

5.10 Contemporary Garden 1

Existing Character Description

Contemporary Garden 1 areas are defined by modern and contemporary dwellings, set on modest lots with low to medium level formal gardens. Dwellings are generally built closer to front and side boundaries and are consistently sited, contributing to a uniform streetscape. Low levels of vegetation in the public realm results in visually dominant dwellings and parking structures.

Architectural styles consist of modern and contemporary era development, with brick and render being the predominant building material across the area.

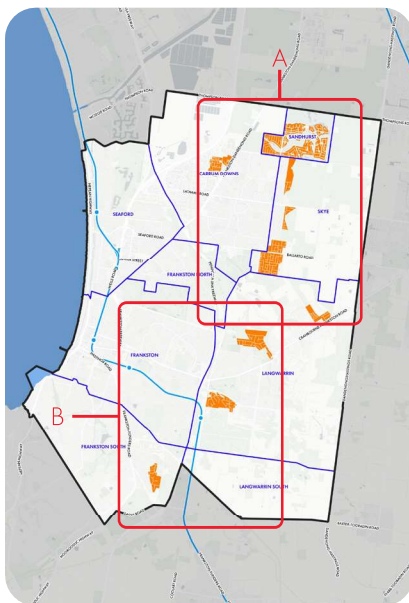


Figure 88. Contemporary Garden Area Key Map

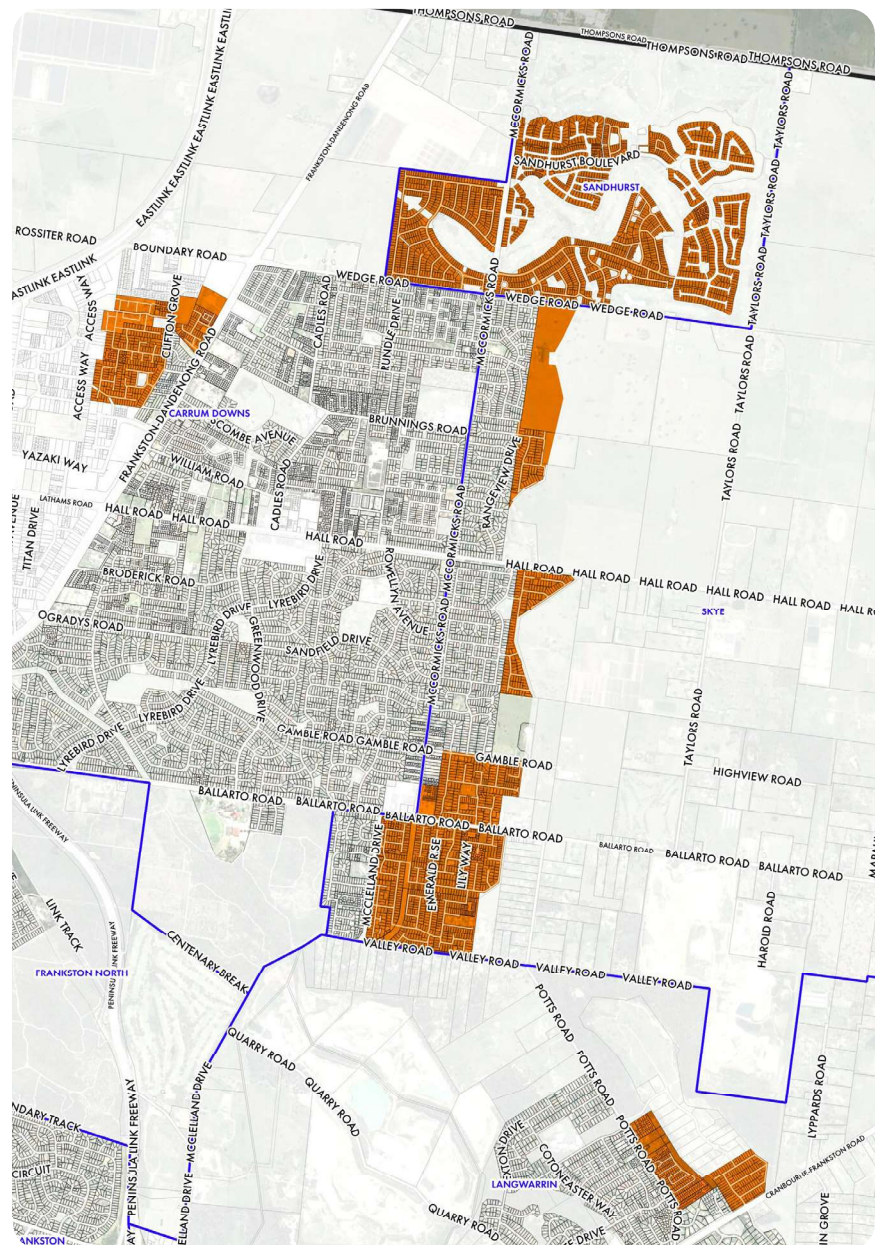


Figure 87. Contemporary Garden Area Map A

Dwellings are sited on modest lots, with moderate to high levels of site coverage. Setbacks to front and side boundaries are generally small, however, there is often sufficient space for low to medium levels of vegetation planting.

Front gardens are generally formally planted, and include small trees, shrubs and other vegetation. Public realm planting generally features low level planting, and occasional canopy trees.

The street network can be described as curvilinear with cul-de-sacs. In some areas, streets follow a grid pattern. Roads are formal with rollover drainage.

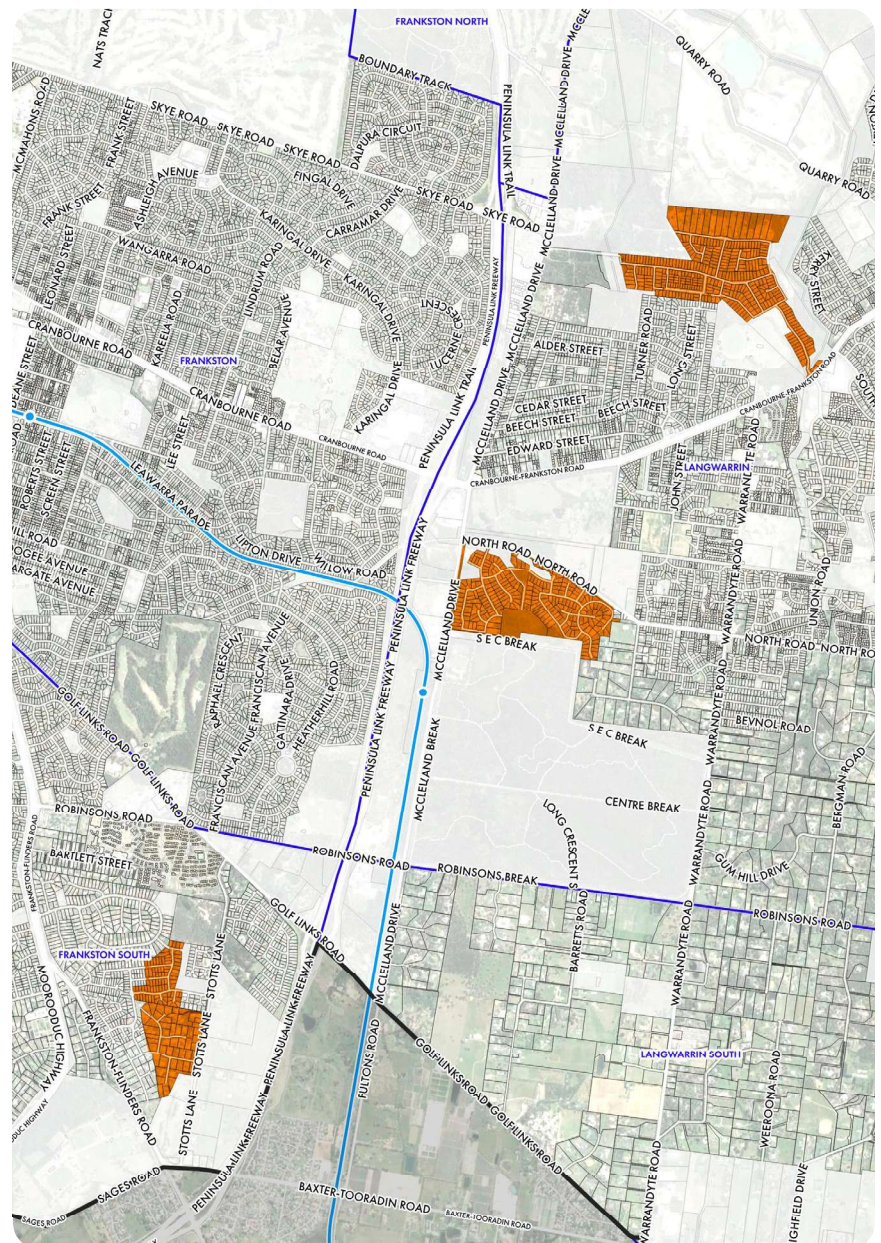


Figure 89. Contemporary Garden Area
Map B

Photos from the Character Area

Key attributes detailed in below images are summarised in the list opposite.

- Modern and contemporary dwellings
- Low to medium levels of vegetation
- Dwellings sometimes built to side boundaries
- Consistent siting, regular shaped lots



CG1

Key Attributes

Character Element

Description

Built Form

Architectural Style and Era	<ul style="list-style-type: none">Modern and contemporary dwellings
Building Materials	<ul style="list-style-type: none">Predominantly brick and concrete render
Building Heights	<ul style="list-style-type: none">1-2 storeys
Building Forms	<ul style="list-style-type: none">Detached single dwellings.
Roof Forms	<ul style="list-style-type: none">Predominately hipped roofs
Roof Materials	<ul style="list-style-type: none">Predominantly tile
Front Fencing	<ul style="list-style-type: none">Predominantly no front fencing

Setbacks and Siting

Lot Sizes	<ul style="list-style-type: none">400-600sqm
Site Coverage	<ul style="list-style-type: none">Moderate-High (45%-60%)
Front Setbacks	<ul style="list-style-type: none">3-5m
Side Setbacks	<ul style="list-style-type: none">0-1m
Siting	<ul style="list-style-type: none">Consistent
Parking Structures	<ul style="list-style-type: none">Predominantly in line with dwelling

Vegetation

Front Gardens	<ul style="list-style-type: none">Low to medium level gardens mix of native and exotic vegetation
Nature Strips	<ul style="list-style-type: none">Grassed nature strips, intermittent planting of small or canopy trees

Views and Topography

Topography	<ul style="list-style-type: none">Flat
Views	<ul style="list-style-type: none">No significant views

Streets

Road Layout	<ul style="list-style-type: none">Curvilinear, cul-de-sacsOccasional grid layouts
Road Surface	<ul style="list-style-type: none">Sealed
Footpaths	<ul style="list-style-type: none">Generally footpaths on both sides of street
Drainage	<ul style="list-style-type: none">Rollover Kerb
Locations	<ul style="list-style-type: none">Sandhurst, Skye, Carrum Downs, Langwarrin, Frankston South