7.9. Garden Suburban 3

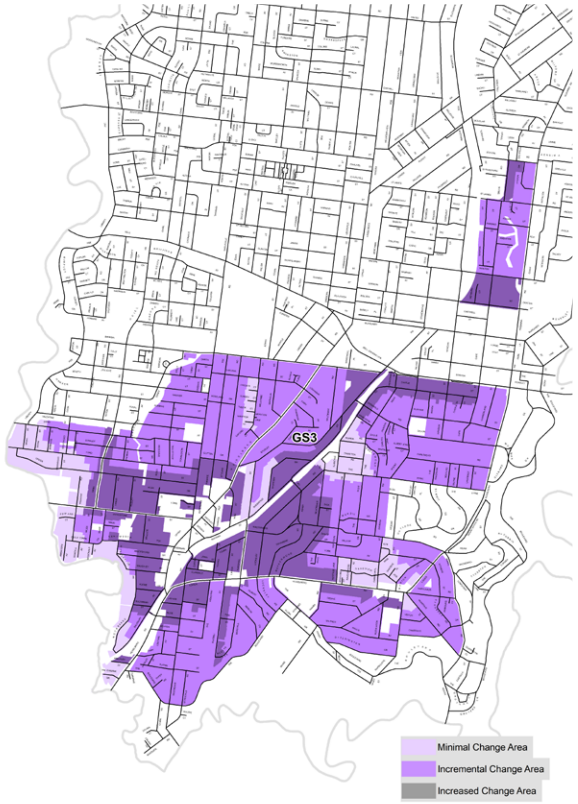
PRECINCT DESCRIPTION

The Garden Suburban 3 (GC3) character precinct includes most of Ivanhoe, Ivanhoe East, Eaglemont, eastern Heidelberg, and a small part of central Rosanna. The area features significant ridgelines in Ivanhoe and Eaglemont and a modified grid pattern subdivision.

Dwellings are predominantly Inter-War, with areas containing large proportions of Edwardian or Post War styles and occasionally 1960s infill. There has been an increase in new dwellings and extensions in contemporary and minimalist architectural styles throughout the precinct. Predominant materials include mixed brick and weatherboard. Notable exceptions are pockets where clinker brick predominate and an increasing number of painted brick or rendered buildings. Roofs usually comprise mixed tiles.

Dwellings are generally single storey, however second storey additions are becoming increasingly common, as are double storey single and multi-dwelling developments. Some examples of three storey apartments are also present. Front setbacks vary from medium to large and provide space for front gardens. Side setbacks are generally consistent allowing space between neighbouring dwellings.

Front gardens are usually established and include shrubs and frequent substantial trees, both exotic and native species. Newer gardens tend towards neat and formal landscaping. Merging of street trees with trees in private gardens forms a closed exotic tree canopy in some streets. Some examples of remnant native vegetation clusters and formal native street tree avenues are present. Garages and carports are often located inside setbacks. Front fences are generally low brick, paling or wire fences.











GS3 EXISTING CHARACTERISTICS

Architectural style



- Predominantly Inter-War, with areas containing large proportions of Edwardian or Post War styles. Occasional 1960s infill.
- An increase in contemporary and minimalist architectural styles.

Subdivision pattern



- Site sizes are generally 500-1000 sqm. However many have been subdivided in a modified grid pattern.

Topography and ridgelines



- Includes the significant Heidelberg-Eaglemont Ridgeline

Dwelling type



- Variety of single and multi-dwelling developments
- Some newer low scale apartment buildings on large sites.

Materials and form



- Predominantly mixed brick and weatherboard
- Notable exceptions are pockets where clinker brick predominate and an increasing number of painted brick or rendered buildings.
- Roofs predominantly tile. Occasional corrugated iron roofs on timber Inter-War dwellings.

Setbacks



- Front setbacks generally 5-7 metres
- Side setbacks generally between 1-3 metres.

Height



- Generally 1-2 storeys
- Some examples of 3 storeys

Vehicle storage and access



- Garages and carports are often located inside setbacks.
- Constructed driveways.
- Multi-unit developments often accessed off side driveway

Garden styles



- Front gardens usually established, with larger shrubs or trees, both exotic and native species. Newer gardens tend towards formal landscaping.

Vegetation Cover



- Merging of street trees with trees in private gardens to form a closed exotic tree canopy in some streets.
- Some remnant native vegetation clusters and formal native street tree are present.

Front fencing



- Generally low brick or 1 metre visually permeable paling or wire fences.

Public realm



- A mix of street trees, with some streets accommodating substantial trees
- Generally wide, open verges, mix of concrete kerb and channels

KEY THREATS IN GS3

- Loss of Victorian, Edwardian and Inter war dwellings, particularly in a streetscape of dwellings from these eras.
- New over-sized buildings or extensions to existing dwellings that are visually prominent in streetscapes and backdrops due to their inappropriate architectural style or scale.
- Lack of space for planting and growth of trees and understorey vegetation.
- The incremental increase and visual dominance of vehicle crossovers, driveways and car parking spaces in the streetscape.
- Construction of high solid front fences.

GS3 PREFERRED CHARACTER STATEMENT

New development positively responds to the architectural style and materials of existing dwellings in the street. New buildings and extensions are positioned in keeping with the front setbacks of dwellings along the street. Front and side setbacks allow sufficient space for tree planting, tree growth and landscaping. Front fencing is low and permeable allowing views to planted front gardens. New development is sited within the landscape and follows the natural topography of the land.

Avenues of street trees and the views of trees on private property from the street are protected and enhanced, as are the views to trees along neighbouring rear boundaries. The scenic and environmental qualities of treed ridgelines are retained.

Developments are designed with only one single width crossover and a driveway that is softened with curves and vegetation. Basement ramps, carports, garages and open car parking spaces do not dominate the streetscape.

Garden Suburban 3 **minimal** change areas are subject to heritage or vegetation controls. Development is anticipated to consist of single dwellings that reflect the existing neighbourhood character and integrated with and sensitively designed to respect the character of these locations.

Garden Suburban 3 **incremental** change areas will consist of a mix of low scale sensitively designed single dwellings and some dispersed medium density dwellings consistent with the existing character of the precinct.

Garden Suburban 3 **increased** change areas are well located in Ivanhoe and Ivanhoe East Shopping Centre and will evolve over time to support a range of well-designed housing of up to 3 storeys. Canopy trees and understorey vegetation will continue to contribute to the character of the area, particularly in front setbacks to reinforce the character of the street, and along rear boundaries to soften the interface between dwellings.

GARDEN SUBURBAN 3 OBJECTIVES

All Areas

- To ensure buildings and extensions do not dominate the streetscape.
- To maintain and strengthen the garden dominated streetscape character and landscaped setting of the precinct with low front fences.

Minimal and Incremental

- To encourage the retention of existing Inter war and Post War dwellings that contribute to the character of the precinct and development that is consistent with the current building form and architectural style in the street.
- To maintain consistency of predominant front setbacks to enable tree planting and landscaping in front gardens.
- To minimise loss of front garden space, and the dominance of vehicle access, storage facilities and built form as viewed from the street.

Increased

- To ensure development is designed to respond to the grain, rhythm and materials of the existing dwellings.
- To create a consistent front setback enabling tree planting and landscaping in front gardens.
- To minimise the dominance of vehicle access and storage facilities as viewed from the street.

City Wide

- To ensure that developments on or near ridgelines retain existing trees, sit below the tree canopies, minimise excavation, and enable further tree planting to form a continuous canopy, so that the scenic quality is maintained and enhanced.
- To ensure development adjacent to parks and open spaces provides an active façade to improve safety and engagement with the public realm.
- To ensure development adjoining or adjacent to a heritage place is respectful of the significance, character, scale, setbacks, and form of the heritage place

GARDEN SUBURBAN 3 DESIGN GUIDELINES

Change Area	Design response
Building Form and Materials	
All areas	• Provide well-articulated building forms to reduce building bulk and provide visual interest. • Recess second storey portions of buildings from ground level wall surfaces, incorporate within roof spaces where possible and minimise in height. Variations may be acceptable in increased change areas for developments that demonstrate exemplary design outcomes. • Ensure alterations and extensions retain the front façade of dwellings and are complementary to the existing building. • Provide variation between each dwelling of a development that faces the street through varied roof pitches, window and door placement, materials, façade articulation or other design detailing. • Integrate site services, including utility meters and mailboxes, within the design of the development and co-located where possible to minimise their visual impact on the street. • Locate and screen household services, including air conditioning units, hot water systems, rainwater tanks, solar panels, storage sheds and bin storage areas, to minimise their visual impact on the street and adjoining properties. • Design and site new buildings at or near ridgelines so that cut and fill is minimised and the building sits below the height of trees along the ridgeline. • Use muted colours and tones, and non-reflective materials in new buildings at or near ridgelines.
Minimal and Incremental	• Design development to reflect the existing building height of up to two storeys. • Encourage the retention of Edwardian and Interwar dwellings that contribute to the valued character of the precinct. • Incorporate the main themes, in the correct proportions and scale, from the Edwardian, Interwar, Postwar or 1960s era as appropriate to the street. • Use wall and roof materials blend with existing materials in the streetscape. • Use weatherboard or rendered brick materials in predominantly weatherboard areas. • Complement the architectural style and form of the existing building in second storey additions to existing dwellings.
Increased	• Design development to reflect a preferred building height of up to three storeys. • Use materials that are complementary to the predominant wall and roof materials in the street. • Encourage contemporary architectural expressions that complement the era of existing buildings in the streetscape avoiding period reproductions.

Change Area	Design response
Siting and Setbacks	
All areas	• For corner sites, the front setback of a dwelling facing the side street should be at a transition between the predominant setback along the side street, and the side setback of the dwelling facing the front street. • Minimise the need for cut and fill throughout the site.
Minimal	• Locate dwellings in line with the predominant front setback of dwellings along the street with sufficient space for the planting and growth of canopy trees and understorey vegetation. • Set buildings back a minimum of 3 metres from at least one side property boundary to enable the planting and mature growth of small to medium canopy trees and understorey vegetation. A carport or garage may be provided on the other side property boundary. • Set buildings back a minimum of 5 metres from the rear property boundary to enable the planting and growth of medium to large canopy trees and understorey vegetation. • Provide a minimum of 4 metres separation between each dwelling to allow for the planting and growth of small to medium canopy trees and understorey vegetation. • Locate secluded private open space behind the line of a dwelling that faces the street with a minimum area of 50 square metres and minimum dimension of 4.5 metres to enable the planting and growth of medium canopy trees and understorey vegetation. • Ensure building site coverage does not exceed 35 per cent to enable the planting, growth and retention of vegetation. • Minimise hard surface areas where possible to achieve a minimum site permeability of 55 per cent.
Minimal and Incremental	• Design buildings at the rear of a site to follow the topography of the land and respond sensitively to each interface with generous side and rear setbacks that are screened with vegetation.
Incremental	• Locate dwellings in line with the predominant front setback of dwellings along the street or a minimum of 7 metres with sufficient space for the planting and growth of canopy trees and understorey vegetation. • Set buildings back a minimum of 2 metres from at least one side property boundary to enable the planting and mature growth of small to medium canopy trees and understorey vegetation. A carport or garage may be provided on the other side property boundary. • Provide a minimum of 3 metres separation between each dwelling to allow for the planting and growth of small to medium canopy trees and understorey vegetation. • Locate secluded private open space behind the line of a dwelling that faces the street with a minimum area of 40 square metres and minimum dimension of 4.5 metres to enable the planting and growth of medium canopy trees and understorey vegetation. • Ensure building site coverage does not exceed 40 per cent to enable the planting, growth and retention of vegetation. • Minimise hard surface areas where possible to achieve a minimum site permeability of 50 per cent.

Change Area	Design response
Incremental and Increased	• Set buildings back a minimum of 4 metres from the rear property boundary to enable the planting and growth of medium to large canopy trees and understorey vegetation.
Increased	• Locate dwellings in line with the predominant front setback of dwellings along the street or a minimum of 6 metres with sufficient space for the planting and growth of canopy trees and understorey vegetation.
Vehicle Storage and Access	
All areas	• Provide landscaping such as large shrubs and trees in the front setback and garden beds along driveway edges to discourage car parking between the front wall of a dwelling that faces the street, and the front property boundary. • Provide only one (1) new or existing single width vehicle crossover. • Locate and design any new vehicle crossovers to not affect existing street trees or on street parking considering the rhythm and spacing of vehicle crossovers along the street. • If more than one (1) dwelling is proposed and the street frontage is more than 20 metres wide, a second crossover may be considered. This is only appropriate where this results in an improved site layout and landscaping outcome, there is at least 8 metres between each crossover, street trees are protected, planting opportunities are maintained in the front setback, on street parking is not reduced, and pedestrian and traffic safety is maintained. • Double width vehicle crossovers should only be considered where the street frontage is more than 20 metres wide. This outcome is only appropriate where street trees are protected, planting opportunities are maintained in the front setback, and on street parking is not reduced. • Locate carports and garages behind the line of the dwelling ensuring they do not form a primary element of the façade composition. • Finish driveways in muted tones and include curves and bends that provide sufficient room for landscaping at varying heights.
Landscaping	
All areas	• Retain existing trees wherever possible. If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for offset planting of exotic or native trees as appropriate that will grow to a mature height similar to the mature height of the tree to be removed. • Provide one (1) medium to large tree for every 400 sqm. of site area including at least one large canopy tree in the front setback, until the tree planting ratios are reviewed as part of the RDF in which case the updated ratios will prevail. • Provide a 1 metre wide landscape strip along the length of any shared driveway adjacent to the fence line. • Use curved garden beds within front setbacks to enable better softening of hard surface areas and opportunities for tree planting. • Provide a new street tree if there is no street tree within the frontage of a dwelling. • Use appropriate tree species and carefully selected planting locations to avoid canopy or root conflicts with overhead wires, easements and existing trees. • Retain trees and vegetation in new development at or near ridgelines that contributes to the landscape. New native or indigenous trees should otherwise be planted on or near the ridgeline to form a continuous canopy.

Change Area	Design response
Front fencing	
Minimal and Incremental	• Provide open and low front fences with a maximum height of 1.2 metres along the frontage and within 3 metres of the frontage. This may be varied on sites that are adjacent to main roads.
Public Open Space & Heritage	
All areas	• Provide an active façade, including doors, windows or balconies adjacent or adjoining public open space or shared use paths to encourage activation with the public realm. • Encourage the use of low or open style fencing adjoining public open space or shared use paths to allow for passive surveillance and engagement with the public realm.
	Buildings on lots adjoining or adjacent a heritage place should: • complement the height, scale and setbacks of the heritage building • not visually dominate the heritage place • not obscure vistas and view lines to significant buildings