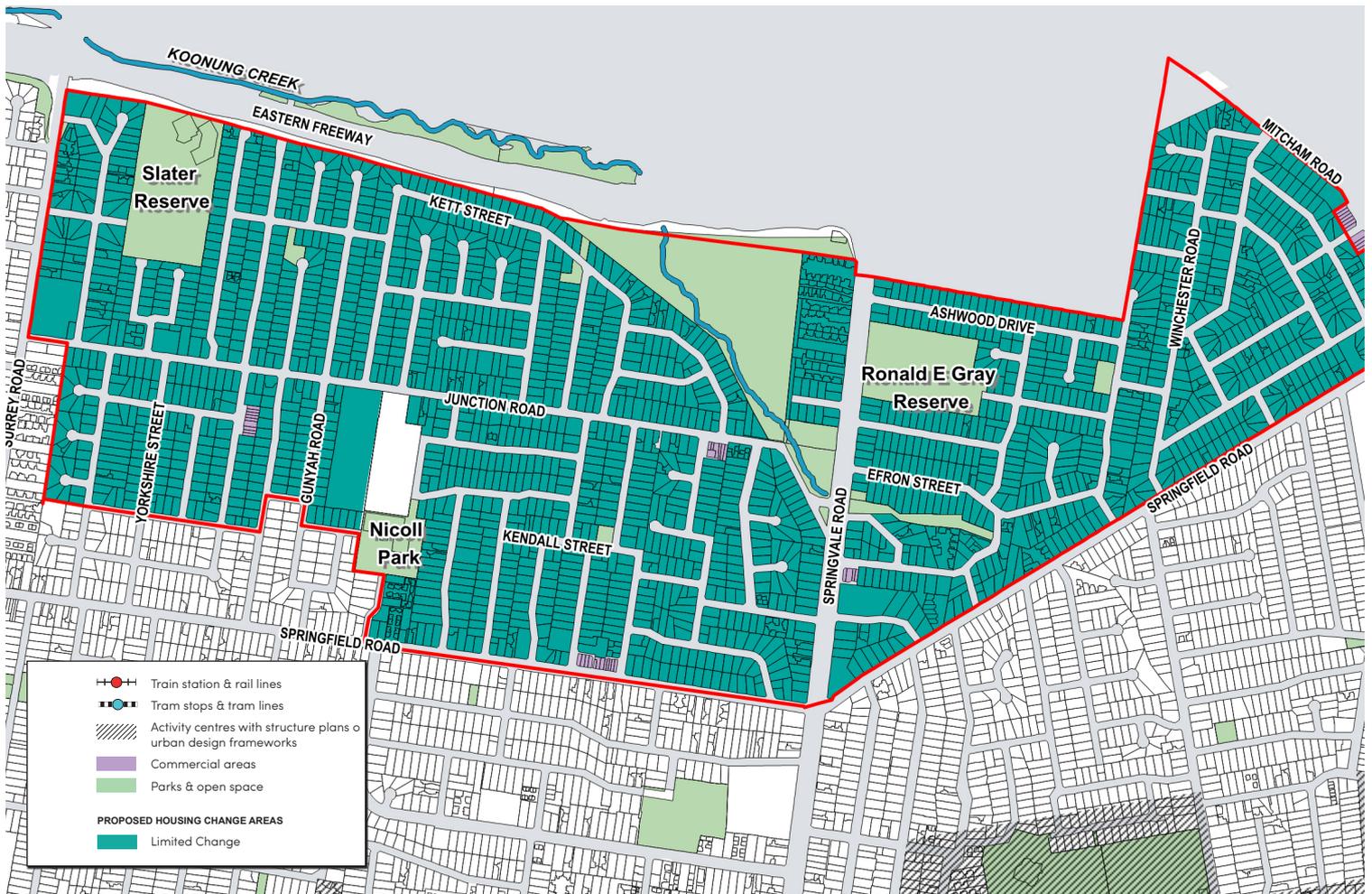


KEY EXISTING CHARACTERISTICS

- Predominantly 1960s double or triple fronted dwellings, with post-war 1950s to 1980s and contemporary infill.
- Materials are generally brick and timber, with tiled roofs.
- Dwellings are predominantly single storey and detached with some two storey infill.
- Front setbacks are between 4-8m with 1m and 3-4m side setbacks. Rear setbacks are approximately 5 to 10m. Properties abutting the creek have larger rear setbacks up to 16m.
- Garages usually located to the rear of the dwelling, close to a side boundary with single crossovers.
- Front fences are generally nonexistent or planted with vegetation. There are some properties with low (up to 1.2m) brick or timber fences, which allow views from the street of front gardens, including lawn areas.
- Gardens are established and generally heavily planted with native and exotic plants, consisting of shrubs, garden beds, lawns and canopy trees.
- Road treatments are sealed with upstanding kerbs and footpaths to both sides.
- Street trees are regularly planted with mixed species and sizes.
- The topography of the area is predominantly rolling, falling to Koonung Creek.

PREFERRED CHARACTER STATEMENT

Modest, low scale dwellings sit within well-established garden settings, including substantial native shrubs and tall canopy trees. Generous sized front and side setbacks will be maintained, allowing sufficient space for the continued planting and growth of new vegetation. The spaciousness of the area will be further complemented by the absence of front fencing, or low open style front fences, allowing views into front gardens. Properties abutting and close to parklands and the Koonung Creek Trail will reflect and contribute to the landscape character of the creek corridor, incorporating large canopy trees and native vegetation. Street trees further contribute to the vegetation dominated character of the area.



BUSH SUBURBAN PRECINCT 5 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"> Retain established or mature trees and provide for the planting of new canopy trees and substantial vegetation. Locate footings and paved areas outside the root zone of established trees. Prepare and implement a landscape plan that includes substantial trees and vegetation. Buildings should not exceed 40% site coverage. Provide at least 40% of the site as permeable surface. Provide for two ground level areas with minimum dimensions of 5m x 5m, for open space to accommodate substantial trees. Plant at least two canopy trees with a minimum mature height of 12 metres per dwelling. Open space areas should be oriented to the north wherever possible. 	<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"> Provide only one vehicular crossover per typical site frontage. 	<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"> Buildings should not exceed the dominant tree canopy height. Landscape plans for new developments should include canopy trees in rear gardens. 	<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"> 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. Private open space should be oriented to the north wherever possible and accommodate garden planting. 	<p>Inadequate permeable private open space.</p>
	<i>To ensure the spacing and density of dwellings is managed to accord with housing objectives.</i>	<ul style="list-style-type: none"> The minimum subdivision area should be 320 sq. m. 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. 	<p>Lot sizes and development that does not meet the other neighbourhood character Guidelines.</p>
SITING	<i>To maintain and reinforce the rhythm of spacing between and around buildings, reflect the preferred character and the alignment of buildings along the street.</i>	<ul style="list-style-type: none"> New buildings should be setback to reflect the prevailing front setbacks. Set back buildings a minimum of 2m from one side boundary. Any wall on the boundary should be setback a minimum of 6m from the front building façade and occupy no more than 60% of the total length of that boundary. Provide a separation of at least 3-4 metres between dwellings on the same site to accommodate vegetation. Carports, garages or outbuildings should be setback a minimum of 1m from the front façade of a dwelling fronting the street. 	<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> <p>Lack of spacing between multiple dwellings on a site.</p>
SENSITIVE LANDSCAPE ENVIRONS	<i>To ensure building siting makes a positive contribution to adjacent Koonung Creek environs.</i>	<ul style="list-style-type: none"> Minimise the visual impact of development on the adjacent sensitive landscape area. Building design should respond to the topography and minimise the need for cut and fill. Provide landscape plans that incorporate substantial use of indigenous and native trees and vegetation to reflect that in the adjacent sensitive landscape area. Minimise site coverage and hard surfaces on sites adjoining sensitive landscape environs. 	<p>Buildings that are visually dominant when viewed from within the sensitive landscape.</p> <p>Buildings that do not respond to the topography.</p> <p>Excessive site coverage and hard surfaces that leave inadequate space for trees and vegetation to complement the sensitive landscape environs.</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"> Design new buildings to provide a façade to any adjacent parkland to enable casual passive surveillance of the public space. Buildings should be setback from the interface boundary so as not to dominate or appear overbearing from within the parkland. 	<p>Blank walls fronting parkland space.</p>
BUILDING HEIGHT & FORM	<i>To ensure that buildings and extensions do not dominate the streetscape.</i>	<ul style="list-style-type: none"> Buildings should not exceed two storeys in height. Upper levels should be setback to allow views between dwellings Roof forms should incorporate eaves. 	<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"> Articulate the facades of buildings with the use of recesses, verandahs, balconies, window openings and variations in materials and colours. 	<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"> No front fence or an open style front fence up to 1m height. Utilise vegetation as an alternative to fencing where possible. On main roads, higher front fences (up to 1.8m) may be constructed where they provide at least 50% permeability. 	<p>High, solid front fencing.</p>