

KEY EXISTING CHARACTERISTICS

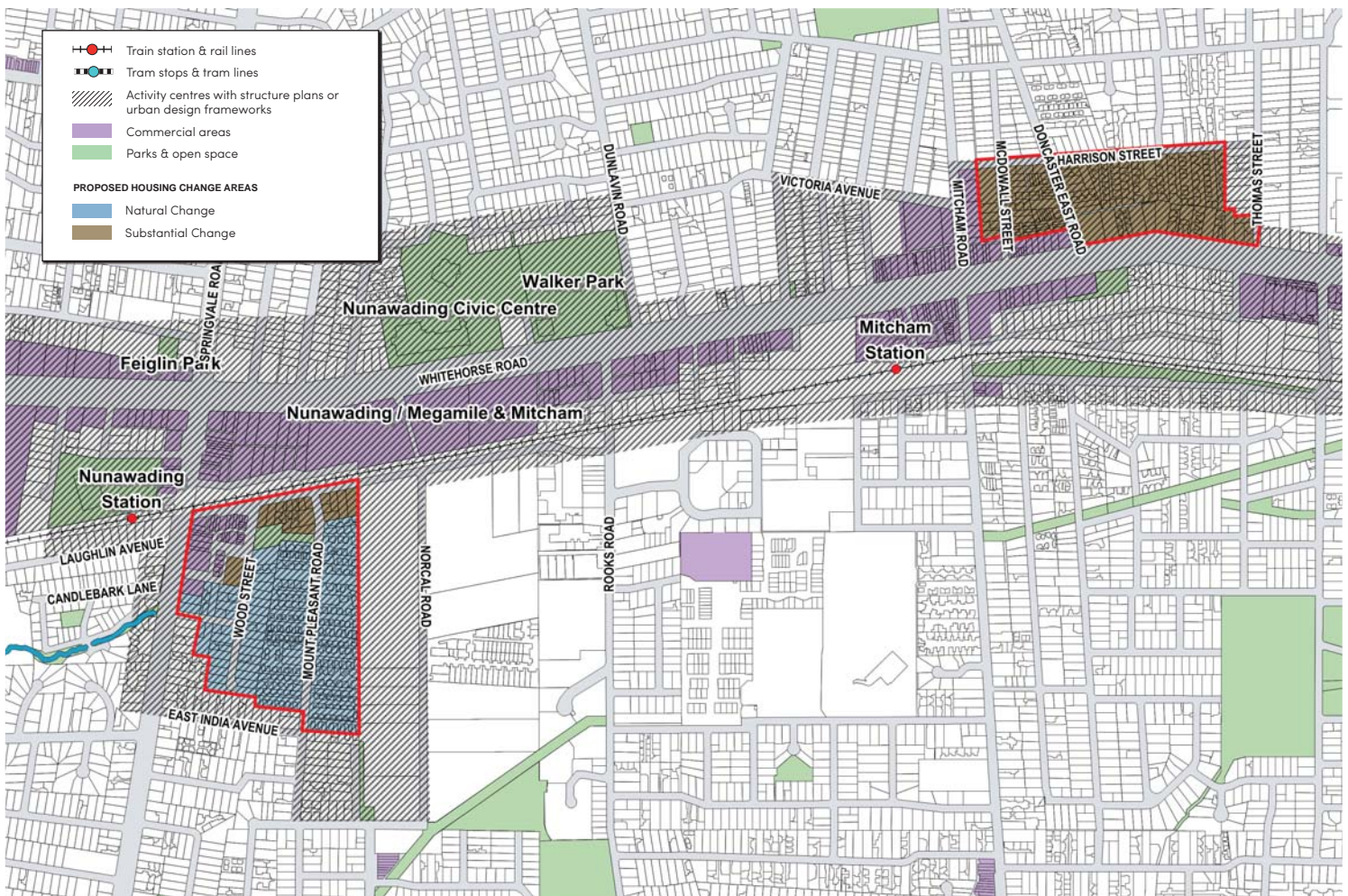
- Architecture is mixed, comprising post-war 1950s dwellings, with some 1980s- 1990s unit development and contemporary infill.
- Building materials are predominately brick or timber with tiled roofs, with render incorporated into more recent developments.
- 1-2 storey dwellings, with semi-detached infill dominating (units and townhouses).
- Front setbacks are usually 5-6m, with 1m side setbacks from one side boundary. New developments generally have small rear setbacks.
- Garages and carports are nonexistent or located behind the front setback, with a single crossover.
- Front fences are low (up to 1.2m) or transparent and generally constructed of brick or timber pickets.
- Gardens are established and well-planted with a mix of species and canopy trees.
- Roads are sealed with upstanding kerbs and footpaths on both sides.
- Street trees are densely planted with large exotic species of varying spacing and height.
- The topography of the area is predominantly rolling with gentle slopes with some flat areas.
- Interface with Nunawading / Megamile Major Activity Centre and Mitcham Neighbourhood Activity Centre.

PREFERRED CHARACTER STATEMENT

The dwellings will be set within established, exotic and native garden settings. The continued use of low open front fencing, will maintain a sense of lightness in the streetscapes.

New buildings and additions will provide innovative or contemporary design responses to the traditional low scale dwelling forms. Buildings will not dominate the streetscape, with trees and vegetation that appears to wrap around dwellings creating a green leafy garden setting. The large street trees will continue to provide an important contribution to the vegetation dominated streetscapes.

This precinct is within the boundaries of the Mitcham Neighbourhood Activity Centre and the Nunawading / Megamile Major Activity Centre, with some parts identified as Substantial Change areas.



GARDEN SUBURBAN PRECINCT 15 GUIDELINES

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>	<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. Site coverage should not exceed 60% in Substantial Change areas. Site coverage should not exceed 50% in Natural Change areas. Provide at least 20% of the site as permeable surface in Substantial Change areas. Provide at least 30% of the site as permeable surface in Natural Change areas. Provide for one ground level area with minimum dimensions of 5m x 5m, for open space to accommodate at least one canopy tree. 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"> 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 useable private open space for new dwellings.</i>	<ul style="list-style-type: none"> Private open space should be oriented to the north wherever possible. 	<p>Inadequate private open 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"> 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. 	<p>Lot sizes and development that does not meet the other neighbourhood character Guidelines.</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 5m from the front boundary, unless otherwise specified in the adopted structure plan applying to the area. Set back buildings a minimum of 1m from at least one side boundary. Any walls on boundaries should be setback a minimum of 3 metres 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. 	<p>Inconsistent siting patterns and a lack of space around buildings.</p>
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. Buildings be setback from the interface boundary so as not to dominate or appear overbearing from within the parkland. 	<p>Blank walls fronting parkland spaces.</p>
BUILDING HEIGHT & FORM	<i>To ensure that buildings and extensions do not dominate the streetscape.</i>	<ul style="list-style-type: none"> In Substantial Change areas buildings should not exceed 4 storeys in height, with the third and fourth levels designed to minimise impact on any adjoining residential properties, unless otherwise specified in the adopted structure plan applying to the area. 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. 	<p>High, solid front fencing.</p>