MOONEE VALLEY
NEIGHBOURHOOD
CHARACTER GUIDELINES

PRECINCT DESCRIPTION
The character of this area is attributed to an older, fine-grain subdivision pattern, with rear laneways, smaller road widths, consistent footpaths and bluestone kerbs and channels. Streets are wide and open, providing linear and panoramic views of surrounding properties and tree tops, emphasised by the moderately sloping topography.

Dwellings are clearly visible from the street and situated in modest sized lots, with well-established, low formal gardens. Streets are irregularly planted with native trees that contribute to the garden settings of the precinct. Front and side setbacks are predominantly consistent and establish a uniform streetscape. Intact older buildings and regular use of materials contribute to the traditional character of this precinct. Dwellings are well maintained, with sensitive extensions and modifications.

KEY CHARACTERISTICS

<table>
<thead>
<tr>
<th>KEY CHARACTERISTICS</th>
<th>DESCRIPTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural style</td>
<td>Victorian and Edwardian, with mixed infill</td>
</tr>
<tr>
<td>Building materials</td>
<td>Predominantly timber weatherboards or brick with steel or tile roofing</td>
</tr>
<tr>
<td>Building form and layout</td>
<td>Articulated front facades with recesses, setbacks, timber detailing and verandahs</td>
</tr>
<tr>
<td>Roof style</td>
<td>Gabled or hipped roof styles with prominent eaves</td>
</tr>
<tr>
<td>Setbacks</td>
<td>Consistent front setbacks of 2 to 4m. Some areas up to 7m</td>
</tr>
<tr>
<td></td>
<td>Consistent side setbacks of 0.5 to 1m from at least one side boundary. Some older areas have no side setbacks</td>
</tr>
<tr>
<td>Building height</td>
<td>1 to 3 storeys</td>
</tr>
<tr>
<td>Garages, carports and outbuildings</td>
<td>Single crossover access, with driveways to the side of the property</td>
</tr>
<tr>
<td></td>
<td>Garages and carports are usually located behind the front dwelling facade</td>
</tr>
<tr>
<td>Garden style</td>
<td>Low and well maintained, with mature vegetation contributing to the overall landscape quality</td>
</tr>
<tr>
<td>Front fencing</td>
<td>Low or transparent front fencing, up to 1.2m in height with materials appropriate to the dwelling style</td>
</tr>
<tr>
<td>Street layout and public realm</td>
<td>Streets have a formal grid layout, with footpaths, narrow nature strips and many examples of bluestone kerbs and channels</td>
</tr>
<tr>
<td></td>
<td>Street trees are informally planted and generally native. Some intersections have formally planted roundabouts with tall trees</td>
</tr>
<tr>
<td>Views and vistas</td>
<td>Vistas along roadways of reserves, canopy trees and nearby developments</td>
</tr>
</tbody>
</table>

COMMUNITY VALUES

- Established trees and gardens around homes, including backyard garden areas.
- Regularly planted street trees.
- Bluestone kerbs and channels.
- Intact, traditional houses.
- Consistency in building style, fencing, setbacks, front gardens and street trees.
- Pedestrian and cycling friendly neighbourhoods and streets.
- Views of the CBD, Moonee Ponds Creek and open spaces.

PREFERRED CHARACTER STATEMENT
New developments will contribute to the predominant siting and finishes of existing buildings, with well-maintained gardens.

Front facade articulation will be achieved through the use of recesses to complement the pattern of verandah and porch areas of the traditional dwellings. The use of lighter finishes will contribute to the traditional palette of materials. Consistent front and side setbacks will ensure space for landscaping, while low or permeable front fences will retain the openness of the streets.

PRECINCT AREAS

ISSUES / THREATS

- Loss of the permeable street layout and fine-grain subdivision pattern.
- Loss of older buildings that contribute to the valued character of the precinct.
- Loss of front garden space, mature trees and vegetation, including street trees.
- Large areas of impervious surfaces around dwellings.
- Development that breaks the general rhythm of built form along the street with inconsistent setbacks.
# DESIGN GUIDELINES

<table>
<thead>
<tr>
<th>CHARACTER ELEMENTS</th>
<th>OBJECTIVE</th>
<th>DESIGN RESPONSES</th>
<th>AVOID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural styles</td>
<td>To encourage the retention of intact, older period dwellings that contribute to the character of the area.</td>
<td>Retain intact and good condition Victorian, Federation and Interwar dwellings where possible. This is particularly important if the dwellings are located in a significant character area. New development should complement the building forms and siting of older, original dwellings. This is particularly important if the new development is in a significant character area, adjoins a site containing an existing heritage building or is located in a Heritage Overlay area. Distinguish new development, including additions to existing buildings, from original dwelling stock through the use of contemporary design details.</td>
<td>Replacement of older dwellings with buildings that do not respect the key characteristics of the remaining traditional dwellings. Mock historical style housing with excessive use of ‘reproduction’ or decorative detailing.</td>
</tr>
<tr>
<td>Building height, form and layout</td>
<td>To ensure that new buildings and extensions do not dominate the streetscape, and make a positive contribution to the prevailing scale and form of existing buildings.</td>
<td>Apart from areas within close proximity to shops, activity centres and principal public transport networks, buildings should respect the predominant height and form in the street (generally two storeys). Articulate the front facades of buildings through the use of setbacks, recesses, windows and materials.</td>
<td>Buildings without articulated front facades. Buildings that exceed two storeys at the front facade. Visually bulky new developments and extensions.</td>
</tr>
<tr>
<td>Building materials, design and details</td>
<td>To ensure new dwellings positively respond to the preferred building styles of the precinct.</td>
<td>Use finishes to complement the predominant palette of materials in the area (eg. reds, creams, browns and greens). Use finishes and colours that contribute to the streetscape and emphasise design details.</td>
<td>Excessive decoration and historic reproduction styles. Blank walls and facades.</td>
</tr>
<tr>
<td>Roof styles</td>
<td>To ensure new dwellings complement the predominant roof styles of the street.</td>
<td>Buildings less than three storeys should provide a pitched roof; in areas where parapets occur, this may also be appropriate.</td>
<td>Flat roof forms without eaves.</td>
</tr>
<tr>
<td>Siting and setbacks</td>
<td>To maintain and reinforce the predominant front boundary setback pattern in the street. To maintain the side boundary setback pattern and the existing spacing between dwellings.</td>
<td>Set back dwellings at least 0.5m from one side boundary. Orient dwellings parallel to the street.</td>
<td>Buildings set further forward than the average setback of the two adjoining dwellings. Loss of consistent front and side setbacks. Buildings set at an angle to the street.</td>
</tr>
<tr>
<td>Garages, carports and outbuildings</td>
<td>To minimise the loss of front garden space and the dominance of car parking structures.</td>
<td>Set back garages, carports and outbuildings behind the line of the front dwelling façade. Minimise paving in front garden areas.</td>
<td>Dominant car parking structures within the front setback area. Excessive use of impervious surfaces.</td>
</tr>
<tr>
<td>Garden styles</td>
<td>To maintain and strengthen the garden settings of dwellings.</td>
<td>Plant and retain vegetation around dwellings, including trees. Retain established or mature trees where possible.</td>
<td>Loss of established vegetation and space for planting along setbacks</td>
</tr>
<tr>
<td>Front fencing</td>
<td>To retain the spaciousness of the streetscape and views to dwellings and gardens. To complement the predominant style of fences in the street. To delineate the front boundary of properties.</td>
<td>Provide a low, open style front fence up to 1.2m in height, and constructed of materials appropriate to the dwelling style.</td>
<td>High and solid front fencing</td>
</tr>
</tbody>
</table>
MOONEE VALLEY NEIGHBOURHOOD CHARACTER GUIDELINES

GARDEN SUBURBAN 2
ESSENDON

PRECINCT DESCRIPTION

The streets of this precinct have an open, avenue quality due to regularly planted street trees, large remnant eucalypts, wide nature strips, landscaped gardens and bluestone kerbs, channels and drains. The wide streetscapes provide spacious views of trees, reserves and nearby development.

Dwellings are situated in moderate to large lots along main streets, with smaller, modest sized dwellings located behind in rear laneways. Built form appears generally consistent with pitched roofs, regular use of materials, front and side setbacks. Front fences are low and permeable, allowing views of dwellings and into private gardens.

KEY CHARACTERISTICS

<table>
<thead>
<tr>
<th>KEY CHARACTERISTICS</th>
<th>DESCRIPTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural style</td>
<td>Victorian and Edwardian, with Interwar, Postwar and 1960s infill. Some buildings have detailed architectural qualities.</td>
</tr>
<tr>
<td>Building materials</td>
<td>Predominantly timber weatherboards or brick, with some rendered finishes.</td>
</tr>
<tr>
<td>Building form and layout</td>
<td>Articulated front facades with recesses, setbacks, timber detailing and verandahs. Buildings are generally detached or semi-detached, with some attached infill flats.</td>
</tr>
<tr>
<td>Roof style</td>
<td>Gabled or hipped roof styles with prominent eaves.</td>
</tr>
<tr>
<td>Setbacks</td>
<td>Consistent front setbacks of 2 to 4m. Some areas are setback up to 8m. Consistent side setbacks of 0.5 to 3m from at least one side boundary.</td>
</tr>
<tr>
<td>Building height</td>
<td>1 to 3 storeys.</td>
</tr>
<tr>
<td>Garages, carports and outbuildings</td>
<td>Single crossover access, with driveways to the side of the property. Garages and carports are usually located behind the front dwelling facade.</td>
</tr>
<tr>
<td>Garden style</td>
<td>Low and formally planted, with mature vegetation contributing to the overall landscape quality.</td>
</tr>
<tr>
<td>Front fencing</td>
<td>Low or transparent front fencing, up to 1.2m in height and generally constructed of brick, timber or steel.</td>
</tr>
<tr>
<td>Street layout and public realm</td>
<td>Streets are formally planted with tall, canopy trees. Streets have a formal grid layout, with footpaths, nature strips and bluestone kerbs and channels. Main streets have bluestone drains through the centre of wide nature strips.</td>
</tr>
<tr>
<td>Views and vistas</td>
<td>Views along roadways of parks and reserves, canopy trees and nearby developments.</td>
</tr>
</tbody>
</table>

COMMUNITY VALUES

- Established trees and gardens around homes, including backyard garden areas.
- Regularly planted street trees.
- Bluestone kerbs and channels with grassy nature strips.
- Intact, traditional houses.
- Pedestrian and cycling friendly neighbourhoods and streets.
- Architectural diversity with examples of boom time Victoria.
- Access to shops and community services.

PREFERRED CHARACTER STATEMENT

New developments will contribute to the predominant siting and finishes of the precinct, with articulated facades and well-established formal garden settings.

Front facade articulation will be achieved through the use of recesses to complement the pattern of verandah and porch areas of the traditional dwellings. The use of lighter finishes will contribute to the existing buildings. Consistent front and side setbacks will provide space for landscaping, while low or permeable front fences will retain the openness of the streets.

ISSUES / THREATS

- Loss of street trees, remnant eucalypts and formal planting pattern.
- Loss of bluestone kerbs, drains and channels.
- Loss of formal, grid layout.
- Loss of older buildings that contribute to the valued character of the precinct.
- Loss of garden settings, mature trees and vegetation within the private realm.
- Large areas of impervious surfaces around dwellings.
- Development that breaks the general rhythm of built form along the street with inconsistent setbacks.
- New developments that do not contribute to the character of the street.
- Poorly designed extensions that do not make a positive contribution to the streetscape.
- Inconsistent use of building materials.
- Unarticulated facades and blank walls.
- High, solid front fencing that restricts views of front gardens and dwelling facades from the street.
- Garages or carports that dominate site frontages.
- Additional or new crossovers along site frontages.
## DESIGN GUIDELINES

### CHARACTER ELEMENTS

<table>
<thead>
<tr>
<th>Objective</th>
<th>DESIGN RESPONSES</th>
<th>AVOID</th>
</tr>
</thead>
</table>

### Architectural styles

- To encourage the retention of intact, older period dwellings that contribute to the character of the area.
- To ensure that new development is designed to complement the identified values of existing older buildings that date from the late 19th to early 20th century.

**Retain intact and good condition Victorian, Federation and Interwar dwellings where possible.**

**New development should complement the building forms and siting of older, original dwellings. This is particularly important if the new development adjoins a site containing an existing heritage building or is located in a Heritage Overlay area.**

**Distinguish new development, including additions to existing buildings, from original dwelling stock through the use of contemporary design details.**

**Replacement of older dwellings with buildings that do not respect the key characteristics of the remaining traditional dwellings.**

**Mock historical style housing with excessive use of ‘reproduction’ or decorative detailing.**

### Building height, form and layout

- To ensure that new buildings and extensions do not dominate the streetscape, and make a positive contribution to the prevailing scale and form of existing buildings.

**Apart from areas within close proximity to shops, activity centres and principal public transport networks, buildings should respect the predominant height and form in the street (generally two storeys).**

**Articulate the front facades of buildings through the use of setbacks, recesses, windows and materials.**

**Buildings without articulated front facades.**

**Buildings that exceed two storeys at the front facade.**

**Visually bulky new developments and extensions.**

### Building materials, design and details

- To ensure new dwellings positively respond to the preferred building styles of the precinct.

**Use finishes to complement the predominant palette of materials in the area (eg. reds, creams and greys).**

**Use finishes and colours that contribute to the streetscape and emphasise design details.**

**Excessive decoration and historic reproduction styles.**

**Blank walls and facades.**

### Roof styles

- To ensure new dwellings complement the predominant roof styles of the street.

**Buildings less than three storeys should provide a pitched roof or a rendered parapet at the front facade.**

**Flat roof forms without eaves.**

### Siting and setbacks

- To maintain and reinforce the predominant front boundary setback pattern in the street.
- To maintain the side boundary setback pattern and the existing spacing between dwellings.
- To maintain the traditional appearance of a single house from the streetscape when proposing more than one dwelling on a site.

**Set back dwellings at least 0.5m from one side boundary.**

**Dwellings should be oriented parallel to the street.**

**Buildings set further forward than the average setback of the two adjoining dwellings.**

**Loss of consistent front and side setbacks.**

**Boundary to boundary development.**

**No reflection of the predominant side boundary setback pattern.**

**Buildings set at an angle to the street.**

### Garages, carports and outbuildings

- To minimise the loss of front garden space and the dominance of car parking structures.

**Set back garages, carports and outbuildings behind the line of the front dwelling façade.**

**Minimise paving in front garden areas.**

**Dominant car parking structures within the front setback area.**

**Excessive use of impervious surfaces.**

### Garden styles

- To maintain and strengthen the garden settings of dwellings.

**Plant and retain vegetation around dwellings, including trees.**

**Retain established or mature trees where possible.**

**Loss of established vegetation and space for planting along setbacks**

### Front fencing

- To retain the spaciousness of the streetscape and views to dwellings and gardens.
- To complement the predominant style of fences in the street and to delineate the front boundary of properties.

**Provide a low, open style front fence up to 1.2m in height, and constructed of materials appropriate to the dwelling style.**

**High and solid front fencing.**
MOONEE VALLEY NEIGHBOURHOOD
CHARACTER GUIDELINES

PRECINCT DESCRIPTION
The character of this area is established from an older suburban base, with some examples of bluestone kerbs and channels on a modified grid layout. The linear and open streets provide spacious views of dwellings, parks and reserves.

Buildings are situated in well-established garden settings, with tall trees providing a canopy backdrop to the area. Consistent side setbacks allow views of vegetation and planting between buildings. Intact older buildings contribute to the traditional character of this precinct. Many of these are well maintained, with sensitive extensions and modifications. New development is in character with established dwellings, and retains existing setback patterns and use of materials.

KEY CHARACTERISTICS

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<thead>
<tr>
<th>KEY CHARACTERISTICS</th>
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</tr>
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<tbody>
<tr>
<td>Architectural style</td>
<td>Victorian, Edwardian and Interwar, with some Postwar and contemporary infill</td>
</tr>
<tr>
<td>Building materials</td>
<td>Predominantly timber or brick, with mixed roofing materials</td>
</tr>
<tr>
<td>Building form and layout</td>
<td>Articulated front facades with recesses, setbacks, timber detailing and verandahs</td>
</tr>
<tr>
<td>Roof style</td>
<td>Gabled or hipped roof styles with prominent eaves</td>
</tr>
<tr>
<td>Setbacks</td>
<td>Consistent front setbacks of 3 to 8m</td>
</tr>
<tr>
<td></td>
<td>Side setbacks are narrow to moderate, ranging from 0.5 to 3 metres. Some dwellings consist of wider setbacks to one side, at 3 to 5 metres</td>
</tr>
<tr>
<td>Building height</td>
<td>1 to 2 storeys</td>
</tr>
<tr>
<td>Garages, carports and outbuildings</td>
<td>Single crossover access, with driveways to the side of the property</td>
</tr>
<tr>
<td></td>
<td>Garages and carports are usually located behind the front dwelling facade</td>
</tr>
<tr>
<td>Garden style</td>
<td>Low and well maintained, with mature trees</td>
</tr>
<tr>
<td>Front fencing</td>
<td>Low or transparent front fencing, up to 1.2m in height and appropriate to the style of the dwelling</td>
</tr>
<tr>
<td>Street layout and public realm</td>
<td>Streets have a modified grid layout, with bluestone kerbs and channels, footpaths and nature strips. Street trees are informally planted and generally native</td>
</tr>
<tr>
<td>Views and vistas</td>
<td>Vistas along roadways of parks, reserves and canopy trees</td>
</tr>
</tbody>
</table>

COMMUNITY VALUES
- Established trees and gardens around homes, including backyard garden areas.
- Regularly planted street trees.
- Bluestone kerbs and channels with grassy nature strips.
- Intact, traditional houses.
- Pedestrian and cycling friendly neighbourhoods and streets.
- Access to shops and community services.

PREFERRED CHARACTER STATEMENT
New developments will contribute to the predominant siting and finishes of the precinct, and be located in well-maintained garden settings.

Front facade articulation will be achieved through the use of recesses to complement the verandah and porch areas of the traditional dwellings. The use of lighter finishes will complement the palette of materials used in traditional buildings. Consistent front and side setbacks will reinforce the existing rhythm of the built form, while low or permeable front fences will retain the open appearance of the streets.

ISSUES / THREATS
- Loss of older buildings that contribute to the valued character of the precinct.
- Loss of front garden space, mature trees and vegetation, including street trees.
- Large areas of impervious surfaces around dwellings.
- Boundary to boundary development that restricts views between dwellings where this is typical of the street.
- Development that breaks the general rhythm of built form along the street with inconsistent setbacks.
- New developments that do not contribute to the character of the street and poorly designed extensions.
- Inconsistent use of building materials.
- Unarticulated facades and blank walls.
- High, solid front fencing that restricts views of front gardens and dwelling facades from the street.
- Garages, carports or crossovers that dominate site frontages.
## Design Guidelines

<table>
<thead>
<tr>
<th>Character Elements</th>
<th>Objective</th>
<th>Design Responses</th>
<th>Avoid</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Architectural styles</strong></td>
<td>To encourage the retention of intact, older period dwellings that contribute to the character of the area.</td>
<td>Retain intact and good condition Victorian, Federation and Interwar dwellings where possible. New development should complement the building forms and siting of older, original dwellings. This is particularly important if the new development adjoins a site containing an existing heritage building or is located in a Heritage Overlay area. Distinguish new development, including additions to existing buildings, from original dwelling stock through the use of contemporary design details.</td>
<td>Replacement of older dwellings with buildings that do not respect the key characteristics of the remaining traditional dwellings. Mock historical style housing with excessive use of ‘reproduction’ or decorative detailing.</td>
</tr>
<tr>
<td><strong>Building height, form and layout</strong></td>
<td>To ensure that new buildings and extensions do not dominate the streetscape, and make a positive contribution to the prevailing scale and form of existing buildings.</td>
<td>Apart from areas within close proximity to shops, activity centres and principal public transport networks, buildings should respect the predominant height and form in the street (generally two storeys). Articulate the front facades of buildings through the use of setbacks, recesses, windows and materials.</td>
<td>Buildings without articulated front facades. Buildings that exceed two storeys at the front facade. Visually bulky new developments and extensions.</td>
</tr>
<tr>
<td><strong>Building materials, design and details</strong></td>
<td>To ensure new dwellings positively respond to the preferred building styles of the precinct.</td>
<td>Use finishes to complement the predominant palette of materials in the area (eg. reds, creams, browns and greens). Use finishes and colours that contribute to the streetscape and emphasise design details.</td>
<td>Excessive decoration and historic reproduction styles. Blank walls and facades.</td>
</tr>
<tr>
<td><strong>Roof styles</strong></td>
<td>To ensure new dwellings complement the predominant roof styles of the street.</td>
<td>Buildings less than three storeys should provide a pitched roof, using lightweight materials (eg. steel or iron) with prominent eaves.</td>
<td>Buildings set further forward than the average setback of the two adjoining dwellings. Loss of consistent front and side setbacks. Boundary to boundary development. No reflection of the predominant side boundary setback pattern. Buildings set at an angle to the street.</td>
</tr>
<tr>
<td><strong>Siting and setbacks</strong></td>
<td>To maintain and reinforce the predominant front boundary setback pattern in the street. To maintain the side boundary setback pattern and the existing spacing between dwellings. To maintain the traditional appearance of a single house from the streetscape when proposing more than one dwelling on a site.</td>
<td>Set back dwellings at least 0.5m from one side boundary. Orient dwellings parallel to the street.</td>
<td>Dominant car parking structures within the front setback area. Excessive use of impervious surfaces.</td>
</tr>
<tr>
<td><strong>Garages, carports and outbuildings</strong></td>
<td>To minimise the loss of front garden space and the dominance of car parking structures.</td>
<td>Set back garages, carports and outbuildings behind the line of the front dwelling façade. Minimise paving in front garden areas.</td>
<td></td>
</tr>
<tr>
<td><strong>Garden styles</strong></td>
<td>To maintain and strengthen the garden settings of dwellings.</td>
<td>Plant and retain vegetation around dwellings, including trees. Retain established or mature trees where possible.</td>
<td>Loss of established vegetation and space for planting along setbacks.</td>
</tr>
<tr>
<td><strong>Front fencing</strong></td>
<td>To retain the spaciousness of the streetscape and views to dwellings and gardens. To complement the predominant style of fences in the street. To delineate the front boundary of properties.</td>
<td>If required, provide a low, open style front fence up to 1.2m in height, and constructed of materials appropriate to the dwelling style.</td>
<td>High and solid front fencing.</td>
</tr>
</tbody>
</table>
**PRECINCT DESCRIPTION**

Significant garden settings and detailed architectural features are the key attributes to this precinct, providing a picturesque quality to the area. Chimneys, attic windows, ornamental decorations, low towers, gables and pitched roof forms are visible, protruding through the established vegetation and trees.

Streets have an open and spacious character, with panoramic views of distant housing along the undulating topography. The modified grid layouts, street tree planting, and bluestone kerbs and channels further enhance the qualities of the private realm. Many intact older dwellings are consistent in appearance, with generous setbacks, use of brick or timber, pitched roofs, and permeable or no front fencing. There are some areas with new developments that have a tendency to dominate the streetscape and existing built form due to a larger scale and inconsistent use of materials and colours.

**KEY CHARACTERISTICS**

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<thead>
<tr>
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</tr>
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<tbody>
<tr>
<td>Architectural style</td>
<td>Federation, Interwar and Postwar periods, with Victorian and contemporary infill</td>
</tr>
<tr>
<td>Building materials</td>
<td>Predominantly brick, with slate or tile roofing and timber detailing. Some older buildings are constructed of timber or weatherboard, with steel or iron rooftops</td>
</tr>
<tr>
<td>Building form and layout</td>
<td>Articulated front facades with recesses, setbacks, timber detailing and verandahs. Buildings are generally detached, with some semi-detached units</td>
</tr>
<tr>
<td>Roof style</td>
<td>Gabled or hipped roof styles with prominent eaves, constructed of tiles or slates. Some roof tops have attic windows</td>
</tr>
<tr>
<td>Setbacks</td>
<td>Consistent front setbacks of 5 to 7m, in some areas front setbacks are up to 10m. Varied side setbacks of 0.5 to 6m from at least one side boundary</td>
</tr>
<tr>
<td>Building height</td>
<td>1 to 2 storeys</td>
</tr>
<tr>
<td>Garages, carports and outbuildings</td>
<td>Single crossover access, with driveways to the side of the property. Garages and carports are usually located behind the front dwelling facade</td>
</tr>
<tr>
<td>Garden style</td>
<td>Formally landscaped, with exotic trees and vegetation</td>
</tr>
<tr>
<td>Front fencing</td>
<td>Permeable or low, and constructed from a mix of materials appropriate to the style of the dwelling, ranging from low to medium in height (0.4 to 1.4m). Some dwellings do not have front fences</td>
</tr>
<tr>
<td>Street layout and public realm</td>
<td>Streets are planted with a mix of native and exotic trees along nature strips</td>
</tr>
<tr>
<td>Topography</td>
<td>Moderate slope</td>
</tr>
<tr>
<td>Views and vistas</td>
<td>Views of main roads, rooftops, established gardens and canopy trees</td>
</tr>
</tbody>
</table>

**COMMUNITY VALUES**

- Established trees and gardens around homes, including backyard garden areas.
- Regularly planted street trees.
- Consistent streetscapes, including dominant patterns of detached housing.
- Consistency in building style, fencing, setbacks, front gardens and street trees.
- Pedestrian and cycling friendly neighbourhoods and streets.

**PREFERRED CHARACTER STATEMENT**

New developments will contribute to the character of this area with formal gardens, consistent siting, and use of brick with ornate detailing, pitched rooftops and eaves. Buildings will be articulated with the use of recesses, setbacks and verandahs or porches to complement the pattern of the traditional dwellings. The use of lighter finishes will complement the existing palette of materials. Buildings will be setback from the front boundary a distance similar those on adjoining properties, while consistent side setbacks will allow space for landscaping and planting. Low or permeable front fences will provide views of formal gardens from the street.

**ISSUES / THREATS**

- Loss of older buildings that contribute to the valued character of the precinct.
- Unarticulated facades and blank walls.
- Loss of detailed architectural features and complex roof forms in existing older dwellings.
- Loss of significant garden settings, and established trees and vegetation, including street trees.
- Large areas of impervious surfaces around dwellings.
- Boundary to boundary development that restricts views between dwellings where this is typical of the street.
- Development that breaks the general rhythm of built form along the street with inconsistent setbacks.
- New developments that do not contribute to the character of the street.
- Inconsistent use of building materials.
- High, solid front fencing that restricts views of front gardens from the street.
- Garages, carports or crossovers that dominate site frontages.
# DESIGN GUIDELINES

<table>
<thead>
<tr>
<th>CHARACTER ELEMENTS</th>
<th>OBJECTIVE</th>
<th>DESIGN RESPONSES</th>
<th>AVOID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural styles</td>
<td>To encourage the retention of intact, older period dwellings that contribute to the character of the area.</td>
<td>Retain intact and good condition Victorian, Federation and Interwar dwellings where possible. This is particularly important if the dwellings are located in a significant character area.</td>
<td>Replacement of older dwellings with buildings that do not respect the key characteristics of the remaining traditional dwellings.</td>
</tr>
<tr>
<td>To ensure that new development is designed to complement the identified values of existing older buildings that date from the late 19th to early 20th century.</td>
<td>New development should complement the building forms and siting of older, original dwellings. This is particularly important if the new development is in a significant character area, adjoins a site containing an existing heritage building or is located in a Heritage Overlay area.</td>
<td>Distinguish new development, including additions to existing buildings, from original dwelling stock through the use of contemporary design details.</td>
<td></td>
</tr>
<tr>
<td>Building height, form and layout</td>
<td>To ensure that new buildings and extensions do not dominate the streetscape, and make a positive contribution to the prevailing scale and form of existing buildings.</td>
<td>Apart from areas within close proximity to shops, activity centres and principal public transport networks, buildings should respect the predominant height and form in the street (generally two storeys). Articulate the front facades of buildings through the use of setbacks, recesses, windows, and verandahs or porches.</td>
<td>Buildings without articulated front facades. Buildings that exceed two storeys at the front facade. Visually bulky new developments and extensions.</td>
</tr>
<tr>
<td>Building materials, design and details</td>
<td>To ensure new dwellings positively respond to the preferred building styles of the precinct.</td>
<td>Use brick or timber to complement the existing use of materials where this is prominent in the streetscape. Use finishes and colours that contribute to the streetscape and emphasise design details.</td>
<td>Historic reproduction styles. Blank walls and facades.</td>
</tr>
<tr>
<td>Roof styles</td>
<td>To ensure new dwellings complement the predominant roof styles of the street.</td>
<td>Buildings less than three storeys should provide a pitched roof with prominent eaves.</td>
<td>Flat roof forms without eaves.</td>
</tr>
<tr>
<td>Sitting and setbacks</td>
<td>To maintain and reinforce the predominant front boundary setback pattern in the street. To maintain the side boundary setback pattern and the existing spacing between dwellings. To maintain the traditional appearance of a single house from the streetscape when proposing more than one dwelling on a site.</td>
<td>Set back dwellings at least 1.5m from one side boundary. Orient dwellings parallel to the street.</td>
<td>Buildings set further forward than the average setback of the two adjoining dwellings. Loss of consistent front and side setbacks. Boundary to boundary development. No reflection of the predominant side boundary setback pattern. Buildings set at an angle to the street.</td>
</tr>
<tr>
<td>Garages, carports and outbuildings</td>
<td>To minimise the loss of front garden space and the dominance of car parking structures.</td>
<td>Set back garages, carports and outbuildings behind the line of the front dwelling façade. Minimise paving in front garden areas.</td>
<td>Dominant car parking structures within the front setback area. Excessive use of impervious surfaces.</td>
</tr>
<tr>
<td>Garden styles</td>
<td>To maintain and strengthen the garden settings of dwellings.</td>
<td>Plant and retain vegetation around dwellings, including trees. Retain established or mature trees where possible. Prepare a landscape plan for new developments that includes garden beds, plants and trees with open lawn areas in the front setback.</td>
<td>Loss of established vegetation and space for planting along setbacks</td>
</tr>
<tr>
<td>Front fencing</td>
<td>To retain the spaciousness of the streetscape and views to dwellings and gardens. To establish a predominant style of fencing in the street. To delineate the front boundary of properties.</td>
<td>Provide a low, open style front fence up to 1.2m in height, and constructed of materials appropriate to the dwelling style.</td>
<td>High and solid front fencing</td>
</tr>
</tbody>
</table>
**MOONEE VALLEY NEIGHBOURHOOD CHARACTER GUIDELINES**

**GARDEN SUBURBAN 5**

**ABERFELDIE, ESSENDON WEST, ESSENDON NORTH, ESSENDON, STRATHMORE, TRAVANCORE & ASCOT VALE**

**PRECINCT DESCRIPTION**

The sloping streets covered with mature plants and trees establishes a vegetated, landscape character in this precinct. Undulating roadways and open streetscapes provide expansive views of surrounding reserves, creeks and waterways. Dwellings are built to follow the contours of the topography, with raised or lowered ground levels providing a contrasting dominance in appearance. Certain streets have a sense of enclosure when dwellings and front gardens are set above the street level.

Buildings are consistently setback from the front boundary, with space for vegetation and lawns along the front garden. Low to medium front fencing, established vegetation and tall trees contribute to the garden character of this precinct. Architectural styles are mixed, however built form appears consistent due to regularly applied setbacks and similar uses of materials. New developments have a tendency to dominate the streetscape and existing built form due to a larger scale and inconsistent use of materials and colours.

**KEY CHARACTERISTICS**

<table>
<thead>
<tr>
<th>KEY CHARACTERISTICS</th>
<th>DESCRIPTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural style</td>
<td>Interwar and Postwar, with Victorian, Edwardian and contemporary infill.</td>
</tr>
<tr>
<td>Building materials</td>
<td>Predominantly timber or brick, with mixed roofing materials.</td>
</tr>
<tr>
<td>Building form and layout</td>
<td>Articulated front facades with recesses, setbacks, timber detailing and verandahs</td>
</tr>
<tr>
<td></td>
<td>Buildings are generally detached, with some semi-detached units and two or three storey flats</td>
</tr>
<tr>
<td>Roof style</td>
<td>Gabled or hipped roof styles with prominent eaves</td>
</tr>
<tr>
<td>Setbacks</td>
<td>Generous front setbacks of 5 to 10m. Some properties are setback up to 12m</td>
</tr>
<tr>
<td></td>
<td>Consistent side setbacks of 1 to 3m from at least one side boundary</td>
</tr>
<tr>
<td>Building height</td>
<td>1 to 3 storeys</td>
</tr>
<tr>
<td>Garages, carports and outbuildings</td>
<td>Single crossover access, with driveways to the side of the property</td>
</tr>
<tr>
<td></td>
<td>Garages and carports are usually located behind the front dwelling facade</td>
</tr>
<tr>
<td>Garden style</td>
<td>Well planted, and vegetated with established native and exotic species.</td>
</tr>
<tr>
<td></td>
<td>Some properties have raised front gardens with retaining walls</td>
</tr>
<tr>
<td>Front fencing</td>
<td>Permeable or low, and constructed from a mix of materials appropriate to the style of the dwelling, ranging from low to medium in height (0.4 to 1.4m)</td>
</tr>
<tr>
<td></td>
<td>Some dwellings do not have front fences</td>
</tr>
<tr>
<td>Street layout and public realm</td>
<td>Streets are informally planted with a mix of native and exotic trees along nature strips</td>
</tr>
<tr>
<td>Topography</td>
<td>Moderate slope</td>
</tr>
<tr>
<td>Views and vistas</td>
<td>Views of the Maribyrnong River, waterways, main roads, rooftops, established gardens and canopy trees</td>
</tr>
</tbody>
</table>

**COMMUNITY VALUES**

- Spacious streets with regularly planted trees.
- Diversity of well maintained building styles.
- Generous front setbacks framing private gardens.
- Open garden settings with vegetation.
- Parks and reserves.
- Views to distant objects and spaces.
- Pedestrian and cycling friendly neighbourhoods and streets.

**PREFERRED CHARACTER STATEMENT**

New developments will contribute to the character of this area with well-established gardens, and consistent siting to ensure they are secondary in appearance from the streetscape.

Buildings will be articulated with recesses and setbacks to complement the pattern of the traditional dwellings. The use of lighter finishes will maintain the existing palette of materials. Buildings will be setback from the front boundary at a distance similar those on adjoining properties, while consistent side setbacks will allow space for landscaping and planting. Low or permeable front fences will provide views of the vegetation in gardens from the street.

**PRECINCT AREAS**

**ISSUES / THREATS**

- Loss of older buildings that contribute to the valued character of the precinct.
- Loss of mature trees and vegetation, including street trees.
- Loss of garden space around dwellings.
- Large areas of impervious surfaces around dwellings.
- Boundary to boundary development that restricts views between dwellings where this is typical of the street.
- Development that breaks the general rhythm of built form along the street with inconsistent setbacks.
- New developments that do not contribute to the character of the street.
- Inconsistent use of building materials.
- Unarticulated facades and blank walls.
- High, solid front fencing that restricts views of front gardens from the street.
- Garages, carports or crossovers that dominate site frontages.
**MOONEE VALLEY NEIGHBOURHOOD CHARACTER GUIDELINES**

### DESIGN GUIDELINES

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<tr>
<td><strong>Architectural styles</strong></td>
<td>To encourage the retention of intact, older period dwellings that contribute to the character of the area.</td>
<td>Retain intact and good condition Victorian, Federation and Interwar dwellings where possible. This is particularly important if the dwellings are located in a significant character area. New development should complement the building forms and siting of older, original dwellings. This is particularly important if the new development is in a significant character area, adjoins a site containing an existing heritage building or is located in a Heritage Overlay area. Distinguish new development, including additions to existing buildings, from original dwelling stock through the use of contemporary design details.</td>
<td>Replacement of older dwellings with buildings that do not respect the key characteristics of the remaining traditional dwellings. Mock historical style housing with excessive use of ‘reproduction’ or decorative detailing.</td>
</tr>
<tr>
<td><strong>Building height, form and layout</strong></td>
<td>To ensure that new buildings and extensions do not dominate the streetscape, and make a positive contribution to the prevailing scale and form of existing buildings.</td>
<td>Apart from areas within close proximity to shops, activity centres and principal public transport networks, buildings should respect the predominant height and form in the street (generally two storeys). Articulate the front facades of buildings through the use of setbacks, recesses, and windows.</td>
<td>Buildings without articulated front facades. Buildings that exceed two storeys at the front facade. Visually bulky new developments and extensions.</td>
</tr>
<tr>
<td><strong>Building materials, design and details</strong></td>
<td>To ensure new dwellings positively respond to the preferred building styles of the precinct.</td>
<td>Use finishes to complement the predominant palette of materials in the area (eg. reds, creams, greys, browns and greens). Use finishes and colours that contribute to the streetscape and emphasise design details.</td>
<td>Excessive decoration and historic reproduction styles. Blank walls and facades.</td>
</tr>
<tr>
<td><strong>Roof styles</strong></td>
<td>To ensure new dwellings complement the predominant roof styles of the street.</td>
<td>Buildings less than three storeys should provide a pitched roof, using heavier materials (eg. tiles or slates) with prominent eaves.</td>
<td>Flat roof forms without eaves.</td>
</tr>
<tr>
<td><strong>Siting and setbacks</strong></td>
<td>To maintain and reinforce the predominant front boundary setback pattern in the street.</td>
<td>Set back dwellings at least 1.5m from one side boundary. Orient dwellings parallel to the street.</td>
<td>Buildings set further forward than the average setback of the two adjoining dwellings. Loss of consistent front and side setbacks. Boundary to boundary development. No reflection of the predominant side boundary setback pattern. Buildings set at an angle to the street.</td>
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<td><strong>Garages, carports and outbuildings</strong></td>
<td>To minimise the loss of front garden space and the dominance of car parking structures.</td>
<td>Set back garages, carports and outbuildings behind the line of the front dwelling façade. Minimise paving in front garden areas.</td>
<td>Dominant car parking structures within the front setback area. Excessive use of impervious surfaces.</td>
</tr>
<tr>
<td><strong>Garden styles</strong></td>
<td>To maintain and strengthen the garden settings of dwellings.</td>
<td>Plant and retain vegetation around dwellings, including trees. Retain established or mature trees where possible. Prepare a landscape plan for new developments that includes planting and trees in the front setback.</td>
<td>Loss of established trees, vegetation and space for planting along setbacks</td>
</tr>
<tr>
<td><strong>Front fencing</strong></td>
<td>To retain the spaciousness of the streetscape and views to dwellings and gardens. To complement the predominant style of fences in the street.</td>
<td>If required, provide a low, open style front fence up to 1.2m in height, and constructed of materials appropriate to the dwelling style.</td>
<td>High and solid front fencing</td>
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</table>
**MOONEE VALLEY NEIGHBOURHOOD CHARACTER GUIDELINES**

**KEY CHARACTERISTIC DESCRIPTIONS**

**Architectural style**
Interwar and Postwar, with Victorian, Edwardian and contemporary infill

**Building materials**
Predominantly brick or rendered brick, with some instances of timber or weatherboard

**Building form and layout**
Articulated front facades with recesses, setbacks, timber detailing and verandahs

**Roof style**
Gabled or hipped roof styles with prominent eaves

**Setbacks**
Generous front setbacks of 5 to 10m

**Building height**
1 to 2 storeys

**Garages, carports and outbuildings**
Single crossover access, with driveways to the side of the property

**Garden style**
Well established, with a mix of planting types and wide lawns

**Front fencing**
Front fences are either nonexistent or low, and constructed of timber, bricks or steel up to 1.2m in height

**Street layout and public realm**
Streets are irregularly planted with a mix of exotic and native species

**Views and vistas**
Views of rooftops, established gardens and canopy trees

**PREFERRED CHARACTER STATEMENT**

New developments will contribute to the character of this area with established gardens, simple design details and consistent siting to ensure they do not dominate the streetscape.

Buildings will be articulated with recesses, porch areas, large windows and setbacks to complement the pattern of the traditional dwellings. The use of light finishes will maintain the existing palette of materials. New developments will contribute to the character of this area with those on adjoining properties, while consistent side setbacks will provide space for landscaping and planting. Low or permeable front fences will allow views of the vegetation in gardens from the street.

**ISSUES / THREATS**

- Loss of older buildings that contribute to the valued character of the precinct.
- Poorly maintained dwellings.
- Extensions, additions and modifications that are highly visible and dominant from the street.
- Excessive decoration and historical reproduction styles, particularly styles not in keeping with the modest and simple character of the street.
- Loss of mature trees and vegetation, including street trees.
- Loss of front and side garden space around dwellings.
- Large areas of impervious surfaces around dwellings.
- Boundary to boundary development that restricts views between dwellings where this is typical of the street.
- Development that breaks the general rhythm of built form along the street with inconsistent setbacks.
- New developments that do not contribute to the character of the street.
- Inconsistent use of building materials.
- Unarticulated facades and blank walls.
- High, solid front fencing that restricts views of front gardens from the street.
- Garages, carports or crossovers that dominate site frontages.

**COMMUNITY VALUES**

- Spacious streets with regularly planted trees.
- Diversity of well maintained building styles.
- Generous front setbacks framing private gardens.
- Open garden settings with vegetation.
- Parks and reserves.
- Views to distant objects and spaces.
- Consistent building scales and heights.
# Design Guidelines

## Character Elements

### Architectural styles
- **Objective**: To encourage the retention of intact, older period dwellings that contribute to the character of the area.
- To ensure that new development is designed to complement the identified values of existing older buildings that date from the late 19th to early 20th century.

### Building height, form and layout
- **Objective**: To ensure that new buildings and extensions do not dominate the streetscape, and make a positive contribution to the prevailing scale and form of existing buildings.

### Building materials, design and details
- **Objective**: To ensure new dwellings positively respond to the preferred building styles of the precinct.

### Roof styles
- **Objective**: To ensure new dwellings complement the predominant roof styles of the street.

### Siting and setbacks
- **Objective**: To maintain and reinforce the predominant front boundary setback pattern in the street.

### Garages, carports and outbuildings
- **Objective**: To minimise the loss of front garden space and the dominance of car parking structures.

### Garden styles
- **Objective**: To maintain and strengthen the garden settings of dwellings.

### Front fencing
- **Objective**: To retain the spaciousness of the streetscape and views to dwellings and gardens, and to complement the predominant style of fences in the street.

## Design Responses

### Retain intact and good condition Victorian, Federation and Interwar dwellings where possible. This is particularly important if the dwellings are located in a significant character area.

### New development should complement the building forms and siting of older, original dwellings. This is particularly important if the new development is in a significant character area, adjoins a site containing an existing heritage building or is located in a Heritage Overlay area.

### Distinguish new development, including additions to existing buildings, from original dwelling stock through the use of contemporary design details.

### Apart from areas within close proximity to shops, activity centres and principal public transport networks, buildings should respect the predominant height and form in the street (generally two storeys).

### Articulate the front facades of buildings through the use of setbacks, recesses, porch areas, and large windows.

### Use finishes to complement the predominant palette of materials in the area (eg. reds, creams, browns and greys).

### Use finishes and colours that contribute to the streetscape and emphasise design details.

### Buildings less than three storeys should provide a pitched roof with prominent eaves.

### Set back dwellings at least 1.5m from one side boundary.

### Dwellings should be oriented parallel to the street.

### Set back garages, carports and outbuildings behind the line of the front dwelling façade.

### Minimise paving in front garden areas.

### Plant and retain vegetation around dwellings, including trees.

### Retain established or mature trees where possible.

### If required, provide a low, open style front fence up to 0.8 or 1.2m in height (consistent with the predominant height of front fences along the street), and constructed of brick or timber.

## Avoid

### Replacement of older dwellings with buildings that do not respect the key characteristics of the remaining traditional dwellings.

### Mock historical style housing with excessive use of ‘reproduction’ or decorative detailing.

### Buildings without articulated front facades.

### Buildings that exceed two storeys at the front facade.

### Visually bulky new developments and extensions.

### Excessive decoration and historic reproduction styles.

### Heavy masonry finishes.

### Blank walls and facades.

### Buildings set further forward than the average setback of the two adjoining dwellings.

### Loss of consistent front and side setbacks.

### Boundary to boundary development.

### No reflection of the predominant side boundary setback pattern.

### Buildings set at an angle to the street.

### Dominant car parking structures within the front setback area.

### Excessive use of impervious surfaces.

### Loss of established trees, vegetation and space for planting along setbacks.

### High and solid front fencing.

### Inconsistent styles of front fencing.
MOONEE VALLEY NEIGHBOURHOOD
CHARACTER GUIDELINES

PRECINCT DESCRIPTION
The area is characterised by spacious, horizontal streetscapes, consisting of low brick dwellings spanning across low garden settings. The street layout, street tree planting and lower fences or lack of fencing emphasises the open nature of the precinct. Development is predominantly consistent with hipped tiled roofs, regular front and side setbacks and matching low front fences set within formal, established gardens. Dwellings are moderately set back to the front and side and are modest and simple in form and materials.

KEY CHARACTERISTICS

<table>
<thead>
<tr>
<th>KEY CHARACTERISTICS</th>
<th>DESCRIPTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural style</td>
<td>Postwar with some contemporary infill and the occasional Interwar dwelling</td>
</tr>
<tr>
<td>Building materials</td>
<td>Predominantly brick or rendered brick, with some instances of timber or weatherboard</td>
</tr>
<tr>
<td>Building form and layout</td>
<td>Buildings are simple and modest in form and details. Facades are articulated with the use of setbacks, recesses and porches. Buildings are generally detached, with some semi-detached units.</td>
</tr>
<tr>
<td>Roof style</td>
<td>Hipped with prominent eaves</td>
</tr>
<tr>
<td>Setbacks</td>
<td>Very consistent front setbacks of 7 to 8m</td>
</tr>
<tr>
<td></td>
<td>Consistent side setbacks of 1 to 3m from at least one side boundary</td>
</tr>
<tr>
<td>Building height</td>
<td>1 to 2 storeys</td>
</tr>
<tr>
<td>Garages, carports and outbuildings</td>
<td>Single crossover access, with driveways to the side of the property. Garages and carports are usually located behind the front dwelling facade.</td>
</tr>
<tr>
<td>Garden style</td>
<td>Low, formal and well established with wide lawns</td>
</tr>
<tr>
<td>Front fencing</td>
<td>Front fences are either nonexistent or low, and appropriate to the style of the dwelling</td>
</tr>
<tr>
<td>Street layout and public realm</td>
<td>Streets are wide and open, with many remnant native trees and semi-regular street tree planting.</td>
</tr>
<tr>
<td>Views and vistas</td>
<td>Significant views along roadways to parks, reserves, waterways and nearby developments</td>
</tr>
</tbody>
</table>

ISSUES / THREATS
- Loss of older buildings that contribute to the valued character of the precinct.
- Poorly maintained dwellings.
- Extensions that are highly visible and dominant from the street and are not in character with the streetscape.
- Loss of established trees and vegetation, including street trees.
- Loss of private garden settings and front garden space.
- Large areas of impervious surfaces around dwellings.
- Boundary to boundary development that restricts views between dwellings where this is typical of the street.
- Development that breaks the general rhythm of built form along the street with inconsistent setbacks.
- New developments that do not contribute to the character of the street.
- High, solid front fencing and side fencing along the frontage that restricts views from the street.
- Garages, carports or crossovers that dominate site frontages.

PREFERRED CHARACTER STATEMENT
New developments will contribute to the character of this area with established gardens, simple design details, low front fencing and consistent siting to ensure they do not dominate the streetscape.

Buildings will be articulated with recesses, porch areas, large windows and setbacks to complement the pattern of the traditional dwellings. The use of brick, timber or weatherboard will maintain the existing palette of materials. Buildings will be located from the front boundary at a distance similar to those on adjoining properties, while consistent side setbacks will allow space for landscaping and planting. Low or permeable front fences will provide views of the vegetation in gardens from the street.

PRECINCT AREAS

COMMUNITY VALUES
- Wide streetscapes with mature plants and vegetation.
- Consistent era and forms of developments.
- Pedestrian and cycling friendly neighbourhoods and streets.
- Dominant garden settings with impervious ground coverings.
## DESIGN GUIDELINES

### Architectural styles
- **Objective:** To encourage the retention of intact, older period dwellings that contribute to the character of the area.
- **Responses:**
  - Retain intact and good condition Interwar dwellings where possible.
  - New development should complement the height, building forms and siting of older, original dwellings.
  - Distinguish new development, including additions to existing buildings, from original dwelling stock through the use of contemporary design details.
- **Avoid:**
  - Replacement of older dwellings with buildings that do not respect the key characteristics of the remaining traditional dwellings.
  - Mock historical style housing with excessive use of 'reproduction' or decorative detailing.

### Building height, form and layout
- **Objective:** To encourage the retention of intact, older period dwellings that contribute to the character of the area.
- **Responses:**
  - Apart from areas within close proximity to shops, activity centres and principal public transport networks, buildings should respect the predominant height and form in the street (generally two storeys).
  - Articulate the front facades of buildings through the use of setbacks, recesses, porch / verandah areas, and large windows.
- **Avoid:**
  - Buildings without articulated front facades.
  - Buildings that exceed two storeys at the front facade.
  - Visually bulky new developments and extensions.

### Building materials, design and details
- **Objective:** To encourage the retention of intact, older period dwellings that contribute to the character of the area.
- **Responses:**
  - Use finishes to complement the predominant palette of materials in the area (eg. reds, creams, and browns).
  - Use finishes and colours that contribute to the streetscape and emphasise design details.
- **Avoid:**
  - Excessive decoration and historic reproduction styles.
  - Heavy masonry finishes.
  - Blank walls and facades.

### Roof styles
- **Objective:** To encourage the retention of intact, older period dwellings that contribute to the character of the area.
- **Responses:**
  - Buildings less than three storeys should provide a pitched roof with prominent eaves.
- **Avoid:**
  - Flat roof forms without eaves.

### Siting and setbacks
- **Objective:** To encourage the retention of intact, older period dwellings that contribute to the character of the area.
- **Responses:**
  - Set back dwellings at least 1m from one side boundary.
  - Orient dwellings parallel to the street.
- **Avoid:**
  - Buildings set further forward than the average setback of the two adjoining dwellings.
  - Loss of consistent front and side setbacks.
  - Boundary to boundary development.
  - No reflection of the predominant side boundary setback pattern.
  - Buildings set at an angle to the street.

### Garages, carports and outbuildings
- **Objective:** To encourage the retention of intact, older period dwellings that contribute to the character of the area.
- **Responses:**
  - Set back garages, carports and outbuildings behind the line of the front dwelling façade.
  - Minimise paving in front garden areas.
- **Avoid:**
  - Dominant car parking structures within the front setback area.
  - Excessive use of impervious surfaces.

### Garden styles
- **Objective:** To encourage the retention of intact, older period dwellings that contribute to the character of the area.
- **Responses:**
  - Plant and retain vegetation around dwellings, including trees.
  - Retain established or mature trees where possible.
- **Avoid:**
  - Loss of established trees, vegetation and space for planting along setbacks.

### Front fencing
- **Objective:** To encourage the retention of intact, older period dwellings that contribute to the character of the area.
- **Responses:**
  - If required, provide a low, open style front fence up to 0.8 or 1.2m in height (consistent with the predominant height of front fences along the street), and constructed of brick or timber.
- **Avoid:**
  - High and solid front fencing.
  - Inconsistent styles of front fencing.