

5.8 Garden Suburban 1

Existing Character Description

Garden Suburban 1 areas are defined by architecturally diverse dwellings, sited on modest, well vegetated lots within a traditional suburban grid street layout. Dwellings are consistently sited and contribute to a uniform street rhythm.

Architectural styles are varied, with a relatively even spread of post-war, modern and contemporary dwellings. These areas also include examples of older inter-war and bungalow style houses that help to define the area as one that has evolved over a considerable period of time. Building materials are mixed, with example of brick, weatherboard and fibro construction, as well as render, steel and glass in newer developments.

Dwellings are set on modest lots, with low to medium levels of vegetation planting that contribute to the area's garden setting. Front setbacks are consistent, and often accommodate formal and established gardens with occasional canopy trees.

Front gardens predominantly feature a mix of exotic and native species, and are complemented by consistent canopy tree planting in nature strips, which are generally varied in terms of species and size. Streets are aligned to a grid network, and feature footpaths on both sides and formal kerb and channel drainage.

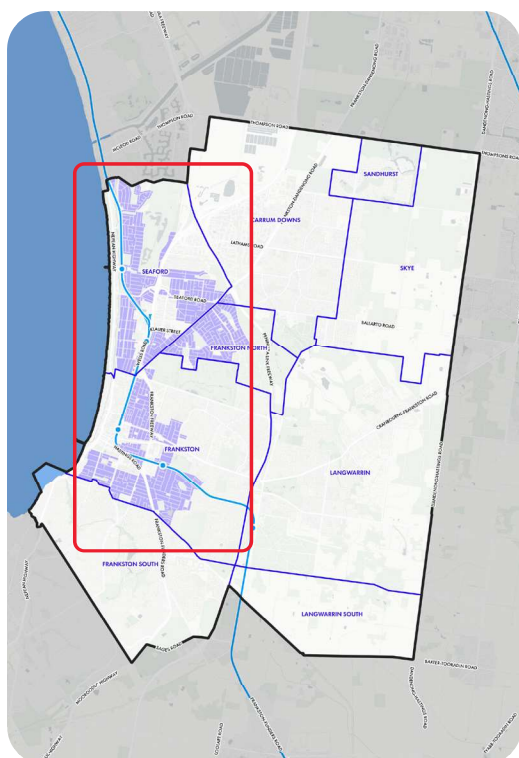


Figure 70. Garden Suburban 1 Key Map

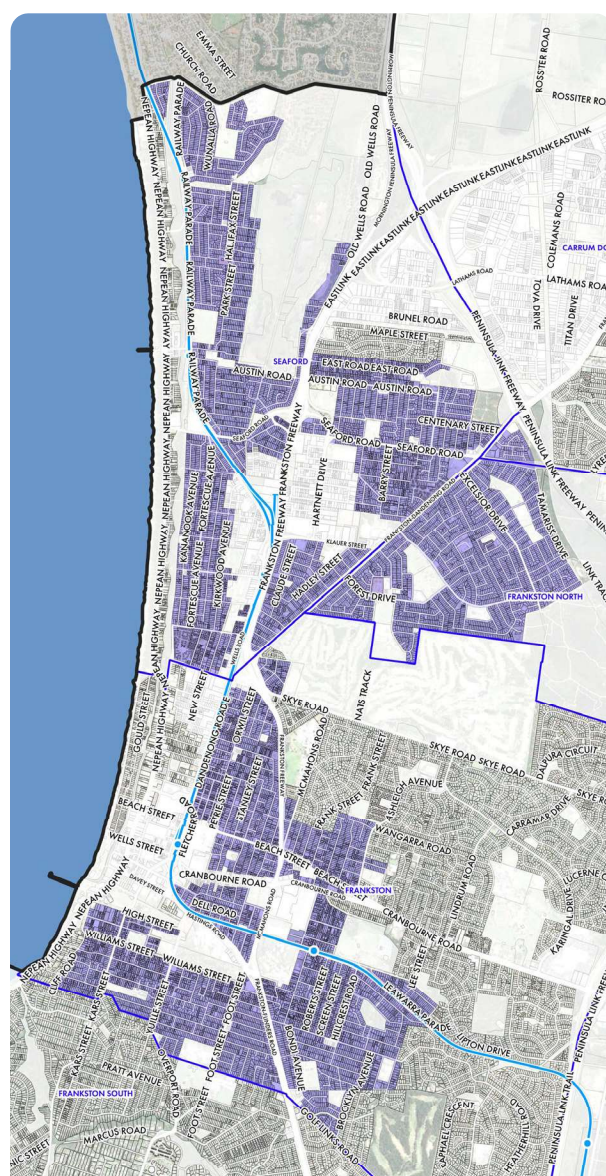


Figure 71. Garden Suburban 1 Area Map

Garden Suburban 1

Photos from the Character Area

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

- Low scale dwellings, diversity of styles
- Modest, well vegetated lots
- Traditional suburban grid system
- Consistent siting, regular shaped lots



GS1



Key Attributes

Character Element	Description
Built Form	
Architectural Style and Era	<ul style="list-style-type: none"> Mix of post war and modern dwellings Increasing amount of contemporary infill Examples of inter-war and bungalow style dwellings
Building Materials	<ul style="list-style-type: none"> Predominantly a mix of brick, weatherboard Occasional fibro Render, steel and glass in contemporary development
Building Heights	<ul style="list-style-type: none"> Mix of 1-2 storeys
Building Forms	<ul style="list-style-type: none"> Predominantly detached single dwellings Occasional unit and townhouse development
Roof Forms	<ul style="list-style-type: none"> Mix of hipped and gabled Occasional flat roofs
Roof Materials	<ul style="list-style-type: none"> Tile or metal
Front Fencing	<ul style="list-style-type: none"> Predominantly no front fences Occasional solid front fencing
Setbacks and Siting	
Lot Sizes	<ul style="list-style-type: none"> Predominantly 500-700m²
Site Coverage	<ul style="list-style-type: none"> Moderate (30%-40%)
Front Setbacks	<ul style="list-style-type: none"> 4-9m
Side Setbacks	<ul style="list-style-type: none"> 0-4m
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 established gardens Mix of exotic and native vegetation.
Nature Strips	<ul style="list-style-type: none"> Grassed nature strips, consistent planting of canopy trees
Views and Topography	
Topography	<ul style="list-style-type: none"> Predominantly flat
Views	<ul style="list-style-type: none"> No significant views
Streets	
Road Layout	<ul style="list-style-type: none"> Grid Occasional cul-de-sacs
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"> Kerb and channel
Locations	<ul style="list-style-type: none"> Frankston, Frankston North, Seaford