







7.8. Garden Suburban 2

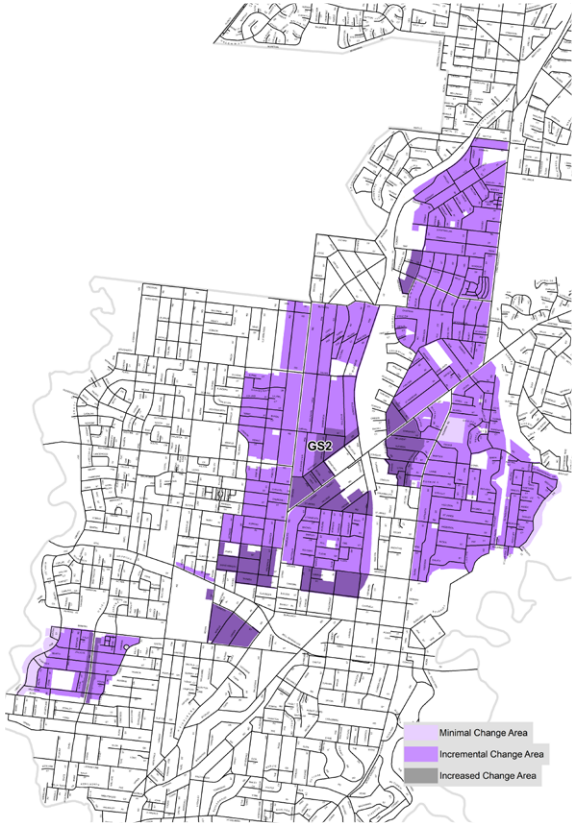
PRECINCT DESCRIPTION

The Garden Suburban 2 (GS2) precinct covers much of Macleod, Rosanna and Heidelberg either side of the train line in south-eastern Banyule. It includes significant ridgelines which are a key feature of the area. The subdivision pattern is a modified grid with some cul-de-sacs and some rear laneways.

The precinct features predominantly 1950s -1960s dwellings though there are occasional interwar and post war styles. Increasingly newer modern dwellings including dual occupancy and multi-unit developments. Materials are predominantly brick and a mix of brick and weatherboard while new dwellings incorporate render. Dwellings are generally single storey, however newer dwellings are more often double storey.

Front setbacks are mostly generous depending upon the depth of the block and are consistent within a street. Side setbacks are consistent and allow for side driveways. Garages sometimes located to the rear, except for newer dwellings which are generally integrated into the design of the house.

Gardens usually contain shrubs and sometimes substantial trees, where exotic and native species mix, contributing to the garden character of the precinct. There are occasional small pockets of remnant native vegetation dotted through the precinct. In some areas, street trees, often native species and occasional exotic species, add to the vegetation cover of private gardens creating a semi-enclosed canopy. Front fences are generally either not present, 1 metre, permeable or low brick matching the dwelling.



EXISTING CHARACTERISTICS

Architectural style 	• Predominantly 1950s and 1960s era dwellings • Occasional interwar, post war and newer modern dwellings,
Subdivision pattern 	• Consistently 500-800sqm. • Subdivision pattern is modified grid with some cul-de-sacs and some rear laneways. • Some unique diagonal side roads also present.
Topography and ridgelines 	• Includes the Heidelberg-Eaglemont Ridgeline which provides a significant backdrop and is a key marker for the surrounding area.
Dwelling type 	• Single detached dwellings still predominate • Increasing dual occupancy and unit infill developments • Two storey blocks of flats occur at intervals, generally in groups of three or four.
Materials and form 	• Predominantly brick, and a mix of brick and weatherboard. • New dwellings incorporate a mix of render. • Roofs predominantly concrete tiles.

Setbacks 	• Front setbacks 6-10 metre, often consistent within a street. • Side setbacks generally 1-3 metres.
Height 	• Generally single storey, however newer dwellings are more often double storey.
Vehicle storage and access 	• Generally constructed side driveways. • Garages sometimes at rear • New dwellings feature garages integrated into the design of the house.
Garden styles 	• Front gardens are generally low level with lawn and low shrubs. • Gardens sometimes contain substantial trees, being an exotic and native mix.
Vegetation Cover 	• Small pockets of remnant native vegetation. • Street trees include mix of native and exotic species, creating a semi-enclosed canopy.

Front fencing 	• Generally not present, or 1 metre permeable or low brick matching the dwelling. • Frequent basalt retaining walls
Public realm 	• Mixed street trees often small due to the narrow verges, some large native avenue plantings near Rosanna with split roads • Footpaths located on both sides, concrete kerb and channels

KEY THREATS IN GS2

- New buildings, including dual occupancy developments at the rear of properties on corners, 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.
- Fragmentation and loss of canopy vegetation along and leading up to ridgelines.
- Construction of high or solid front fences

GS2 PREFERRED CHARACTER STATEMENT

New dwellings in the Garden Suburban 2 character areas are of a scale and form consistent with development of the surrounding precinct. Front and side setbacks are in keeping with setbacks of dwellings along the street enabling sufficient space for landscaping, tree planting and growth. Front fencing is low and permeable complimenting vegetated front gardens.

Streetscapes are improved with the consistent planting of larger street trees, retaining the eucalypt street trees and carriageway treatments, and enhancing the view of trees on private properties from the street. Trees along rear boundaries and the scenic and environmental qualities of treed ridgelines are protected and enhanced.

Developments are preferred with only one single width crossover and driveways are softened with curves and vegetation. New carports, garages and open car parking spaces are behind or in line with the dwelling and basement ramps do not dominate the streetscape.

Garden Suburban 1 **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 2 **incremental** change areas will contain a mix of sensitively designed single dwellings and some dispersed medium density dwellings consistent with the existing character of the precinct.

Garden Suburban 2 **increased** change areas are well located in areas Heidelberg, Rosanna and Macleod 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 2 OBJECTIVES

All areas

- To maintain consistency of current front setbacks to enable tree planting in front gardens.
- To maintain the openness of front boundary treatments, the view of established front gardens and tree lined streets, and the presentation of dwellings to the street by providing no or low permeable front fences appropriate to the era of the dwelling.

Minimal & Incremental

- To maintain and strengthen the garden dominated streetscape character and landscaped setting of the precinct ensuring new buildings and extensions do not dominate the streetscape.
- To ensure vehicle storage does not dominate the street using curved driveways and minimising impervious surfaces.
- To ensure new buildings and extensions are consistent with the building form and architectural style of existing dwellings including low pitched, hipped roof forms with a second or third hipped roof fronting the street and narrow, boxed eaves.

Increased

- To ensure development is designed to respond to the grain, rhythm and materials of the existing dwellings.
- To minimise the dominance of vehicle access and storage facilities as viewed from the street by locating these facilities behind the dwelling.

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

GS2 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. • 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. • 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. • Use muted colours and tones, and non-reflective materials in new buildings at or near ridgelines. • 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.
Minimal	• Design development to reflect the existing building height of up to two storeys.
Minimal and Incremental	• Design development to complement the building forms and materials of existing dwellings as appropriate to the street, including low pitched, hipped roof forms with a second or third hipped roof fronting the street and narrow, boxed eaves. • Encourage the retention of interwar and post war dwellings. • Avoid period detailing but complement the architectural style, scale and form of the existing building in any additions.
Incremental and Increased	• Design development to reflect a preferred building height of up to three storeys.
Increased	• Complement the architectural style and form of the existing building in second storey additions to existing dwellings. • Use materials that are complementary to the predominant wall and roof materials in the street.

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 through careful siting of development.
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 8 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 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. • Provide a street tree if there is no street tree within the frontage of a dwelling. • 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. • Use appropriate tree species and carefully selected planting locations to avoid canopy or root conflicts with overhead wires, easements and existing trees.
Vehicle Storage and Access	
All areas	• Locate carports and garages behind the line of the dwelling or integrate them into the dwelling design. • 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. • Provide only one (1) new or existing single width vehicle crossover. • Locate and design of 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 20m 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 8m 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.

Change Area	Design Response
Front Fencing	
All areas	• Provide open or low front fences appropriate to the era of the dwelling 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