

KEY EXISTING CHARACTERISTICS

- Architectural style is a mix of post-war 1950s through to 1980s dwellings, with some contemporary infill.
- Materials are a mix of brown brick and timber, with tiled roofs.
- There is a mix of dwelling heights, including double storey and split level dwellings.
- Dwellings are predominantly detached with some semi-detached infill (units and townhouses).
- Front setbacks are 4-8m, with 1-4m side setbacks from both side boundaries. Some areas have larger front setbacks of 9m or above. Rear setbacks vary from 6-16m. Some new developments have smaller rear setbacks.
- Garages and carports are generally located behind the dwelling, along the side boundary with a single crossover.
- Fronts fences are predominantly nonexistent or planted with vegetation. Where front fences exist, they are generally low (up to 1.2m) and constructed of timber or masonry.
- Gardens are established and well-planted comprising shrubs, lawn areas and mature canopy trees, including many tall, native gums that provide a significant contribution to the bush canopy of the area.
- Roads are sealed with upstanding kerbs and footpaths on both sides.

- Street trees are predominantly mixed species with regular spacing and of mixed sizes.
- The topography of the area is predominantly rolling but with hilly areas to the east.

PREFERRED CHARACTER STATEMENT

The bushy landscape character afforded by substantial native shrubs and tall canopy trees will remain a key characteristic of the area. Modest dwellings will continue to be partially hidden behind vegetation, and adhere to the regular setback patterns of the street. Buildings will be absorbed into the vegetation-dominated landscape and reflect the topography by being designed to step down the site and follow the contours.

The streetscape will retain an informal character due to the lack of front fencing and dominant landscape surroundings. The tall, native eucalypts in streets and private gardens will continue to provide a significant contribution to the tree canopy across the precinct. Properties abutting and close to the Dandenong Creek corridor will contribute to the bushy landscape character of the public realm, incorporating large canopy trees and native vegetation.

The openness of the streetscape will be enhanced by the absence of front fencing, or low open style front fences, allowing views into private gardens.

The areas within this Precinct will be investigated for possible inclusion in the Bush Environment character type.



PRECINCT MAP

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
GARDENS & LANDSCAPING	<i>To maintain and strengthen the garden setting of the dwellings and the tree canopy of the neighbourhood.</i> <i>To maintain and strengthen the bush dominated setting of the dwellings.</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 native and / or indigenous vegetation and trees. Provide a minimum of 40% of the site as permeable surface. Buildings should not exceed 40% site coverage. Provide space for two areas with minimum dimensions of 5m x 5m, for open space to accommodate substantial canopy trees. 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 loss of front garden space and the dominance of car parking structures.</i>	<ul style="list-style-type: none"> Carports, garages and outbuildings should be located at least 1m behind the front facade of the dwelling fronting the street. Provide only one vehicular crossover per typical site frontage. Hard paving for car parking should be minimised and substituted with permeable surfaces where possible 	<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 maintain the sense of openness and visibility of tree canopies in rear gardens</i>	<ul style="list-style-type: none"> Buildings should not exceed the dominant tree canopy height. Landscape plans for new developments should include canopy trees (above 8m in height) in rear gardens. 	<p>Bulky development dominating the tree canopy.</p> <p>Lack of space for large trees.</p>
	<i>To ensure the provision of permeable and useable private open space for 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 for each dwelling should be provided. This minimum private open space dimension does not apply in apartment developments. Private open space should be oriented to the north wherever possible and accommodate garden planting. 	<p>Inadequate permeable private open space.</p>
SITING	<i>To maintain and reinforce the rhythm of spacing between and around buildings, and the alignment of buildings along the street</i>	<ul style="list-style-type: none"> New buildings should be set back a minimum of 7m from the front boundary. Set back buildings a minimum set back buildings a minimum of 1m from one side boundary, and a minimum of 3m from the other side boundary.. Provide a separation of at least 3-4 metres between dwellings on the same site to accommodate vegetation. Set back buildings a minimum distance of 5 metres from the rear boundary. 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. 	<p>Inconsistent siting patterns and a lack of space around buildings.</p> <p>Lack of spacing between multiple dwellings on a site.</p>
SENSITIVE LANDSCAPE ENVIRONS	<i>To ensure building siting makes a positive contribution to adjacent Dandenong Creek and Mullum Mullum corridors.</i>	<ul style="list-style-type: none"> Minimise the visual impact of development on the adjacent sensitive landscape area Building design should respond to the topography and minimise the need for cut and fill. Provide landscape plans that incorporate substantial use of indigenous and native trees and vegetation to reflect that in the adjacent sensitive landscape area. Minimise site coverage and hard surfaces on sites adjoining sensitive landscape environs. 	<p>Buildings that are visually dominant when viewed from within the sensitive landscape.</p> <p>Buildings that do not respond to the topography.</p> <p>Excessive site coverage and hard surfaces that leave inadequate space for trees and vegetation to complement the sensitive landscape environs.</p>
PARK INTERFACE	<i>To ensure that new development provides a positive interface with any adjoining parks and 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. Buildings should be setback from the interface boundary so as not to dominate or appear overbearing from within the parkland. 	<p>Blank walls fronting parkland space.</p>
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 / sites, 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 500 sq. m. Development of single dwellings on lots smaller than 500 sq. m. should only be approved if all other guidelines are satisfied. 	<p>Lot sizes and development that does not meet the other neighbourhood character Guidelines.</p>

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
BUILDING HEIGHT & FORM	<i>To ensure that buildings and extensions do not dominate the streetscape.</i>	<ul style="list-style-type: none"> – Buildings should not exceed two storeys in height. – Roof forms should incorporate eaves. 	Buildings that appear to exceed the predominant height of buildings in the street by more than one storey. Lack of eaves.
MATERIALS & DESIGN DETAIL	<i>To encourage a building detailing that complements the landscape character of the area, and, ensures the landscape to dominate.</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. 	Blank walls and facades. Building materials, finishes and colours that dominate the streetscape Mock historical styles and 'reproduction' detailing.
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"> – No front fencing or highly permeable fencing (e.g. post and wire). Use vegetation as an alternative to front fencing where possible. – On main roads, higher front fences (up to 1.8m) may be constructed where they provide at least 50% permeability. 	High, solid front fencing.