

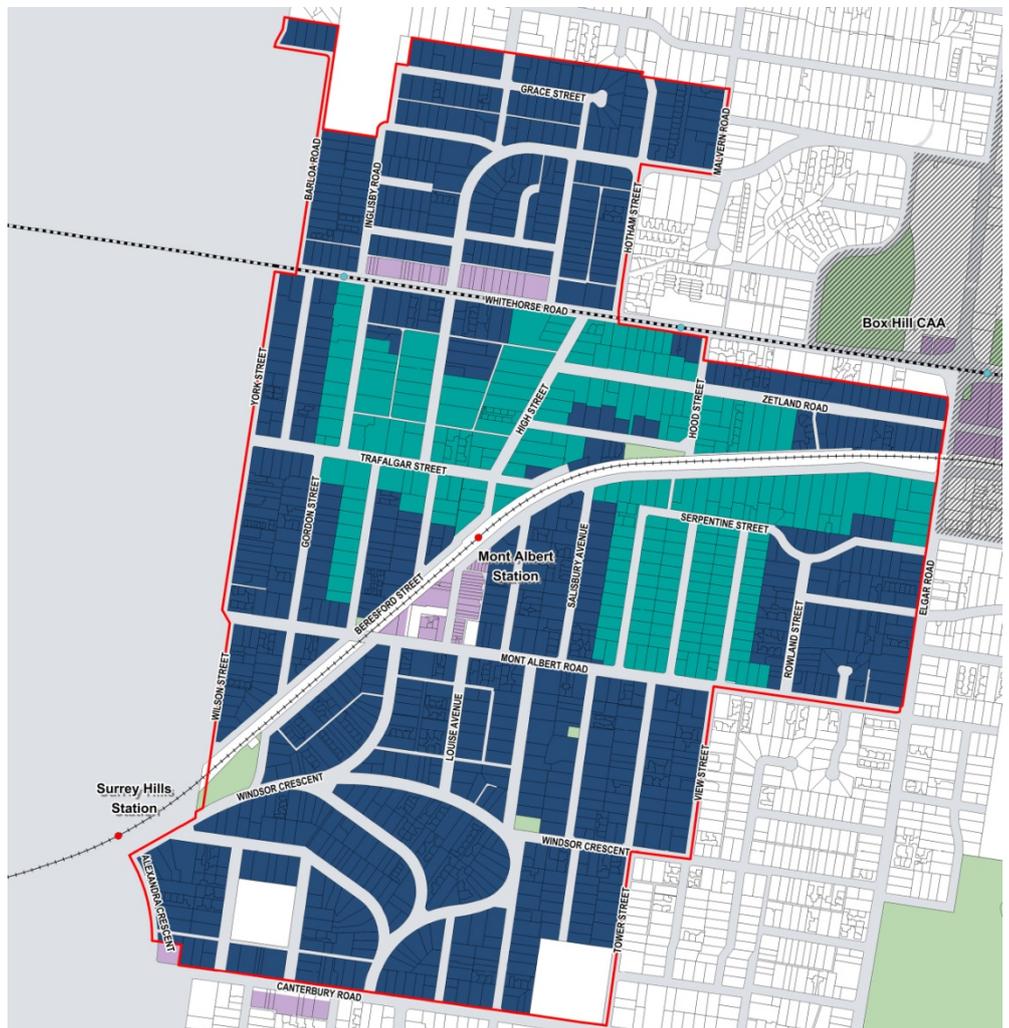
KEY EXISTING CHARACTERISTICS

- The precinct encompasses the Mont Albert and Surrey Hills 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. The clustering of these heritage properties is significant.
- Architectural style is mixed, with a predominant Victorian, Federation and Californian Bungalow base, with post-war and 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.
- Most dwellings are constructed in 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).
- 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 6-7m with 1-3m side setbacks, usually from both side boundaries.
- Garages or carports are nonexistent or located behind the front dwelling facade with single crossovers.
- Front fences are generally low or transparent, with side fences forward of the dwellings.
- Gardens are generally exotic, spacious and well-landscaped with shrubs, garden beds, lawn areas and tall canopy trees.
- Streetscapes are green and leafy, with bluestone kerb and channels, grass nature strips and footpaths. Buildings are partially hidden behind street trees and vegetation. Street trees are formally planted and are a prominent feature of this precinct, comprising native and exotic species.
- The topography of the area is generally flat.

PREFERRED CHARACTER STATEMENT

The combination of heritage and quality older style dwellings and well designed contemporary buildings set within gardens will continue to form the key characteristics of this area. New dwellings will be sited to reflect the spacious qualities and the dominance of gardens and trees in the streetscape. Dwelling design will respond to the characteristics of the older dwellings and dwellings with heritage significance by including heavily articulated forms, 1-2 storey scale, pitched roofs and front and side setbacks that allow for planting, without replicating earlier styles. Low or open style front fences will allow private gardens to contribute to the leafy character of the area.

Areas with closer access to Mont Albert and Surrey Hills stations (Natural Change with Access) but not included within a heritage precinct will accommodate dwellings in a slightly more compact form, but with the continued incorporation of trees and gardens, and high quality, responsive design.



PRECINCT MAP

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
EXISTING OLDER BUILDINGS	<i>To encourage the retention of intact, older buildings that contribute to the character of the area.</i>	<ul style="list-style-type: none"> Retain architecturally intact pre-1940s era buildings wherever possible. 	Replacement of architecturally intact pre-1940s era buildings with new buildings that do not respond to the preferred character of the precinct.
	<i>To respect the qualities of older adjoining buildings that are in good condition.</i>	<ul style="list-style-type: none"> 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, siting and materials of the heritage or existing building(s) in new building design. New buildings, and additions to existing heritage buildings, should be distinguishable from older dwelling stock through the use of innovative and contemporary architecture. New buildings should reflect the general form (including roof form) and scale of older buildings on the same site. 	<p>Buildings that dominate Interwar and Post-War buildings by height, siting or massing.</p> <p>Period reproduction styles and detailing.</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 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.
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 an area with minimum dimensions of 5m x 5m, as open space to accommodate substantial 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 dominance of car parking structures and the loss of front garden space to vehicular access and parking.</i>	<ul style="list-style-type: none"> Carports, garages and outbuildings should be located at least 1m behind the front façade of the dwelling fronting the street. 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 maintain the sense of openness and visibility of tree canopies in rear gardens.</i>	<ul style="list-style-type: none"> Landscape plans for new developments should include canopy trees in rear gardens. 	Lack of space for large trees.
	<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. 	Inadequate permeable private open space.
SITING	<i>To maintain the consistency and spaciousness of front boundary setbacks.</i>	<ul style="list-style-type: none"> In Limited Change areas / sites buildings should be set back from the front boundary a minimum of 6m unless both adjoining dwellings are set further forward, in which case the larger of the setbacks of adjoining dwellings may be matched. In Natural Change with Access areas building should be setback from the front boundary an average of the front setbacks of the two adjoining dwellings. 	Inconsistent front setback patterns.

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
	<i>To maintain and reinforce the rhythm of spacing between buildings.</i>	<ul style="list-style-type: none"> – In Limited Change areas / sites set back buildings from side boundaries in accordance with the pattern in the street. – In Natural Change with Access areas set back buildings a minimum of 1m from at least one side boundary. Buildings may be constructed to the other side boundary, at a point greater than 1m behind the front façade of the building fronting the street. – 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. 	Inconsistent siting patterns and a lack of space around buildings.
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 / sites buildings should not exceed two storeys in height. – In Natural Change with Access areas, buildings should incorporate any third level within the roof form of the dwelling. – Roof forms should be pitched and incorporate eaves. 	Buildings that appear to exceed the predominant two storey height of buildings in the precinct. Lack of eaves.
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. 	Blank walls and facades. 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"> – 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.