

Appendix 1

Appendix 1 describes the Existing Character Precincts. The descriptions draw on the Mesh Draft Background Report analysis, site visit observations and analysis of sample sites in each Precinct.

Precinct A

Brimbank's most 'traditional' neighbourhoods developed around the Sunshine and St Albans train stations. They are characterised by low-scale housing in closely gridded streets. More than any other Precinct, Precinct A is undergoing change in the form of distributed infill development, resulting in a clear distinction between the character of traditional housing forms and newer development.

Precinct A is characterised by varied, traditional low-scale housing typologies set within the distinctive subdivision pattern of the original industrial worker estates. The traditional housing form is predominantly small to medium single-storey detached homes of brick or weatherboard. Moderate front, side, and rear setbacks provide space for low-scale formal gardens and carports/garages that are usually well recessed behind the front of the house. Several areas in Sunshine and Albion are protected by a Heritage Overlay (HO) that protects the traditional housing and landscape features. Precinct A also contains areas identified as having special or intact character in the Mesh Draft Background Report, including the area west of Perth Avenue in Albion. The Albion area (and a similarly intact area in Precinct B) comprise streets of dwellings with a consistent architectural style, materiality and detailing.

Precinct A's many liveability advantages have made it an attractive location for redevelopment. This includes proximity to transport and activity centres,

walkable streets, and access to services and open space. Conversion of single lots (and in a few cases, two lots) into single and double storey villa units (often in a gun barrel or courtyard arrangement) and townhouses are common in many streets. Three (or more) storey apartments are present in some locations. Front setbacks of contemporary infill development are often consistent with, or slightly reduced, as compared to traditional housing forms. Site coverage is generally higher than traditional housing, with reduced side and rear setbacks. Fencing and garages/accessways tend to be more dominant features of infill development.

Consistent lot sizes and lot frontages within each street are a feature of the gridded, or modified grid, of the traditional worker's estate. However, Precinct A displays the greatest diversity of lot sizes across the Brimbank Precincts, primarily due to the infill development that is occurring. Precinct A also features homes with such as sculptural elements and embellishments.

VALUED CHARACTER ATTRIBUTES

- References to Brimbank's industrial worker history (housing and street patterns).
- Moderate level of consistency within streets of traditional lot sizes and rhythm and spacing of dwellings.
- Generally varied architectural style⁷³ and materiality of housing.
- Select areas of consistent architectural style, materiality and detailing (early 20th Century and post-war housing).
- Low-scale formal gardens and landscaping.
- Low-scale fencing, clearly delineating public and private realms.
- Garages not prominent features of the streetscape.



VALUED CHARACTER ATTRIBUTES

Precinct A

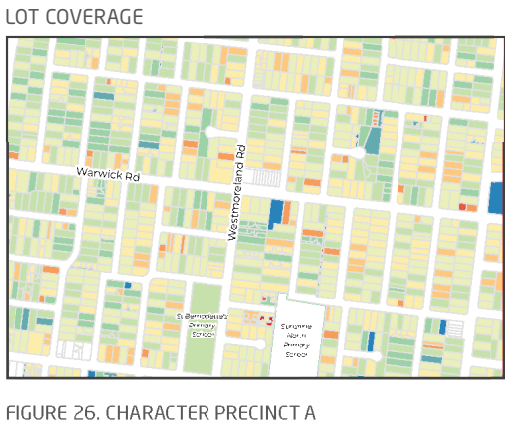
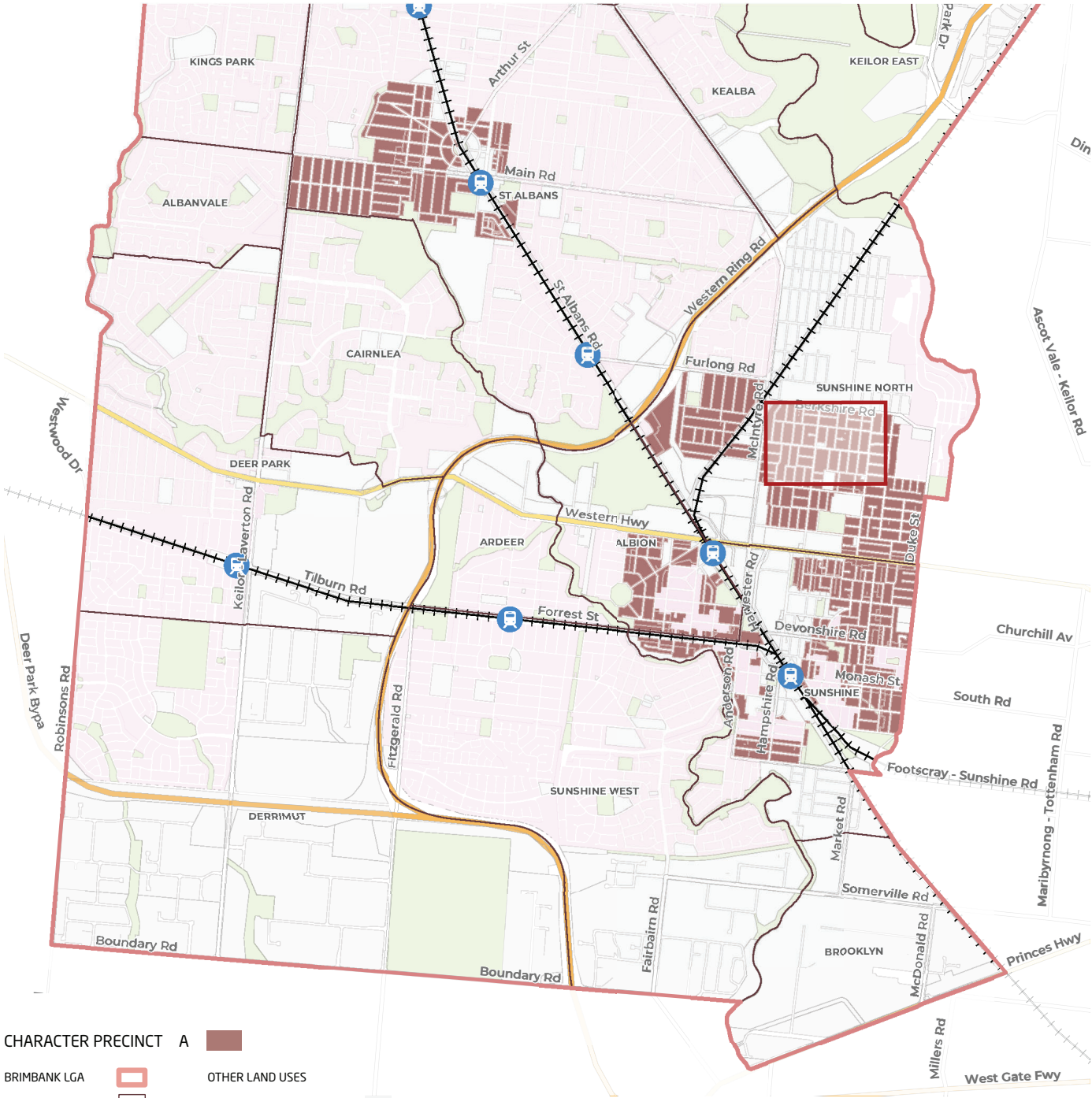


FIGURE 26. CHARACTER PRECINCT A

Precinct B

A precinct comprising many intact streetscapes with low-scale housing of consistent architectural style and detailing, interspersed with more contemporary redevelopment.

Precinct B, more than any other precinct in Brimbank, exhibits a high degree of architectural consistency in its traditional housing. Indicative of the inter- and post-war eras, homes often comprise a distinctive double- or triple-fronted, single-storey design with large windows, porches and decorative chimney features and pitched roof forms. Materiality is typically brick, often with detailed pattern work (with a matching low fence), iron detailing and tiled roofs. These homes sit on similar lot sizes, with uniform front and side setbacks creating a consistency of spacing and rhythm in the streetscape.

A special character area in Sunshine West (comprising Kosky Street, Killara Street and parts of Glengala Road), contains streets that are excellent examples of this intact housing form.

Other architectural styles in the precinct are reflective of late 20th century renovation or replacement of traditional housing stock

(often larger, double-storey homes), with some contemporary infill development in the form of single- or double-storey units and townhouses—more frequently around northern parts of St Albans and Sunshine North.

Landscaping is low scale, with lawns and defined garden beds of shrubs and small-scale trees. Fencing is low scale, yet clearly delineates the public realm from the private. Garages are not dominant features of traditional housing (they are usually in the form of carports or set well behind the house), but late century and newer infill forms of development have more prominent garages.

Precinct B has not undergone the same level of change as Precinct A, yet it exhibits many characteristics that would support change, including block sizes and frontages that support unit and townhouse redevelopment.

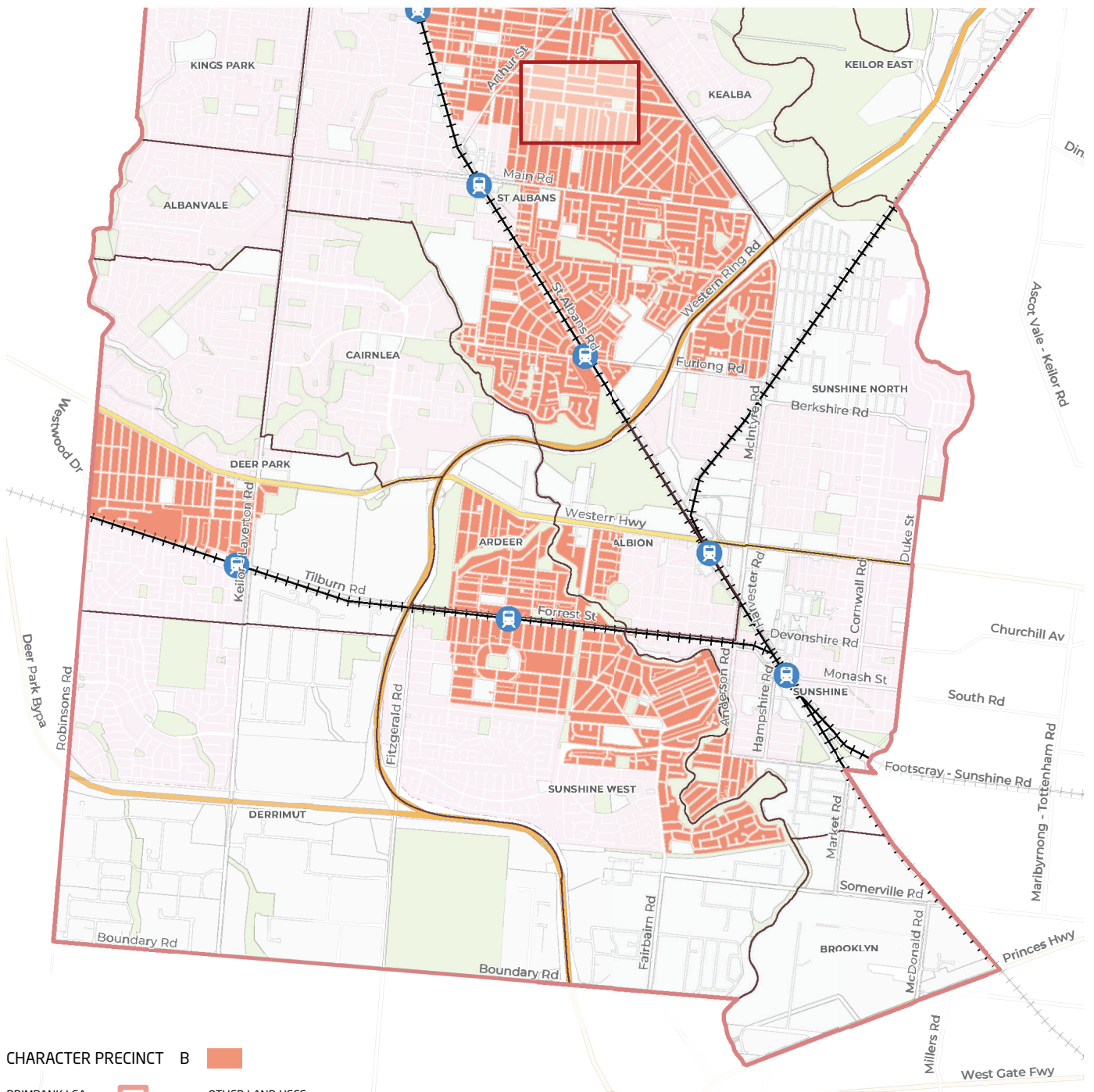
VALUED CHARACTER ATTRIBUTES

- Consistent inter and post-war architectural style, materiality and detailing.
- High degree of consistency of lot sizes, rhythm and spacing within streets of traditional housing.
- Low-scale formal gardens and landscaping.
- Low-scale fencing, clearly delineating public and private realms.
- Garages not prominent features of the streetscape.



VALUED CHARACTER ATTRIBUTES

Precinct B



CHARACTER PRECINCT B

- | | | | |
|-----------------|--|-------------------------|--|
| BRIMBANK LGA | | OTHER LAND USES | |
| SUBURB BOUNDARY | | COMMERCIAL & INDUSTRIAL | |
| TRAIN STATION | | OPEN SPACE | |

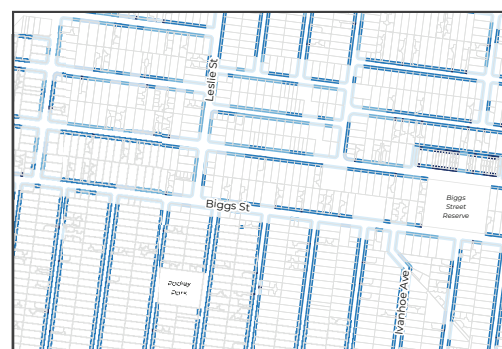
LOT COVERAGE



COVERAGE

- | | |
|-----------|--|
| 90 - 100% | |
| 80 - 90% | |
| 70 - 80% | |
| 60 - 70% | |
| 50 - 60% | |
| 40 - 50% | |
| 30 - 40% | |
| 20 - 30% | |
| 10 - 20% | |
| 0 - 10% | |

LOT FRONTAGE



FRONTAGE (M)

- | | |
|---------|--|
| 0 - 7 | |
| 7 - 16 | |
| 16 - 20 | |
| 20 - 30 | |
| 30+ | |

FIGURE 27. CHARACTER PRECINCT B

Precinct C

Characterised by a sense of spaciousness between predominantly single-storey dwellings. Architectural styles are unassuming, with a diversity of materiality and detailing.

Housing is predominantly late 20th century in design and of a consistent scale. Nonetheless, there is diversity in the look and feel of the precinct, generated by the details of the homes. A range of materials and colours are used, including different tones of brick and render and specialised detailing and window treatments (roller blinds/awnings). Landscaping and fencing are extremely varied within the same street—some homes have medium height fencing and formal gardens, whereas others have no fencing and simple lawns.

Carparking arrangements are a mix of carports/ small garages behind the homes and dominant garages forward of the building line.

The street network is less uniformly gridded than Precincts A and B, with curved streets creating variation in lot shapes, which in turn creates variation in how houses are sited and how they interact with the street. At times, homes can present poorly to the street; for example, with garages and air conditioning units prominent or front doors lacking clear definition.

In general, homes are moderately sized on relatively large lots with generous front and rear setbacks, creating a sense of spaciousness. There are very few examples of infill development, with any examples generally consisting of single-storey villa units in a gun-barrel or courtyard configuration.

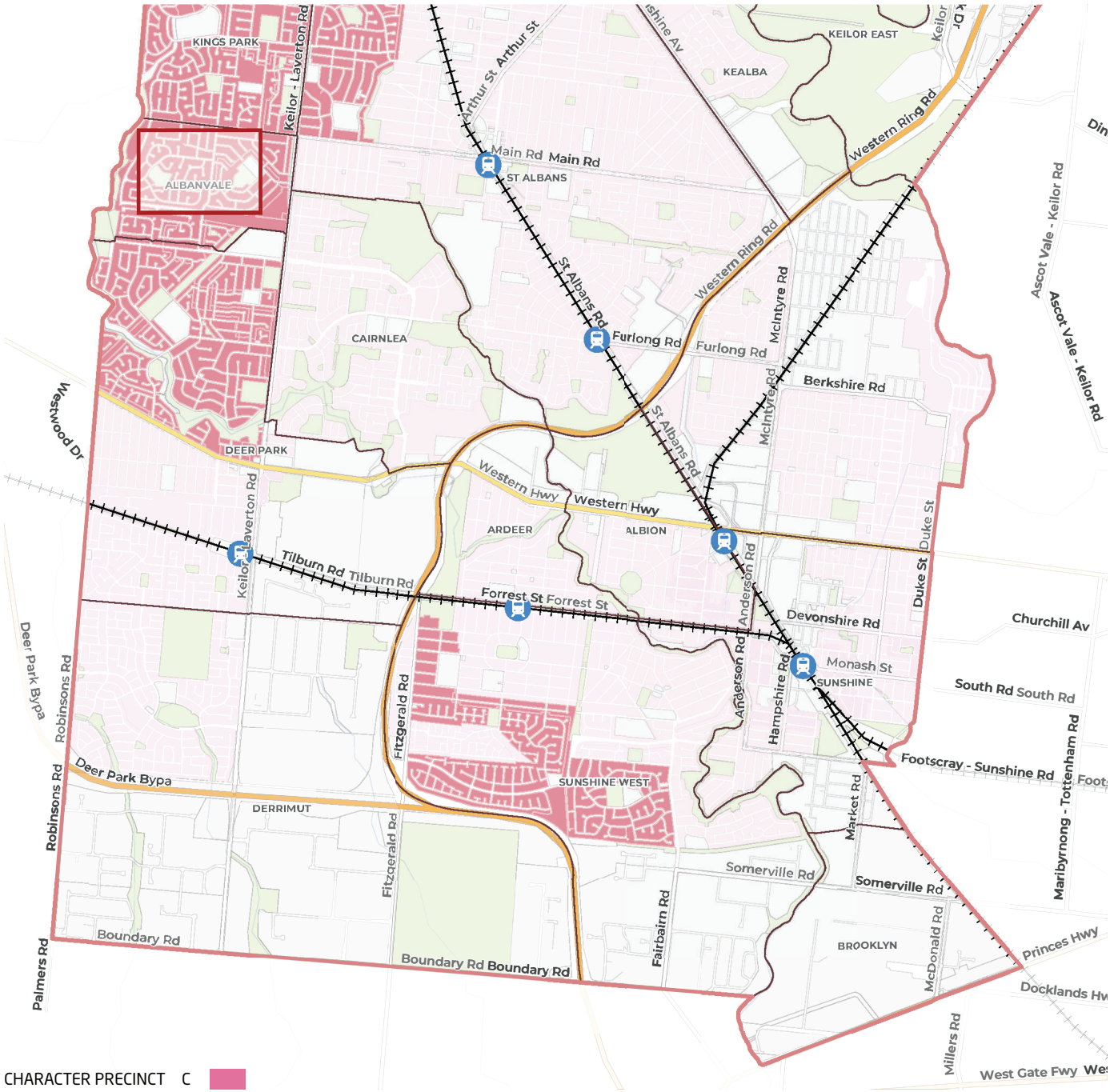
VALUED CHARACTER ATTRIBUTES

- Diverse housing styles, materiality, and fencing.
- Low-scale housing—predominantly single storey.
- Sense of spaciousness generated by generous front and rear yards.



VALUED CHARACTER ATTRIBUTES

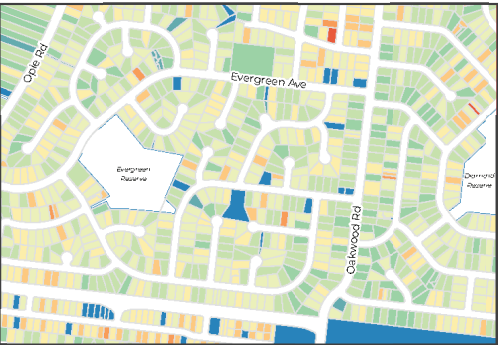
Precinct C



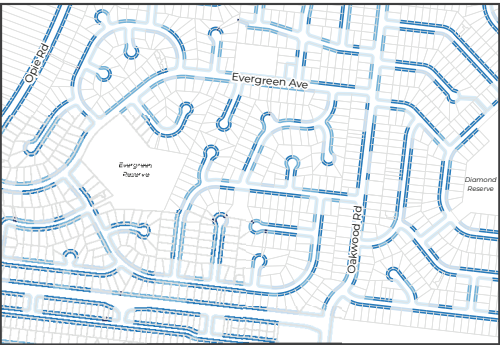
CHARACTER PRECINCT C

- BRIMBANK LGA
- SUBURB BOUNDARY
- TRAIN STATION
- OTHER LAND USES
- COMMERCIAL & INDUSTRIAL
- OPEN SPACE

LOT COVERAGE



LOT FRONTAGE



- FRONTAGE (M)
- 0 - 7
- 7 - 16
- 16 - 20
- 20 - 30
- 30 +

FIGURE 28. CHARACTER PRECINCT C

Precinct D

Contemporary masterplanned estates that offer a diversity of lot sizes, building forms and architectural styles.

Each masterplanned estate generates its own unique character, generally a product of building envelopes and/or design guidelines established by the developer and a modified grid subdivision pattern that responds to landform and site features. Homes are recently built in a variety of architectural styles, ranging from contemporary styles to mock-period styles.

In Derrimut and Cairnlea, lots, while diverse in size, are consistently smaller than the older masterplanned estates of Precincts C and E. These areas feature detached dwellings with frequent pockets of townhouse and unit development. Building styles, colours and materials are varied and often include

integrated garages and dominant driveways. Front setbacks of homes are consistent, yet generally short, and side setbacks are minimal, offering limited space between dwellings and a higher level of site coverage than other parts of Brimbank. Gardens are varied, but generally low scale, and often with no front fencing—yet the distinction between the public and private realm is quite defined.

River Valley Estate is still undergoing development, has an existing planning framework (zones and schedules) and is subject to very detailed design guidelines. As such, it is not included in this Strategy.

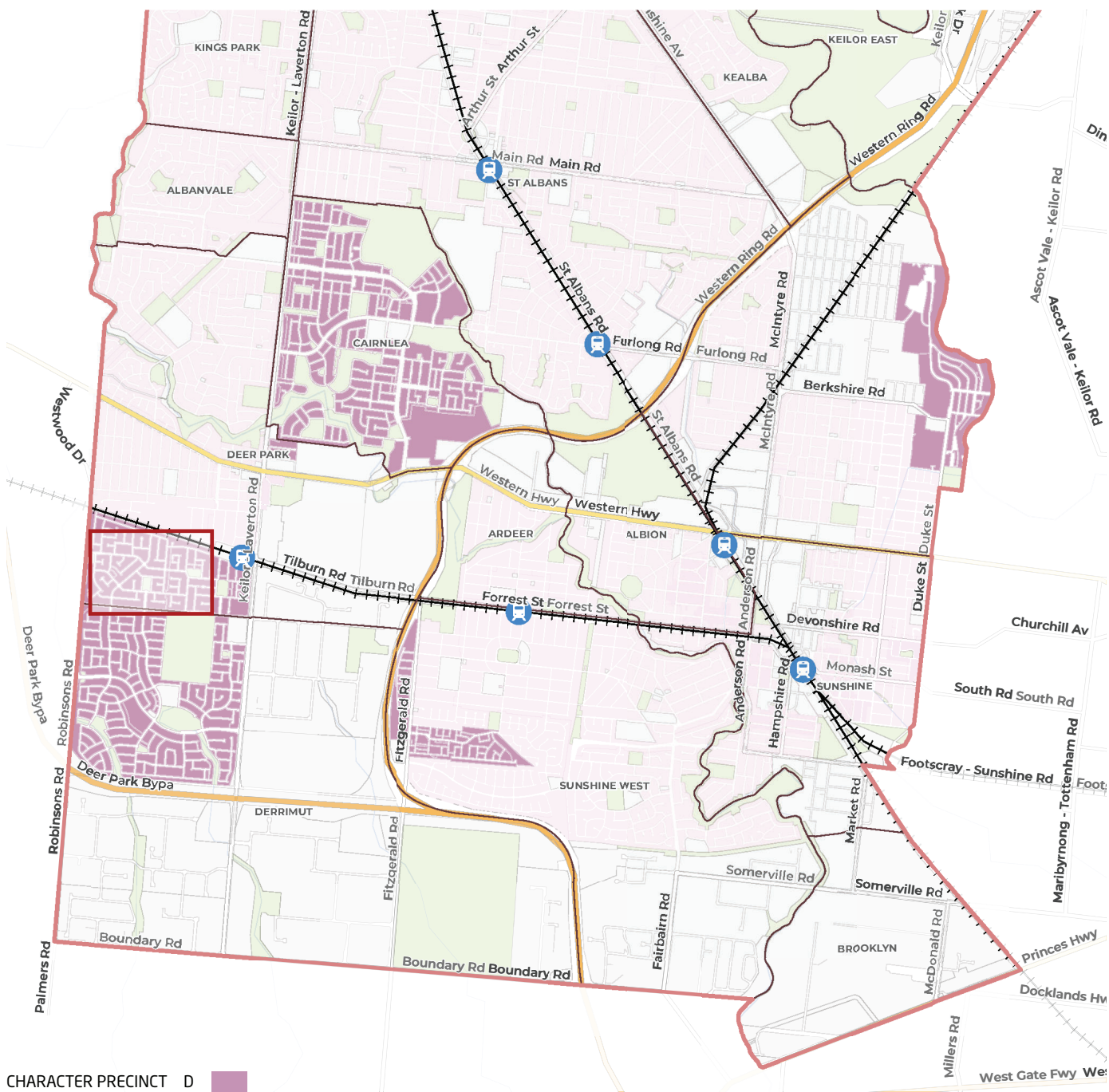
VALUED CHARACTER ATTRIBUTES

- Diverse housing styles, roof forms and materiality.
- Single - and double - storey homes.
- Grander homes along key boulevards and where there are views.
- Low or no front fencing, with formal gardens in a variety of styles.



VALUED CHARACTER ATTRIBUTES

Precinct D



LOT COVERAGE



LOT FRONTAGE



FIGURE 29. CHARACTER PRECINCT D

Precinct E

Characterised by the curvilinear masterplanned design approach of the late 20th century, neighbourhoods vary in terms of housing scale and design, but generally comprise larger homes on large lots.

Architectural styles vary greatly from house to house within the same street, with examples of contemporary design sitting adjacent to mock-heritage homes. Nonetheless, each neighbourhood exhibits a consistency of character based on the scale and siting of housing, and the general approach to housing form, garage configuration and landscaping.

Garages, generally double and integrated into the housing design, avoid being a dominate feature of the streetscape due to well-articulated built form and formal landscaping in generous front

yards. Decorative features are common, with house façades often featuring varied use of large windows, decorative fenestration, porch/ balcony treatments, arches and multiple roof forms and landscaping incorporating decorative paving, rock and hedging treatments.

Contemporary townhouse development of 2–3 storeys is emerging closer to activity centres, particularly to the west of Watergardens. While infill redevelopment remains rare, the scale of homes and generous backyards may support alternative housing forms such as secondary dwellings (granny flats).

VALUED CHARACTER ATTRIBUTES

- Large-scale homes on generous lots, including streets where double storey predominates.
- Diverse architectural styles, roof forms and materiality.
- Decorative architectural flourishes and features.
- Generous front and rear setbacks contribute to a sense of spaciousness.
- Low or no front fencing, with formal gardens in a variety of styles.



VALUED CHARACTER ATTRIBUTES

This map illustrates the proposed rail corridor through the Keilor Downs area. The corridor is shown as a dashed line with a blue train icon, running from the south towards the north. Key locations and roads include:

- Suburbs and Areas:** Calder Park, Keilor North, Keilor Lodge, Sydenham, Taylors Lakes, Keilor Downs (highlighted with a red box), Keilor, Keilor Park, Keilor East, Kealbar, Kings Park, Albanvale, and St Albans.
- Roads:** Calder Fwy, Melton Hwy, Kings Rd, Taylors Rd, Sunshine Av, Arthur St, Main Rd, Western Ring Rd, Keilor Park Dr, and Keilor-Melton Rd.
- Other Features:** Calder Park, Keilor North, Keilor Lodge, Keilor, Keilor Park, Keilor East, Kealbar, Kings Park, Albanvale, and St Albans.

BRIMBANK LGA		OTHER LAND USES
SUBURB BOUNDARY		COMMERCIAL & INDUSTRIAL
TRAIN STATION		OPEN SPACE

90 - 100%	
80 - 90%	
70 - 80%	
60 - 70%	
50 - 60%	
40 - 50%	
30 - 40%	
20 - 30%	
10 - 20%	
0 - 10%	

Age Group	Percentage
0 - 7	10.0%
7 - 16	10.0%
16 - 20	10.0%
20 - 30	10.0%
30+	10.0%

DRAFT HOUSING AND NEIGHBOURHOOD CHARACTER STRATEGY

Precinct F

Diverse, grand homes situated in a landscaped setting, with the topography often shaping housing design and siting.

Precinct F has varied architectural styles, eras and materiality, as housing has been renovated and replaced over time. Nonetheless, large-scale, detached homes of single or double storey predominate, with few examples of unit developments. Dwellings generally have articulated façades with large windows to take advantage of views. Garages and driveways are frequently dominant features of the front setback, often due to the slope of land.

The defining characteristic of this small precinct is the slope-responsive built form and highly vegetated streetscapes consisting of a mixture of well-maintained informal and manicured front gardens with mature vegetation and canopy trees.

In steeply sloping areas, homes on the more elevated side of the road are built up high, with extensive use of retaining walls and stepped housing and garden designs. Homes on the low

side sit below the road level, and are often not visible, other than the roof form, from the street.

In flatter areas, landscaping in the generous front and side setbacks includes expanses of lawn, mixed species selection and large canopy trees. Where side setbacks have been reduced, this has disrupted the spacious and landscaped character of the area.

Petrik Drive in Keilor was identified as a special character area in the Mesh Draft Background Report, given that the area exhibits a high degree of consistency in architectural style, spacing and landscaping. Upon further investigation⁶⁹ during preparation of this Strategy, it was determined that Petrik Drive, while initially nominated as part of Precinct E, exhibits characteristics of Precinct F, and it has been reclassified. Reclassification means that a more suitable set of planning controls will be applied to this area.

VALUED CHARACTER ATTRIBUTES

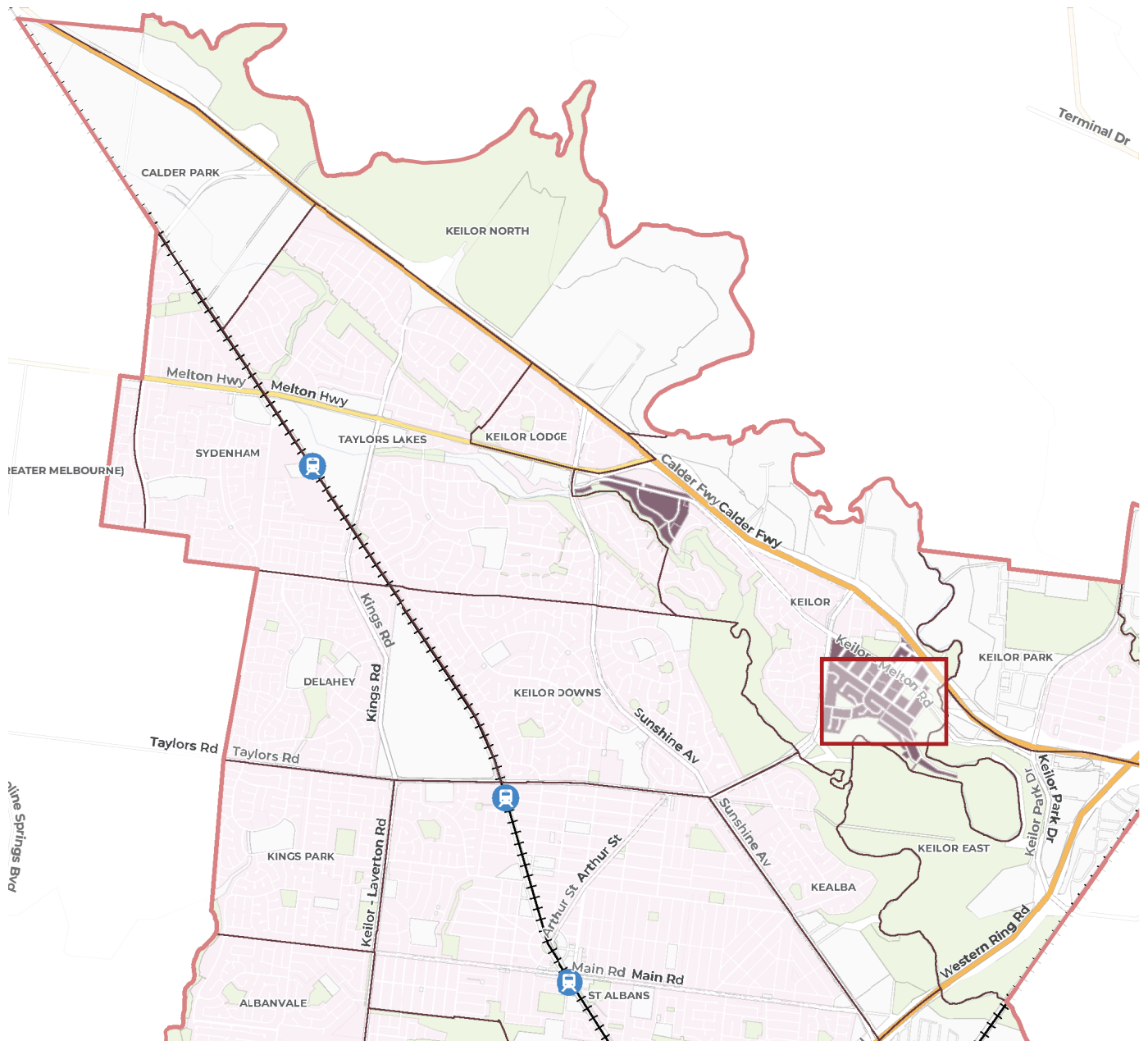
- Landscape-dominated character.
- Grand-scale, slope-responsive, often multi-storey.
- Varied yet generous side and rear setbacks.
- Low or no front fencing, with formal gardens in a variety of styles.



VALUED CHARACTER ATTRIBUTES

⁶⁹ Including additional site inspections.

Precinct F



CHARACTER PRECINCT F

- BRIMBANK LGA
- SUBURB BOUNDARY
- TRAIN STATION
- OTHER LAND USES
- COMMERCIAL & INDUSTRIAL
- OPEN SPACE

LOT COVERAGE



COVERAGE

- 90 - 100%
- 80 - 90%
- 70 - 80%
- 60 - 70%
- 50 - 60%
- 40 - 50%
- 30 - 40%
- 20 - 30%
- 10 - 20%
- 0 - 10%

LOT FRONTAGE



FRONTAGE (M)

- 0 - 7
- 7 - 16
- 16 - 20
- 20 - 30
- 30+

FIGURE 31. CHARACTER PRECINCT F