

## KEY EXISTING CHARACTERISTICS

- Architecture is predominantly post-war 1950s brick and timber dwellings and 1960s – 1980s double and triple fronted cream or dark brick veneers with pitched roofs, and some contemporary infill.
- Building materials are predominantly brick or timber with tiled roofs.
- Dwellings are predominantly 1-2 storeys detached with some semi-detached infill (units and townhouses).
- Front setbacks are predominantly 6-7m in depth, with 1-3m setbacks from both side boundaries. There are some areas with reduced front setbacks generally when buildings are sited on an angle to the street. Rear setbacks vary from 5-15m. New developments and units have smaller rear setbacks.
- Garages or carports are located behind the dwelling, usually along one side boundary with a single crossover.
- Front fences are non-existent or generally unobtrusive and low (up to 1.2m). There are some pockets where open frontages are predominant. Side fences extend to the front of the properties.
- Gardens are established with a mixture of native and exotic vegetation, lawns and shrubs with canopy trees.
- Road treatments are sealed, with upstanding kerbs and footpaths on both sides.
- Street trees are predominantly native with some avenues of exotic trees.
- Topography is flat to rolling.
- The precinct surrounds a residential area noted for its significant vegetation, and abuts areas with vegetation significance (to the north and east).

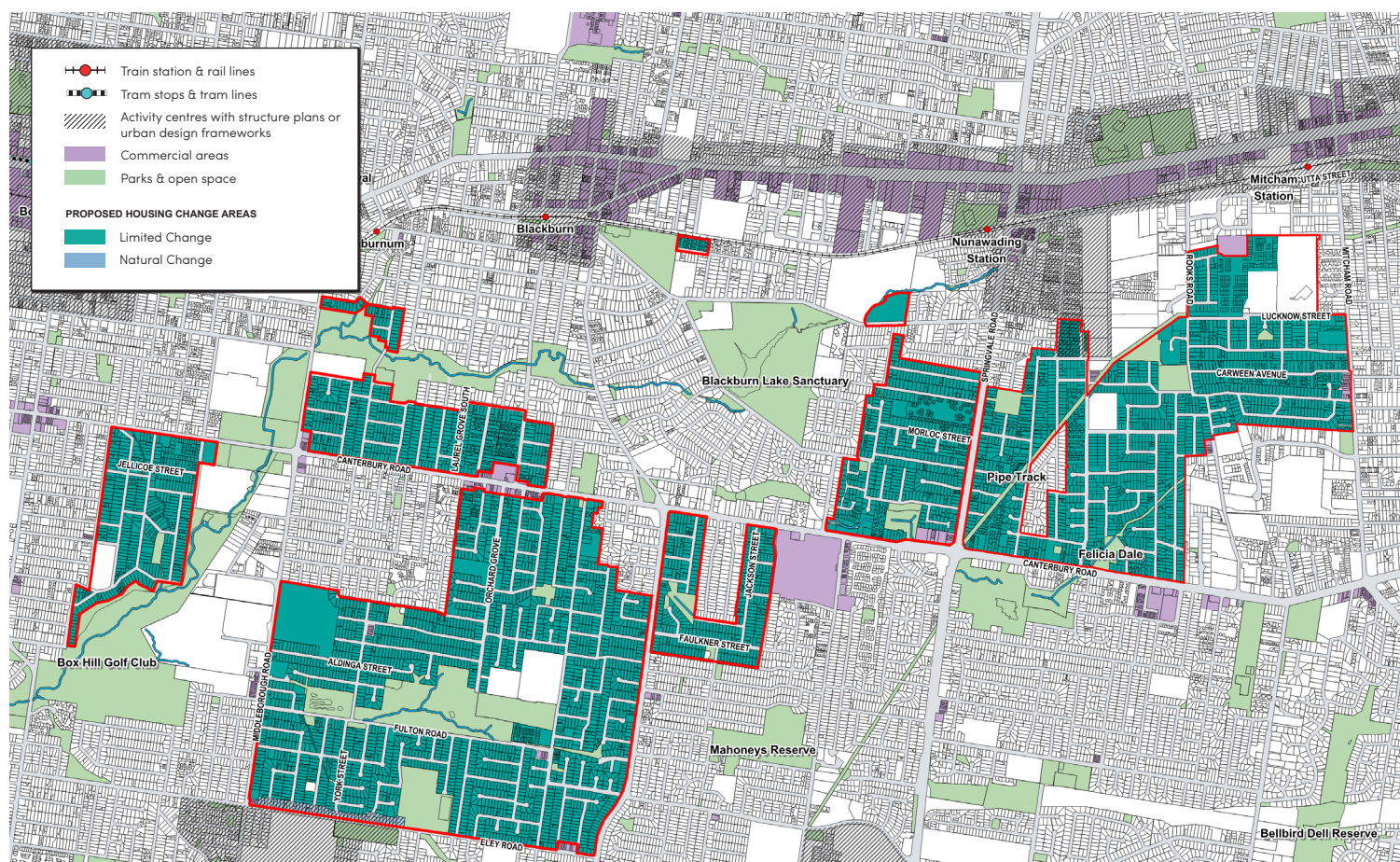
## PREFERRED CHARACTER STATEMENT

The low scale, pitched roof dwellings will sit within established garden settings that contain substantial vegetation including native and exotic canopy trees. The dominance of remnant indigenous eucalypts is retained and enhanced.

Properties abutting or situated close to Gardiners Creek, the Blackburn Creeklands and Wurundjeri Walk, or with interface to Bush Environment areas will contain substantial vegetation, and development will be sited so that the overall visibility of buildings is minimised when viewed from the open space corridors.

New buildings will occasionally be built to one side boundary, however the rhythm of dwelling spacing appears regular from the street. In areas where timber predominates, new buildings utilise complementary materials. The impression of the streetscape will be of informality and openness due to a frequent lack of front fencing or low, unobtrusive fences, and the landscaped setting.

The landscape character of the area will be enhanced through the planting and growth of new vegetation, including large shrubs and tall canopy trees.



## BUSH SUBURBAN PRECINCT 3 GUIDELINES

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
GARDENS & LANDSCAPING	<i>To maintain and strengthen the garden setting of the dwellings and the tree canopy of the neighbourhood.</i>	<ul style="list-style-type: none"> <li>Retain established or mature trees and provide for the planting of new canopy trees and substantial vegetation.</li> <li>Locate footings and paved areas outside the root zone of established trees.</li> <li>Prepare and implement a landscape plan that includes substantial trees and vegetation.</li> <li>Buildings should not exceed 40% site coverage.</li> <li>Provide at least 40% of the site as permeable surface.</li> <li>Provide for two ground level areas with minimum dimensions of 5m x 5m, for open space to accommodate substantial trees.</li> <li>Plant at least two canopy trees with a minimum mature height of 12 metres per dwelling.</li> <li>Open space areas should be oriented to the north wherever possible.</li> </ul>	<p>Removal of large, established trees.</p> <p>Loss of established vegetation.</p> <p>Inadequate space for trees/planting around buildings.</p> <p>Use of an easement or service area for the provision of space for a canopy tree.</p>
	<i>To minimise the loss of front garden space and the dominance of car parking structures.</i>	<ul style="list-style-type: none"> <li>Provide only one vehicular crossover per typical site frontage.</li> </ul>	<p>Car parking structures that dominate the façade or view of the dwelling from the street.</p> <p>Creation of new crossovers and driveways, or wide crossovers.</p> <p>Excessive areas of hard paving and driveways.</p>
	<i>To maintain the sense of openness and visibility of tree canopies in rear gardens.</i>	<ul style="list-style-type: none"> <li>Buildings should not exceed the dominant tree canopy height.</li> <li>Landscape plans for new developments should include canopy trees in rear gardens.</li> </ul>	<p>Bulky development dominating the tree canopy.</p> <p>Lack of space for large trees.</p>
	<i>To ensure the provision of permeable and useable private open space for new dwellings.</i>	<ul style="list-style-type: none"> <li>In addition to any new balconies or rooftops, private open space with a minimum dimension of 5m x 5m for each dwelling should be provided.</li> <li>Private open space should be oriented to the north wherever possible and accommodate garden planting.</li> </ul>	Inadequate permeable private open space.
	<i>To ensure the spacing and density of dwellings is managed to accord with housing objectives.</i>	<ul style="list-style-type: none"> <li>The minimum subdivision area should be 320 sq. m.</li> <li>A permit is required for the construction or extension of one dwelling on a lot that is less than 500 sq. m. Development of single dwellings on lots smaller than 500 sq. m. should only be approved if all other guidelines are satisfied.</li> </ul>	Lot sizes and development that does not meet the other neighbourhood character Guidelines.
SITING	<i>To maintain and reinforce the rhythm of spacing between and around buildings, and the alignment of buildings along the street.</i>	<ul style="list-style-type: none"> <li>New buildings should be setback to reflect the prevailing front setbacks.</li> <li>Set back buildings a minimum of 1m from one side boundary, and 3m from the other side boundary.</li> <li>Setback buildings a minimum of 5m from the rear boundary.</li> <li>Provide a separation of at least 3-4 metres between dwellings on the same site to accommodate vegetation.</li> <li>Carports, garages or outbuildings should be setback a minimum of 1m from the front façade of a dwelling fronting the street, with no walls on a boundary.</li> </ul>	<p>Loss of front garden space and / or consistent front setback patterns.</p> <p>Inconsistent siting patterns and a lack of space around buildings.</p>
PARK INTERFACE	<i>To ensure that new development provides a positive interface with any adjoining parks and open space.</i>	<ul style="list-style-type: none"> <li>Design new buildings to provide a façade to any adjacent parkland to enable casual passive surveillance of the public space.</li> <li>Buildings should be setback from the interface boundary so as not to dominate or appear overbearing from within the parkland.</li> </ul>	Blank walls fronting parkland space.
BUILDING HEIGHT & FORM	<i>To ensure that buildings and extensions do not dominate the streetscape.</i>	<ul style="list-style-type: none"> <li>Buildings should not exceed two storeys (8m) in height.</li> <li>Roof forms should incorporate eaves.</li> </ul>	<p>Buildings that appear to exceed the predominant height of buildings in the street by more than one storey.</p> <p>Lack of eaves.</p>
MATERIALS & DESIGN DETAIL	<i>To encourage building detailing that reflects, without mimicking, the details of buildings in the area.</i>	<ul style="list-style-type: none"> <li>Articulate the facades of buildings with the use of recesses, verandahs, balconies, window openings and variations in materials and colours.</li> <li>In areas where weatherboard predominates, incorporate weatherboard or render into the building façade.</li> </ul>	<p>Blank walls and facades.</p> <p>Mock historical styles and 'reproduction' detailing.</p>
FRONT FENCING	<i>To retain views to dwellings and gardens, and complement the predominant style of front boundary delineation in the street</i>	<ul style="list-style-type: none"> <li>No front fence or a low open style front fence up to 1m height. Utilise vegetation as an alternative to fencing where possible.</li> <li>On main roads, higher front fences (up to 1.8m) may be constructed where they provide at least 50% permeability.</li> </ul>	High, solid front fencing.