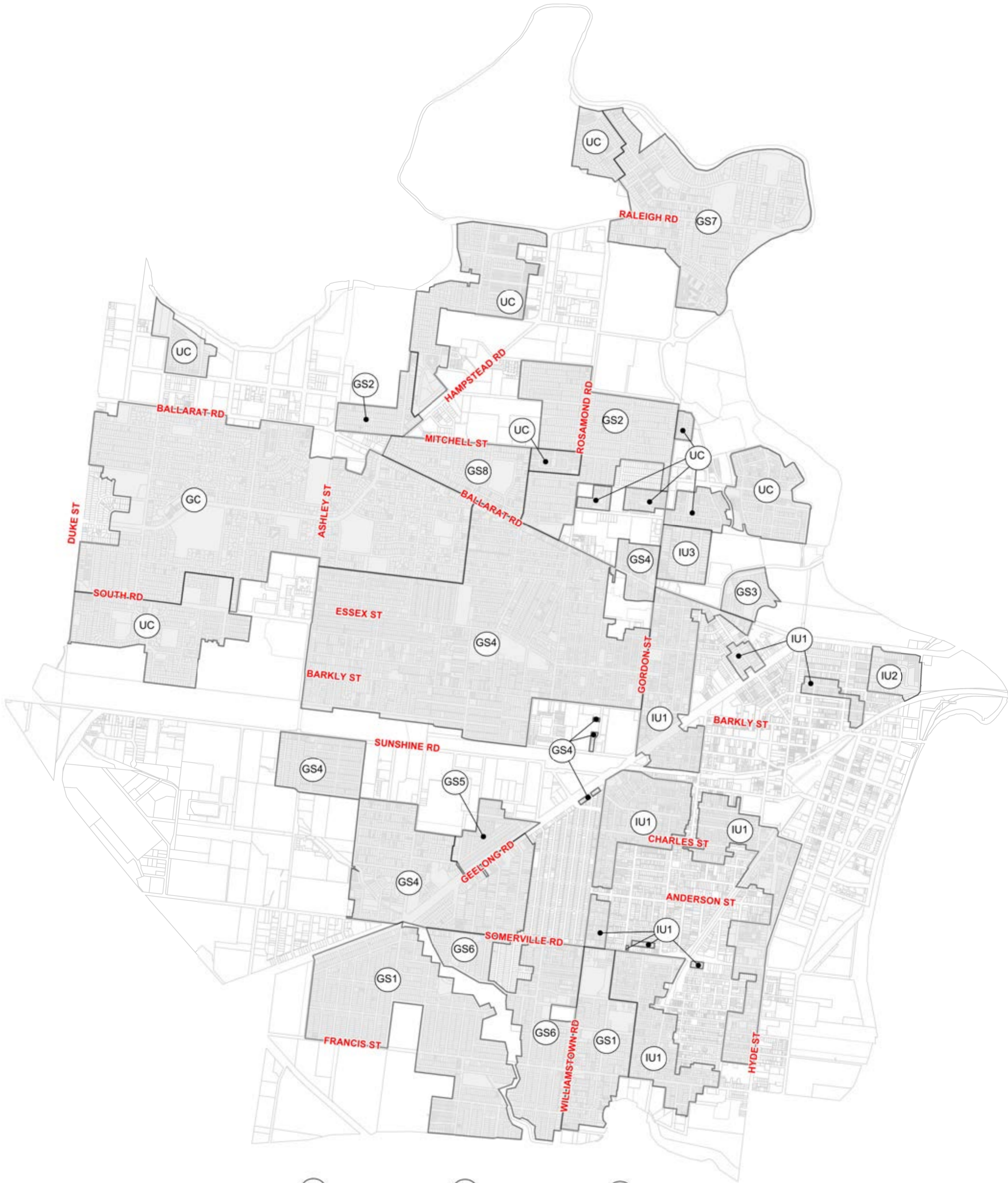


MARIBYRNONG NEIGHBOURHOOD CHARACTER PRECINCTS



- | | | |
|-------------------------|-------------------------|-------------------------|
| (GC) Garden Court | (GS5) Garden Suburban 5 | (IU1) Inner Urban 1 |
| (GS1) Garden Suburban 1 | (GS6) Garden Suburban 6 | (IU2) Inner Urban 2 |
| (GS1) Garden Suburban 2 | (GS7) Garden Suburban 7 | (IU3) Inner Urban 3 |
| (GS3) Garden Suburban 3 | (GS8) Garden Suburban 8 | (UC) Urban Contemporary |
| (GS4) Garden Suburban 4 | | |



PRECINCT DESCRIPTION

The streets of this precinct are open and spacious due to the wide nature strips and generous front setbacks. Many streets have a distinctive green and leafy feel, due to the grassy nature strips and street trees. This is further emphasised by the low front fences, allowing views into the established exotic gardens, including canopy trees.

This precinct is cohesively defined by the regular, grid street pattern and consistent use of building materials. The houses are predominantly single storey, with a mix of architectural styles. Housing lots in this precinct are relatively large with generous setbacks, providing the opportunity for a balanced built form and vegetation. Bluestone kerbing is also an enhancing feature of some streets.

KEY EXISTING CHARACTERISTICS

- Architecture styles are mixed, consisting of Victorian, Federation, Interwar, 1950s to 1960s, and post 1970s development.
- Building materials are predominantly brick or weatherboard, with tile or iron roofs.
- Dwellings are generally single storey, with some two storey development.
- Front setbacks are 6 to 7 metres. Side setbacks are between 1 and 3 metres.
- Gardens are established, with mostly exotic planting and some tall trees.
- Front fences are low with a mix of transparent and solid materials.
- Street trees range from medium to large, with predominantly regular planting.
- Most streets have nature strips, some of which are 5 metres wide.
- Some streets have bluestone kerb and channels.
- Certain sections of this precinct offer views to Cruickshank Park and Stony Creek.

COMMUNITY VALUES

- The protection of older dwellings that contribute to the valued character, incorporated with new contemporary homes.
- The diversity of building styles.
- Appropriately scaled development, and sensitive additions to existing buildings.
- Energy efficient buildings.
- Space around buildings, including appropriately sized backyards and large gardens.

ISSUES / THREATS

- Bulky two storey development.
- Front fences that are high and solid.
- Construction of car parking structures within the front setback.
- Reproduction style detailing.
- Dominant or overwhelming new development.
- Loss of older homes that contribute to the valued character.
- Loss of street trees.
- Loss of vegetation.
- Loss of bluestone.

PREFERRED CHARACTER STATEMENT

The spaciousness of streets and the maintenance of older buildings will continue to influence the character of this precinct. Older dwellings, including those from the Victorian, Federation and Interwar eras will be retained and complemented by newer development that is distinguishable from original building stock, but respectful of the key elements of these styles. New development will incorporate pitched roofs and use materials that reflect the current building stock in the precinct, with a variation of materials across facades. Buildings will be sited to provide gardens that contribute to the overall leafy feel of the precinct. The garden settings of dwellings will be maintained and strengthened with the retention of existing canopy trees and the planting of new vegetation. Front fences will remain low and open, allowing views to gardens and dwellings.

PRECINCT MAP



DESIGN GUIDELINES

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Existing Buildings	To encourage the retention of older dwellings that contribute to the valued character of the area.	> Retain Victorian, Federation and Interwar dwellings that are intact and in good condition wherever possible.	<i>Loss of older dwellings that contribute to the character of the area.</i> <i>Demolition of intact parts of older dwellings that are visible from the street.</i>
	To respect the qualities of older adjoining buildings that are in good condition.	> Where adjoining an older building in good condition, respect the height, building forms, siting and materials of the building(s) in new building design.	<i>Buildings that dominate older buildings by height, siting or massing.</i> <i>Historical reproduction detailing.</i>
Vegetation	To maintain and strengthen the garden setting of the dwellings.	> Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs.	<i>Removal of large, established trees.</i> <i>Lack of landscaping and substantial vegetation.</i>
		> Retain large, established trees and provide for the planting of new trees and substantial vegetation, wherever possible.	
Siting	To maintain the consistency, where present, of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	<i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i>
	To maintain gaps between dwellings where this is a characteristic of the street.	> Buildings should be set back from the side boundaries in accordance with the pattern in the street.	<i>Side boundaries that do not reflect the dominant setback pattern of the street.</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.	<i>Car parking structures that dominate the façade or view of the dwelling.</i>
		> Minimise hard paving in front garden areas, including driveways and crossovers. > Provide vehicular access from a rear laneway if available. > Provide only one vehicular crossover per typical site frontage.	<i>Creation of new crossovers and driveways, or wide crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
Height and building form	To encourage innovative and contemporary architectural responses that are in harmony with surrounding older buildings and streetscapes.	> New development, including additions to existing buildings, should be distinguishable from the original dwelling stock through the use of innovative and contemporary architecture. > Use simple building details.	<i>Period reproduction styles and detailing.</i>
	To ensure that buildings and extensions do not dominate the streetscape.	> Respect the predominant building height in the street and nearby properties. > Recess two storey elements from the front facade. > Use low pitched roof forms.	<i>Buildings that appear to exceed by more than one storey the predominant height of buildings in the street and on nearby properties.</i>
	To maintain the sense of openness in backyards.	> The scale and massing of second dwellings built in the backyard should be designed so that upper level components are contained within a single storey roof form.	<i>Bulky development dominating the rear of properties.</i>
Front boundary treatment	To enhance the security of properties and maintain views into front gardens.	> Provide low or open style front fences. > Front fences should be appropriate to the building era or reflect the typical fencing height of the street.	<i>High, solid front fencing.</i>





PRECINCT DESCRIPTION

The streets of this precinct have a sense of openness, due to the relatively wide streets, nature strips and generous front and side setbacks. This is reinforced by the low scale dwellings and low level front fences. Buildings are generally low scale with room for the planting of substantially sized vegetation. Some buildings include architectural detailing. Well maintained nature strips and a variety of street trees strengthen the established feel of this precinct.

KEY EXISTING CHARACTERISTICS

- Architectural style is predominantly Interwar, Postwar to 1960s, with minimal 1990s-onwards infill development.
- Building materials are a mix of weatherboard or brick, with either tiled or iron roofs.
- Dwellings are predominantly single storey.
- Front setbacks vary from 3 – 4 metres to 6 – 8, with side setbacks between 1 to 3 metres.
- Garden types are either low with minimal planting, or well established with mixed species and some canopy trees.
- Front fences are generally low, and consist of transparent or solid materials. Many match the dwellings in the style and colour of brickwork. However, a minimal amount of higher solid front fencing is also found throughout the precinct.
- Street trees are very mixed, ranging from small to large in size, and are both regularly and irregularly planted.
- Nature strips are 1 to 2 metres wide, with some wider strips of 3 to 5 metres.
- There are some views to the city, from the eastern areas of this precinct. Distant views to the Dandenong Ranges are also available.

COMMUNITY VALUES

The following aspects of this area are valued by the community:

- Retention of older dwellings, incorporated with a mix of contemporary homes.
- Large gardens and space between houses.
- Streets that have a 'theme' due to consistent tree species.
- Wide streets with street trees.
- The regeneration of older areas.
- Large canopy trees and open space networks.
- The strong sense of community.

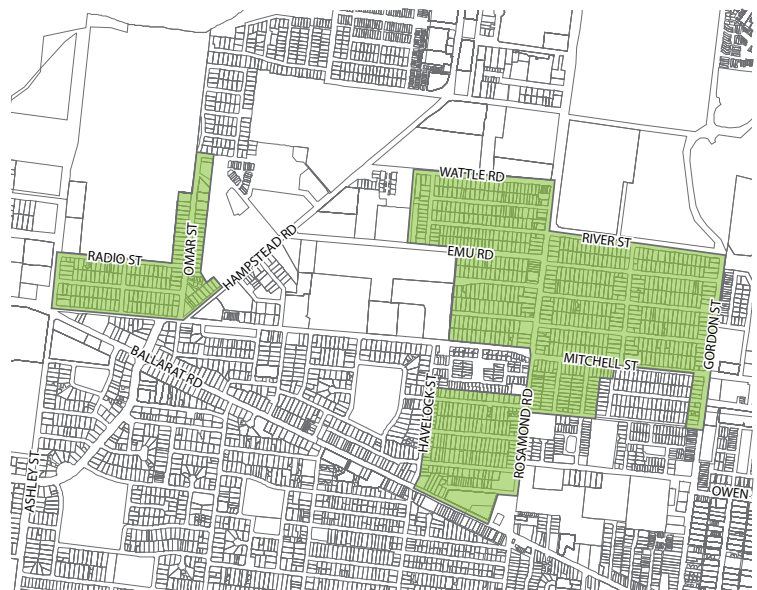
ISSUES / THREATS

- Front fences that are high and solid.
- Car parking structures dominating the streetscape.
- Dwellings set too far forward, or on side boundaries.
- Excessive impervious surfaces within the front boundary.
- Excessively dominant bulky new development with unarticulated surfaces.
- Unarticulated building facades.
- Loss of older homes that contribute to the valued character.
- Loss of street trees, canopy trees and garden settings.

PREFERRED CHARACTER STATEMENT

The cohesiveness of streetscapes brought about by consistencies in the built form and the open, spacious qualities of streets will be maintained and strengthened. Older dwellings that contribute to the character of the area, including those from the Interwar and 1950s eras will be retained and complemented by newer development that is distinguishable from original building stock. Replacement buildings will reflect low-scale appearance of buildings and will use materials that complement those commonly found within the precinct. New development will be sited to retain the spaciousness of precincts through the provision of setbacks on all sides of dwellings. Landscaping that includes the planting of new canopy trees, shrubs and lawn areas will add to the garden settings of dwellings and provide a sense of leafiness in the precinct. Front fences will remain low or constructed of permeable materials to retain views to gardens.

PRECINCT MAP





DESIGN GUIDELINES

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Existing Buildings	To encourage the retention of older dwellings that contribute to the valued character of the area.	> Retain dwellings from the Interwar and Postwar era that are intact and in good condition wherever possible.	<i>Loss of older dwellings that contribute to the character of the area.</i> <i>Demolition of intact parts of older dwellings that are visible from the street.</i>
Vegetation	To maintain and strengthen the garden setting of the dwellings.	> Retain large, established trees and provide for the planting of new trees wherever possible. > Buildings should be sited and designed to incorporate space for the planting of substantial vegetation.	<i>Removal of large, established trees.</i> <i>Dwellings that do not provide sufficient space to accommodate trees.</i>
Siting	To maintain the consistency, where present, of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	<i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i>
	To maintain gaps between dwellings where this is a characteristic of the street.	> Buildings should be set back from the side boundaries in accordance with the pattern in the street.	<i>Side boundaries that do not reflect the dominant setback pattern of the street.</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 hard paving in front garden areas, including driveways and crossovers.	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers and driveways, or wide crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
Height and building form	To ensure that buildings and extensions do not dominate the streetscape.	> Respect the predominant building height in the street and nearby properties. > Recess two storey elements from the front facade.	<i>Buildings that appear to exceed by more than one storey the predominant height of buildings in the street and on nearby properties.</i>
Front boundary treatment	To enhance the security of properties and maintain views into front gardens.	> Provide low or open style front fences. > Front fences should be appropriate to the building era or reflect the typical fencing height of the street.	<i>High, solid front fencing.</i>





PRECINCT DESCRIPTION

The style of dwellings, topography, and proximity to the Maribyrnong River and reserves, are important attributes to the character of this precinct. Winding roads and courts offer expansive views of these surroundings, which are complemented by established gardens and mature trees. Certain streets have a sense of enclosure, as some dwellings and front gardens are set above street level. Dwellings are predominantly from the Interwar and Postwar era, with some 1960s and 1970s infill. The buildings are developed to follow the contours of the land, with many oriented towards the river. This causes an issue in areas where buildings face the rear of sites, whilst car parking structures and blank facades dominate the streetscape.

KEY EXISTING CHARACTERISTICS

- Architectural styles are eclectic, including Interwar, 1950s, 60s and 70s dwellings.
- Building materials are brick or weatherboard, with tile or iron roofs. Some dwellings have flat roofs.
- There is a combination of one, two and three storey dwellings.
- Front setbacks vary from 3 – 4 metres to 6 – 15 metres. Side setbacks are between 1 and 3 metres.
- Gardens have frequent tall trees and exotic plantings.
- Front fences are low, with some fencing in the form of retaining walls.
- Street trees are medium to large with irregular planting.
- Nature strips are usually 1 to 2 metres wide. Some streets do not have nature strips on both sides.
- There are views to the Maribyrnong River from the north and east of this precinct, and views to the city from the east. Distant views to the Dandenong Ranges are also available.

COMMUNITY VALUES

The following aspects of this area are valued by the community:

- The diversity of cultures represented in the design of private gardens.
- The protection of older dwellings that contribute to the valued character.
- The diversity in building styles.
- Appropriately scaled development.
- The 'street life' and pedestrian feel of the streets.
- Energy efficient buildings.
- Proximity to the Maribyrnong River.

ISSUES / THREATS

- Loss of canopy trees.
- Front fences that are high and solid.
- Car parking structures, garages and blank facades dominating the streetscape.
- Development that protrudes above the established tree canopy.
- Excessive site coverage that does not allow for planting of vegetation.

PREFERRED CHARACTER STATEMENT

The dominance of canopy trees in views from the river corridor will continue to remain a key feature of this precinct through the ongoing balance between tree canopies and roof tops. Buildings will be setback from all side boundaries and will be sited to provide for existing and new trees that are visible from the river corridor. The height of new development will be kept below the height of the dominant mature tree canopy. Buildings will be designed to follow the contours of the site and to incorporate materials that are of low reflectivity or are natural in appearance to reduce the prominence of the built form in views from the river corridor.

PRECINCT MAP



DESIGN GUIDELINES

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Vegetation	To maintain and strengthen the garden setting of the dwellings.	<ul style="list-style-type: none"> > Retain large, established trees and provide for the planting of new trees wherever possible. > Buildings should be sited and designed to incorporate space for the planting of substantial vegetation. 	<p><i>Removal of large, established trees.</i></p> <p><i>Dwellings that do not provide sufficient space to accommodate vegetation.</i></p>
Topography and land form	To minimise the visual impact and reduce the need for cut and fill.	<ul style="list-style-type: none"> > Design buildings to follow the contours and step down the site. > Minimise the building footprint and articulate buildings into separate elements. 	<p><i>Excessive cut and fill.</i></p> <p><i>Visually dominant, sheer and unarticulated elevations.</i></p> <p><i>Alterations of natural topographical landscape features.</i></p> <p><i>Excessive removal of native vegetation.</i></p>
Siting	To maintain the consistency, where present, of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	<i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i>
	To maintain gaps between dwellings where this is a characteristic of the street.	> Buildings should be set back from the side boundaries in accordance with the pattern in the street.	<i>Side boundaries that do not reflect the dominant setback pattern of the street.</i>
	To minimise the dominance of car parking structures, roller doors, and blank façades on the streetscape.	<ul style="list-style-type: none"> > Locate garages and carports behind the line of the dwelling, away from the site frontage. > Provide only one vehicular crossover per typical site frontage. > Ensure buildings are orientated towards the front of the site wherever possible. > Articulate the form of buildings and facades through the composition of openings and setbacks. 	<p><i>Car parking structures that dominate the façade or view of the dwelling.</i></p> <p><i>Creation of new crossovers and driveways, or wide crossovers.</i></p> <p><i>Large areas of poorly articulated wall surfaces.</i></p>
	To minimise the loss of front garden space.	> Minimise hard paving in front garden areas, including driveways and crossovers.	<i>Front setbacks dominated by impervious surfaces.</i>
Height and building form	To maintain a balance between tree canopies and built form within the Maribyrnong River corridor and on hill faces and escarpment edges.	> Keep development below the established mature tree canopy height or the future tree canopy height.	<i>Buildings that protrude above the tree canopy height.</i>
Material and design detail	To use materials that are less prominent visually, when viewed from the distance.	<ul style="list-style-type: none"> > Use subdued building materials that are less prominent visually, particularly for roofs of buildings located on prominent ridges. > Avoid light coloured or highly reflective building materials. 	<i>Light coloured surfaces and highly reflective materials, particularly on roofs.</i>
Front boundary treatment	To enhance the security of properties and maintain views into front gardens.	<ul style="list-style-type: none"> > Provide low or open style front fences. > Front fences should be appropriate to the building era or reflect the typical fencing height of the street. > Provide no front fence where this predominates in the street. 	<i>High, solid front fencing.</i>





PRECINCT DESCRIPTION

Despite the mix of architectural styles and materials throughout this precinct, there is a commonality to the built form with regard to its compactness and generally consistent setbacks. Dwellings are predominantly single storey, giving the streets an open, unenclosed feel. This is strengthened by the generally low level front gardens, low front fences and width of the streets. Certain areas of the precinct have examples of 1970s multi-unit dwellings, however they do not dominate the street due to moderate front and side setbacks that recess these buildings from the street boundary. This precinct has a green and leafy feel due to the exotic gardens planted in the front setbacks. Occasional avenues of large street trees contribute to this feature.

KEY EXISTING CHARACTERISTICS

- Architectural styles are a combination of Victorian, Edwardian, Interwar, Postwar, 1960s to 1990s, and some contemporary.
- Building materials are brick or weatherboard, with tile and some iron roofs.
- Dwellings are generally single storey, with some two storey dwellings.
- Front setbacks vary from 3 – 4 metres to 6 – 7 metres. Side setbacks are between 1 and 3 metres.
- Gardens are established and low level, with mostly exotic planting and occasional tall trees.
- Front fences are generally low, with limited examples of fences up to 1.5 metres high.
- Street tree planting is mixed, with some examples of consistent species and spacing.
- Nature strips are 1 to 2 metres wide, with some wider strips of 3 to 5 metres. A small section of this precinct, located in Footscray, do not have nature strips.
- Bluestone kerbs can be found through some areas.

COMMUNITY VALUES

The following aspects of this area are valued by the community:

- The diversity of cultures represented in the design of private gardens.
- Large canopy trees and open space networks.
- The regeneration of older areas.
- Retention of older dwellings, incorporated with new contemporary homes.
- The diversity of building styles.
- Appropriately scaled development, and sensitive additions to existing buildings.
- Energy efficient buildings.
- Space around buildings, including appropriately sized backyards and large gardens.

ISSUES / THREATS

- Loss of canopy and street trees, and garden settings.
- New development and car parking dominating the streetscape.

PREFERRED CHARACTER STATEMENT

The mix of architectural styles and the consistencies across the built form will be maintained and strengthened through the provision of new development that adds to the layers of history throughout the precinct. Older dwellings that contribute to the character of the area, including those from the Victorian, Edwardian and Interwar eras will be retained and complemented by newer development that is distinguishable from original building stock. New development will respect the low-scale nature of buildings and will provide pitched roofs and other features that respond to the building form. Garden settings will be strengthened through new planting that provide canopy trees, shrubs and garden beds that contribute to the leafiness of streetscapes. Where present, front fences will maintain the openness of streetscapes and allow views to gardens and dwellings.

PRECINCT MAP



DESIGN GUIDELINES

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Existing buildings	To encourage the retention of older dwellings that contribute to the valued character of the area.	> Retain dwellings from the Victorian, Edwardian and Interwar era that are intact and in good condition wherever possible.	<i>Loss of older dwellings that contribute to the character of the area.</i> <i>Demolition of intact parts of older dwellings that are visible from the street.</i>
Vegetation	To maintain and strengthen the garden setting of the dwellings.	> Retain large, established trees and provide for the planting of new trees wherever possible. > Buildings should be sited and designed to incorporate space for the planting of substantial vegetation.	<i>Removal of large, established trees.</i> <i>Dwellings that do not provide sufficient space to accommodate vegetation.</i>
Siting	To maintain the consistency, where present, of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	<i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i>
	To maintain gaps between dwellings where this is a characteristic of the street.	> Buildings should be set back from the side boundaries in accordance with the pattern in the street.	<i>Side boundaries that do not reflect the dominant setback pattern of the street.</i>
	To minimise the loss of front garden space and the dominance of car parking structures.	> Locate garages and car ports behind the line of the dwelling. > Minimise paving in front garden areas, including driveways and crossovers.	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers and driveways, or wide crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
Height and building form	To ensure that buildings and extensions do not dominate the streetscape.	> Respect the predominant building height of the street and nearby properties.	<i>Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.</i>
	To maintain a balance between tree canopies and built form within the Maribyrnong River corridor and on hill faces and escarpment edges.	> Keep development below the established mature tree canopy height or the future tree canopy height.	<i>Buildings that protrude above the tree canopy height.</i>
Materials and design detail	To encourage innovative and contemporary architectural responses that are in harmony with surrounding older buildings and streetscapes.	> New development, including additions to existing buildings, should be distinguishable from the original dwelling stock through the use of innovative and contemporary design.	<i>Period reproduction styles and detailing.</i>
Front boundary treatment	To enhance the security of properties and maintain views into front gardens.	> Provide low or open style front fences. > Front fences should be appropriate to the building era or reflect the typical fencing height of the street.	<i>High, solid front fencing.</i>





PRECINCT DESCRIPTION

This precinct has a spacious atmosphere, as low front fences and the gaps between buildings provide unencumbered views of dwellings, established gardens and distant treetops. The streets have a pedestrian friendly feel due to the consistently planted mature street trees, well maintained footpaths, wide nature strips, and views of private gardens over low front fences. Building styles are predominantly Interwar Californian bungalows or Postwar weatherboard, with some evidence of more recent contemporary infill. Some streets are aligned with bluestone kerb and channelling, and grassy nature strips, which contribute to the character of this precinct.

KEY EXISTING CHARACTERISTICS

- Architectural styles are generally Interwar Californian bungalows, and Postwar to 1960s dwellings. There are minimal Victorian and Federation dwellings located throughout.
- Building materials are brick or weatherboard, with tile and some iron roofs.
- Dwellings are predominantly single storey, with minimal two storey development.
- Front setbacks vary from 3 – 4 metres to 6 – 7 metres. Side setbacks are between 1 and 3 metres.
- Gardens are established and low level, with mostly exotic planting.
- Front fences are generally low with a mix of transparent and solid materials. There are some examples of high and solid front fences.
- Street trees are exotic and vary in size and consistency of planting.
- Nature strips are between 1 to 2 metres wide.
- Most streets have bluestone kerbs.

COMMUNITY VALUES

The following aspects of this area are valued by the community:

- The diversity of cultures represented in the design of private gardens.
- The diversity of buildings styles.
- Appropriately scaled development, and sensitive additions to existing buildings.
- Retention of older dwellings among newer and contemporary homes.
- Energy efficient buildings.
- Space around buildings, including appropriately sized backyards and large gardens.
- Sensitive additions to existing buildings.

ISSUES / THREATS

- Reproduction style detailing.
- Excessive use of impermeable surfaces.
- Front fences that are high and solid.
- Excessively dominant bulky new development or infill with unarticulated surfaces.
- Loss of older homes that contribute to the valued character.
- Loss of canopy and street trees, and garden settings.
- Loss of bluestone kerb and channelling.

PREFERRED CHARACTER STATEMENT

This precinct will continue to be characterised by intact streets of older homes within garden settings. Older dwellings, including those from the Interwar and Postwar eras will be retained and complemented by newer development that is distinguishable from original building stock, but respectful of the key elements of these styles. New buildings and extensions will continue to emphasise the low-scale horizontal element of the built form and will incorporate the use of materials found commonly in the precinct, including timber. The prominence of extensions and two storey dwellings in the streetscape will be minimised through well-articulated, recessed upper levels. Buildings will be sited to reflect the current pattern of setbacks in the street and to accommodate gardens that comprise canopy trees, shrubs and lawn that contribute to the leafiness of the streetscape. Front boundaries will delineate between the public and private realm through the use of low, permeable fences that are suited to the building era, including timber and wire styles.

PRECINCT MAP



DESIGN GUIDELINES

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Existing buildings	To encourage the retention of older dwellings that contribute to the valued character of the area.	> Retain older dwellings, including those from the Interwar and Postwar era that are intact and in good condition wherever possible.	<i>Loss of older dwellings that contribute to the character of the area.</i> <i>Demolition of intact parts of older dwellings that are visible from the street.</i>
Vegetation	To maintain and strengthen the garden setting of the dwellings.	> Retain large, established trees and provide for the planting of new trees wherever possible.	<i>Removal of large, established trees.</i>
Siting	To maintain the consistency, where present, of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	<i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i>
	To maintain gaps between dwellings where this is a characteristic of the street.	> Buildings should be set back from the side boundaries in accordance with the pattern in the street.	<i>Side boundaries that do not reflect the dominant setback pattern of the street.</i>
	To minimise the loss of front garden space and the dominance of car parking structures.	> Locate garages and car ports behind the line of the dwelling. > Minimise paving in front garden areas, including driveways and crossovers. > Provide only one vehicular crossover per typical site frontage.	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers and driveways, or wide crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
Height and building form	To ensure that buildings and extensions do not dominate the streetscape.	> Respect the predominant building height in the street and nearby properties.	<i>Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.</i>
Materials and design detail	To encourage innovative and contemporary architectural responses that are in harmony with surrounding heritage buildings and streetscapes.	> New development, including additions to existing buildings, should be distinguishable from the original dwelling stock through the use of innovative and contemporary design.	<i>Period reproduction styles and detailing.</i>
Front boundary treatment	To enhance the security of properties and maintain views into front gardens.	> Provide low or open style front fences. > Front fences should be appropriate to the building era or reflect the typical fencing height of the street.	<i>High, solid front fencing.</i>





PRECINCT DESCRIPTION

This precinct has an open, green and leafy atmosphere due to an abundance of large trees found in private gardens and regularly planted along the streets. This is enhanced by views of distant treetops and vegetation over the low scale buildings and between side setbacks. The wide streets, low front fences and moderate front setbacks contribute to the open feel of the streets. There is a mix of architectural styles throughout this precinct, however the street layout, consistent front setbacks, lot sizes, and common building materials, establish a uniformity to this area.

KEY EXISTING CHARACTERISTICS

- Architectural styles are generally Interwar. The north east area of the precinct has a combination of Federation, Californian bungalows, and 1950s to 1960s style dwellings.
- Building materials are brick or weatherboard, with tile and some iron roofs.
- Dwellings are predominantly single storey, with some two storey development.
- Front setbacks are 1 – 2 or 3 – 4 metres. Side setbacks are usually between 1 and 3 metres.
- Gardens are established and low level, with mostly exotic planting and tall trees.
- Front fences are low with a mix of transparent and solid materials.
- Street trees are large and regularly planted.
- Most streets have 1 to 2 metre wide nature strips, while others have 3 to 5 metre wide strips. A small number of streets do not have nature strips.
- A small number of streets have remnant bluestone kerbs.
- There are views to Cruickshank Park and Stony Creek from the western boundary of the precinct.

COMMUNITY VALUES

The following aspects of this area are valued by the community:

- The diversity of cultures represented in the design of private gardens.
- The retention of older dwellings.
- Energy efficient buildings.
- Open space around buildings.
- The strong sense of community.

ISSUES / THREATS

- Front fences that are high and solid.
- Excessively dominant bulky new development or infill with unarticulated surfaces.
- Loss of older homes that contribute to the valued character.
- Loss of street trees.
- Loss of garden settings.
- Loss of bluestone kerb and channelling.

PREFERRED CHARACTER STATEMENT

This precinct will continue to be characterised by the garden settings of dwellings and the older, well-maintained housing stock. The retention of older dwellings, including those from the Federation and Interwar eras will maintain the sense of history evident in the area, while new development will continue to add to the mix of architectural styles. New dwellings will respect the low-scale, horizontal emphasis of the existing built form and will incorporate well-articulated façades that add interest to streetscapes. New development will make the best use of small front setbacks through the planting of small trees, shrubs and garden beds that complement the existing vegetation in the streetscape. Buildings will be set back from all side boundaries in accordance with the predominant setback pattern in the street. Front boundaries will be used to delineate between the public and private realm through the use of low, permeable front fences that allow views to gardens and dwellings.

PRECINCT MAP



DESIGN GUIDELINES

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Existing buildings	To encourage the retention of older dwellings that contribute to the valued character of the area.	> Retain dwellings from the Federation and Interwar era that are intact and in good condition wherever possible.	<i>Loss of older dwellings that contribute to the character of the area.</i> <i>Demolition of intact parts of older dwellings that are visible from the street.</i>
Vegetation	To maintain and strengthen the garden setting of the dwellings.	> Retain large, established trees and provide for the planting of new trees wherever possible. > Buildings should be sited and designed to incorporate space for the planting of substantial vegetation.	<i>Removal of large, established trees.</i> <i>Dwellings that do not provide sufficient space to accommodate trees.</i>
Siting	To maintain the consistency, where present, of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	<i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i>
	To maintain gaps between dwellings where this is a characteristic of the street.	> Buildings should be set back from the side boundaries in accordance with the pattern in the street.	<i>Side boundaries that do not reflect the dominant setback pattern of the street.</i>
	To minimise the loss of front garden space and the dominance of car parking structures.	> Locate garages and car ports behind the line of the dwelling. > Minimise paving in front garden areas, including driveways and crossovers. > Use permeable driveway materials. > Provide vehicular access from a rear laneway if available. > Provide only one vehicular crossover per typical site frontage.	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers and driveways, or wide crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
Height and building form	To ensure that buildings and extensions do not dominate the streetscape.	> Respect the predominant building height in the street and nearby properties.	<i>Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.</i>
Materials and design detail	To encourage innovative and contemporary architectural responses that are in harmony with surrounding heritage buildings and streetscapes.	> New development, including additions to existing buildings, should be distinguishable from the original dwelling stock through the use of innovative and contemporary design.	<i>Period reproduction styles and detailing.</i>
Front boundary treatment	To enhance the security of properties and maintain views into front gardens.	> Provide low or open style front fences. > Front fences should be appropriate to the building era or reflect the typical fencing height of the street.	<i>High, solid front fencing.</i>





PRECINCT DESCRIPTION

This precinct has a green and leafy feel due to the strong presence of vegetation. Houses are nested behind mature street trees and well planted front gardens and setbacks. The proximity of the Maribyrnong River, parklands and abundance of tall trees contribute to this. The streets have a spacious feel as the topography, wide roadways and large front setbacks provide long ranging views of the surrounding green backdrop. Buildings are either one or two storeys, with a mix of Postwar brick or timber dwellings, amongst newer contemporary styles. Dwellings alongside the river corridor have a more natural setting due to the absence of front fences, informal kerbs and wider front setbacks with large established eucalypts.

KEY EXISTING CHARACTERISTICS

- Architectural styles are a mix of Postwar to 1960s, with more recent contemporary infill. There are some Victorian era dwellings.
- Building materials are predominantly brick with tile roofs, and some weatherboard style dwellings.
- Dwellings are a mix of single and double storey. There are some split level dwellings in areas where the ground is sloping.
- Front setbacks vary from 3 – 4 metres to 6 – 15 metres. Side setbacks are between 1 and 3 metres.
- Garages are sometimes located in front of the dwelling.
- Gardens are established, with a mix of exotic and native species, including tall canopy trees.
- Front fences are low with a mix of transparent and solid materials. Some higher fence heights can be found throughout the precinct.
- Street trees are medium to large with irregular planting. Some areas have regularly planted avenues.
- Most streets have 1 to 2 metre wide nature strips, while others have 3 to 5 metre wide strips.
- There are views to the Maribyrnong River from some areas of this precinct. Distant views to the city and Dandenong Ranges are also available.

COMMUNITY VALUES

The following aspects of this area are valued by the community:

- The diversity of cultures represented in the design of private gardens.
- The diversity of building styles.
- Proximity to the Maribyrnong River.
- The tranquil environment.
- The bush land qualities of the area.
- The spaciousness around buildings and established canopy trees.

ISSUES / THREATS

- Loss of canopy and street trees.
- Front fences that are high and solid.
- Car parking structures, garages and blank facades dominating the streetscape.
- Development that protrudes above the established tree canopy.
- Excessive site coverage that does not allow for planting of vegetation.
- Visually dominant colours and materials used in buildings.

PREFERRED CHARACTER STATEMENT

The green, leafy feel of this precinct will be retained through the maintenance of established trees and gardens. The location of the precinct on the river corridor will be reflected in new development and gardens through the ongoing planting of canopy trees and, for buildings directly fronting the river, through the use of materials that are of low reflectivity or are natural in appearance. Buildings will be sited to allow adequate space for new vegetation within all setbacks, and also to reduce the prominence in views from the river corridor. Where located on steeper topography, the prominence of the built form will be minimised by designing buildings to follow the contour of the site. The visual prominence of car parking structures and crossovers will be minimal, with single-lane driveways and garages or car ports that are set behind the line of the front façade. The use of low or no front fences will allow vegetation to dominate streetscapes.

PRECINCT MAP



DESIGN GUIDELINES

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Vegetation	To maintain and strengthen the garden setting of the dwellings.	<ul style="list-style-type: none"> > Retain large, established trees and provide for the planting of new trees wherever possible. > Buildings should be sited and designed to incorporate space for the planting of substantial vegetation. 	<p><i>Removal of large, established trees.</i></p> <p><i>Dwellings that do not provide sufficient space to accommodate vegetation.</i></p>
	To extend the vegetation character of the Maribyrnong River corridor and adjacent parkland to private gardens.	<ul style="list-style-type: none"> > Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. 	<p><i>Lack of landscaping and substantial vegetation.</i></p> <p><i>Large areas of impervious surfaces.</i></p>
Topography and land form	To minimise the visual impact and reduce the need for cut and fill.	<ul style="list-style-type: none"> > Design buildings to follow the contours and step down the site. > Minimise the building footprint and articulate buildings into separate elements. 	<p><i>Excessive cut and fill.</i></p> <p><i>Visually dominant, sheer and unarticulated elevations.</i></p> <p><i>Alterations of natural topographical landscape features.</i></p> <p><i>Excessive removal of native vegetation.</i></p>
Siting	To maintain the consistency, where present, of front boundary setbacks.	<ul style="list-style-type: none"> > The front setback should be no less than the average setback of the adjoining two dwellings. 	<i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i>
	To maintain gaps between dwellings where this is a characteristic of the street.	<ul style="list-style-type: none"> > Buildings should be set back from the side boundaries in accordance with the pattern in the street. 	<i>Side boundaries that do not reflect the dominant setback pattern of the street.</i>
	To minimise the dominance of car parking structures, roller doors, and blank façades on the streetscape.	<ul style="list-style-type: none"> > Locate garages and carports behind the line of the dwelling, away from the site frontage. > Provide only one vehicular crossover per typical site frontage. 	<p><i>Car parking structures that dominate the façade or view of the dwelling.</i></p> <p><i>Creation of new crossovers and driveways, or wide crossovers.</i></p>
	To minimise the loss of front garden space.	<ul style="list-style-type: none"> > Minimise hard paving in front garden areas, including driveways and crossovers. 	<i>Front setbacks dominated by impervious surfaces.</i>
Height and building form	To maintain a balance between tree canopies and built form within the Maribyrnong River corridor and on hill faces and escarpment edges.	<ul style="list-style-type: none"> > Keep development below the established mature tree canopy height or the future tree canopy height. 	<i>Buildings that protrude above the tree canopy height.</i>
Materials and design detail	To use materials that are less prominent visually, when viewed from the distance and harmonises with the Maribyrnong River bush land setting.	<ul style="list-style-type: none"> > Use subdued building materials that are less prominent visually, particularly for roofs of buildings located on prominent ridges, with consideration given to how the materials will weather over time. > Use natural colours that compliment the river environment. > Avoid light coloured or highly reflective building materials. 	<i>Light coloured surfaces and highly reflective materials, particularly on roofs.</i>
Front boundary treatment	To enhance the security of properties and maintain views into front gardens.	<ul style="list-style-type: none"> > Low or no front fences are encouraged fronting onto parks and the river. > Front fences should be appropriate to the building era or reflect the typical fencing height of the street. 	<i>High, solid front fencing.</i>



PRECINCT DESCRIPTION

This precinct has an open and spacious feel due to the wide streets, and transparent or nonexistent front fences, offering views of the low scale built form and low level gardens. This is strengthened by the generous front setbacks and flat topography, which allow long ranging views of the area. Whilst street trees are not a feature of this area, they are located throughout the precinct. Dwellings are predominantly single storey from the Postwar to 1960s era, with some examples of more recent one and two storey contemporary infill.

KEY EXISTING CHARACTERISTICS

- Architectural style is predominantly Postwar to 1960s, with occasional 1980s onwards infill development.
- Building materials are predominantly brick or weatherboard with tile roofs.
- Dwellings are predominantly single storey, with minimal two storey development.
- Front setbacks are generally 6 to 7 metres. Side setbacks are between 1 and 3 metres.
- Gardens are low and relatively sparse, with mixed species.
- Front fences are predominantly transparent and low to average in height. There are some examples of low and high solid fences.
- Street trees are small to medium, and irregularly planted. A small number of streets have regularly planted trees.
- Nature strips are between 2 and 4 metres wide.
- Several streets have bluestone kerbs.

COMMUNITY VALUES

The following aspects of this area are valued by the community:

- Appropriately scaled development, and sensitive additions to existing buildings.
- Energy efficient buildings.
- Space around buildings, including appropriately sized backyards and large gardens.
- Sensitive additions to existing buildings.
- Large canopy trees and open space networks.
- Streets that have a 'theme' due to consistent tree species.
- The regeneration of older areas.

ISSUES / THREATS

- Front fences that are high and solid.
- Excessively dominant bulky new development or infill with unarticulated surfaces.
- Excessive use of impermeable surfaces.
- Car parking structures, garages and blank facades dominating the streetscape.
- Loss of older homes that contribute to the valued character.
- Loss of canopy and street trees, and garden settings.
- Loss of bluestone kerb and channelling.

PREFERRED CHARACTER STATEMENT

The spaciousness of streetscapes will remain the key feature of the character of this precinct. The consistency of the low-scale, modest building form will be retained and will continue to add to the sense of spaciousness through the provision of generous front and side boundary setbacks in accordance with the prevailing setbacks in the street. The visual prominence of car parking areas will be minimised with single-lane driveways and garages that are set well behind the line of the front façade. New development will add to the precinct through the reflection of the low-scale built form and will provide vegetation and landscaping that maintains the spaciousness of the precinct while providing a new leafy aspect. Front boundaries will remain low and open, and where present, fences will be low, constructed of permeable materials or lines with vegetation.

PRECINCT MAP





DESIGN GUIDELINES

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Vegetation	To maintain and strengthen the garden setting of the dwellings.	<ul style="list-style-type: none"> > Retain large, established trees and provide for the planting of new trees wherever possible. > Buildings should be sited and designed to incorporate space for the planting of substantial vegetation. 	<p><i>Removal of large, established trees.</i></p> <p><i>Dwellings that do not provide sufficient space to accommodate vegetation.</i></p>
Siting	To maintain the consistency, where present, of front boundary setbacks.	<ul style="list-style-type: none"> > The front setback should be no less than the average setback of the adjoining two dwellings. 	<p><i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i></p>
	To maintain gaps between dwellings where this is a characteristic of the street.	<ul style="list-style-type: none"> > Buildings should be set back from the side boundaries in accordance with the pattern in the street. 	<p><i>Side boundaries that do not reflect the dominant setback pattern of the street.</i></p>
	To minimise the loss of front garden space and the dominance of car parking structures.	<ul style="list-style-type: none"> > Locate garages and car ports behind the line of the dwelling. > Minimise paving in front garden areas, including driveways and crossovers. > Provide vehicular access from a rear laneway if available. > Provide only one vehicular crossover per typical site frontage. 	<p><i>Car parking structures that dominate the façade or view of the dwelling.</i></p> <p><i>Creation of new crossovers and driveways, or wide crossovers.</i></p> <p><i>Front setbacks dominated by impervious surfaces.</i></p>
Height and building form	To ensure that buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> > Respect the predominant building height in the street and nearby properties. 	<p><i>Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.</i></p>
Materials and design detail	To encourage innovative and contemporary architectural responses that are in harmony with surrounding heritage buildings and streetscapes.	<ul style="list-style-type: none"> > New development, including additions to existing buildings, should be distinguishable from the original dwelling stock through the use of innovative and contemporary architecture. 	<p><i>Period reproduction styles and detailing.</i></p>
Front boundary treatment	To enhance the security of properties and maintain views into front gardens.	<ul style="list-style-type: none"> > Provide low or open style front fences. > Provide no front fence where this predominates in the street. 	<p><i>High, solid front fencing.</i></p>





PRECINCT DESCRIPTION

The larger streets of this precinct are open and spacious, despite the compact lot sizes. This is due to the wide road pavements combined with predominantly narrow nature strips, and minimal vegetation. Smaller streets have a more intimate feel, with narrow road widths, no nature strips, small lots, and limited front and side setbacks. This intimacy is strengthened in certain streets that consist of large, established vegetation and planting. Bluestone kerb and channelling and laneways provide another key feature in certain areas of this precinct. There is a diverse range of housing styles, from the Victorian, Federation, Edwardian, Interwar, and Postwar eras, with some contemporary scattered throughout. Despite this diversity, the dwellings complement one another due to the relatively low scale nature, consistent setbacks, and low front fencing.

KEY EXISTING CHARACTERISTICS

- Architectural styles are a combination of Victorian, Federation, Edwardian, Interwar, Postwar and contemporary.
- Building materials are predominantly brick or weatherboard, with either tile or iron roofs.
- Dwellings are predominantly single storey, with some two to three storey development scattered throughout.
- Front setbacks are generally 1 to 2 metres or 3 to 4 metres. Parts of Seddon have wider setbacks, ranging from 6 to 7 metres. Side setbacks are between 0 to 3 metres.
- Gardens are generally low level with occasional tall trees, and mostly exotic planting.
- Front fences are low and consist of transparent and solid materials.
- Street trees range from small to large and are regularly or irregularly planted.
- Nature strips vary in width from 1 to 4 metres. Some streets do not have nature strips.
- A substantial number of streets have bluestone kerb and channels.

COMMUNITY VALUES

The following aspects of this area is valued by the community:

- Intimate, narrow streets.
- The 'street life' and pedestrian feel of streets.
- Open space around buildings.
- The retention of older dwellings that contribute to the valued character.
- The diversity of building styles.
- Appropriately scaled development.
- Energy efficient buildings.
- The strong sense of community.

ISSUES / THREATS

- Front fences that are high and solid.
- Loss of canopy trees.
- Excessively dominant bulky new development with unarticulated surfaces.
- Car parking structures dominating the streetscape.

PREFERRED CHARACTER STATEMENT

The low-scale intimacy of the streetscapes and the sense of history will be maintained and strengthened throughout this precinct. Older dwellings, including those from the Victorian, Edwardian and Interwar eras will be retained and complemented by newer development that is distinguishable from original building stock, but respectful of the key elements of these styles. New low-scale buildings with pitched roofs will incorporate lightly-coloured timber and other non-masonry materials within well-articulated facades. Where new development exceeds the predominant height in the street, upper levels will be recessed to reduce their prominence. New buildings will be sited in accordance with the predominant pattern of setbacks in the street, which may include terraced housing or buildings abutting one side boundary. The visual interaction between dwellings and streetscapes will be maintained and strengthened by providing low, permeable front fences and small front setbacks with space for shrubs and flowering plants to soften the built form.

Particularly intact areas, including parts of Seddon and Yarraville directly south of the Footscray Activity Centre and the area south-west of Yarraville Station will continue to display consistency in characteristics such as height, built form, siting and use of materials.

PRECINCT MAP



DESIGN GUIDELINES

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Existing buildings	To encourage the retention of older dwellings that contribute to the valued character of the area.	> Retain and/or adapt older Victorian, Federation, Edwardian or Interwar dwellings that are in good condition, particularly the front section, wherever possible in new development.	<i>Demolition of intact and visible parts of older dwellings that contribute to the character of the area.</i> <i>New development that is out of scale and character with existing dwellings.</i>
	To respect the qualities of older adjoining buildings that are in good condition.	> Where adjoining an older building in good condition, respect the height, building forms, siting and materials of the building/s in new building design.	<i>Buildings that dominate older buildings by height, siting or massing.</i> <i>Historical reproduction styles.</i>
Vegetation	To maintain and strengthen the garden setting of the dwellings.	> Retain large, established trees and provide for the planting of new trees and substantial vegetation, wherever possible.	<i>Removal of large, established trees.</i>
		> Buildings should be sited and designed to incorporate space for the planting of substantial vegetation.	<i>Dwellings that do not provide sufficient space to accommodate vegetation.</i>
Siting	To maintain the consistency, where present, of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	<i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i>
	To maintain gaps between dwellings where this is a characteristic of the street.	> Buildings should be set back from the side boundaries in accordance with the pattern in the street.	<i>Side boundaries that do not reflect the dominant setback pattern of the street.</i>
	To minimise the loss of front garden space and the dominance of car parking structures.	> Locate garages and car ports behind the line of the dwelling.	<i>Car parking structures that dominate the façade or view of the dwelling.</i>
		> Minimise paving in front garden areas, including driveways and crossovers. > Provide vehicular access from rear laneway if available.	<i>Creation of new crossovers and driveways, or wide crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
Height and building form	To ensure that buildings and extensions respect the dominant building scale and forms.	> Respect the predominant building height and roof forms in the street and nearby properties.	<i>Buildings that appear to exceed by more than one storey the predominant height of buildings in the street and on nearby properties.</i>
		> Articulate the form of buildings and facades through the composition of openings and setbacks.	<i>Large, bulky buildings with flat, poorly articulated wall surfaces.</i>
	To encourage innovative and contemporary architectural responses that are in harmony with surrounding heritage buildings and streetscapes.	> New development, including additions to existing buildings, should be distinguishable from the original dwelling stock through the use of innovative and contemporary architecture.	<i>Period reproduction styles and detailing.</i>
	To minimise the impact of buildings over two storeys on the streetscape.	> Recess upper storeys behind the front façade.	<i>Buildings over two storeys without articulated façades.</i>
	To maintain the sense of openness in backyards.	> The scale and massing of second dwellings built in the backyard should be designed so that upper level components are contained within a single storey roof form.	<i>Bulky development dominating the rear of properties.</i>
Materials and design detail	To use lighter looking building materials and finishes that complement the predominant use of timber throughout the precinct.	> Incorporate timber or other non-masonry materials where possible.	<i>Heavy design detailing, such as masonry columns and piers.</i>
Front boundary treatment	To enhance the security of properties and maintain views into front gardens.	> Provide a low front fence that allows views through or over the fence into the front garden.	<i>High, solid front fencing.</i>
		> Front fences should be appropriate to the building era or reflect the typical fencing height of the street.	





PRECINCT DESCRIPTION

This precinct is constructed on the former William Angliss Meatworks site and was only redeveloped over the last two decades. It is an area with predominantly two storey contemporary homes, many of which are attached town houses. Brick is prevalently used throughout the area, in a variety of colours. A unifying feature of this precinct is found in the consistently planted street trees, balancing the otherwise dominant built form with vegetation. The views over low fences into the front gardens are an important aspect of this precinct. However, garages and carports constructed on the front boundary interrupt this pattern in some streets. The eastern area of the precinct has significant views of the Maribyrnong River, which contribute to the character of the streets in those places.

KEY EXISTING CHARACTERISTICS

- Architectural styles are mostly from the 1990s. Older styles from the 1970s exist in the north east area of the precinct.
- Building materials are brick, with tile and iron roofing.
- Dwellings are predominantly two storeys, with some three storey development.
- Front setbacks vary from 3 – 4 metres to 6 – 7 metres, with side setbacks of 0 to 1 metre wide.
- Gardens are a mix of new and establishing low level planting.
- Front fences are less than 1.2 metres, or nonexistent.
- All streets in this precinct have roll-over kerbs.
- There are good views of the Maribyrnong River and the city from the east of the precinct. Distant views to the Dandenong Ranges are also available.

COMMUNITY VALUES

The following aspects of the area are valued by the community:

- The diversity of cultures represented in the design of private gardens.
- Appropriately scaled development.
- Energy efficient buildings.
- The retention of older dwellings.
- The strong sense of community.
- The 'street life' and pedestrian feel of the streets.
- Energy efficient buildings.
- Proximity to the Maribyrnong River.

ISSUES / THREATS

- Front fences that are high and solid.
- Lack of garden settings and canopy trees.
- Non-permeable surfaces dominating the front setbacks.
- Car parking structures dominating the streetscape.



PREFERRED CHARACTER STATEMENT

The balance between the built form and the garden settings of dwellings will continue to be the key valued characteristics of this precinct. Buildings will be sited to provide for space for existing trees, and garden settings will be strengthened through the ongoing planting of trees, in particular larger species within front gardens. The visual prominence of car parking structures and crossovers will be minimal, with single-lane crossovers and garages or car ports that are set behind the line of the front facade. The use of permeable surfacing will reduce runoff and give front and side setbacks a more natural appearance that complements the location of the precinct near the river corridor. Front fencing will maintain views to front gardens and the openness of streetscapes.



PRECINCT MAP





DESIGN GUIDELINES

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Vegetation	To maintain and strengthen the garden setting of the dwellings.	<ul style="list-style-type: none"> > Retain large, established trees and provide for the planting of new trees wherever possible. > Buildings should be sited and designed to incorporate space for the planting of substantial vegetation, particularly within the front. 	<p><i>Removal of large, established trees.</i></p> <p><i>Dwellings that do not provide sufficient space to accommodate vegetation.</i></p>
	To maintain the consistency, where present, of front boundary setbacks.	<ul style="list-style-type: none"> > The front setback should be no less than the average setback of the adjoining two dwellings. 	<p><i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i></p>
Siting	To maintain gaps between dwellings where this is a characteristic of the street.	<ul style="list-style-type: none"> > Buildings should be set back from the side boundaries in accordance with the pattern in the street. 	<p><i>Side boundaries that do not reflect the dominant setback pattern of the street.</i></p>
	To minimise the loss of front garden space, the dominance of car parking structures and the number of vehicular crossovers.	<ul style="list-style-type: none"> > Locate garages and car ports behind the line of the dwelling. > Minimise paving in front garden areas, including driveways and crossovers. > Provide vehicular access from rear laneway if available. > Provide only one vehicular crossover per typical site frontage. 	<p><i>Car parking structures that dominate the façade or view of the dwelling.</i></p> <p><i>Creation of new crossovers and driveways, or wide crossovers.</i></p> <p><i>Front setbacks dominated by impervious surfaces.</i></p>
	To ensure that buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> > Respect the predominant building height in the street and nearby properties. 	<p><i>Buildings that appear to exceed by more than one storey the predominant height of buildings in the street and nearby properties.</i></p>
Height and building form	To minimise the impact of buildings over two storeys on the streetscape.	<ul style="list-style-type: none"> > Recess upper storeys behind the front façade. 	<p><i>Buildings over two storeys without articulated façades.</i></p>
Front boundary treatment	To enhance the security of properties and maintain views into front gardens.	<ul style="list-style-type: none"> > Provide low or open style front fences. > Front fences should be appropriate to the building era or reflect the typical fencing height of the street. 	<p><i>High, solid front fencing.</i></p>





PRECINCT DESCRIPTION

The streets in this precinct are open and spacious, despite the predominance of two storey, walk-up flats. This is due to the wide road pavements, combined with the nature strips and minimal vegetation. However, there are examples of established native trees, both in private gardens and the public domain. Due to the nature of the building typology, many buildings are located 'side-on' to the street, with long driveways extending the full length of many properties. The use of appropriate materials, and built form is an important consideration of this precinct, as it is visible from the Maribyrnong River and adjacent parklands.

KEY EXISTING CHARACTERISTICS

- Architectural style is predominantly 1960s, including many walk-up flats. There are also some examples of 1990s multi-unit development.
- Building materials are predominantly brick with tile roofing.
- Dwellings are predominantly two storeys.
- Front setbacks are 3 to 4 metres for small lots and between 6 to 15 metres for larger lots. Side setbacks are between 1 to 3 metres.
- Gardens are low and established, with generally exotic species.
- Front fences are mixed and consist of transparent and solid materials. There are also some examples of high, solid front fences.
- Street trees are large natives, and irregularly planted.
- Nature strips are 1 to 2 metres wide.
- There are views to the city and the Maribyrnong River from the eastern area of this precinct. Distant views to the Maribyrnong River are also available.

COMMUNITY VALUES

The following aspects of the area are valued by the community:

- The diversity of cultures represented in the design of private gardens.
- Appropriately scaled development.
- Energy efficient buildings.
- The 'street life' and pedestrian feel of the streets.
- Energy efficient buildings.

ISSUES / THREATS

- Front fences that are high and solid.
- Loss of canopy trees.
- Lack of garden settings and canopy trees.
- Non-permeable surfaces dominating the front setbacks.
- Car parking structures dominating the streetscape.
- Development orientated away from the street.

PREFERRED CHARACTER STATEMENT

The spaciousness of streetscapes, the way in which the dwellings address the street and the low visibility of buildings from the Maribyrnong River corridor will be maintained and strengthened. New development will be orientated towards the street and set back from all side boundaries in accordance with the pattern of setbacks in the street. The height of new buildings will remain below the dominant mature tree canopy height and new development will further contribute to the landscape character through the planting of new canopy trees. The prominence of car parking structures and driveways will be minimised through the provision of single-lane crossovers and garages that are set behind the line of the front facade. New development will be sited to minimise the prominence of buildings in views from the river corridor.

PRECINCT MAP



DESIGN GUIDELINES

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Vegetation	To maintain and strengthen the garden setting of the dwellings.	<ul style="list-style-type: none"> > Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. > Retain large, established trees and provide for the planting of new trees and substantial vegetation, wherever possible. 	<p><i>Lack of landscaping and substantial vegetation.</i></p> <p><i>Large areas of impervious surfaces.</i></p> <p><i>Removal of large, established trees.</i></p>
Topography and land form	To minimise the visual impact and reduce the need for cut and fill.	<ul style="list-style-type: none"> > Design buildings to follow the contours and step down the site. > Minimise the building footprint and articulate buildings into separate elements. 	<p><i>Excessive cut and fill.</i></p> <p><i>Visually dominant, sheer and unarticulated elevations.</i></p> <p><i>Alterations of natural topographical landscape features.</i></p> <p><i>Excessive removal of native vegetation.</i></p>
Siting	To maintain the consistency, where present, of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	<i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i>
	To enhance safety through passive surveillance.	> At least one dwelling on each lot shall have its main entrance facing the street.	<i>Development orientated away from the street.</i>
	To maintain gaps between dwellings where this is a characteristic of the street.	> Buildings should be set back from the side boundaries in accordance with the pattern in the street.	<i>Side boundaries that do not reflect the dominant setback pattern of the street.</i>
	To minimise the loss of front garden space and the dominance of car parking structures.	<ul style="list-style-type: none"> > Locate garages and car ports behind the line of the dwelling. > Minimise paving in front garden areas, including driveways and crossovers. > Use permeable driveway materials. > Provide vehicular access from rear laneway if available. > Provide only one vehicular crossover per typical site frontage. 	<p><i>Car parking structures that dominate the façade or view of the dwelling.</i></p> <p><i>Creation of new crossovers and driveways, or wide crossovers.</i></p> <p><i>Front setbacks dominated by impervious surfaces.</i></p>
Height and building form	To ensure that buildings and extensions do not dominate the streetscape and the wider landscape setting.	> Keep development below the established mature tree canopy height or the future tree canopy height.	<i>Buildings that protrude above the mature tree canopy height.</i>
	To minimise the impact of buildings over two storeys on the streetscape.	> Recess upper storeys behind the front façade.	<i>Buildings over two storeys without articulated façades.</i>
Materials and design detail	To use materials that are less prominent visually, when viewed from the distance.	<ul style="list-style-type: none"> > Use subdued building materials that are less prominent visually, particularly for roofs of buildings located on prominent ridges. > Avoid light coloured or highly reflective building materials. 	<i>Light coloured surfaces and highly reflective materials, particularly on roofs.</i>
Front boundary treatment	To enhance the security of properties and maintain views into front gardens.	> Provide a low front fence that allows views through or over the fence into the front garden.	<i>High, solid front fencing.</i>





PRECINCT DESCRIPTION

The streets of this precinct have an open and informal atmosphere due to the predominance of cul-de-sacs, wide grassy nature strips and generous front setbacks. This is strengthened by the horizontal emphasis of the built form and low level gardens. Buildings are generally low-scale, modest in size, and of weatherboard construction. Consistent avenue planting, where it exists, is a unique feature of this precinct. New development is sited to allow space for adequate planting, including canopy trees.

KEY EXISTING CHARACTERISTICS

- Architectural style is predominantly Postwar to 1960s, with some 1990s-onwards infill development and pockets of public housing. Some Interwar dwellings can also be found throughout the precinct.
- Building materials consist predominantly of weatherboard with iron roofs, whilst recent infill developments tend to be of brick.
- Dwellings are predominantly single storey.
- Front setbacks are 6 to 7, with side setbacks of 1 to 3 metres.
- Garden types are either low with minimal planting, or well established with exotic species.
- Front fences are generally low, and consist of transparent and solid materials. However, a minimal amount of higher solid front fencing is also found throughout the precinct.
- Street trees range from small to medium irregular planting, with limited amounts of regularly planted avenues.
- Nature strips are 1 to 2 metres wide, with some wider strips of between 3 to 4 metres on prominent north-south roads.

COMMUNITY VALUES

The following aspects of this area is valued by the community:

- Retention of older dwellings, incorporated with a mix of contemporary homes.
- Large gardens and space between homes.
- Streets that have a 'theme' due to consistent tree planting.
- Wide streets with street trees.
- The regeneration of older areas.
- Large canopy trees and open space networks.

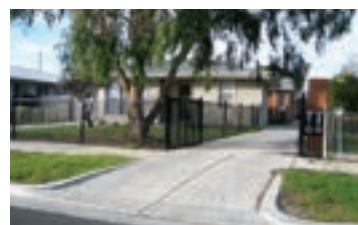
ISSUES / THREATS

- Front fences that are high and solid.
- Car parking structures dominating the streetscape.
- New development that does not respect the existing built form, with sheer elevations that are unarticulated.
- Dwellings set too far forward, or on side boundaries.
- Lack of vegetation generally, including street trees.
- Loss of historic homes that contribute to a sense of history.
- Loss of street trees, canopy trees and garden settings.

PREFERRED CHARACTER STATEMENT

The spacious informal streetscapes of this precinct will be strengthened through the continued maintenance of existing dwellings and gardens, as well as replacement buildings that enhance these characteristics. Where possible, original dwellings including Interwar and Postwar homes will be retained and restored to promote a sense of history within the precinct. New development will incorporate wide pitched roof forms with well-articulated façades that include variations in materials. The visual prominence of car parking structures and crossovers will be minimal, with single-lane driveways and garages that are set behind the line of the front façade. Dwellings will be surrounded by spacious gardens that comprise canopy trees, shrubs and lawn, and views to these landscaped areas will be retained through the provision of low, permeable or no front fencing.

PRECINCT MAP



DESIGN GUIDELINES

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Existing buildings	To encourage the retention of older dwellings that contribute to the valued character of the area.	> Retain dwellings from the Interwar and Postwar era that are intact and in good condition wherever possible.	<i>Loss of older dwellings that contribute to the character of the area.</i> <i>Demolition of intact parts of older dwellings that are visible from the street.</i>
Vegetation	To maintain and strengthen the garden setting of the dwellings.	> Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. > Retain large, established trees and provide for the planting of new trees wherever possible. > Buildings should be sited and designed to incorporate space for the planting of substantial vegetation.	<i>Removal of large, established trees.</i> <i>Dwellings that do not provide sufficient space to accommodate trees.</i>
Siting	To maintain the consistency, where present, of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	<i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i>
	To maintain gaps between dwellings where this is a characteristic of the street.	> Buildings should be set back from the side boundaries in accordance with the pattern in the street.	<i>Side boundaries that do not reflect the dominant setback pattern of the street.</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 hard paving in front garden areas, including driveways and crossovers. > Provide only one vehicular crossover per typical site frontage. > Where possible and appropriate use permeable driveway materials.	<i>Car parking structures that dominate the façade or view of the dwelling.</i> <i>Creation of new crossovers and driveways, or wide crossovers.</i> <i>Front setbacks dominated by impervious surfaces.</i>
Height and building form	To encourage innovative and contemporary architectural responses that are in harmony with surrounding older buildings and streetscapes.	> New development, including additions to existing buildings, should be distinguishable from the original dwelling stock through the use of innovative and contemporary design. > New buildings should be individually designed to respond to specific site characteristics.	<i>Period reproduction styles and detailing.</i>
	To ensure that buildings and extensions do not dominate the streetscape.	> Respect the predominant building height in the street and nearby properties. > Recess upper storeys behind the front façade. > Use low pitched roof forms.	<i>Buildings that appear to exceed by more than one storey the predominant height of buildings in the street and on nearby properties.</i>
Front boundary treatment	To enhance the security of properties and maintain views into front gardens.	> Provide low or open style front fences. > Front fences should be appropriate to the building era or reflect the typical fencing height of the street. > Provide no front fence where this predominates in the street.	<i>High, solid front fencing.</i>





PRECINCT DESCRIPTION

The streets of this precinct are recent subdivisions, with predominantly two storey homes and town houses. At present, these buildings dominate the street due to their bright colours, sheer size and lack of landscaping and street trees. As the planting and vegetation of this area becomes more established, the built form will become less prominent and streets will feel more enclosed. Proximity to the Maribyrnong River is an important characteristic of some areas, where dwellings are oriented towards the river to achieve riverside views. Many areas abutting parklands adjacent to the river will need to be considerate of the surrounding landscape, so as not to impede on the existing environment and topography.

KEY EXISTING CHARACTERISTICS

- Architectural styles date from the 1990s onwards. Some dwellings feature reproduction period architecture or embellishments.
- Building materials are predominantly brick with either tile or coloured corrugated metal roofs.
- Dwellings are predominantly two storeys, and often quite large.
- Front setbacks vary from 1 – 3 metres, 3 – 4 metres and 6 – 7 metres, with side setbacks of 0 to 1 metre wide. Some dwellings are not setback from the front.
- Gardens are new and establishing, with a mix of exotic and native species.
- Front fences are either nonexistent, or vary up to 1.8 metres in height.
- Street trees are small and establishing.
- Nature strips are 1 to 2 metres wide.
- Footpaths are either absent, or on both sides of the street.
- Many areas have views to the Maribyrnong River.
- Some areas have underground powerlines.

COMMUNITY VALUES

The following aspects of this area is valued by the community:

- Intimate, narrow streets.
- The 'street life' and pedestrian feel of streets.
- Open space around buildings.
- The diversity in building styles.
- Appropriately scaled development.
- Energy efficient buildings.
- The strong sense of community.

ISSUES / THREATS

- Front fences that are high and solid.
- Lack of garden setting and canopy trees.
- Site coverage not allowing space for planting.
- Reproduction architectural styles and detailing.
- Excessively dominant bulky new development with unarticulated surfaces.
- Non-permeable surfaces dominating the front setback.

PREFERRED CHARACTER STATEMENT

The garden settings of dwellings throughout the precinct will be strengthened through the provision of trees that contribute to an overall canopy. A variation in materials across facades will improve the contribution of buildings to streetscapes and create interest in the built form. The interaction between buildings and the streetscape will continue, with the provision of glazing at lower and upper levels, and low, permeable or no front fences that allow views to gardens and dwellings. The visual prominence of car parking structures and crossovers will be minimal, with single-lane driveways and garages that are set behind the line of the front façade.

Where located near the river corridor, native trees will enhance the connection between it and the precinct and provide the precinct with a distinctive character that sets it apart from other areas. The use of materials that are of low reflectivity or are natural in appearance will reduce the prominence of the built form in views from the river corridor.

PRECINCT MAP



DESIGN GUIDELINES

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Vegetation	To strengthen the garden setting of the dwellings.	<ul style="list-style-type: none"> > Retain large, established trees and provide for the planting of new trees and substantial vegetation, wherever possible. > Buildings should be sited and designed to incorporate space for the planting of substantial vegetation. 	<p><i>Removal of large, established trees.</i></p> <p><i>Dwellings that do not provide sufficient space to accommodate vegetation.</i></p>
	To extend the vegetation character of the Maribyrnong River corridor and adjacent parkland to private gardens.	<ul style="list-style-type: none"> > Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. 	<p><i>Lack of landscaping and substantial vegetation.</i></p> <p><i>Large areas of impervious surfaces.</i></p>
Topography and land form	To minimise the visual impact and reduce the need for cut and fill.	<ul style="list-style-type: none"> > Design buildings to follow the contours and step down the site. > Minimise the building footprint and articulate buildings into separate elements. 	<p><i>Excessive cut and fill.</i></p> <p><i>Visually dominant, sheer and unarticulated elevations.</i></p> <p><i>Alterations of natural topographical landscape features.</i></p> <p><i>Excessive removal of native vegetation.</i></p>
Siting	To maintain the consistency, where present, of front boundary setbacks.	<ul style="list-style-type: none"> > The front setback should be no less than the average setback of the adjoining two dwellings. 	<p><i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i></p>
	To maintain gaps between dwellings where this is a characteristic of the street.	<ul style="list-style-type: none"> > Buildings should be set back from the side boundaries in accordance with the pattern in the street. 	<p><i>Side boundaries that do not reflect the dominant setback pattern of the street.</i></p>
	To minimise the loss of front garden space and the dominance of car parking structures.	<ul style="list-style-type: none"> > Locate garages and car ports behind the line of the dwelling. 	<p><i>Car parking structures that dominate the façade or view of the dwelling.</i></p>
		<ul style="list-style-type: none"> > Minimise paving in front garden areas, including driveways and crossovers. > Provide only one vehicular crossover per typical site frontage. > Use permeable driveway materials. 	<p><i>Creation of new crossovers and driveways, or wide crossovers.</i></p> <p><i>Front setbacks dominated by impervious surfaces.</i></p>
Height and building form	To ensure that buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> > Respect the predominant building height in the street and nearby properties. > Recess upper storeys behind the front façade. > Use low pitched roof forms. 	<p><i>Buildings that appear to exceed by more than one storey the predominant height of buildings in the street and on nearby properties.</i></p>
	To encourage innovative and contemporary architectural responses that are in harmony with surrounding heritage buildings and streetscapes.	<ul style="list-style-type: none"> > New development, including additions to existing buildings, should be distinguishable from the original dwelling stock through the use of innovative and contemporary design. 	<p><i>Period reproduction styles and detailing.</i></p>
	To maintain a balance between tree canopies and built form within the Maribyrnong River corridor and on hill faces and escarpment edges.	<ul style="list-style-type: none"> > Keep development below the established mature tree canopy height or the future tree canopy height. 	<p><i>Buildings that protrude above the tree canopy height.</i></p>
Materials and design detail	To use materials that are less prominent visually, when viewed from a distance, for dwellings located near the Maribyrnong River.	<ul style="list-style-type: none"> > Use subdued building materials that are less prominent visually, particularly for roofs of buildings located on prominent ridges. > Avoid light coloured or highly reflective building materials. 	<p><i>Light coloured surfaces and highly reflective materials, particularly on roofs.</i></p>
Front boundary treatment	To enhance the security of properties and maintain views into front gardens.	<ul style="list-style-type: none"> > Provide a low front fence that allows views through or over the fence into the front garden. 	<p><i>High, solid front fencing.</i></p>

