





7.10. Garden Suburban 4

PRECINCT DESCRIPTION

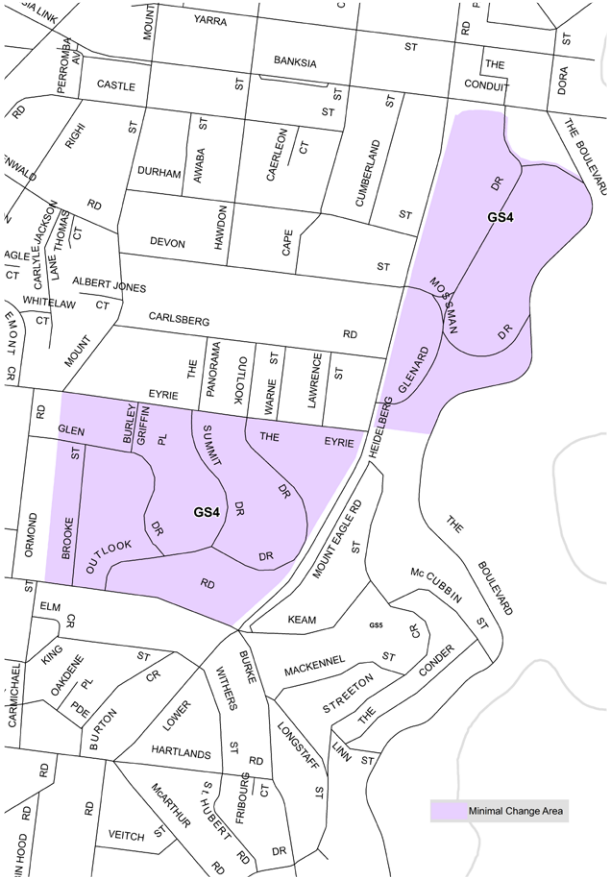
The Garden Suburban 4 (GS4) precinct is located in Eaglemont and includes the Mount Eagle and Glenard Estates. The precinct is characterised by its innovative subdivision pattern of curvilinear streets that follow the contours of the land. The land generally slopes down to the east and along the Yarra River corridor.

Dwellings are a mix of Inter war, occasional Post war and some modernist homes. Inter war housing styles including Californian Bungalow, Arts and Crafts and Tudor revival. Dwelling materials are predominantly mixed brick, and render is used extensively while roofs are mixed tiles.

Older dwellings are sometimes two storeys, with the second storey incorporated into the roof line of the building. New dwellings are generally double storey and sometimes triple storey split levels built into the slope of the site. In the Mount Eagle Estate sites are often irregularly shaped and front setbacks can vary widely. Generous side setbacks are usually present. Dwellings in the Glenard Estate have consistent large front setbacks, and side setbacks that provide space between neighbouring dwellings, other than for carports or garages.

Front gardens are well established containing a mix of exotic and native shrubs and trees, with dwellings sometimes completely obscured by vegetation. Side driveways are provided and some properties have two driveways or loop driveways. Some dwellings have rear driveways accessible via a laneway or shared driveway. Carports and garages are generally present, beside or behind the dwelling. Front fences are generally not present or are low basalt retaining walls, often covered in vegetation allowing plantings to flow between dwellings. There are some examples of gates and high solid front fencing.

The public realm is important to the character of the area. Footpaths are generally provided both sides of the street. In the Mount Eagle estate, formal nature strips are not present in the east, while standard nature strips are provided in the western section with densely vegetated central medians.


GS4
GS4
Minimal Change Area


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GS4 EXISTING CHARACTERISTICS

Architectural style



- Mixed Inter-War, and occasional Post-War grand homes of the Griffin estates. Inter-War styles include Californian Bungalow, Arts and Crafts, Tudor revival.
- Examples modernist homes also present.
- Many homes architect designed.

Subdivision pattern



- Features private internal reserves/parks
- Mount Eagle Estate subdivision pattern is curvilinear following the contours of the land in the east, and grid in the west. Some properties in the west have rear rights-of-way.
- Subdivision pattern in the Glenard estate is similar, following the floodplain edge.

Topography and ridgelines



- Land slopes down to the east and along the Yarra River corridor.
- Includes the Heidelberg-Eaglemont Ridgeline Ridgeline.

Dwelling type



- Single detached dwellings

Materials and form



- Mixed brick, and render is used extensively.
- Roofs are mixed tile.

Setbacks



- Front setbacks vary in Mount Eagle Estate between 7-20 metres. Side setbacks generally 3 metres on both sides.
- Buildings in Glenard Estate are setback 7-9 metres, with side setbacks around 1-3 metres, other than for carports or garages.

Height



- Dwellings are often two storeys, sometimes incorporated into the roof.
- New dwellings are generally 2-3 storey split level built into the slope of a site.

Vehicle storage and access



- Side driveways provided, some have two, or loop, driveways.
- Some rear driveways accessible via a laneway or shared driveway.
- Carports and garages are generally present, beside or behind the dwelling.

Garden styles



- Front gardens well established.
- For Mount Eagle Estate dwellings in the eastern section are often completely obscured by vegetation. In the west section, gardens contain large shrubs and sometimes trees.
- Trees in private gardens form a closed exotic tree canopy on some allotments.

Vegetation Cover



- Heavily vegetated, both with exotic and native trees and shrubs.
- Occasional remnant indigenous tree clusters form the backdrop in the streetscape.

Front fencing



- Generally not present. Exceptions include low basalt retaining walls, some gates and high solid front fencing.

Public realm



- Concrete 1 metre wide footpaths on both sides of the street.
- No formal nature strips in the east of Mount Eagle Estate, standard nature strips in the west and densely vegetated central medians.

KEY THREATS IN GS4

- Loss of vegetation, particularly vegetation forward of the dwelling, remnant indigenous vegetation, other tall trees or understorey planting.
- New dwellings or extensions that are inappropriate in architectural style or scale and are highly visible in the streetscape and backdrops.
- Building materials and finishes that are uncharacteristic of the area.
- Demolition of the original dwellings.
- Construction of solid front fences and gates.

GS4 PREFERRED FUTURE CHARACTER STATEMENT

New dwellings and extensions in the Garden Suburban 4 precinct are designed to enable nature to dominate over any buildings. Development retains the architectural style, scale and materials of existing Inter War, Post War and modernist dwellings in the precinct within generous landscaped garden settings.

Developments are positioned in keeping with the generous front and side setbacks of dwellings along the street, often setback considerably on the lot to facilitate views and provide sufficient space for landscaping, tree planting and growth. New developments nestle into the landscape following the natural topography of the land and do not dominate views.

The landscape dominates the precinct due to the retention of existing tall trees and extensive landscaping using a mix of exotic, native or indigenous trees and understorey vegetation. There are no front fences and pervious side fences forward of the dwelling resulting in the landscape to flow across and between lots. The views to trees along neighbouring rear boundaries and views of trees on private property from the street and retention of significant existing vegetation, on roadsides also contributes to the sense the dwellings are set within gardens and nature. Retention and planting of trees and careful locating of buildings retains the scenic and environmental qualities of treed ridgelines.

Carports, garages, open car parking spaces and tennis courts are sited to not be visible in the street. Developments without new access from The Boulevard are designed with only one single width crossover and a driveway that is softened with curves and vegetation.

Land is only subdivided when it does not result in changes to the streetscape, ability to access an inner reserve, pathway or secondary road, a substantial loss of vegetation or ability to provide generous front and side setbacks.

Garden Suburban 4 is a **minimal** change area and subject to heritage 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 4 OBJECTIVES

All areas

- To retain Interwar, grand Post War, and modernist dwellings for their contribution to the valued character of the Precinct.
- To ensure new buildings and extensions are sympathetic to the current building form and architectural style and do not dominate the streetscape and landscape.
- To maintain consistency of current front setbacks for significant tree and vegetation planting 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.
- To maintain and strengthen the view of established front gardens and tree lined streets by ensuring there are no front fences, or gates and permeable side fences.

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 4 DESIGN GUIDELINES

Change area	Design Response
Building Form and Materials	
All areas	• Design development to reflect the existing building height of up to two storeys. • In the Glenard Estate, where buildings in the vicinity are predominantly single storey, new dwellings should be single storey. • Encourage the retention of intact and good condition Interwar, grand Post War, and modernist dwellings where possible that contribute to the valued character of the Precinct. • Retain the front façade of dwellings in alterations and extensions and complement the architectural style and form of the existing building. • Ensure wall heights and proportions reflect the predominant heights and proportions of the surrounding dwellings. • Use colours and textures in materials that harmonise with the bush environment such as earthen colour and bagged bricks, natural stone, stained timber, terra cotta tiles and muted paint colours. • Incorporate the main themes, in correct proportions and scale, from the Interwar or Post war era as appropriate to the street. • Recess second storey portions of buildings from ground level wall surfaces, incorporate within roof spaces where possible and minimise in height. • Ensure alterations and additions to heritage buildings are distinguishable from the original heritage fabric. • Provide well-articulated building forms to reduce building bulk and provide visual interest. • 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. • Design site services, including utility meters and mailboxes, to be integrated 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.

Change area	Design Response
Siting and Setbacks	
All areas	• 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. • For corner sites, ensure the front setback of a dwelling facing the side street provides a transition between the predominant setback along the side street, and the side setback of the dwelling facing the front street. • Set buildings back a minimum of 3 metres from both side boundaries to enable the planting and mature growth of small to medium canopy trees and understorey vegetation. • 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. • 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. • Provide a minimum of 5 metres separation between each dwelling to allow for the planting and growth of small to 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. • 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. • Minimise the need for cut and fill throughout the site.

Change area	Design Response
Vehicle storage and access	
All areas	• Provide only one (1) new or existing single width vehicle crossover. • Avoid the construction of new driveways on The Boulevard where vehicle access is not currently available. • Provide landscaping such as large shrubs and trees in the front setback and garden beds along driveway edges to discourage car parking in this location between the front wall of a dwelling that faces the street, and the front property boundary. • 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 22 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 22 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. • Ensure frontages to The Boulevard do not contain areas of hard surfacing.
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 canopy tree for every 400sq.m. 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. • Encourage planting and growth of vegetation within the front setback on the property. • Provide a street tree within the frontage of a dwelling if no street tree exists. • 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	
All areas	• Avoid the construction of front fences unless the site has a frontage to Lower Heidelberg Road in which case the construction of a brick fence with a maximum height of 1.65 metres is acceptable. • Construct any retaining walls in stone or timber. • Fences adjacent to inner reserves be unmarked or solid fencing up to 1 metre high or 1.65 metres if constructed of wire mesh. Gates should be the same material or timber with subdued paint colours.
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 within 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