

Description of Existing Character

Large, often attached, two storey dwellings in a variety of reproduction styles set the character for this precinct. Buildings occupy a large proportion of the allotment, and off-street parking is provided, with garages incorporated into the design of the dwellings. Gardens are generally low level with few canopy trees, and some are not yet established. Over time, the precinct will be improved with further landscaping and the growth of canopy trees. This will soften the built form and help to integrate the development with the adjoining Merri Creek and the surrounding residential area, which is more established.

Community Values

- Quiet residential area with family homes.
- Nearby parklands and waterways with abundant birdlife.
- Bike paths and good access to transport.
- Local facilities such as vibrant shopping centres, schools and entertainment.
- Mixed housing styles in appropriate locations.
- Consistency of building scale and setback.

Key Characteristics

Era/style of development	Mid – late 1990’s, various styles, most with semi – reproduction or period detailing. Only one example of contemporary design.
Materials	Generally brick or render, with a variety of tile roofs.
Position on site	Front setbacks frequently vary between 3 & 6 metres and side setbacks between 0 & 3 metres.
Height	Dwellings are all two storey.
Building shape	Building form varies, but usually articulated. Numerous dwellings are attached.
Roof form	Various styles, with many not visible (hidden behind parapets).
Vehicle access & storage	Lock up garages are generally designed within the building form.
Front boundary	Front fences generally not provided.
Garden style	Gardens are low level or not established.

Other Characteristics

Topography	The land slopes gently down to Merri Creek.
Subdivision pattern	Site sizes vary between 300 sq.m. and 500 sq.m., and the subdivision pattern is generally curvilinear.
Street trees	There are no street trees.
Kerbs and channel	Kerbs and channels are generally rollover concrete.
Footpaths/nature strips	Footpaths are often provided on only one side of the street and formal nature strips are generally provided.
Landmarks	Merri Creek.

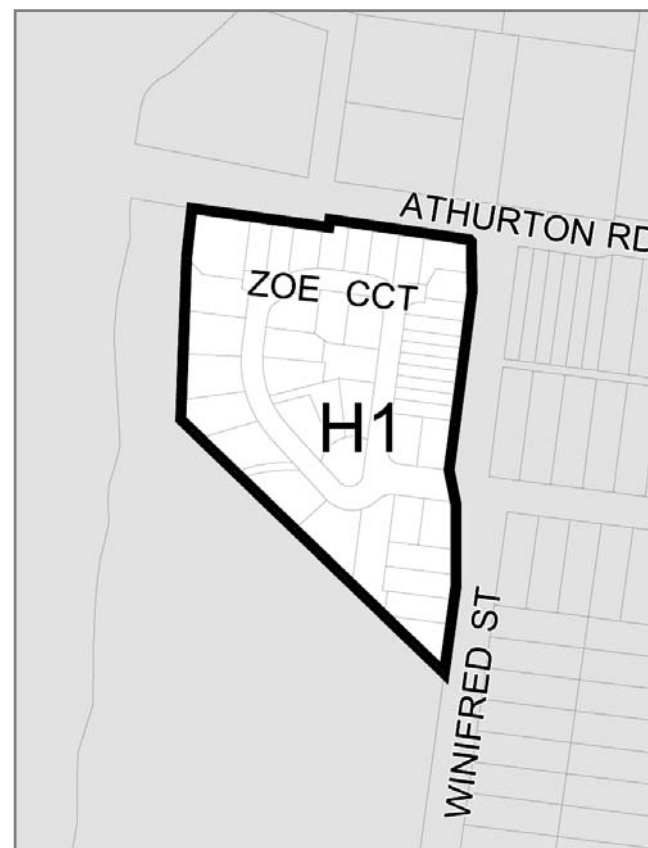
Preferred Character Statement

The setting of the precinct will be improved through increased landscaping and canopy trees around dwellings to achieve a better sense of continuity with the surrounding residential areas. The open feeling in the streetscape will be preserved by retaining the lack of front fencing. The residents will take advantage of the position adjacent to the Merri Creek, creating improved views between dwellings and the corridor, such as through the use of transparent front or back fencing adjoining the creek. Private gardens will incorporate indigenous and native species to reflect the natural creek environment, and help to blend the development into the creek landscape.

This will be achieved by:

- Ensuring that adequate space around dwellings is retained for planting of substantial trees and shrubs.
- 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.
- Maintaining open front gardens with no front fences.
- Ensuring dwellings are integrated with the open space and creek systems and provide for clear views between public and private areas through the use of visually open fencing.
- In proximity to the Merri Creek, encouraging selection of native species for private gardens and street planting in proximity to the Merri Creek.

Precinct Map



Darebin Neighbourhood Character Study



Precinct H1



Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To enhance the landscape quality of the area.	Buildings should be sited and designed to retain large, established trees where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites. Applications for new development should be accompanied by a landscape concept plan that includes retention of substantial trees and shrubs wherever possible, and provides for the planting of new vegetation. ILLUSTRATION 1	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established, healthy trees, and the location of buildings on top of the root zone of trees.</i> <i>Dwellings that do not provide sufficient 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 space for landscaping.	Set new development back from the side or rear boundaries so that adequate space is maintained for landscaping. Planting of canopy trees and shrubs is encouraged. ILLUSTRATION 2	<i>Lack of garden space for landscaping.</i> <i>No setback from the rear boundary.</i>
	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.	Buildings should be set back from the side boundaries in accordance with the predominant setback pattern in the street. Where a new development is proposed to be sited on one side boundary, the section of the building on the boundary should be set back further than the facade of the building to create the appearance of space between buildings. ILLUSTRATION 3	<i>Boundary to boundary development in streetscapes where a detached style predominates.</i> <i>No reflection of the predominant side boundary setback pattern.</i> <i>Lack of garden space for landscaping.</i>
	To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use permeable driveway materials. Provide a maximum of one vehicular crossover per frontage. Provide vehicular access from a rear laneway if available. ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
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 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. In streets where front fencing is predominantly absent, provide an open frontage. ILLUSTRATION 2	<i>High, solid front fencing.</i>

ILLUSTRATION 1

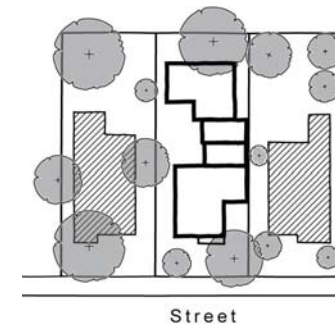


ILLUSTRATION 2



ILLUSTRATION 3

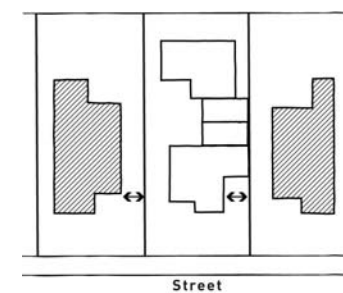
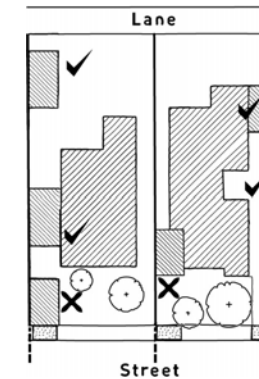


ILLUSTRATION 4



Description of Existing Character

This precinct is characterised by large brick and render dwellings set in winding, landscaped streets. The buildings are often of a two storey scale with semi-reproduction or period detailing. Both detached dwellings and attached terrace style dwellings are present. The dwellings are set within the context of the adjoining golf course, wildlife reserve and small lake. The road layout enables development to front each of these spaces, providing a pleasant outlook for residents, and public access to views. Street tree planting of native species draws the themes from these adjoining areas through the development, and the original conifer wind rows within and outside the precinct provide for the interpretation of past land uses. Further planting within private gardens can assist in consolidating this character, and help to soften the built form.

Community Values

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

Key Characteristics

Era/style of development	Mid – late 1990’s, various styles, including some semi – reproduction or period detailing.
Materials	Generally brick or render, with a variety of tile roofs and some corrugated iron.
Position on site	Front setbacks frequently vary between 3 & 6 metres and side setbacks between 1 & 3 metres. Two rows of terrace dwellings have no side setbacks and front onto public open space.
Height	Dwellings are often two storey.
Building shape	Building form varies, but usually articulated.
Roof form	Predominantly hip and gable roofs, usually with small boxed eaves or no eaves.
Vehicle access & storage	Lock up garages are often prominent and set forward of dwellings, or designed within the building form.
Front boundary	Front fences are often not provided, or are generally 1 – 1.2 m. and permeable.
Garden style	Gardens are low level and are becoming more established, although there are very few canopy trees within private gardens.

Other Characteristics

Topography	The land is gently undulating and slopes down towards the wildlife reserve to the south.
Subdivision pattern	Site sizes vary between 300 sq.m. and 500 sq.m., and the subdivision pattern is generally curvilinear.
Street trees	A mix of native street trees, becoming established.
Kerbs and channel	Kerbs and channels are generally rollover concrete.
Footpaths/nature strips	Footpaths are often provided on only one side of the street and formal nature strips are generally provided.
Landmarks	Strathallan Golf Course, La Trobe University Wildlife Reserve.

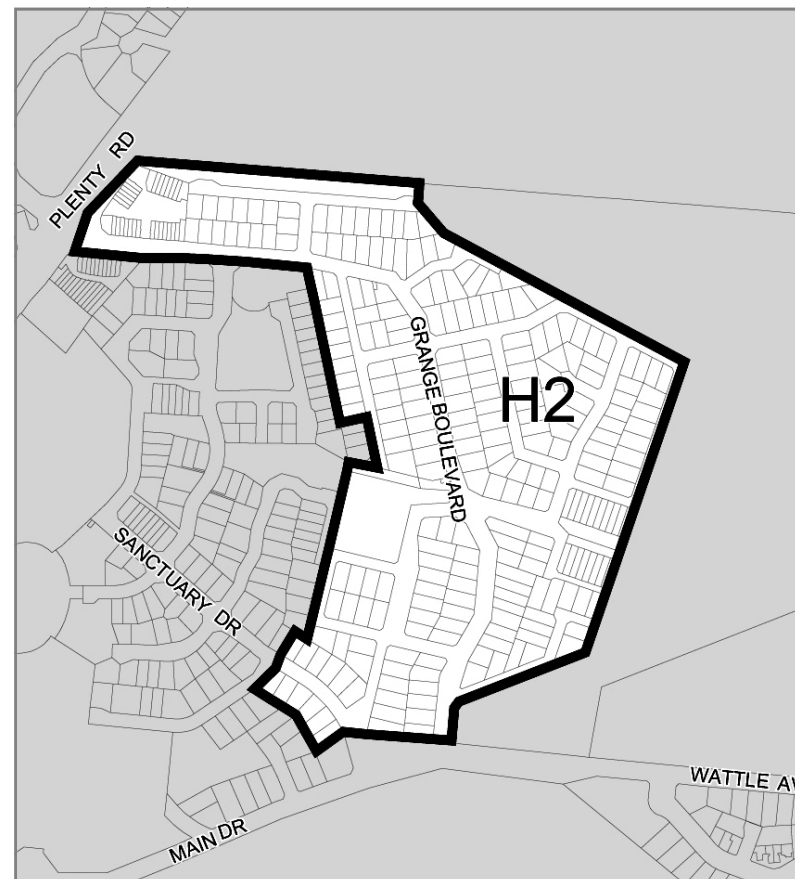
Preferred Character Statement

The setting of the precinct will be improved through increased landscaping and canopy trees in private gardens, particularly indigenous and native species. Planting in private gardens will reflect the street tree planting throughout the precinct and the remnant vegetation in the adjoining wildlife reserve and in the new subdivision of Lancaster Gate. The openness of the streetscape will be preserved by retaining either a lack of front fencing or front fencing that allows views to the gardens and dwellings.

This will be achieved by:

- Ensuring that adequate space around dwellings is retained for planting of canopy trees and shrubs.
- Maintaining open front gardens with no front fences or low and transparent fences.
- 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.
- Planting indigenous or native vegetation, particularly in gardens adjoining or opposite the wildlife reserve and golf course.

Precinct Map



Darebin Neighbourhood Character Study



Precinct H2



Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To enhance the landscape quality of the area.	Buildings should be sited and designed to retain large, established trees where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites. Applications for new development should be accompanied by a landscape concept plan that includes retention of substantial trees and shrubs wherever possible, and provides for the planting of new vegetation. ILLUSTRATION 1	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established, healthy trees, and the location of buildings on top of the root zone of trees.</i> <i>Dwellings that do not provide sufficient setbacks to accommodate trees.</i>
	To reflect the native parklands and grasslands of nearby Bundoora Park in the gardens of surrounding properties.	Utilise native species for private gardens adjacent to the park and for nearby street planting.	<i>Weed species or exotic vegetation in private gardens located near native parklands.</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 space for landscaping.	Set new development back from the side or rear boundaries so that adequate space is maintained for landscaping. Planting of canopy trees and shrubs is encouraged. ILLUSTRATION 2	<i>Lack of garden space for landscaping.</i> <i>No setback from the rear boundary.</i>
	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.	Buildings should be set back from the side boundaries in accordance with the predominant setback pattern in the street. Where a new development is proposed to be sited on one side boundary, the section of the building on the boundary should be set back further than the facade of the building to create the appearance of space between buildings. ILLUSTRATION 3	<i>Boundary to boundary development in streetscapes where a detached style predominates.</i> <i>No reflection of the predominant side boundary setback pattern.</i> <i>Lack of garden space for landscaping.</i>
	To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use permeable driveway materials. Provide a maximum of one vehicular crossover per frontage. Provide vehicular access from a rear laneway if available. ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
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 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. In streets where front fencing is predominantly absent, provide an open frontage. ILLUSTRATION 2	<i>High, solid front fencing.</i>
SLOPING SITES	To ensure that new development responds to and compliments the topography where the land slopes up towards Mt Cooper. To minimise excavation and site erosion.	Buildings and other development should follow the topography of the site or minimise their impact on the natural slope of the site. ILLUSTRATION 5	<i>Major excavation works to accommodate appurtenances.</i> <i>Large sealed areas.</i> <i>Large retaining walls.</i>

ILLUSTRATION 1

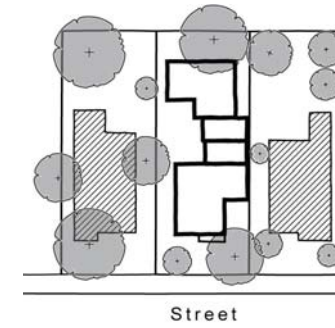


ILLUSTRATION 2



ILLUSTRATION 3

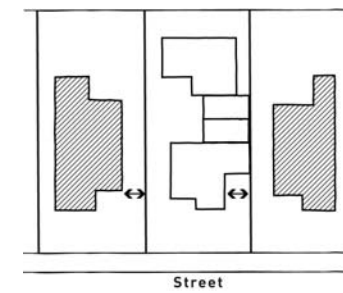


ILLUSTRATION 4

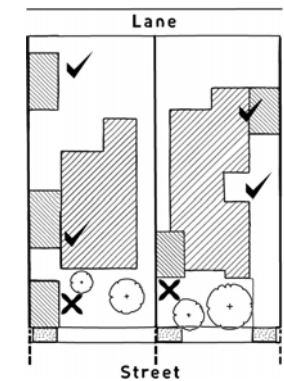


ILLUSTRATION 5



Description of Existing Character

Medium and larger scale dwellings, of either one or two storey scale, predominate in this precinct. North of Hughes Parade buildings often have a grand appearance, with large scale windows and architectural features. Buildings are constructed of brick or render, with semi-reproduction or period detailing. Boundary to boundary development is common, with small side setbacks where these are provided, and relatively small front setbacks compared to the surrounding precinct. Garages are generally designed within the building form. Gardens are low level and are becoming more established, and native street trees have recently been planted.

Community Values

- New developments that are improving the quality of housing in the area.
- Street vegetation and landscaping in private gardens.
- Proximity of shops and schools.
- Local parks.
- Friendly neighbours, sense of community.

Key Characteristics

Era/style of development	Mid – late 1990’s, various styles, including some semi – reproduction or period detailing.
Materials	Generally brick or render, with a variety of tile roofs.
Position on site	Front setbacks frequently vary between 3 & 6 metres and side setbacks between 1 & 3 metres.
Height	Dwellings are a mix of single and double storey. North of Hughes Pde buildings are of a ‘grand’ two storey scale.
Building shape	Building form varies, but is usually articulated. Includes attached and detached, mostly double fronted form.
Roof form	Predominantly a mix of hip and gable roofs.
Vehicle access & storage	Lock up garages are generally designed within the building form.
Front boundary	Front fences are either not provided, or are generally 1 – 1.2 m. and permeable.
Garden style	Gardens are low level or not established.

Other Characteristics

Topography	The land is flat.
Subdivision pattern	Site sizes vary between 300 sq.m. and 500 sq.m., and the subdivision pattern is generally curvilinear.
Street trees	Establishing natives.
Kerbs and channel	Kerbs and channels are generally rollover concrete.
Footpaths/nature strips	Footpaths are often provided on only one side of the street and formal nature strips are provided.
Landmarks	Merrilands Community Centre.

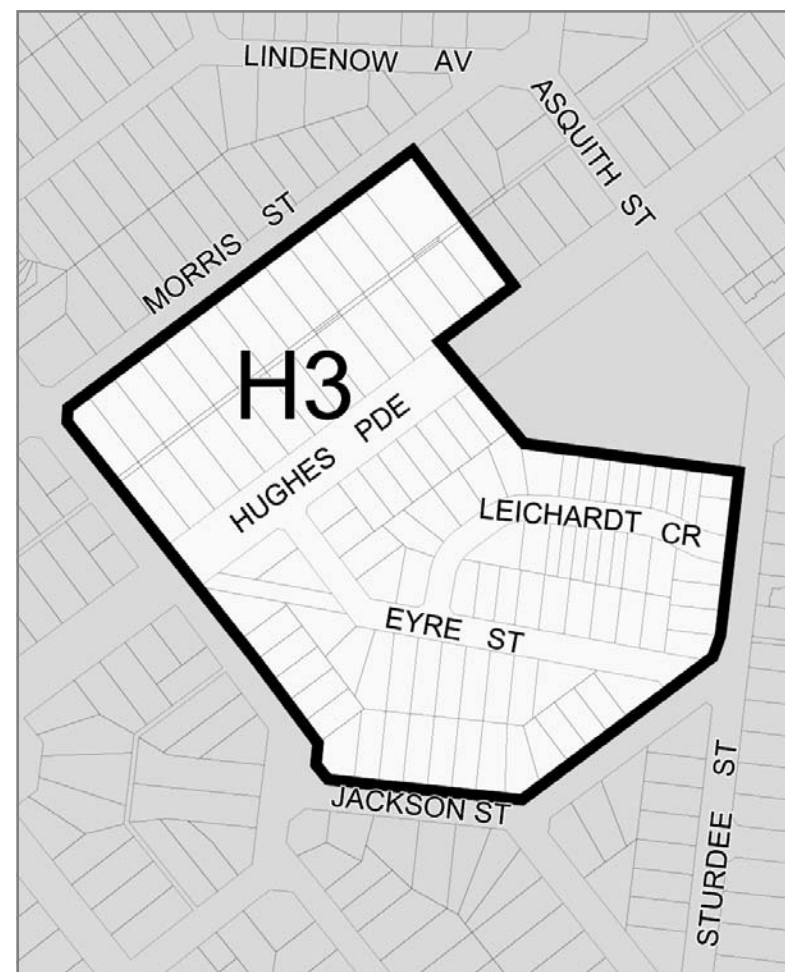
Preferred Character Statement

The setting of the precinct will be improved through increased landscaping and canopy trees in private gardens. The open feeling in the streetscape will be preserved by retaining a lack of front fencing or front fences that allow views to gardens and dwellings.

This will be achieved by:

- Ensuring that adequate space around dwellings is retained for planting of substantial canopy trees and shrubs.
- 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.
- Maintaining open front gardens with no front fences or low and permeable fences to retain views to dwellings and gardens.

Precinct Map



Darebin Neighbourhood Character Study



Precinct H3



Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To enhance the landscape quality of the area.	Buildings should be sited and designed to retain large, established trees where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites. Applications for new development should be accompanied by a landscape concept plan that includes retention of substantial trees and shrubs wherever possible, and provides for the planting of new vegetation. ILLUSTRATION 1	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established, healthy trees, and the location of buildings on top of the root zone of trees.</i> <i>Dwellings that do not provide sufficient 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 space for landscaping.	Set new development back from the side or rear boundaries so that adequate space is maintained for landscaping. Planting of canopy trees and shrubs is encouraged. ILLUSTRATION 2	<i>Lack of garden space for landscaping.</i> <i>No setback from the rear boundary.</i>
	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.	Buildings should be set back from the side boundaries in accordance with the predominant setback pattern in the street. Where a new development is proposed to be sited on one side boundary, the section of the building on the boundary should be set back further than the facade of the building to create the appearance of space between buildings. ILLUSTRATION 3	<i>Boundary to boundary development in streetscapes where a detached style predominates.</i> <i>No reflection of the predominant side boundary setback pattern.</i> <i>Lack of garden space for landscaping.</i>
	To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use permeable driveway materials. Provide a maximum of one vehicular crossover per frontage. Provide vehicular access from a rear laneway if available. ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
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 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. In streets where front fencing is predominantly absent, provide an open frontage. ILLUSTRATION 2	<i>High, solid front fencing.</i>

ILLUSTRATION 1

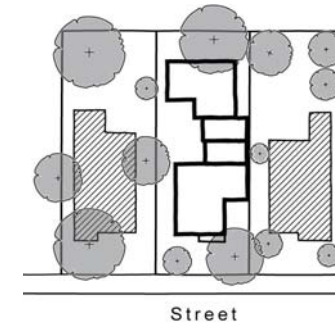


ILLUSTRATION 2



ILLUSTRATION 3

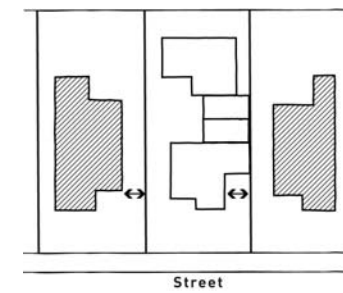
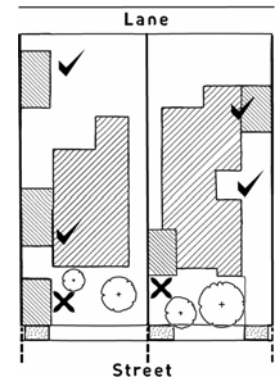


ILLUSTRATION 4



Description of Existing Character

This precinct is characterised by large, mostly detached, brick and render two storey dwellings in a variety of reproduction and contemporary styles. Buildings occupy a large proportion of the allotment and off-street parking is provided, with garages incorporated into the design of the dwellings. Gardens are generally low level with no established canopy trees. Numerous vacant allotments still exist, almost all in the northern part of the precinct, providing further opportunities for contemporary family dwellings in scale with the existing dwellings. The road layout enables dwellings to front onto Central Creek and the grassland, providing a pleasant outlook for residents and public access to views and open space. However, development adjoining the Merri Creek does not interact well with this space, with the rear of properties forming the interface with this sensitive natural corridor.

Community Values

- New developments 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	Late 1990's – early 2000s, various styles, including some semi – reproduction or period detailing, and some contemporary dwellings.
Materials	Generally brick or render, with a variety of tile roofs.
Position on site	Front setbacks frequently vary between 3 & 6 metres and side setbacks between 1 & 3 metres. Two rows of terrace dwellings have no side setbacks and front onto public open space.
Height	Dwellings are mostly two storey.
Building shape	Building form varies, but usually contains articulation.
Roof form	Predominantly hip and gable roofs, usually with small boxed eaves or no eaves. Parapets are also present on some dwellings, hiding the roof.
Vehicle access & storage	Lock up garages are generally designed within the building form.
Front boundary	Front fences are often not provided, 1 – 1.2 m. and permeable, or higher brick pier and wrought iron construction to match the dwelling.
Garden style	Gardens are low level with no established canopy trees.

Other Characteristics

Topography	The land is generally flat.
Subdivision pattern	Site sizes vary between 300 sq.m. and 500 sq.m., and the subdivision pattern is generally curvilinear.
Street trees	A mix of mostly native street trees, becoming established.
Kerbs and channel	Kerbs and channels are a mix of rollover new concrete and box kerb and channel.
Footpaths/nature strips	Footpaths are often provided on only one side of the street or not provided, and formal nature strips are generally provided.
Landmarks	Central Creek and grassland, Merri Creek.

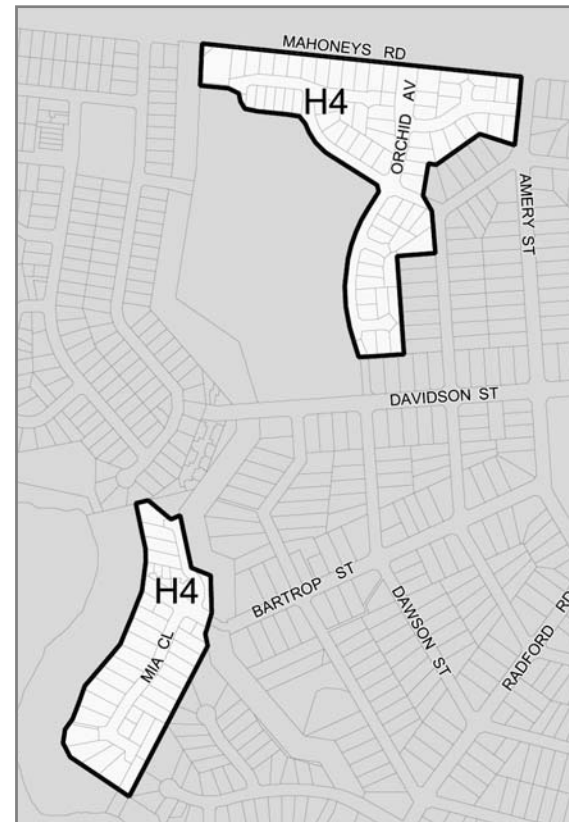
Preferred Character Statement

The setting of the precinct will be improved through increased landscaping and canopy trees in private gardens in order to integrate development with the landscape setting of Central Creek, the grassland and Merri Creek. The open feeling in the streetscapes will be preserved by retaining the low, open style of front fencing or lack of front fencing. On vacant lots, new development will interpret the valued character of the surrounding dwellings in a contemporary manner, to help to integrate the development into the surrounding residential area. Adequate setbacks will be provided in new development in order to accommodate sufficient landscaping. Second storey development or additions will be well articulated to reduce building bulk. New development will address and interact with public open space, providing visually open fencing and habitable room windows overlooking the space.

This will be achieved by:

- Encouraging more contemporary architectural styles in streets. These buildings must adopt the predominant scale, form and setbacks of their streetscape context, while showing design innovation.
- Ensuring that two storey dwellings are well articulated.
- Ensuring that adequate space around dwellings is retained for planting of canopy trees and shrubs.
- Maintaining open front gardens with no front fences or low and permeable fences to retain views to dwellings and gardens.
- 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.
- In proximity to the Merri and Central Creeks and grasslands, encouraging selection of native species for private gardens and street planting.
- Ensuring dwellings front the open space and creek systems and provide for clear views between public and private areas, including visually open fencing and habitable room windows overlooking public space.

Precinct Map



Darebin Neighbourhood Character Study



Precinct H4



Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To enhance the landscape quality of the area.	Buildings should be sited and designed to retain large, established trees where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites. Applications for new development should be accompanied by a landscape concept plan that includes retention of substantial trees and shrubs wherever possible, and provides for the planting of new vegetation. ILLUSTRATION 1	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established, healthy trees, and the location of buildings on top of the root zone of trees.</i> <i>Dwellings that do not provide sufficient 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 and Central Creeks and grasslands.	<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 space for landscaping.	Set new development back from the side or rear boundaries so that adequate space is maintained for landscaping. Planting of canopy trees and shrubs is encouraged. ILLUSTRATION 2	<i>Lack of garden space for landscaping.</i> <i>No setback from the rear boundary.</i>
	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.	Buildings should be set back from the side boundaries in accordance with the predominant setback pattern in the street. Where a new development is proposed to be sited on one side boundary, the section of the building on the boundary should be set back further than the facade of the building to create the appearance of space between buildings. ILLUSTRATION 3	<i>Boundary to boundary development in streetscapes where a detached style predominates.</i> <i>No reflection of the predominant side boundary setback pattern.</i> <i>Lack of garden space for landscaping.</i>
	To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use permeable driveway materials. Provide a maximum of one vehicular crossover per frontage. Provide vehicular access from a rear laneway if available. ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
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 Central 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 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. In streets where front fencing is predominantly absent, provide an open frontage. ILLUSTRATION 2	<i>High, solid front fencing.</i>

ILLUSTRATION 1

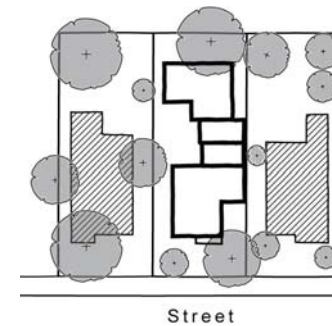


ILLUSTRATION 2



ILLUSTRATION 3

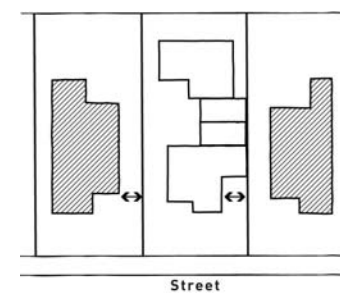
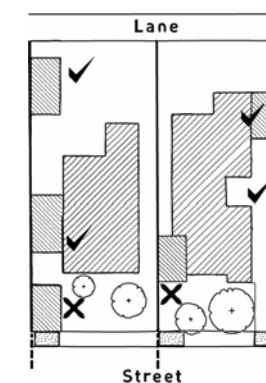


ILLUSTRATION 4



Description of Existing Character

This new estate has a mix of large to very large scale brick and render dwellings in a variety of reproduction and contemporary styles. There are detached dwellings, as well as attached townhouses, terrace style homes and apartments which are concentrated closer to Plenty Road. Many larger detached dwellings are located further west, particularly along streets with park frontage. Buildings occupy a large proportion of the allotment and are highly dominant in the streetscape. Off-street parking is provided in garages incorporated into the design of the dwellings. Gardens are generally low level with few established canopy trees, with the exception of some remnant natives and old exotic trees. The remnant trees at each entry to the precinct as well as those scattered throughout the residential area make a significant contribution to defining the character of the precinct, as does the Bundoora Homestead which enables interpretation of the former land use. The topography, which slopes up to Mt Cooper from Plenty Road, also an important part of the character. The road layout enables dwellings to front Bundoora Park and Mt Cooper, providing a pleasant outlook for residents and public access to views and open space, however dwellings fronting this space are generally very large and do not integrate well with the landscape. A number of vacant allotments still exist, providing further opportunities for new development.

Community Values

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

Key Characteristics

Era/style of development	Early-mid 2000s, some still under construction. Various styles, including some semi – reproduction or period detailing, and contemporary dwellings. Large built form is dominant.
Materials	Generally brick or render, with some lightweight materials, including weatherboard, for detailing. Mix of tile and corrugated iron roofs.
Position on site	Front setbacks vary between 3 & 6 metres and side setbacks between 1 & 3 metres. Rows of terrace style dwellings and townhouses have no side setbacks.
Height	Dwellings are mostly 2-3 storeys, with some higher dwellings and apartments (up to 4 storeys) and some single storey dwellings.
Building shape	Building form varies, but is usually articulated. Most dwellings are double or triple fronted, and attached townhouses have narrower frontages.
Roof form	Predominantly hip and gable roofs, usually with small boxed eaves or no eaves. Wider eaves or no eaves on contemporary dwellings. Parapets are present on some dwellings, hiding the roof.
Vehicle access & storage	Lock up garages are generally designed within the building form, or sometimes at the rear of dwellings, with laneway access. Car parking is provided in basement levels in some dwellings.
Front boundary	Front fences are usually not provided, 1 – 1.2 m. and permeable, or higher brick pier and wrought iron construction to match the dwelling.
Garden style	Gardens are low level with few established canopy trees, except where remnant trees and trees planted prior to subdivision have been retained.
Other Characteristics	
Topography	The land slopes up towards Mt Cooper from the south, east and north.
Subdivision pattern	Site sizes vary between 300 sq.m. and 500 sq.m.. Subdivision pattern is a combination of distorted grid and curvilinear.
Street trees	Remnant indigenous trees have been retained in wide rows with informal spacing along the road reserve at each entrance to the precinct from Plenty Road. Throughout the residential areas there is a mix of native (eucalyptus and sheoaks) and exotic deciduous street trees, which are becoming established, with the occasional large tree remaining from the earlier land use.
Kerbs and channel	Kerbs and channels are generally rollover concrete.
Footpaths/nature strips	Footpaths are often provided on only one side of the street and formal nature strips are generally provided. Gravel/concrete paths linking court bowls often provided.
Landmarks	Bundoora Homestead, Mt Cooper, Bundoora Park, Bundoora Extended Care Centre, Vasey House and 4 storey apartments.

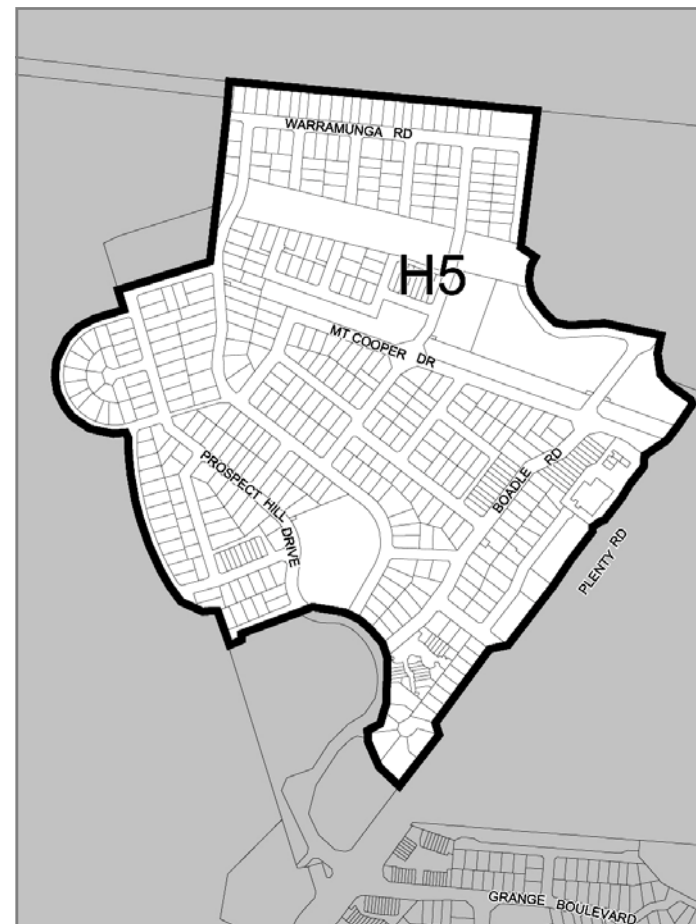
Preferred Character Statement

The setting of the Precinct will be improved through increased landscaping and canopy trees in private gardens to integrate the development with the landscape setting of Bundoora Park and the remnant trees within the Precinct. The open feeling in the streetscapes will be preserved by retaining the low, open style of front fencing or lack of front fencing. On vacant lots, new development will interpret the valued character of the surrounding dwellings in a contemporary manner, and will provide adequate setbacks and landscaping. Development or additions will be well articulated to reduce building bulk. New development will address and interact with public open space, providing visually open fencing and habitable room windows overlooking the space, and be designed to be sympathetic to the landscape context.

This will be achieved by:

- Encouraging more contemporary architectural styles in streets. These buildings must adopt the predominant scale, form and setbacks of their streetscape context, while showing design innovation.
- Ensuring that development of two storeys and above is well articulated, particularly where it adjoins public open space.
- Maintaining open front gardens with no front fences or low and permeable fences to retain views to dwellings and gardens.
- Encouraging planting in all gardens to enhance the landscape quality of the area. In smaller gardens, selecting species that are appropriate to small planting areas.
- Ensuring that adequate space around dwellings is retained for planting of substantial canopy trees and shrubs.
- Planting indigenous or native vegetation, particularly in gardens adjoining or opposite Bundoora Park and Mt Cooper.

Precinct Map



Darebin Neighbourhood Character Study



Precinct H5



Design Guidelines

CHARACTER ELEMENT	DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
VEGETATION	To enhance the landscape quality of the area.	Buildings should be sited and designed to retain large, established trees where present and to incorporate space for the planting of substantial vegetation, such as canopy trees, on larger sites. Applications for new development should be accompanied by a landscape concept plan that includes retention of substantial trees and shrubs wherever possible, and provides for the planting of new vegetation. ILLUSTRATION 1	<i>Lack of landscaping and substantial vegetation.</i> <i>Large areas of impervious surfaces.</i> <i>Removal of large, established, healthy trees, and the location of buildings on top of the root zone of trees.</i> <i>Dwellings that do not provide sufficient setbacks to accommodate trees.</i>
	To reflect the native parklands and grasslands of nearby Bundoora Park in the gardens of surrounding properties.	Utilise native species for private gardens adjacent to the park and for nearby street planting.	<i>Weed species or exotic vegetation in private gardens located near native parklands.</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 space for landscaping.	Set new development back from the side or rear boundaries so that adequate space is maintained for landscaping. Planting of canopy trees and shrubs is encouraged. ILLUSTRATION 2	<i>Lack of garden space for landscaping.</i> <i>No setback from the rear boundary.</i>
	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.	Buildings should be set back from the side boundaries in accordance with the predominant setback pattern in the street. Where a new development is proposed to be sited on one side boundary, the section of the building on the boundary should be set back further than the facade of the building to create the appearance of space between buildings. ILLUSTRATION 3	<i>Boundary to boundary development in streetscapes where a detached style predominates.</i> <i>No reflection of the predominant side boundary setback pattern.</i> <i>Lack of garden space for landscaping.</i>
	To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use permeable driveway materials. Provide a maximum of one vehicular crossover per frontage. Provide vehicular access from a rear laneway if available. ILLUSTRATION 4	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers.</i> <i>Creation of wide driveways or crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
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 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. In streets where front fencing is predominantly absent, provide an open frontage. ILLUSTRATION 2	<i>High, solid front fencing.</i>
SLOPING SITES	To ensure that new development responds to and compliments the topography where the land slopes up towards Mt Cooper. To minimise excavation and site erosion.	Buildings and other development should follow the topography of the site or minimise their impact on the natural slope of the site. ILLUSTRATION 5	<i>Major excavation works to accommodate appurtenances.</i> <i>Large sealed areas.</i> <i>Large retaining walls.</i>

ILLUSTRATION 1

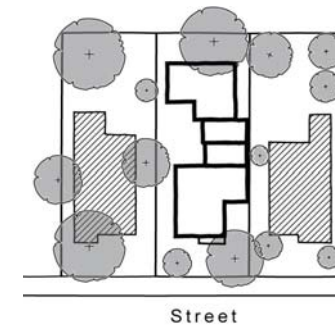


ILLUSTRATION 2



ILLUSTRATION 3

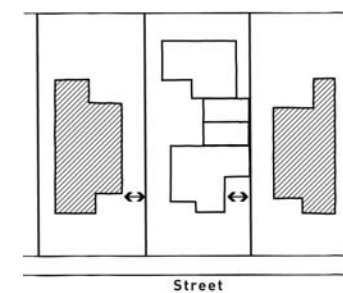


ILLUSTRATION 4

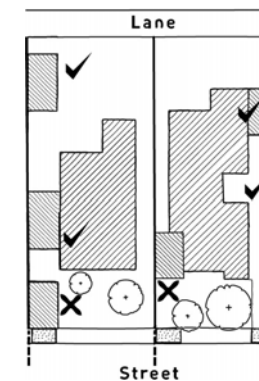


ILLUSTRATION 5

