

34 George Street Reservoir

URBAN CONTEXT REPORT

REV 01 - June 2025

REV 02 - July 2025

REV 03 - July 2025

REV 04 - December 2025

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Ys Housing

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George Street Elevation



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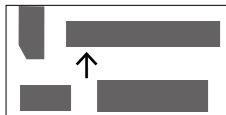
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Building 01 - Opening up views to the Church



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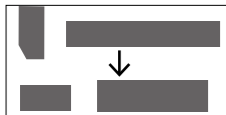


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Building 03 - Northern Facade

Site

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Location

Close to the station, shops, parks and childcare

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The subject site sits on the border of Substantial & Incremental Housing Change Areas. The proposal appropriately responds to the objective to provide substantial housing growth and diversification over time.

The Strategy discourages underdevelopment at subject site.

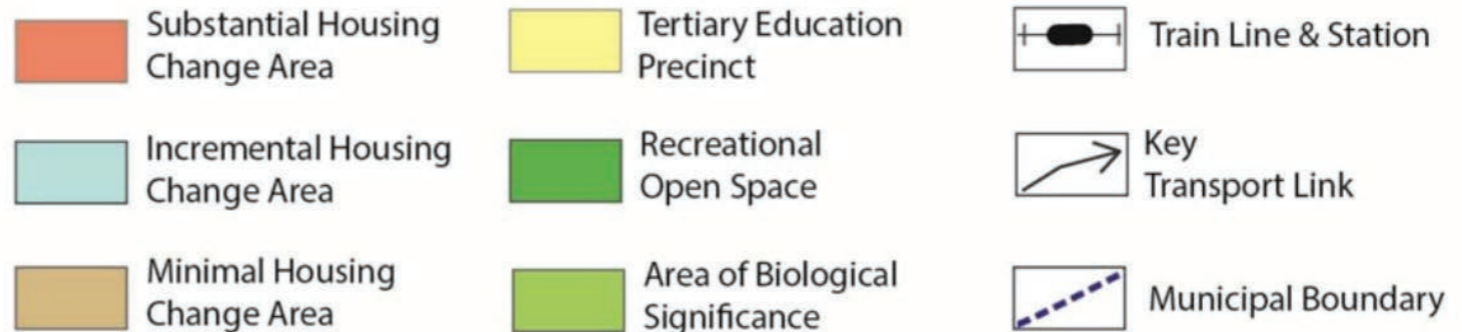
Only 5% of residential land in Darebin is designated a Substantial Housing Change area.

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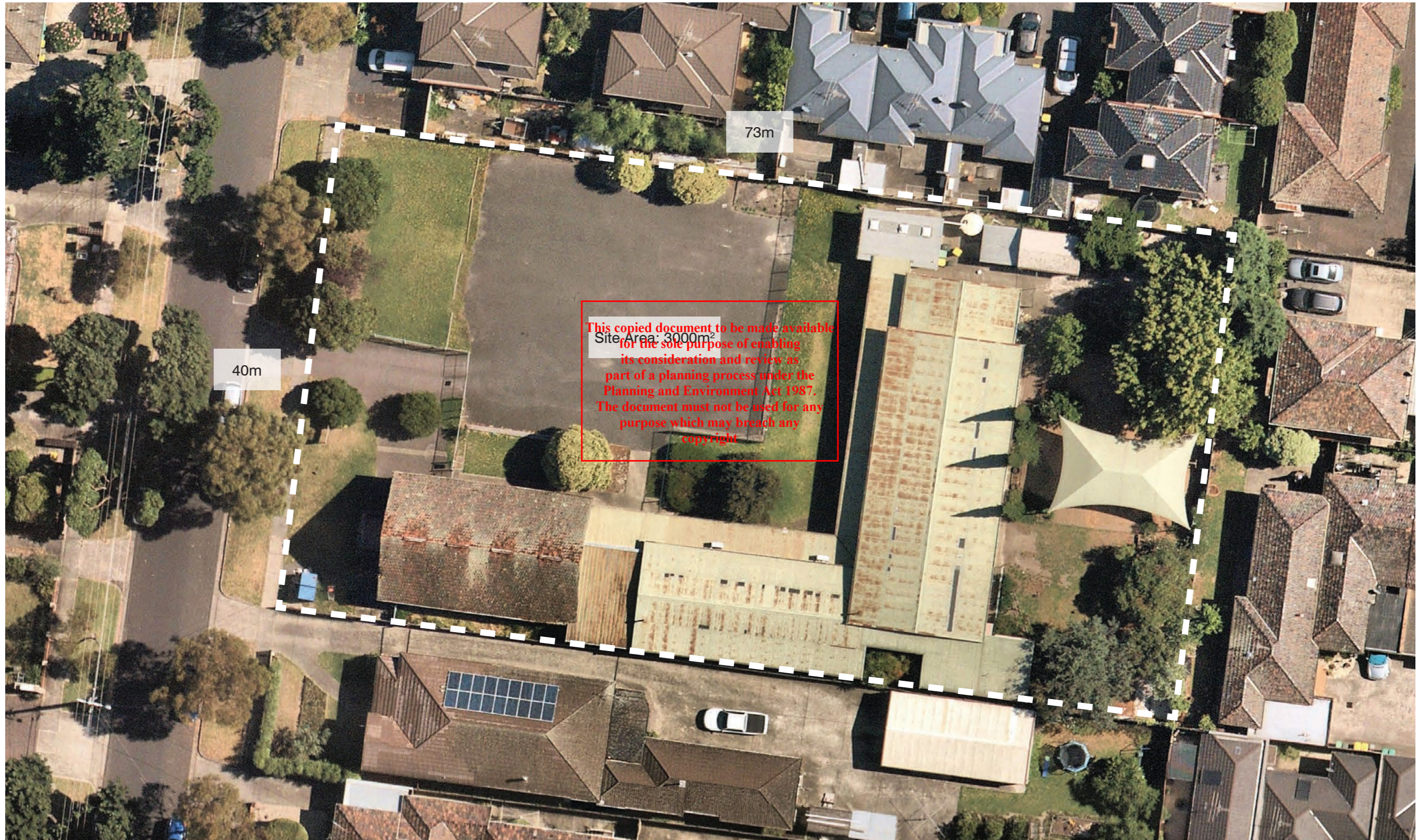
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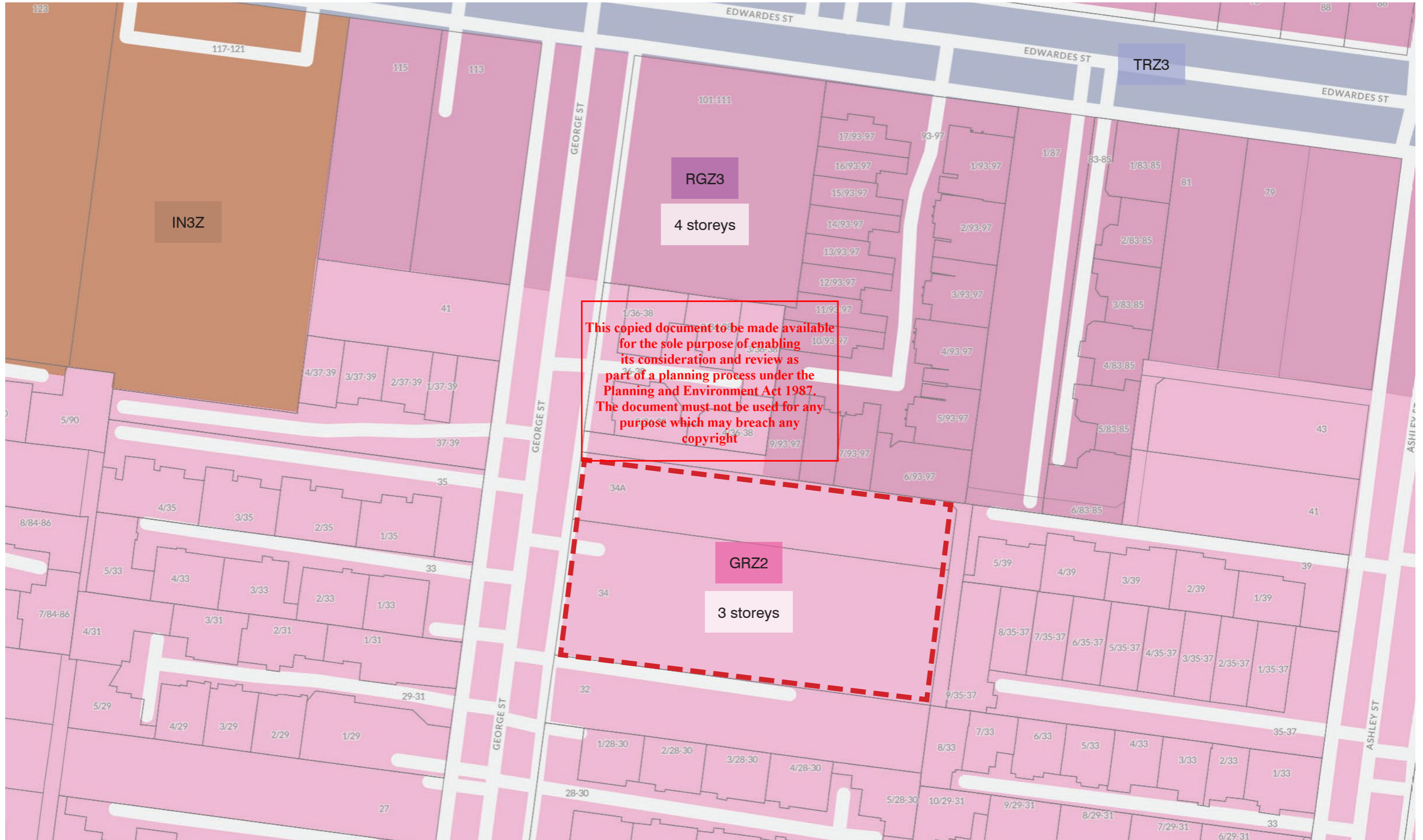
34 George St
(600m from Reservoir Station)



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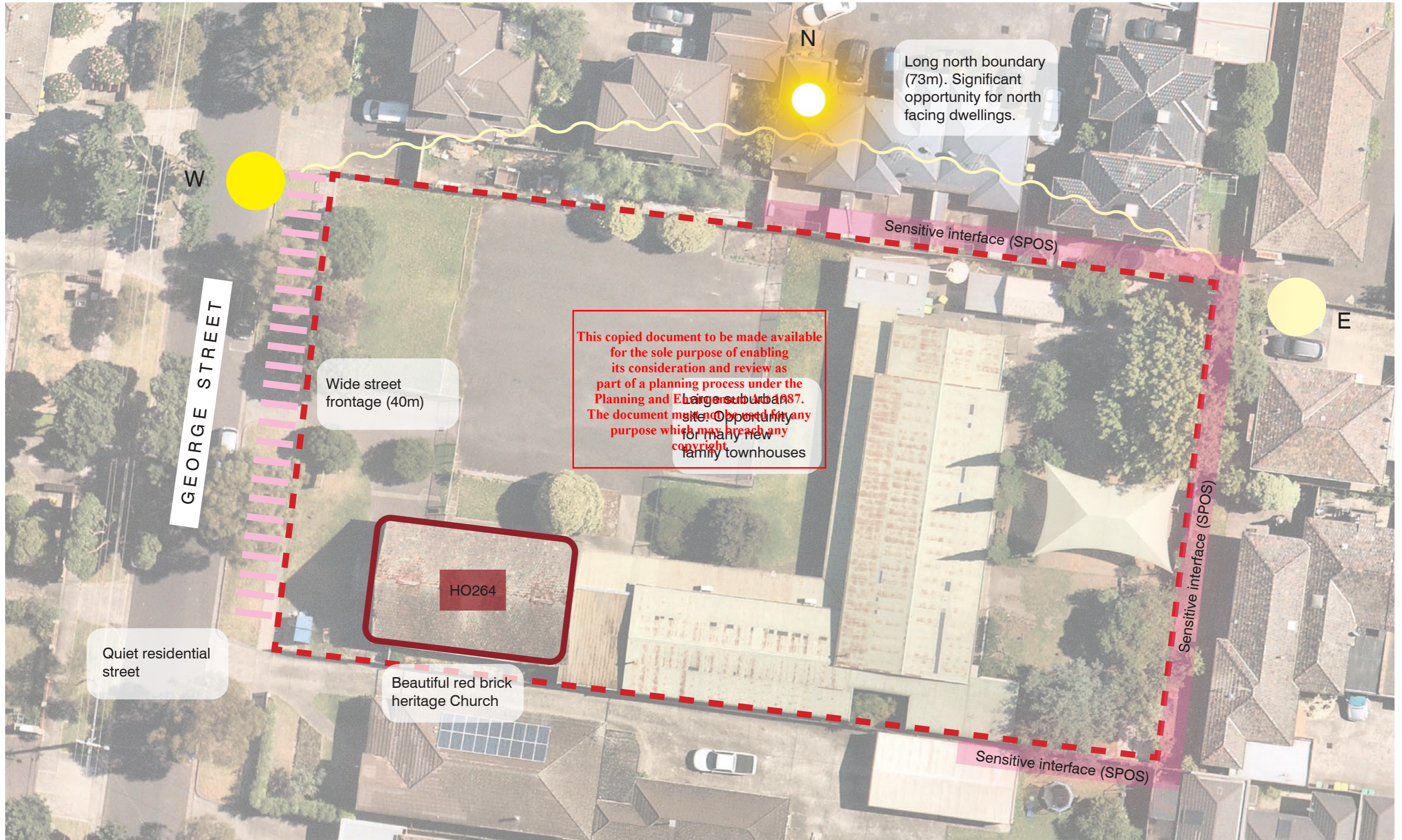
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Reservoir Methodist Church

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Heritage Overlay (HO264)

Excerpt from HO264

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What is significant?

The Reservoir Methodist Church at 34 George Street, Reservoir, constructed in 1934 to a design by Raymond G. Wilson, is significant. It is a modest inter-war Gothic Revival church set back from George Street by a lawn.

The church has a gable roof clad in terracotta tiles. The walls of the church are red brick and the street facing elevation has a red brick porch projecting towards the street. The porch is entered from its sides, and it is flanked by pointed arched windows on the wall of the main part of the church. The wall of the porch facing the street has a four-centred arched stained glass window. On the wall of the church above the porch is a smaller four-centred arched window. The side walls of the church are divided into bays by piers buttresses, with each bay having a pointed arched window. Later alterations and additions and other buildings on the site are not significant.

How is it significant?

The former Reservoir Methodist Church at 34 George Street, Reservoir is of local historic, architectural and social significance to Darebin City.

Why is it significant?

Historically, the former Reservoir Methodist Church is significant as a example of a simple interwar Gothic Revival church, which is associated with the first phase of suburban development in Reservoir during the inter-war period. The architectural and historic significance of the church is enhanced by its high level of intactness and its rarity value as the only surviving inter-war church in Reservoir. (AHC criteria A.4, B.2, D.2).

Socially, the former Reservoir Methodist Church is significant as a building that is known, used and valued by the community over 70 years. It illustrates the strength of the Methodist faith as an important denomination in Darebin in the twentieth century. (AHC criterion G.1)



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Design Principles

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1

Well-designed affordable housing for young families

2

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Bringing people together with communal spaces

3

A companionship between new and old

Design vision: affordable housing for young families

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- Features
- + Zincalume corrugated cladding
 - + Australian native landscape
 - + Light-filled interiors
 - + Contemporary detailing

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Communal garden: incidental spaces for neighbours



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Referencing heritage form in contemporary materials



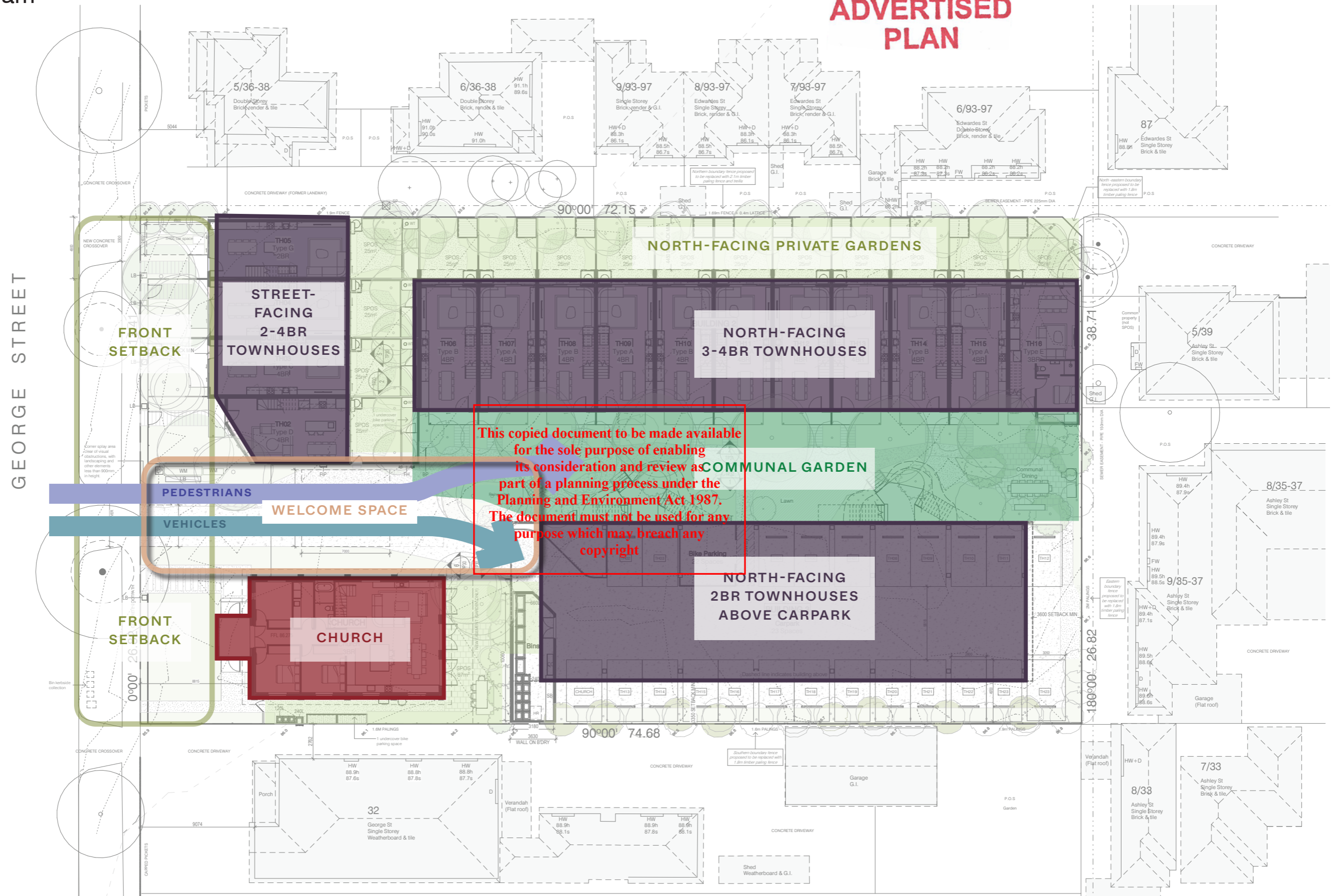
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Plans

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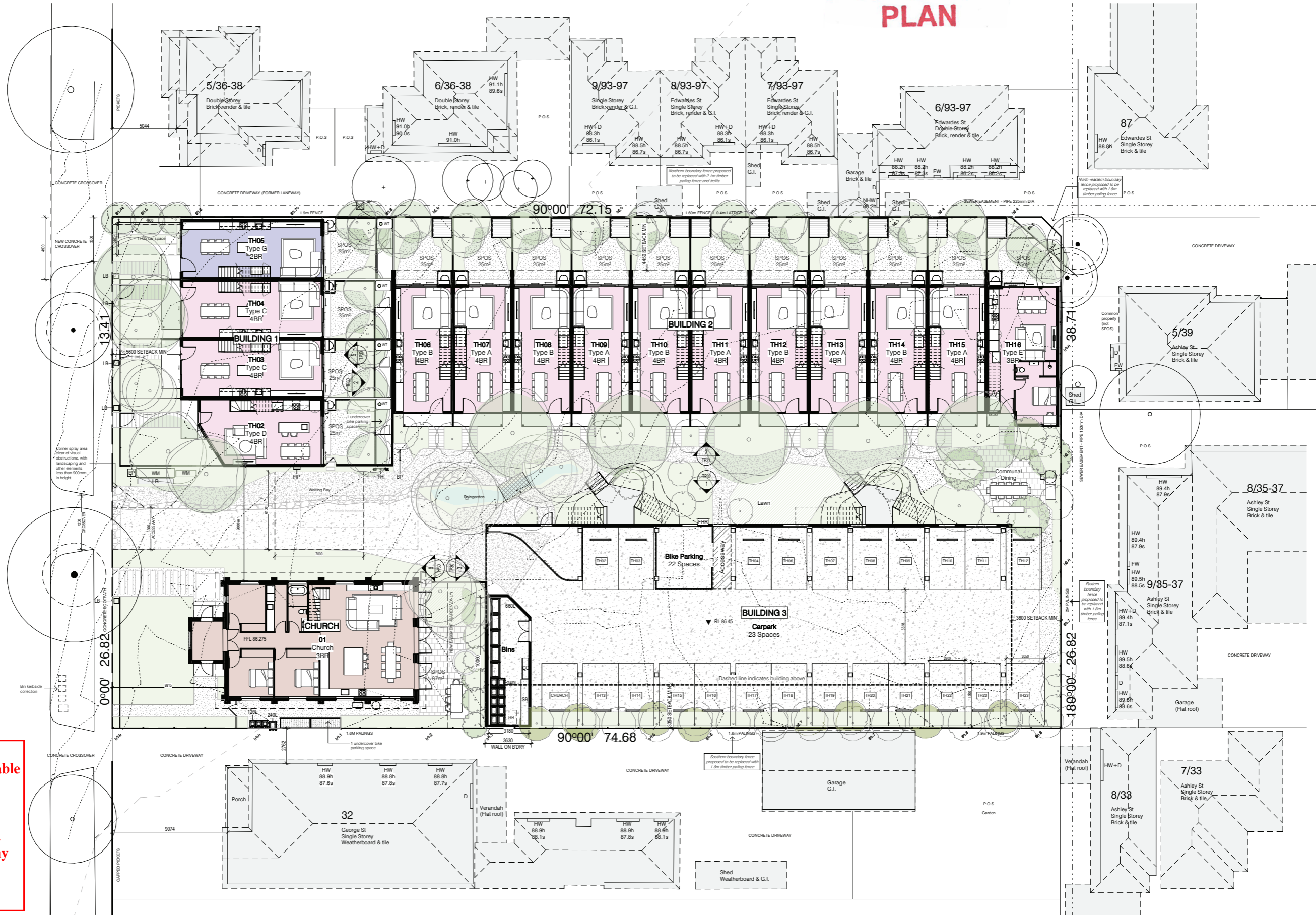
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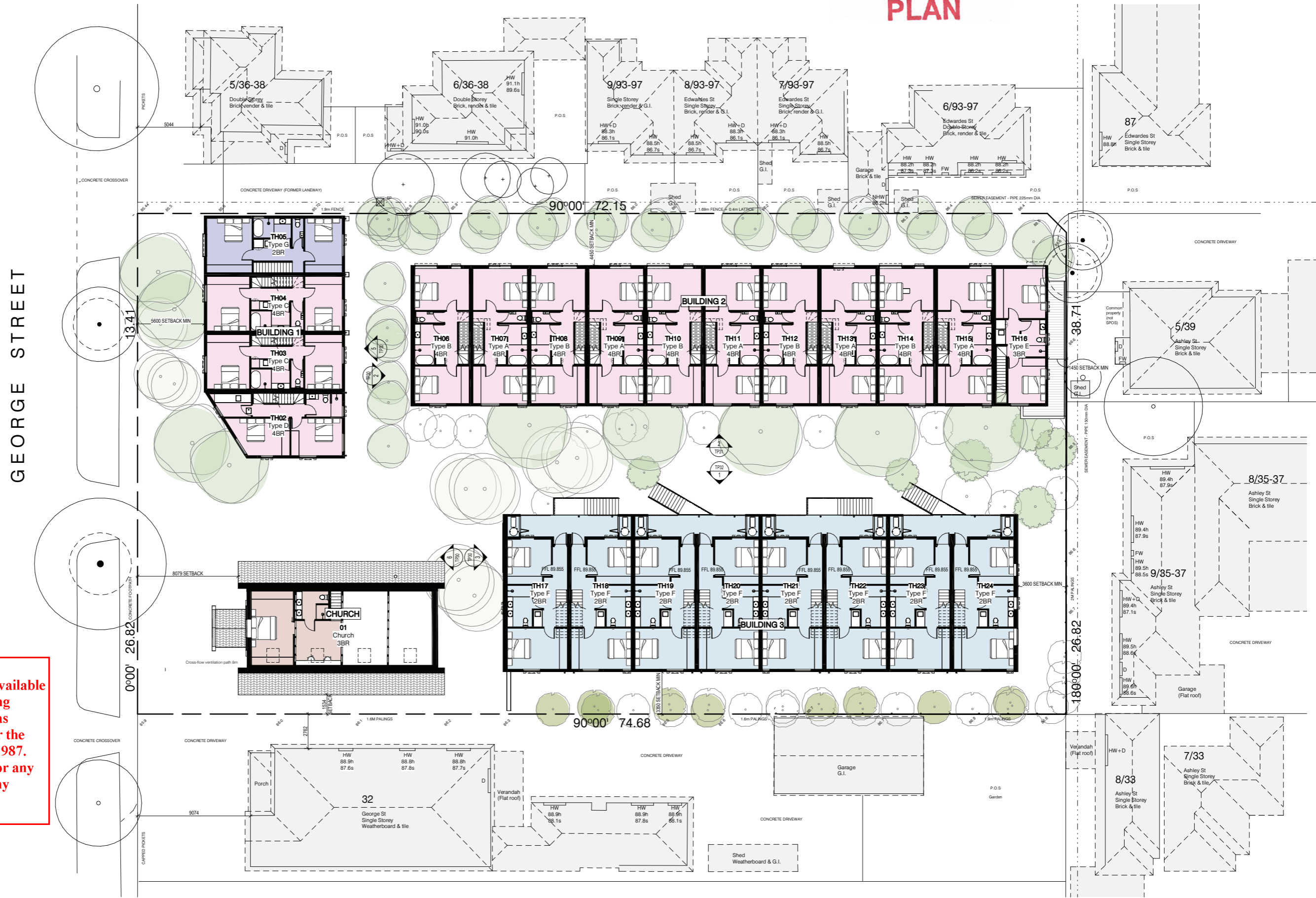
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GEORGE STREET



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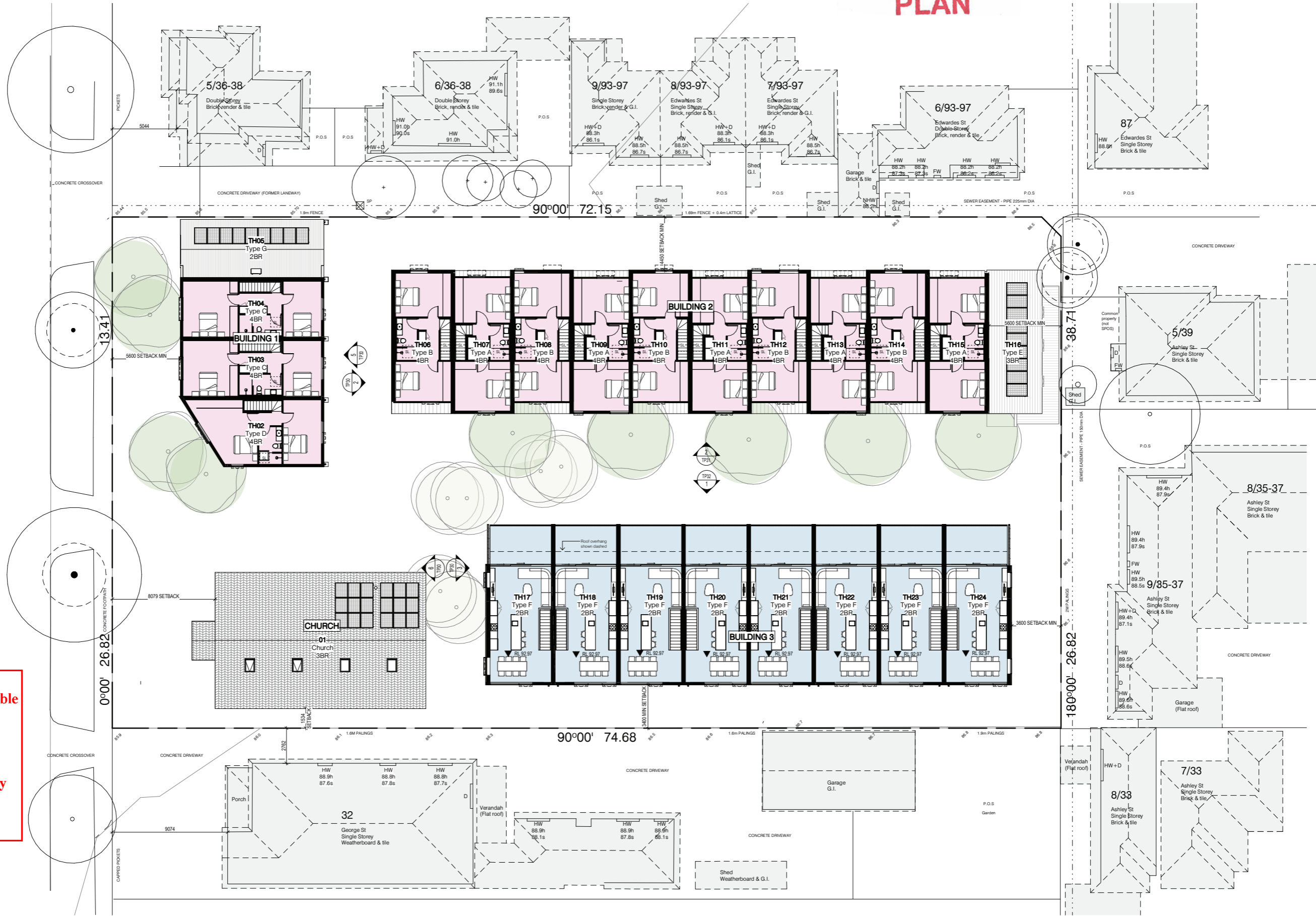
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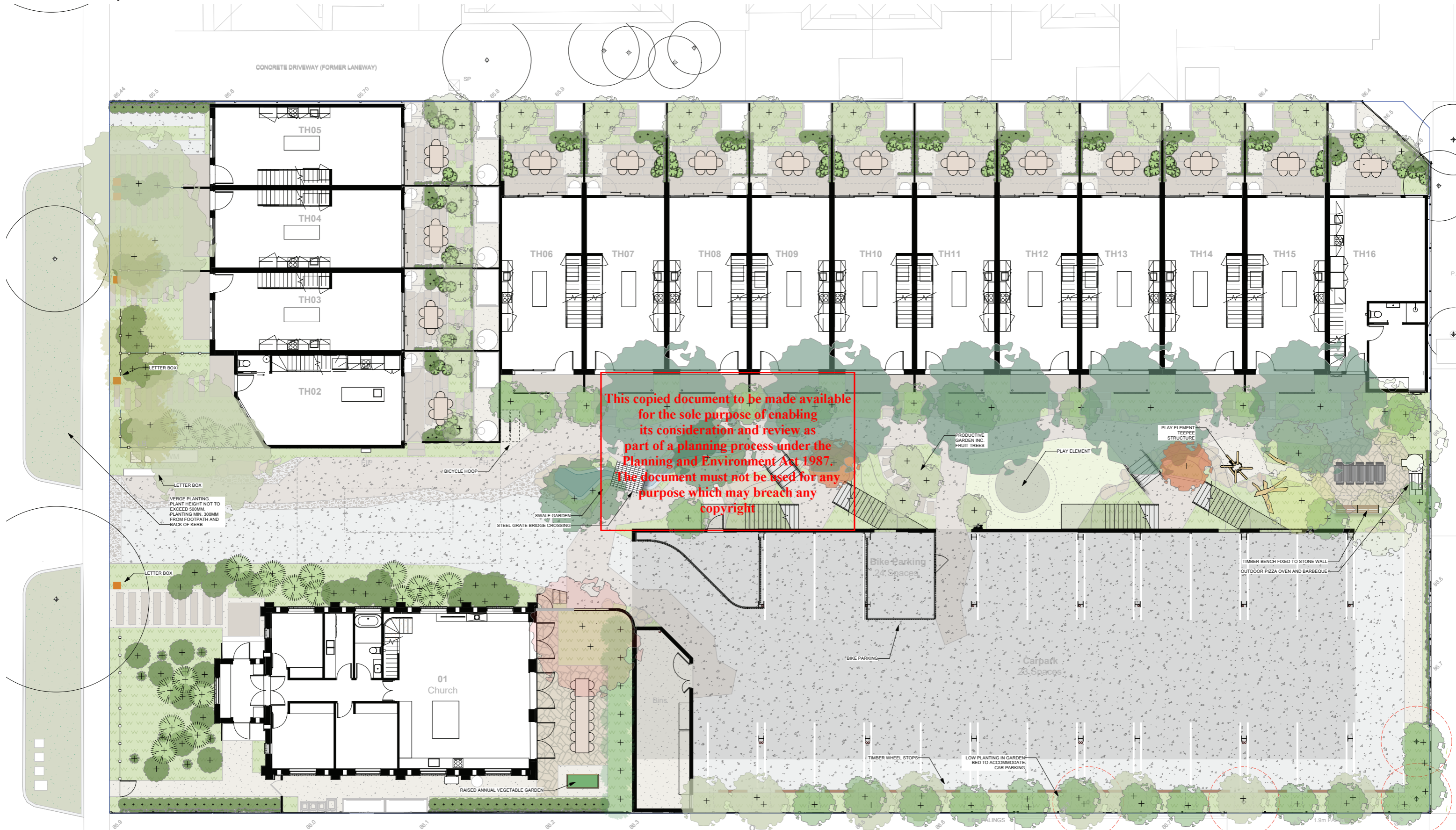
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Landscape Plan



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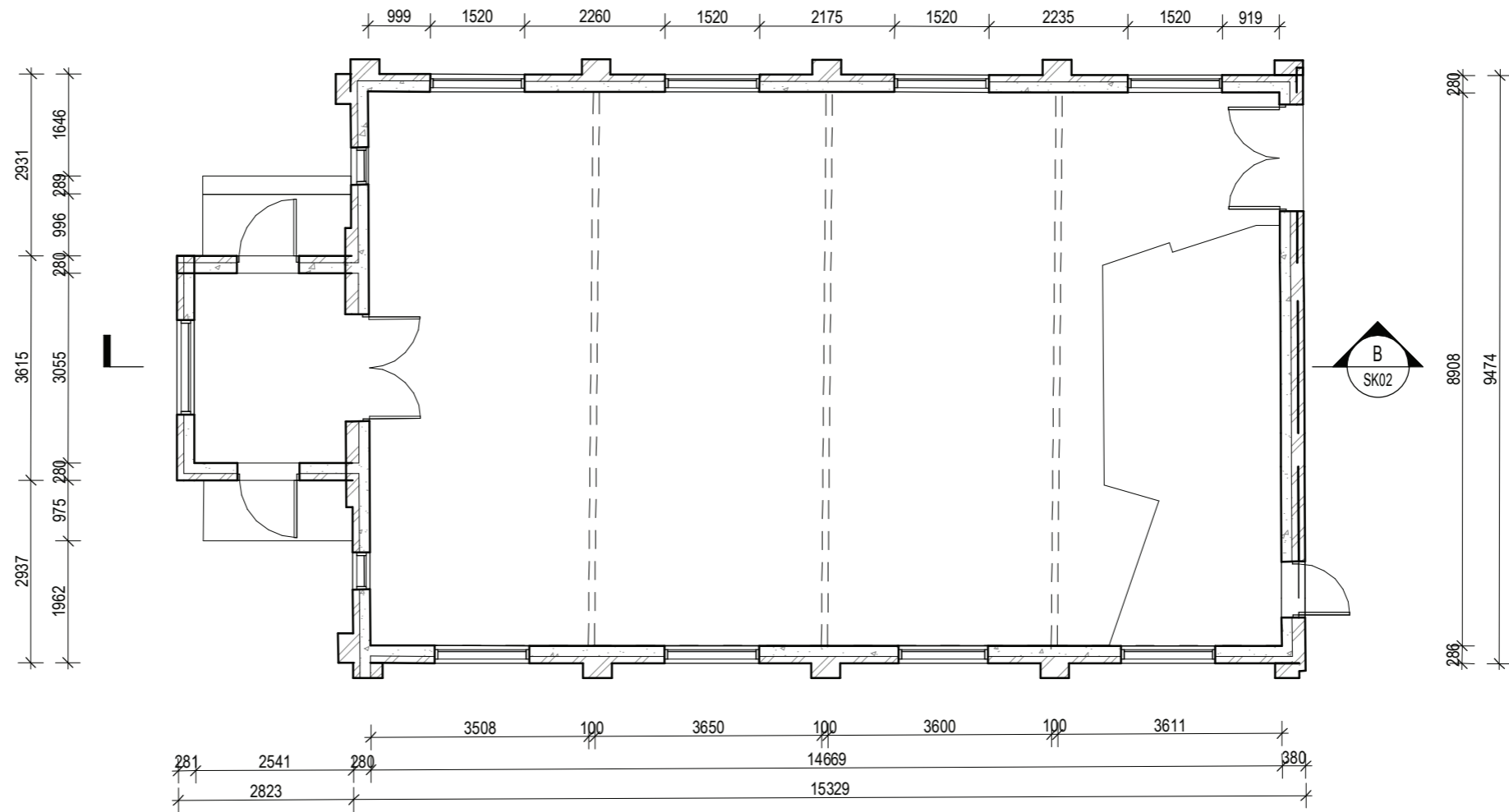
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Adaptive Re-use of the Church

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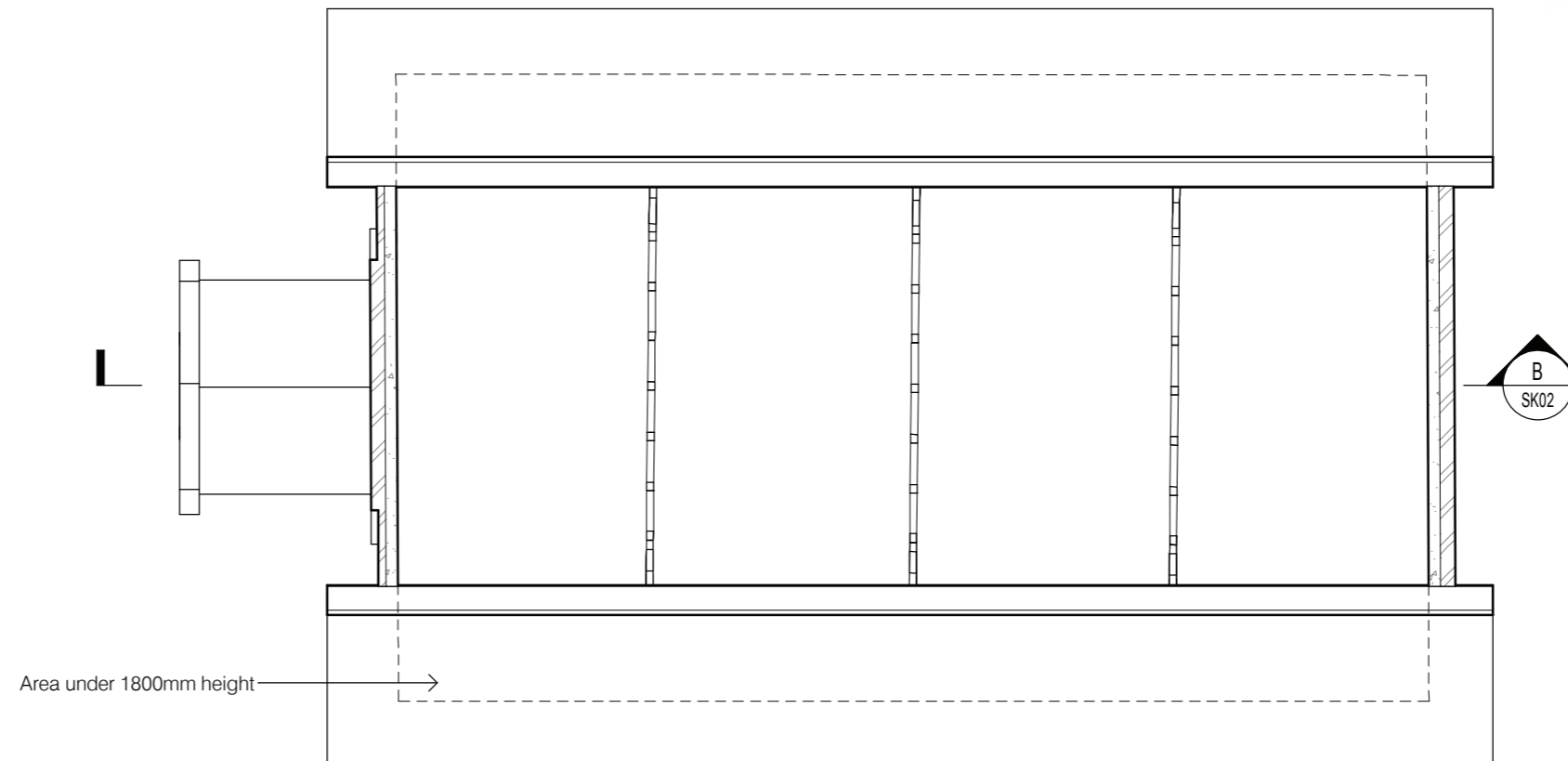
Existing - Plans



GROUND LEVEL - Existing
SCALE 1 : 100

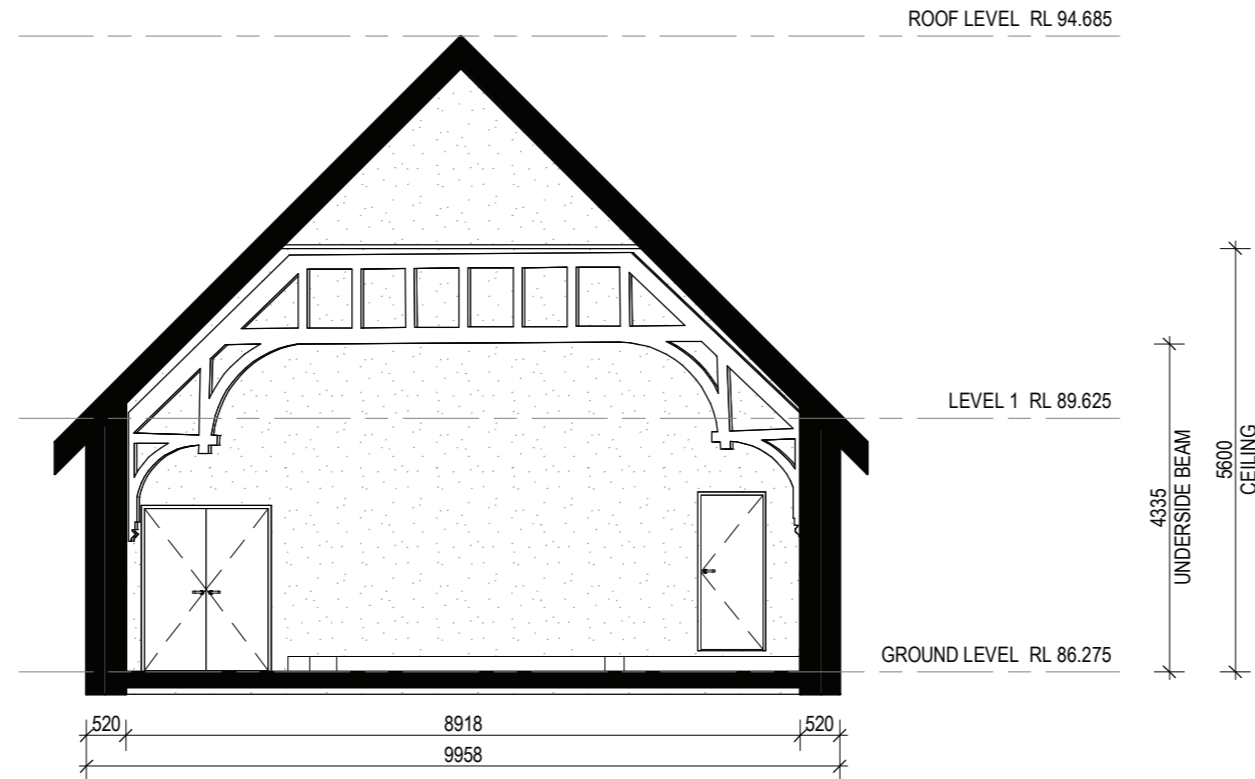
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LEVEL 1 - Existing
SCALE 1 : 100

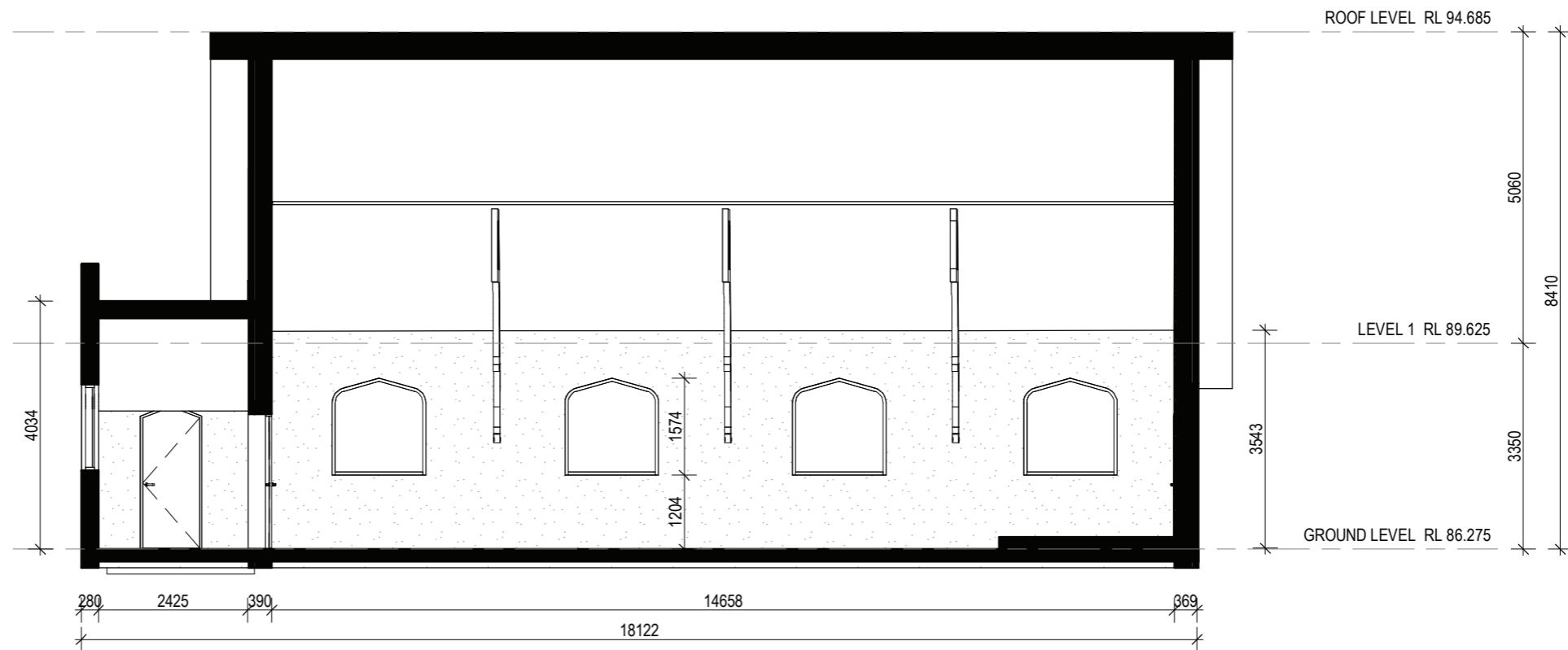
Existing - Sections



Section A- Existing
SCALE 1 : 100

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Section B - Existing
SCALE 1 : 100

Proposed - Ground Level

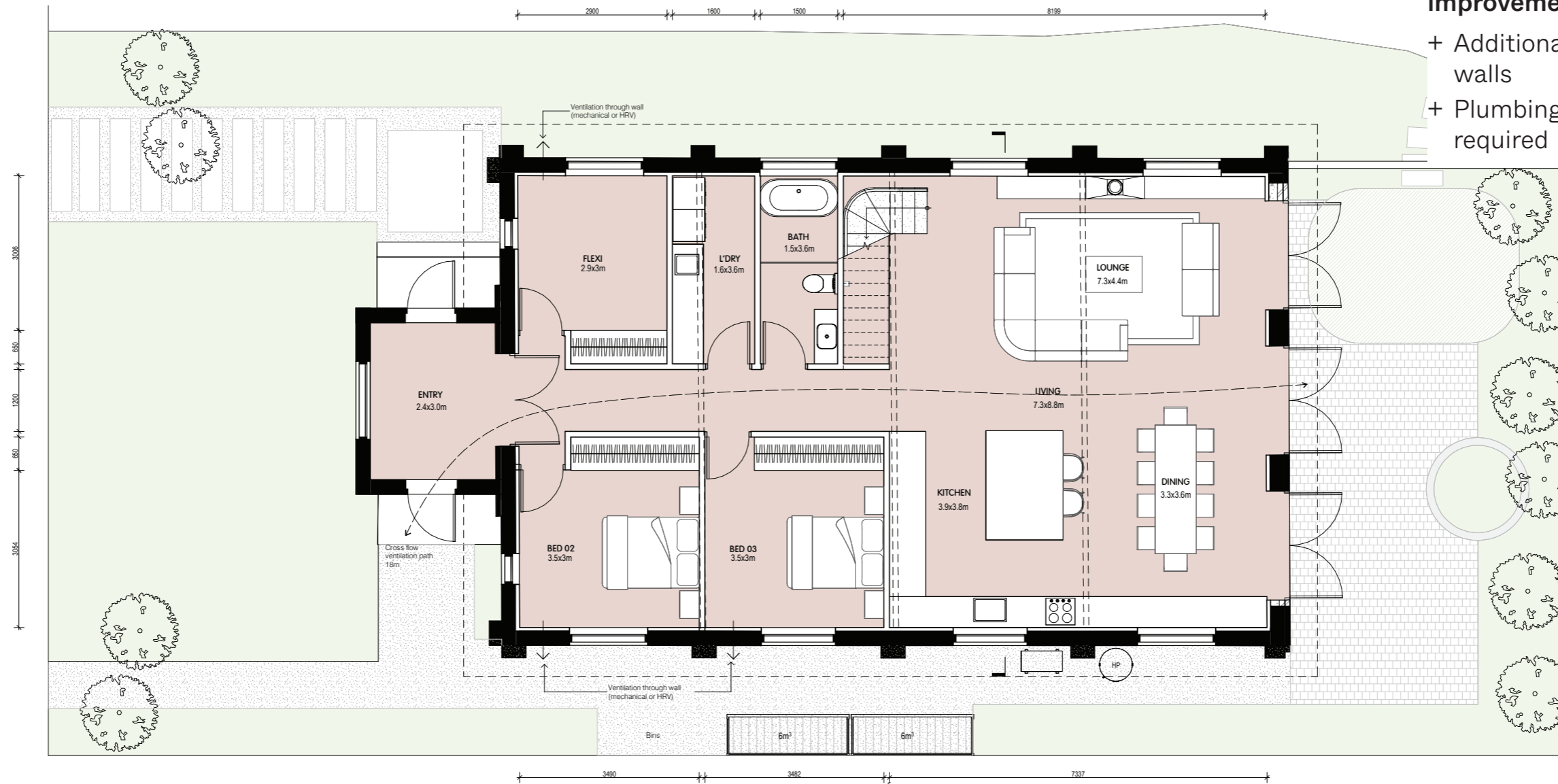
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Proposed external improvements

- + Glazed openings in east wall
- + Restore existing features (e.g: replace roof fascia, repoint roof tiles, repaint, etc)

Proposed internal improvements

- + Additional internal partition walls
- + Plumbing, services etc as required



GROUND LEVEL
SCALE 1 : 50

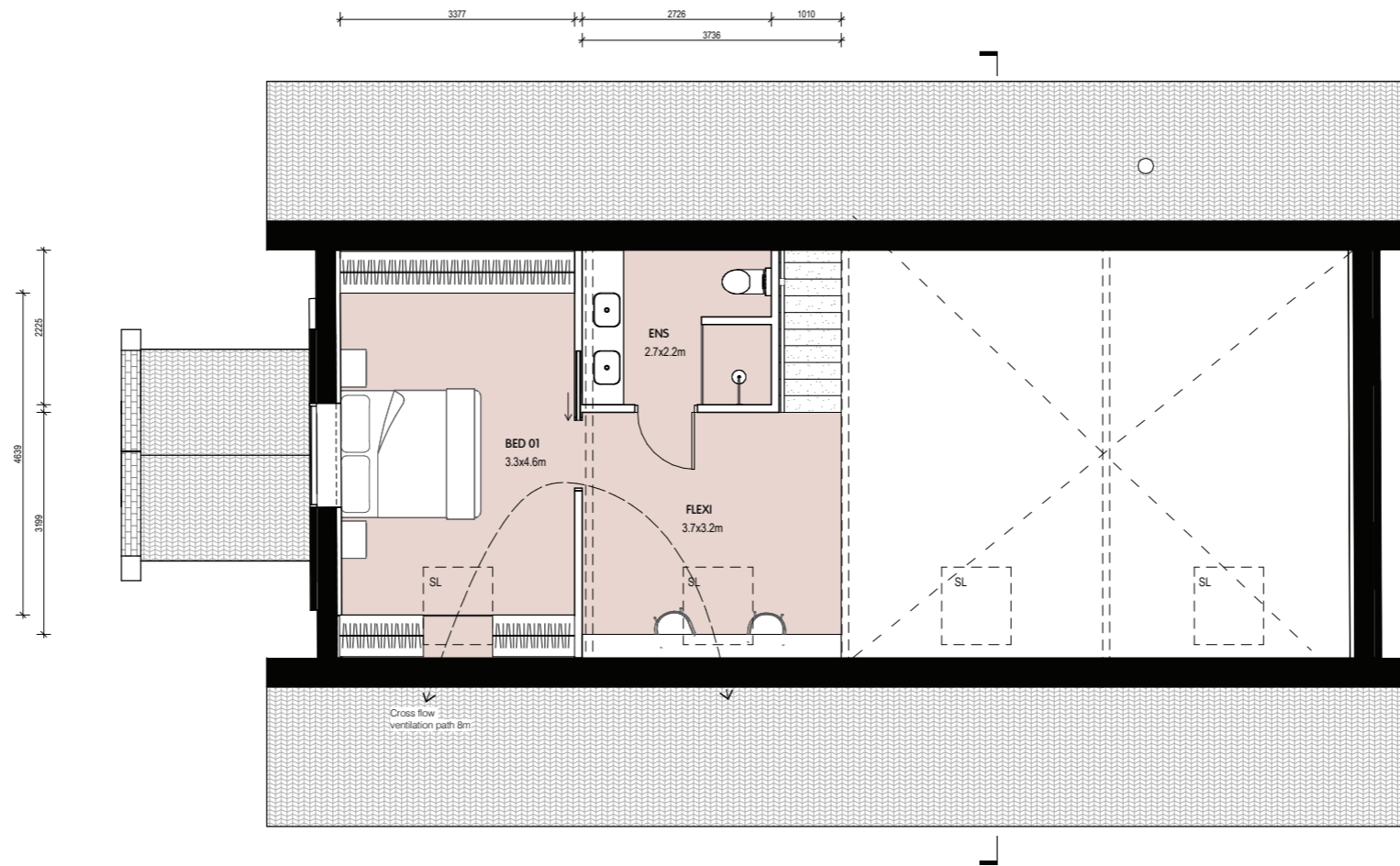
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Proposed - Level 1

Proposed internal improvements

- + Restore exposed timber trusses
- + Add mezzanine floor
- + Add internal partition walls
- + Upgrade plumbing, services etc
- + Remove flat ceiling and expose full gable ceiling to mezzanine floor to achieve head height

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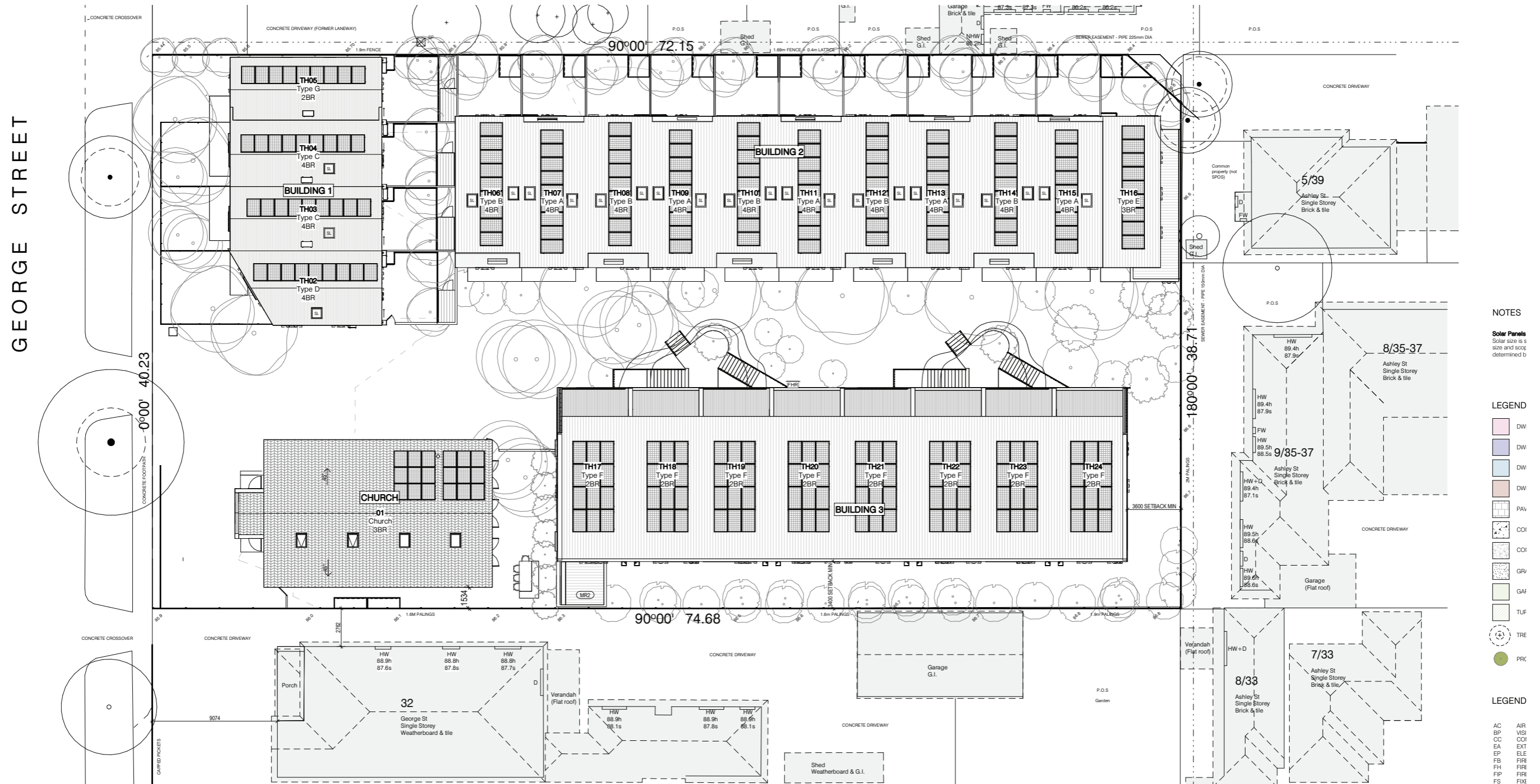
LEVEL 1
SCALE 1 : 50

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Proposed external improvements

- + Solar panels on north-east corner
- + Skylights to south-west roof



NOTES
Solar Panels
Solar size is s
size and scop
determined b

LEGEND

[Pink Box]	DW
[Light Blue Box]	DW
[Blue Box]	DW
[Brown Box]	DW
[Patterned Box]	PAV
[Patterned Box]	COI
[Patterned Box]	COI
[Patterned Box]	GRV
[Green Box]	GAF
[Hatched Box]	TUF
[Circle with Cross]	TRE
[Green Circle]	PRC

LEGEND

AC	AIR
BP	VSI
CC	CC
EA	EXT
EP	ELE
FB	FIRE
FH	FIRE
FIP	FIRE
FS	FIXE

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Street Elevation:

A companionship between new and old

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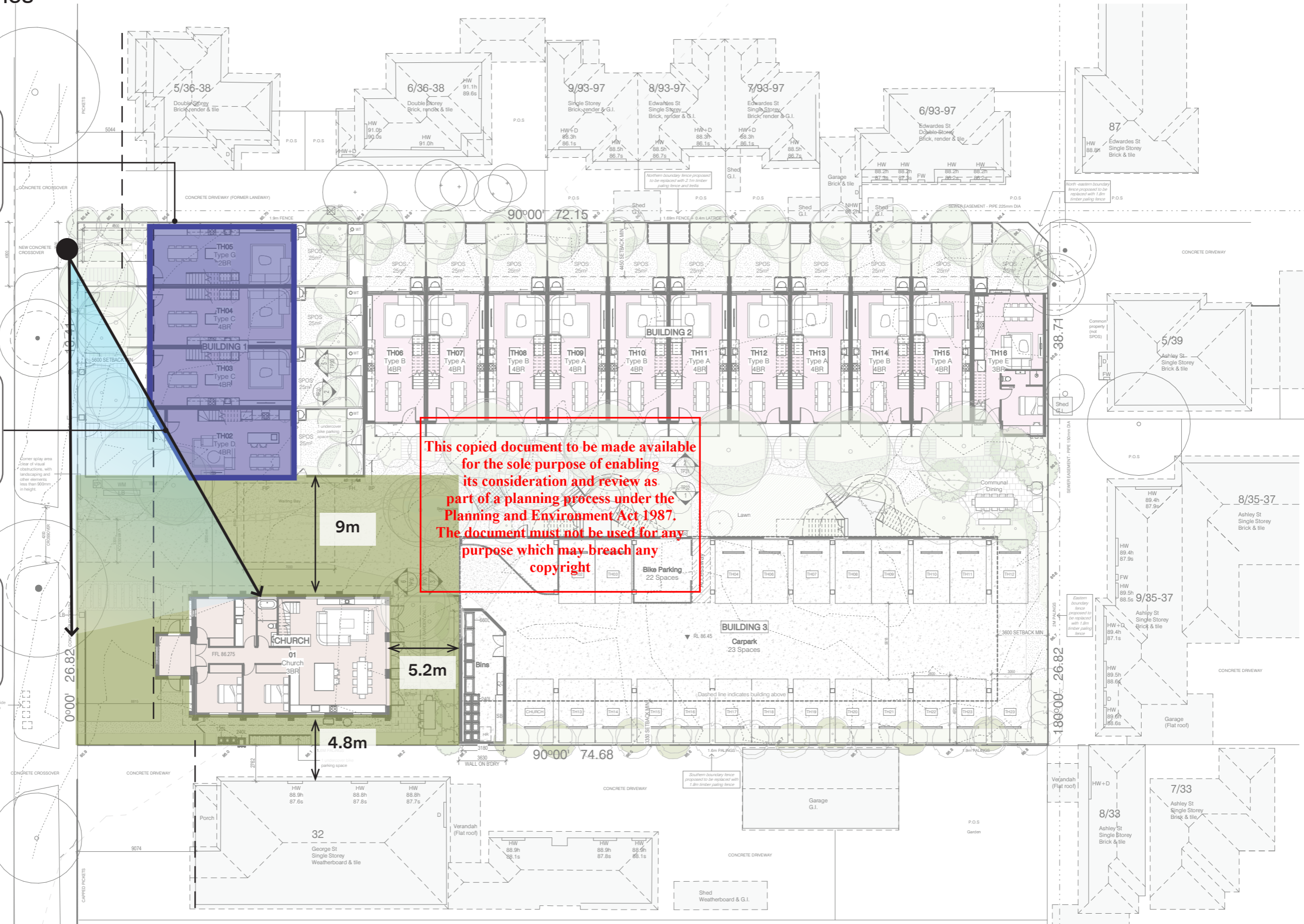
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Enhanced Sight Lines

New form setback inbetween neighbour to north and Church entry facade to south.

Diagonal cut through front townhouse enhances sight lines and recedes front building form.

New building separated by 9 m from church. Improves view line to northern Church facade.



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Gable Roof Form



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Undulating gable roof helps to define building as four distinct dwellings, active to the street.

Breaks the building down to a domestic scale.

Responds to predominate gable form of the church.

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Render Walkthrough

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George Street Elevation



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Building 01 - Western Street Address



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Building 01 - Western Street Address



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Building 01 - Opening up views to the Church



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Building 01 - Opening up views to the Church



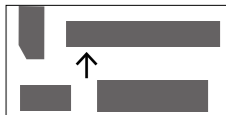
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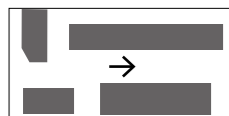


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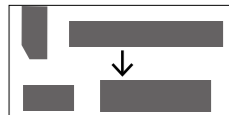


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Views through communal garden



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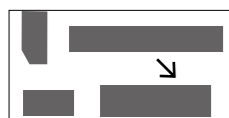


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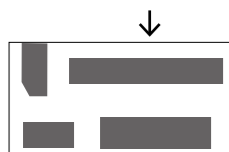


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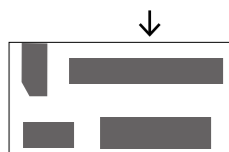


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