







# 7.14. Urban Canopy 2 (formerly Bush Garden West & South)

## PRECINCT DESCRIPTION

The Urban Canopy 2 (UC2) precinct consists of two small areas in Macleod (VC Estate), and Rosanna (Elliston Estate).

The precinct is characterised by large native and indigenous trees, often Eucalyptus, that provide a backdrop for predominantly post war detached dwellings in a native garden setting. The land has a sloping topography.

Dwellings are predominantly modest post war, 1960's and 1970s buildings with some more recent modern developments. Increasing numbers of original houses are being replaced by new contemporary developments in the VC Estate. In the Elliston Estate, the original single storey 1970's dwellings remain with some small second storey extensions.

Front and side setback are generally consistent and allow room for landscaping and trees. Side driveways and garages are provided, often as part of the building design or a garage/car port adjacent to the dwelling.

Front gardens are predominantly a combination of native trees and shrubs with some areas of lawn. The area has a strong treed character, with both canopy and understory vegetation that includes mature Eucalypts on public and private land.

Front fences are not always present, with gardens often extending beyond the property boundary to the footpath or kerb. Occasional low basalt or sleeper retaining walls define front boundaries.



# EXISTING CHARACTERISTICS

**Architectural style**



- VC Estate features mixed housing stock of mostly post war dwellings from 1950s-1970s, some inter-war buildings and more recent modern development
- Elliston Estate consists of mostly 1970's housing interspersed with more recent dwellings

**Subdivision pattern**



- VC Estate features unusual diagonal subdivision pattern with triangulated reserves.
- Elliston is a set of streets protruding from a main road and extending to the Rosanna Parklands.

**Topography and ridgelines**



- The land slopes down towards the Salt Creek (Rosanna) and the MacLeod railway station.

**Dwelling type**



- Elliston Estate reflects the main design elements of the 1970s era, including flat roofs, low wall heights, vertical window proportions.
- The VC Estate, are hipped roof with narrow boxed eaves.

**Materials and form**



- Elliston - earthy, muted palette of face brick walls of brown, tan or clinker brick, with timberwork - stained or painted finish
- VC Estate – older dwelling tend to be weather board (white) or brick (warm brown tones), new dwellings a mix of brick and other materials in cool greys and browns

**Setbacks**



- Front setbacks are generally 7 – 9metres.
- Side setbacks are generally 1 and 3 metres

**Height**



- 1-2 storey

**Vehicle storage and access**



- Car parking often located to the side

**Garden styles**



- Elliston Estate gardens are predominantly a combination of native trees and shrubs with some areas of lawn, boulders often define garden beds,
- VC Estate gardens include a mix of exotic and native plants however overall character is of a native garden setting

**Vegetation Cover**



- In Elliston Estate front fences often absent with gardens often extending to the kerb, an increasing mix of low and high fencing and occasional low basalt or sleeper retaining walls define front boundaries.
- Generally low or no fencing in VC Estate

**Front fencing**



- No footpaths or overhead power lines in the Elliston estate
- Concrete footpaths within generous grassed roadside reserves in VC Estate

**Public realm**



- Elliston - predominantly native and indigenous trees and shrubs, mature Eucalypts remain
- VC Estate – generally native, includes mature Eucalypts on public and private land

## KEY THREATS IN UC2

- Removal of indigenous canopy trees and subsequent decreased planting of indigenous or native trees and understorey vegetation and increased use of non-native vegetation.
- Buildings that dominate the streetscape and backdrops, or are inappropriate due to scale, architectural style, form or building materials.
- Construction of front fences.
- The incremental increase and visual dominance of vehicle crossovers, driveways and car parking spaces in the streetscape.

## UC2 PREFERRED CHARACTER STATEMENT

Development in the Urban Canopy 2 precinct integrates with and sensitively respects the existing character of dwellings sitting beneath a canopy of indigenous and other native vegetation. This is achieved through an emphasis on protecting trees and vegetation throughout sites that sit below large trees, with space around and between dwellings to create an attractive, well landscaped setting.

New development reflects the low scale using simple building forms and low pitched or flat roofs. Excavation and building envelopes are minimised to enable enough space for canopy trees to be planted and become established. New dwellings are carefully positioned consistent with the predominant front setback in the streetscape with sufficient space for shrubs and tree planting. The open front boundary treatments are maintained by having no front fences and using vegetation to screen and soften dwellings. Space for retention and planting of large canopy trees in the rear of the dwelling assists with the maintenance of the tree canopy. Buildings do not detract from the surrounding tree canopy and the scenic and environmental qualities of ridgelines.

Existing canopy trees are retained with space around them to thrive. Informal gardens are encouraged using indigenous and native trees and plants. Street trees, as well as the views of trees on private property from the street are protected and enhanced.

Dwellings utilise natural materials and colours of muted tones that reflect the surrounding environment and vegetated landscape setting. Developments are designed with only one single width crossover and a driveway that is softened with curves and vegetation and pervious surfaces. Basement ramps, carports, garages and open car parking spaces do not dominate the streetscape.

Urban Canopy 2 is within a **minimal** change area and is subject to environmental or heritage controls. Development is anticipated to consist of single dwellings that reflect the existing neighbourhood character and integrated with and are sensitively designed to respect the character of these locations.

## URBAN CANOPY 2 OBJECTIVES

**All areas**

- To maintain and enhance the native vegetation dominated vistas, streetscapes and backdrops, retain remnant indigenous vegetation, and encourage the replanting of indigenous plants.
- To ensure new development reflects the design elements including the form and style of development in the surrounding precinct.
- To maintain and strengthen the spaciousness and landscaped character by maintaining consistency of adjoining front setbacks with sufficient space to enable tree planting in front and rear gardens.
- To minimise excavation, and the dominance of vehicle access, carports and garages as viewed from the street.
- To maintain the views of gardens and trees from the street through providing no front fences.

**City Wide**

- To ensure that developments on or near ridgelines retain existing trees, sit below the tree canopies, minimise excavation, and enable further tree planting to form a continuous canopy, so that the scenic quality is maintained and enhanced.
- To ensure development adjacent to parks and open spaces provides an active façade to improve safety and engagement with the public realm.
- **To ensure development adjoining or adjacent to a heritage place is respectful of the significance, character, scale, setbacks, and form of the heritage place**

# URBAN CANOPY DESIGN GUIDELINES

| Change Area | Design Response |
|---|---|
| **Building Form and Materials** | |
| **All areas** | • Design development to reflect the existing building height of up to two storeys.<br>• In the VC Estate, design development to reflect the main design elements of surrounding dwellings, including hipped roofs with narrow, boxed eaves.<br>• In the Elliston Estate, design development to reflect the main design elements of surrounding dwellings, including flat roofs, low wall heights and vertical window proportions.<br>• Ensure wall and roof materials blend with existing materials in the streetscape and vegetated landscape setting.<br>• Recess second storey portions of buildings from ground level wall surfaces, incorporate within roof spaces where possible and minimise in height.<br>• Ensure variation between each dwelling in a development that faces the street through varied roof pitches, window and door placement, materials, façade articulation and other design detailing.<br>• Design site services, including utility meters and mailboxes, to be integrated within the design of the development and co-located where possible to minimise their visual impact on the street.<br>• Locate and screen site services, including air conditioning units, hot water systems, rainwater tanks, solar panels, storage sheds and bin storage areas to minimise their visual impact on the street and adjoining properties.<br>• Minimise the need for cut and fill through careful siting of development.<br>• Design and site new buildings at or near ridgelines so that cut and fill is minimised and the building sits below the height of trees along the ridgeline.<br>• Use muted colours and tones, and non-reflective materials in new buildings at or near ridgelines. |

| Change Area | Design Response |
|---|---|
| **Siting and Setbacks** | |
| **All areas** | • Locate dwellings in line with the predominant front setback of dwellings along the street with sufficient space for the planting of canopy trees and understorey vegetation.<br>• For corner sites, transition the front setback of a dwelling facing the side street between the predominant setback along the side street, and the side setback of the dwelling facing the front street.<br>• Set buildings back a minimum of 3 metres from one side boundary and 1 metre from the other side boundary to enable the planting and mature growth of small to medium canopy trees and understorey vegetation.<br>• Set buildings back a minimum of 5 metres from the rear property boundary to enable the planting and growth of medium to large canopy trees and understorey vegetation.<br>• Provide a minimum of 5 metres separation between each dwelling to allow for the planting and growth of small to medium canopy trees and understorey vegetation.<br>• Locate secluded private open space behind the line of the dwelling that faces the street with a minimum area of 60 square metres and minimum dimension of 4.5 metres to enable the planting and growth of medium canopy trees and understorey vegetation.<br>• Ensure building site coverage does not exceed 35 per cent to enable the planting, growth and retention of vegetation.<br>• Minimise hard surface areas where possible to achieve a minimum site permeability of 55 per cent.<br>• Design buildings at the rear of a site to follow the topography of the land and respond sensitively to each interface with generous side and rear setbacks that are screened with vegetation. |
| **Landscaping** | |
| **All areas** | • Retain existing trees wherever possible. If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for offset planting of indigenous or native trees that will grow to a mature height similar to the mature height of the tree to be removed.<br>• Provide one medium to large indigenous or native canopy tree for every 200 sqm. of site area including at least one large canopy tree in the front setback, **until the tree planting ratios are reviewed as part of the RDF in which case the updated ratios will prevail**.<br>• Minimise large areas of lawn within front setbacks by incorporating landscaping that comprises a mix of native or indigenous canopy trees and understorey vegetation.<br>• Use curved garden beds within front setbacks to enable better softening of hard surface areas and opportunities for tree planting.<br>• Provide a 1 metre wide landscape strip along the length of any shared driveway adjacent to the fence line.<br>• Use appropriate tree species and carefully selected planting locations to avoid canopy or root conflicts with overhead wires, easements and existing trees.<br>• If there is no street tree within the frontage of a dwelling, a new street tree should be proposed.<br>• Retain trees and vegetation in new development at or near ridgelines that contributes to the landscape. New native or indigenous trees should otherwise be planted on or near the ridgeline to form a continuous canopy. |

| Change Area | Design Response |
|---|---|
| **Vehicle Storage and Access** | |
| **All areas** | • Locate carports and garages behind the line of the dwelling ensuring they do not form a primary element of the façade composition.<br>• Provide landscaping such as large shrubs and trees in the front setback and garden beds along driveway edges to discourage car parking between the front wall of a dwelling that faces the street and the front property boundary.<br>• Provide only one (1) new or existing single width vehicle crossover.<br>• Locate and design any new vehicle crossovers to not affect existing street trees or on street parking, and consider the rhythm and spacing of vehicle crossovers along the street.<br>• If more than one (1) dwelling is proposed and the street frontage is more than 22 metres wide, a second crossover may be considered. This is only appropriate where this results in an improved site layout and landscaping outcome, there is at least 8 metres between each crossover, street trees are protected, planting opportunities are maintained in the front setback, on street parking is not reduced, and pedestrian and traffic safety is maintained.<br>• Double width vehicle crossovers should only be considered where the street frontage is more than 22 metres wide and if street trees are protected, planting opportunities are maintained in the front setback and on street parking is not reduced.<br>• Finish driveways in muted tones and include curves and bends that provide sufficient room for landscaping at varying heights. |
| **Front Fencing** | |
| **All areas** | • Avoid the construction of front fences.<br>• Construct any retaining walls in timber or basalt. |
| **Public Open Space & Heritage** | |
| **All areas** | • Provide an active façade, including doors, windows or balconies adjacent or adjoining public open space or shared use paths to encourage activation within the public realm.<br>• Encourage the use of low or open style fencing adjoining public open space or shared use paths to allow for passive surveillance and engagement with the public realm, |
| | Buildings on lots adjoining or adjacent a heritage place should:<br>• complement the height, scale and setbacks of the heritage building<br>• not visually dominate the heritage place<br>• not obscure vistas and view lines to significant buildings |