

KEY EXISTING CHARACTERISTICS

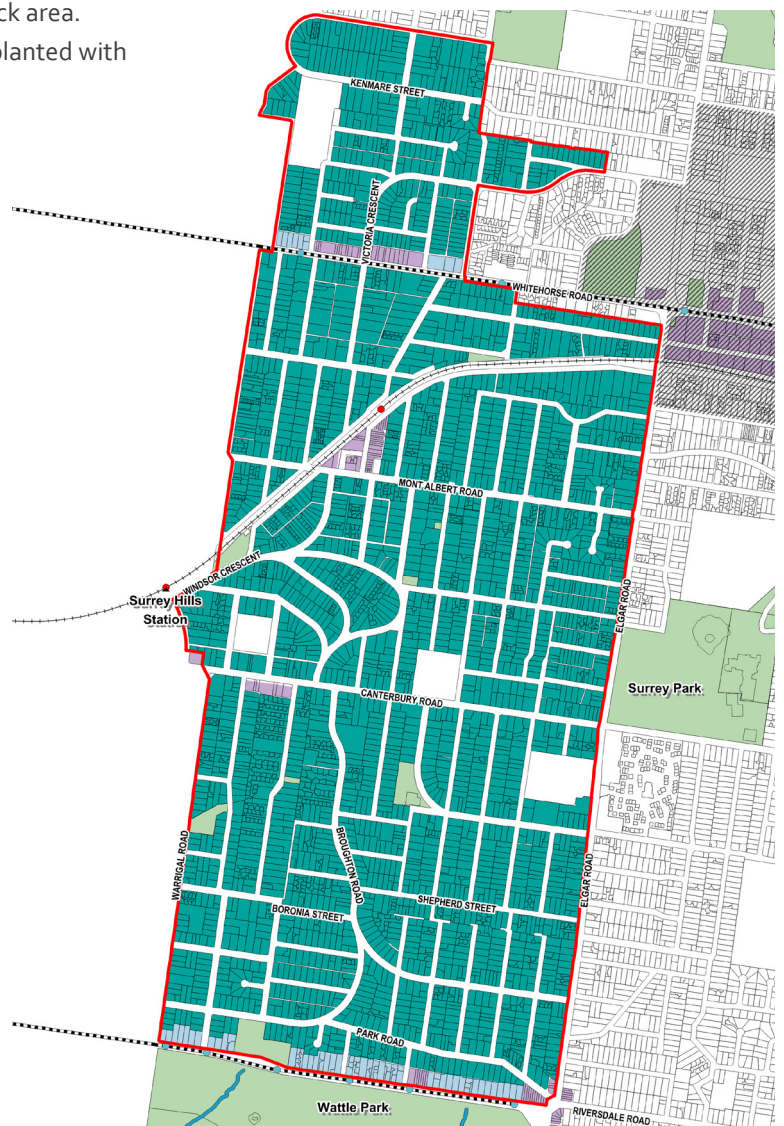
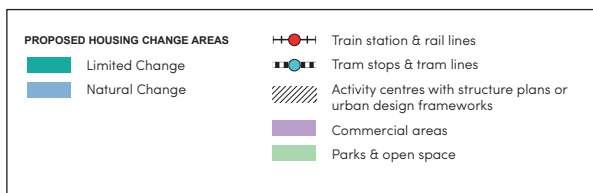
- The precinct encompasses the Mont Albert and Surrey Hills railway stations. It is also close to the Box Hill Central Activities Area, providing good access to services and a wide choice of public transport options.
- Architecture is mixed, comprising a Victorian, Edwardian, Federation, Californian Bungalow and Interwar base, with 1950s through to contemporary infill development. Many of the properties have heritage overlays – either as part of a heritage precinct, or due to the individual significance of existing buildings. The clustering of these heritage properties is significant.
- Building materials consist of brick, timber weatherboard and rendered finishes with tiled rooftops. Some areas are dominated by the use of one type of material (eg weatherboard or brick). New developments and renovations use a mix of render, timber weatherboard and other materials.
- Buildings are generally 1-2 storeys in height, mostly detached with semi-detached (units, terraces and townhouses) and attached (apartment) infill throughout. There are some 3 storey apartments.
- Front setbacks generally range from 5-8m with 1-3m side setbacks from at least one side boundary. Some new developments have reduced front and side setbacks, or have been built up to the boundary.
- Garages or carports are located behind dwellings or recessed from the front setback, with single crossovers. There are some instances of garages and carports being constructed in the front setback area.
- Front fences are low in height (up to 1.2m) and generally planted with shrubs, or constructed of brick or timber.
- Gardens are formally planted with exotic vegetation and comprise of many tall canopy trees, shrubs, garden beds and lawn areas. Some parts of the precinct, particularly in the south-east area, appear to have a more informal, bushy character due to abundant native vegetation and less structured garden settings.
- Road treatments are sealed, generally with upstanding kerbs and footpaths on both sides. Some streets consist of bluestone kerbs and channels.
- Street trees are regularly planted along nature strips, including instances of avenue planting with established exotic and native trees ranging from medium to large in size.
- Topography is varied consisting of gentle slopes and small areas of hilly terrain in the south with generally flatter topography in the north.
- The hilltop area is a significant site being the highest point within 12km of Melbourne.

PREFERRED CHARACTER STATEMENT

The combination of heritage and quality older style dwellings and well designed contemporary buildings set within large gardens will continue to form the key characteristics of this area. New dwellings will be sited in generous gardens to reflect the spacious qualities and the dominance of planting in the streetscape. Buildings or extensions will respect neighbouring properties from earlier periods, in scale and siting.

The vegetated character of the area will be maintained by retaining consistent front setbacks that allow for trees and shrubs. Buildings will be setback from side boundaries to provide a visual separation reflecting the typical rhythm of the streetscapes. Low or open style front fences will allow private gardens to contribute to the leafy character of the area.

Areas with good access to trams and train stations will accommodate more dwellings with slightly more compact siting than the remaining residential areas, but with the continued incorporation of trees and gardens, and high quality, responsive design.



GARDEN SUBURBAN PRECINCT 2 GUIDELINES

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
EXISTING OLDER BUILDINGS	<i>To encourage the retention of older dwellings and respect the qualities of adjoining heritage buildings.</i>	<ul style="list-style-type: none"> Retain architecturally intact pre-1940s era buildings wherever possible. Where adjoining an architecturally intact, heritage listed building, or where constructing additional dwelling(s) on a site where the existing dwelling is being retained, respect the height, building forms, and siting of the heritage or existing building(s) in new building design. New buildings, and additions to existing heritage buildings should be distinguishable from period dwelling stock through the use of innovative and contemporary architecture. 	<p>Demolition of architecturally intact pre-1940 dwellings.</p> <p>Buildings that dominate older buildings on the same site by height, siting or massing.</p> <p>Period reproduction styles and detailing.</p>
GARDENS & LANDSCAPING	<i>To maintain and strengthen the garden setting of the dwellings and the tree canopy of the neighbourhood.</i>	<ul style="list-style-type: none"> Retain established or mature trees and provide for the planting of new canopy trees and substantial vegetation. Locate footings and paved areas outside the root zone of established trees. Prepare and implement a landscape plan that includes substantial trees and vegetation. Provide at least 30% of the site as permeable surface. Site coverage should not exceed 50%. Provide for one ground level area with minimum dimensions of 5m x 5m, for open space to accommodate at least one canopy tree. Plant at least two canopy trees with a minimum mature height of 8 metres per dwelling. Open space areas should be oriented to the north wherever possible. 	<p>Removal of large, established trees.</p> <p>Loss of established vegetation.</p> <p>Inadequate space for trees/planting around buildings.</p> <p>Use of an easement or service area for the provision of space for a canopy tree.</p>
	<i>To minimise the dominance of car parking structures and the loss of front garden space to vehicular access and parking.</i>	<ul style="list-style-type: none"> Provide only one vehicular crossover per typical site frontage. 	<p>Car parking structures that dominate the façade or view of the dwelling from the street.</p> <p>Creation of new crossovers and driveways, or wide crossovers.</p> <p>Excessive areas of hard paving and driveways.</p>
	<i>To ensure the provision of permeable and useable private open space for all new dwellings.</i>	<ul style="list-style-type: none"> In addition to any new balconies or rooftops, private open space with a minimum dimension of 5m x 5m for each dwelling should be provided. Private open space should be oriented to the north wherever possible and accommodate garden planting. 	Inadequate permeable private open space.
MINIMUM LOT SIZE	<i>To ensure the spacing and density of dwellings is managed to accord with housing objectives.</i>	<ul style="list-style-type: none"> In Limited Change areas, the minimum subdivision area should be 320 sq. m. A permit is required for the construction or extension of one dwelling on a lot that is less than 300 sq. m. Development of single dwellings on lots smaller than 300 sq. m. should only be approved if all other guidelines are satisfied. 	Lot sizes and development that does not meet the other neighbourhood character Guidelines.
SITING	<i>To maintain the consistency and spaciousness of front boundary setbacks.</i>	<ul style="list-style-type: none"> New buildings should be setback to reflect the prevailing front setbacks. Set back buildings a minimum of 1m from at least one side boundary in Limited and Natural Change areas. In Limited Change areas carports, garages or outbuildings may be located on one side boundary, where it is setback a minimum of 1m from the front facade of a dwelling fronting the street. In Natural Change areas carports, garages or outbuildings should be setback a minimum of 1m from the front façade of a dwelling fronting the street, with no walls on a boundary. 	Inconsistent front setback patterns.
PARK INTERFACE	<i>To ensure that new development provides a positive interface with any adjoining parks or open space.</i>	<ul style="list-style-type: none"> Design new buildings to provide a façade to any adjacent parkland to enable casual passive surveillance of the public space. Building should be setback from the interface boundary so as not to dominate or appear overbearing from within the parkland. 	Blank walls fronting parkland spaces.
BUILDING HEIGHT & FORM	<i>To ensure that buildings and extensions do not dominate the streetscape.</i>	<ul style="list-style-type: none"> In Limited Change areas buildings should not exceed two storeys in height. Roof forms should incorporate eaves. 	<p>Buildings that appear to exceed the predominant height of buildings in the street by more than one storey.</p> <p>Lack of eaves.</p>
MATERIALS & DESIGN DETAIL	<i>To encourage building detailing that reflects, without mimicking, the details of buildings in the area.</i>	<ul style="list-style-type: none"> Articulate the facades of buildings with the use of recesses, verandahs, balconies, window openings and variations in materials and colours. 	<p>Blank walls and facades.</p> <p>Mock historical styles and 'reproduction' detailing.</p>
FRONT FENCING	<i>To retain views to dwellings and gardens, and complement the predominant style of front boundary delineation in the street.</i>	<ul style="list-style-type: none"> Provide a low or open style front fence up to 1.2m in height, and constructed of materials appropriate to the dwelling style. On main roads, higher front fences (up to 1.8m) may be constructed where they provide at least 20% permeability. 	High, solid front fencing.