

22.08

MINIMAL CHANGE AREA POLICY

24/12/2017
6454 Proposed C184glen

Where does this policy apply?

This policy applies to all residential development requiring a planning permit on land in a Neighbourhood Residential Zone ~~which is located in the minimal change areas identified in the Policy Framework Plan below and the Suburb Framework Plans included in Clause 22.07.~~

This policy should be read in conjunction with the Housing Diversity Area Policy in Clause 22.07.



22.08-1

Policy basis

31/01/2013 - / - / - - -
 687 Proposed C184glen

Council’s Housing and Residential Development Strategy identifies the areas where housing diversity should be encouraged (housing diversity areas) and areas where the existing low intensity, low-rise character should be protected and enhanced (minimal change areas).

Development outcomes that contribute positively to local neighbourhood character while minimising adverse impacts on neighbouring properties are fundamental objectives for residential development.

Neighborhood Neighbourhood character

The Glen Eira community, along with Council’s Urban Character Study (1996) and Neighbourhood Character Review (2011) have identified the key elements that make up the municipality’s residential character.

Glen Eira’s residential neighbourhoods are mostly ‘garden suburban’ character types, with the exception of a small area of an ‘inner urban’ character type.

Garden Suburban Neighbourhood Character Type

Glen Eira’s garden suburban neighbourhoods were laid out from the Late Victoria era to the 1970s. They are based on grid subdivision patterns and generally have spacious streets with detached dwellings and well landscaped gardens.

The key common character elements of Glen Eira’s garden suburban neighbourhoods are:

- A green and leafy appearance and an open and spacious feel created by the typically low site coverage, space around buildings and planting of substantial vegetation.
- Consistent front setbacks that are typically generous with dwellings usually set back from one or both side boundaries. Planting in rear gardens can also be viewed from the street.
- Dwellings are usually clearly visible from the street.
- The majority of dwellings single or double storey in scale with a strong horizontal emphasis and dominant roof forms.
- Predominantly brick construction with pitched tiled roof forms. In the older parts of the municipality, a greater number of timber buildings are sometimes evident.
- One vehicular crossing per property with carports and garages often located to the side or rear of the dwelling.
- Occasional distortion of the grid based subdivision pattern which creates pockets of highly distinctive street layouts.
- Allotment sizes in the areas established from the interwar era onwards often approximate to standard dimensions of 15m x 35-40m.
- Wide nature strips and regular planting of street trees, with some areas having substantial avenue trees.

Inner Urban Neighbourhood Character Type

A small area within Elsternwick displays an inner urban character type. Typically, inner urban areas were developed during the C19th and comprise dense, low rise residential and mixed use development serviced by strip shopping centres and transport routes.

The key common character elements of Glen Eira’s inner urban neighbourhood are:

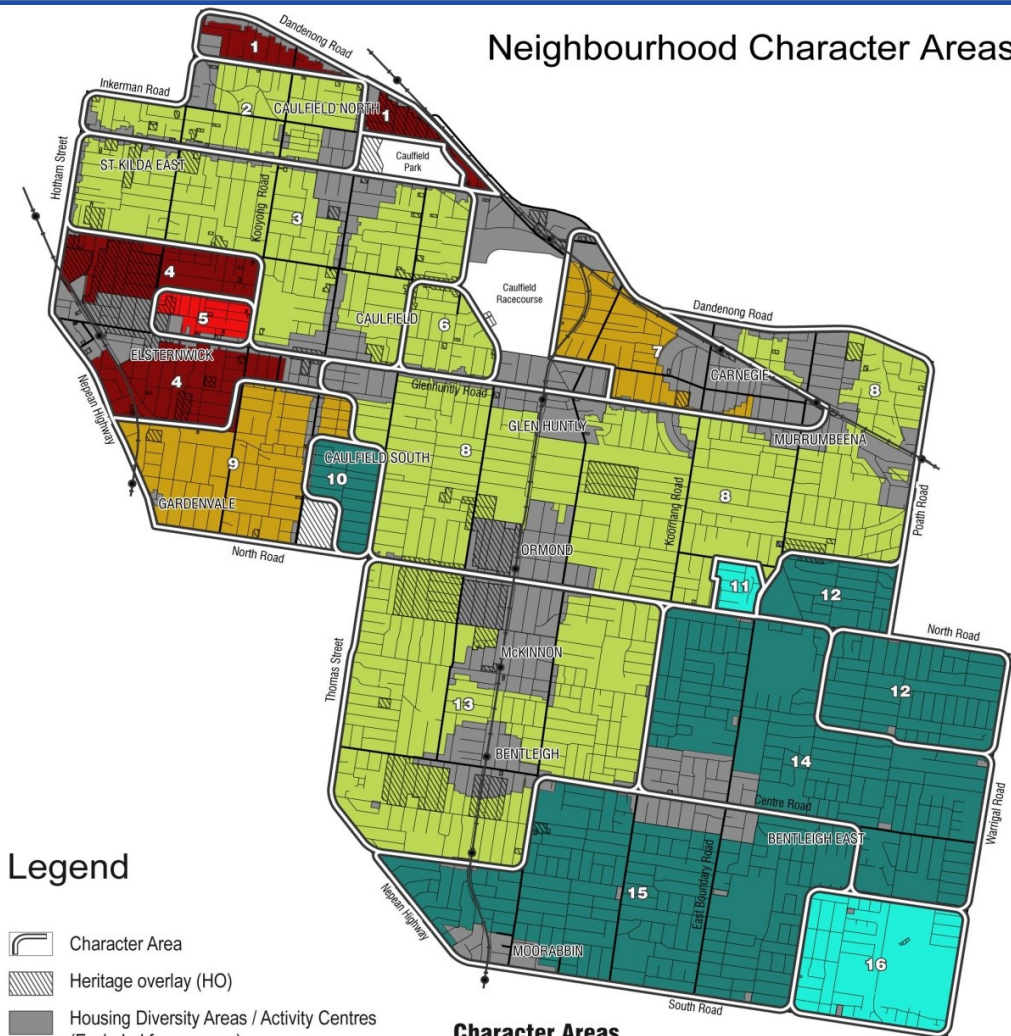
- Highly urban character with buildings dominating the street scene.
- Smaller lot sizes with narrow frontages.
- Small front setbacks and zero or small side setbacks that create unbroken ‘walls’ of built form along the street.
- Minimal planting within front or rear gardens that allow space for only small scale vegetation.

GLEN EIRA PLANNING SCHEME

- Front property boundary typically expressed by a fence.
- Fine grain, well connected street and laneway pattern that is highly conducive to walking and cycling.
- Narrow footpaths often without nature strips, allowing space for occasional small-medium scale street trees.

The prevailing character types and character areas within Glen Eira are shown on the following Neighbourhood Character Areas Plan. Sixteen broad neighbourhood character areas have been identified and the main elements of each character area are listed.

Neighbourhood Character Areas



Legend

- Character Area
- Heritage overlay (HO)
- Housing Diversity Areas / Activity Centres (Excluded from survey)
- Major roads / Local roads
- Rail Line / Station

Neighborhood Character Types

- Victorian / Edwardian Garden Suburban Base with modern overbuilding
- Victorian / Edwardian Inner Urban Base with modern overbuilding
- Edwardian / Interwar Garden Suburban Base with modern overbuilding
- Interwar Garden Suburban Base with modern overbuilding
- Late 1930s-1960s Garden Suburban Base
- 1970s-present Garden Suburban Base

Character Areas

1. Caulfield North (north of Alma)
2. Caulfield North (between Alma and Balaclava)
3. St Kilda East - Caulfield North (south of Balaclava)
4. Elsterwick
5. Elsterwick – Prentice Street area
6. Caulfield – between Bambra Rd and the racecourse
7. Caulfield East – Carnegie
8. Glen Huntly, Carnegie, Murrumbeena
9. Elsterwick – Caulfield South
10. Caulfield South – between Sussex and Bambra Roads
11. Carnegie – between Leila Road and North Road
12. East Bentleigh, near the corner of Warrigal and Hwy and North Rd
13. Ormond, McKinnon and Bentleigh
14. East Bentleigh, north of Centre Road
15. East Bentleigh, south of Centre Road
16. East Bentleigh, near the corner of South Road and Warrigal Hwy



Character Area 1: Caulfield North (north of Alma)

Character Type: Victorian / Edwardian garden suburban base with modern overbuilding (infill development)

- This area has a Victorian and Edwardian base, with many buildings of this era still present. There is also a large amount of interwar development.
- A lot of post 1960s over-building has occurred, including multistorey walk up flats, and the area has a mixed character as a result. Apartment buildings particularly evident around Hotham Street.
- Cantala Avenue, Findon Avenue and Waiora Road have a number of Moderne style flats.
- There is a range of lot sizes throughout. Some streets are distinguished by an ‘inner urban’ character type comprising smaller lots, tighter street spaces and compact dwelling types of cottages, terraces or flats.
- Elsewhere, buildings are detached dwellings with front and side setbacks.
- Buildings are often constructed of brick, however timber buildings are also evident.
- Pitched tiled roofs predominate.
- The area generally has a leafy quality with well established gardens (despite small areas for planting in some) and regular planting of street trees. Some private gardens include substantial trees and several streets are defined by their avenue planting.

Character Area 2: Caulfield North (between Alma and Balaclava)

Character Type: Interwar garden suburban with modern overbuilding (infill development)

- In this area a range of development eras are represented. It has a predominantly interwar base with a variety of subsequent development types creating a mixed character.
- Interwar development includes Californian bungalows and other interwar styles such as Spanish Mission or Arts and Crafts. There are also isolated buildings from the Victorian and Edwardian era.
- There is a mixture of allotment sizes and widths.
- There is a range of dwelling forms and types – from single storey detached dwellings to 3 storey walk up flats.
- The curvilinear layout of Orrong Crescent and Orrong Grove provide a distinct contrast to the dominant grid subdivision layout.
- The area generally has well established gardens with low to medium scale vegetation and regular planting of street trees. Occasionally private gardens include substantial trees and street trees add to the garden character of the area.

Character Area 3: St Kilda East - Caulfield North (south of Balaclava)

Character Type: Interwar garden suburban with modern overbuilding (infill development)

- This area has a mixed character with a range of development eras represented - from interwar to contemporary, mostly dating from the 1960s onwards.
- There is a distinct presence of architect designed detached dwellings of the 1960s and 1970s.
- Also, a distinct style of recent architect designed dwellings is evident. These buildings generally have flat roofs, a box-like shape and employ a range of materials, particularly brick, concrete, blockwork or render. Often frontages have high solid fences.
- There is a range of dwelling forms and types – from single storey detached dwellings to 3 storey walk up flats.

- The area generally has well established gardens with low to medium scale vegetation and regular planting of street trees. Occasionally private gardens include substantial trees and street trees add to the garden character of the area.

Character Area 4: Elsternwick

Character Type: Victorian / Edwardian garden suburban base with modern overbuilding (infill development)

- This area has a Victorian and Edwardian base with infill development ranging from the interwar era to contemporary development.
- It includes several Heritage Overlay areas that are intact representations of the area's original development.
- Seymour Road is distinct for its avenue planting and consistent sense of space around dwellings which has allowed a strong garden character to emerge. Typically low fences allow views to buildings and gardens.
- The area generally has well established gardens with low to medium scale vegetation and regular planting of street trees. Occasionally private gardens include substantial trees and street trees add to the garden character of the area.

Character Area 5: Elsternwick – Prentice Street area

Character Type: Victorian / Edwardian inner urban base with modern overbuilding (infill development)

- This area has a Victorian and Edwardian base with a limited amount of modern infill.
- The tight street pattern and small lot sizes, which were developed alongside the shopping and transport spine of Glen Huntly Road, are distinct.
- As an 'inner urban' character type, there is minimal front and side setbacks and limited vegetation in private gardens or street planting. The buildings form the edge of the street and define its character.

Character Area 6: Caulfield – between Bambra Rd and the racecourse

Character Type: Interwar garden suburban with modern overbuilding (infill development)

- This area has an interwar garden suburban base, with modern overbuilding (infill development) creating a mixed character.
- There is a high number of interwar buildings still present, many of the Spanish Mission style.
- The distorted grid layout near the racecourse is also a distinct characteristic.
- The area generally has well established gardens with low to medium scale vegetation and regular planting of street trees. Occasionally private gardens include substantial trees and street trees add to the garden character of the area.

Character Area 7: Caulfield East – Carnegie

Character Type: Edwardian / interwar garden suburban base with modern overbuilding (infill development)

- The area between the racecourse and the railway line is characterised by a range of development, however its Victorian and Edwardian era base is strongly evident.

Character Area 8: Glen Huntly, Carnegie, Murrumbeena

Character Type: Interwar garden suburban with modern overbuilding (infill development)

- This area has an interwar garden suburban base, with modern overbuilding creating a mixed character.
- Pockets of original timber or brick Californian bungalow and other interwar dwellings survive, a number of which are included within the Heritage Overlay. These are highly intact and indicative of the original development pattern of the area.
- Elsewhere, there is a variety of overbuilding from different postwar eras. Mostly this comprises brick construction with pitched tiled roofing.
- Parts of this area have concentrations of villa unit developments and/or walk up flats. This includes: the area east of Royal Avenue and north of Oakleigh Road; the streets bounded by Koornang, Woornack, Murrumbeena and Gnarwyn Road; and the streets south of the Carnegie Urban Village.
- In Murrumbeena, the area around the Rosstown Railway linear reserves (Boyd Park) have a distinct landscape quality. The streets are also distinct for their undulating topography.
- The area generally has well established gardens with low to medium scale vegetation and regular planting of street trees. Occasionally private gardens include substantial trees and several streets are defined by their avenue planting.

Character Area 9: Elsterwick – Caulfield South

Character Type: Edwardian / interwar garden suburban base with modern overbuilding (infill development)

- This area has an Edwardian and interwar base, with a range of modern overbuilding that creates a mixed character.
- Many of the original buildings are constructed of timber.
- The area generally has well established gardens with low to medium scale vegetation and regular planting of street trees. Occasionally private gardens include substantial trees and several streets are defined by their avenue planting.
- It includes the areas of significant neighbourhood character around St James and Riddell Parades, which is valued for its intact Victorian, Edwardian and Interwar streetscapes and the strong vegetation quality.

Character Area 10: Caulfield South – between Sussex and Bambra Roads

Character Type: 1940s garden suburban

- This is a typical garden suburban estate developed in the 1940s, with many remaining original buildings .
- Many buildings are the original single storey dwellings and constructed of yellow and clinker brick with dominant pitched tiled roofs.
- Front and side setbacks are consistent, leaving regular spacing around dwellings in each street.
- Gardens are well established with low to medium scale planting, however the area does not have a strong leafy character. Front fences are generally low, allowing views to buildings and gardens from the street.
- There are no 1940s era areas currently protected in Glen Eira. Several buildings in these streets are exemplary of this era of development and potentially unique in the context of the municipality.

Character Area 11: Carnegie – between Leila Road and North Road

Character Type: 1970s-1990s garden suburban

- This is a pocket of modern development, constructed in the 1970s-1990s.
- Between Hunter and Boake Streets, buildings are single or double storey, detached brown brick dwellings dating from the 1970s.
- Development east of Boake Street, around Winston Way, is a recent infill housing estate comprising mostly double storey townhouse style dwellings on relatively small allotments. Most are constructed of concrete slab with flat or pitched tiled roofs.

Character Area 12: East Bentleigh, near the corner of Warrigal and Hwy and North Road

Character Type: Late 1930s-1940s garden suburban with modern overbuilding (infill development)

- This area has a late 1930s-1940s base with a range of contemporary overbuilding that creates a mixed character.
- Buildings are generally single storey.
- Gardens are well established with low to medium scale planting. Front fences are generally low, allowing views to buildings and gardens from the street.
- Many original dwellings remain and these are generally cream or yellow brick with pitched tiled roofs. There is occasional timber construction.

Character Area 13: Ormond, McKinnon and Bentleigh

Character Type: Interwar garden suburban with modern overbuilding (infill development)

- This area has an interwar garden suburban base, with modern overbuilding creating a mixed character.
- Pockets of original timber or brick Californian bungalow and other interwar dwellings survive. These are highly intact and indicative of the original development pattern of the area.
- Elsewhere, there is a variety of infill development from different postwar eras. Mostly this comprises brick construction with pitched tiled roofing.
- The area generally has well established gardens with low to medium scale vegetation and regular planting of street trees. Occasionally private gardens include substantial trees and several streets are defined by their avenue planting.
- Front fences are generally low, allowing views to buildings and gardens from the street.

Character Area 14: East Bentleigh, north of Centre Road

Character Type: 1950s garden suburban with modern overbuilding (infill development)

- This area has a 1950s base with a range of contemporary overbuilding creating a mixed character.
- Buildings are generally single storey.
- Many original dwellings remain and these are generally cream brick with pitched tiled roofs.
- Gardens are well established with low to medium scale planting. Front fences are generally low, allowing views to buildings and gardens from the street.
- The grid layout and flat topography is quite distinct in this area due to wide, open streets and lack of heavy vegetation cover.

Character Area 15: East Bentleigh, south of Centre Road

Character Type: 1940s garden suburban with modern overbuilding (infill development)

- This area has a 1940s base with a range of modern infill creating a mixed character.
- Buildings are generally single storey.
- Many original dwellings remain and these are generally cream brick with pitched tiled roofs.
- Gardens are well established with low to medium scale planting. Front fences are generally low, allowing views to buildings and gardens from the street.
- The grid layout and flat topography is quite distinct in this area due to wide, open streets and lack of heavy vegetation cover.

Character Area 16: East Bentleigh, near the corner of South Road and Warrigal Hwy

Character Type: 1970s garden suburban with modern overbuilding (infill development)

- This area has a 1970s base with most buildings of this era remaining.
- Buildings are single and double storey and constructed of pink or brown brick with pitched tiled roofs.
- Gardens are generally well vegetated.

Development pressure

Development pressures have caused concern in the community about the adverse impacts of development on the amenity of surrounding residents and the erosion of neighbourhood character. Residential development in minimal change areas can affect neighbourhood character through:

- The loss of mature trees and gardens.
- New development that does not provide adequate garden space for the planting of new vegetation, particularly canopy trees.
- The loss of the open character, especially in backyards.
- Inappropriate high, solid front fences that inhibit views to buildings or vegetation in private gardens and reduce the sense of openness of a street.
- Additional or widened crossovers that result in increased hard paving and loss of nature strip planting.
- Hard paving areas for car parking within frontage setbacks that are in excess of a standard driveway width and result in the loss of garden space and permeable ground for water run-off.
- Garages that dominate the street presentation of a dwelling due to their location within the frontage setback or their excessive width.
- Inappropriate siting of garages and carports.
- Excessive visual building bulk causing buildings to dominate the street and neighbouring properties.
- Buildings projecting into front yards interrupting consistent setbacks (eg the dwelling or garage).
- Reduced side setbacks where the established rhythm of space between buildings in the street is not reflected.
- Reduced rear setbacks and loss of available garden space, in areas where partial views to rear gardens may be otherwise visible from the street.
- Roof forms that differ markedly to other roof forms in the street where this is a predominant characteristic.

- New buildings that do not respect the predominant colour or materials selection, where this is particularly consistent in a streetscape.
- Buildings without eaves, where this is the typical pattern of a streetscape.
- Buildings that do not reflect the pattern of asymmetrical building forms, where this is dominant in the streetscape.
- In areas of significant character due to the presence of heritage/period dwellings, second storey additions that visually dominate the original building and are out of character with the streetscape.
- Reproduction heritage styles, particularly when stylistically incorrect or out of context.

The policy identifies desirable character outcomes including preserving front setbacks, ensuring a high standard of landscaping and minimising building bulk and scale.

The policy also provides further detail on prevailing neighbourhood character at a suburb level. While many of Glen Eira's suburbs have some common characteristics, an aim of the policy is to recognise the differences between them. The intention is to achieve development outcomes that contribute positively to neighbourhood character, having particular regard to the valued character elements of that suburb.

This Minimal Change Area Policy is based on the principles of the Glen Eira Housing and Residential Development Strategy (2002) and informed by the Glen Eira Urban Character Study (1996) and more recently the Glen Eira Neighbourhood Character Review (2011 Update), Final Report. The policy is also guided by the Municipal Strategic Statement - Housing and Residential Development (Clause 21.04) and the State Planning Policy Framework (SPPF) provisions relating to Settlement (Clause 11) and Built Environment and heritage (Clause 15).

22.08-2

19/01/2006
VC37

Objectives

22.08-2.1

General objectives

- To protect the low density, vegetated character of minimal change areas.
- To promote predominantly single dwellings and two dwelling developments.
- To maintain the predominant housing type of single dwellings with some increases in the number of multi dwelling developments over time.
- To promote a diversity of dwelling layouts and sizes.
- To ensure that the siting and design of new residential development takes account of its interface with existing residential development on adjoining sites.
- To ensure that the design of new residential development is sensitive to and respectful of the scale of existing residential development on adjoining sites.

22.08-2.2

Specific objectives

Site coverage

- To ensure that site coverage reflects the differences in character between housing diversity areas and minimal change areas.
- To ensure that ground space around dwellings is maintained.

Side and rear setbacks

- To provide separation between buildings, reflecting the differences in character between housing diversity areas and minimal change areas.

Private open space

- To enhance local character by designing private open space to reflect the character of housing diversity areas and minimal change areas.

Two storey or multiple storey dwellings

- To minimise the effects of two storey or multiple storey dwellings on neighbourhood character and adjoining properties.

Building bulk and scale

- To ensure that the building bulk and scale of residential development is respectful of neighbourhood character.

Street setbacks

- To maintain the open landscaped front yard which is a strong characteristic of Glen Eira.

Landscaping

- To provide opportunities for planting to complement the garden character of Glen Eira
- To ensure landscaping and trees remain a major element in the appearance and character of Glen Eira's residential areas.

Preferred neighbourhood character

- To protect and enhance the distinctive character of GE's suburbs, particularly those elements that contribute to a sense of place, community and identity.
- To encourage development that is responsive to its site and its context, integrates with and enhances the prevailing neighbourhood character.

22.08-3

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Policy

22.08-3.1

Minimal change areas

Application

These policies apply to minimal change areas.

It is policy to:

- Enable new residential development whilst protecting existing neighbourhood character.
- Encourage the development of new single dwellings, extensions to existing dwellings and primarily allow only two dwelling developments on conventional sized lots.
- Consider developments of more than two dwellings provided it is clearly demonstrated that the standards for site coverage, rear setback and private open space in the Schedule to the Neighbourhood Residential Zone have been met. Circumstances where more than two dwellings may be achieved could include any of the following:
 - Where the site is in an area characterised by larger than conventional lots.
 - Where the site is significantly larger than the majority of properties immediately abutting the title boundary and the properties directly opposite.
 - Where the prevailing development in the street and neighbouring streets is predominantly characterised by multi-unit development.
- Ensure that the existing neighbourhood character and subdivision pattern are maintained by discouraging the consolidation of sites.

- Recognise that key pre-existing development sites over 2000m², including transitional sites (eg sites once used for industry or other redundant uses) and existing residential sites, may be rezoned and developed in minimal change areas:
 - With a higher development yield than would normally apply in minimal change areas.
 - Incorporating a range of multi-unit developments.
 - Ensuring that any multi-unit residential development is consistent with the prevailing streetscape scale, especially along the perimeter of sites.

22.08-3.2 Sites also affected by an overlay

Heritage Overlay

Application

These policies apply to properties in minimal change areas affected by the Heritage Overlay.

It is policy to:

- Ensure that residential development respects the scale, form and setbacks of buildings on properties affected by the Heritage Overlay and does not compromise heritage values.
- Encourage residential development to retain contributory buildings on properties affected by the Heritage Overlay.

Special Building Overlay

Application

These policies apply to minimal change areas affected by the Special Building Overlay.

It is policy to:

- Encourage applicants to consider character and amenity impacts when designing dwellings where the floor levels must be raised as a result of the Special Building Overlay.

Neighbourhood Character Overlay

Application

These policies apply to minimal change areas affected by the Neighbourhood Character Overlay.

It is policy to:

- Encourage applicants to consider character impacts when designing new development to ensure that the prevailing neighbourhood character is respected as a result of the Neighbourhood Character Overlay.

Design and Development Overlay

Application

These policies apply to minimal change areas affected by the Design and Development Overlay Schedule 2, 3 and 4.

It is policy to:

- Encourage applicants to consider character and amenity impacts when designing front fences to dwellings to ensure that the prevailing fencing style and design is respected as a result of the Design and Development Overlay.

22.08-3.3 Character elements

Street setbacks

It is policy to:

- Ensure that the setbacks of dwellings on the long side of corners provide a transition by stepping the building back between the two immediately adjoining dwellings on the same side of the street.
- Ensure that car spaces, carports and garages are not located within the front setback or project forward of a dwelling with street frontage. (This policy does not apply to tandem car spaces located in front of a garage or carport.)
- Ensure that where there are vacant sites on either side of a proposed residential development, the prevailing setbacks of the street are taken into account in determining the front setback of the development.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Whether the site is on a corner.
- Whether the front setbacks in the street are consistent.
- Whether garages, car ports and car spaces dominate the street frontage.

Two storey or multiple storey dwellings

It is policy to:

- Discourage the siting of two storey or multiple storey dwellings at the rear of sites.
- Ensure that changes in heights in buildings from adjoining properties are graduated both across the site and along the length of the site.
- Ensure that the siting and design of two storey or multiple storey dwellings is respectful of adjoining buildings and neighbouring secluded open space.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Whether the site is a corner lot and appropriate setbacks to neighbouring properties can be achieved.
- Whether adjoining properties have buildings such as garages located at the rear.
- The prevailing number of storeys on dwellings adjoining the site and within the immediate neighbourhood.

Building bulk and scale

It is policy to:

- Ensure that the scale and bulk of buildings respects the prevailing mass and scale of adjacent properties and wider neighbourhood.
- Ensure that overall building bulk is minimised by providing articulation, selecting appropriate roof forms, pitches and building materials.
- Ensure that elevations are well articulated and graduated to avoid “box like” multi-storey designs and associated visual bulk.
- Ensure that buildings have adequate horizontal articulation where this is the prevailing character of the street.

- Ensure that where dwellings are attached across a site and each dwelling has its own street frontage, the cumulative bulk of the development is considered.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Whether the building is articulated from a horizontal and/or vertical perspective.
- Whether the floor area of the upper floor is less than the floor area of the lower floor of the building.
- The presence of commercial buildings in the immediate vicinity which provide a context for the development.
- Whether the impact of building bulk is minimised through significant existing or proposed vegetation.
- Whether the impact of building bulk is minimised through significant setback.
- A variation in materials, colours and finishes between ground and upper floors which may provide alternative means of articulation.

Site coverage

It is policy to:

- Ensure that site coverage is low to reflect the garden character of Glen Eira's residential areas.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The practicality of achieving site coverage requirements due to the size and shape of the site, particularly on lots of less than 300 square metres.

Landscaping

It is policy to:

- Ensure the garden character of Glen Eira is maintained by providing front yard garden space which can support canopy tree planting.
- Ensure that new developments are designed to retain healthy and valued vegetation and street trees.
- Ensure that the design and siting of residential developments do not cause adverse effects on the trees of neighbouring properties.
- Ensure that where significant trees have been removed in the 12 months prior to the application being made, that trees advanced in growth that will mature to a similar size are planted in a similar location.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Safety issues resulting from retaining trees.
- Whether adequate sized open space and setbacks are provided for the growth of trees.
- Measures to protect trees during construction.
- An arborist's report, if required.

Side and rear setbacks

It is policy to:

- Ensure that side setbacks reflect the surrounding streetscape character by ensuring that space is preserved between buildings reflecting the rhythm of dwellings in the street.
- Provide adequate rear setbacks in minimal change areas that allow for the planting of substantial vegetation, provide adequate separation between neighbouring dwellings and preserve the sense of “openness” in the rear of properties.
- Ensure that the design and siting of duplex style or side by side development creates the appearance of spaces between the buildings by ensuring that where walls adjoin boundaries they are set further back on the lot than the main façade of the dwelling.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The practicality of achieving side and rear setback requirements due to the size and shape of the site, particularly on lots of less than 300 square metre or on a corner lot.
- Whether setback reductions impact on any existing trees or the ability to plant mature canopy trees where these make an important contribution to the character of the surrounding neighbourhood.
- Whether adjoining properties have buildings such as garages along or within close proximity to the boundary.
- Whether the proposal respects the prevailing rhythm of buildings and the space between them.

Private open space

It is policy to:

- Ensure that the amount, location and width of private open space provided at ground level reflects the open space and garden character of Glen Eira’s residential areas.
- Ensure the provision of private open space areas are of a sufficient size and width to enable the retention of existing significant trees and other vegetation and allow for the planting of new canopy trees.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The ability of private open space to accommodate mature canopy trees consistent with the surrounding neighbourhood.
- Whether the private open space is a suitable size and shape to protect the open character of minimal change areas.
- Whether a reduction in private open space will be in keeping with the character of the surrounding neighbourhood.

22.08-3.4 Preferred neighbourhood character

It is policy to:

- Ensure that all developments respect and enhance the prevailing character elements identified for each character area.

22.08-4 Policy references

28/05/2015
C107

Glen Eira Neighbourhood Character Review 2006 (2014 Update) Final Report November 2014, Planisphere.

Housing and Residential Development Strategy, Glen Eira City Council, 2002

Urban Character Study, Anne Cunningham and Anne Keddie, 1996