian Bungalows of this precinct will be retained and enhanced through careful restoration and maintenance, and will be surrounded by bushy gardens with canopy trees. New buildings will acknowledge the form, scale, siting and materials of Interwar dwellings and will also have bushy gardens. Street planting will be regular throughout the precinct and will establish a relationship with the nearby Merri Creek through careful species selection. Front fences will remain low to allow views to dwellings and increase the prominence of gardens within streetscapes.

This will be achieved by:

- Retaining Californian bungalow style 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 the Interwar era in a contemporary manner, while respecting existing period architecture.
- Encouraging more contemporary architectural styles in streets that have few period dwellings. These buildings must adopt the predominant scale, form and setbacks of their streetscape context, while showing design innovation.
- 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.
- Keeping front fences low, and in a style consistent with the Californian bungalow era.
- Ensuring that front gardens are not dominated by car parking spaces or structures.
- Increasing street tree planting in parts of the area lacking street trees.
- In proximity to the Merri Creek, encouraging selection of native species for private gardens and street planting.

Precinct Map



Darebin Neighbourhood Character Study



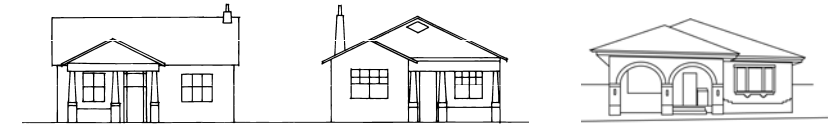
Precinct D1



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 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 Interwar dwellings.</i>
VEGETATION	To enhance the landscape quality of the area.	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. Buildings should be sited and designed to retain large, established trees and to incorporate space for the planting of substantial vegetation, such as canopy trees. ILLUSTRATION 2	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established, healthy trees and the location of buildings on top of the root zone of trees.</i> <i>Dwellings that do not provide sufficient setbacks to accommodate trees.</i>
	To integrate garden settings with creek-side environs.	Select native species for private gardens and street planting in areas close to the Merri 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 ensure new development retains substantial space for landscaping.	Set new development back from at least one side boundary and the rear boundary to provide a generous space for landscaping.	<i>Lack of rear garden space for landscaping.</i> <i>No setbacks from the rear or side boundaries.</i>
	To maintain and reinforce the existing rhythm of spacing between dwellings.	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>
	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 / FRONTAGE WIDTH	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. Incorporate low pitched roof forms with eaves. ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</i> <i>Buildings that do not reflect the pitched roof forms evident in the street.</i>
	To maintain, where present, the consistency of frontage widths and building heights and forms.	New development should maintain the appearance of the predominant frontage widths in the street. Subdivisions and multi-dwelling developments should be designed to maintain, when viewed from the street, the predominant scale and form of a single dwelling. Lengthways subdivisions may be allowed, provided all other siting and design requirements are met. ILLUSTRATIONS 6 & 7	<i>Subdivisions that appear to reduce the predominant frontage width evident in the street.</i> <i>Lengthways subdivisions with prominent boundary treatments through the middle of the site (e.g. fencing).</i> <i>Lengthways subdivisions that result in multiple vehicular crossings on narrow sites and substantial loss of nature strip planting.</i>
MATERIALS AND DESIGN DETAIL	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>
	To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.	Articulate the form and façades of buildings through the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces. In streets with many Interwar dwellings, new development should interpret the defining elements of these styles in a contemporary way.	<i>Large, bulky buildings with unarticulated wall surfaces.</i>
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views to established gardens and dwellings.	Front fences should be appropriate to the building era (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 8	<i>High, solid front fencing.</i>

ILLUSTRATION 1

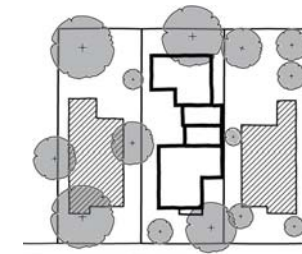


Californian Bungalow

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

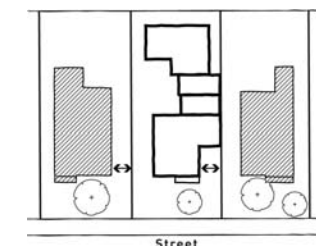
Interwar—other
Hipped roofs with a secondary hip or gable fronting the street. Porches over front door incorporated into main building form. Range of stylistic treatments such as Spanish Mission, Mediterranean or Old English.

ILLUSTRATION 2



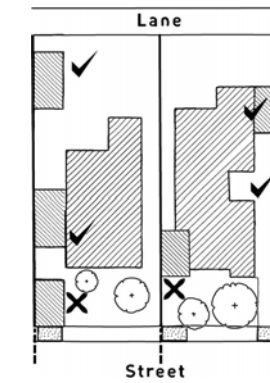
Street

ILLUSTRATION 3



Street

ILLUSTRATION 4



Street

ILLUSTRATION 5

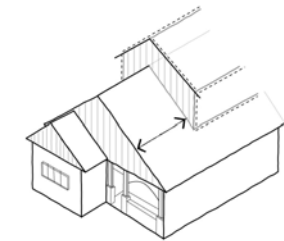


ILLUSTRATION 6

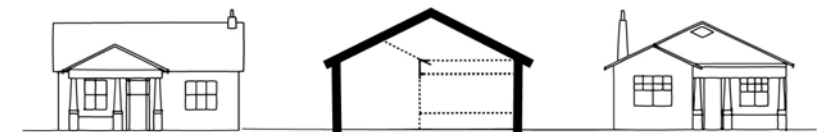
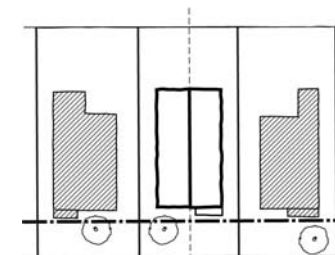
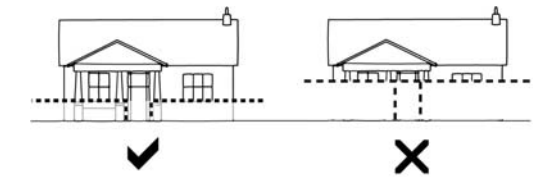


ILLUSTRATION 7



Street

ILLUSTRATION 8



Description of Existing Character

This precinct comprises fairly consistent streetscapes of Californian bungalows, interspersed with Edwardian and occasional 1950s weatherboard homes. Many of these homes have been restored, adding to the quality of housing stock in the area. Recent infill has occurred in the form of single dwellings and units on lots closer to St Georges Road, although this has not substantially altered the character of the area. Streets are generally lined with native street trees that combine with low to medium level front gardens to soften the built form and create a leafy feel for the area. Front fences match the dwelling era and generally consist of medium height pickets or permeable materials that allow views to the gardens and dwellings.

Community Values

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

Key Characteristics

Era/style of development	Californian bungalow style dwellings are predominant, with more recent infill development and pockets of Edwardian dwellings towards St. Georges Road.
Materials	Predominantly timber construction, and either corrugated iron or tile roofs.
Position on site	Front setbacks are consistently between 5 & 7 metres and side setbacks between 0.8 & 3 metres.
Height	Dwellings are usually single storey at the front.
Building Shape	Building form is typically single or double fronted with projecting front room and verandah.
Roof Form	Roofs are a mixture of hipped and gable styles.
Vehicle access/storage	Side driveways are provided on wider lots. Few rights of way remain.
Garden Style	Front gardens are generally low-level, although established gardens are common in the southern part of the precinct. Gardens usually consist of exotic species.
Front boundary	Front fences are rarely high.

Other Characteristics

Topography	Land rises to the north and west, with land west of Comas Grove falling steeply towards the Merri Creek valley.
Street trees	Mixture of medium sized street trees.
Kerbs and channel	Kerbs and channels are predominantly older concrete.
Footpaths/nature strips	Footpaths are 1 metre wide concrete, and 1 - 2 metre nature strips are present throughout the area.

Preferred Character Statement

This precinct will retain its mixed character with Californian bungalows and Edwardian homes sitting comfortably alongside well designed new buildings. Extensions to period dwellings and new dwellings will acknowledge the form, scale, siting and materials of Interwar homes. Vegetation in front gardens and street tree planting will become more prominent features of streetscapes. Front fences will continue to match the housing style or building era and will remain low and/or permeable.

This will be achieved by:

- Retaining Edwardian dwellings and California bungalows, where they contribute to the valued character of the area.
- Designing new dwellings that interpret elements of the Interwar era in a contemporary manner, while respecting existing period architecture.
- Encouraging more contemporary architectural styles in streets that have few period dwellings. These buildings must adopt the predominant scale, form and setbacks of their streetscape context, while showing design innovation.
- Maintaining the predominant single storey scale of building frontages of the area.
- Respecting the predominant front and side setbacks of nearby buildings.
- Keeping front fences low, and in a style consistent with the Californian bungalow era.
- Encouraging additional planting in all gardens across the precinct.
- Ensuring that front gardens are not dominated by car parking spaces or structures.
- Increasing street tree planting in parts of the area lacking street trees.

Precinct Map



Darebin Neighbourhood Character Study



Precinct D2



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 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 Interwar dwellings.</i>
VEGETATION	To enhance the landscape quality of the area.	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. Buildings should be sited and designed to retain large, established trees and to incorporate space for the planting of substantial vegetation, such as canopy trees. ILLUSTRATION 2	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established, healthy trees and the location of buildings on top of the root zone of trees.</i> <i>Dwellings that do not provide sufficient setbacks to accommodate trees.</i>
SITING	To provide space for front gardens.	Buildings should be set back from the front boundary a sufficient distance to accommodate a front garden.	<i>Loss of front garden space.</i>
	To ensure new development retains substantial space for landscaping.	Set new development back from at least one side boundary and the rear boundary to provide a generous space for landscaping.	<i>Lack of rear garden space for landscaping.</i> <i>No setbacks from the rear or side boundaries.</i>
	To maintain and reinforce the existing rhythm of spacing between dwellings.	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>
	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/ FRONTAGE WIDTH	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. Incorporate low pitched roof forms with eaves. ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</i> <i>Buildings that do not reflect the pitched roof forms evident in the street.</i>
	To maintain, where present, the consistency of frontage widths and building heights and forms.	New development should maintain the appearance of the predominant frontage widths in the street. Subdivisions and multi-dwelling developments should be designed to maintain, when viewed from the street, the predominant scale and form of a single dwelling. Lengthways subdivisions may be allowed, provided all other siting and design requirements are met. ILLUSTRATIONS 6 & 7	<i>Subdivisions that appear to reduce the predominant frontage width evident in the street.</i> <i>Lengthways subdivisions with prominent boundary treatments through the middle of the site (e.g. fencing).</i> <i>Lengthways subdivisions that result in multiple vehicular crossings on narrow sites and substantial loss of nature strip planting.</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. In streets with many Interwar dwellings, new development should interpret the defining elements of these styles in a contemporary way.	<i>Large, bulky buildings with unarticulated wall surfaces.</i>
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views to established gardens and dwellings.	Front fences should be appropriate to the building era (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 8	<i>High, solid front fencing.</i>

ILLUSTRATION 1



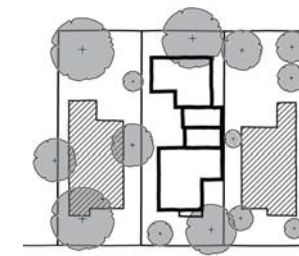
Californian Bungalow

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

Interwar—other

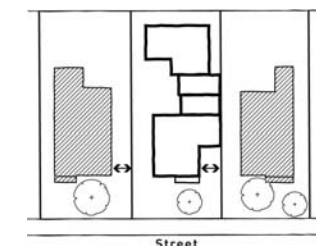
Hipped roofs with a secondary hip or gable fronting the street. Porches over front door incorporated into main building form. Range of stylistic treatments such as Spanish Mission, Mediterranean or Old English.

ILLUSTRATION 2



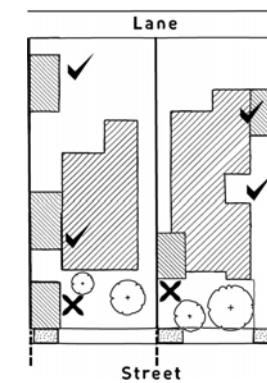
Street

ILLUSTRATION 3



Street

ILLUSTRATION 4



Street

ILLUSTRATION 5

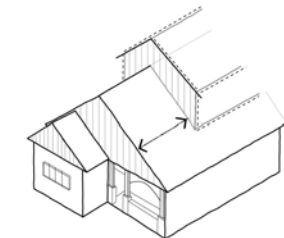
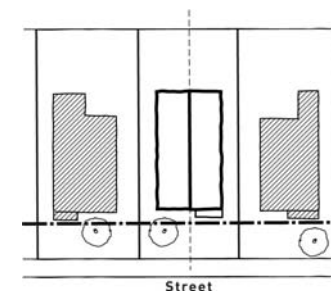


ILLUSTRATION 6

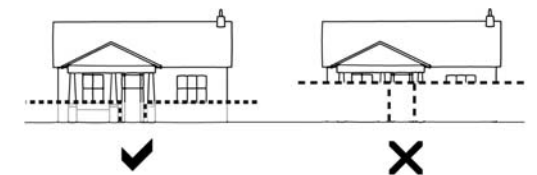


ILLUSTRATION 7



Street

ILLUSTRATION 8



Description of Existing Character

Streets in this precinct have an open, suburban atmosphere that is characterised by a mix of housing styles, larger lot sizes and established low-level front gardens. Many streets contain consistent rows of Californian bungalows or other interwar styles, a large proportion of which have been extended or restored, adding to the quality of housing stock in the area. Limited infill has occurred in the form of 1960s-70s brick dwellings as well as some more recent contemporary single dwellings and units. Lots that front onto Goodwin Street and Halwyn Crescent in the southwest of the precinct overlook A.H. Capp Reserve which is part of the Merri Creek environs.

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	Californian bungalow style dwellings are predominant and other Interwar styles are also common, including some Arts and Crafts style particularly along Miller Street. Occasional 1960s-70s brown and orange brick infill is found in the eastern parts of the precinct. New medium density development is located along the Bell Street frontage on remnant road widening land.
Materials	Predominantly timber construction, apart from the Arts and Crafts style dwellings which are clinker brick, and some rendered brick. Roofs are predominantly mixed tiles.
Position on site	Front setbacks are consistently between 5 & 7 metres and side setbacks between 1 & 3 metres.
Height	Dwellings are usually single storey.
Building Shape	Building form is generally 'L' shaped with a projecting room.
Roof Form	Roofs are mixed throughout the precinct and include hipped, gable and flat roofs.
Vehicle access/storage	Side driveways are generally provided.
Garden Style	Front gardens are usually low level and consist of exotic species.
Front boundary	Front fences are rarely high and are usually permeable.

Other Characteristics

Topography	The land rises slightly to the north and east.
Subdivision	Site sizes are consistently 500 - 600 sq. m., and the subdivision pattern is north-south grid, modified at the western end to follow the creek alignment.
Street trees	Medium sized street trees, predominantly Paper barks
Kerbs and channel	Kerbs and channels are predominantly older concrete.
Footpaths/nature strips	Footpaths are approximately 1 metre wide concrete, and 1 - 2 metre nature strips are present throughout the area.
Views	Limited views are available to and across the Merri Creek valley.
Landmarks	The Bell Primary school in Scotia Street and the Uniting Church in Robeson St are local landmarks.

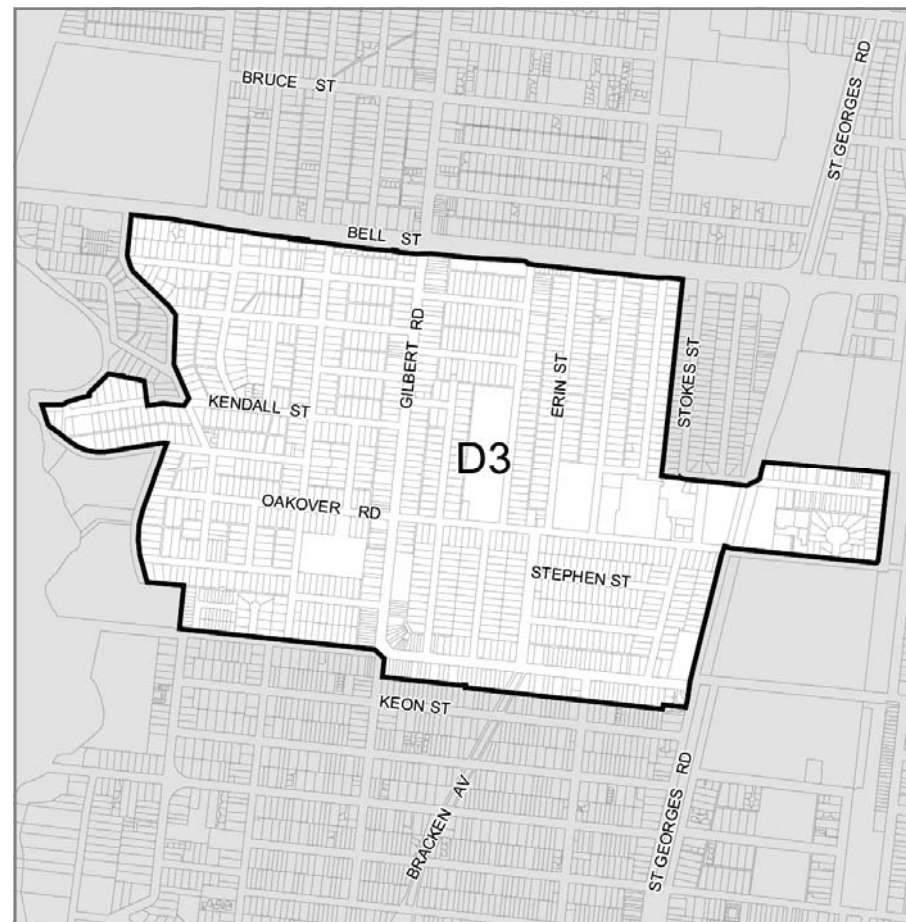
Preferred Character Statement

This precinct will retain its spacious, suburban atmosphere, with older buildings sitting comfortably alongside new development. Californian bungalows and other Interwar style dwellings will be retained and enhanced through maintenance and restoration and set within established garden settings. New dwellings and extensions will acknowledge the form, scale, siting and materials of Interwar dwellings and retain the same generous front and side setbacks evident in the street. Front fences will remain low, allowing views to front gardens which will become a more prominent feature of streetscapes through increased planting. Increased street landscaping will also combine with front gardens to create leafier streetscapes.

This will be achieved by:

- Retaining Californian bungalows 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 the Interwar era in a contemporary manner, while respecting existing period architecture.
- Encouraging more contemporary architectural styles in streets that have few period dwellings. These buildings must adopt the predominant scale, form and setbacks of their streetscape context, while showing design innovation.
- Maintaining the predominant single storey scale of the area.
- Respecting the predominant front and side setbacks of nearby buildings.
- Encouraging additional planting in all gardens across the precinct.
- Ensuring that front gardens are not dominated by car parking spaces or structures.
- Increasing street tree planting in parts of the area lacking street trees.
- Keeping front fences low, and in a style consistent with the Californian bungalow era.

Precinct Map



Darebin Neighbourhood Character Study



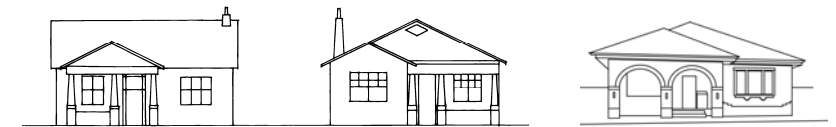
Precinct D3



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 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 Interwar dwellings.</i>
VEGETATION	To enhance the landscape quality of the area.	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. Buildings should be sited and designed to retain large, established trees and to incorporate space for the planting of substantial vegetation, such as canopy trees. ILLUSTRATION 2	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established, healthy trees and the location of buildings on top of the root zone of trees.</i> <i>Dwellings that do not provide sufficient setbacks to accommodate trees.</i>
SITING	To provide space for front gardens.	Buildings should be set back from the front boundary a sufficient distance to accommodate a front garden.	<i>Loss of front garden space.</i>
	To ensure new development retains substantial space for landscaping.	Set new development back from at least one side boundary and the rear boundary to provide a generous space for landscaping.	<i>Lack of rear garden space for landscaping.</i> <i>No setbacks from the rear or side boundaries.</i>
	To maintain and reinforce the existing rhythm of spacing between dwellings.	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>
	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/ FRONTAGE WIDTH	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. Incorporate low pitched roof forms with eaves. ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</i> <i>Buildings that do not reflect the pitched roof forms evident in the street.</i>
	To maintain, where present, the consistency of frontage widths and building heights and forms.	New development should maintain the appearance of the predominant frontage widths in the street. Subdivisions and multi-dwelling developments should be designed to maintain, when viewed from the street, the predominant scale and form of a single dwelling. Lengthways subdivisions may be allowed, provided all other siting and design requirements are met. ILLUSTRATIONS 6 & 7	<i>Subdivisions that appear to reduce the predominant frontage width evident in the street.</i> <i>Lengthways subdivisions with prominent boundary treatments through the middle of the site (e.g. fencing).</i> <i>Lengthways subdivisions that result in multiple vehicular crossings on narrow sites and substantial loss of nature strip planting.</i>
MATERIALS AND DESIGN DETAIL	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>
	To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.	Articulate the form and façades of buildings through the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces. In streets with many Interwar dwellings, new development should interpret the defining elements of these styles in a contemporary way. Outside Heritage Overlay areas, cultural expression through colour, building details and architectural reinterpretation could be included in a design.	<i>Large, bulky buildings with unarticulated wall surfaces.</i>
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views to established gardens and dwellings.	Front fences should be appropriate to the building era (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 8	<i>High, solid front fencing.</i>

ILLUSTRATION 1



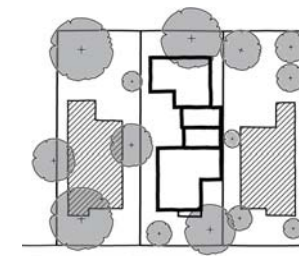
Californian Bungalow

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

Interwar—other

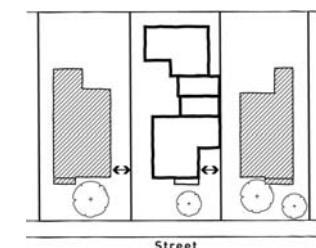
Hipped roofs with a secondary hip or gable fronting the street. Porches over front door incorporated into main building form. Range of stylistic treatments such as Spanish Mission, Mediterranean or Old English.

ILLUSTRATION 2



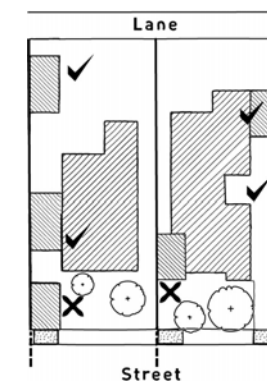
Street

ILLUSTRATION 3



Street

ILLUSTRATION 4



Street

ILLUSTRATION 5

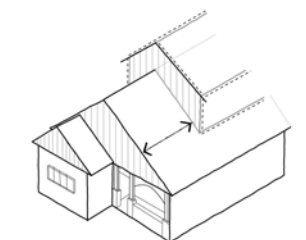


ILLUSTRATION 6

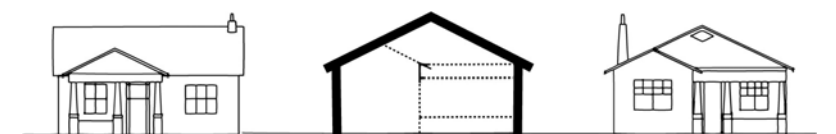
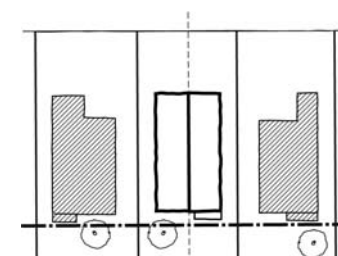
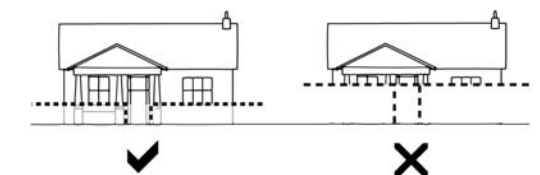


ILLUSTRATION 7



Street

ILLUSTRATION 8



Description of Existing Character

The spacious, leafy character of this precinct is created by consistent family homes set on larger blocks within garden settings. Californian bungalows form the predominant housing style in the area, however many streets contain a mix of Postwar development or more recent infill. Many older homes have been renovated or extended, indicating that these building styles are a valued part of the character of the area. Some streets have avenue plantings of plane trees which dominate the built form and add to the leafy character of the area.

Community Values

- Period buildings, particularly those that have been renovated.
- Single storey, detached homes often on large blocks that create a sense of openness.
- Quiet, safe 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
- Friendly neighbourhoods.
- Mixed housing styles in appropriate locations.
- Consistency of building scale and setback.
- Local facilities such as vibrant shopping centres, schools and entertainment.

Key Characteristics

Era/style of development	Frequently intact double fronted Interwar Californian bungalow style dwellings. Occasional Postwar, 1960s and recent infill development.
Materials	Predominantly timber construction with either corrugated iron or weathered terracotta tile roofs. Occasional clinker brick, and infill development is mixed brick.
Position on site	Building setbacks are consistent at approximately 7 metres from the front, 1 - 2 metres from one side and 3 metres from the other.
Height	Dwellings are consistently single storey at the front, other than some infill development that is two storey.
Building Shape	Generally typical Californian bungalow building form, with projecting front room and deep verandah.
Roof Form	Roofs are a mixture of hipped and gable styles.
Vehicle access/storage	Side driveways are common.
Garden Style	Gardens are established with exotic species and include lawn, shrubs and frequent canopy trees.
Front boundary	Front fences are generally 0.9 m - 1 m.

Other Characteristics

Topography	The land gently slopes down toward the south.
Subdivision	Site sizes are consistent at approximately 700 sq.m. - 800 sq.m. and the subdivision pattern is north - south grid.
Street trees	Several north-south streets have large plane tree avenues. Other streets have small - medium street trees.
Kerbs and channel	Kerbs and channels are square profile concrete in most streets. Occasionally bluestone channels remain. Some streets have new concrete kerb and channel in smooth concrete, and occasionally rollover kerbing and car parking spaces on paved verges have been recently installed.
Footpaths/nature strips	Footpaths are concrete and 1 metre wide, and average width nature strips are present throughout the area, with the exception of Fulham Rd where nature strips are wider.

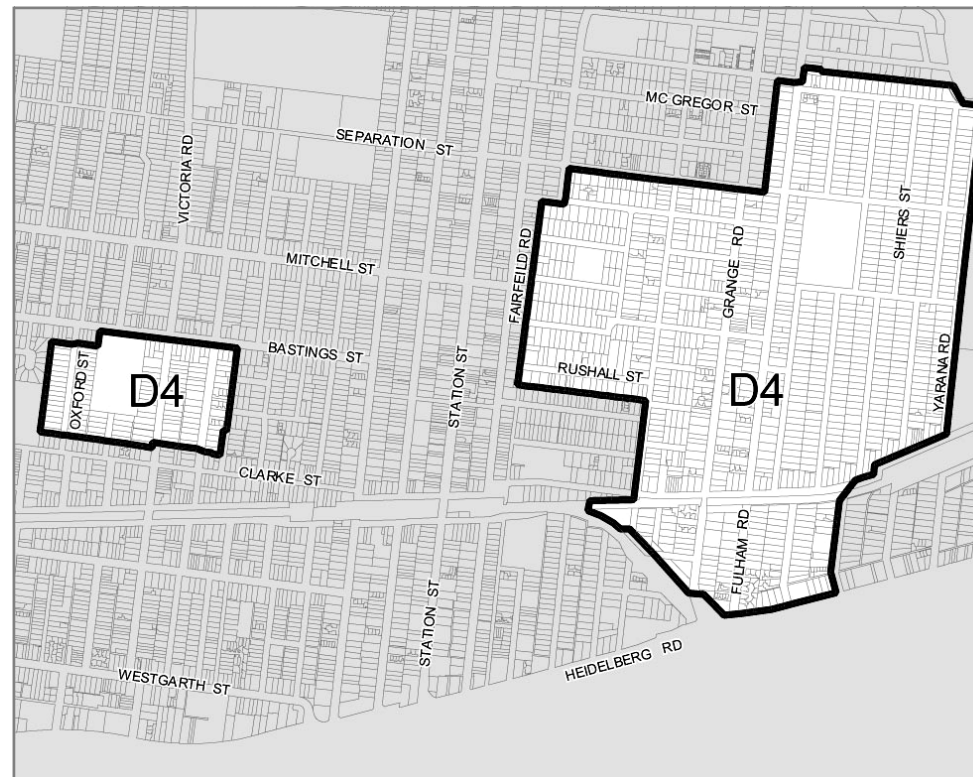
Preferred Character Statement

The established suburban character of this area will be maintained, typified by the many Californian bungalows, large gardens and predominantly single storey scale of the buildings. Front gardens will continue to be a prominent feature of streetscapes through further planting and nurturing of canopy trees. New dwellings will acknowledge the form, scale, siting and materials of existing Interwar buildings. In proximity to the Darebin Creek and Parklands, new dwellings will incorporate native species in gardens and will address the public open space where possible. Where street landscaping is irregular, increased planting will contribute to creating leafier streetscapes.

This will be achieved by:

- Retaining the traditional California bungalows of the area, 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 the Interwar era in a contemporary manner, while respecting existing period architecture.
- Maintaining the low scale of the area.
- Respecting the predominant front and side setbacks of nearby buildings.
- Keeping front fences low-medium height and preferably transparent or in a style suited to the California bungalow era.
- Encouraging planting in all gardens to enhance the landscape quality of the area. In smaller gardens, selecting species that are appropriate to small planting areas.
- Ensuring that front gardens are not dominated by car parking spaces or structures.
- Increasing street tree planting in parts of the area lacking street trees.

Precinct Map



Darebin Neighbourhood Character Study



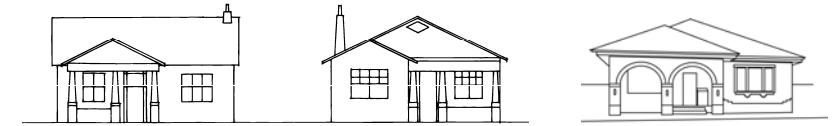
Precinct D4



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 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 Interwar dwellings.</i>
VEGETATION	To enhance the landscape quality of the area.	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. Buildings should be sited and designed to retain large, established trees and to incorporate space for the planting of substantial vegetation, such as canopy trees. ILLUSTRATION 2	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established, healthy trees and the location of buildings on top of the root zone of trees.</i> <i>Dwellings that do not provide sufficient setbacks to accommodate trees.</i>
	To integrate garden settings with parkland and creek-side environs.	Select native species for private gardens and street planting in areas close Darebin Creek and Darebin Parklands.	<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 ensure new development retains substantial space for landscaping.	Set new development back from at least one side boundary and the rear boundary to provide a generous space for landscaping.	<i>Lack of rear garden space for landscaping.</i> <i>No setbacks from the rear or side boundaries.</i>
	To maintain and reinforce the existing rhythm of spacing between dwellings.	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>
	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/FRONTAGE WIDTH	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. Incorporate low pitched roof forms with eaves. ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</i> <i>Buildings that do not reflect the pitched roof forms evident in the street.</i>
	To maintain, where present, the consistency of frontage widths and building heights and forms.	New development should maintain the appearance of the predominant frontage widths in the street. Subdivisions and multi-dwelling developments should be designed to maintain, when viewed from the street, the predominant scale and form of a single dwelling. Lengthways subdivisions may be allowed, provided all other siting and design requirements are met. ILLUSTRATIONS 6 & 7	<i>Subdivisions that appear to reduce the predominant frontage width evident in the street.</i> <i>Lengthways subdivisions with prominent boundary treatments through the middle of the site (e.g. fencing).</i> <i>Lengthways subdivisions that result in multiple vehicular crossings on narrow sites and substantial loss of nature strip planting.</i>
MATERIALS AND DESIGN DETAIL	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>
	To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.	Articulate the form and façades of buildings through the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces. In streets with many Interwar dwellings, new development should interpret the defining elements of these styles in a contemporary way. Outside Heritage Overlay areas, cultural expression through colour, building details and architectural reinterpretation could be included in a design.	<i>Large, bulky buildings with unarticulated wall surfaces.</i>
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views to established gardens and dwellings.	Front fences should be appropriate to the building era (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 8	<i>High, solid front fencing.</i>

ILLUSTRATION 1



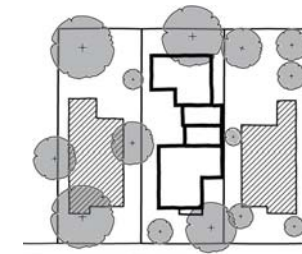
Californian Bungalow

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

Interwar—other

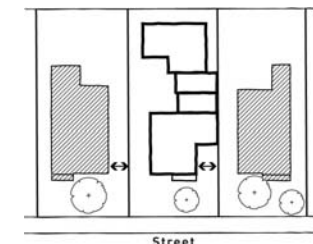
Hipped roofs with a secondary hip or gable fronting the street. Porches over front door incorporated into main building form. Range of stylistic treatments such as Spanish Mission, Mediterranean or Old English.

ILLUSTRATION 2



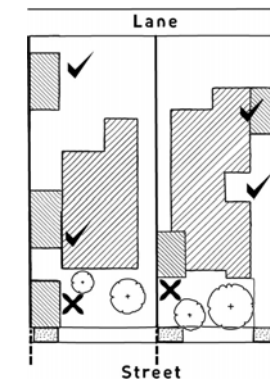
Street

ILLUSTRATION 3



Street

ILLUSTRATION 4



Street

ILLUSTRATION 5

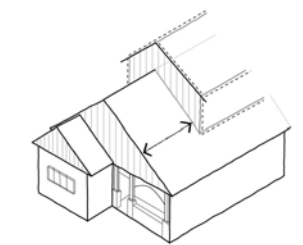
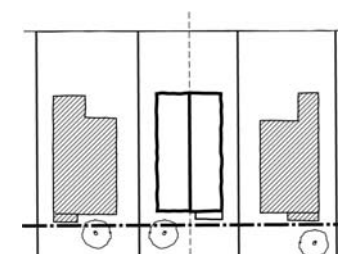


ILLUSTRATION 6

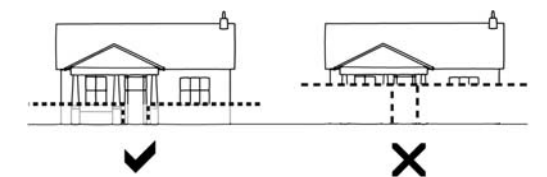


ILLUSTRATION 7



Street

ILLUSTRATION 8



Description of Existing Character

Californian bungalows and other interwar style dwellings surrounded by garden settings are typical of this precinct. Some streets retain rows of these dwellings, many of which have been restored or extended, indicating the value of their contribution to the character of the area. Streetscapes are often wide and open, and many are lined with regular paperbark, prunus or brush box trees. Low front fences and low-scale but established gardens contribute to the openness of the area. Infill development in this precinct is generally limited and varied in style. Some newer homes are respectful of older style dwellings in terms of scale and form, whereas others tend to dominate streetscapes through the use of inappropriate materials or inconsistent scale.

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	Californian bungalow style dwellings are predominant, with many streets containing intact rows of these dwellings. Other later Interwar styles are also common, including some English Revival and Arts and crafts. Victorian and Edwardian dwellings are found occasionally in the south of the precinct. Recent infill is very limited throughout the precinct.
Materials	Predominantly timber construction, particularly in the south with some clinker brick and some rendered brick. Roofs are predominantly corrugated iron and mixed tile.
Position on site	Front setbacks are consistently between 5 & 7 metres in the northern part of the Precinct and 4 - 6 m in the south. Side setbacks vary between 1 & 3 metres.
Height	Dwellings are usually single storey with a number of second storey extensions.
Building Shape	Building form is frequently the standard Californian bungalow form of 'L' shaped with a projecting room.
Roof Form	Roofs are generally gable.
Vehicle access/storage	Side driveways are generally provided.
Garden Style	Gardens are generally low to medium level with exotic species of shrubs, lawn and occasional canopy trees.
Front boundary	Front fences are usually up to 1 m. and are either permeable, brick or picket.

Other Characteristics

Topography	The land is slightly undulating.
Subdivision	Site sizes are consistently 600 - 800 sq. m., and the subdivision pattern is east-west grid.
Street trees	Medium sized street trees, predominantly paperbarks, prunus, Queensland brush box and jacaranda, with more recent plantings of ornamental pear and maple.
Kerbs and channel	Kerbs and channels are predominantly concrete.
Footpaths/nature strips	Footpaths are approximately 1 metre wide concrete, and 1 - 2 metre nature strips are present throughout the area.
Landmarks	Church in Joffre St, Preston Primary School.

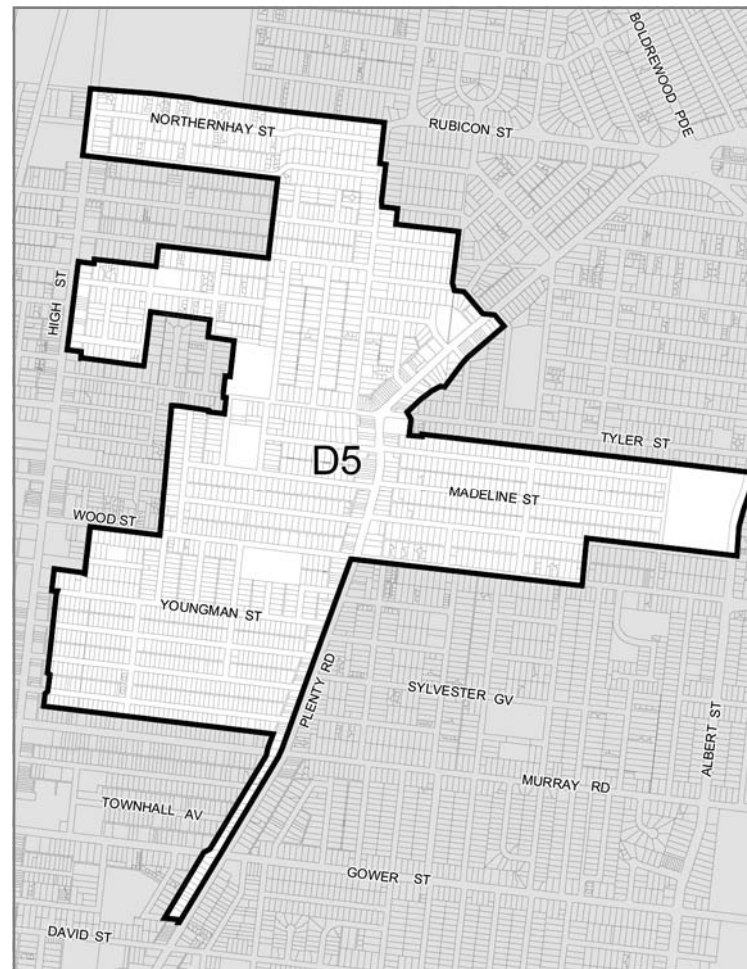
Preferred Character Statement

The established suburban character of this area, typified by its Californian bungalows and other Interwar style dwellings in garden settings will be retained and enhanced. Gardens will continue to be a prominent feature of streetscapes, and front fences will remain low in order to retain views to dwellings and front gardens. New houses will acknowledge the form, scale, siting and materials of Interwar dwellings. Infill buildings will also contribute to the sense of openness in streetscapes by retaining front gardens with sufficient landscaping. Where street trees are lacking in some streets, regular planting will help to strengthen the landscape character of the area.

This will be achieved by:

- Encouraging retention of Interwar buildings including the traditional Californian bungalows of the area, where located within the Heritage Overlay or where these dwellings contribute to the valued character of the area.
- Designing new dwellings that interpret the defining elements of the Interwar era in a contemporary manner, while respecting existing period architecture.
- Maintaining the predominant single storey scale of building frontages.
- Respecting the predominant front and side setbacks of nearby buildings.
- Keeping front fences low in height and preferably transparent or in a style suited to the Californian bungalow era, 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.
- Ensuring that front gardens are not dominated by car parking spaces or structures.
- Increasing street tree planting in parts of the area lacking street trees.

Precinct Map



Darebin Neighbourhood Character Study



Precinct D5



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 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 Interwar dwellings.</i>
VEGETATION	To enhance the landscape quality of the area.	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. Buildings should be sited and designed to retain large, established trees and to incorporate space for the planting of substantial vegetation, such as canopy trees. ILLUSTRATION 2	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established, healthy trees and the location of buildings on top of the root zone of trees.</i> <i>Dwellings that do not provide sufficient setbacks to accommodate trees.</i>
SITING	To provide space for front gardens.	Buildings should be set back from the front boundary a sufficient distance to accommodate a front garden.	<i>Loss of front garden space.</i>
	To ensure new development retains substantial space for landscaping.	Set new development back from at least one side boundary and the rear boundary to provide a generous space for landscaping.	<i>Lack of rear garden space for landscaping.</i> <i>No setbacks from the rear or side boundaries.</i>
	To maintain and reinforce the existing rhythm of spacing between dwellings.	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>
	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/ FRONTAGE WIDTH	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. Incorporate low pitched roof forms with eaves. ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</i> <i>Buildings that do not reflect the pitched roof forms evident in the street.</i>
	To maintain, where present, the consistency of frontage widths and building heights and forms.	New development should maintain the appearance of the predominant frontage widths in the street. Subdivisions and multi-dwelling developments should be designed to maintain, when viewed from the street, the predominant scale and form of a single dwelling. Lengthways subdivisions may be allowed, provided all other siting and design requirements are met. ILLUSTRATIONS 6 & 7	<i>Subdivisions that appear to reduce the predominant frontage width evident in the street.</i> <i>Lengthways subdivisions with prominent boundary treatments through the middle of the site (e.g. fencing).</i> <i>Lengthways subdivisions that result in multiple vehicular crossings on narrow sites and substantial loss of nature strip planting.</i>
MATERIALS AND DESIGN DETAIL	To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.	Articulate the form and façades of buildings through the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces. In streets with many Interwar dwellings, new development should interpret the defining elements of these styles in a contemporary way. Outside Heritage Overlay areas, cultural expression through colour, building details and architectural reinterpretation could be included in a design.	<i>Large, bulky buildings with unarticulated wall surfaces.</i>
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views to established gardens and dwellings.	Front fences should be appropriate to the building era (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 8	<i>High, solid front fencing.</i>

ILLUSTRATION 1



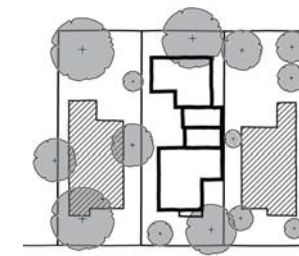
Californian Bungalow

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

Interwar—other

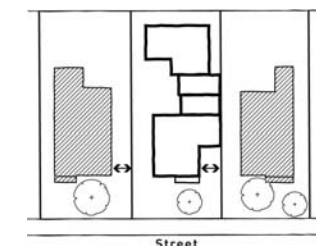
Hipped roofs with a secondary hip or gable fronting the street. Porches over front door incorporated into main building form. Range of stylistic treatments such as Spanish Mission, Mediterranean or Old English.

ILLUSTRATION 2



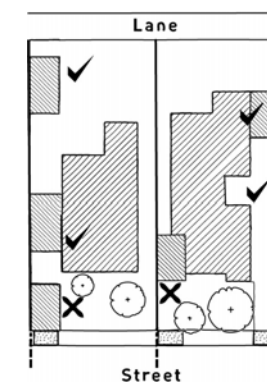
Street

ILLUSTRATION 3



Street

ILLUSTRATION 4



Street

ILLUSTRATION 5

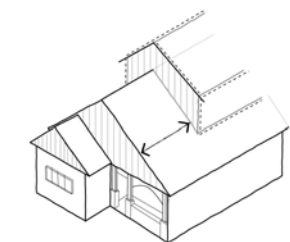
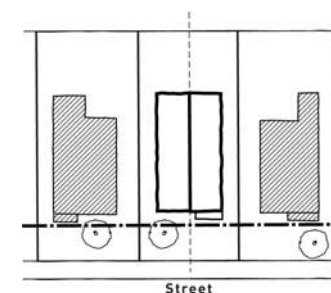


ILLUSTRATION 6



ILLUSTRATION 7



Street

ILLUSTRATION 8

