

**KEY EXISTING CHARACTERISTICS**

- Architecture is mixed, comprising a Victorian, Edwardian and Interwar base, with 1950s through to contemporary infill. Occasional heritage listed buildings.
- Building materials are predominantly brick or timber with tiled roofs. New developments and renovations use a mix of render, timber weatherboard and other materials.
- Building heights are generally 1 to 2 storeys, detached with semi-detached (units and townhouses) infill.
- Front setbacks generally range from 5-8m with 1-3m side setbacks from both side boundaries. 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 predominantly rolling with gentle slopes, and small areas of flat or hilly terrain.
- The hilltop area is a significant site being the highest point within 12km of Melbourne.

**PREFERRED CHARACTER STATEMENT**

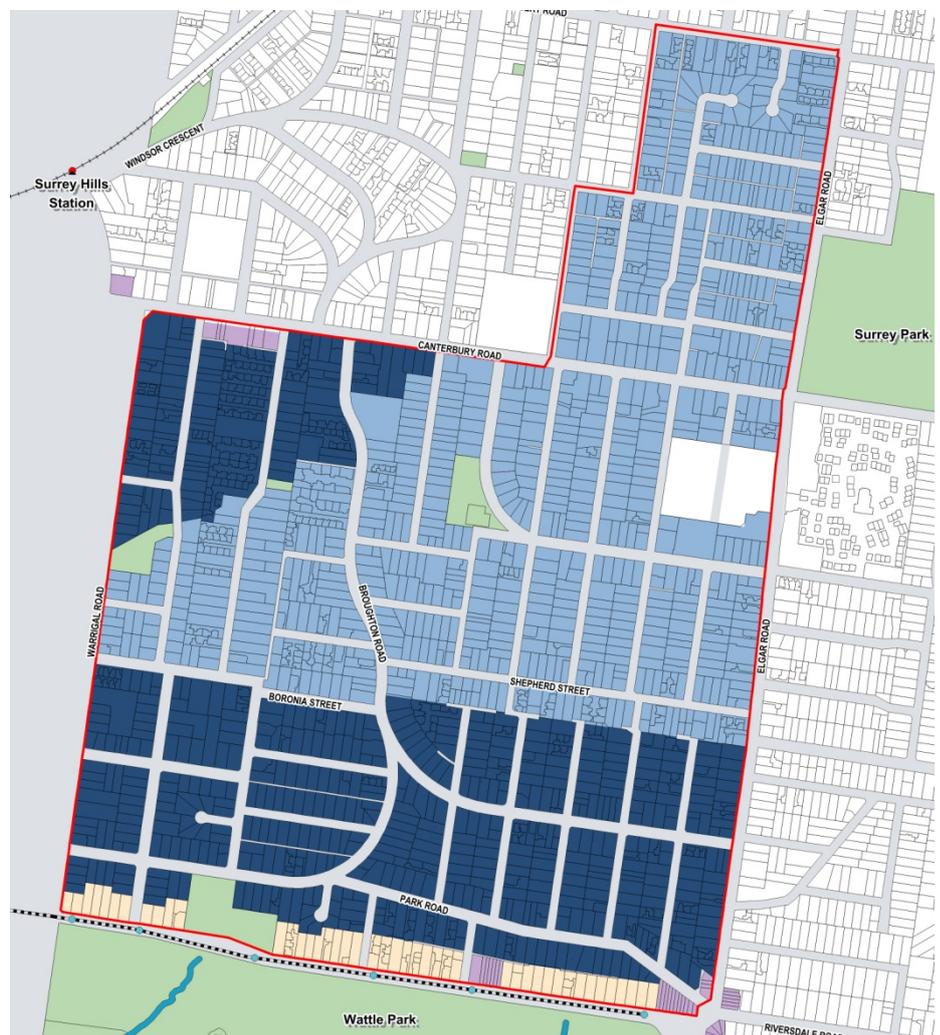
The complementary mix of dwelling styles sitting within a pre-1940s mix of older dwellings, will continue to be a feature of the precinct and while visible from the street, will be set within landscaped gardens with tall canopy trees. New buildings or extensions will respect neighbouring properties from the 1940s or earlier, 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 ensure that vegetation and trees remain prominent in the streetscapes, and that dwellings or garages will not dominate.

Areas adjacent to the tram route of Riversdale Road (Substantial Change) will undergo change to accommodate new medium density dwellings including apartment buildings, with more compact siting, while retaining space for landscaping and trees.

Areas with good access to trams (Natural Change with Access) will accommodate more dwellings with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.

- Train station & rail lines
- Tram stops & tram lines
- Activity centres with structure plans or urban design frameworks
- Commercial areas
- Parks & open space
- PROPOSED HOUSING CHANGE AREAS**
- Natural Change
- Natural Change with Access
- Substantial Change



PRECINCT MAP

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
<b>EXISTING OLDER BUILDINGS</b>	<i>To encourage the retention of older dwellings and respect the qualities of adjoining heritage buildings.</i>	<ul style="list-style-type: none"> <li>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.</li> <li>New buildings, and additions to existing heritage buildings should be distinguishable from period dwelling stock through the use of innovative and contemporary architecture.</li> </ul>	<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>
<b>GARDENS &amp; LANDSCAPING</b>	<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"> <li>Retain established or mature trees and provide for the planting of new canopy trees and substantial vegetation.</li> <li>Locate footings and paved areas outside the root zone of established trees</li> <li>Prepare and implement a landscape plan that includes substantial trees and vegetation.</li> <li>Provide at least 30% of the site as permeable surface, other than in Substantial Change areas, where 20% should be provided.</li> <li>Site coverage should not exceed 50% other than in Substantial Changes areas where standard ResCode provisions should apply.</li> <li>Provide space for an area with minimum dimensions of 5m x 5m, for open space to accommodate at least one canopy tree.</li> <li>Open space areas should be oriented to the north wherever possible.</li> </ul>	<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"> <li>Carports, garages and outbuildings should be located at least 1m behind the facade of the dwelling fronting the street.</li> <li>Provide only one vehicular crossover per typical site frontage.</li> </ul>	<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"> <li>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.</li> <li>Private open space should be oriented to the north wherever possible and accommodate garden planting.</li> </ul>	<p>Inadequate permeable private open space.</p>
<b>MINIMUM LOT SIZE</b>	<i>To ensure the spacing and density of dwellings is managed to accord with housing objectives.</i>	<ul style="list-style-type: none"> <li>In Limited Change areas / sites, the minimum subdivision area should be 320 sq. m.</li> <li>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.</li> </ul>	<p>Lot sizes and development that does not meet the other neighbourhood character Guidelines.</p>
<b>SITING</b>	<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"> <li>New buildings should be set back a minimum of 6m from the front boundary.</li> <li>In Natural Changes and Natural Change with Access areas set back buildings a minimum of 1m from both side boundaries.</li> <li>Garages, car ports or outbuildings may be located on one side boundary, where it setback at least 1m from the front façade of the dwelling fronting the street.</li> <li>Separation of 1-2 m should be provided between buildings on multi dwelling sites, other than in Substantial Change areas.</li> <li>In Substantial Change areas buildings may be constructed to one side boundary.</li> </ul>	<p>Inconsistent siting patterns and a lack of space around buildings.</p> <p>Lack of spacing between multiple dwellings on a site.</p>
<b>PARK INTERFACE</b>	<i>To ensure that new development provides a positive interface with any adjoining parks or open space.</i>	<ul style="list-style-type: none"> <li>Design new buildings to provide a façade to any adjacent parkland to enable casual passive surveillance of the public space.</li> <li>Building should be setback from the interface boundary so as not to dominate or appear overbearing from within the parkland.</li> </ul>	<p>Blank walls fronting parkland spaces.</p>

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
<b>BUILDING HEIGHT &amp; FORM</b>	<i>To ensure that buildings and extensions do not dominate the streetscape.</i>	<ul style="list-style-type: none"> <li>– In Natural Changes areas buildings should not exceed two storeys in height.</li> <li>– In Natural Change with Access areas buildings should not exceed 3 storeys in height and any third level should be designed to minimise impact on any adjoining residential property.</li> <li>– In Substantial Change Areas buildings should not exceed 4 storeys in height, and any third or fourth level should be designed to minimise impact on any adjoining residential property.</li> <li>– Roof forms should incorporate eaves.</li> </ul>	<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>
<b>MATERIALS &amp; DESIGN DETAIL</b>	<i>To encourage building detailing that reflects, without mimicking, the details of buildings in the area.</i>	<ul style="list-style-type: none"> <li>– Articulate the facades of buildings with the use of recesses, verandahs, balconies, window openings and variations in materials and colours.</li> </ul>	<p>Blank walls and facades.</p> <p>Mock historical styles and 'reproduction' detailing.</p>
<b>FRONT FENCING</b>	<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"> <li>– Provide a low or open style front fence up to 1.2m in height, and constructed of materials appropriate to the dwelling style.</li> <li>– On main roads, higher front fences (up to 1.8m) may be constructed where they provide at least 20% permeability.</li> </ul>	<p>High, solid front fencing.</p>