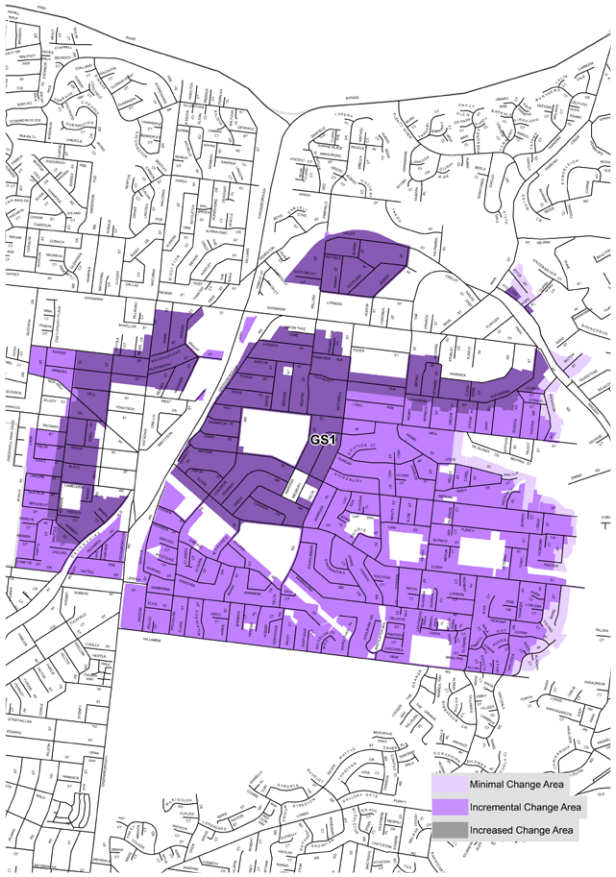
7.7. Garden Suburban 1

PRECINCT DESCRIPTION

Garden Suburban 1 (GS1) consists of one large area covering large parts of south Greensborough, Watsonia, Diamond Village and the eastern part of Montmorency. The land is largely undulating and slopes away from ridgelines. Development follows a modified grid subdivision pattern with some cul-de-sacs.

The area is characterised by predominantly 1950s-1960s development, with some areas of 1970s and increasingly recent modern dwellings and unit infill developments. Dwellings are a mix of brick, weatherboard and render and roofs tend to feature predominantly concrete tiles. Single storeys predominate however two storey dwellings and additions are increasing. Unit developments on traditional lots are becoming more common especially in close proximity to the Activity Centres of Greensborough, Yallambie and Watsonia.

Vegetation is variable, some sections are lightly covered with occasional pockets of native canopy trees. Tree cover increases on the hillside overlooking the Plenty River. Front gardens are generally low level with lawn and shrubs, becoming more established with substantial trees, to the east. Front setbacks are generally large throughout the precinct with some reduction in newer developments. Side setbacks are present providing space between neighbouring dwellings with car ports and garages often located close to site boundaries. Front fences are uncommon but some examples of permeable fencing as well as tall, solid fencing are present.











EXISTING CHARACTERISTICS

Architectural style 	• Predominantly 1950s and 1960s dwellings, with some 1970s. • Increasingly recent modern dwellings and unit infill developments.
Subdivision pattern 	• Site sizes are generally 500-700sqm. • Subdivision pattern is modified grid with some cul-de-sacs.
Topography and ridgelines 	• Undulating, with a flatter ridge top through precinct centre. • Land to the east slopes down to towards the Plenty River. • Includes Bundoora-Diamond Valley-Army Barracks Ridgeline.
Dwelling type 	• Single detached houses predominate. • Unit developments on traditional lots becoming more common.
Materials and form 	• A mixture of brick, weatherboard and render. • Roofs predominantly concrete tiles.
Setbacks 	• Front setbacks generally 7-9 metres. • Side setbacks generally 1- 3 metres, other than carports and garages
Height 	• Single storey with increasingly two storey new dwellings.
Vehicle storage and access 	• Where present, car ports and garages are often close to site boundaries. • Constructed driveways
Garden styles 	• Front gardens are generally low level, becoming more established with substantial trees to the east.
Vegetation Cover 	• Generally light vegetation cover. • More tree cover on the hillside overlooking the Plenty River.
Front fencing 	• Front fences rare but some examples of permeable or tall, solid fencing present.
Public realm 	• A mix of street trees, with some streets accommodating substantial trees • Consistent and contained verges, concrete kerb and channels

KEY THREATS IN GS1

- Minimal provision or lack of space for planting and growth of trees and understorey vegetation.
- New buildings or extensions that are visually prominent in streetscapes and backdrops due to their inappropriate architectural style or scale.
- The incremental increase and visual dominance of vehicle crossovers, driveways and car parking spaces in the streetscape.
- Building materials and finishes that are uncharacteristic of the area.
- Construction of high and solid front fencing

GS1 PREFERRED CHARACTER STATEMENT

New development In Garden Suburban 1 area is consistent with the front setback of dwellings along the street providing sufficient space for landscaping and tree planting to allow for future growth of trees to maturity. New dwellings contribute to the garden quality and architectural qualities of low pitched hipped roof forms consistent with the surrounding precinct. Side setbacks, other than for carports and garages, allow for landscaping and small plantings.

Indigenous trees and understorey vegetation enhance the native vegetation in the area and landscape setting of the precinct. The scenic and environmental qualities of the treed ridgelines and along neighbouring rear boundaries is protected and enhanced. Avenues of street trees are present, and trees on private property can be viewed from the street. Front fences where present are low and permeable.

Garden Suburban 1 **minimal** change areas are subject to vegetation controls with enhanced planting of native vegetation in gardens and streets. 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 1 **incremental** change precincts will contain a mix of sensitively designed single dwellings and some dispersed medium density dwellings consistent with the existing character of the precinct. 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 1 increased change areas are well located in the streets surrounding the Greensborough Activity Centre, Diamond Village Shopping Centre and Watsonia Shopping Centre. New development 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 1 OBJECTIVES

All areas

- To minimise loss of front garden space, and the dominance of vehicle access and storage facilities as viewed from the street.
- To maintain consistency of current front setbacks providing sufficient space to enable tree planting in front gardens.

Minimal and Incremental

- To ensure new buildings and extensions are consistent with development in the surrounding precinct.
- To ensure new development does not dominate the streetscape.
- To maintain the openness of front boundary treatments and the presentation of dwellings to the street with low or permeable front fences.

Increased

- To ensure development is designed and sited to enable tree planting to enhance the treed environment and the garden and landscaped setting of the precinct.
- To provide contemporary development that achieves a preferred form and scale and is sympathetic to the architectural style of existing development in the surrounding precinct.
- To maintain the openness of front boundary treatments and the presentation of dwellings to the street with development that does not dominate the streetscape

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 1 DESIGN GUIDELINES

Change Area	Design Response
Building Form and Materials	
All areas	• 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. • Provide well-articulated building forms to reduce building bulk and provide visual interest. • Site new development at or near ridgelines below the height of trees along the ridgeline and designed and sited so that cut and fill is minimised. • Integrate site services, including utility meters and mailboxes, within the design of the development and co-locate 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	• Design development to reflect the existing building height of up to two storeys.
Minimal and Incremental	• Design development to complement the building form and materials of surrounding dwellings, including low pitched, hipped roof forms with a second or third hipped roof fronting the street and narrow, boxed eaves.
Incremental and Increased	• Design developments to reflect a preferred building height of up to three storeys.
Increased	• Design developments to complement the building form, height and scale of the existing precinct supporting a range of well-designed contemporary dwellings styles.

Change Area	Design Response
Siting and Setbacks	
All areas	• For corner sites, the front setback of a dwelling facing the side street should be a transition between the predominant setback along the side street, and the side setback of the dwelling facing the front street.
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.
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 indigenous or native trees 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 street tree within the frontage of a dwelling if there is no street tree. • 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.
Vehicle Storage & Access	
All areas	• Locate carports and garages behind the line of the dwelling or integrate them into the dwelling design. • Provide only one (1) new or existing single width vehicle crossover. • Locate and design any new vehicle crossing 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 crossover 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. • 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. • Finish driveways in muted tones and include curves and bends that provide sufficient room for landscaping at varying heights.

Change Area	Design Response
Front Fencing	
All areas	• 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 a main road.
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