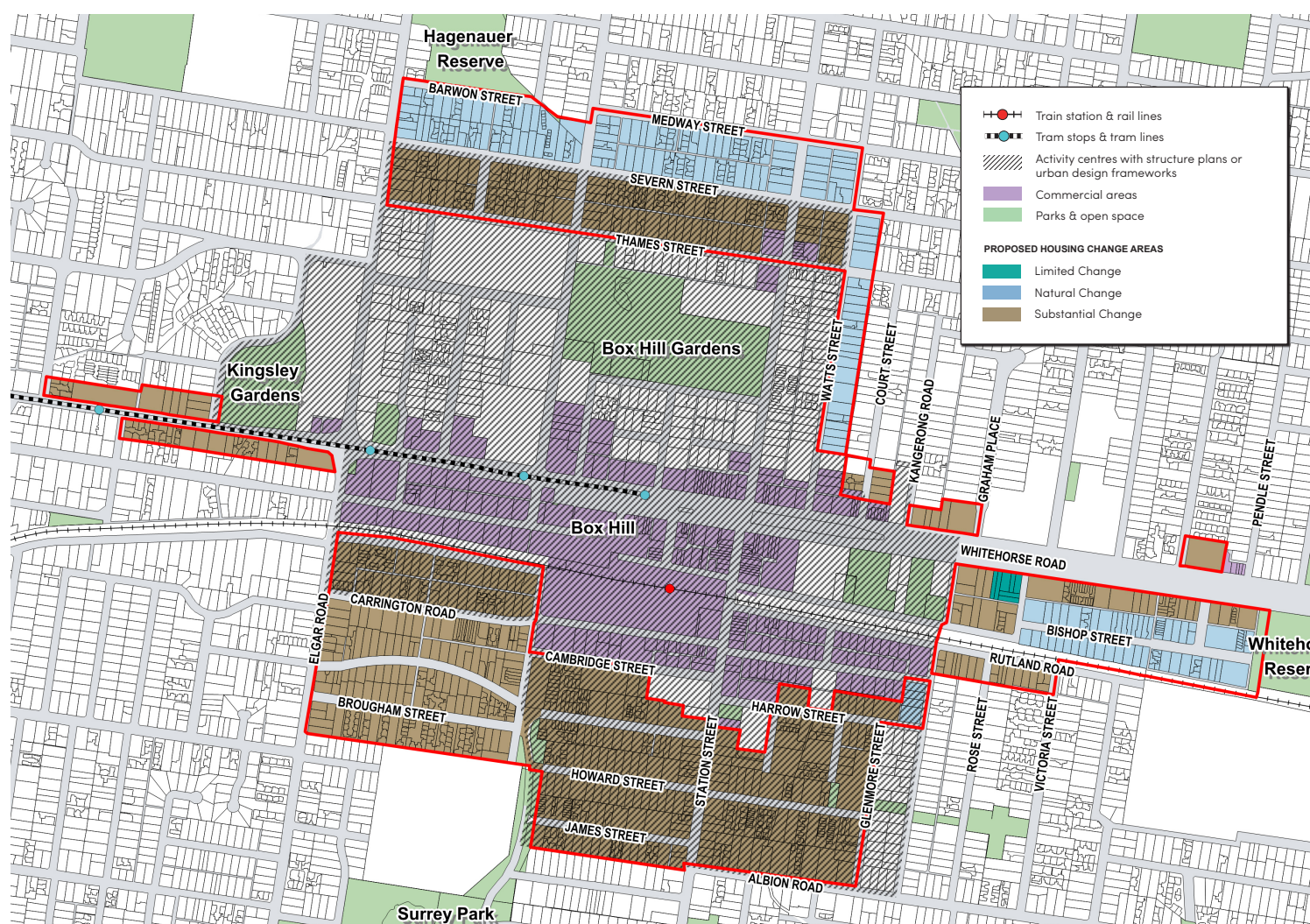


KEY EXISTING CHARACTERISTICS

- Architecture predominantly consists of pre-WWII era styles, including Californian bungalows, with post-war, 1960s to 1980s and contemporary infill, including a number of apartment buildings. A number of properties are included in Heritage Overlays.
- Materials are a mix of brick and timber, with tiled roofs.
- Dwellings are 1 to 2 storeys, detached with semi-detached infill (units and townhouses).
- Front setbacks range from 4-8m, with 0.5-2m side setbacks usually from both side boundaries.
- Garages and carports are nonexistent or located behind the front façade, usually along one side boundary with a single crossover.
- Fences are predominantly low (up to 1.2m), with some mixed and high fences along main roads.
- Garden styles are spacious and provide views of dwellings, comprising shrubs, garden beds, lawns and canopy trees. Plants are established and generally exotic.
- Road treatments are sealed with upstanding kerbs and footpaths on both sides.
- Street trees are regularly planted and predominantly native, with some older and larger exotic avenue trees.
- The topography of the area is generally flat with some sloping areas near Albion Road.
- Interface with Box Hill Central Activities Area.

PREFERRED CHARACTER STATEMENT

A variety of well articulated dwelling styles will sit within compact garden settings. Infill development will be common, however new buildings and additions will be setback at upper levels to minimise dominance in the streetscape. The consistent front setbacks and spacing between dwellings will be retained, with buildings setback or appearing to be setback from at least one side boundary. Low or open style front fences will provide a sense of openness along the streetscape, and allow views into front gardens.



GARDEN SUBURBAN PRECINCT 11 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 50% other than in Substantial Change areas where the site coverage should accord with standard ResCode requirements (60%). Provide at least 30% of the site as permeable surface, other than in Substantial Change areas, where ResCode standard applies. 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 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"> 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. This minimum private open space dimension does not apply in apartment developments. Private open space should be oriented to the north wherever possible. 	Inadequate 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 / 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.
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 setback to reflect the prevailing front setbacks. Set back buildings a minimum of 1m from at least one side boundary, other than in Limited Change Areas. In Substantial Change areas, 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. 	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. Buildings 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 Natural and Limited Change areas / sites buildings should not exceed two storeys in height. 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 current adopted structure plan applying to the location. 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.