

KEY EXISTING CHARACTERISTICS

- Architecture is predominantly post-war and 1950s to 1980s styles, with contemporary infill.
- Materials are predominantly brick with tiled roofs, and some timber infill.
- Dwellings are predominantly 1-2 storeys detached with some semi detached infill (units).
- Front setbacks generally range from 3-8m with 1-3m setbacks from both side boundaries.
- Garages and carports are usually located behind the front facade of dwellings, near a side boundary with a single crossover.
- Front fencing is mixed, usually low to average height (up to 1.2m) fencing with some open frontages and side fences are forward of dwellings.
- Gardens are established with generally exotic vegetation, including shrubs, garden beds, lawns and canopy trees.
- Road treatments are sealed with upstanding kerbs and footpaths to both sides.
- Street trees are regularly planted with mixed species and sizes.
- Topography is rolling with gentle slopes.
- Interface with Nunawading / Megamile Major Activity Centre and Mitcham Neighbourhood Activity Centre.

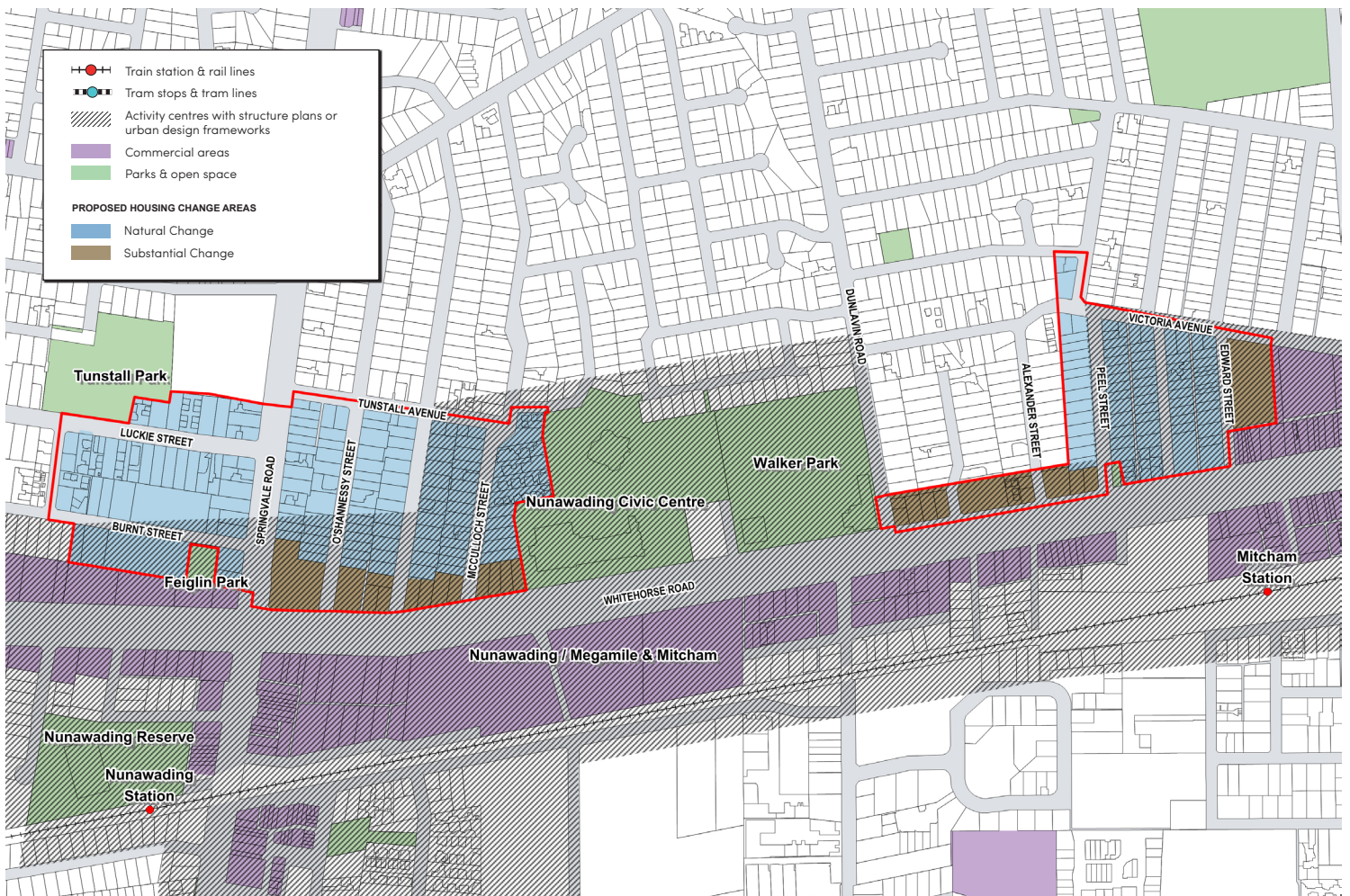
PREFERRED CHARACTER STATEMENT

The area will retain its classic garden suburban characteristics of dwellings in garden settings, located along tree-lined streets.

As contemporary infill development, including medium density and low scale apartments buildings, becomes more common, new buildings and additions will be setback at upper levels to minimise dominance in the streetscape and maintain the existing rhythm of front and side setbacks from one side boundary. They will also allow sufficient space for the planting and growth of new vegetation, including trees. Low or open style front fences will contribute to a sense of openness along the streetscape, allowing for views into private gardens.

Areas in proximity to train stations will accommodate more dwellings with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.

This precinct is partly contained within the Nunawading / Megamile Major Activity Centre, and the Mitcham Neighbourhood Activity Centre.



GARDEN SUBURBAN PRECINCT 14 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. Provide at least 30% of the site as permeable surface, other than in Substantial Change areas, where ResCode standard applies. Site coverage should not exceed 50% other than in Substantial Change areas where the site coverage should accord with standard ResCode requirements (60%). Provide space 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"> 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"> 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. 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 and outbuildings may be located on one side boundary, where it is setback a minimum of 1m from the front façade of the 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 Change areas buildings should not exceed two storeys in height. In Substantial Change areas buildings should not exceed 4 storeys in height, 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.