

**KEY EXISTING CHARACTERISTICS**

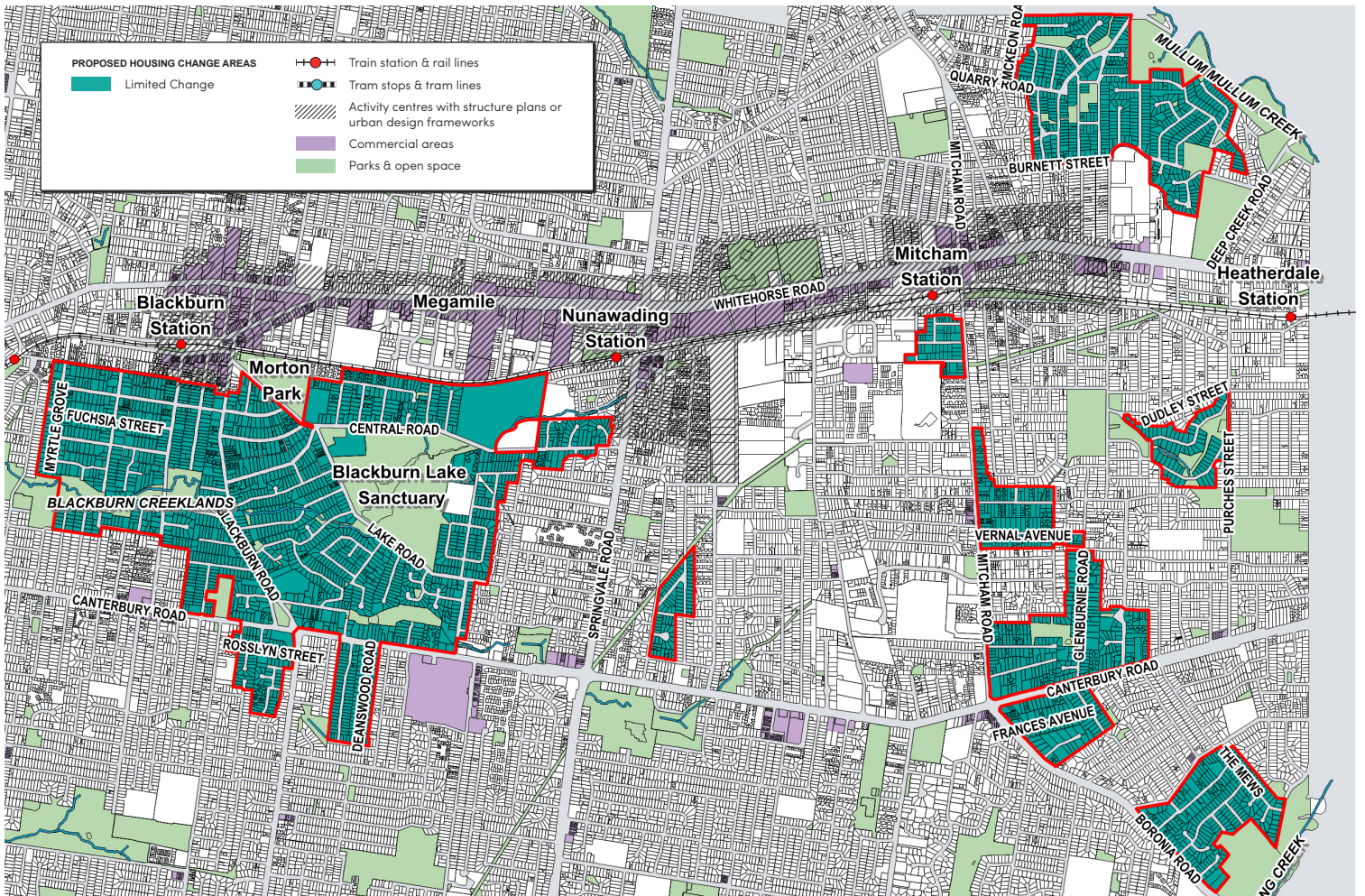
- Architectural style in the area is mixed, and includes pre-WWII (including heritage significant bungalow dwellings), post-war, 1940s, 1950s and contemporary infill styles.
- Materials are a mix of brick and timber with predominantly tile roofs.
- There is a variety of dwelling heights with occasional double storey and split level dwellings. Buildings are generally detached with limited semi-detached infill (units).
- Dwellings are generally setback at least 6-8m from the frontage with 1-3m side setbacks from both side boundaries. Rear setbacks are usually generous and range from 7-20m. New and infill developments usually have reduced setbacks.
- Garages or carports are nonexistent or sited behind dwellings and hidden from the front setback with single crossovers.
- Front fences are nonexistent, planted with vegetation or low (up to 1.2m). Side fences in the front setback area are transparent and do not dominate the gardens.
- Gardens are bushy and informal with predominantly native/indigenous species and large canopy trees. The appearance of vegetated garden areas around buildings is an important feature of this precinct.
- Roads are predominantly sealed with informal streetscape treatment and no footpaths. Some streets consist of less formal road and footpath treatment.
- Street trees contribute to the bushy character of streets and are informal and predominantly native/indigenous.
- The topography of the area is rolling with some hilly areas.

**PREFERRED CHARACTER STATEMENT**

The streetscapes will be dominated by vegetation with subservient buildings frequently hidden from view behind vegetation and tall trees. The buildings will nestle into the topography of the landscape and be surrounded by bush-like native and indigenous gardens, including large indigenous trees in the private and public domains.

Buildings and hard surfaces will occupy a very low proportion of the site. They will be sited to reflect the prevailing front, rear and side setbacks. The larger rear setbacks will accommodate substantial vegetation including large canopy trees. The bushy environs are complemented by a lack of front fencing and street trees. Properties abutting and close to creeks and lake environs will contain more indigenous trees and shrubs that act in part as wildlife corridors.

This precinct is identified for the lowest scale of intended residential growth in Whitehorse (Limited Change area) and the preservation of its significant landscape character and environmental integrity is the highest priority.



# BUSH ENVIRONMENT PRECINCT GUIDELINES

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
SENSITIVE LANDSCAPE ENVIRONS	<i>To ensure buildings make a positive contribution to adjacent creeklands and bushland reservations and areas of environmental or landscape significance, and other sensitive landscape environs.</i>	<ul style="list-style-type: none"> <li>Minimise the visual impact of development on the adjacent sensitive landscape area.</li> <li>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 sensitive landscape environs.</li> </ul>	<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"> <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.
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 650 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.
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> </ul>	<p>Removal of large, established trees.</p> <p>Loss of established vegetation.</p>
	<i>To maintain and strengthen the bush dominated setting of the dwellings.</i>	<ul style="list-style-type: none"> <li>Prepare and implement a landscape plan that includes native and / or indigenous vegetation and trees.</li> <li>In sites where a Significant Landscape Overlay (SLO) applies (excluding SLO4 and SLO8), the permeable surface, open space and site coverage requirements must be in accordance with the requirements of the SLO.</li> <li>Provide at least 40% permeable surface unless otherwise specified within an SLO applicable to the site.</li> <li>Site coverage should not exceed 40% unless otherwise specified within an SLO applicable to the site.</li> <li>Provide for at least 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, with at least one tree provided in the rear setback per dwelling.</li> <li>Open space areas should be oriented to the north wherever possible.</li> </ul>	<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> <li>Hard paving for car parking should be minimised and substituted with permeable surfaces where possible.</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>
SITING	<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 (above 8m in height) in rear gardens.</li> </ul>	<p>Bulky development dominating the tree canopy.</p> <p>Lack of space for large trees.</p>
	<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>Set back buildings from front, side and rear boundaries in accordance with the SLO that applies to the site.</li> <li>No walls are to be constructed on boundaries, unless specified in the SLO that applies to the site.</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>	Inconsistent siting patterns and a lack of space around buildings.
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 (or maximum 8 metres).</li> <li>Roof forms should incorporate eaves.</li> </ul>	<p>Buildings that exceed two storeys.</p> <p>Lack of eaves.</p>
MATERIALS & DESIGN DETAIL	<i>To encourage a building detailing that complements the landscape character of the area and ensures that the landscape dominates.</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>Building materials, finishes and colours that dominate the streetscape</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 in height. Utilise vegetation as an alternative to fencing where possible.</li> </ul>	High or solid front fencing.