7.6. Garden Court 3

PRECINCT DESCRIPTION

Garden Court 3 (GC3) is located in Yallambie bordered by the Simpson Barracks to the north and Lower Plenty Road to the south. Known as the Streeton Views, the area was developed in the 1980s and 90s guided by design guidelines resulting in a consistency to the palette of development outcomes.

The precinct is characterised by consistent housing and lot sizes reflecting the 1980s-90s era development. Dwellings are generally single storey with low hipped roof forms and large floor-to-ceiling windows. Some second storey developments have been accommodated within the existing roof forms. Featuring exposed brick in earth colours or rendered walls, dwellings display colour accents in neutral to muted tones. Roofs are predominantly concrete tiles, often in terracotta or grey. The subdivision pattern is curvilinear and features cul-de-sacs on sloping land.

Fencing is generally absent and railway sleeper and basalt are frequently used for retaining walls. Well-tended gardens feature low level exotics and natives, as well as establishing trees. Garages and car ports are often located on site, accessed by side driveways. Tall native trees are common in the streetscape, with some accommodating additional understorey vegetation.





EXISTING CHARACTERISTICS

Architectural style 	• Consistent 1980s and 1990s era dwellings • Low hipped roof forms and large floor to ceiling windows.
Subdivision pattern 	• Consistently 500-600 sqm. • Frontages are generally 15-18 metres. • Subdivision pattern is curvilinear streets and cul-de-sacs.
Topography and ridgelines 	• Bundoora-Diamond Valley-Army Barracks Ridgeline.
Dwelling type 	• Detached dwellings, no multi-unit development to date
Materials and form 	• Exposed brick with cream, grey and green accents. • Some renovated houses are rendered. • Roofs predominantly concrete tiles.
Setbacks 	• Front setbacks 5-6 metres. • Side setbacks generally 1 metre.

Height 	• Generally single storey. • Small number of double storey buildings
Vehicle storage and access 	• Side driveways • Carports and garages usually adjacent to the dwelling and frequently part of the dwelling design.
Garden styles 	• Landscaped and tended front gardens, incorporating low level exotics and natives, and establishing trees, usually natives.
Vegetation Cover 	• Pockets of remnant high canopy native trees. • Streetscapes include tall trees with occasional understorey vegetation.
Front fencing 	• Not generally present. • Railway sleepers and basalt are frequently used for retaining walls.
Public realm 	• Kerbs and channels and footpaths are generally present.

KEY THREATS IN GC3

- Removal of trees, including the remaining indigenous and native trees.
- Dwellings, carports or garages that are located forward of the predominant setback in the street.
- Construction of front fences, where fences do not predominate, and solid fences anywhere.
- Excessive paving and minimal vegetation in front gardens.
- New dwellings or extensions that are highly visible in streetscapes and backdrops due to their inappropriate scale.
- Use of colours that are uncharacteristic of the area, such as cool grey tones.

GARDEN COURT 3 PREFERRED CHARACTER STATEMENT

New development in the Garden Court 3 character area protects and enhances the garden character of the precinct with an emphasis on protecting trees and creating new opportunities for vegetation. This area will provide for single dwelling developments in a scale and form that is consistent with existing development in the precinct. Building materials and finishes that are complementary to existing dwellings, including exposed brick in neutral tones are utilised.

Front and side setbacks are consistent with existing dwellings in the street with space provided around dwellings to create an attractive, treed landscape setting. The retention of remnant vegetation and planting of new native and indigenous canopy trees contributes to landscape character of the area and enhances the scenic and environmental qualities of treed ridgelines. Second storey extensions are recessed from ground level wall surfaces and incorporated within roof spaces where possible.

Carports, garages and open car parking spaces are positioned behind the front line of the dwelling and are serviced with a singular vehicle crossover and driveway that is softened with landscaping to either side.

Garden Court 3 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.

GC3 OBJECTIVES

All areas

- To ensure new development reflects the current architectural style, form and scale of existing development in the surrounding precinct.
- To maintain consistency of current front setbacks with sufficient space to enable tree planting in front gardens.
- To ensure new development does not dominate the streetscape through sensitively designed buildings and extensions.
- To minimise paving and the dominance of vehicle access and storage facilities as viewed from the street.
- To maintain the openness of front boundary treatments and strengthen the garden and tree dominated streetscape character and the landscaped setting of the precinct.

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 COURT 3 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. • Design development to complement the building form and materials of surrounding dwellings, including exposed brick with hipped or gable end roof forms. • Provide well-articulated building forms to reduce building bulk and provide visual interest. • 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. • Recess second storey portions of buildings from ground level wall surfaces, incorporate within roof spaces where possible and minimise in height. • 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. • 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.

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 street. • Set buildings back a minimum of 3m 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 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 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. • 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.
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 a 1 metre wide landscape strip along the length of any shared driveway adjacent to the fence line. • 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. • 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
Vehicle Storage and 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 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. • Finish driveways in muted tones and include curves and bends that provide sufficient room for landscaping at varying heights.
Front Fencing	
All areas	• Avoid the construction of front fences.
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