

## Description of Existing Character

This precinct is typified by a mixture of interwar and immediate Postwar dwellings, as well as some limited infill from the 1960s and 70s. There has been very little recent infill with change occurring mainly in the form of extensions and restorations of period dwellings. Extensions are generally sensitive to existing and surrounding dwellings, due to the use of appropriate materials and second storeys being set back from the front of buildings. Overall, streetscapes are open and low-scale, with low or open front fences, low-scale front gardens and wide nature strips in some streets.

## 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.
- Large blocks and freestanding homes.
- Local facilities such as vibrant shopping centres, schools and entertainment.
- Single storey, detached homes often on large blocks.
- Views from Rucker's Hill.
- Mixed housing styles in appropriate locations.
- Consistency of building scale and setback.

## Key Characteristics

<b>Era/style of development</b>	The area contains a mixture of Interwar and Postwar building styles. Interwar styles include Californian bungalow and Arts and Crafts.
<b>Materials</b>	Mixed brick and weatherboard. Roofs are mixed tiles, with some corrugated iron.
<b>Position on site</b>	Buildings are generally setback 5 - 7 metres from the front and 1 - 3 metres from the side.
<b>Height</b>	Dwellings are consistently single storey at the front.
<b>Roof Form</b>	Roofs are mostly hipped or gable.
<b>Vehicle access/storage</b>	Side driveways are common. Some rear laneways are present.
<b>Garden Style</b>	Front gardens are low to medium level and established with generally exotic species.
<b>Front boundary</b>	Front fences are low, masonry up to 0.9 m. and open style (wire or picket), generally up to 1 - 1.2 metres. Gardens are generally low level.

## Other Characteristics

<b>Topography</b>	The land is flat.
<b>Street trees</b>	Medium sized street trees are in most streets, with occasional large Ash avenues.
<b>Kerbs and channel</b>	Kerbs are predominantly square profile concrete, some have new concrete kerbing.
<b>Footpaths/nature strips</b>	Footpaths are concrete and 1 metre wide, and average width nature strips are present throughout the area.

## Issues / Threats

- Two storey additions that do not complement the scale and proportions of the building.
- Lengthways subdivision of lots that effectively reduce the frontage width and interrupt the distinct regular subdivision pattern.
- High front fences and zero lot development which reduces the spaciousness.
- Insensitive redevelopment of lots with current 1950s weatherboard homes.
- Subdivision of blocks and high density development.
- New buildings that are out of character or scale with other buildings in the street, particularly period homes.
- Overlooking of adjacent properties.
- Lack of maintenance of landscaping in both private gardens and streets.
- Lack of parking.
- Loss of trees.

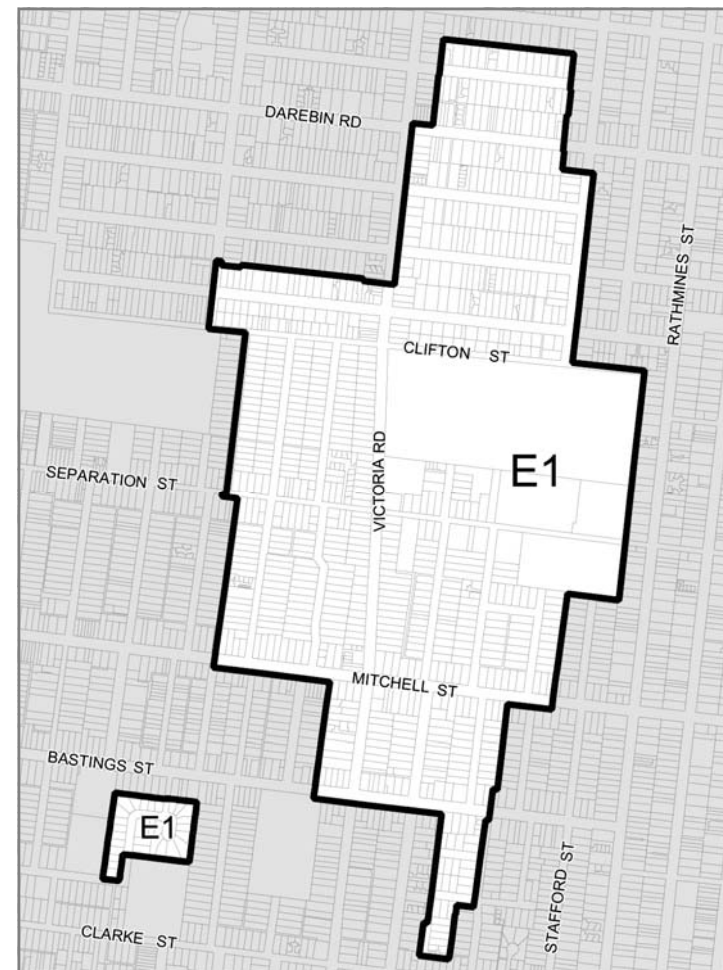
## Preferred Character Statement

This precinct will retain its characteristic mix of Interwar and Postwar period buildings, including Californian Bungalows, Arts and Crafts style dwellings and 1950s weatherboard homes, interspersed with well designed modern buildings. New dwellings or extensions to existing dwellings will acknowledge the form, scale, siting and materials of Interwar or Postwar buildings where these are a feature of the streetscape. The area will retain its spacious and low-scale character by maintaining low and/or transparent front fencing and the existing pattern of front and side setbacks in streets. Where streets are lacking in vegetation, regular planting will help create a leafier atmosphere for the precinct.

This will be achieved by:

- Retaining Interwar and Postwar dwellings, 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.
- Respecting the predominant front and side setbacks of nearby buildings.
- 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.
- Keeping front fences low-medium height and preferably transparent or in a style consistent with Californian bungalows.
- 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



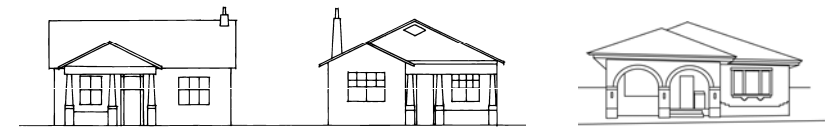
## Precinct E1



## 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 and Postwar 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 maintain and strengthen the garden setting of the dwellings.	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 where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites. ILLUSTRATION 2	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established 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 the side or rear boundaries so that a generous space is maintained for landscaping. Planting of canopy trees and shrubs is encouraged.	<i>Lack of garden space for landscaping.</i> <i>No setback from the rear boundary.</i>
	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.	Buildings should be set back from the side boundaries in accordance with the predominant setback pattern in the street. Where a new development is proposed to be sited on one side boundary, the section of the building on the boundary should be set back further than the facade of the building to create the appearance of space between buildings. ILLUSTRATION 3	<i>Boundary to boundary development in streetscapes where a detached style predominates.</i> <i>No reflection of the predominant side boundary setback pattern.</i> <i>Lack of garden space for landscaping.</i>
	To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use permeable driveway materials. Provide a maximum of one vehicular crossover per frontage. Provide vehicular access from a rear laneway if available. ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
HEIGHT AND BUILDING FORM/ 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 where this is a dominant characteristic in the street. ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</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 facades 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 and Postwar 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 facades.</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



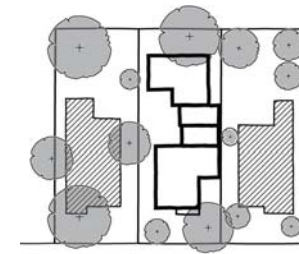
Californian Bungalow

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

Interwar—other

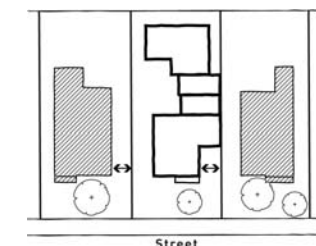
Hipped roofs with a secondary hip or gable fronting the street. Porches over front door incorporated into main building form. Range of stylistic treatments such as Spanish Mission, Mediterranean or Old English.

ILLUSTRATION 2



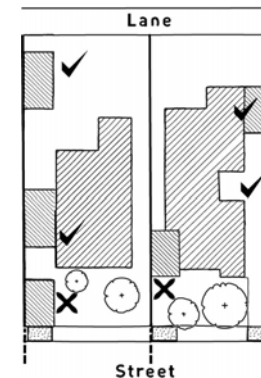
Street

ILLUSTRATION 3



Street

ILLUSTRATION 4



Street

ILLUSTRATION 5

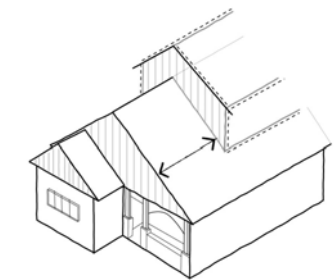
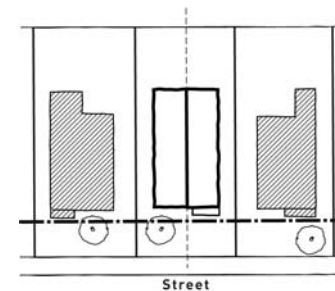


ILLUSTRATION 6

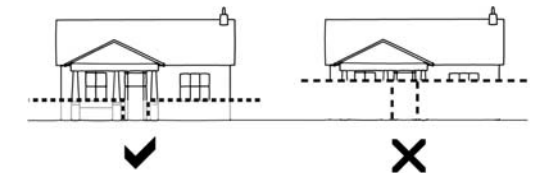


ILLUSTRATION 7



Street

ILLUSTRATION 8



## Description of Existing Character

This precinct comprises established family homes surrounded by garden settings on larger lots. Streets are predominated by a mix of Interwar and Postwar building styles including Californian bungalows, English Revival and 1940s clinker brick homes. There has been limited infill since the establishment of the area, with some 1950s – 60s homes and more recent developments scattered throughout the precinct. A large proportion of period dwellings have undergone restoration or extensions, adding to the quality of housing stock in the area. Several streetscapes in this precinct have a leafy, sheltered atmosphere due to avenue plantings of plane trees and established gardens with canopy trees.

## Community Values

- Detached housing with space for gardens.
- Heritage buildings, particularly those that have been renovated.
- Friendly neighbourhood feel.
- Local facilities such as shopping centres, schools and entertainment.
- Nearby parklands and waterways with abundant birdlife.
- Trees in the streets and private gardens.
- Bike paths and good access to transport.

## Key Characteristics

<b>Era/style of development</b>	The area contains a mixture of Interwar and Postwar building styles. Interwar styles include Californian bungalow and English Revival.
<b>Materials</b>	Mixed brick, including clinker, and timber. Roofs are mixed tiles, with some corrugated iron.
<b>Position on site</b>	Buildings are setback 5 - 7 metres from the front and 1 - 3 metres from the side.
<b>Height</b>	Dwellings are consistently single storey at the front.
<b>Roof Form</b>	Roofs are both hipped and gable.
<b>Vehicle access/storage</b>	Side driveways are common. Rear laneways are not present.
<b>Garden Style</b>	Gardens are established with exotic species. In the east of the precinct gardens contain shrubs and canopy trees, whereas in the west gardens are mostly low-level.
<b>Front boundary</b>	Front fences are low and up to 1.2 metres, and gardens are generally low level.

## Other Characteristics

<b>Topography</b>	The land is flat.
<b>Subdivision pattern</b>	Site sizes are consistent at approximately 600 sq.m. and the subdivision pattern is a regular grid.
<b>Street trees</b>	Large sized street trees. Some streets are lined with avenue-style plane trees.
<b>Kerbs and channel</b>	Kerbs are predominantly square profile concrete.
<b>Footpaths/nature strips</b>	Footpaths are concrete and 1 metre wide, and average width nature strips are present throughout the area.
<b>Landmarks</b>	Darebin Parklands and creekside environs and Keith Park (located immediately outside the precinct boundary).

## Issues / Threats

- Two storey additions that do not complement the scale and proportions of the building.
- High front fences.
- Loss of original character of the area and period dwellings.
- Subdivision of blocks and medium or high density development.
- New buildings that are out of character or scale with other buildings in the street, particularly period homes.
- Overdevelopment in certain areas.
- Loss of quiet residential area.
- Lack of parking and proliferation of on-street parking.

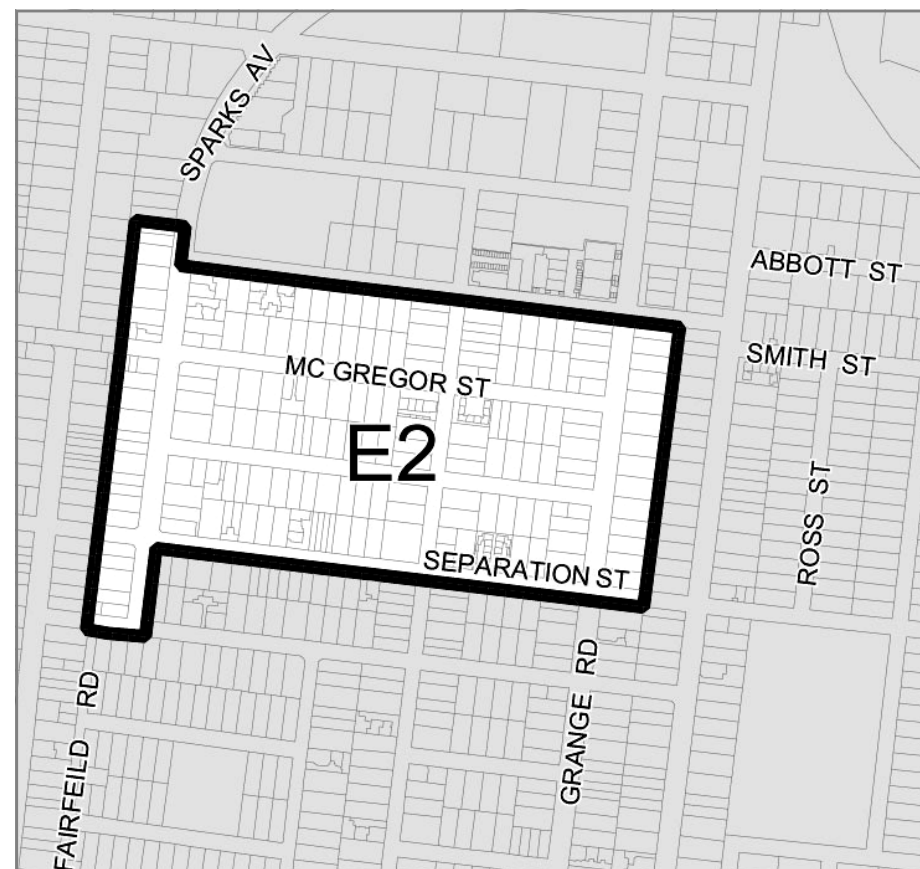
## Preferred Character Statement

The established character of this area, with its many Interwar and Postwar dwellings, including Californian Bungalows, English Revival and post war clinker brick homes, set in landscaped gardens will be retained. New dwellings or extensions to existing dwellings will acknowledge the form, scale, siting and materials of Interwar or Postwar buildings where these are a feature of the streetscape. New dwellings will also maintain the sense of openness of the area by adhering to the setback pattern in streets. Gardens will continue to combine with street trees to create a leafy character for the area and will be bounded by low, permeable or open front fencing to maintain views to gardens and dwellings. In streets that are lacking in garden vegetation and street landscaping, further planting will assist in creating leafier streetscapes.

This will be achieved by:

- Retaining Interwar and Postwar dwellings, where they contribute to the valued character of the area.
- Designing new dwellings that interpret elements of the Interwar and Postwar eras 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-medium height and preferably transparent or in a style consistent with Californian bungalows.
- 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



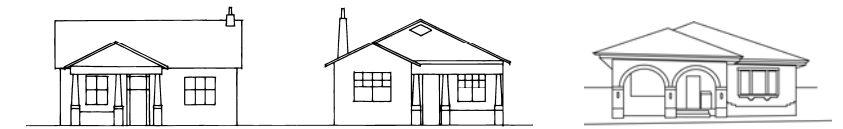
## Precinct E2



## Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
<b>EXISTING BUILDINGS</b>	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 and Postwar 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>
<b>VEGETATION</b>	To maintain and strengthen the garden setting of the dwellings.	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 where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites. ILLUSTRATION 2	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established 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>
<b>SITING</b>	To provide space for front gardens.	Buildings should be set back from the front boundary a sufficient distance to accommodate a front garden.	<i>Loss of front garden space.</i>
	To ensure new development retains substantial space for landscaping.	Set new development back from the side or rear boundaries so that a generous space is maintained for landscaping.  Planting of canopy trees and shrubs is encouraged.	<i>Lack of garden space for landscaping.</i> <i>No setback from the rear boundary.</i>
	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.	Buildings should be set back from the side boundaries in accordance with the predominant setback pattern in the street.  Where a new development is proposed to be sited on one side boundary, the section of the building on the boundary should be set back further than the facade of the building to create the appearance of space between buildings. ILLUSTRATION 3	<i>Boundary to boundary development in streetscapes where a detached style predominates.</i> <i>No reflection of the predominant side boundary setback pattern.</i> <i>Lack of garden space for landscaping.</i>
	To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use permeable driveway materials. Provide a maximum of one vehicular crossover per frontage. Provide vehicular access from a rear laneway if available. ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
<b>HEIGHT AND BUILDING FORM/ FRONTAGE WIDTH</b>	To ensure that buildings and extensions respect the predominant height and form of buildings in the streetscape.	Upper levels should be set back a substantial distance from the front façade (e.g. the distance of one room) or accommodated within roof spaces. Incorporate low pitched roof forms with eaves, where this is a dominant characteristic in the street. ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</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>
<b>MATERIALS AND DESIGN DETAIL</b>	To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.	Articulate the form and facades 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 and Postwar dwellings, new development should interpret the defining elements of these styles in a contemporary way.  Cultural expression through colour, building details and architectural reinterpretation may be included in the design.	<i>Large, bulky buildings with unarticulated facades.</i>
<b>FRONT BOUNDARY TREATMENT</b>	To maintain the openness of the streetscape and views to established gardens and dwellings.	Front fences should be appropriate to the building era (e.g. picket, low brick or wire), or reflect the typical fencing height and style of the street.  Provide a front fence that allows views through or over the fence into the front garden and to the dwelling. ILLUSTRATION 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

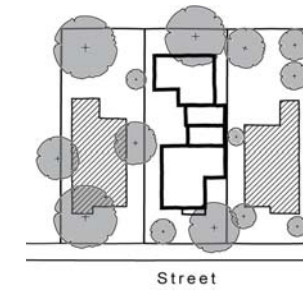


ILLUSTRATION 3

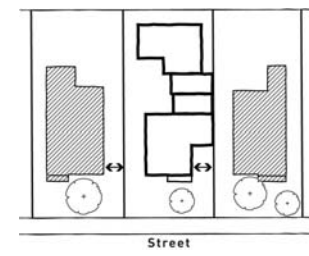


ILLUSTRATION 4

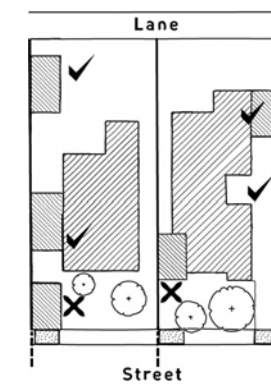


ILLUSTRATION 5

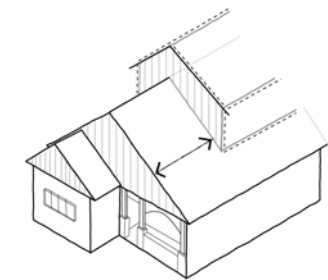


ILLUSTRATION 6



ILLUSTRATION 7

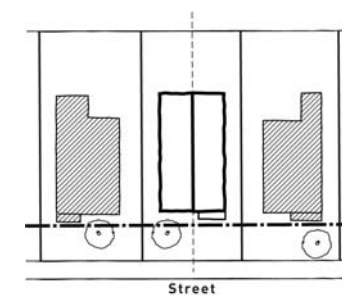
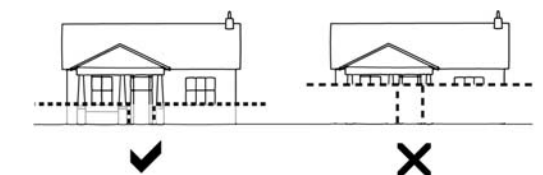


ILLUSTRATION 8



### Description of Existing Character

This area has an ordered and spacious appearance, with the regular layout of its streets, standard site sizes and even spacing of buildings. Plantings of prunus, paperbark and Queensland brush box add to the quality of streetscapes. Gardens are generally low level, with low or open fences that contribute to a sense of openness in the area. Housing styles in the precinct are mixed and include a number of different styles from the Interwar and Postwar eras. This includes Californian bungalows, clinker brick 1940s dwellings and 1950s weatherboard homes. There has also been substantial infill since the 1960s with a number of cream brick and brown brick veneer homes. More recently developed buildings often dominate streetscapes and include reproduction and contemporary style single dwellings and units.

### Community Values

- Detached housing with space for gardens.
- Heritage buildings, particularly those that have been renovated.
- Friendly neighbourhood feel.
- Local facilities such as shopping centres, schools and entertainment.
- Nearby parklands and waterways with abundant birdlife.
- Trees in the streets and private gardens.
- Bike paths and good access to transport.

### Key Characteristics

**Era/style of development** This area contains a mixture of Interwar and Postwar building styles. There are streetscapes where one of these styles predominates. Interwar styles are predominantly Californian bungalow with some later styles including 1940s clinker brick, Postwar cream brick, and 1970s-80s brown brick dwellings. Occasional Victorian dwellings are found in the north between Spring St and the railway line. There is also a strong presence of reproduction infill development throughout the precinct.

**Materials** Mixed brick, including clinker, cream, brown and occasional orange, and timber. A brick type or weatherboard predominates in some streetscapes. Roofs are mixed tiles, with some corrugated iron on Californian bungalows in particular.

**Position on site** Buildings are set back 5 - 7 metres from the front and 1 - 3 metres from the side.

**Height** Dwellings are consistently single storey at the front.

**Roof Form** Roofs are either gable or hipped.

**Vehicle access/storage** Side driveways are common. Rear laneways are sometimes present.

**Garden Style** Gardens are generally low-level and contain exotic species with occasional canopy trees.

**Front boundary** Front fences are low, both masonry and open style (wire or picket), generally up to 0.9 m. There are also many open gardens with no front fences.

### Other Characteristics

**Topography** The land is slightly undulating.

**Subdivision pattern** Site sizes are consistent at approximately 600 sq.m. and the subdivision pattern is a regular grid.

**Street trees** Small to medium sized street trees, including prunus, paper bark and Queensland brush box. Some streets also have consistent plantings of either jacaranda or iron bark.

**Kerbs and channel** Kerbs are predominantly square profile concrete.

**Footpaths/nature strips** Footpaths are concrete and 1 metre wide, and 2-3 metre wide nature strips are present throughout the area.

**Landmarks** Victorian mansion, May Street, Cemetery in James Street, Mosque in Cramer Street, school in Murray Road.

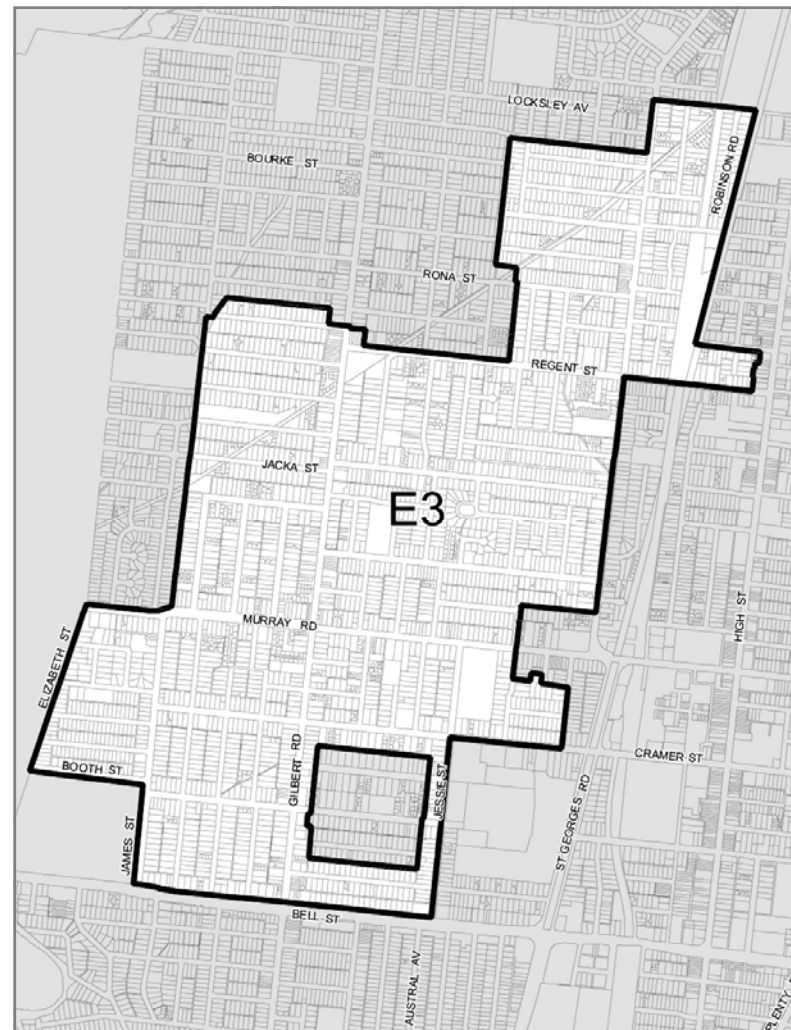
### Preferred Character Statement

This precinct will be characterised by its variety of building styles, with the many Californian Bungalows and Postwar style dwellings sitting comfortably alongside well designed new homes. New buildings will maintain the sense of regularity and openness of the precinct by adhering to the setback pattern and avoiding high front fencing. New dwellings or extensions to existing dwellings will acknowledge the form, scale, siting and materials of Interwar or Postwar buildings where these are a feature of the streetscape. Additional planting in front gardens and new street trees will add to the quality of the streetscapes.

This will be achieved by:

- Retaining the traditional Californian bungalows and Interwar dwellings, 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.
- Respecting the predominant height and setbacks of nearby buildings.
- Keeping front fences low-medium height and preferably transparent or in a style consistent with Californian bungalows.
- 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.
- Increasing street tree planting in parts of the area lacking street trees.

### Precinct Map



### Darebin Neighbourhood Character Study



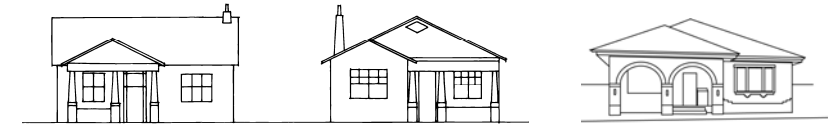
### Precinct E3



## Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
<b>EXISTING BUILDINGS</b>	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 or Postwar 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>
<b>VEGETATION</b>	To maintain and strengthen the garden setting of the dwellings.	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 where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites.  ILLUSTRATION 2	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established 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>
<b>SITING</b>	To provide space for front gardens.	Buildings should be set back from the front boundary a sufficient distance to accommodate a front garden.	<i>Loss of front garden space.</i>
	To ensure new development retains substantial space for landscaping.	Set new development back from the side or rear boundaries so that a generous space is maintained for landscaping.  Planting of canopy trees and shrubs is encouraged.	<i>Lack of garden space for landscaping.</i> <i>No setback from the rear boundary.</i>
	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.	Buildings should be set back from the side boundaries in accordance with the predominant setback pattern in the street.  Where a new development is proposed to be sited on one side boundary, the section of the building on the boundary should be set back further than the facade of the building to create the appearance of space between buildings.  ILLUSTRATION 3	<i>Boundary to boundary development in streetscapes where a detached style predominates.</i> <i>No reflection of the predominant side boundary setback pattern.</i> <i>Lack of garden space for landscaping.</i>
	To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.  Minimise paving in front garden areas including driveways and crossovers.  Use permeable driveway materials.  Provide a maximum of one vehicular crossover per frontage.  Provide vehicular access from a rear laneway if available.  ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
<b>HEIGHT AND BUILDING FORM/ FRONTAGE WIDTH</b>	To ensure that buildings and extensions respect the predominant height and form of buildings in the streetscape.	Upper levels should be set back a substantial distance from the front façade (e.g. the distance of one room) or accommodated within roof spaces.  ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</i>
	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>
<b>MATERIALS AND DESIGN DETAIL</b>	To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.	Articulate the form and facades 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 and Postwar 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 facades.</i>
<b>FRONT BOUNDARY TREATMENT</b>	To maintain the openness of the streetscape and views to established gardens and dwellings.	Front fences should be appropriate to the building era (e.g. picket, low brick or wire), or reflect the typical fencing height and style of the street.  Provide a front fence that allows views through or over the fence into the front garden and to the dwelling.  ILLUSTRATION 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

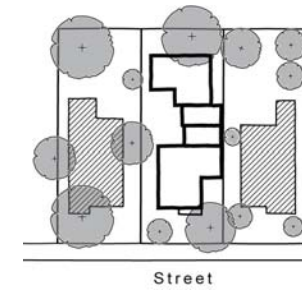


ILLUSTRATION 3

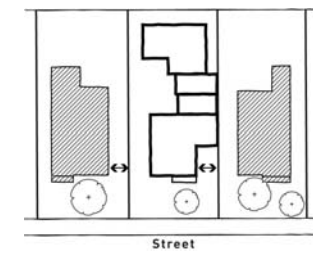


ILLUSTRATION 4

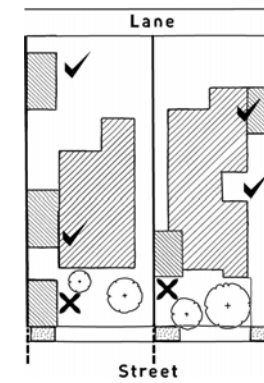


ILLUSTRATION 5

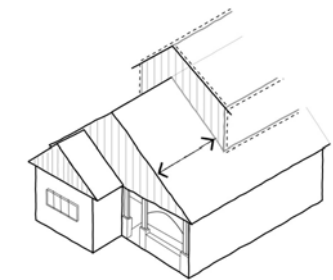


ILLUSTRATION 6

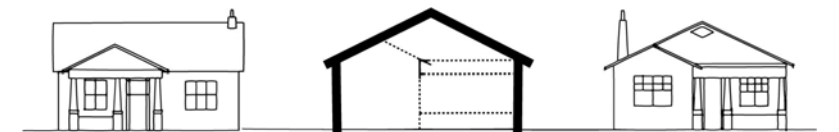


ILLUSTRATION 7

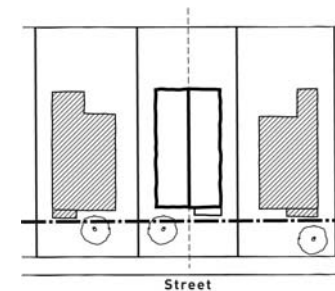
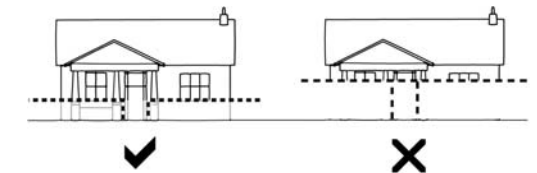


ILLUSTRATION 8



## Description of Existing Character

Californian bungalows and immediate Postwar style dwellings form the architectural base for this precinct, however some infill building has taken place throughout the precinct since these eras. Some streets contain consistent rows of Californian bungalows. Streetscapes are generally open and low-scale, with wide nature strips adding to this openness in many streets. Infill dwellings often dominate the low-scale atmosphere with large, visible second storeys that sit above the predominant dwelling height. Gardens are mostly low-scale and bounded by picket or low brick fences that allow views to dwellings and front gardens.

## Community Values

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

## Key Characteristics

<b>Era/style of development</b>	The area contains a mixture of Interwar and Postwar building styles. In some streetscapes one of these styles predominates. The most common Inter war style is Californian bungalow, but other later styles are frequent also. Infill throughout the precinct is infrequent apart from some recent brick townhouse development and a small late 1990s estate development in Pleasant View Drive.
<b>Materials</b>	Postwar buildings are generally timber or brick. Inter war styles are usually timber with some render and clinker brick. Roofs are generally mixed terracotta and black-red tiles, with occasional corrugated iron on Californian bungalows. New development generally incorporates a mixture of brick and render, or timber in reproduction styles.
<b>Position on site</b>	Buildings are setback 5 - 7 metres from the front and 1 - 3 metres from the side. Some streets in the south-west of the precinct have 3-5 metres front setbacks.
<b>Height</b>	Dwellings are consistently single storey at the front and are mostly double fronted
<b>Roof Form</b>	Roofs are mostly gable, however many 1950s weatherboard dwellings incorporate hipped roofs.
<b>Vehicle access/storage</b>	Side driveways are common. Rear laneways are rarely present.
<b>Garden Style</b>	Gardens are generally low level, although some are more established with exotic species and include medium sized trees, shrubs and lawn.
<b>Front boundary</b>	Front fences are low, both masonry and open style (wire or picket), generally up to 0.9 m.

## Other Characteristics

<b>Subdivision pattern</b>	Site sizes are consistent at approximately 600 sq.m. and the subdivision pattern is a regular north-south grid.
<b>Street trees</b>	Small to medium sized street trees, including Prunus, Paper bark, occasional Bottle brush or Queensland Brush Box.
<b>Kerbs and channel</b>	Kerbs are predominantly square profile concrete.
<b>Footpaths/nature strips</b>	Footpaths are concrete and 1 metre wide, and average width and some wide nature strips present throughout the area.
<b>Landmarks</b>	Preston East Primary School, Victorian Italianate mansion on Pleasant View Drive.

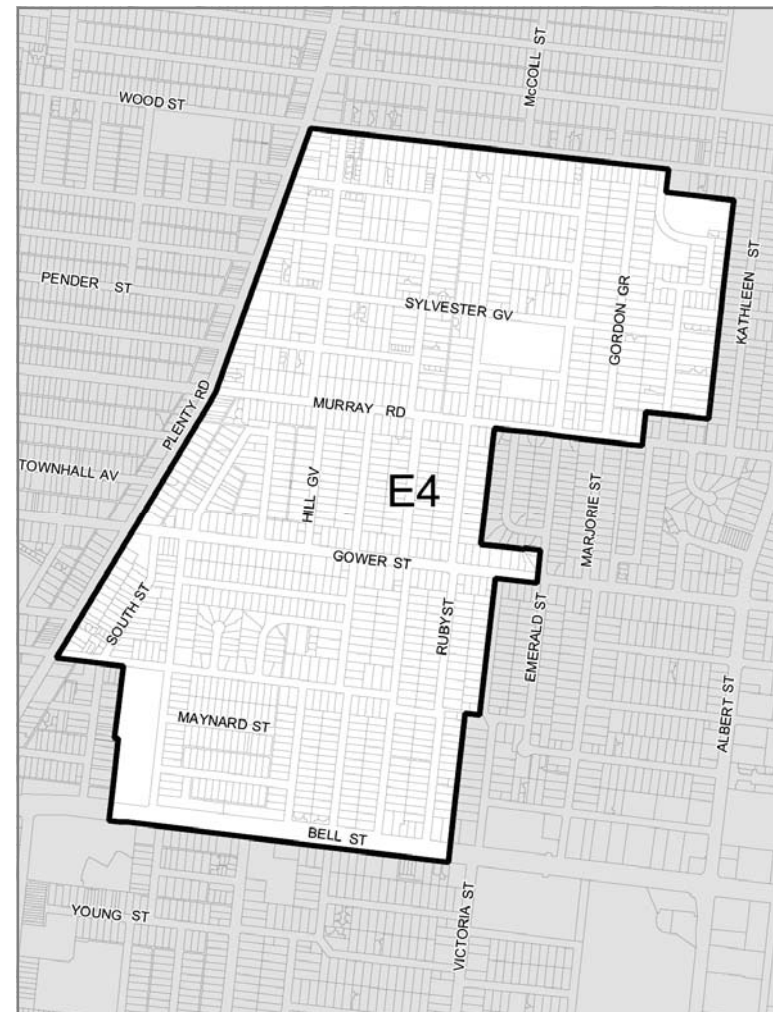
## Preferred Character Statement

This precinct will be characterised by its variety of building styles, with the traditional Californian bungalows and Postwar style dwellings sitting comfortably alongside well designed new homes. New dwellings or extensions to existing dwellings will acknowledge the form, scale, siting and materials of Interwar or Postwar buildings where these are a feature of the streetscape. The open, low-scale atmosphere of the precinct will be maintained and buildings will allow sufficient space for landscaping and planting of substantial vegetation. Front gardens will continue to be bounded by low or open front fences that allow views to dwellings and gardens.

This will be achieved by:

- Retaining the Interwar and Postwar dwellings, 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.
- Respecting the predominant height and setbacks of nearby buildings.
- Keeping front fences low-medium height and preferably transparent or in a style consistent with Californian bungalows.
- Encouraging additional planting in all gardens to enhance the landscape quality of the area. 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



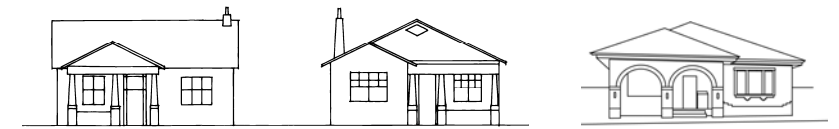
## Precinct E4



## 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 and Postwar 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 maintain and strengthen the garden setting of the dwellings.	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 where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites. ILLUSTRATION 2	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established 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 the side or rear boundaries so that a generous space is maintained for landscaping.  Planting of canopy trees and shrubs is encouraged.	<i>Lack of garden space for landscaping.</i> <i>No setback from the rear boundary.</i>
	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.	Buildings should be set back from the side boundaries in accordance with the predominant setback pattern in the street.  Where a new development is proposed to be sited on one side boundary, the section of the building on the boundary should be set back further than the facade of the building to create the appearance of space between buildings. ILLUSTRATION 3	<i>Boundary to boundary development in streetscapes where a detached style predominates.</i> <i>No reflection of the predominant side boundary setback pattern.</i> <i>Lack of garden space for landscaping.</i>
	To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use permeable driveway materials. Provide a maximum of one vehicular crossover per frontage. Provide vehicular access from a rear laneway if available. ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
HEIGHT AND BUILDING FORM/ 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. ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</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 facades 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 and Postwar 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 facades.</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

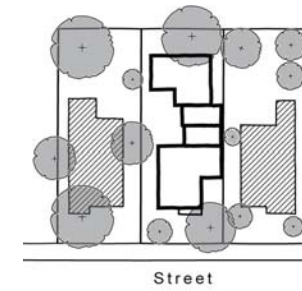


ILLUSTRATION 3

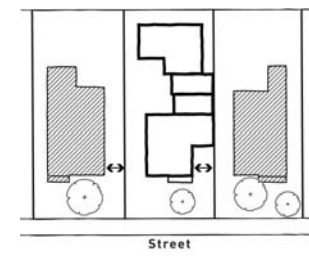


ILLUSTRATION 4

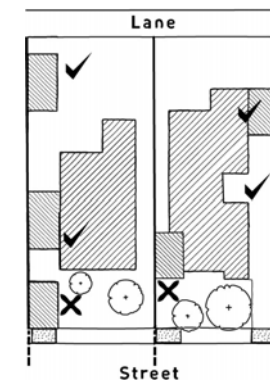


ILLUSTRATION 5

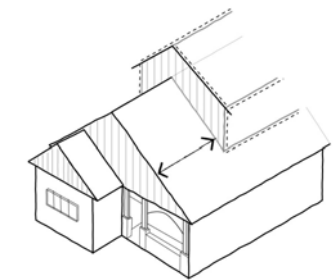


ILLUSTRATION 6

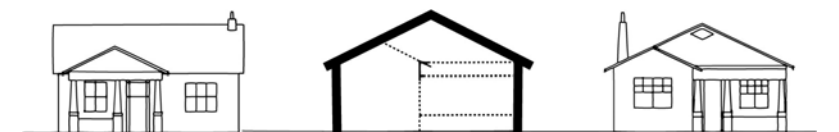


ILLUSTRATION 7

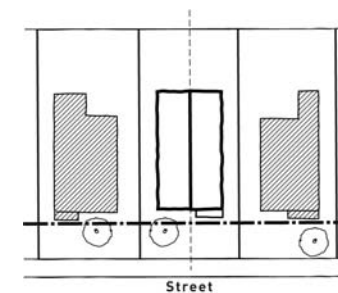
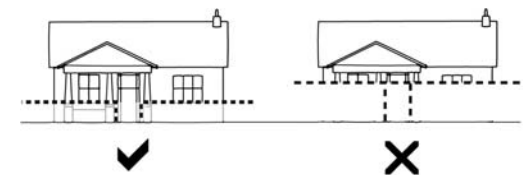


ILLUSTRATION 8





## Description of Existing Character

While the regular street layout and standard lot sizes in this precinct gives it a spacious and ordered appearance, the increasing mix of housing styles present in the area often detracts from this. The area is dominated by Interwar and Postwar style housing however, substantial infill has taken place throughout. Interwar styles include English Revival and Californian bungalow, while postwar styles include 1940s clinker brick homes and 1950s concrete homes. More recently, development has taken place in the form of medium density brick townhouses and large infill dwellings. Streetscapes are generally low-scale and open, with very few second storey additions to original dwellings and low or no front fencing.

## Community Values

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

## Key Characteristics

<b>Era/style of development</b>	The area contains a mixture of Interwar and early Postwar building styles. The most common Inter war styles are Californian bungalow and English Revival. Infill in the form of two-storey townhouses is frequent to the area west of Plenty Road.
<b>Materials</b>	Postwar buildings are generally timber or brick. Inter war styles are usually timber with some render and clinker brick.
<b>Position on site</b>	Buildings are set back 5 - 7 metres from the front and 1 - 3 metres from the side.
<b>Height</b>	Apart from new two-storey townhouse development, dwellings are consistently single storey at the front.
<b>Roof Form</b>	Roofs are mostly hipped, however gable roofs are present in California bungalow style dwellings. Roofs are generally mixed terracotta and black-red tiles.
<b>Vehicle access/storage</b>	Side driveways are common. Rear laneways are rarely present.
<b>Garden Style</b>	Gardens are generally established with exotic species and include large shrubs and mostly deciduous canopy trees.
<b>Front boundary</b>	Front fences are low, both masonry and open style (wire or picket), generally up to 0.9 m.

## Other Characteristics

<b>Topography</b>	The land is flat to slightly undulating.
<b>Subdivision pattern</b>	Site sizes are consistent at approximately 600 sq.m. and the subdivision pattern is a regular grid or modified grid.
<b>Street trees</b>	Small to medium sized street trees, including Prunus, and Paper bark. Some streets have new plantings of small deciduous trees.
<b>Kerbs and channel</b>	Kerbs are predominantly square profile concrete, however to the west of Plenty Road many kerbs are an older form of rollover style.
<b>Footpaths/nature strips</b>	Footpaths are concrete and 1 metre wide, and 1 - 2 metre wide nature strips are present throughout the area.
<b>Landmarks</b>	Macedonian Orthodox Church, Holy Name Church and Primary.

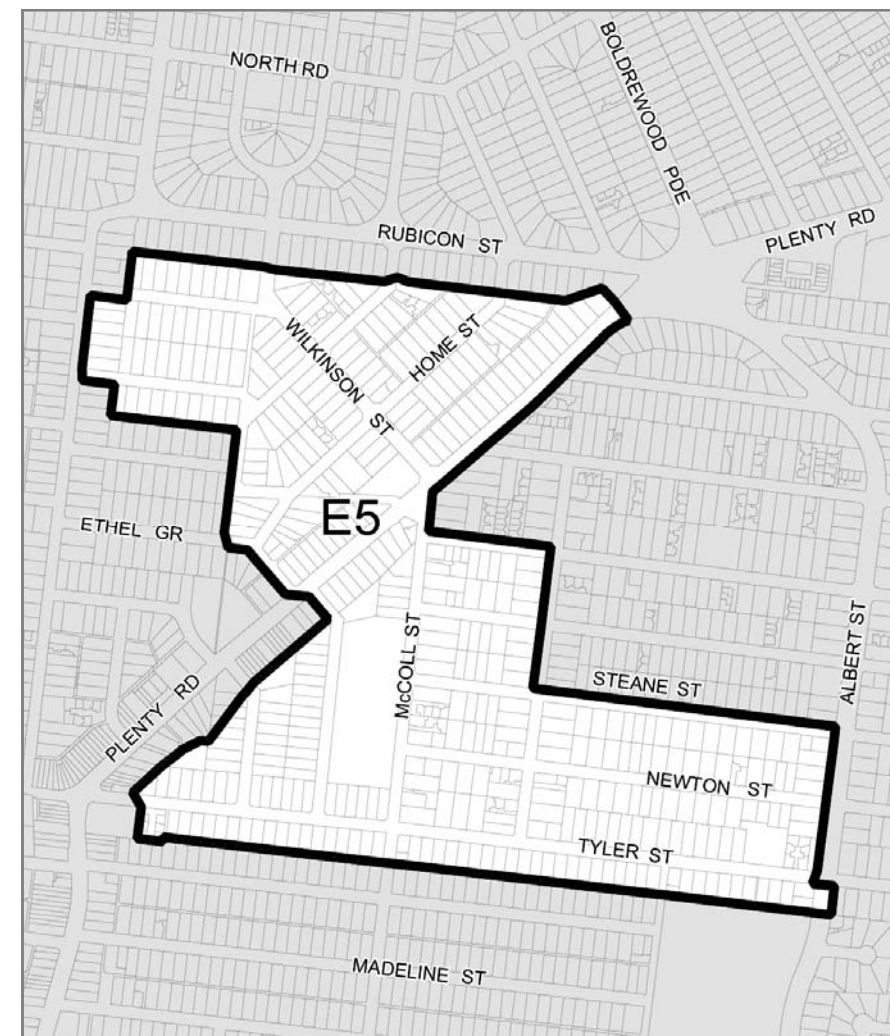
## Preferred Character Statement

The low-scale, open and orderly appearance of this precinct will be maintained and improved through the retention of spacious setbacks and more consistent street landscaping. Where possible, Interwar dwellings, including Californian bungalows, as well as immediate Postwar dwellings will be retained and improved through sensitive restoration or extension. New dwellings or extensions to existing dwellings will acknowledge the form, scale, siting and materials of Interwar or Postwar buildings where these are a feature of the streetscape. Spacious front gardens will become a more prominent feature of streetscapes through further planting that combines with street landscaping to create a leafier appearance.

This will be achieved by:

- Retaining the traditional Interwar and Postwar dwellings, 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.
- Respecting the predominant height and setbacks of nearby buildings.
- Keeping front fences low-medium height and preferably transparent or in a style consistent with Californian bungalows.
- 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 E5



## 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 and Postwar 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 maintain and strengthen the garden setting of the dwellings.	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 where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites. ILLUSTRATION 2	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established 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 the side or rear boundaries so that a generous space is maintained for landscaping. Planting of canopy trees and shrubs is encouraged.	<i>Lack of garden space for landscaping.</i> <i>No setback from the rear boundary.</i>
	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.	Buildings should be set back from the side boundaries in accordance with the predominant setback pattern in the street. Where a new development is proposed to be sited on one side boundary, the section of the building on the boundary should be set back further than the facade of the building to create the appearance of space between buildings. ILLUSTRATION 3	<i>Boundary to boundary development in streetscapes where a detached style predominates.</i> <i>No reflection of the predominant side boundary setback pattern.</i> <i>Lack of garden space for landscaping.</i>
	To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use permeable driveway materials. Provide a maximum of one vehicular crossover per frontage. Provide vehicular access from a rear laneway if available. ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
HEIGHT AND BUILDING FORM / 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. ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</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 facades 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 and Postwar dwellings, new development should interpret the defining elements of these styles in a contemporary way. Cultural expression through colour, building details and architectural reinterpretation may be included in the design.	<i>Large, bulky buildings with unarticulated facades.</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



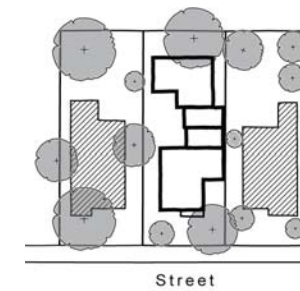
Californian Bungalow

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

Interwar—other

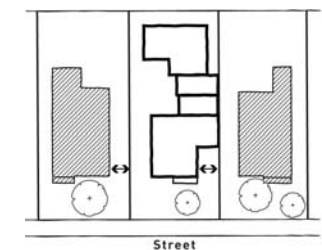
Hipped roofs with a secondary hip or gable fronting the street. Porches over front door incorporated into main building form. Range of stylistic treatments such as Spanish Mission, Mediterranean or Old English.

ILLUSTRATION 2



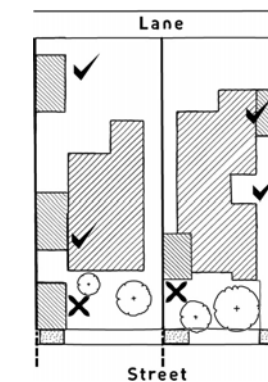
Street

ILLUSTRATION 3



Street

ILLUSTRATION 4



Street

ILLUSTRATION 5

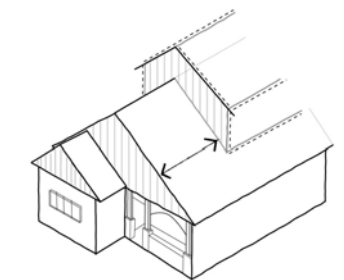


ILLUSTRATION 6

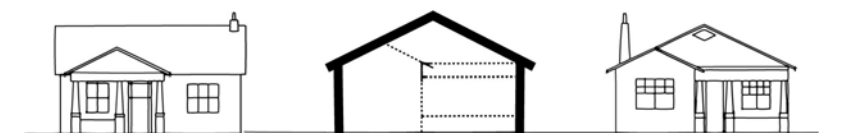
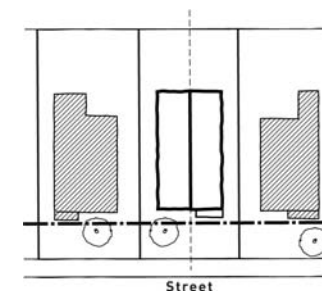
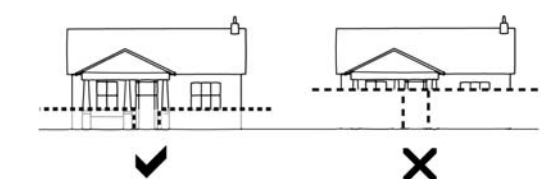


ILLUSTRATION 7



Street

ILLUSTRATION 8



## Description of Existing Character

Typified by family homes in garden settings, this precinct contains a number of quiet streets immediately to the south of the Reservoir Activity Centre. Larger lot sizes and period dwellings, including Californian bungalows, have attracted both restoration and redevelopment of sites. There is a mixture of housing styles present in the area, including Interwar, Postwar and more recent reproduction and contemporary style dwellings. A limited number of duplexes and units have also been constructed in the area. Streetscapes are generally low-scale and open, with minimal front garden planting, low front fences and wide nature strips with regular planting of prunus trees.

## Community Values

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

## Key Characteristics

<b>Era/style of development</b>	The area predominantly contains a mixture of Interwar and early Postwar building styles. There are few examples of infill development apart from some larger scale reproduction development.
<b>Materials</b>	Weatherboard and brick are common. Some render is also present throughout the precinct. Roofs are generally mixed terracotta, black-red or grey tiles, with occasional corrugated iron in some streets.
<b>Position on site</b>	Buildings are mostly set back 5 - 7 metres from the front and 1 - 3 metres from the side. Some front setbacks range from 3 - 5 metres.
<b>Height</b>	Dwellings are consistently single storey at the front, however many second storeys have been added to original dwellings.
<b>Roof Form</b>	Roofs are generally either hipped or gable.
<b>Vehicle access/storage</b>	Side driveways are common.
<b>Garden Style</b>	Front gardens are established with lawn and exotic species of shrubs and medium sized trees.
<b>Front boundary</b>	Front fences are low, both masonry and open style (wire or picket), generally up to 0.9 m. Occasionally no front fence is provided.

## Other Characteristics

<b>Topography</b>	The land is flat to slightly undulating, sloping down towards Edwardes Lake to the west.
<b>Subdivision pattern</b>	Site sizes are generally 800 sq.m. - 1000 sq.m., however larger sites are located in the centre of the precinct where some have been consolidated. The subdivision pattern is a north-south grid.
<b>Street trees</b>	Street trees are medium sized and include a mixture of native and exotic species.
<b>Kerbs and channel</b>	Kerbs are square profile concrete.
<b>Footpaths/nature strips</b>	Footpaths are concrete and 1 metre wide. Most north-south streets north of Henty Street have 2-3m wide nature strips.

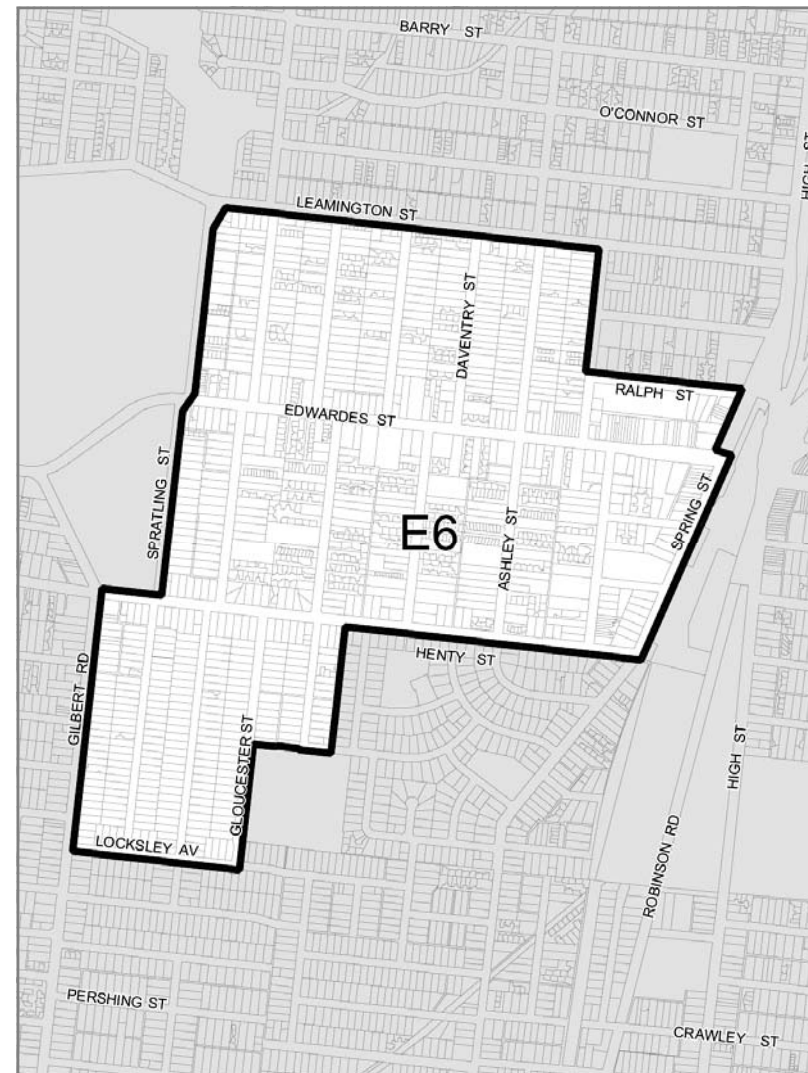
## Preferred Character Statement

Where possible, period dwellings including Californian Bungalows and immediate Postwar dwellings will be retained and improved through maintenance and restoration, and will sit alongside well-designed contemporary homes. New dwellings or extensions to existing dwellings will acknowledge the form, scale, siting and materials of Interwar or Postwar buildings where these are a feature of the streetscape. Front gardens will become a more prominent feature of streetscapes, and front fences will remain low and open to allow views to front gardens and dwellings.

This will be achieved by:

- Retaining the traditional Interwar and Postwar dwellings, 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.
- Respecting the predominant height and setbacks of nearby buildings.
- Keeping front fences low-medium height and preferably transparent or in a style consistent with Californian bungalows.
- 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



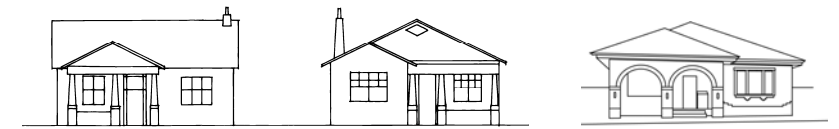
## Precinct E6



## Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
<b>EXISTING BUILDINGS</b>	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 and Postwar 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>
<b>VEGETATION</b>	To maintain and strengthen the garden setting of the dwellings.	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 where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites. ILLUSTRATION 2	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established 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>
<b>SITING</b>	To provide space for front gardens.	Buildings should be set back from the front boundary a sufficient distance to accommodate a front garden.	<i>Loss of front garden space.</i>
	To ensure new development retains substantial space for landscaping.	Set new development back from the side or rear boundaries so that a generous space is maintained for landscaping. Planting of canopy trees and shrubs is encouraged.	<i>Lack of garden space for landscaping.</i> <i>No setback from the rear boundary.</i>
	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.	Buildings should be set back from the side boundaries in accordance with the predominant setback pattern in the street. Where a new development is proposed to be sited on one side boundary, the section of the building on the boundary should be set back further than the facade of the building to create the appearance of space between buildings. ILLUSTRATION 3	<i>Boundary to boundary development in streetscapes where a detached style predominates.</i> <i>No reflection of the predominant side boundary setback pattern.</i> <i>Lack of garden space for landscaping.</i>
	To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use permeable driveway materials. Provide a maximum of one vehicular crossover per frontage. Provide vehicular access from a rear laneway if available. ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
<b>HEIGHT AND BUILDING FORM / FRONTAGE WIDTH</b>	To ensure that buildings and extensions respect the predominant height and form of buildings in the streetscape.	Upper levels should be set back a substantial distance from the front façade (e.g. the distance of one room) or accommodated within roof spaces. ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</i>
	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>
<b>MATERIALS AND DESIGN DETAIL</b>	To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.	Articulate the form and facades 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 and Postwar dwellings, new development should interpret the defining elements of these styles in a contemporary way. Cultural expression through colour, building details and architectural reinterpretation may be included in the design.	<i>Large, bulky buildings with unarticulated facades.</i>
<b>FRONT BOUNDARY TREATMENT</b>	To maintain the openness of the streetscape and views to established gardens and dwellings.	Front fences should be appropriate to the building era (e.g. picket, low brick or wire), or reflect the typical fencing height and style of the street. Provide a front fence that allows views through or over the fence into the front garden and to the dwelling. ILLUSTRATION 8	<i>High, solid front fencing.</i>

ILLUSTRATION 1



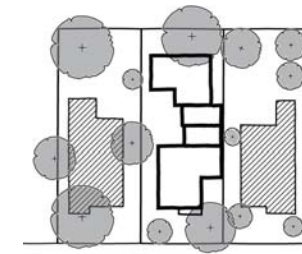
Californian Bungalow

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

Interwar—other

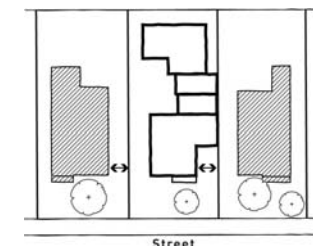
Hipped roofs with a secondary hip or gable fronting the street. Porches over front door incorporated into main building form. Range of stylistic treatments such as Spanish Mission, Mediterranean or Old English.

ILLUSTRATION 2



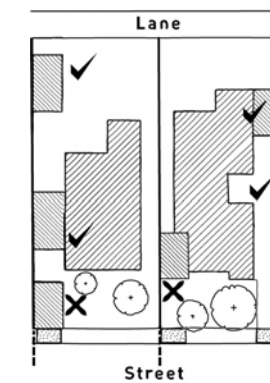
Street

ILLUSTRATION 3



Street

ILLUSTRATION 4



Street

ILLUSTRATION 5

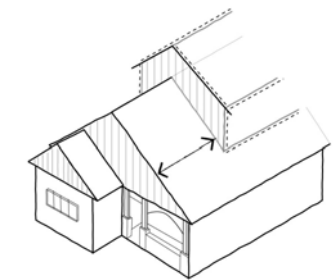
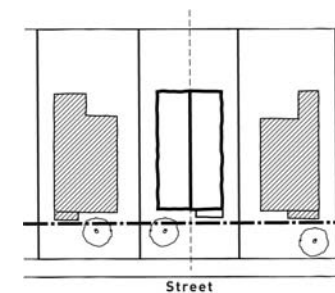


ILLUSTRATION 6

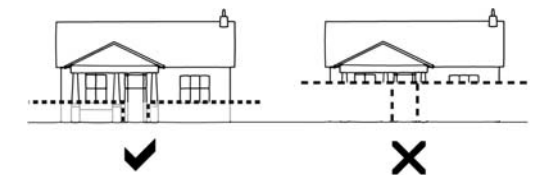


ILLUSTRATION 7



Street

ILLUSTRATION 8



## Description of Existing Character

The regular layout and site sizes in this precinct allow buildings to be regularly spaced, resulting in an ordered and relatively spacious appearance. The majority of housing stock in the area appears solid and is well maintained. Many dwellings, in particular Californian bungalows, have undergone restoration or renovation. While infill is limited, there is a presence of more recent brick dwellings ranging from the 1970s onwards. Generous site sizes, the age of housing and convenience to public transport could attract further development to this precinct in the future.

## Community Values

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

## Key Characteristics

<b>Era/style of development</b>	The area contains a mixture of Interwar and early Postwar building styles. The most common Interwar style is Californian bungalow, however other later styles are present also. Although there is little evidence of infill throughout the precinct, there are some post 1970s brick single dwellings and units.
<b>Materials</b>	Postwar buildings are generally timber or brick. Inter war styles are usually timber with some render and clinker brick. Roofs are generally mixed terracotta and black-red tiles. Some interwar dwellings have brick cladding.
<b>Position on site</b>	Buildings are set back 5 - 7 metres from the front and 1 - 3 metres from the side.
<b>Height</b>	Dwellings are consistently single storey at the front. Dwellings are mostly L-shape aside from Californian bungalows. There are also some triple fronted brick dwellings.
<b>Roof Form</b>	Roofs are predominantly hipped, however Californian bungalows and other interwar styles are generally gable or cross-gabled.
<b>Vehicle access/storage</b>	Side driveways are common. Rear laneways are rarely present.
<b>Garden Style</b>	Gardens are generally established with lawn and exotic species of shrubs and medium-sized trees.
<b>Front boundary</b>	Front fences are low, both masonry and open style (wire or picket), generally up to 0.9 m. Gardens are a mixture of low level and more established.

## Other Characteristics

<b>Topography</b>	The land is flat to slightly undulating.
<b>Subdivision pattern</b>	Site sizes are consistent at approximately 800 sq.m. and the subdivision pattern is a regular grid or radial modified grid.
<b>Street trees</b>	Small to medium sized street trees, including prunus, paper bark and Queensland brush box. Occasional avenues of ash in isolated streets.
<b>Kerbs and channel</b>	Kerbs are square profile concrete.
<b>Footpaths/nature strips</b>	Footpaths are concrete and 1 metre wide, and 1 - 3 metre wide nature strips are present throughout the area.
<b>Landmarks</b>	Ruthven Railway Station.

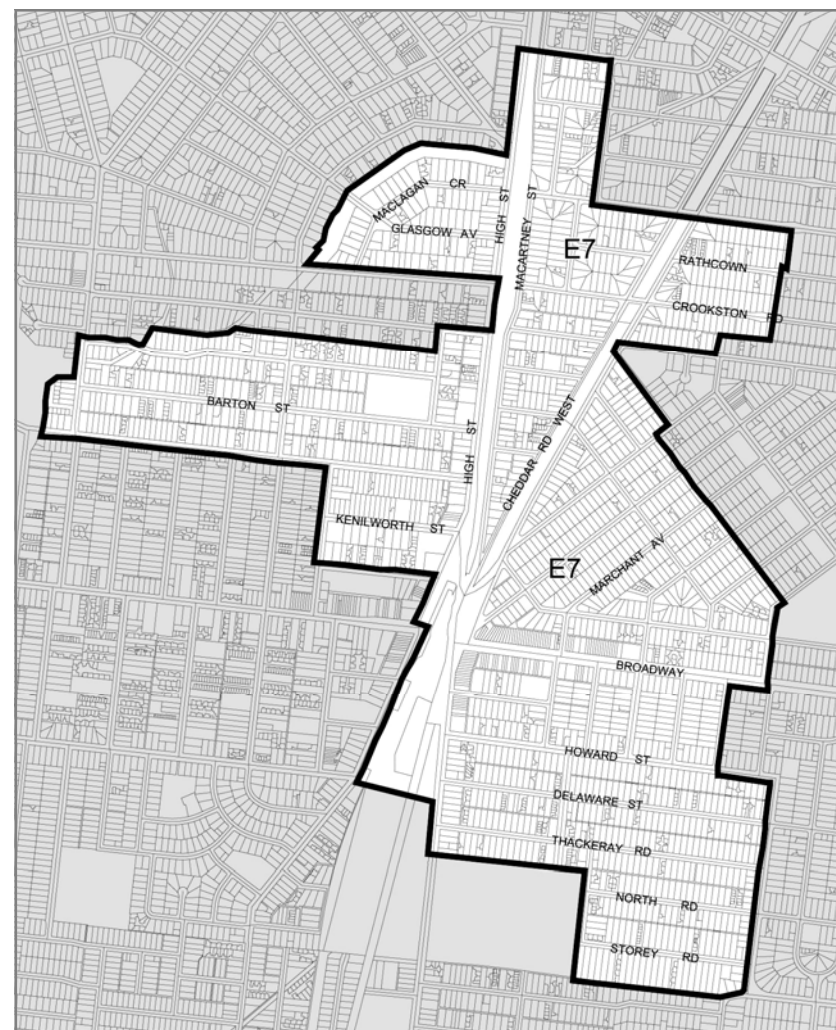
## Preferred Character Statement

The valued regularity and scale of this precinct will be maintained and the spacious garden settings surrounding dwellings will be retained and enhanced through the encouragement of further planting. New dwellings will continue to respect the scale of existing buildings and sufficient space will be left around new dwellings for landscaping and trees. Contemporary and innovative architecture will be encouraged, however, new dwellings or extensions to existing dwellings will acknowledge the form, scale, siting and materials of Interwar or Postwar buildings where these are a feature of the streetscape. Front fences will remain low in order to maintain the open and spacious appearance of the area and to allow views to dwellings.

This will be achieved by:

- Retaining the traditional Interwar and Postwar dwellings, 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.
- Respecting the predominant height and setbacks of nearby buildings.
- Keeping front fences low-medium height and preferably transparent or in a style consistent with Californian bungalows.
- 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.
- Increasing street tree planting in parts of the area lacking street trees.

## Precinct Map



## Darebin Neighbourhood Character Study



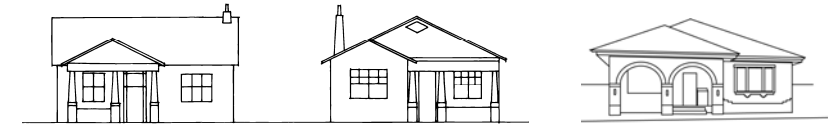
## Precinct E7



## 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 and Postwar 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 maintain and strengthen the garden setting of the dwellings.	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 where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites. ILLUSTRATION 2	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established 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 the side or rear boundaries so that a generous space is maintained for landscaping. Planting of canopy trees and shrubs is encouraged.	<i>Lack of garden space for landscaping.</i> <i>No setback from the rear boundary.</i>
	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.	Buildings should be set back from the side boundaries in accordance with the predominant setback pattern in the street. Where a new development is proposed to be sited on one side boundary, the section of the building on the boundary should be set back further than the facade of the building to create the appearance of space between buildings. ILLUSTRATION 3	<i>Boundary to boundary development in streetscapes where a detached style predominates.</i> <i>No reflection of the predominant side boundary setback pattern.</i> <i>Lack of garden space for landscaping.</i>
	To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use permeable driveway materials. Provide a maximum of one vehicular crossover per frontage. Provide vehicular access from a rear laneway if available. ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
HEIGHT AND BUILDING FORM / 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 where this is a dominant characteristic of the street. ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</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 facades 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 and Postwar dwellings, new development should interpret the defining elements of these styles in a contemporary way. Cultural expression through colour, building details and architectural reinterpretation may be included in the design.	<i>Large, bulky buildings with unarticulated facades.</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



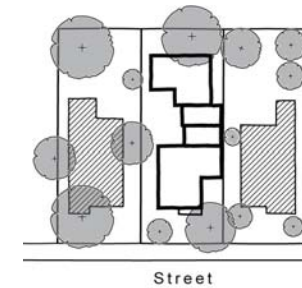
Californian Bungalow

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

Interwar—other

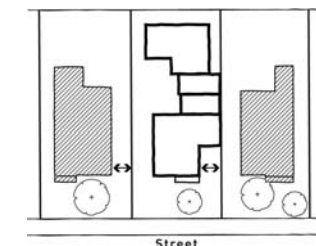
Hipped roofs with a secondary hip or gable fronting the street. Porches over front door incorporated into main building form. Range of stylistic treatments such as Spanish Mission, Mediterranean or Old English.

ILLUSTRATION 2



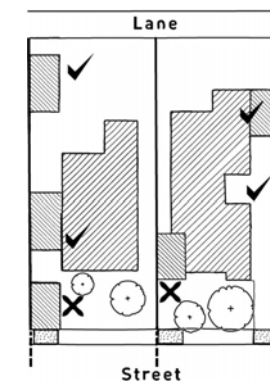
Street

ILLUSTRATION 3



Street

ILLUSTRATION 4



Street

ILLUSTRATION 5

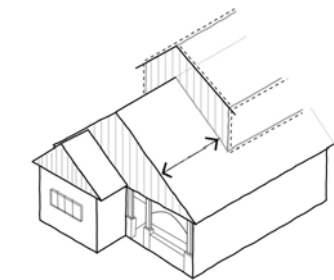
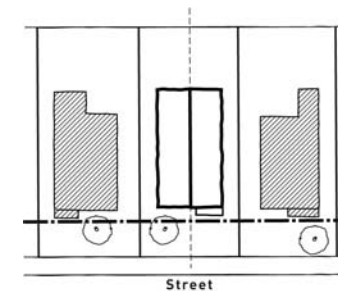


ILLUSTRATION 6



ILLUSTRATION 7



Street

ILLUSTRATION 8

