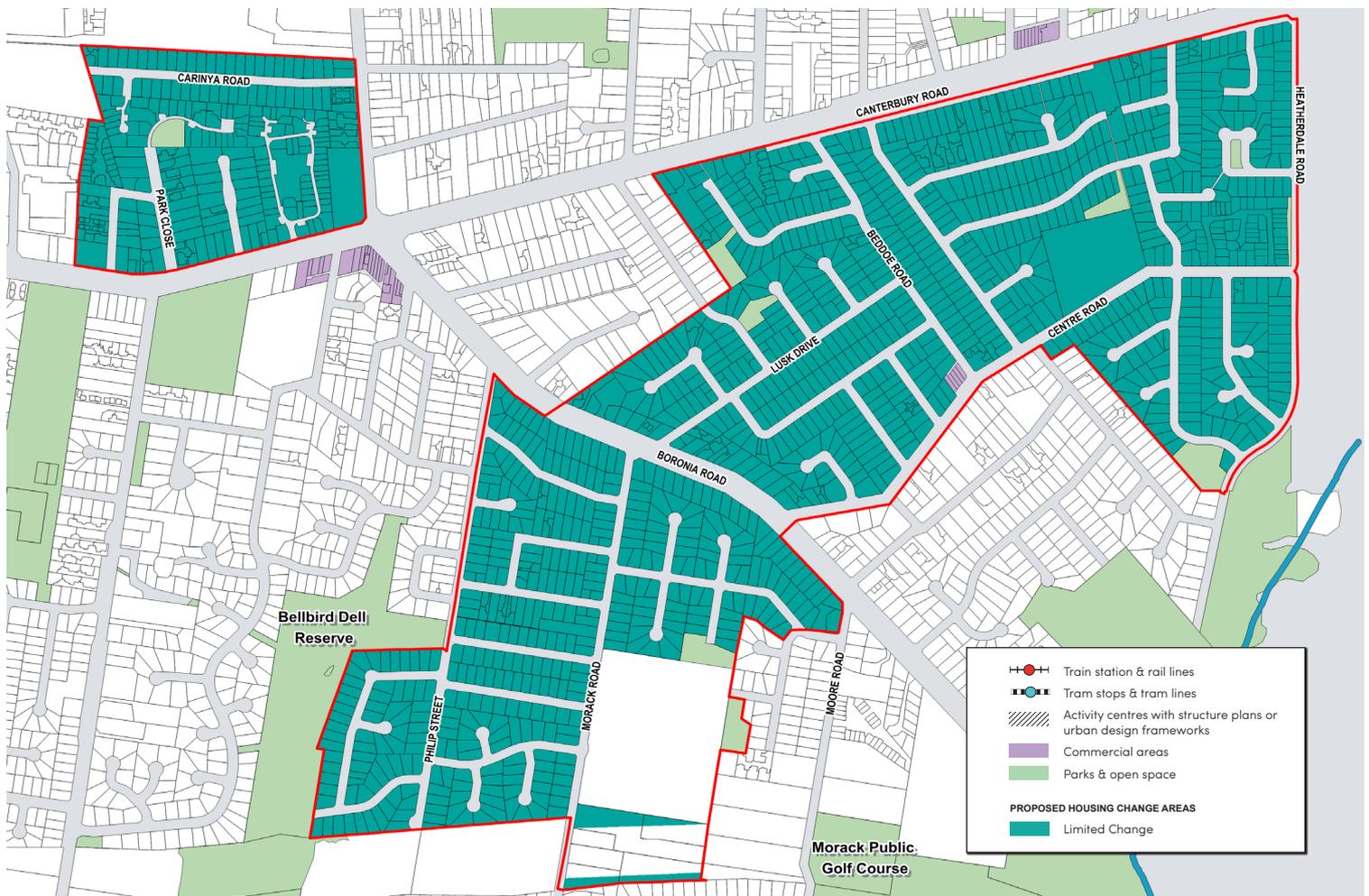


**KEY EXISTING CHARACTERISTICS**

- Architectural style is a mix of post-war 1950s through to 1980s dwellings, with some contemporary infill.
- Materials are a mix of brown brick and timber, with tiled roofs.
- There is a mix of dwelling heights, including double storey and split level dwellings. Dwellings are predominantly detached with some semi-detached infill (units and townhouses).
- Front setbacks are generally 4-8m deep, with 1-3m side setbacks from both side boundaries. Some areas have larger front setbacks of 9m or greater. Rear setbacks vary from 5-16m, with new developments often having the smaller of the rear setbacks.
- Garages and carports are generally located behind the dwelling, along the side boundary with a single crossover.
- Front fences are non-existent or generally unobtrusive and low (up to 1.2m) and generally constructed of brick, masonry, timber or planted with vegetation.
- Gardens are well-planted, comprising a mixture of native and exotic vegetation, lawns and shrubs with large mature canopy trees, including native gums that provide a significant contribution to the bush canopy of the area.
- Roads are sealed with upstanding kerbs and footpaths on both sides.
- Street trees are predominantly mixed species with regular spacing and of mixed sizes.
- The topography of the area is predominantly rolling but with hilly areas to the east towards the Dandenong Creek valley.
- Interfaces with SLO area.

**PREFERRED CHARACTER STATEMENT**

The modest dwellings will sit within established bushy garden settings that contain substantial vegetation, including large trees. Buildings will continue to be partially hidden behind vegetation, and adhere to the regular setback patterns of the street. The streetscape will retain an informal character due to the lack of front fencing and dominant landscape surroundings. The tall, native eucalypts in streets and private gardens will continue to provide a significant contribution to the tree canopy across the precinct. Properties abutting and close to the Dandenong Creek parklands will contain more trees that complement the creek-side landscape.



# BUSH SUBURBAN PRECINCT 7 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 canopy 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>	<p>Inadequate permeable private open space.</p>
MINIMUM LOT SIZE	<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>	<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, 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>Buildings should be set back from each side boundary by between 1m and 3m.</li> <li>Buildings should be set back a minimum 5m from the rear boundary.</li> <li>Provide a separation of at least 3-4m 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> <p>Lack of spacing between multiple dwellings on a site.</p>
SENSITIVE LANDSCAPE ENVIRONS	<i>To ensure buildings make a positive contribution to adjacent Dandenong Creeklands and sensitive landscape environments.</i>	<ul style="list-style-type: none"> <li>Minimise the visual impact of development on the adjacent sensitive landscape area.</li> </ul>	<p>Buildings that are visually dominant when viewed from within the sensitive landscape.</p>
		<ul style="list-style-type: none"> <li>On sites adjacent to the Dandenong Creeklands building design should respond to the topography and minimise the need for cut and fill.</li> <li>Provide landscape plans that incorporate substantial use of indigenous and native trees and vegetation to reflect that in the adjacent sensitive landscape area.</li> <li>Minimise site coverage and hard surfaces on sites adjoining the Dandenong Creeklands.</li> </ul>	<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"> <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>	<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"> <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> </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 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>	<p>High, solid front fencing.</p>