KEY EXISTING CHARACTERISTICS

- Architecture is predominantly from the 1980s to present, with some recent reproduction styles visible in the area.
- Building materials are predominantly brick with tiled roofs.
- Buildings are predominantly two storeys in height, with 1 storey detached infill. There is some semi-detached infill (units and townhouses).
- Front setbacks generally range between 4- 8m, with 1-2m side setbacks from at least one side boundary.
- Garages are mixed and usually located behind the front facade, along one side boundary with a single crossover or incorporated into the dwelling.
- Front fences are nonexistent or planted with vegetation. Where front fencing occurs, it is generally low (up to 1.2m) and constructed of materials suited to the dwelling.
- Gardens are landscaped and established with native and exotic species, generally comprising of shrubs, garden beds, lawn areas and tall trees.
- Road are sealed with upstanding kerbs and footpaths on both sides.
- Street trees are predominantly native.
- The topography of the area is predominantly rolling with gentle slopes.
- Interface with the Tally Ho Major Activity Centre.

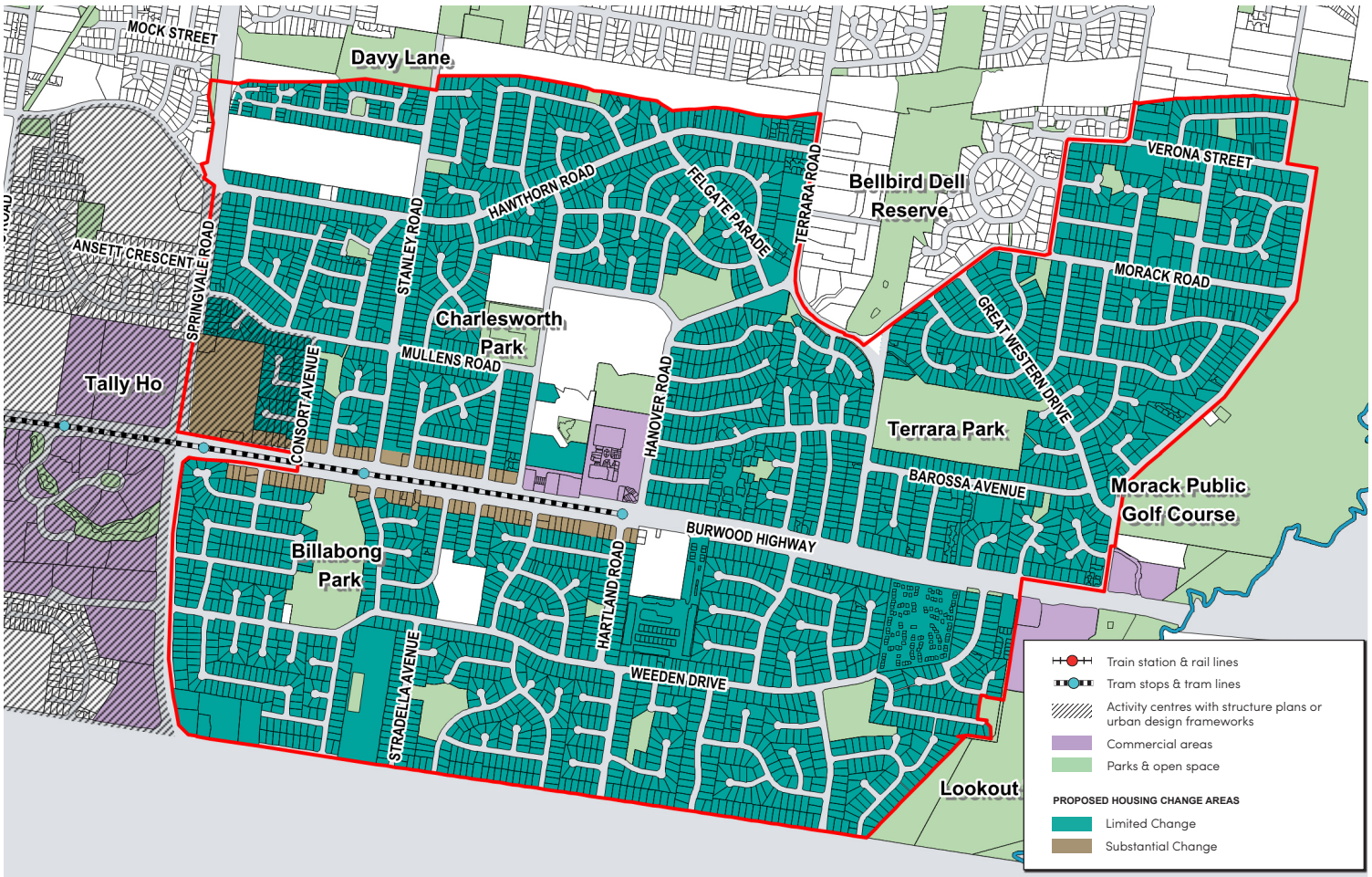
PREFERRED CHARACTER STATEMENT

The contemporary dwellings will sit within larger lots, comprising spacious, established gardens containing substantial vegetation and trees. Buildings will be setback from side boundaries sufficient to provide vegetation and while occasionally built to one side boundary, appear to have side setbacks when viewed from the street. The streetscape will retain an informal character due to nonexistent or low and unobtrusive front fencing and well-landscaped settings.

Buildings close to Dandenong Creek environs will be sited so that the overall visibility of the development is minimised when viewed from the creek corridor, which will enhance the natural, bushy settings. Vegetation from private gardens will enhance the existing landscape character of the creek corridor, incorporating large native / indigenous canopy trees.

Areas within close proximity to trams along Burwood Highway will accommodate more dwellings with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.

Sites fronting the Burwood Highway tram route, or indicated as significant change areas within current adopted structure plans or urban design frameworks (Substantial Change areas) will undergo change to accommodate new medium density dwellings with more compact siting, while retaining space for landscaping including trees.



PRECINCT MAP

GARDEN SUBURBAN PRECINCT 7 GUIDELINES

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
GARDENS & LANDSCAPING	*To maintain and strengthen the garden setting of the dwellings and the tree canopy of the neighbourhood.*	• 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 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.	Removal of large, established trees. Loss of established vegetation. Inadequate space for trees/planting around buildings. Use of an easement or service area for the provision of space for a canopy tree.
	To minimise the loss of front garden space and the dominance of car parking structures.	• Provide only one vehicular crossover per typical site frontage.	Car parking structures that dominate the façade or view of the dwelling from the street. Creation of new crossovers and driveways, or wide crossovers. Excessive areas of hard paving and driveways.
	To ensure the provision of permeable and useable private open space for new dwellings.	• 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 and accommodate garden planting.	Inadequate permeable private open space.
MINIMUM LOT SIZE	*To ensure the spacing and density of dwellings is managed to accord with housing objectives.*	• 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	*To maintain and reinforce the rhythm of spacing between and around buildings, and the alignment of buildings along the street.*	• 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 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.
SENSITIVE LANDSCAPE ENVIRONS	*To ensure buildings make a positive contribution to adjacent Dandenong Creek reservation.*	• Minimise the visual impact of development on the adjacent sensitive landscape area. • Building design should respond to the topography and minimise the need for cut and fill. • Provide landscape plans that incorporate substantial use of indigenous and native trees and vegetation to reflect that in the adjacent sensitive landscape area. • Minimise site coverage and hard surfaces on sites adjoining sensitive landscape environs.	Buildings that are visually dominant when viewed from within the sensitive landscape. Buildings that do not respond to the topography. Excessive site coverage and hard surfaces that leave inadequate space for trees and vegetation to complement the sensitive landscape environs.
PARK INTERFACE	*To ensure that new development provides a positive interface with any adjoining parks or open space.*	• 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	*To ensure that buildings and extensions do not dominate the streetscape.*	• In Limited Changes areas buildings should not exceed two storeys in height. • In Substantial Change Areas buildings should not exceed three storeys in height (unless otherwise provided in the current adopted structure plan or urban design framework). • Roof forms should incorporate eaves.	Buildings that appear to exceed the predominant height of buildings in the street by more than one storey. Lack of eaves.
MATERIALS & DESIGN DETAIL	*To encourage building detailing that reflects, without mimicking, the details of buildings in the area.*	• 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	*To retain views to dwellings and gardens, and complement the predominant style of front boundary delineation in the street.*	• 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.