

Description of Existing Character

The character of this precinct is derived from the Postwar style dwellings, which are generally constructed of brick and appear solid and intact. This soundness of construction is reflected in the fact that little redevelopment has occurred, although some dwellings have been extended. This is in contrast to the immediately surrounding areas, where weatherboard dwellings predominate and development pressures are evident. The regular site sizes, relatively consistent front setbacks and nature strips that are slightly wider than usual for this area, give the precinct a spaciousness that differentiates it from the surrounding areas.

Community Values

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

Key Characteristics

Era/style of development	Early Postwar style dwellings, some with curved windows and Arts and Crafts style features, are predominant. Some interwar dwellings are also present.
Materials	Predominantly brick construction, and tile roofs. Brick types include clinker and cream. Roof tiles are various types.
Position on site	Front setbacks are consistently between 5 & 7 metres and side setbacks between 1 & 3 metres.
Height	Dwellings are predominantly single storey, with a limited number of second storey extensions.
Building shape	Building form is generally 'L' shaped with a projecting room.
Roof form	Roof pitches are low and are generally hipped with an occasional gable roof thrust forward to the street. Eaves are small and usually boxed.
Vehicle access & storage	Side driveways are generally provided.
Front boundary	Front fences are predominantly low, 0.5 - 1 metre, and brick, matching the dwelling materials.
Garden style	Front gardens are established and low-medium level, and comprise predominantly exotic species.

Other Characteristics

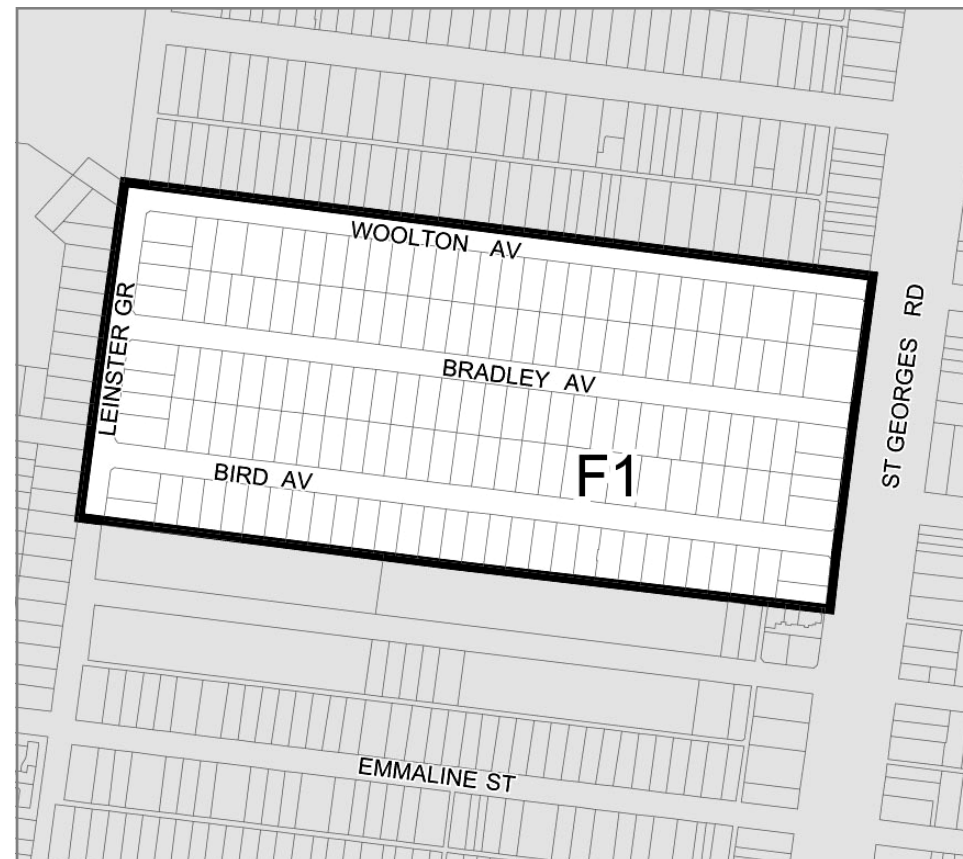
Topography	The land is flat.
Subdivision pattern	Site sizes are consistent at approximately 450 sq. m., and the subdivision pattern is east - west grid.
Street trees	Mixture of medium sized street trees.
Kerbs and channel	Kerbs and channels are predominantly older concrete.
Footpaths/nature strips	Footpaths are 1 metre wide concrete, and 2 metre nature strips are present throughout the area.
Landmarks	Mayer Park, brick chimney associated with an industry in adjoining Gadd Street.

Preferred Character Statement

The character of this area will be retained and enhanced through the renovation and extension of quality Postwar dwellings or redevelopment with contemporary dwellings. New dwellings will complement the form, scale and siting of the existing dwellings, interpreting the valued character in a contemporary manner. Space will be retained around new dwellings for adequate landscaping and canopy trees, to assist in blending the development into the streetscape. This will be achieved by:

- Encouraging more contemporary architectural styles in streets that have few period dwellings. These buildings must adopt the predominant scale, form and setbacks of their streetscape context, while showing design innovation.
- Respecting the predominant height and setbacks of nearby buildings.
- Maintaining consistent frontage widths which are characteristic to this area.
- Keeping front fences low to medium height and preferably transparent.
- Ensuring that adequate space around dwellings is retained for planting of substantial trees and shrubs.
- 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 F1



Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To maintain and strengthen the garden setting of the dwellings.	Buildings should be sited and designed to retain large, established trees where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites. Applications for new development should be accompanied by a landscape concept plan that includes retention of substantial trees and shrubs wherever possible, and provides for the planting of new vegetation. ILLUSTRATION 1	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established, healthy trees and the location of buildings on top of the root zone of trees.</i> <i>Dwellings that do not provide sufficient 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 side or rear boundaries to provide a generous space for landscaping. Plant trees or larger scale vegetation in open space areas. ILLUSTRATION 2	<i>Lack of rear garden space for landscaping.</i> <i>No setbacks from the rear or side boundaries.</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>
	To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use permeable driveway materials. Provide a maximum of one vehicular crossover per frontage. Provide vehicular access from a rear laneway if available. ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
HEIGHT AND BUILDING FORM	To ensure that buildings and extensions respect the predominant height and form of buildings in the streetscape.	Upper levels should be set back a substantial distance from the front façade (e.g. the distance of one room) or accommodated within roof spaces. ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</i>
MATERIALS AND DESIGN DETAIL	To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.	Articulate the form and façades of buildings through the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces. Cultural expression through colour, building details and architectural reinterpretation may be included in the design.	<i>Large, bulky buildings with unarticulated wall surfaces.</i>
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views to established gardens and dwellings.	Front fences should be appropriate to the building era or reflect the typical fencing height and style of the street. Provide a front fence that allows views through or over the fence into the front garden and to the dwelling. ILLUSTRATION 2	<i>High, solid front fencing.</i>

ILLUSTRATION 1

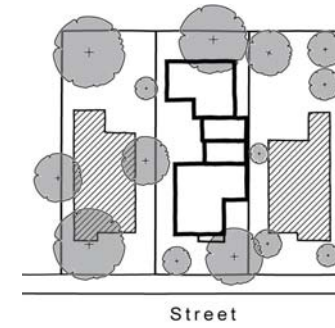


ILLUSTRATION 2

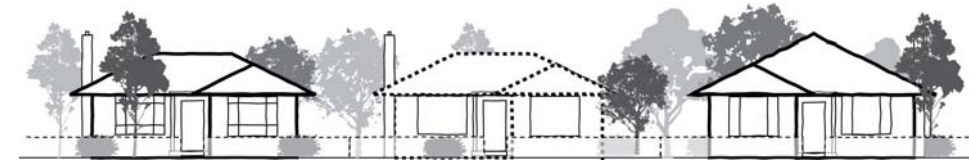


ILLUSTRATION 3

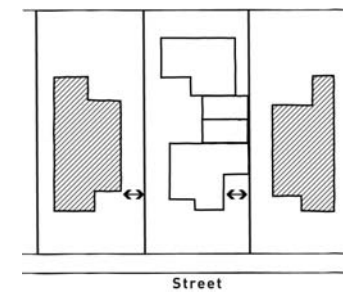


ILLUSTRATION 4

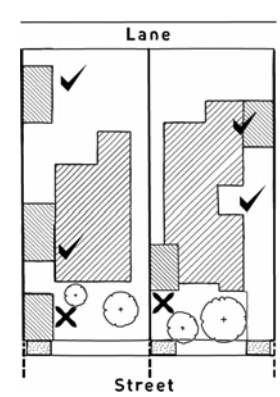
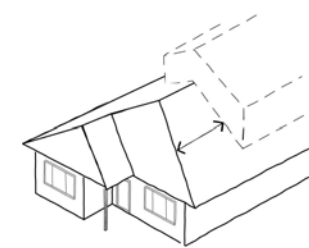


ILLUSTRATION 5



Description of Existing Character

This is a quiet, established residential area located on sloping land edging the Merri Creek valley. There are many older buildings, dating from the Interwar and Postwar eras, that are an important part of the area's character, in addition to modern infill development. Overall, the streetscapes are defined by a consistency of building scale and setbacks. The gardens are well established and together with the street planting, create a pleasant leafy feel.

Community Values

- Quiet residential area.
- Trees and parklands which attract birdlife.
- Close proximity of the Merri Creek.
- Protection of creekside environs from highly visible new buildings.
- Wide roads and street planting.
- Bike paths and rear laneways.
- Period style buildings.
- Larger lot sizes and freestanding homes that allow space for substantial planting.
- Local facilities such as shops and schools.

Key Characteristics

Era/style of development	Postwar style dwellings, including 1930s clinker brick, are predominant, as well as Californian bungalows. Also, recent infill medium density and single dwellings evident.
Materials	Predominantly brick construction, with some weatherboard dwellings in some streets, and tile roofs.
Position on site	Front setbacks are consistently between 5 & 7 metres and side setbacks between 1 & 3 metres.
Height	Dwellings are usually single storey or two storey where on a sloping lot.
Building shape	Building form is generally double fronted. Roof pitches are low and eaves are small and usually boxed.
Roof form	Roof pitches are low and eaves are small and usually boxed.
Vehicle access & storage	Side driveways are generally provided.
Front boundary	Front fences are usually low brick. Front gardens are usually established.
Garden style	Medium sized canopy trees, mostly exotic. No strong connection between creekside vegetation and front gardens of adjoining sites.

Other Characteristics

Topography	The land falls steeply west of Comas Grove forming an escarpment to the Merri Creek valley. Land west of Mt. Pleasant Road also falls away to the creek, but not as steeply.
Subdivision pattern	Site sizes are 760 sq. m. or larger, and the subdivision pattern is east - west grid west of Comas Grove, and modified to follow the topography west of Mt Pleasant Road.
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. In some streets the footpath is next to road with 1 - 2 metre nature strip along property frontage.
Landmarks	Merri Creek along western edge of precinct.

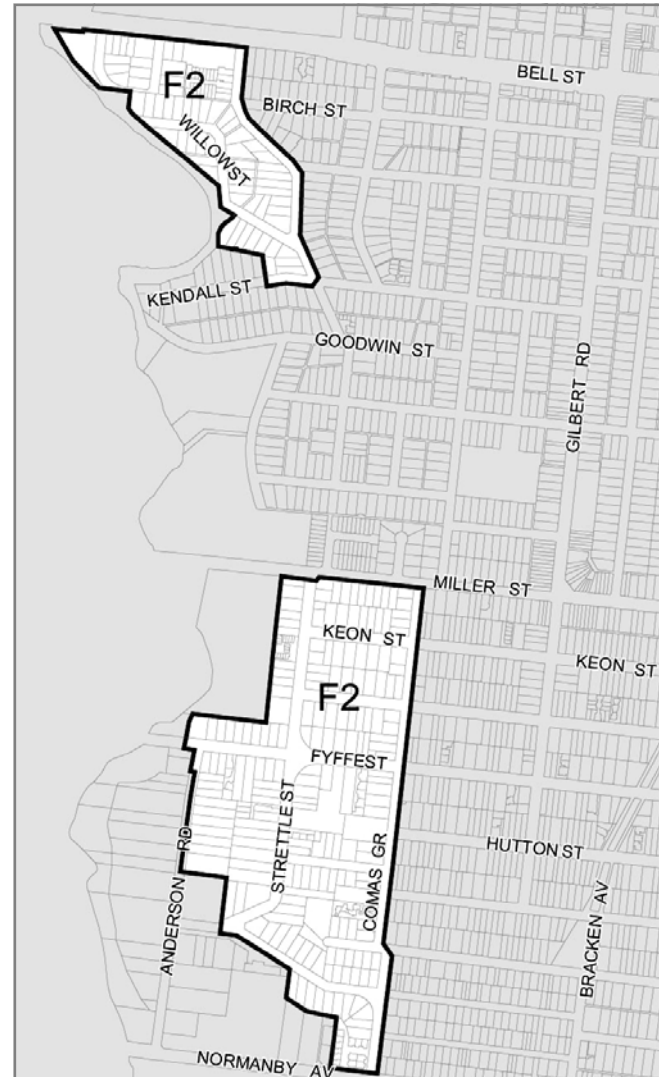
Preferred Character Statement

The established character of this area will be retained with new dwellings carefully designed to respect and complement the form, scale and siting of the older homes. Space around each building for the planting of trees will be maintained and the private gardens, together with the street trees, will contribute to the well landscaped surrounds. Near the creek-side, new development will be designed to respond to the landform and vegetation of this sensitive environment.

This will be achieved by:

- Encouraging more contemporary architectural styles in streets that have few period dwellings. These buildings must adopt the predominant scale, form and setbacks of their streetscape context, while showing design innovation.
- Maintaining the predominant single storey scale of the area, or double storey on sloping land.
- Designing new buildings on sloping sites to respond to and compliment the topography.
- Ensuring new dwellings accord with the predominant front and side setbacks of nearby buildings.
- Keeping front fences low to medium height and preferably transparent.
- 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.
- Minimising the visibility of dwellings from the Merri Creek environs.

Precinct Map



Darebin Neighbourhood Character Study



Precinct F2



Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To maintain and strengthen the garden setting of the dwellings.	Buildings should be sited and designed to retain large, established trees where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites. Applications for new development should be accompanied by a landscape concept plan that includes retention of substantial trees and shrubs wherever possible, and provides for the planting of new vegetation. ILLUSTRATION 1	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established, healthy trees and the location of buildings on top of the root zone of trees.</i> <i>Dwellings that do not provide sufficient 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 side or rear boundaries to provide a generous space for landscaping. Plant trees or larger scale vegetation in open space areas. ILLUSTRATION 2	<i>Lack of rear garden space for landscaping.</i> <i>No setbacks from the rear or side boundaries.</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>
	To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use permeable driveway materials. Provide a maximum of one vehicular crossover per frontage. Provide vehicular access from a rear laneway if available. ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
HEIGHT AND BUILDING FORM	To ensure that buildings and extensions respect the predominant height and form of buildings in the streetscape.	Upper levels should be set back a substantial distance from the front façade (e.g. the distance of one room) or accommodated within roof spaces. ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</i>
MATERIALS AND DESIGN DETAIL	To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.	Articulate the form and façades of buildings through the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces. Cultural expression through colour, building details and architectural reinterpretation may be included in the design.	<i>Large, bulky buildings with unarticulated wall surfaces.</i>
	To use materials and finishes that harmonise with the Merri Creek setting for dwellings within close proximity of the creek.	Use materials such as natural timber, stone, or brick in subdued tones and finishes that complement the creek environment and its bushland qualities. Consideration should also be given to how the materials will weather over time.	<i>Brightly coloured or highly reflective materials or finishes.</i>
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views to established gardens and dwellings.	Front fences should be appropriate to the building era or reflect the typical fencing height and style of the street. Provide a front fence that allows views through or over the fence into the front garden and to the dwelling. ILLUSTRATION 2	<i>High, solid front fencing.</i>

ILLUSTRATION 1

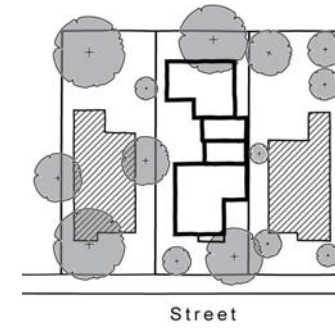


ILLUSTRATION 2

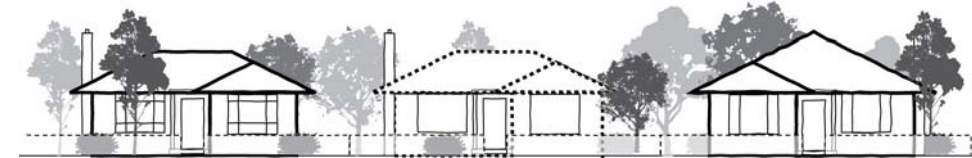


ILLUSTRATION 3

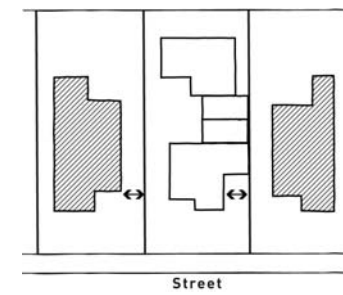


ILLUSTRATION 4

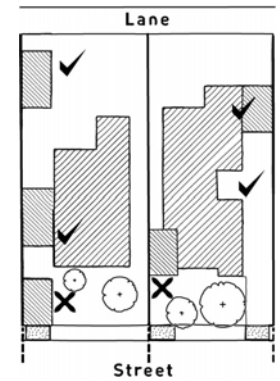
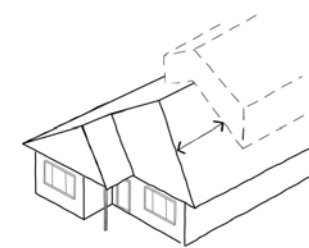


ILLUSTRATION 5



Description of Existing Character

This precinct comprises consistent, simple Postwar building styles and solid appearing family housing. The regular site sizes, relatively consistent front setbacks and consistent brick building materials and styles differentiate this precinct from the surrounding areas. Within each streetscape there is an established rhythm of dwelling spacing. Gardens are generally neat, with lawns and small scale planting.

Community Values

- Quiet residential area.
- 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	Postwar style dwellings, built as public housing in similar styles throughout the precinct.
Materials	Brick construction, and mixture of corrugated iron and red-black tile roofs. Brick types are clinker and red.
Position on site	Front setbacks are consistently between 5 & 7 metres and side setbacks between 1 & 3 metres, apart from duplex pairs which have a 3m setback on one side only.
Height	Dwellings are generally single storey, with a number having a second storey.
Building shape	Building form is occasionally 'L' shaped with a projecting room. There is a limited range of floor plans. Duplex pairs are most common.
Roof form	Roof pitches are low and eaves are small and boxed.
Vehicle access & storage	Side driveways are generally provided.
Front boundary	Front fences are consistent, at approximately 1 metre high, and constructed of horizontal timber or stained palings.
Garden style	Front gardens are generally low level, with minimal substantial planting.

Other Characteristics

Topography	The land is flat.
Subdivision pattern	Site sizes are consistent at approximately 350 sq. m., and the subdivision pattern is north - south grid.
Street trees	Regular planting of paper barks.
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.

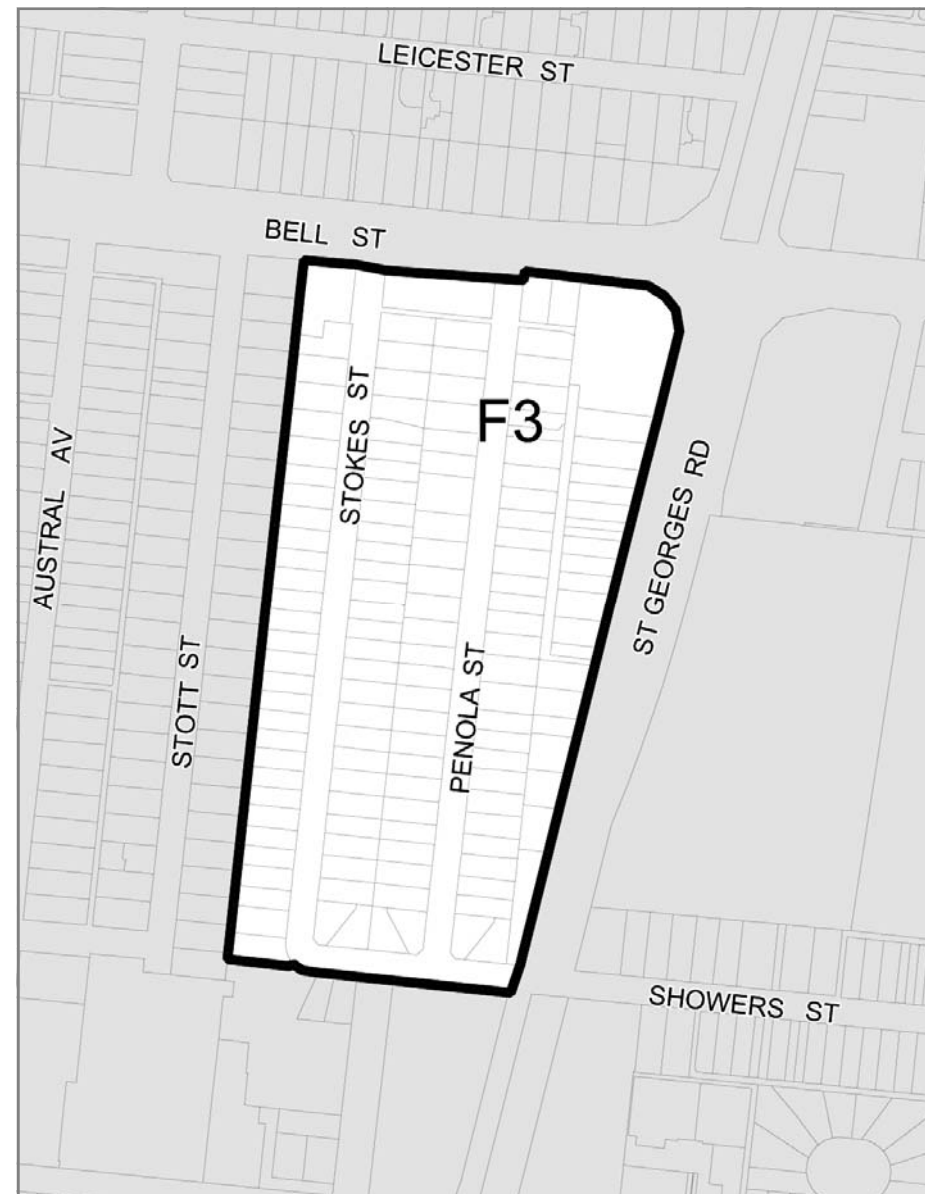
Preferred Character Statement

The established residential character of this area will be retained and enhanced. New dwellings will adopt the established front and side setbacks of the area to ensure consistency of dwelling spacing and adequate garden area around buildings for planting of substantial vegetation. Older, Postwar style dwellings will be renovated, or new buildings constructed in a way that complements existing buildings. Additional planting in private gardens will eventually give the streetscapes a leafy quality.

This will be achieved by:

- Encouraging more contemporary architectural styles in streets that have few period dwellings. These buildings must adopt the predominant scale, form and setbacks of their streetscape context, while showing design innovation.
- Respecting the predominant height and setbacks of nearby buildings.
- Keeping front fences low and preferably transparent.
- Ensuring that adequate space around dwellings is retained for planting of substantial trees and shrubs.
- Increasing street tree planting in parts of the area lacking street trees.

Precinct Map



Darebin Neighbourhood Character Study



Precinct F3



Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To maintain and strengthen the garden setting of the dwellings.	Buildings should be sited and designed to retain large, established trees where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites. Applications for new development should be accompanied by a landscape concept plan that includes retention of substantial trees and shrubs wherever possible, and provides for the planting of new vegetation. ILLUSTRATION 1	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established, healthy trees and the location of buildings on top of the root zone of trees.</i> <i>Dwellings that do not provide sufficient 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 side or rear boundaries to provide a generous space for landscaping. Plant trees or larger scale vegetation in open space areas. ILLUSTRATION 2	<i>Lack of rear garden space for landscaping.</i> <i>No setbacks from the rear or side boundaries.</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>
	To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use permeable driveway materials. Provide a maximum of one vehicular crossover per frontage. Provide vehicular access from a rear laneway if available. ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
HEIGHT AND BUILDING FORM	To ensure that buildings and extensions respect the predominant height and form of buildings in the streetscape.	Upper levels should be set back a substantial distance from the front façade (e.g. the distance of one room) or accommodated within roof spaces. ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</i>
MATERIALS AND DESIGN DETAIL	To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.	Articulate the form and façades of buildings through the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces. Cultural expression through colour, building details and architectural reinterpretation may be included in the design.	<i>Large, bulky buildings with unarticulated wall surfaces.</i>
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views to established gardens and dwellings.	Front fences should be appropriate to the building era or reflect the typical fencing height and style of the street. Provide a front fence that allows views through or over the fence into the front garden and to the dwelling. ILLUSTRATION 2	<i>High, solid front fencing.</i>

ILLUSTRATION 1

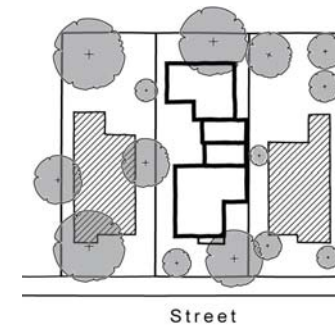


ILLUSTRATION 2

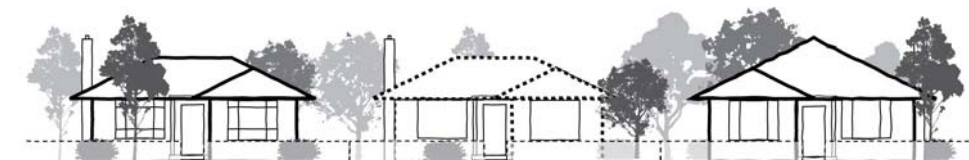


ILLUSTRATION 3

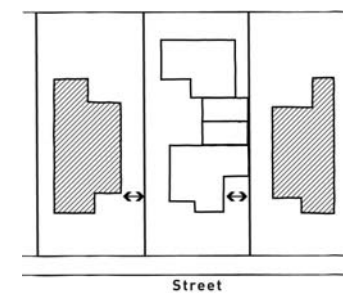


ILLUSTRATION 4

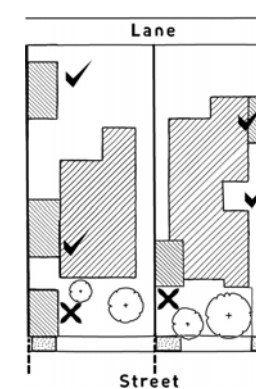
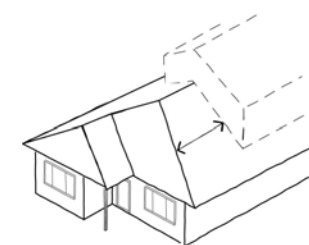


ILLUSTRATION 5



Description of Existing Character

The Postwar style dwellings that are predominant in this area are generally intact and appear solid, however many remain in their original condition and few have been renovated. Some streets in the north-west of the precinct comprise consistent rows of 1940s-50s clinker brick or rendered concrete houses that were once reserved for public housing. The regular site sizes, relatively consistent front setbacks and consistent brick building materials and styles differentiate this precinct from the surrounding areas. Streetscapes appear wide and open due to wide nature strips and low or permeable front fencing.

Community Values

- Quiet residential area.
- Trees in the streets and private gardens.
- Bike paths and rear laneways.
- Large blocks and freestanding homes.
- Detached housing with space for gardens.
- Period buildings, particularly those that have been renovated.
- Local facilities such as shopping centres, schools and entertainment.
- Nearby parklands and waterways with abundant birdlife.

Key Characteristics

Era/style of development	Postwar style dwellings, some built as public housing in similar styles. Occasional Interwar dwellings in the south of the precinct and 1950s-60s housing is interspersed in pockets.
Materials	Mixed brick, timber and occasional rendered concrete. Brick or timber may predominate in some streetscapes. Roofs are generally concrete tile in various colours.
Position on site	Front setbacks are consistently between 5 & 7 metres and side setbacks between 1 & 3 metres.
Height	Dwellings are generally single storey.
Building shape	Building form is frequently 'L' shaped with a projecting room. Roof pitches are low and eaves are small and boxed.
Roof form	Roofs are generally gable, however some later styles incorporate hipped roofs.
Vehicle access & storage	Side driveways are generally provided.
Front boundary	Front fences are consistently low and sometimes not provided, particularly in housing estates.
Garden style	Gardens are medium level and established with generally exotic species.

Other Characteristics

Topography	The land is generally flat.
Subdivision pattern	Site sizes vary between approximately 550 sq.m. and 850 sq.m., and the subdivision pattern is grid.
Street trees	Medium height street trees, usually prunus, paper bark or Queensland brush box, are planted throughout the area.
Kerbs and channel	Kerbs and channels are predominantly concrete, with occasional remnant bluestone channel.
Footpaths/nature strips	Footpaths are 1 metre wide concrete, and 1 metre nature strips are standard throughout the area. Wider nature strips of over 3 metres are provided in most streets in the southern part of the precinct.

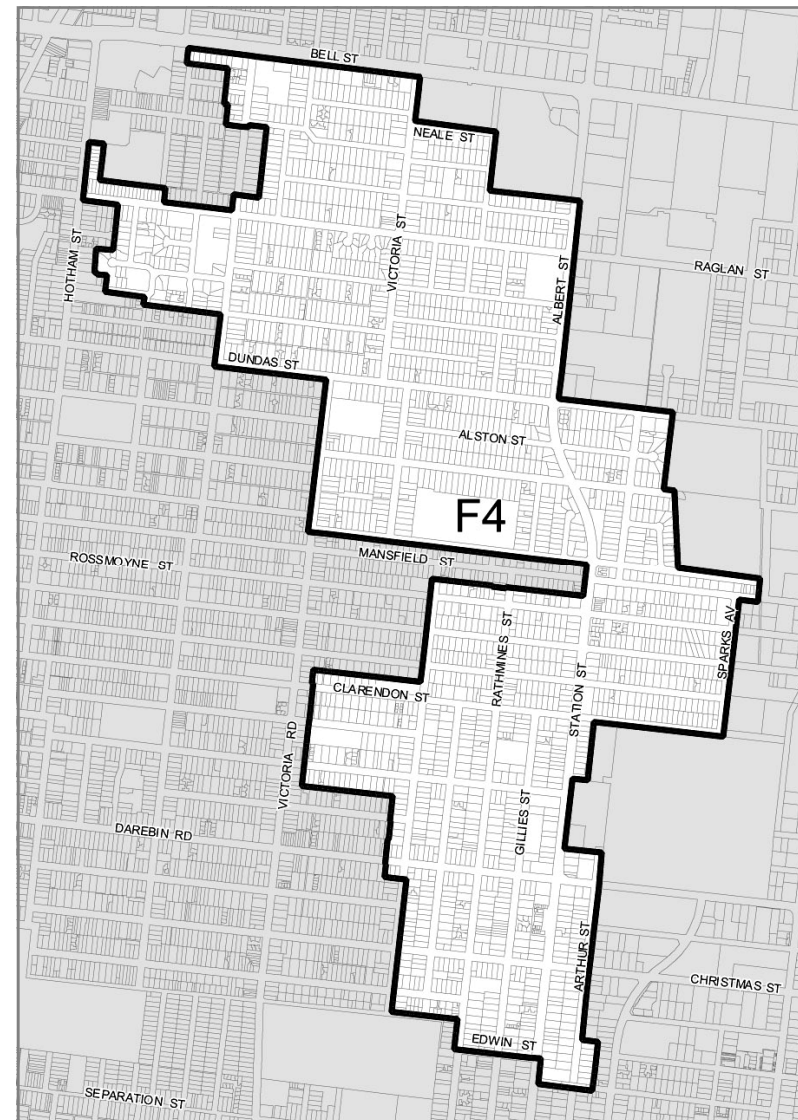
Preferred Character Statement

Where possible, the valued Postwar style housing present in the area will be enhanced through renovation or extension in a manner that is consistent with the predominant scale of the precinct. New dwellings that adopt a contemporary architectural style will be encouraged in the area provided that they also maintain the consistent setbacks and scale of buildings in the area. Spacious front gardens will become a more prominent feature of the precinct through increased planting of shrubs and canopy trees, and front fences will remain low to maintain the open feel of the precinct.

This will be achieved by:

- Designing new dwellings that interpret elements of Postwar housing styles 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 medium to low height and preferably transparent.
- Ensuring that adequate space around dwellings is retained for planting of substantial trees and shrubs.
- 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 F4



Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To maintain and strengthen the garden setting of the dwellings.	Buildings should be sited and designed to retain large, established trees where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites. Applications for new development should be accompanied by a landscape concept plan that includes retention of substantial trees and shrubs wherever possible, and provides for the planting of new vegetation. ILLUSTRATION 1	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established, healthy trees and the location of buildings on top of the root zone of trees.</i> <i>Dwellings that do not provide sufficient 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 side or rear boundaries to provide a generous space for landscaping. Plant trees or larger scale vegetation in open space areas. ILLUSTRATION 2	<i>Lack of rear garden space for landscaping.</i> <i>No setbacks from the rear or side boundaries.</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>
	To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use permeable driveway materials. Provide a maximum of one vehicular crossover per frontage. Provide vehicular access from a rear laneway if available. ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
HEIGHT AND BUILDING FORM	To ensure that buildings and extensions respect the predominant height and form of buildings in the streetscape.	Upper levels should be set back a substantial distance from the front façade (e.g. the distance of one room) or accommodated within roof spaces. ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</i>
MATERIALS AND DESIGN DETAIL	To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.	Articulate the form and façades of buildings through the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces. Cultural expression through colour, building details and architectural reinterpretation may be included in the design.	<i>Large, bulky buildings with unarticulated wall surfaces.</i>
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views to established gardens and dwellings.	Front fences should be appropriate to the building era or reflect the typical fencing height and style of the street. Provide a front fence that allows views through or over the fence into the front garden and to the dwelling. ILLUSTRATION 2	<i>High, solid front fencing.</i>

ILLUSTRATION 1

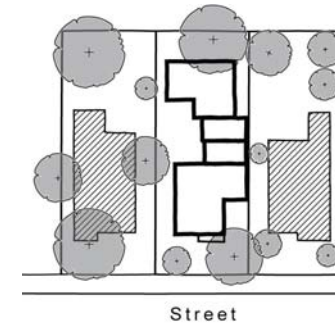


ILLUSTRATION 2

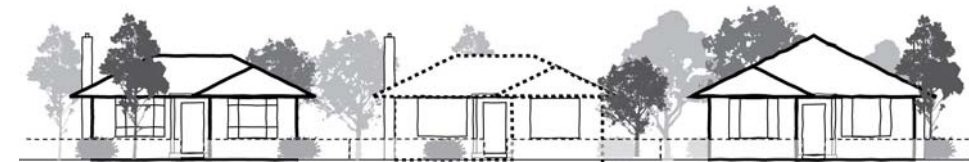


ILLUSTRATION 3

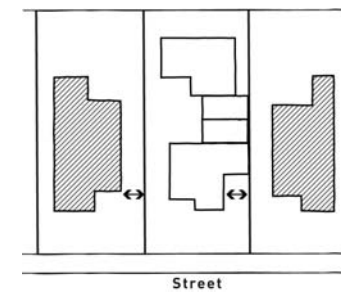


ILLUSTRATION 4

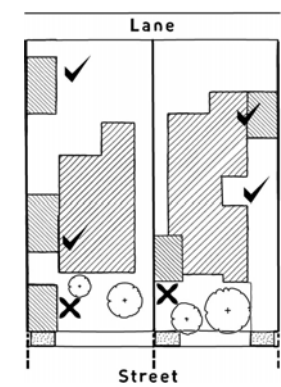
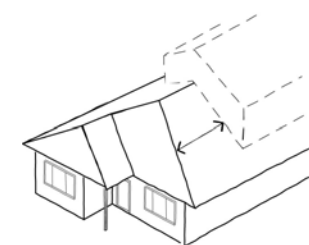


ILLUSTRATION 5



Description of Existing Character

This precinct comprises a range of dwelling styles from the Postwar era, with a dominance of single storey family homes, some of which have been enlarged and renovated. In the north of the precinct there are many cream and red brick homes, with frequent second storey additions, while in the central part of the precinct the dwellings are predominantly constructed of concrete, with limited renovations and extensions. In the southern part of the precinct there is a greater mix styles, with brick, weatherboard and concrete construction present. While infill development of units and townhouses has occurred throughout the precinct, there are still many streets that are distinct for their consistency of era of development, regular site sizes, setbacks, building styles or scale. Within each streetscape there is an established rhythm of dwelling spacing. Gardens are generally neat, with lawns and small scale planting. Low scale fencing creates a sense of openness in the streetscapes.

Community Values

- Quiet residential area.
- Trees in the streets and private gardens.
- Bike paths and rear laneways.
- Large blocks and freestanding homes.
- Detached housing with space for gardens.
- Period buildings, particularly those that have been renovated.
- Local facilities such as shopping centres, schools and entertainment.
- Nearby parklands and waterways with abundant birdlife.

Key Characteristics

Era/style of development	Postwar style dwellings, many built as public housing in similar styles. This includes 1950s weatherboard, concrete or render and 1960s red or cream brick. Some of the original buildings have been extended with an additional storey, particularly in the north of the precinct. Infill development has occurred throughout the area in the form of contemporary styled dwellings, most of which are unit developments and townhouses.
Materials	Mixed brick and timber, and rendered concrete in the public housing areas. One of these materials predominates in some streetscapes. Roofs are generally concrete tile in various colours.
Position on site	Front setbacks are generally between 5 & 7 metres and side setbacks between 1 & 3 metres. Some streetscapes of public housing have varied setbacks between 5 & 9 metres. Some recent dual occupancies have reduced setbacks, particularly on corner allotments. There are some examples of unit developments that have two buildings to the original property frontage.
Height	Dwellings are generally single storey, although there are second storey additions to some, particularly in the north, and recent double storey buildings.
Building shape	Building form is frequently 'L' shaped with a projecting room. Some of the red brick dwellings have a rectangular plan shape, and are often dual occupancy.
Roof form	Roofs are both hipped and gabled. Roof pitches are low and eaves are small and boxed.
Vehicle access & storage	Side driveways are generally provided
Front boundary	Front fences are consistently low and sometimes not provided, particularly in housing estates.
Garden style	Front gardens are generally low maintenance with minimal substantial planting. Vegetation is mostly exotic with medium sized trees and shrubs set in lawn.
Other Characteristics	
Topography	The land is generally flat.
Subdivision pattern	Site sizes vary from approximately 550 - 850 sqm., with a grid subdivision pattern.
Street trees	Medium height street trees, usually Prunus, Paper bark or Queensland Brush Box, are planted throughout the area.
Kerbs and channel	Kerbs and channels are predominantly concrete
Footpaths/nature strips	Footpaths are 1 metre wide concrete, and 1 metre nature strips are standard throughout the area. Wider nature strips of 2-3 metres are provided in most streets in the southern part of the Precinct.
Landmarks	Northland Shopping Centre, Summerhill Village Shopping Centre, primary and secondary schools, Darebin creek and parklands, occasional distant city views.

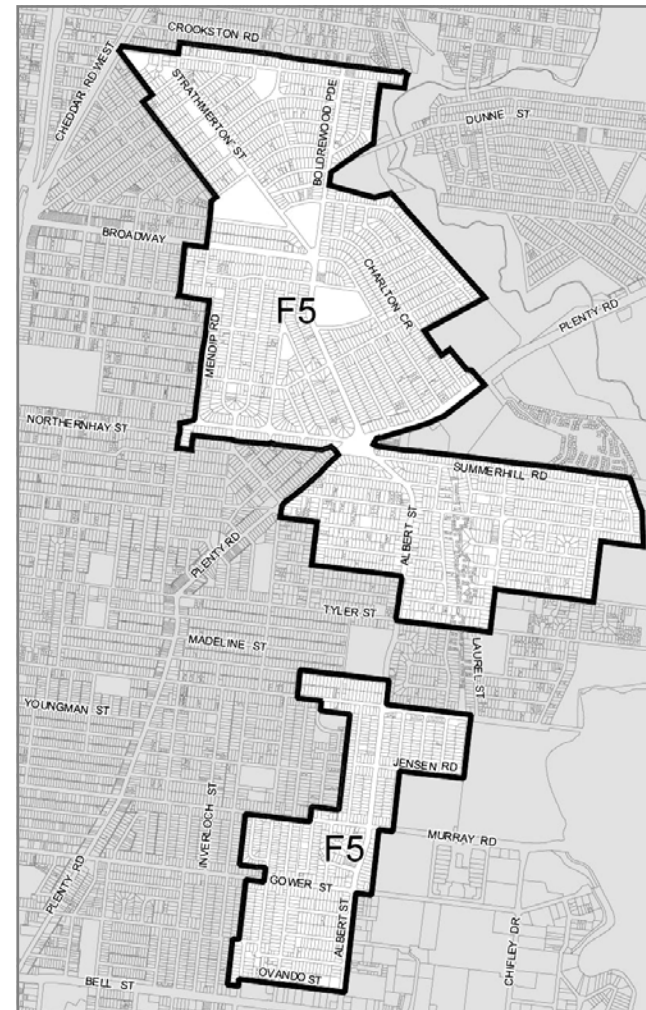
Preferred Character Statement

The residential character of this area will be gradually improved with the renovation of older Postwar homes and the addition of new dwellings and landscaping. In parts of the area, the existing character may be changed over time and a new character created. There are opportunities to introduce well designed, contemporary architectural styles that adopt the established front and side setbacks to ensure consistency of dwelling spacing and adequate garden areas. In addition to sympathetic building form and siting, new development will use materials and colours that blend in with the predominant character of the streetscape, ensuring that incremental change does not conflict with the existing character. Additional planting of substantial vegetation in private gardens and street reserves will eventually give the streetscapes a more leafy quality. The spacious appearance of the area will be sustained by the use of low and transparent front fencing.

This will be achieved by:

- Encouraging more contemporary architectural styles in streets that have few period dwellings. These buildings must adopt the predominant scale, form and setbacks of their streetscape context, while showing design innovation.
- Retaining quality Postwar dwellings that contribute to the valued character of the area.
- Respecting the predominant height and setbacks of nearby buildings.
- Maintaining the predominant single storey scale of building frontages of the area.
- Keeping front fences medium to low height and preferably transparent.
- Ensuring that building materials and colours blend in with the predominant character of the streetscape.
- Ensuring that adequate space around dwellings is retained for planting of substantial trees and shrubs.
- Maintaining consistent frontage and side setbacks.

Precinct Map



Darebin Neighbourhood Character Study



Precinct F5



Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To maintain and strengthen the garden setting of the dwellings.	Buildings should be sited and designed to retain large, established trees where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites. Applications for new development should be accompanied by a landscape concept plan that includes retention of substantial trees and shrubs wherever possible, and provides for the planting of new vegetation. ILLUSTRATION 1	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established, healthy trees and the location of buildings on top of the root zone of trees.</i> <i>Dwellings that do not provide sufficient 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 Darebin Creek	<i>Weed species or exotic vegetation in private gardens located near creek-side environs.</i>
SITING	To provide space for front gardens.	Buildings should be set back from the front boundary a sufficient distance to accommodate a front garden.	<i>Loss of front garden space.</i>
	To ensure new development retains substantial space for landscaping.	Set new development back from side or rear boundaries to provide a generous space for landscaping. Plant trees or larger scale vegetation in open space areas. ILLUSTRATION 2	<i>Lack of rear garden space for landscaping.</i> <i>No setbacks from the rear or side boundaries.</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>
	To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use permeable driveway materials. Provide a maximum of one vehicular crossover per frontage. Provide vehicular access from a rear laneway if available. ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
HEIGHT AND BUILDING FORM	To ensure that buildings and extensions respect the predominant height and form of buildings in the streetscape.	Upper levels should be set back a substantial distance from the front façade (e.g. the distance of one room) or accommodated within roof spaces. ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</i>
MATERIALS AND DESIGN DETAIL	To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.	Articulate the form and façades of buildings through the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces. Cultural expression through colour, building details and architectural reinterpretation may be included in the design.	<i>Large, bulky buildings with unarticulated wall surfaces.</i>
	To use materials and finishes that harmonise with the Darebin Creek setting for dwellings within close proximity of the creek.	Use materials such as natural timber, stone, or brick in subdued tones and finishes that complement the creek environment and its bushland qualities. Consideration should also be given to how the materials will weather over time.	<i>Brightly coloured or highly reflective materials or finishes.</i>
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views to established gardens and dwellings.	Front fences should be appropriate to the building era or reflect the typical fencing height and style of the street. Provide a front fence that allows views through or over the fence into the front garden and to the building. ILLUSTRATION 2	<i>High, solid front fencing.</i>

ILLUSTRATION 1

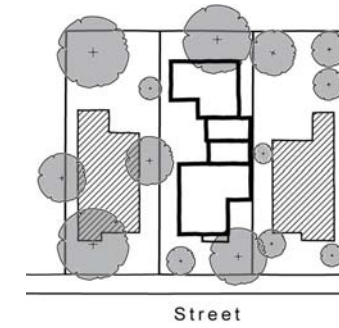


ILLUSTRATION 2

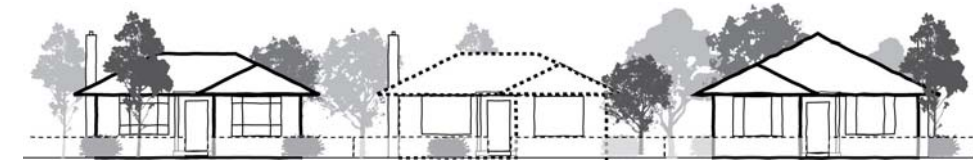


ILLUSTRATION 3

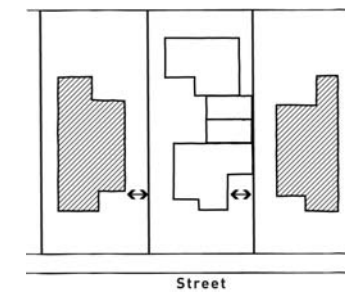


ILLUSTRATION 4

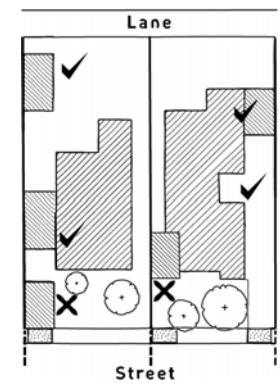
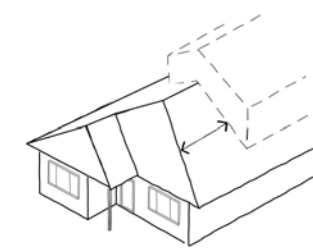


ILLUSTRATION 5



Description of Existing Character

The predominantly intact and solid Postwar style dwellings sited on larger, regular sites set the character for this precinct. The low scale, simple housing styles, consistent use of materials and form, and the spacious appearance of the area is sustained by the use of low and transparent front fencing and relatively low level gardens. Medium density infill development has occurred at a scale that is consistent with the streetscapes. The close proximity of La Trobe University, public transport and shopping facilities may result in increased pressure for development in the future.

Community Values

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

Key Characteristics

Era/style of development	Postwar style dwellings, with occasional infill buildings from later periods. Recent infill development has generally occurred in the form of medium density units and townhouses.
Materials	Mix of brick and timber, with 1950s dwellings constructed mostly from weatherboard and 1960s dwellings constructed mostly from brick. Some 1970s brown brick dwellings are also present. Roofs are generally concrete tile in various colours.
Position on site	Front setbacks are generally 7 metres and side setbacks between 1 & 3 metres.
Height	Dwellings are generally single storey.
Building shape	Building form is frequently 'L' shaped with a projecting room.
Roof form	Roof pitches are low and eaves are small and boxed.
Vehicle access & storage	Side driveways are generally provided.
Front boundary	Front fences are consistently low and sometimes not provided.
Garden style	Front gardens are a mixture of low level and more established.

Other Characteristics

Topography	The land rises gradually to the north-east.
Subdivision pattern	Site sizes are regular at 800 sqm. – 1000sq.m. and the subdivision pattern is grid.
Street trees	Medium height street trees, usually Prunus or Queensland Brush Box, are planted throughout the area.
Kerbs and channel	Kerbs and channels are concrete.
Footpaths/ nature strips	Footpaths are 1 metre wide concrete, and mostly 1 – 2 metre nature strips with some wider nature strips (3m).
Landmarks	Kingsbury Primary School, La Trobe University.

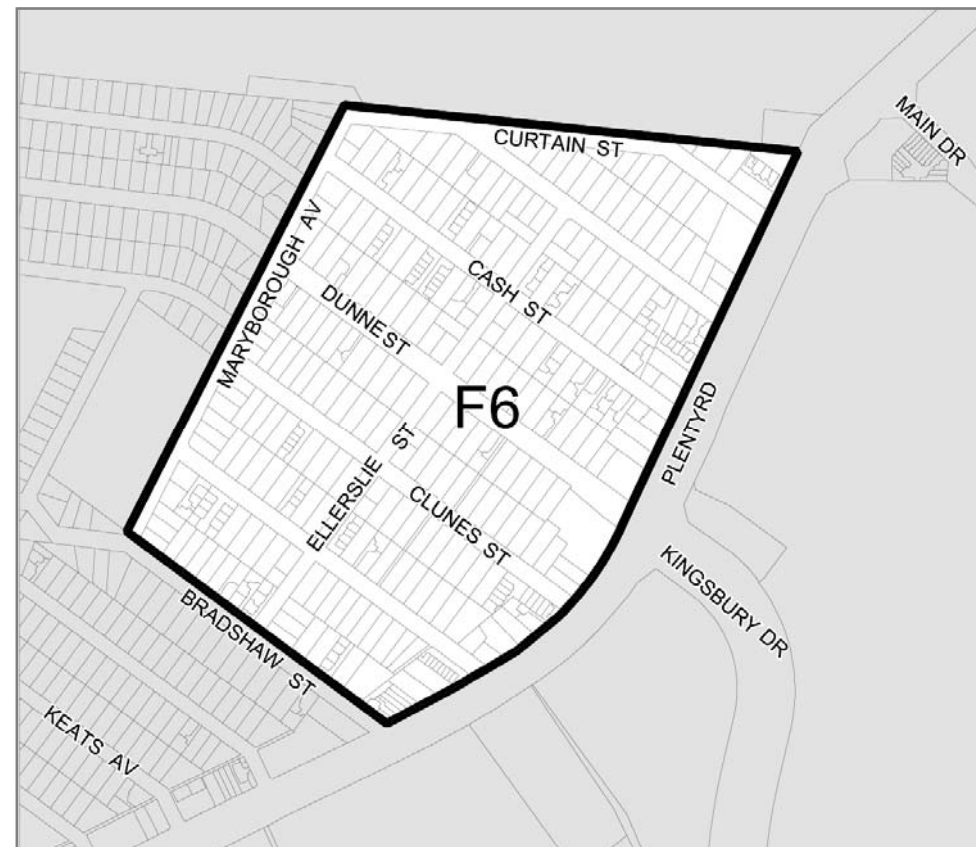
Preferred Character Statement

Over time, this area will be gradually improved with the renovation and extension of older Postwar homes and the addition of new dwellings and landscaping. There are opportunities to introduce well designed, contemporary architectural styles that adopt the established front and side setbacks to ensure consistency of dwelling spacing and adequate garden areas. Additional planting of substantial vegetation in private gardens and street reserves will eventually give the streetscapes a more leafy quality. The spacious appearance of the area will be sustained by retaining low and transparent front fencing.

This will be achieved by:

- Designing new dwellings that interpret elements of the Postwar 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.
- Ensuring new dwellings accord with the predominant front and side setbacks of nearby buildings.
- Ensuring that adequate space around dwellings is retained for planting of substantial trees and shrubs.
- Keeping front fences low and preferably permeable.
- 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 F6



Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To maintain and strengthen the garden setting of the dwellings.	Buildings should be sited and designed to retain large, established trees where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites. Applications for new development should be accompanied by a landscape concept plan that includes retention of substantial trees and shrubs wherever possible, and provides for the planting of new vegetation. ILLUSTRATION 1	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established, healthy trees and the location of buildings on top of the root zone of trees.</i> <i>Dwellings that do not provide sufficient 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 side or rear boundaries to provide a generous space for landscaping. Plant trees or larger scale vegetation in open space areas. ILLUSTRATION 2	<i>Lack of rear garden space for landscaping.</i> <i>No setbacks from the rear or side boundaries.</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>
	To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use permeable driveway materials. Provide a maximum of one vehicular crossover per frontage. Provide vehicular access from a rear laneway if available. ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
HEIGHT AND BUILDING FORM	To ensure that buildings and extensions respect the predominant height and form of buildings in the streetscape.	Upper levels should be set back a substantial distance from the front façade (e.g. the distance of one room) or accommodated within roof spaces. ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</i>
MATERIALS AND DESIGN DETAIL	To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.	Articulate the form and façades of buildings through the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces. Cultural expression through colour, building details and architectural reinterpretation may be included in the design.	<i>Large, bulky buildings with unarticulated wall surfaces.</i>
	To use materials and finishes that harmonise with the Merri Creek setting for dwellings within close proximity of the creek.	Use materials such as natural timber, stone, or brick in subdued tones and finishes that complement the creek environment and its bushland qualities. Consideration should also be given to how the materials will weather over time.	<i>Brightly coloured or highly reflective materials or finishes.</i>
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views to established gardens and dwellings.	Front fences should be appropriate to the building era or reflect the typical fencing height and style of the street. Provide a front fence that allows views through or over the fence into the front garden and to the dwelling. ILLUSTRATION 2	<i>High, solid front fencing.</i>

ILLUSTRATION 1

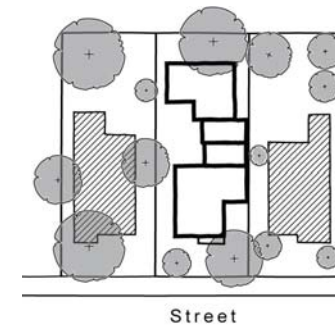


ILLUSTRATION 2

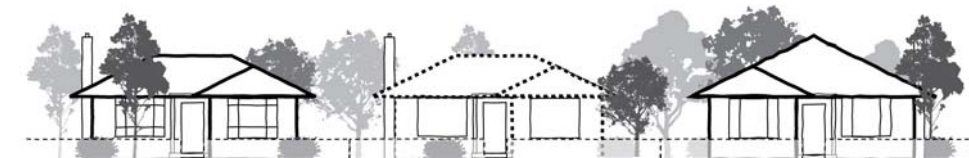


ILLUSTRATION 3

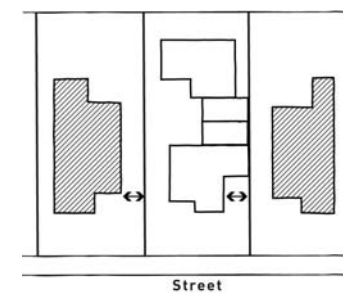


ILLUSTRATION 4

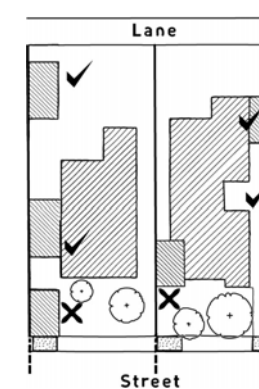
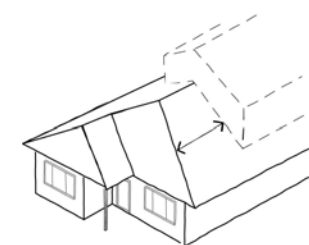


ILLUSTRATION 5



Description of Existing Character

This precinct is characterised by the solid, Postwar dwellings interspersed with modern infill development. In many streets there is a consistent character with regular site sizes, many low scale housing styles and similar materials and form that create a pleasant residential environment. At the same time, new development is designed in a range of contemporary styles and often double storey. The spacious appearance of the area is sustained by the use of low and transparent 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

Era/style of development	Postwar style dwellings, including 1950s weatherboard and 1960s brick homes, with occasional infill buildings from later periods. There are some recent unit/townhouse developments of 1-2 storeys. In Hickford Street and the northern part of Burnie Street, these are mostly 2 storeys.
Materials	Mixed brick and timber dwellings. Roofs are generally concrete tile in various colours. New development is mostly brick.
Position on site	Front setbacks are generally 7 metres (occasionally less) and side setbacks between 1 & 3 metres. Some new development has setbacks of 4-5 metres. Most frontages are around 15 metres wide, however new developments sometimes have frontage width of 5-6 metres.
Height	Dwellings are generally single storey, however there is an increasing amount of double storey buildings.
Building shape	Building form is frequently 'L' shaped with a projecting room.
Roof form	Roof forms are mostly hipped with low pitches and eaves are small and boxed.
Vehicle access & storage	Side driveways are generally provided.
Front boundary	Front fences are consistently low and sometimes not provided.
Garden style	Mostly low level but some more established medium scale planting in parts.

Other Characteristics

Topography	The land rises gradually to the north-east.
Subdivision pattern	Site sizes are regular at 800 sqm. – 1000sq.m. and the subdivision pattern is grid.
Street trees	Medium height street trees, usually prunus or Queensland Brush Box, are planted throughout the area. Also, Paper Bark and recently planted streets of Crepe Myrtle.
Kerbs and channel	Kerbs and channels are concrete.
Footpaths/nature strips	Footpaths are 1 metre wide concrete, and 2-3 metre nature strips are standard throughout the area.
Landmarks	Johnson Street shops, Keon Park station and primary school.

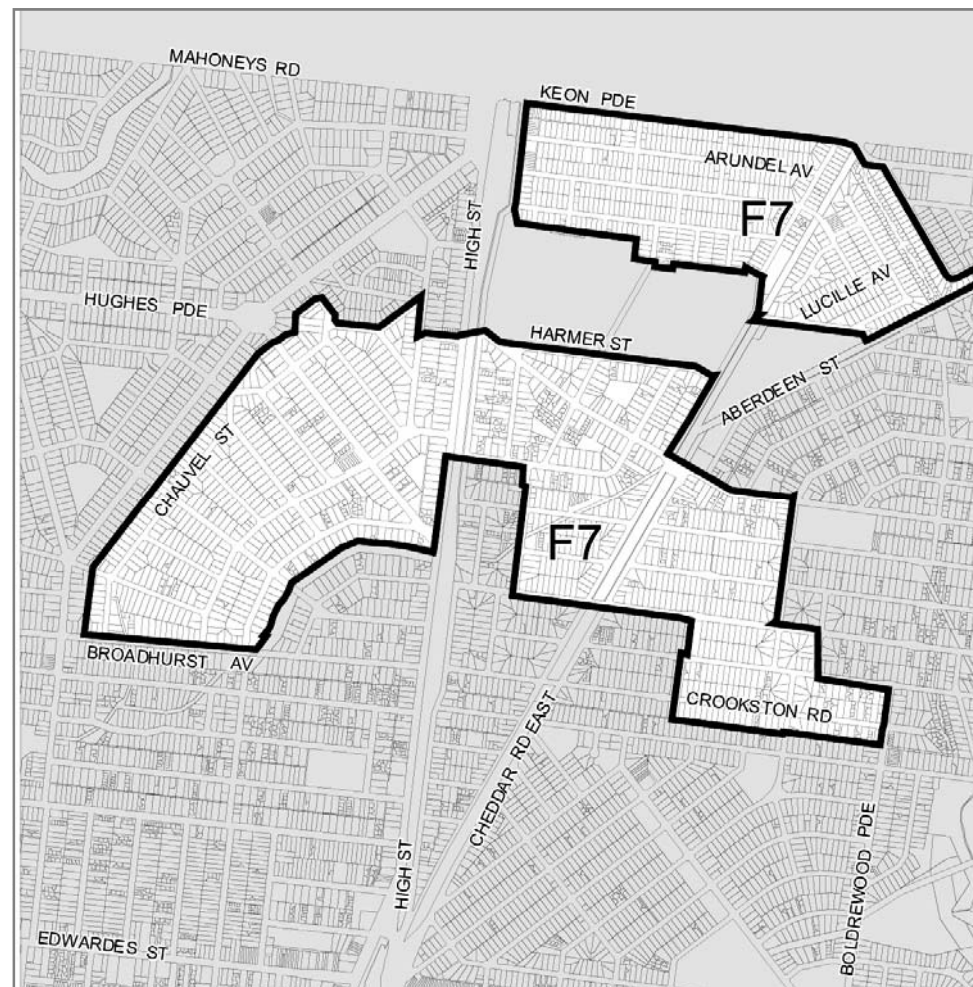
Preferred Character Statement

The established residential character of this area will be retained and enhanced. New dwellings will adopt the same front and side setbacks of the area to ensure consistency of dwelling spacing and adequate garden area around buildings for planting of substantial vegetation. Older, Postwar style dwellings will be renovated, or well designed new dwellings will be constructed in a way that complements existing buildings. Additional planting in private gardens will improve the landscape quality of the streetscapes.

This will be achieved by:

- Designing new dwellings that interpret elements of the Postwar era in a contemporary manner, while respecting existing period architecture.
- Maintaining the predominant single storey scale of building frontages of the area. Second storey additions at the rear must be designed to have minimal impact upon the streetscape.
- Respecting the predominant front and side setbacks of nearby buildings.
- Maintaining the spacious feel to the area, achieved by large site sizes, generous front and side setbacks and wide nature strips.
- Keeping front fences low and preferably transparent.
- Encouraging additional planting in all gardens across the precinct. In smaller gardens, selecting species that are appropriate to small planting areas.
- Ensuring that adequate space around dwellings is retained for planting of substantial trees and shrubs.

Precinct Map



Darebin Neighbourhood Character Study



Precinct F7



Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To maintain and strengthen the garden setting of the dwellings.	Buildings should be sited and designed to retain large, established trees where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites. Applications for new development should be accompanied by a landscape concept plan that includes retention of substantial trees and shrubs wherever possible, and provides for the planting of new vegetation. ILLUSTRATION 1	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established, healthy trees and the location of buildings on top of the root zone of trees.</i> <i>Dwellings that do not provide sufficient 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 side or rear boundaries to provide a generous space for landscaping. Plant trees or larger scale vegetation in open space areas. ILLUSTRATION 2	<i>Lack of rear garden space for landscaping.</i> <i>No setbacks from the rear or side boundaries.</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>
	To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use permeable driveway materials. Provide a maximum of one vehicular crossover per frontage. Provide vehicular access from a rear laneway if available. ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
HEIGHT AND BUILDING FORM	To ensure that buildings and extensions respect the predominant height and form of buildings in the streetscape.	Upper levels should be set back a substantial distance from the front façade (e.g. the distance of one room) or accommodated within roof spaces. ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</i>
MATERIALS AND DESIGN DETAIL	To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.	Articulate the form and façades of buildings through the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces. Cultural expression through colour, building details and architectural reinterpretation may be included in the design.	<i>Large, bulky buildings with unarticulated wall surfaces.</i>
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views to established gardens and dwellings.	Front fences should be appropriate to the building era or reflect the typical fencing height and style of the street. Provide a front fence that allows views through or over the fence into the front garden and to the dwelling. ILLUSTRATION 2	<i>High, solid front fencing.</i>

ILLUSTRATION 1

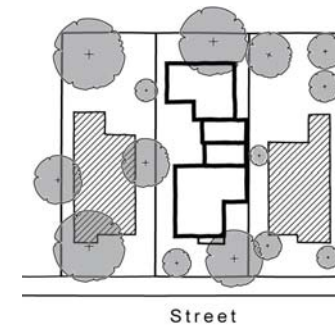


ILLUSTRATION 2

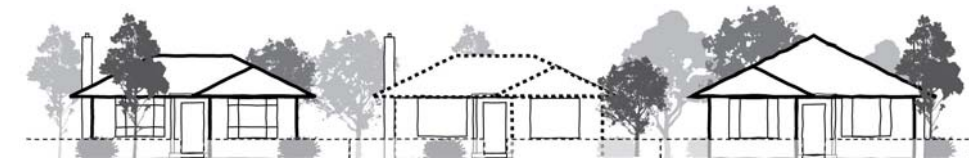


ILLUSTRATION 3

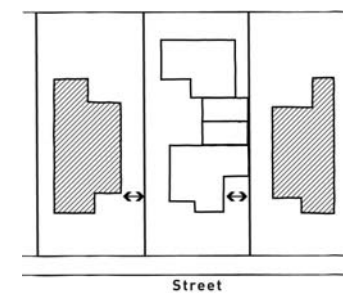


ILLUSTRATION 4

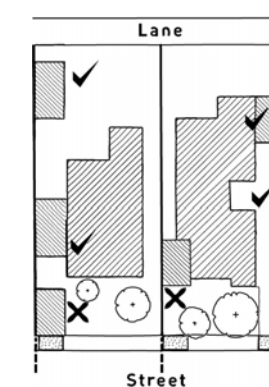
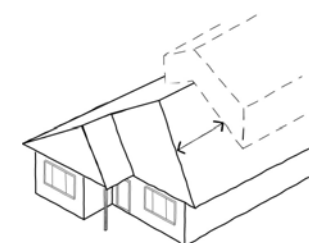


ILLUSTRATION 5



Description of Existing Character

Relatively solid, intact Postwar dwellings from the 1950s and 1960s predominate in this area, with some recent infill development mostly from the 1990s. The grid street layout allows for regular lot sizes and a consistent low scale character, which has generally been maintained in new development. This low scale of development combined with the consistency of materials and building form and the use of low or transparent fencing or absence of front fencing helps to create a pleasant residential environment. Some streets comprise of dwellings with an identical or particularly consistent character or plan form, with a regular pattern of front and side setbacks, roof forms and materials. In addition, the character of the area is influenced by the Merri Creek and Edgars Creek corridors, and the industrial interface to the west.

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

Era/style of development	Postwar style dwellings, predominantly 1960s brick and 1950s weatherboard, with occasional infill buildings from later periods, mostly the 1990s.
Materials	Mixed brick and timber dwellings. Roofs are generally concrete tile in various colours.
Position on site	Front setbacks are generally 7 metres and side setbacks between 1 & 3 metres.
Height	Dwellings are generally single storey.
Building shape	Building form is frequently 'L' shaped with a projecting room. Some streetscapes contain houses identical in plan form and appearance, e.g. Ida Court (1960s brick with banding) and Kolverne St (1950s weatherboard).
Roof form	Roof pitches are low and eaves are small and boxed. Roofs are hipped.
Vehicle access & storage	Side driveways are generally provided.
Front boundary	Front fences are consistently low, usually brick, with some picket fences. Sometimes fences are not provided. Front gardens are a mixture of low level and more established.
Garden style	Gardens comprise mostly exotic vegetation, with lawn, shrubs and small-medium canopy trees.

Other Characteristics

Topography	The land is flat to undulating.
Subdivision pattern	Site sizes vary between 600 – 700 sqm. in the west to larger lots of up to 1300 sqm. in the east. The subdivision pattern is grid.
Street trees	Medium height street trees, usually prunus, paper bark or Queensland brush box, are planted throughout the area.
Kerbs and channel	Kerbs and channels are concrete.
Footpaths/nature strips	Footpaths are 1 metre wide concrete, and 1 – 2 metre nature strips are standard throughout the area.
Landmarks	Creek corridors (Merri Creek, Edgars Creek)

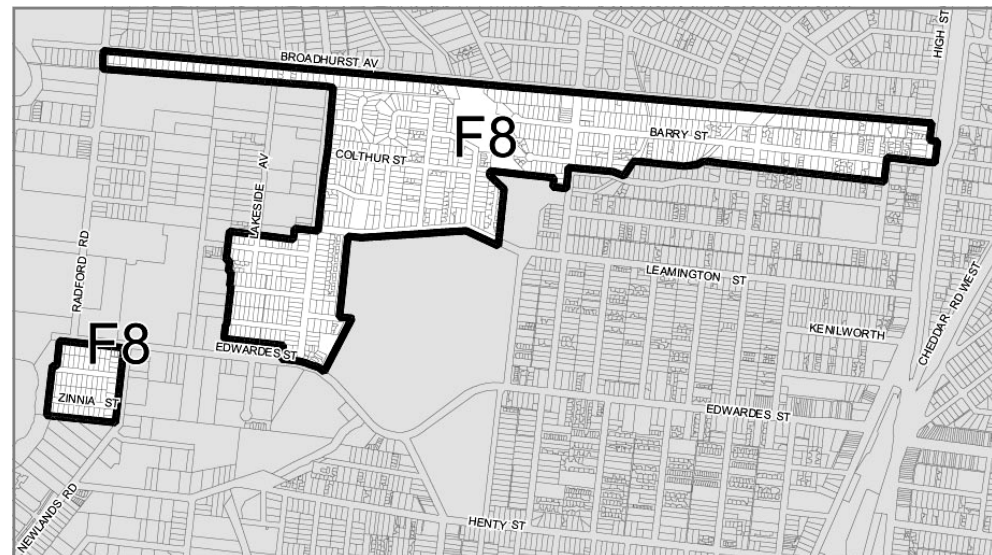
Preferred Character Statement

The established residential character of this area will be retained and enhanced. New development will provide consistent front and side setbacks, ensuring that adequate landscaping is provided around dwellings to soften the built form. Older, Postwar style dwellings will be renovated, and well designed new dwellings and extensions will be constructed in a way that complements existing buildings and the character and rhythm of the streetscape, particularly where there is a high degree of consistency in the form, scale or siting of buildings. Additional planting in private gardens will improve the landscape quality of the streetscapes. Properties within close proximity to the Merri and Edgars Creeks and wetlands will incorporate native species into private gardens and where possible, dwellings will address these public open spaces.

This will be achieved by:

- Designing new dwellings that interpret elements of the Postwar era in a contemporary manner, while respecting existing period architecture.
- Respecting the predominant height and 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.
- Maintaining the spacious feel to the area, achieved by large site sizes, generous front and side setbacks and wide nature strips.
- Keeping front fences low and preferably transparent.
- Encouraging additional planting in all gardens across the precinct.
- In proximity to the Merri Creek, Edgars Creek and Edwardes Lake Park, encouraging selection of native species for private gardens and street planting.

Precinct Map



Darebin Neighbourhood Character Study



Precinct F8



Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To maintain and strengthen the garden setting of the dwellings.	Buildings should be sited and designed to retain large, established trees where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites. Applications for new development should be accompanied by a landscape concept plan that includes retention of substantial trees and shrubs wherever possible, and provides for the planting of new vegetation. ILLUSTRATION 1	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established, healthy trees and the location of buildings on top of the root zone of trees.</i> <i>Dwellings that do not provide sufficient setbacks to accommodate trees.</i>
	To integrate garden settings with creek-side and wetland environs.	Select native species for private gardens and street planting in areas close to the Merri Creek, the Edgars Creek Wetlands and Edwardes Lake Park.	<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 side or rear boundaries to provide a generous space for landscaping. Plant trees or larger scale vegetation in open space areas. ILLUSTRATION 2	<i>Lack of rear garden space for landscaping.</i> <i>No setbacks from the rear or side boundaries.</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>
	To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use permeable driveway materials. Provide a maximum of one vehicular crossover per frontage. Provide vehicular access from a rear laneway if available. ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
HEIGHT AND BUILDING FORM	To ensure that buildings and extensions respect the predominant height and form of buildings in the streetscape.	Upper levels should be set back a substantial distance from the front façade (e.g. the distance of one room) or accommodated within roof spaces. ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</i>
MATERIALS AND DESIGN DETAIL	To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.	Articulate the form and façades of buildings through the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces. Cultural expression through colour, building details and architectural reinterpretation may be included in the design.	<i>Large, bulky buildings with unarticulated wall surfaces.</i>
	To use materials and finishes that harmonise with the Merri and Edgars Creek settings for dwellings within close proximity of the creeks.	Use materials such as natural timber, stone, or brick in subdued tones and finishes that complement the creek environment and its bushland qualities. Consideration should also be given to how the materials will weather over time.	<i>Brightly coloured or highly reflective materials or finishes.</i>
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views to established gardens and dwellings.	Front fences should be appropriate to the building era or reflect the typical fencing height and style of the street. Provide a front fence that allows views through or over the fence into the front garden and to the dwelling. ILLUSTRATION 2	<i>High, solid front fencing.</i>

ILLUSTRATION 1

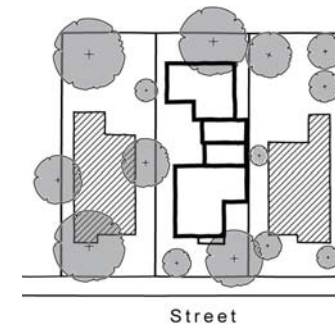


ILLUSTRATION 2

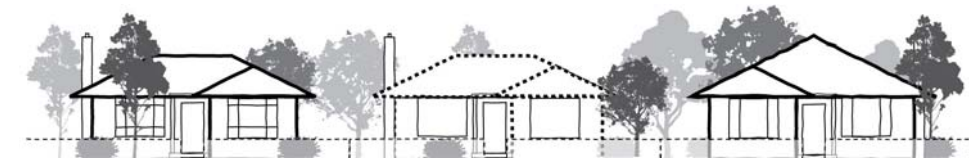


ILLUSTRATION 3

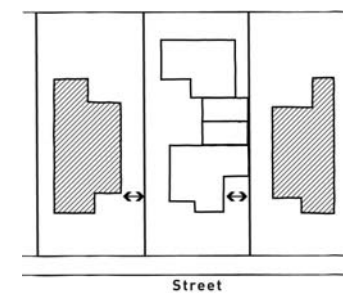


ILLUSTRATION 4

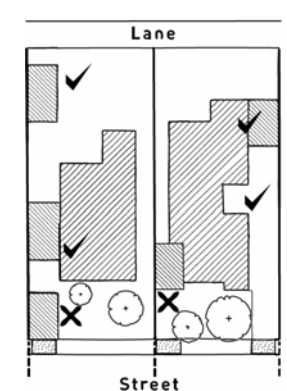
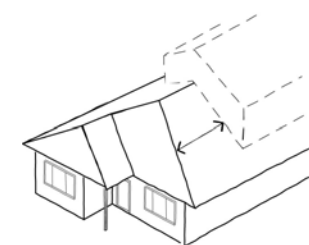


ILLUSTRATION 5



Description of Existing Character

The character of the area is dominated by simple early to late Postwar style dwellings, which are predominantly intact and appear solid and well kept. The regular site sizes and the consistent low scale housing styles and form create a pleasant residential environment. In some areas, particularly the housing estate in the south west of the precinct, the housing style is very consistent to identical, creating repeated patterns of setback and spacing. These areas can be particularly vulnerable to inappropriate development. The spacious appearance of the area is enhanced by the use of low and transparent front fencing. Recent infill development and extensions are often large scale, and frequently utilise reproduction styles which are inconsistent with the streetscape context. Some lower scale medium density infill development is also present.

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

Era/style of development	Early to late Postwar style dwellings, with predominantly 1950s weatherboard and occasional 1960s pockets and infill buildings from later periods. There is a highly consistent public housing estate from the immediate Postwar period located in the south west of the Precinct, of clinker brick construction. There are occasional Inter war buildings, usually Californian Bungalow style, in the northern part of the Precinct. Recent infill development is limited, although where it is seen it is commonly large scale, reproduction styles (Victorian and Edwardian), in addition to some medium density housing.
Materials	Generally mixed brick and timber dwellings. There are areas where cream or pink brick predominates. The housing estate in the south is consistently clinker brick. Roofs are generally concrete tile in various colours, including brown, grey and red-black.
Position on site	Front setbacks are generally 5 - 7 metres and side setbacks between 1 & 3 metres, except in some infill development which has smaller setbacks.
Height	Dwellings are generally single storey, and some have been extended with a second storey. Some newer developments are two storey. Where new two storey development is present, it is often dominant in the streetscape context.
Building shape	Building form is frequently 'L' shaped with a projecting room in 1950s development or double fronted in other eras. The southern housing estate is entirely semi-detached dwellings.
Roof form	Roofs are generally hipped (with some gables), pitches are low and eaves are small and boxed.
Vehicle access & storage	Side driveways are generally provided.
Front boundary	Front fences are consistently low, with some medium height wire fences especially in immediate Postwar styles, and sometimes fences are not provided.
Garden style	Front gardens are usually low level/maintenance, with lawn, shrubs and very few canopy trees (mostly exotic species).

Other Characteristics

Topography	The land is hilly around the Edwardes Lake area in the north and flat to undulating in the remainder.
Subdivision pattern	Site sizes are regular in size, generally varying between 800 - 900 sqm.. The subdivision pattern is grid, modified along Edgars Creek.
Street trees	Medium height street trees, usually prunus, paper bark, Queensland brush box or eucalypt, are planted throughout the area.
Kerbs and channel	Kerbs and channels are concrete.
Footpaths/nature strips	Footpaths are 1 metre wide concrete, and 2 - 3 metre nature strips are standard throughout the area.
Landmarks	Edwardes Lake, Edgars Creek, Crispe Park, Newlands and Reservoir West primary schools, Kodak factory and tower.

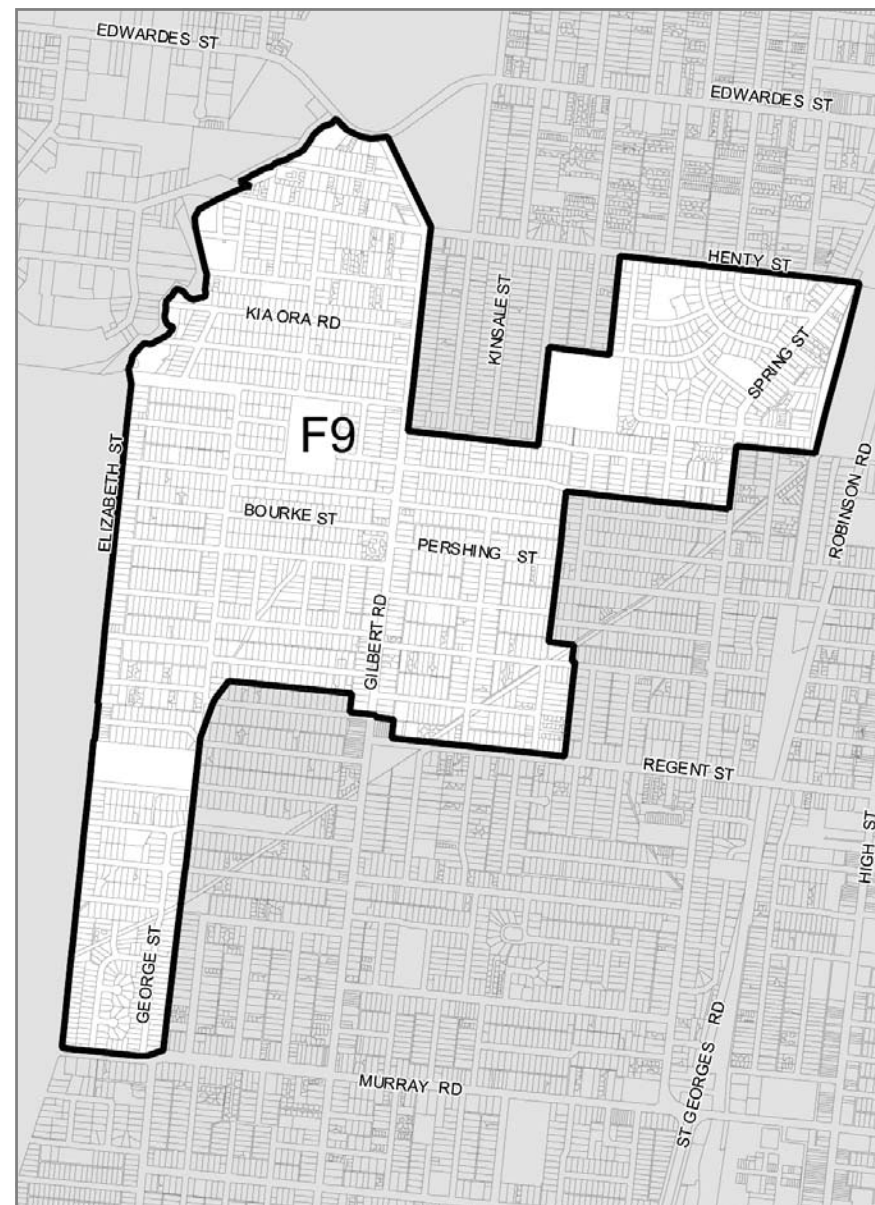
Preferred Character Statement

The established residential character of this area will be retained and enhanced. New development will provide consistent front and side setbacks, ensuring that adequate space is provided around dwellings for landscaping. Older, Postwar style dwellings will be renovated, and well designed new dwellings and extensions will be constructed in a way that complements existing buildings and the character and rhythm of the streetscape. Additional planting in private gardens will improve the landscape quality of the streetscapes.

This will be achieved by:

- Designing new dwellings that interpret elements of the Postwar era in a contemporary manner, while respecting existing period architecture.
- Respecting the predominant height and 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.
- Maintaining the spacious feel to the area, achieved by large site sizes, generous front and side setbacks and wide nature strips.
- Keeping front fences low and preferably transparent.
- Encouraging additional planting in all gardens across the precinct.

Precinct Map



Darebin Neighbourhood Character Study



Precinct F9



Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To maintain and strengthen the garden setting of the dwellings.	Buildings should be sited and designed to retain large, established trees where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites. Applications for new development should be accompanied by a landscape concept plan that includes retention of substantial trees and shrubs wherever possible, and provides for the planting of new vegetation. ILLUSTRATION 1	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established, healthy trees and the location of buildings on top of the root zone of trees.</i> <i>Dwellings that do not provide sufficient 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 Edgars Creek and Edwardes Lake Park.	<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 side or rear boundaries to provide a generous space for landscaping. Plant trees or larger scale vegetation in open space areas. ILLUSTRATION 2	<i>Lack of rear garden space for landscaping.</i> <i>No setbacks from the rear or side boundaries.</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>
	To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use permeable driveway materials. Provide a maximum of one vehicular crossover per frontage. Provide vehicular access from a rear laneway if available. ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
HEIGHT AND BUILDING FORM	To ensure that buildings and extensions respect the predominant height and form of buildings in the streetscape.	Upper levels should be set back a substantial distance from the front façade (e.g. the distance of one room) or accommodated within roof spaces. ILLUSTRATION 5	<i>Buildings that are out of scale with adjoining buildings or that appear to dominate the streetscape.</i>
MATERIALS AND DESIGN DETAIL	To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.	Articulate the form and façades of buildings through the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces. 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>
	To use materials and finishes that harmonise with the Edgars Creek setting for dwellings within close proximity of the creek.	Use materials such as natural timber, stone, or brick in subdued tones and finishes that complement the creek environment and its bushland qualities. Consideration should also be given to how the materials will weather over time.	<i>Brightly coloured or highly reflective materials or finishes.</i>
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views to established gardens and dwellings.	Front fences should be appropriate to the building era or reflect the typical fencing height and style of the street. Provide a front fence that allows views through or over the fence into the front garden and to the dwelling. ILLUSTRATION 2	<i>High, solid front fencing.</i>

ILLUSTRATION 1

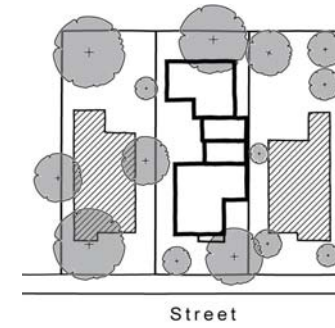


ILLUSTRATION 2

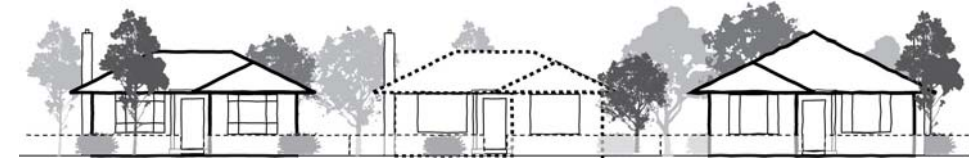


ILLUSTRATION 3

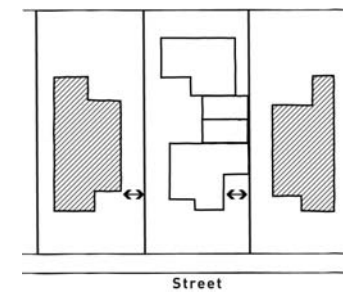


ILLUSTRATION 4

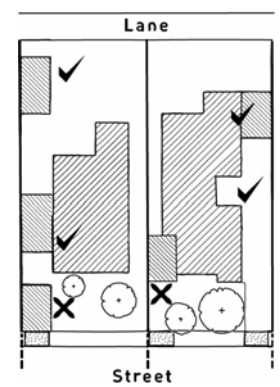


ILLUSTRATION 5

