







7.11. Garden Suburban 5

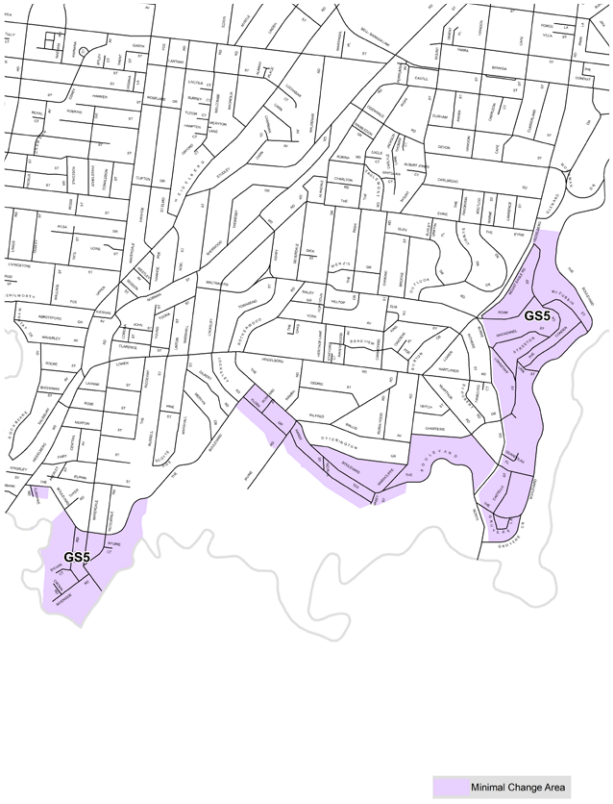
PRECINCT DESCRIPTION

The Garden Suburban 5 (GS5) precinct is located along the southern edge of Banyule, in Ivanhoe and Eaglemont. The precinct adjoins the Yarra River floodplain, which in parts has a steep escarpment to The Boulevard. The subdivision pattern follows the floodplain edge with generally large site sizes that vary depending upon the depth.

The precinct is characterised by a mixture of Inter war, Post war and 1960s housing styles. There are also examples of occasional newer infill dwellings and some examples of contemporary architecture. Most dwellings are brick or render featuring warm tones while newer dwellings tend to feature cooler tones. There are also some examples of weatherboard dwellings.

Front gardens are usually well established, with larger shrubs and usually trees. Remnant Red gums are present in groups along the Yarra fringe, along roadsides, in parkland and private gardens. Private gardens often contain substantial trees, usually exotics. Front fences are generally either not present or are very low brick or basalt. Some newer properties feature gates.

Many frontages to The Boulevard are large rockeries extending up the escarpment. Side driveways are sometimes provided; however, many frontages to The Boulevard have no driveway access, only pedestrian. Footpaths, nature strips and kerbs vary according to the street.



GS5 EXISTING CHARACTERISTICS

Architectural style	• Mixture of Inter-War, Post-War and 1960s. • Some buildings may be individually historically or architecturally significant. • Occasional newer infill dwellings and some examples of contemporary architecture.
Subdivision pattern	• Site sizes vary depending on depth but are generally 800–1200 sqm. • Subdivision pattern follows the floodplain edge.
Topography and ridgelines	• Adjoins the Yarra River floodplain, sections of steep escarpment to The Boulevard.
Dwelling type	• Generally single dwellings, limited multi-dwelling developments.
Materials and form	• Brick or render in warm tones like brown, cream, warm greys and red/ orange • Newer dwellings feature cooler tones like white and grey with some exposed concrete. • Some examples of weatherboard dwellings.
Setbacks	• Front setbacks vary between 7 and 20 metres • Side setbacks are generally 3metres on both sides • Newer development often located closer to front and side boundaries.
Height	• A mix of single and double storey with newer development often double storey.
Vehicle storage and access	• Side driveways are sometimes provided; however, many frontages to The Boulevard have no driveway access, only pedestrian.
Garden styles	• Front gardens are usually well established, with larger shrubs and trees.
Vegetation Cover	• Remnant Red gums are present in groups along the Yarra fringe, along roadsides, in parkland and private gardens. Private gardens often contain substantial trees, usually exotics.
Front fencing	• Generally either not present or are very low brick or basalt. • Many frontages to The Boulevard are large rockeries extending up the escarpment. • Some newer properties feature gates.
Public realm	• 1 metre wide concrete footpaths and formal nature strips provided both sides of the street, other than along The Boulevard. • Kerbs and channels are generally standard concrete square profile, other than along The Boulevard. Much of the northern part of The Boulevard has no kerbing, or only on one side. • Street trees are planted intermittently and vary in size.

KEY THREATS IN GS5

- New over-sized buildings or extensions to existing dwellings that are highly visible in the street and backdrops, particularly from The Boulevard, Hardy Terrace, and the River Parklands.
- Building materials and finishes that are uncharacteristic of the area.
- Loss of remnant indigenous vegetation, other tall trees, and understorey planting.
- Dwellings, carports, garages or tennis courts that are located forward of the predominant setback in the street, or with access from The Boulevard where no access is generally available.
- Lack of space for planting and growth of trees and understorey vegetation.
- Construction of high solid front fences, gates and feature gates.

GS5 PREFERRED CHARACTER STATEMENT

New buildings in Garden Suburban 5 character area nestle into the landscape following the natural topography of the land and are well vegetated to provide a transition from the Yarra River corridor. Dwellings are carefully sited to retain dominant and key views, particularly from The Boulevard, Hardy Terrace and the River Parklands.

Dwellings are positioned in keeping with the front setbacks of the dwellings along the street, and there is generous space in front and side setbacks for landscaping, tree planting and growth of canopy trees.

Front gardens are open with no front fences and well vegetated. There are views of trees along neighbouring rear boundaries and the views of trees on private property from the street.

Carports, garages and open car park spaces do not dominate the streetscape sited behind the dwelling facade. Developments without existing access from The Boulevard have only one single width crossover and a driveway that is softened with curves and vegetation.

Garden Suburban 5 is within a **minimal** housing change area. There will be limited housing growth and new dwellings will reflect the existing neighbourhood character and be carefully integrated into the character of the area.

GS5 OBJECTIVES

All areas

- To provide no front fences to maintain and strengthen the view of established front gardens, tree lined streets, and escarpment rockeries from the road contributing to the landscape setting of the precinct adjacent to the Yarra River.
- To ensure buildings and extensions do not dominate the landscape, the building, or the views from Hardy Terrace and the river parklands.
- To ensure new buildings fit within the landscape and extensions are sympathetic to the current building form and architectural style through use of brick and render materials in warm tones.
- To maintain consistency of current front setbacks and side setbacks to maintain space for tree 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.

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 5 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. • Where buildings in the vicinity are predominately single storey, new dwellings should be single storey. • Provide well-articulated building forms to reduce building bulk and provide visual interest. • Design new dwellings and extensions to fit within the landscape and not dominate views, particularly from The Boulevard, Hardy Terrace and the river parklands. • Recess second storey portions of buildings from ground level wall surfaces, incorporate within roof spaces where possible and minimise in height. • Design second storey additions to reflect the architectural style, form and materiality of the existing building. • Provide variation between each dwelling in a development that faces the street through varied roof pitches, window and door placement, materials, façade articulation or other design detailing. • Encourage the use of brick and render in warm tones. • 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 site 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, 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. • 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. • 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. • 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. • 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. • Site and design buildings addressing The Boulevard to ensure they do not dominate the views from properties on Hardy Terrace and the river parklands beyond.

Change area	Design response
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 that will grow to a mature height similar to the mature height of the tree to be removed. Replacement trees should be indigenous or native species, however exotic species may be considered where they would contribute to the character of the precinct. • Provide one (1) medium to large tree should be provided for every 400 sqm 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 and Access	
All areas	• Provide only one (1) new or existing single width vehicle crossover • Locate carports and garages behind the line of the dwelling. • Provide landscaping such as large shrubs and trees in the front setback and garden beds along driveway edges should be provided to discourage car parking between the front wall of a dwelling that faces the street, and the front property boundary. • Avoid the construction of new driveways on The Boulevard where vehicle access is not currently available. • 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.

Change area	Design response
Front fences	
All areas	• Avoid the construction of front fences and feature gates.
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