Neighbourhood Character Strategy

Banyule
City Council

Acknowledgement of the Traditional Custodians

Banyule City Council is proud to acknowledge the Wurundjeri Woi-wurrung people as Traditional Custodians of the land and we pay respect to all Aboriginal and Torres Strait Islander Elders, past, present and emerging, who have resided in the area and have been an integral part of the region's history.

Diversity Statement

Our community is made up of diverse cultures, beliefs, abilities, bodies, sexualities, ages and genders. We are committed to access, equity, participation and rights for everyone; principles which empower, foster harmony and increase the wellbeing of an inclusive community.

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1. Executive Summary

The Neighbourhood Character Strategy has been prepared to guide how new residential development should be designed to respond to existing or preferred neighbourhood character across Banyule. The Strategy has been prepared alongside the Housing Strategy to ensure there is balance between housing growth and the protection of characteristics that contribute to the identity of Banyule's residential areas.

The municipality is experiencing changes in residential development that impact on neighbourhood character. Banyule, like the rest of metropolitan Melbourne, is under pressure to accommodate new medium and higher density development. Changes to the streetscapes can impact on existing neighbourhood character so it is important that Council has the right planning policies in place to appropriately protect and preserve neighbourhood character.

What is Neighbourhood Character?

Neighbourhood character is what visually differentiates one neighbourhood from another. It is the combination of unique features that make one place different from the next. These features may include:

- Building height and form
- Landscaping in both the public and private realm
- Building siting
- Front fencing
- External building materials and colours
- Vehicle crossovers and storage facilities

Neighbourhood character is not about amenity; for example, overlooking, access to sunlight and noise. Nor is it about heritage significance, which is considered under a different set of recognised criteria.

Why do we need a Neighbourhood Character Strategy?

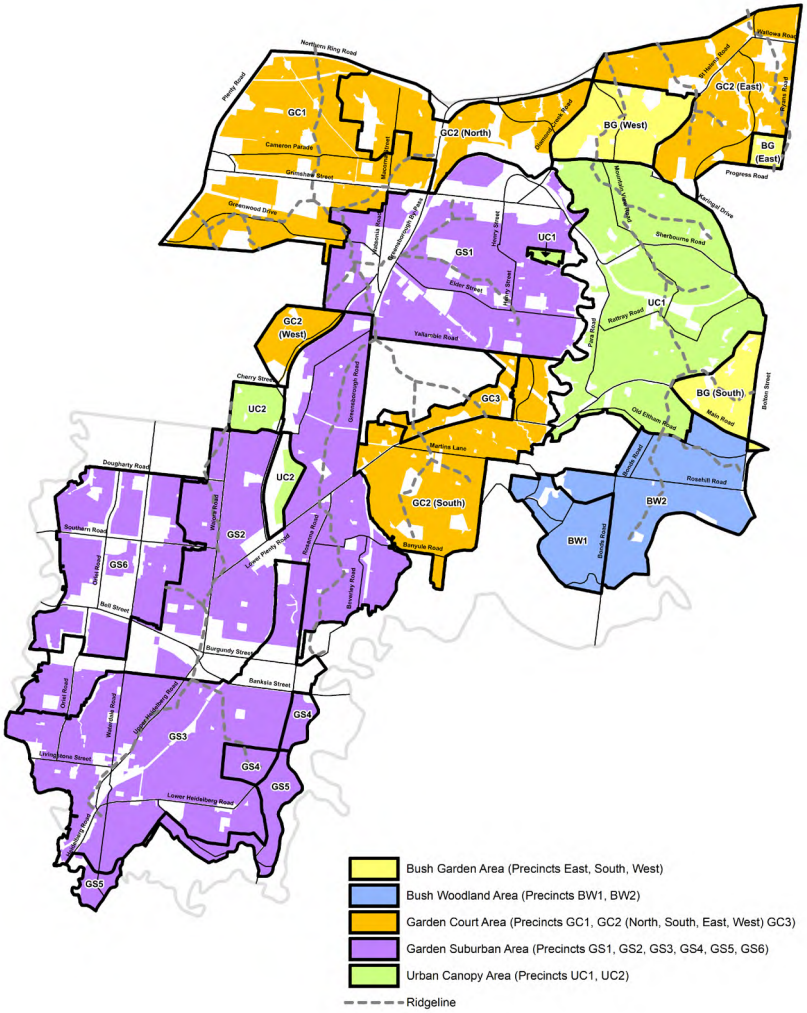
Banyule has an existing Neighbourhood Character Strategy which was prepared in 2012. Due to changes in planning policy and development trends, Council has updated the Strategy to better reflect the City's needs. The updated Neighbourhood Character Strategy identifies the existing and preferred character for the municipality. It identifies what Council wants to achieve in an area through neighbourhood character objectives and sets out how this can be achieved through design guidelines. New residential development needs to consider how it fits in with the preferred neighbourhood character of the area.

Key changes between the 2012 and 2024 Neighbourhood Character Strategies

A review of the 2012 Strategy found that it had a strong foundation and its application to residential areas remains valid. The 2024 Strategy is an update to the 2012 Strategy and key features such as the existing neighbourhood character areas and precincts remain. Opportunities to update and improve the Strategy were also identified. Key changes include:

- Minor boundary changes in the Urban Canopy 1, Bush Garden and Garden Suburban 6 character precincts
- Renaming the Semi Bush and Bush Garden character areas for greater consistency with similar character areas in Victoria
- Merging the Bush Garden (West) and Bush Garden (South) areas to create a new Urban Canopy 2 precinct
- Providing separate guidance for the different levels of housing change within a precinct in line with the housing change areas identified in the Housing Strategy
- Updated preferred character statements, objectives and design guidance for each precinct
- Amending the Neighbourhood Character area map to exclude non-residential areas and land in the Residential Growth Zone

Figure 1: Neighbourhood Character Precincts Map



Neighbourhood character areas and precincts in Banyule

Banyule has a diverse range of neighbourhoodsh which fall into five different character areas as set out in Table 1. These character areas are influenced by factors such as topography, vegetation, street layout, architectural styles, and existing built form.

The diversity of Banyule's neighbourhood character areas range from the garden suburbs found in the south-western area of the City to the bush landscapes in the north-eastern and eastern neighbourhoods. Within each neighbourhood character area there are one or more neighbourhood character precincts, each with their own unique qualities and attributes. In total, there are 14 neighbourhood character precincts which fit within the five main neighbourhood character areas.

Table 1: Neighbourhood Character Areas and Precincts

NC Area	NC Summary	Example	# of precincts
Bush Garden	This area is characterised by a visually dominate tree canopy where dwellings are subservient to the native vegetation. Dwellings are set within a bush environment with tall native and indigenous canopy trees and significant amounts of understorey vegetation.		1 precinct
Bush Woodland	This area has an open rural character with a variety of dwelling types set within established vegetation. The area is characterised by informal streetscapes, large lots and the landscape dominated setting with remnant indigenous vegetation.		2 precincts
Garden Court	This area is characterised by 1960s-1990s development with low scale, generally brick dwellings with low-pitched tile roofs, set in spacious, informal garden settings.		3 precincts
Garden Suburban	This area has a spacious leafy character generally in formal garden settings. Important characteristics of this area include the scale, siting and architectural style of dwellings and their relationship with vegetation and the topography of the land.		6 precincts
Urban Canopy	This area is characterised by large native trees that provide a backdrop for mainly post war detached dwellings in mature garden settings. Important characteristics of this area include the canopy of indigenous and native trees and understorey planting that dominates the streetscape.		2 precincts

2. Introduction

The City of Banyule is located between 7 and 22 kilometres north-east of Melbourne CBD with an area of approximately 63 square kilometres, comprising all or parts of 21 suburbs. Banyule is primarily a residential municipality with an estimated population of 127,376 that is expected to grow to approximately 143,735 by 2036.[1]

Parts of Banyule will need to accommodate change in response to population growth and the community's evolving housing needs. This requires the development of a preferred neighbourhood character that supports change while respecting the valued character of Banyule's neighbourhoods. Poorly designed development can erode neighbourhood character and a community's sense of place.

2.1. What is Neighbourhood Character?

It is not uncommon for people to have widely different understandings of the term 'neighbourhood character'. For some, character is about the people who live in the area, or the features of the area, such as closeness to open space, shops or transport, or the level of traffic and car parking. For others it also includes the smells, sounds and colours they experience in their neighbourhood.

As this Strategy will primarily inform changes to the Banyule Planning Scheme, the definition of neighbourhood character will focus on the physical aspects of character that are capable of being directly described by the Planning Scheme.

Neighbourhood character is the look and feel of a place. It is the combination of unique features that make one place different from the next. These features include building height and form, landscaping, topography, architectural styles, spacing between buildings, external building materials and colours, and front fencing. Some features are more important than others in creating a distinctive character. The need to protect neighbourhood character must be balanced with the need to provide more diverse housing options across Banyule.

A **Neighbourhood Character Strategy** provides strategic direction for the preferred neighbourhood character of an area. It does so by assessing the existing residential neighbourhoods and preparing preferred character statements that outline whether it is the existing character that should be respected, or a new preferred character. Objectives and design guidelines describe how developments can achieve this.

1 **Banyule Housing Capacity Analysis**, May 2023, by Charter Keck Cramer

NEIGHBOURHOOD CHARACTER AND HERITAGE

In defining neighbourhood character, it is important to understand the differences between neighbourhood character and heritage.

While all areas have a history, not all areas are recognised as being historically significant. Heritage significance is determined by recognised criteria set by Commonwealth, State and local agencies, with reference to the Burra Charter. Cultural heritage is largely embodied in the fabric and setting of a building and place. It is important to manage and retain this fabric and setting to retain the cultural significance of a place. Heritage significance cannot be improved, but the fabric of a place can be improved, restored or reinterpreted.

In many areas building style is important to setting the character of the area. This includes not just typical form and massing, but may also include details, materials and colours. Buildings do not need to be old or historically significant to have a character that is important to people's understanding and enjoyment of an area.

NEIGHBOURHOOD CHARACTER AND AMENITY

Amenity is about the pleasantness and functionality of an area, while neighbourhood character is about its sense of place and community meaning. Regardless of the character of an area there are standards of residential amenity that apply to all residential development. These basic amenity standards include overlooking, overshadowing and solar access. Sometimes, these amenity standards can have an effect on neighbourhood character, but as a general principle, neighbourhood character and amenity should be considered separately.

2.2. Preferred Neighbourhood Character

Under Clause 54 and Clause 55 of the Banyule Planning Scheme, new development should respect the existing neighbourhood character or contribute to a preferred neighbourhood character.

Preferred neighbourhood character is either:

- the existing character of an area; or
- an identified future neighbourhood character different from the existing character of an area.[2]

Where the existing neighbourhood character is the preferred neighbourhood character, it is important to identify the existing features and characteristics of the area to be respected.

A preferred neighbourhood character statement can articulate the valued features and characteristics of an area to be respected by new development. There is no prescribed format for a preferred neighbourhood character statement. Its form will depend on several factors including the features and characteristics of an area or municipality, the housing outcomes sought and the views of the local community.

It is important that preferred neighbourhood character statements are 'forward-looking' so that if an area is identified as suitable for increased housing growth, the growth is not undermined by neighbourhood character policies that seek to maintain the existing neighbourhood character with no change in the number of dwellings.

2 As outlined in the State Government **Planning Practice Note 90** Planning for Housing, 2023

2.3. Banyule in Context

2021

127,376
Source: ABS ERP

47,668
Households

16,408
Couples with Children

12,318
Couples without Children

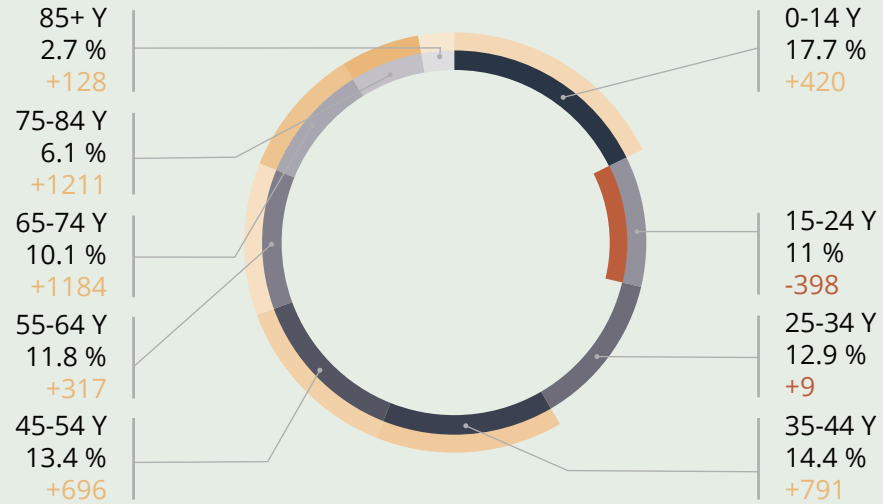
11,904
Lone Person Households

1,484
Group Households

5,046
One Parent Family

Age Structure (2021) + Change by Age Group (2016-21)

40
Median Age



Source: ABS Census

The story of living in Banyule is written in our landscapes and suburbs. Our municipality is on the homelands of the Wurundjeri Woi-wurrung of the Kulin nation. The land of Banyule, for tens of thousands of years was a sparsely wooded forest with native grasslands that was governed by the Wurundjeri Woi-wurrung people. From post contact, the land has been fundamentally changed by patterns of immigration and settlement, and driven by boom cycles and speculative developments, transport, and population growth.

In 2021 Banyule's population was 127,376 living in 47,668 households. By 2036 this is expected to grow to 147,735 people in 54,695 households.[3] Couples with children are currently the largest household type (16,408). However, households of 1 or 2 persons make up a greater proportion when couples without children and lone person households are combined (24,222). It is important that Banyule offers a diversity of housing types to accommodate the differing needs of its population while also ensuring new development considers the preferred neighbourhood character of the area.

2.4. Why do we need to review the Neighbourhood Character Strategy?

Banyule's existing Neighbourhood Character Strategy was prepared in 2012. The Strategy was an update to the previous Strategy, which was completed in 1999. Since the 2012 Strategy, there have been changes in Council's vision for areas in and around our Major Activity Centres and the Postcode 3081 Urban Renewal Area, which means the Housing Strategy (prepared in 2009) and Neighbourhood Character Strategy no longer align. An updated Neighbourhood Character Strategy will ensure future housing growth is balanced with the protection of the valued character of Banyule's neighbourhoods.

2.5. Housing Change

Within each of the neighbourhood character precincts there may be differing levels of housing change that will contribute to the overall preferred future character of these areas.

In character precincts where **substantial change** applies, new development will contribute to an emerging and evolving future character. These locations will experience the most significant levels of housing change, as they are areas that are well-located and in excellent proximity to public transport, shops, jobs and services. The objective for these areas will be to encourage higher density housing forms that contribute to Banyule's housing diversity and choice. While neighbourhood character objectives and garden area requirements will not apply in substantial change areas, Council is currently preparing *Medium and Higher Density Landscape and Design Guidelines* to ensure new development will be well designed, incorporate landscaping and contribute positively to the public realm through building siting, materials and visual separation. These areas will be zoned Residential Growth Zone, Mixed Use Zone or Activity Centre Zone.

In character precincts where **increased change** applies, new development will evolve up to three storeys and support a range of well-designed housing. These areas are well placed to accommodate increased residential development and housing diversity, as they are located close to activity centres and public transport. The character of these areas is expected to change over time, however new development will still consider the neighbourhood character objectives. These areas will be zoned General Residential Zone.

In character precincts where **incremental change** applies, new development will provide modest infill opportunities and will contribute to housing diversity. These areas have limited access to public transport and activity centres. Although the character of these areas will continue to evolve over time, new development will still respect existing characteristics that are relevant to their character precinct. These areas will be zoned Neighbourhood Residential Zone or General Residential Zone.

In character precincts where **minimal change** applies there will be limited housing growth due to heritage, neighbourhood character, environmental or other land use constraints that restrict development. In these locations, the preferred character will reflect the existing

3 **Banyule Housing Strategy Housing: Capacity Analysis**, May 2023, Charter Keck Cramer

neighbourhood character and new development will carefully integrate and sensitively respect the character of these locations. These areas will be zoned Neighbourhood Residential Zone.

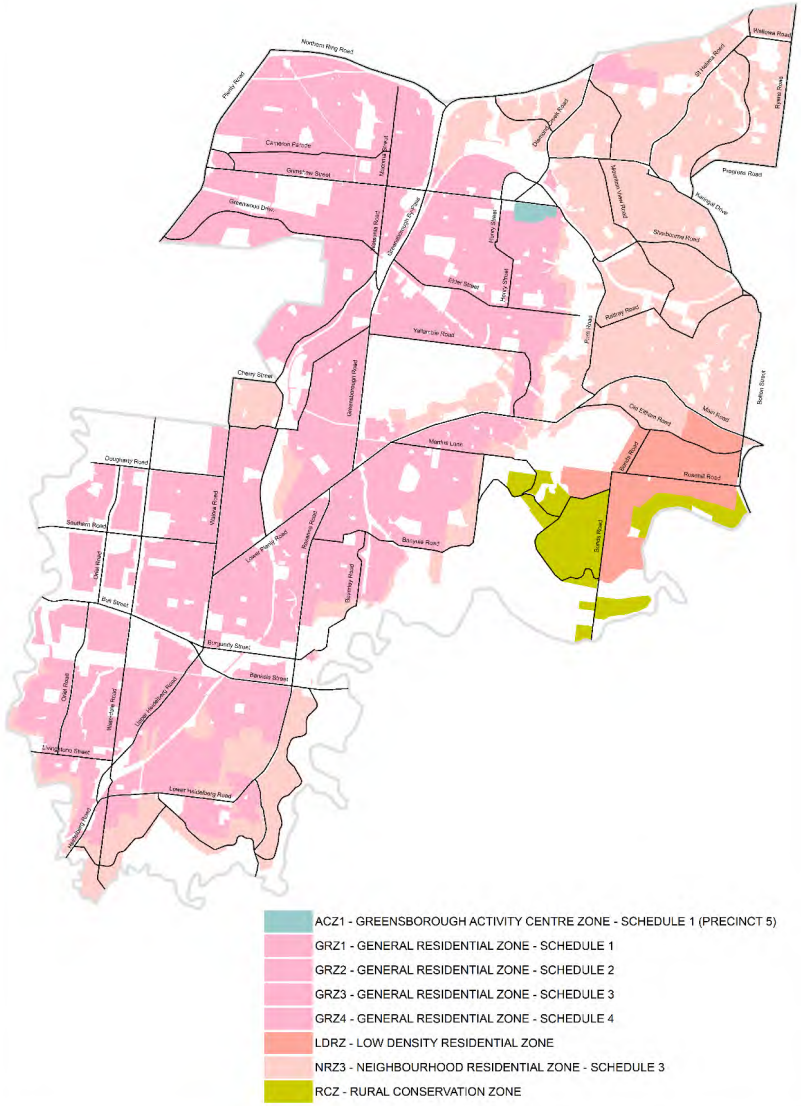
2.6. Where does the Strategy apply?

The Neighbourhood Character Strategy applies to all residential development in the Neighbourhood Residential Zone, General Residential Zone, Rural Conservation Zone, Low Density Residential Zone, and Precinct 5 of the Greensborough Activity Centre Zone identified in the Banyule Planning Scheme.

It does **not** apply to residential development in the Residential Growth Zone or to land zoned for commercial, industrial or public use purposes.

Figure 2: Residential zone map showing where the Neighbourhood Character Strategy applies

*Based on existing residential zones which are subject to change following the development of a new Residential Development Framework as highlighted in **Sections 2.8** and **8**.



2.7. How has the Strategy been prepared?

The Neighbourhood Character Strategy has been developed following extensive community engagement (outlined in section 4) and a specialist review of the 2012 Strategy undertaken by independent planning consultants from Plan2Place in October 2023 (the Review).

The Review included:

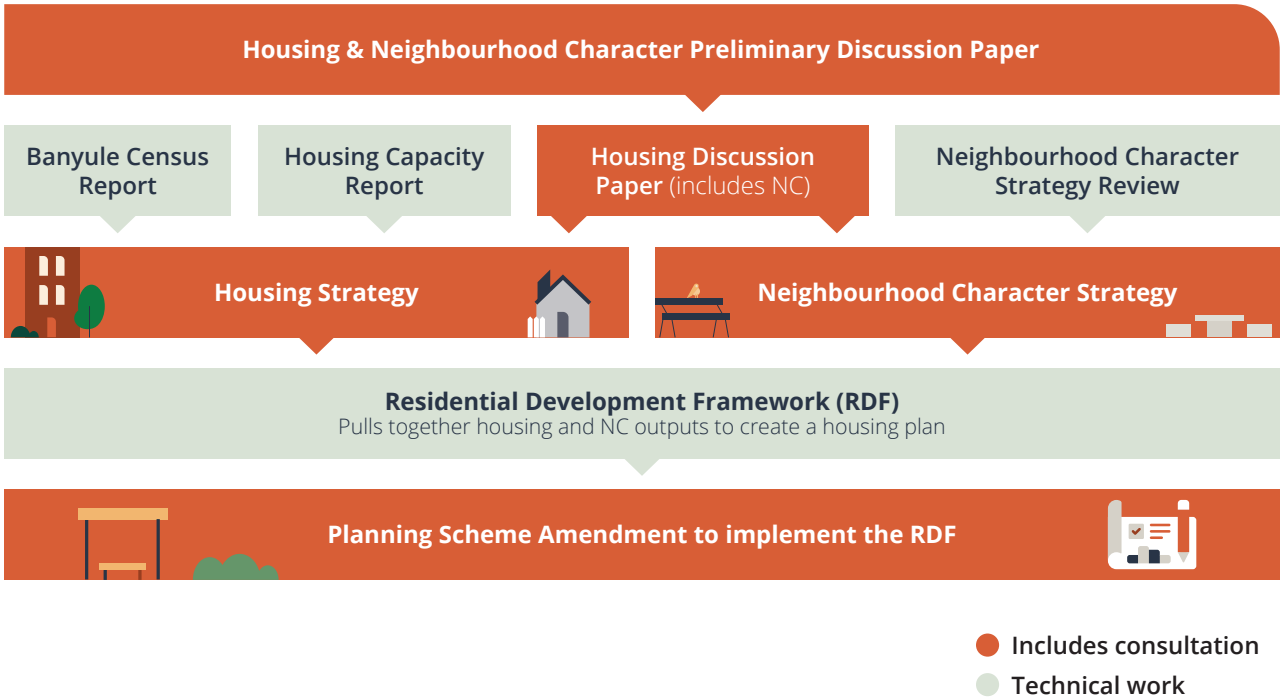
- A desktop and on-site review and analysis of the existing neighbourhood character areas and precincts
- Examination of planning and building permit data to provide information about areas where significant change has occurred since the previous Strategy
- Review of existing Council and State Policy which impacts neighbourhood character
- Spatial mapping of residential lot sizes and a review of residential development trends in Banyule
- Identification of threats and issues to neighbourhood character
- Recommendations for improvements to the 2012 Strategy

2.8. Project Overview

The new Neighbourhood Character Strategy forms part of a wider review of Banyule's existing Housing and Neighbourhood Character Strategies. Both strategies must be reviewed and updated prior to the preparation of a Residential Development Framework (RDF), which will guide residential development in Banyule over the next 15 years.

The RDF will ensure Banyule is well positioned to accommodate future housing growth and changing housing needs, while also protecting preferred neighbourhood character.

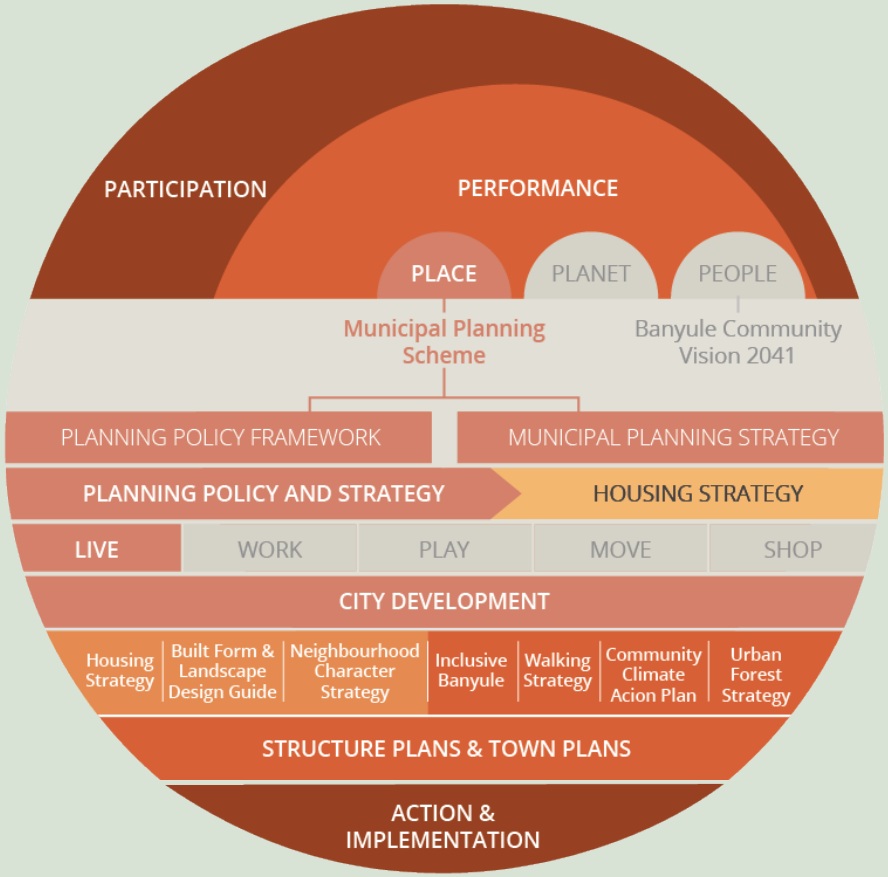
Figure 3: Project overview



3. Policy Context

Since the adoption of the previous Strategy in 2012, there have been significant changes to the policy context and guidance from the State Government in relation to the preparation of a Neighbourhood Character Strategy, as well as a significant body of work undertaken by Council to guide residential development in Banyule.

This section provides an overview of the policies, strategies, plans and planning scheme provisions that have been considered in the preparation of the new Neighbourhood Character Strategy.



BANYULE COMMUNITY VISION

Banyule's *Community Vision 2041* outlines the community's aspirations for the future of Banyule over the next 20 years. It places a strong emphasis on creating a well-planned, sustainable and liveable city that caters for current and emerging communities and protects local character and the environment.

BANYULE COUNCIL PLAN

Banyule's *Council Plan 2021-2025* is Council's key strategic document that outlines Banyule's priorities and focus for the next four years. A key strategy to strengthen our Well-Built City is to:

Preserve and enhance Banyule's valued heritage, local character, and its significant trees.

BANYULE HOUSING STRATEGY

Banyule's *Housing Strategy* is Council's long-term plan for the management of future housing growth and change in Banyule. It outlines how Council should apply zones and overlays in residential areas to guide the location and intensity of new development while also protecting valued and unique attributes of the municipality and its neighbourhoods.

BANYULE PUBLIC REALM FRAMEWORK

Banyule's *Public Realm Framework* sets objectives, principles and guidelines for the future planning, design, implementation, and management of the public realm in Banyule.

It is important that the new Neighbourhood Character Strategy aligns with the objectives, principles and guidelines of the *Public Realm Framework* as neighbourhood character is a combination of both public and private realms.

HERITAGE STRATEGY

Banyule's *Heritage Strategy* guides Council's heritage work program from 2024-2034. It identifies priorities for the identification, protection, management and promotion of Banyule's heritage assets.

While in general neighbourhood character and heritage should be considered separately, it is important that the new Neighbourhood Character Strategy has an appreciation for the effect heritage has on the style and form of buildings that can influence the character of an area.

URBAN FOREST STRATEGY

Banyule's *Urban Forest Strategy* outlines the vision for the future of Banyule's urban forest and provides strategic management actions to achieve short, medium and long-term goals. The Strategy will guide the management of Banyule's urban forest over the next 10 years.

Council's Urban Forestry Department is responsible for the management of Banyule's urban forest including the planting and maintenance of trees in parks and on nature strips.

The *Urban Forest Strategy* recognises the importance of planting trees that contribute to the preferred character of the area. It also recognises the importance of providing a diversity of species and sizes for a more place-based approach to urban forest management.

BIODIVERSITY PLAN

Banyule's *Biodiversity Plan* aims to strengthen the capacity of people to protect, enhance and restore biodiversity. It provides an overview of Banyule's biodiversity assets and lists actions and indicators to justify, direct and monitor our management of biodiversity within the municipality. Banyule's *Biodiversity Plan 2019-2022* is currently being reviewed and an updated version is expected to be adopted in late-2024.

A key project identified through both the *Urban Forest Strategy* and the *Biodiversity Strategy* is to map ecological corridors and conservation reserves throughout Banyule. This will allow detailed understanding where indigenous vegetation planting can be incorporated into the private realm to support existing habitat and ecology through Banyule.

COMMUNITY CLIMATE ACTION PLAN

Banyule's *Community Climate Action Plan* (CCAP) outlines how Council will support residents, businesses and organisations in Banyule to reduce emissions and adapt to the impacts of climate change. The plan aims to achieve a carbon neutral municipality by 2040. Gardens and vegetation are an important component of both neighbourhood character and the CCAP, supporting carbon draw-down from the atmosphere and providing urban cooling to buffer the impacts of future climate change.

BANYULE MEDIUM AND HIGH DENSITY BUILT FORM AND LANDSCAPE DESIGN GUIDE

Banyule's *Medium and High Density Built Form and Landscape Design Guide* sets out the overarching expectations for good residential design in Banyule. The document outlines objectives, design elements and principles that apply to medium and high-density residential development including the best-practice approach to built form and landscape design and its broad application to various building typologies.

The Design Guide is currently being prepared and is expected to be finalised in mid-2024.

BANYULE PLANNING SCHEME

The Banyule Planning Scheme is a statutory document that provides state and local policy and provisions that control land use and guide development in the municipality. It does this through the Planning Policy Framework and the application of zones and overlays to meet its strategic planning objectives. Banyule's current local planning policy for neighbourhood character can be found at Clause 15.01-5L-01 of the Banyule Planning Scheme.

In general, the Planning Scheme only requires a planning permit for the development of two or more dwellings on a lot. Single dwelling developments generally do not require a planning permit on lots greater than 300m² unless there is an overlay that might trigger the need for a planning permit, such as a Heritage Overlay.

For neighbourhood character provisions to have an impact on more single dwelling developments, the controls need to be expressed through variations to the Clause 54 and 55 (ResCode) objectives under the residential zone schedules. This is then translated across to Schedule 6 of the Building Regulations which is reviewed by building practitioners at the building permit stage who must use the value or metric expressed in the schedule to the residential zone rather than the relevant building regulation.

PLANNING PRACTICE NOTES

The development of the new Neighbourhood Character Strategy has been prepared in accordance with Planning Practice Notes developed by the State Government, including *Practice Note 43 – Understanding Neighbourhood Character* (PPN43), *Practice Note 90 – Planning for Housing* (PPN90) and *Practice Note 91 – Using the Residential Zones* (PPN91).

PPN43 provides guidance on what neighbourhood character is and what is required in preparing or assessing a planning permit application against neighbourhood character objectives and guidelines. Importantly, PPN43 defines neighbourhood character as the combination of attributes in both the public and private realm which must be considered in the development of the updated Neighbourhood Character Strategy.

PPN90 provides guidance on how to plan for housing growth and protect neighbourhood character to ensure a balanced approach to managing residential development is achieved. Importantly, PPN90 outlines that respecting character should not mean preventing change but rather, ensuring new development is designed in response to its surrounding context which is an important consideration in the development of the new Neighbourhood Character Strategy.

PPN91 provides guidance on the use of residential zones to implement strategic work for housing and neighbourhood character, as well as local policies and overlays to complement the residential zones. A key takeaway is that neighbourhood character objectives should be specified in a schedule to a residential zone rather than in a local planning policy.

4. Community Engagement

4.1. Overview

Council has developed and refined this Strategy through extensive community engagement.

Discussion with the Banyule community began in 2022 with a Preliminary Discussion Paper and survey. The Preliminary Discussion Paper introduced the community to the project and discussed some of the policy changes at State level which affect our housing discussion since the Strategies were last adopted. The survey asked the community for their opinions about housing and neighbourhood character in Banyule, to help guide our priorities throughout the process.

In 2023, the project was taken to the community for the second time with a Housing Discussion Paper. The Housing Discussion Paper pulled together the feedback to the Preliminary Housing Discussion Paper, peer review of other Council Strategies and policy, population and housing data analysis, findings from a Housing Capacity Report (Charter Keck Cramer, 2023) and Banyule Census Data Analysis (Charter Keck Cramer, 2022). The Housing Discussion Paper presented a number of options for how to manage Banyule's residential development into the future and consultation asked the community to comment on those options.

New draft Housing Strategy and draft Neighbourhood Character Strategy were then prepared, using the community feedback to the Housing Discussion Paper. The draft Neighbourhood Character Strategy also had technical input from the Neighbourhood Character Strategy Review Report (Plan2Place, 2023).

Third round of community consultation on the draft Strategies ran from 12 April to 26 May 2024. The purpose of the engagement was:

- To enable a wide range of people across the Banyule community to understand the draft Strategies
- To test that we heard correctly from the community through previous engagement (Housing Discussion Paper, 2023 and Preliminary Discussion Paper in 2022)
- To understand the level of support and feedback received on the draft Strategies

People were invited to participate through a range of styles:

- Shaping Banyule page including summaries of the draft Strategies
- 2 Information sessions at Ivanhoe and Greensboroug
- 8 pop-up sessions at different locations across Banyule, including an intercept survey
- Online or hard copy survey
- One-on-one meetings
- Email submissions

4.2. What We Heard

Across the municipality, the community acknowledged the need for more housing across Banyule and Melbourne. There were also strong themes of environmental protection, with an emphasis on retaining existing vegetation.

Housing Strategy

For the Housing Strategy, supporters appreciated that it addressed housing affordability/supply issues and struck a balance between density and character. Key concerns raised were that increased housing density can impact on neighbourhood character, create stress for supporting infrastructure, and associated environmental impacts and loss of vegetation. Some people also worried that the social and affordable housing impact would not be significant enough to help the growing cost of living crisis.

In response to feedback, measured changes were made to the Housing Change Map, stronger and more information about Council's role in social and affordable housing, and additional supporting information about how better infrastructure and design outcomes.

Neighbourhood Character Strategy

For the Neighbourhood Character Strategy, supporters felt it balanced maintaining valued character with some change, protected the environment, and enabled housing diversity. Concerns about the draft Strategy centered around it not adequately preserving existing character, concern about impacts of development on specific character precincts, rapid loss of vegetation, and a desire for requirements to be clearer and more accessible for the average person to understand.

Updates were made throughout the draft Neighbourhood Character Strategy have been made relating to revision of wording/statements to make the intent clearer. Also, as part of the implementation of the project, Council will be testing landscaping and tree planning requirements which can support enhanced landscaping and vegetation.

5. Issues And Threats

5.1. Overview

In developing a new Neighbourhood Character Strategy, it is important to understand the issues and threats that are affecting the character of Banyule's residential areas.

This section provides an overview of the issues and threats that have been identified following a review of the 2012 Neighbourhood Character Strategy.

5.2. Contemporary Infill Development

As the demand for housing continues to grow in Banyule, so too will the number of contemporary infill developments. This type of incremental change has the ability to diminish the valued character of Banyule's residential areas if it is not respectful of the form, scale, materiality or style of existing dwellings in the area.

Some issues associated with contemporary infill developments include:

- Replacement of redundant dwellings with larger single dwellings or multi dwelling developments
- Consolidation of sites to support more intensive development
- Maximisation of the amount of building footprint relative to land parcel size
- Reduced front, side and rear setbacks
- Removal of existing canopy trees and established vegetation
- Minimal permeable area for the planting and ongoing growth of new canopy trees and understorey vegetation
- Use of contemporary building materials and finishes that do not complement the materiality of existing development

Banyule has always embraced innovative responses to housing design, including work by A.V. Jennings, Harold Desbrowe-Annear, Walter Burley Griffin and Marion Mahony Griffin, Robin Boyd, Merchant Builders, and others that were different in design and form to the prevailing development at the time.

Contemporary housing typologies and designs can be understood as continuing the development of new approaches to residential design in Banyule. The concept of character does not seek to prevent infill development from occurring, but rather ensure new design respects the location and form of existing development in a contemporary way.

5.3. Loss of Vegetation

Banyule is fortunate to have many important conservation reserves, wildlife corridors and green open spaces that support our local flora and fauna. Our community feel connected to these places and care about how they are managed and protected.

A key threat to Banyule's neighbourhood character is the loss of its established vegetation. This often occurs when existing developments are demolished and replaced with larger single dwellings or multi dwelling developments which leave minimal area for the retention or planting of canopy trees.

Banyule's *Urban Forest Strategy* aims to achieve a minimum canopy cover of 30% by 2050 for all suburbs and no net loss in suburbs already exceeding that level. Achieving this target will require action in both the public and private realm.

The Neighbourhood Character Strategy has the opportunity to make a significant contribution to achieving these goals by encouraging the retention of established canopy trees and ensuring an adequate number and sufficient area of space is provided for the planting of new canopy trees and

Infill development that draws on elements of the existing character in a contemporary way

Infill development with good landscaping

understorey vegetation to maturity.

The need to accommodate a greater density of housing in Banyule's substantial and increased change areas (as described in **Section 2.5**), while also contributing to the urban canopy may result in changes to the form and scale of development in these areas. For instance, a taller building that occupies a smaller amount of the land area might be more beneficial over other forms of low scale development with larger footprints that do not provide as much permeable area for the planting and ongoing growth of canopy trees and understorey vegetation.

The 2012 Neighbourhood Character Strategy specifies a minimum number of canopy trees that are required to be planted as part of a new residential development. These ratios vary depending on the size of the lot and its location in Banyule. The ratios will need to be reviewed prior to the development of the Residential Development Framework (RDF) to ensure new developments are working towards the goals of the *Urban Forest Strategy*.

5.4. Inappropriate Building Materials and Finishes

There are many areas in Banyule where the colour and type of materials and finishes used is an important aspect of neighbourhood character. For instance, in areas with high environmental significance, buildings are often constructed of natural materials and have muted colour palettes.

The materiality and colour of contemporary developments, which commonly make use of grey or white based colour palettes, has the potential to incrementally diminish the character of some of Banyule's residential areas.

To avoid such outcomes, the Neighbourhood Character Strategy clearly articulates the areas in which maintaining similar or complementary building materials and finishes is fundamental to achieving a preferred neighbourhood character.

5.5. Dominant Car Access and Storage

The design and siting of vehicle access and storage facilities in some areas of Banyule has been found to compromise the character of these residential areas. This happens when car storage facilities are positioned in line or in front of a dwelling and are serviced by widened vehicle crossovers and driveways that dominate the streetscape, reduce the ability to provide passive surveillance of the street and diminish the amount of permeable area available within the front setback for tree planting and understorey planting.

To address this, the Neighbourhood Character Strategy continues to encourage the siting of new carports and garages behind the front façade of a dwelling and seeks to minimise the amount of hard surfaces and number of vehicle crossovers per property. Meaningful landscaping is encouraged alongside driveways to help soften impervious surfaces, particularly where driveways abut property boundaries.

5.6. Dominant Site Services

The location and siting of site services, including utility meters and mailboxes, can have a direct impact on the character of a development and the wider streetscape. The installation of these facilities is often an afterthought or a requirement of the utility service provider at the construction stage resulting in poorly sited services that are visually obtrusive on the streetscape.

Greater consideration should be given to the location and siting of site services at the design stage. The Neighbourhood Character Strategy can encourage this through the inclusion of design guidelines that require site services to be better integrated within the design or co-located to reduce their visual impact on the street. The use of landscaping can also assist in screening site services, as well as enhancing the vegetated character of front boundaries.

5.7. Dominant Front Fences

There are many areas in Banyule where absent or low front fencing is a key characteristic of the neighbourhood character. This allows for more open and vegetated streetscapes where the landscape takes precedence over front fencing. It also enables greater passive surveillance of the street which from a design perspective fosters safer, more vibrant and inviting communities.

The construction of high and solid front fencing is a key threat to this character and is starting to emerge in some areas of Banyule. This has been found in areas where properties abut major roads or are trying to maximise the amount of secluded private open space available on sites that have been redeveloped with multi dwelling developments. It is acknowledged however, that neighbourhood character aspirations for fencing need to be balanced with privacy and noise considerations for dwellings along main roads.

To address this issue, the Neighbourhood Character Strategy identifies the areas in which front fencing is appropriate, and where it is appropriate, the height and type of front fencing that should be provided.

Visually dominant site services

Low and open front fencing that allows for views into front gardens

Higher front fence that is densely screened by vegetation

Responding to Climate Change

Banyule, like many other municipalities in Australia and throughout the world, is at risk of the impacts of climate change. In 2019, Council declared a climate emergency in response to declining environmental conditions in Banyule. Council is also a member of the Council Alliance for a Sustainable Built Environment (CASBE) which advocates for planning reform for environmentally sustainable built environments.

Council has obligations under the *Local Government Act 2020* under Section 9(2)(c) to provide for the economic, social and environmental sustainability of the municipality, including mitigation and planning for climate change risks.

While responding to the impacts of climate change cannot be addressed by the Neighbourhood Character Strategy alone, there are ways in which the Strategy can contribute to more environmentally sustainable design outcomes in Banyule.

The Neighbourhood Character Design Guidelines include design responses that are interrelated to Environmentally Sustainable Design (ESD) and climate change mitigation. These guidelines can include built form and landscaping responses that not only contribute to advancing the preferred neighbourhood character but also result in positive environmentally sustainable design outcomes. For instance:

- Encouraging the retention and planting of canopy trees and understory planting to improve shade and temperature control and minimise the urban heat island effect
- Maximising site permeability to allow for deep soil planting to reduce stormwater runoff
- Encouraging the use of eaves to improve the regulation of internal temperatures
- Encouraging the use of lighter coloured wall and roof materials over darker colours that absorb more heat and contribute to the urban heat island effect.

Roofing styles and colours can be an area of tension between neighbourhood character and ESD. Lighter coloured building surfaces and roofs that better reflect light and absorb less heat, are not always suitable in meeting neighbourhood character objectives. Similarly flat or skillion roofs that may be better for solar panels can conflict with areas of predominantly pitched roofs. This is an ongoing challenge to sensitively consider building and roof materials and colours that have optimal ESD outcomes.

5.8. Impact on Ridgelines

Many areas in Banyule are fortunate to have undulating topography which provides views of open vegetated areas and treed ridgelines. This is an important characteristic that is valued by many neighbourhoods in Banyule.

New developments that are not designed to accommodate sloping topographies often use a 'cut and fill' method to flatten the natural topography of the land. This method of development can disrupt views of ridgelines, affect the rhythm and scale of development in a streetscape and reduce the ability to retain existing vegetation on site.

While some 'cut and fill' may be necessary in accommodating the rise or fall of the land, it should be minimised through careful siting or split level designs so dwellings appear to follow the natural topography of the land and sit below tree canopies and ridgelines.

6. Neighbourhood Character Areas

A review of Banyule's 2012 Neighbourhood Character Strategy found that the existing neighbourhood character areas and precincts remain applicable to Banyule.

The review also identified a number of improvements that have been incorporated into the new Strategy:

- Renaming the Semi Bush and Bush Garden character area for greater consistency with similar character areas in Victoria
- Minor boundary changes in the Garden Suburban 6 precinct so the boundary aligns with the Postcode 3081 Urban Design Framework boundary
- Minor boundary changes in the Urban Canopy 1 precinct for the inclusion of an additional area of land in Greensborough
- Providing separate guidance for the different levels of housing change within a precinct in line with the housing change areas identified in the Housing Strategy
- Updated preferred character statements, objectives and design guidance for each precinct
- Amending the Neighbouhood Character area map to exclude non-residential areas and land in the Residential Growth Zone

Further changes identified in the development of this strategy include:

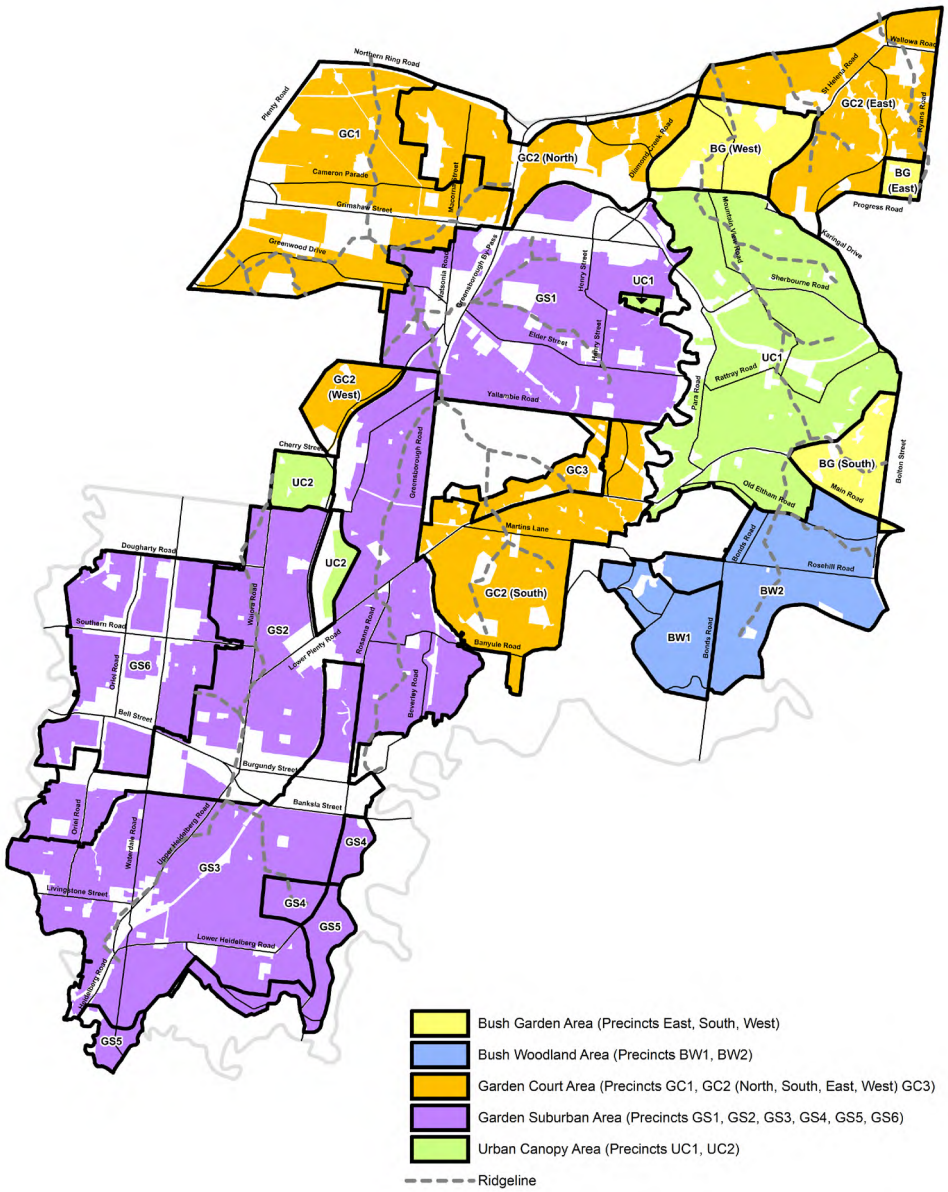
- Minor boundary changes in the Urban Canopy 1 precinct for the inclusion of an additional area of land in Lower Plenty (Monarch Ridge development)
- Merging the Bush Garden (West) and Bush Garden (South) areas to create a new Urban Canopy 2 precinct

The review also recommended investigating the use of a Neighbourhood Character Overlay in some areas of Banyule. This is included as an action for further investigation in the implementation schedule (**Section 8**).

The five neighbourhood character area and associated precincts are outlined in the table below and shown in the map in **Figure 4**.

Neighbourhood Character Area	Number of precincts
Urban Canopy	2 precincts
Bush Woodland	2 precincts
Garden Court	3 precincts
Garden Suburban	6 precincts
Bush Garden	1 precinct

Figure 4: Map of neighbourhood character areas and Precincts



6.1. Housing Change Guidance

Most neighbourhood character precincts include a combination of minimal, incremental and increased housing change areas (as discussed in **Section 2.5**). This is shown in the maps that have been prepared for each precinct. Where precincts include more than one housing change area, each change area will have its own set of neighbourhood character objectives and design guidelines tailored to achieve the preferred neighbourhood character for the precinct while also accommodating the anticipated level of housing change.

6.2. Neighbourhood Character Objectives and Design Guidelines

The purpose of the neighbourhood character objectives and design guidelines is to provide clear direction and guidance on preferred built form and landscaping outcomes for each neighbourhood character precinct.

Preferred character statements are used to inform design objectives and guidelines for each neighbourhood character precinct, which can then be translated into residential zone schedules to implement preferred neighbourhood character and in some instances vary Clause 54 and 55 requirements, including site coverage, permeability, side and rear setbacks and front fence height.

7. Neighbourhood Character Precinct Profiles

Neighbourhood character precinct profiles have been updated for each neighbourhood character precinct in Banyule. Each profile provides a summary of existing characteristics and identifies a preferred character statement with associated objectives and design guidelines to ensure future residential development in Banyule reflects the preferred character as best as possible.

The precinct profiles include:

- Description
- Precinct area map
- A summary of existing characteristics
- A summary of key threats
- Preferred character statement
- Preferred character objectives
- Design guidelines

7.1. Bush Garden

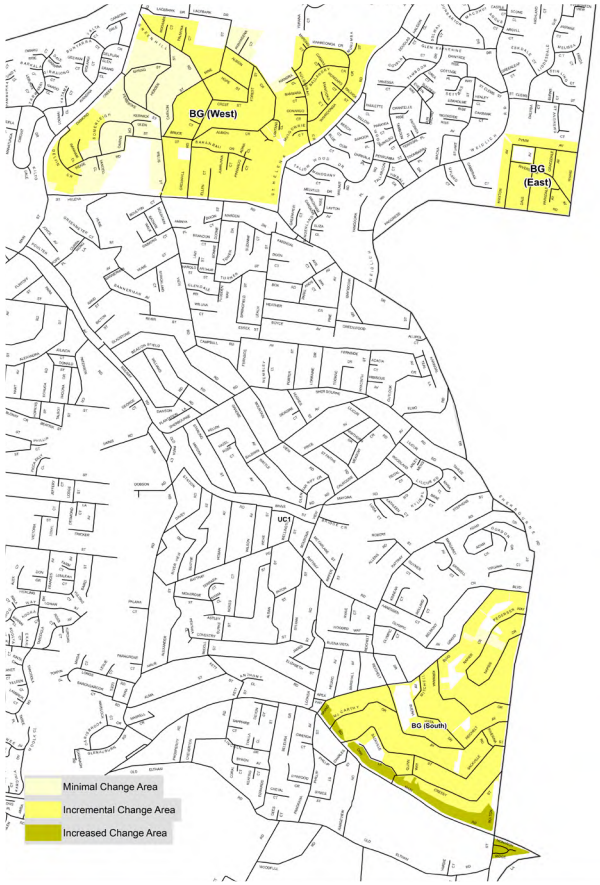
PRECINCT DESCRIPTION

The Bush Garden (BG) precinct is located across three small areas in north eastern Banyule. The two smaller areas are located on the Nillumbik border, in Montmorency, Lower Plenty (BG South) and St Helena (BG East), with the third taking up a pocket in north-east Greensborough (BG West).

The area is characterised by dwellings set within a bush environment in hilly topography. Native and indigenous high canopy trees dominate views, and significant amounts of understorey vegetation is present. Buildings are often screened from view from the street assisted by materials of muted or earthy tones. Dwellings are usually single storey, other than on slopes where two storeys are accommodated over the fall of the land. Dwellings are positioned on the site with large front and side setbacks.

Front fences are rarely present and occasional basalt or railway sleeper retaining walls exist. Front gardens are usually bushy, often including understorey vegetation and substantial trees.

Streetscapes are informal, generally containing native planting. Footpaths are predominantly provided on one side of the street. Nature strips are informal, often extending to the roadside. This contributes to the bush garden character with vegetation flowing from the public to the private landscape.



BUSH GARDEN EXISTING KEY CHARACTERISTICS

Architectural style	• Forms are low and predominantly horizontal • Dwellings generally screened behind a buffer of trees and shrubs
Subdivision pattern	• Curvilinear with courts or connected depending on the topography
Topography and ridgelines	• Hilly to very hilly topography • Includes part of the Foothills ridgeline
Dwelling type	• Predominantly detached housing
Materials and form	• Muted colours predominantly brick with tiled or colourbond roofs
Setbacks	• Front setbacks generally 7 – 9 metres with some larger sites 10 – 20 metres • Side setbacks 3 – 6 metres
Height	• 1 – 2 storeys
Vehicle storage and access	• Garages often integrated into the building form or carport located behind the dwelling • Driveways often bitumen
Garden styles	• Front gardens are usually bushy with native and indigenous vegetation
Vegetation Cover	• Bushy environment with tall native and indigenous canopy trees • Significant understorey vegetation
Front fencing	• General absence of front fences • Occasional basalt or railway sleeper retaining walls
Public realm	• Footpaths generally on one side only • Informal nature strips often with no delineation between private and public land • Generally informal native planting

KEY THREATS IN BUSH GARDEN

- Removal or lack of space for native or indigenous canopy trees throughout the site and removal of understorey vegetation in front of dwellings.
- Increased use of non-indigenous vegetation.
- Excavation for dwelling sites, driveways or garages, rather than building to follow the natural topography.
- Buildings that are highly visible from the street and backdrops due to position on the site, scale or colour.
- Formal street works including footpaths and square kerbing.

BUSH GARDEN PREFERRED CHARACTER STATEMENT

Dwellings in the Bush Garden precinct will be designed with an emphasis on protecting trees and creating new opportunities for indigenous and native vegetation throughout sites to maintain the consistent tree canopy and the sense that the bush dominates rather than the dwellings.

New development uses natural materials and colours that reflect the surrounding environment and simple building forms to fit within the vegetated setting. Dwellings are consistent with the predominant front setback in the street and include sufficient space for shrubs and tree planting, planted to minimise views to surrounding dwellings. Site layouts are designed with spacing around dwellings that allows for the planting and mature growth of indigenous and native vegetation. Buildings follow the natural topography of the land ensuring the excavation of sites is minimised and scenic qualities are preserved.

Existing canopy trees and other significant vegetation, including the Melbourne Yellow-gums are retained. Avenues of street trees, the views of trees on private property from the street and the environmental qualities of treed ridgelines are protected and enhanced.

The bush landscape flows between lots and into the public realm due to the openness of the front gardens that have no front fences and open and low side fences. The informal nature strips and plantings of native vegetation in the verge contributes to this important quality.

Garages and carports are hidden from view, often located behind the line of the front dwelling façade or are integrated with the design of the dwelling. Developments are designed with only one single width crossover and a driveway that is softened with curves and vegetation.

Bush Garden **minimal** change areas are subject to vegetation controls with enhanced planting of native vegetation in gardens and streets. Development is anticipated to consist of single dwellings and some infill development that is designed to respect the existing character of the precinct.

Bush Garden **incremental** change area will contain a mix of sensitively designed single dwellings and some dispersed multi-unit developments up to two storeys consistent with the existing character of the precinct.

Bush Garden **increased** change area, located along Main Road in Montmorency, will see the character evolve over time. Development of up to three storeys will enable space for planting around more dense development, potentially greater site coverage and smaller setbacks than incremental change areas.

BUSH GARDEN OBJECTIVES

All areas

- To use natural materials and finishes in dwellings that reflect the landscape setting.

Minimal

- To retain and enhance opportunities for large canopy trees and understorey vegetation through careful siting of dwellings among large canopy trees and within native gardens.

Increased

- To set dwellings among large canopy trees and within native gardens.
- To maintain the continuity of vegetation in front of and behind dwellings through setbacks and locating garages behind the dwelling.
- To maintain the bush garden setting by encouraging the use of native and indigenous vegetation and natural materials and finishes.
- To encourage the consolidation of large sites to deliver improved development outcomes.

Minimal and Incremental

- To set dwellings among large canopy trees and within native gardens that allow views to tree canopies in the rear of gardens.
- To maintain the continuity of vegetation in front of and around dwellings through large setbacks and integrating garages into the dwelling design.
- To maintain the continuous flow of the bush garden settings around and between dwellings by providing no or low fencing and encouraging the use of natural landscaping and vegetation.
- To minimise site disturbance and the impact of the dwelling on the landscape.

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.

BUSH GARDEN DESIGN GUIDELINES

Change Area	Design Response
Building Form and Materials	
All areas	• Ensure wall and roof materials and finishes blend with existing materials in the streetscape and bush garden setting. • Ensure variation between each dwelling of a development that faces the street through varied roof pitches, window and door placement, materials, façade articulation and other design detailing. • Provide well-articulated building forms to reduce building bulk and provide visual interest. • Recess second storey portions of buildings from ground level wall surfaces, incorporate within roof spaces where possible and minimise in height. Variations may be acceptable in increased change areas for developments that demonstrate exemplary design outcomes. • Integrate site services, including utility meters and mailboxes, within the design of the development and co-located where possible to minimise their visual impact on the street. • Locate and screen household services, including air conditioning units, hot water systems, rainwater tanks, solar panels and batteries, storage sheds and bin storage areas, to minimise their visual impact on the street and adjoining properties. • 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. • Use muted colours and tones, and non-reflective materials in new buildings at or near ridgelines. • Minimise the need for cut and fill by designing buildings to follow the natural topography of the land and using gradulated built form where possible.
Minimal and Incremental	• Design development to reflect the existing building height of up to two storeys.
Incremental	• In Bush Garden (West), weatherboard dwellings should not be painted.
Increased	• Design development to reflect a preferred building height of up to three storeys.

Change Area	Design Response
Siting and Setbacks	
All areas	• 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. • 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. • Site and design buildings to protect existing vegetation and incorporate space for the planting of indigenous and native trees, shrubs and understorey plants.
Minimal	• Provide a minimum of 8 metres separation between each dwelling on the same lot to allow for the planting and growth of small to medium canopy trees and understorey vegetation. • Locate secluded private open space behind the line of a dwelling that faces the street with a minimum area of 80 square metres and minimum dimension of 4.5 metres to enable the planting and growth of medium canopy trees and understorey vegetation. • Ensure building site coverage does not exceed 35 per cent to enable the planting, growth and retention of vegetation. • Minimise hard surface areas where possible to achieve a minimum site permeability of 55 per cent.
Minimal and Incremental	• Locate dwellings in line with the predominant front setback of dwellings along the street with sufficient space for the planting and growth of canopy trees and understorey vegetation. • Set buildings back a minimum of 3 metres from both side property boundaries to enable the planting and mature growth of small to medium canopy trees and understorey vegetation. • Locate additional buildings at the rear of a site to follow the topography of the land and respond sensitively to each interface.
Incremental	• Provide a minimum of 5 metres separation between each dwelling on the same lot to allow for the planting and growth of small to medium canopy trees and understorey vegetation. • Locate secluded private open space behind the line of a 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. • Ensure building site coverage does not exceed 40 per cent to enable the planting, growth and retention of vegetation. • Minimise hard surface areas where possible to achieve a minimum site permeability of 50 per cent.
Increased	• Encourage lot consolidation to deliver improved design outcome and limit impacts on the street environment. • Locate dwellings in line with the predominant front setback of dwellings along the street or a minimum of 6 metres with sufficient space for the planting and growth of canopy trees and understorey vegetation. • Set buildings back a minimum of 2 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.

Change Area	Design Response
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 replacement planting of indigenous or native trees that will grow to a mature height similar to the mature height of the tree to be removed. • Provide one (1) medium to large canopy tree for every 150 square metres 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. • Minimise large areas of lawn within front setbacks by incorporating landscaping that comprises a mix of native or indigenous canopy trees and understorey vegetation. • Use curved garden beds within front setbacks to enable better softening of hard surface areas and opportunities for tree planting. • Provide a 1 metre wide landscape strip along the length of any shared driveway adjacent to the fence line. • Use appropriate tree species and carefully selected planting locations to avoid canopy conflicts with overhead wires, easements and existing trees. • 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. • 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. • Provide a new street tree on the nature strip adjacent to the front boundary of the site if there is no existing street tree.
Vehicle Storage and Access	
All areas	• Locate carports and garages behind the line of the dwelling or integrate them into the dwelling design. • Provide landscaping such as large shrubs and trees in the front setback to discourage car parking in the front yard. • Provide only one (1) new or existing single width vehicle crossover. • Locate and design new vehicle crossovers to not affect existing street trees or on street parking, considering the rhythm and spacing of vehicle crossovers along the street. • 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. • Double width vehicle crossovers should only be considered where the street frontage is more than 22 metres wide. This outcome is only appropriate where street trees are protected, planting opportunities are maintained in the front setback, and on street parking is not reduced. • Site driveways to follow the contours of the land and finish driveways in muted tones with curves and bends that provide sufficient room for landscaping at varying heights.

Change Area	Design Response
Front Fences	
All areas	• Construct any retaining walls in timber or basalt.
Minimal and Incremental	• Avoid the construction of front fences.
Increased	• Provide open and low front fences with a maximum height of 1.2 metres along the frontage and within 3 metres of the frontage. This may be varied on sites that are adjacent to a main road.
Public Open Space and 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 with the public realm. • 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: • Complement the height, scale and setbacks of the heritage building • Not visually dominate the heritage place • Not obscure vistas and view lines to significant buildings • Not attempt to replicate the adjacent heritage building

7.2. Bush Woodland 1

PRECINCT DESCRIPTION

The Bush Woodland 1 (BW1) precinct is located in south-eastern Banyule covering sections of Lower Plenty and Viewbank.

Bush Woodland 1 is characterised by a rural and farmland landscape quality due to the meandering country roads over rolling hills and the Yarra River floodplain. Parks and reserves surround much of the precinct's border. Land in the precinct is undulating to hilly.

The precinct includes open woodlands of remnant indigenous vegetation including River Red Gums, with pockets of more dense vegetation.

Dwellings are low and detached and often not highly visible from the street, if at all. Their architectural styles usually originate from the Post-War period to the early 21st Century.

Front gardens are generally informal farmland gardens with large expanses of lawn and pockets of trees and vegetation both native and exotic. Front fences are usually post and rail or post and wire with occasional entrance gates to larger properties.

Driveways are long and generally paved with garages often out of sight or incorporated into the building design Footpaths and formal nature strips are generally absent.

BUSH WOODLAND 1 EXISTING KEY CHARACTERISTICS

Architectural style	• Post-War to the early 21st Century
Subdivision pattern	• Curvilinear responding to topography
Topography and ridgelines	• Land is undulating to hilly
Dwelling type	• Detached single dwellings
Materials and form	• Brick or render with red or grey tiled roofs • Older dwellings tend to feature warm tones • Newer dwellings are grey or white or warmer tones if replicating older architectural styles
Setbacks	• Buildings are frequently centrally placed
Height	• 1 – 2 storeys, and generally not highly visible from the street, if at all.
Vehicle storage and access	• Garages are generally out of sight or incorporated into the building design • Driveways are long and generally paved
Garden styles	• Informal farmland gardens with large expanses of lawn and pockets of trees and vegetation both native and exotic
Vegetation Cover	• Open woodland of remnant indigenous vegetation including River Red Gums, with pockets of more dense vegetation • Several stands of exotics, usually Pines, provide dense windbreaks
Front fencing	• Usually post and rail or post and wire fencing • Occasional entrance gates to larger properties
Public realm	• Generally informal remnant vegetation and no formal planting • Footpaths and formal nature strips generally absent • Where provided, kerbs and channels are concrete rollover type

KEY THREATS IN BUSH WOODLAND 1

- Removal of remaining indigenous vegetation on public and private land.
- Excavation for dwelling sites, driveways or garages, rather than building to follow the natural topography.
- Formal street works including footpaths, nature strips and formal street planting.
- Fencing other than post and rail or post and wire.
- Increased use of non-native vegetation.

BUSH WOODLAND 1 PREFERRED CHARACTER STATEMENT

Dwellings in the Bush Woodland 1 precinct will contribute to the retention of a rural landscape setting with dwellings subordinate to the landscape. Development is designed within the landscape setting and is well setback from the road. Site layouts provide for generous spacing around dwellings allowing for tree planting and canopy growth. The excavation of sites is minimised and buildings designed to follow the natural topography of the land. Trees and shrubs are present in the front setback to improve the vegetated setting.

Indigenous and native canopy trees are retained and protected. The planting of indigenous and native trees and plants wherever possible will be prioritised. The scenic and environmental qualities of ridgelines, the informal planting of street trees, and the views of trees on private property from the street are protected and enhanced.

Driveways are softened with curves and vegetation and constructed with permeable surfaces such as gravel or toppings. One single width crossover provides more opportunity for planting in the public and private realms, essential for the informal nature of the setting. The front fences are post and rail or wire fencing or hedges and hedgerows adding to the rural style. The existing informal street treatments including street trees, footpaths and nature strips are retained.

Bush Woodland 1 is in a **minimal** housing change area. There will be limited housing growth as the area is subject to the Rural Conservation Zone. New dwellings will reflect the existing neighbourhood character and be carefully integrated into the character of the area.

BUSH WOODLAND 1 OBJECTIVES

All areas

- To ensure buildings and extensions do not dominate the rolling rural landscape through the use of horizontal building forms that do not project above ridgelines.
- To minimise the visibility of buildings in the landscape through careful siting and utilising natural materials and colours.
- To ensure new development is screened with vegetation.
- To ensure dwellings are setback considerable distances from the road and allow enough space around dwellings for planting.
- To maintain the informal character through rural style fencing such as post and wire, hedges or post and rail and pervious driveways.

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

BUSH WOODLAND 1 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. • Design dwellings using horizontal building forms. • Provide well-articulated building forms to reduce building bulk and provide visual interest. • Recess second storey portions of buildings from ground level wall surfaces, incorporate within roof spaces where possible and minimise in height. • Ensure new buildings and extensions are designed to be secondary to the landscape setting. • Use wall and roof materials and finishes of earthy or bushy tones. • 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. • Locate and screen household services, including air conditioning units, hot water systems, rainwater tanks, solar panels and batteries, storage sheds and bin storage areas to minimise their visual impact on the street and adjoining properties. • 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. • Use muted colours and tones, and non-reflective materials in new buildings at or near ridgelines. • Minimise the need for cut and fill by designing buildings to follow the natural topography of the land and using graduated built form where appropriate.
Siting and Setbacks	
All areas	• Design buildings and access to follow the contours of the site or step down the site avoiding major excavation works to accommodate dwellings or outbuildings. • Provide generous setbacks to all boundaries and screen with vegetation to obscure views of the development from the street and adjoining properties. • Group all buildings on the site together.

Change Area	Design Response
Landscaping	
All areas	• Site and design buildings to protect existing vegetation and incorporate space for the planting of indigenous and native trees, shrubs and understorey plants. • Retain existing indigenous and native canopy trees, wherever possible. If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for replacement planting of indigenous or native trees that will grow to a mature height similar to the mature height of the tree to be removed. • Ensure landscaping is an integral part of any new development utilising native and indigenous canopy trees and understorey vegetation. • Plant trees in clumps or in an informal open woodland arrangement. • Minimise large areas of lawn within front setbacks by incorporating landscaping that comprises a mix of native or indigenous canopy trees and understorey vegetation. • Use curved garden beds within front setbacks to enable better softening of hard surface areas and opportunities for tree planting. • Use appropriate tree species and carefully selected planting locations to avoid canopy or root conflicts with overhead wires, easements and existing trees. • Provide a new street tree on the nature strip adjacent to the front boundary of the site if there is no existing street tree. • 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.
Vehicle Storage and Access	
All areas	• Locate carports, garages, and all uncovered parking spaces behind the line of the dwelling or integrated with the dwelling design. • Provide landscaping such as large shrubs and trees in the front setback to discourage car parking in the front yard. • Provide only one (1) new or existing single width vehicle crossover. • Locate and design any new vehicle crossovers to not affect existing street trees or on street parking, considering the rhythm and spacing of vehicle crossovers along the street. • More than one (1) single width vehicle crossover, or a double width crossover, should only be considered where tree protection and planting is enabled in front setbacks, nature strips provide for street trees, on street parking is protected, pedestrian and traffic safety is maintained, and stormwater and infrastructure are not adversely affected. • Construct driveways using permeable surfaces, such as gravel or toppings, and follow the contours of the site with curves and bends for landscaping at varying heights.

Change Area	Design Response
Front Fences	
All areas	• Construct post and rail or wire front fences or no front fence.
Public Open Space and 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 with the public realm. • 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: • Complement the height, scale and setbacks of the heritage building • Not visually dominate the heritage place • Not obscure vistas and view lines to significant buildings • Not attempt to replicate the adjacent heritage building

7.3. Bush Woodland 2

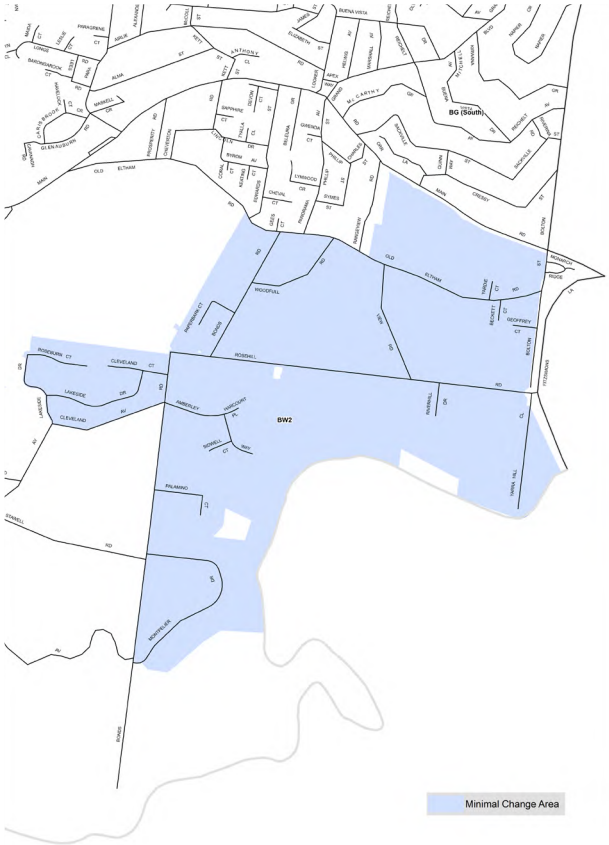
PRECINCT DESCRIPTION

Bush Woodland 2 (BW2) precinct is located along the south-eastern border of Banyule in Lower Plenty. The land borders the Yarra River and is hilly to moderately steep. Pockets of remnant indigenous vegetation remain, including River Red Gums.

Housing represents a range of ranch style dwellings with low roofs and verandas, as well as some contemporary and replica heritage architectural designs, including some newer double and triple storey developments. Dwellings are brick or render with tiled roofs, ranging from cream and brown treatments in older buildings to white or grey, and some warmer tones, in newer developments.

Buildings are usually central to the lot, often with large setbacks from all boundaries. Driveways are long, usually with garages set well back from street view. Gardens have a mix of native and exotic vegetation, frequently with large lawned areas with low-level vegetation surrounding them. Front fences are often post and rail if present, except in new builds which display large solid fences and front gates.

Formal nature strips, kerbs and footpaths, and street channels are rarely present, except in new subdivisions.



BUSH WOODLAND 2 EXISTING CHARACTERISTICS

Architectural style	• Ranch style dwellings • Some contemporary designs and replicas of older architectural designs
Subdivision pattern	• Curvilinear responding to topography
Topography and ridgelines	• Hilly to moderately steep • Includes part of the Foothills ridgeline
Dwelling type	• Large, detached dwellings
Materials and form	• Brick or render with red or grey tiled roofs. • Older dwellings tend to feature warm tones, while newer dwellings are white/grey, or warm tones if replicating older architectural styles
Setbacks	• Large setbacks from all boundaries. • Buildings often centrally located on block
Height	• Predominantly single storey • Some newer double and triple storey developments, predominantly found on sloped sites
Vehicle storage and access	• Long driveways • Garages generally out of sight or incorporated into the building
Garden styles	• Informal remnant vegetation and plantings • Front gardens often incorporate expansive lawn areas • Mixture of native and exotic street and garden planting in formal arrangements in new builds
Vegetation Cover	• Pockets of remnant indigenous vegetation including River Red Gums • Large areas cleared; former farm land to the south and east
Front fencing	• Generally absent • Some post and rail or wire fencing, with entrance gates to larger properties • New developments feature tall solid fences with front gates
Public realm	• Footpaths and formal nature strips absent, except in new subdivisions • New subdivisions feature concrete kerbs, usually rollover type

KEY THREATS IN BUSH WOODLAND 2

- Removal of remaining indigenous vegetation on public or private land
- Increasingly formal gardens with expansive lawn areas
- Excavation for dwelling sites, driveways or garages, rather than building to follow the natural topography
- Fragmentation and loss of canopy vegetation along and leading up to ridgelines
- Building materials and finishes that are uncharacteristic of the area
- Tall solid front fences

BUSH WOODLAND 2 PREFERRED CHARACTER STATEMENT

New development in the Bush Woodland 2 precinct enhances the rural character of the area, maintaining the open and natural treed environment. Dwellings are designed with a low horizontal scale and single dwelling development utilising a range of building materials and finishes that complement the natural landscape setting.

Dwellings are designed to follow the natural topography of the land with deep front setbacks and spacing around buildings for the retention and planting of native and indigenous vegetation. Garages are integrated into the building design while sheds and outbuildings are generally setback from the boundary and finished in muted tones or are screened from view by vegetation.

The retention and planting of native and indigenous canopy trees contributes to the natural landscape character of the area and enhances the scenic and environmental qualities of treed ridgelines. A single crossover and driveway to the dwelling is generally constructed of a porous material and softened with landscaping to either side. Absent or open, post and wire style fencing allows for views into vegetated front setbacks and for the landscape to flow across the land. The rural character of the area is complemented by informal street treatments, retention of remnant vegetation and tree planting within the streetscape.

Bush Woodland 2 is in a **minimal** housing change area. There will be limited housing growth as the area is subject to the Low Density Residential Zone and the Rural Conservation Zone. New dwellings will reflect the existing neighbourhood character and be carefully integrated into the character of the area.

BUSH WOODLAND 2 OBJECTIVES

All areas

- To ensure dwellings are setback considerable distances from the road and allow enough space around dwellings for planting to maintain the appearance of 'buildings in grounds' with backdrops of large canopy trees.
- To provide open rural style fencing such as post and wire, hedges or post and rail.
- To ensure buildings and extensions do not dominate the rolling rural landscape by using horizontal building forms and integrating garages into the building form.
- To ensure new development is designed and sited to follow the natural topography of the land.

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

BUSH WOODLAND 2 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. • Design dwellings using horizontal building forms. • Provide well-articulated building forms to reduce building bulk and provide visual interest. • Recess second storey portions of buildings from ground level wall surfaces, incorporate within roof spaces where possible and minimise in height. • Use wall and roof materials and finishes of earthy or bushy tones. • 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. • Locate and screen site services, including air conditioning units, hot water systems, rainwater tanks, solar panels and batteries, storage sheds and bin storage areas to minimise their visual impact on the street and adjoining properties. • 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. • Use muted colours and tones, and non-reflective materials in new buildings at or near ridgelines. • Minimise the need for cut and fill by designing buildings to follow the natural topography of the land and using graduated built form where appropriate.
Siting and Setbacks	
All areas	• Provide generous setbacks to all boundaries to maintain the open, rural character of the precinct and obscure views of the development from the street and adjoining properties. • Locate sheds or other outbuildings behind the dwelling and not on the boundary.

Change Area	Design response
Landscaping	
All areas	• Retain existing canopy indigenous and native trees, wherever possible. If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for replacement planting of indigenous or native trees that will grow to a mature height similar to the mature height of the tree to be removed. • Ensure landscaping is an integral part of any new development utilising native and indigenous canopy trees and understorey vegetation. • Site and design buildings to protect existing vegetation and incorporate space for the planting of indigenous and native trees, shrubs and understorey plants. • Minimise large areas of lawn within front setbacks by incorporating landscaping that comprises a mix of native or indigenous canopy trees and understorey vegetation. • Use curved garden beds within front setbacks to enable better softening of hard surface areas and opportunities for tree planting. • Provide a new street tree on the nature strip adjacent to the front boundary of the site if there is no existing street tree. • 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. • Use appropriate tree species and carefully selected planting locations to avoid canopy or root conflicts with overhead wires, easements and existing trees.
Vehicle Storage and Access	
All areas	• Locate carports, garages, and all uncovered parking spaces behind the line of the dwelling or integrated with the dwelling design. • Provide only one (1) new or existing single width vehicle crossover. • Locate and design any new vehicle crossovers to not affect existing street trees. • More than one (1) single width, or a double width vehicle crossover, should only be considered where tree protection and planting is enabled in front setbacks, nature strips provide for street trees, on street parking is protected, pedestrian and traffic safety is maintained, and stormwater and infrastructure are not adversely affected. • Construct driveways using permeable surfaces, such as gravel or toppings, and follow the contours of the site with curves and bends for landscaping at varying heights.

Change Area	Design response
Front Fencing	
All areas	• Construct post and rail or wire front fences or no front fence.
Public Open Space and 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 with the public realm. • 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: • complement the height, scale and setbacks of the heritage building • not visually dominate the heritage place • not obscure vistas and view lines to significant buildings • Not attempt to replicate the adjacent heritage building

7.4. Garden Court 1

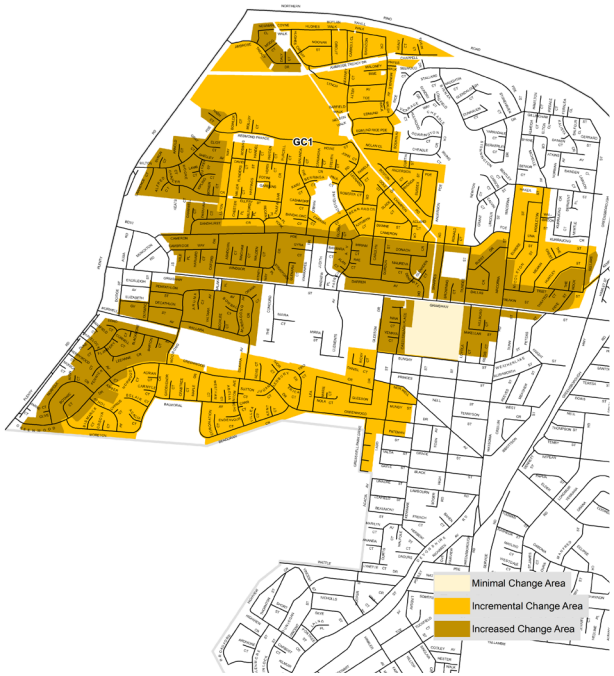
PRECINCT DESCRIPTION

Garden Court 1 (GC1) is located in the north west corner of the municipality in the suburbs of Bundoora and Watsonia. The area has a curvilinear and cul de sac street pattern established in the 1960s and 70s with later century and more recent development in the north of the precinct. The land is gently sloping or flat.

Featuring colours ranging from cream to brown, older housing styles in the precinct are largely single storey brick dwellings. More modern housing, post 1980s, is found in the north, reflecting the later expansion of the precinct, and are often two storey.

Dwellings largely feature low hipped roof forms and horizontally proportioned windows with concrete tiled roofs. Across the board, front setbacks are consistent with room for front gardens and side setbacks that allow for a sense of space and openness. Houses tend not to have front fencing and planting is generally informal and low level, with lawns and grassed areas common.

The intermittent street trees and the low level gardens with minimal canopy trees result in this area having very low canopy cover and being more susceptible to the urban heat island effect.



GARDEN COURT 1 EXISTING CHARACTERISTICS

Architectural style	• Generally late 1960s to early 1970s • Some 1980s-2000s era dwellings in north in the precinct • Low hipped roof forms with horizontally proportioned windows
Subdivision pattern	• Curvilinear and cul de sac street pattern
Topography and ridgelines	• Includes part of the Bundoora to Diamond Village to Army Barracks ridgeline • Land is gently sloping
Dwelling type	• Predominately detached dwellings, some multi-unit developments
Materials and form	• Mostly brown, orange or brick, with predominately concrete tiled roofs
Setbacks	• Consistent front setbacks of 7-7.5 metres • Side setbacks of 1-3 metres
Height	• 1-2 storeys
Vehicle storage and access	• Carports and garages located behind the dwelling accessed via side driveways • Newer dwellings tend to integrate the garage into the building form
Garden styles	• Front gardens are generally low level, with grassed areas predominating
Vegetation Cover	• Vegetation cover is poor with occasional large canopy trees located in the distance and street trees
Front fencing	• Generally not present, with no delineation of front boundary • Occasional low brick retaining walls
Public realm	• Footpaths provided on both sides of the street • Intermittent street tree planting and narrow verges • Kerbs and channels

KEY THREATS IN GARDEN COURT 1

- Dwellings, carports, or garages that are located forward of the dwelling.
- Removal of trees, particularly remnant indigenous trees.
- Construction of front fences.
- Loss of street trees and loss of opportunities for planting new street trees.
- Building materials and finishes that are uncharacteristic of the area.

GARDEN COURT 1 PREFERRED CHARACTER STATEMENT

New development in the Garden Court 1 precinct enhances the garden character of the area creating new opportunities for trees and vegetation cover. Dwelling design respects the architectural style, form and scale of existing development.

The precinct provides for a range of low to medium density development that respects the existing development in the precinct. Building materials and finishes that are complementary to existing dwellings are utilised, including exposed brick in neutral tones. Front setbacks are consistent with existing dwellings in the street with generous space provided around and between dwellings to create an attractive, treed landscape setting.

The retention and planting of canopy trees improves the landscape character of the area and enhances the scenic and environmental qualities of the precinct with space in the rear for planting. Carports, garages and open car parking spaces are positioned behind the front line of the development and are serviced with a single vehicle crossover and driveway that is softened with landscaping to either side. Absent or low and permeable front fencing allows for views into front gardens from streets retaining the open nature of the streetscape.

The streetscapes are characterised by avenues of street trees with views of canopy trees within private properties and adjacent reserves.

The **minimal** change area located in Garden Court 1 is a large individual heritage site. Future development of the site will be guided by the Heritage Overlay.

Garden Court 1 **incremental** change areas will experience modest infill opportunities including a mix of sensitively designed single dwellings and some dispersed medium density developments that respect the existing characteristics of the precinct.

Garden Court 1 **increased** change areas, located along streets adjacent to Grimshaw Street and Plenty Road will evolve over time to support a range of well-designed housing of up to three storeys enabling space for planting around more dense development, potentially greater site coverage, and smaller setbacks than incremental change areas.

GARDEN COURT 1 OBJECTIVES

Incremental

- To ensure new development complements the architectural style, form and scale of existing development in the surrounding precinct.
- To maintain consistency of current front setbacks with sufficient space to enable tree planting in front gardens.
- To minimise the dominance of vehicle access and storage facilities as viewed from the street.
- To maintain the openness of front boundary treatments with no front fencing.
- To strengthen the garden and tree dominated streetscape character and the landscaped setting of the precinct by providing space in the rear for the planting of canopy trees.

Increased

- To provide contemporary development that achieves a preferred form and scale and complements the architectural style of existing development in the surrounding precinct.
- To provide sufficient space to enable tree planting in front and rear gardens.
- To integrate car storage facilities into the design of development and placed at the side or rear of development.
- To maintain the openness of front boundary treatments and strengthen the garden and tree dominated streetscape character and the landscaped setting of the precinct.

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

GARDEN COURT 1 DESIGN GUIDELINES

Change area	Design Response
Building Form and Materials	
All areas	• Design development to reflect a preferred building height of up to three storeys. • Provide well-articulated building forms to reduce building bulk and provide visual interest. • Recess second storey portions of buildings from ground level wall surfaces, incorporate within roof spaces where possible and minimise in height. Variations may be acceptable in increased change areas for developments that demonstrate exemplary design outcomes. • Provide variation between each dwelling in a development that faces the street through varied roof pitches, window and door placement, materials, façade articulation or other design detailing. • 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. • Use muted colours and tones, and non-reflective materials in new buildings at or near ridgelines. • Integrate site services, including utility meters and mailboxes, within the design of the development and co-located where possible to minimise their visual impact on the street. • Locate and screen household services, including air conditioning units, hot water systems, rainwater tanks, solar panels and batteries, storage sheds and bin storage areas, to minimise their visual impact on the street and adjoining properties. • Minimise the need for cut and fill by designing buildings to follow the natural topography of the land and using graduated built form where appropriate.
Incremental	• Design development to complement the building form and materials of surrounding dwellings, including exposed brick with low wall heights and low hipped roof forms with narrow, boxed eaves.
Increased	• Design development to complement the building form, height and scale of the existing precinct supporting a range of well-designed contemporary dwelling styles.

Change area	Design Response
Siting and Setbacks	
All areas	• For corner sites, the front setback of a dwelling facing the side street should be at a transition between the predominate setback along the side street, and the side setback of the dwelling facing the street. • Set buildings back a minimum of 3 metres from the rear property boundary to enable the planting and growth of medium to large canopy trees and understorey vegetation.
Incremental	• Locate dwellings in line with the predominant front setback of dwellings along the street or a minimum of 7 metres with sufficient space for the planting and growth of canopy trees and understorey vegetation. • Set buildings back a minimum of 2 metres from one side property boundary to enable the planting and mature growth of small to medium canopy trees and understorey vegetation. A carport or garage may be provided on the other side property boundary. • Provide a minimum of 3 metres separation between each dwelling on the same lot to allow for the planting and growth of small to medium canopy trees and understorey vegetation. • Locate secluded private open space behind the line of a dwelling that faces the street with a minimum area of 40 square metres and minimum dimension of 4.5 metres to enable the planting and growth of medium canopy trees and understorey vegetation. • Ensure building site coverage does not exceed 40 per cent to enable the planting, growth and retention of vegetation. • Minimise hard surface areas where possible to achieve a minimum site permeability of 50 per cent. • 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.
Increased	• Locate dwellings in line with the predominant front setback of dwellings along the street or a minimum of 5 metres with sufficient space for the planting and growth of canopy trees and understorey 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 replacement planting of indigenous or native trees that will grow to a mature height similar to the mature height of the tree to be removed. • Provide a 1 metre wide landscape strip along the length of any shared driveway adjacent to the fence line. • Provide one (1) medium to large tree for every 400 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. • Use curved garden beds within front setbacks to enable better softening of hard surface areas and opportunities for tree planting. • Provide a new street tree on the nature strip adjacent to the front boundary of the site if there is no existing street tree. • Use appropriate tree species and carefully selected planting locations to avoid canopy or root conflicts with overhead wires, easements and existing trees. • 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 or integrate them into the dwelling design. • Provide only one (1) new or existing vehicle crossover. • Locate and design 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. • If more than one (1) dwelling is proposed and the street frontage is more than 20 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. • Double width vehicle crossovers should only be considered where the street frontage is more than 20 metres wide. This outcome is only appropriate where street trees are protected, planting opportunities are maintained in the front setback, and on street parking is not reduced. • Finish driveways in muted tones and include curves and bends that provide sufficient room for landscaping at varying heights.
Front Fencing	
All areas	• Provide open and low front fences with a maximum height of 900 millimetres along the frontage and within 3 metres of the frontage.
Public Open Space and 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 with the public realm. • 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: • complement the height, scale and setbacks of the heritage building • not visually dominate the heritage place • not obscure vistas and view lines to significant buildings • not attempt to replicate the adjacent heritage building

7.5. Garden Court 2

PRECINCT DESCRIPTION

Garden Court 2 (GC2) consists of four areas known as GC North, GC East, GC West and GC South, covering sections of St Helena, Macleod, Watsonia North, Greensborough, Viewbank and Yallambie. The areas are characterised by late 1960s and early 1970s development with some newer infill dwellings interspersed throughout. Garden Court East features more recent 1980s -1990s development. Curvilinear and cul de sac street patterns occur over undulating to hilly topography.

Featuring colours from cream to earth tones, older housing styles in the precinct are largely single storey brick dwellings. Dwellings feature low hipped roof forms and horizontally proportioned windows with predominantly concrete tiled roofs and newer builds utilise cooler tones. Newer dwellings are mostly double storey, some with recent second storey additions to capitalise on views.

Front setbacks vary from moderate to large. With the exception of carparking facilities, side setbacks are generally between one and three metres. Front gardens are a mix of low level exotics and natives, often complimented by high canopy natives. Pockets of remnant indigenous vegetation exist throughout on private and public land.

Front fencing is often absent, however sleeper retaining walls are common and occasionally brick or basalt are used. Footpaths are usually provided on both sides of the street.

GARDEN COURT 2 EXISTING CHARACTERISTICS

Architectural style	• 1960s and early 1970s era dwellings interspersed with some newer infill developments • Garden Court East – 1980s and 1990s • Low hipped roof forms and horizontally proportioned windows
Subdivision pattern	• Curvilinear and cul de sac street pattern
Topography and ridgelines	• Undulating to hilly • Includes part of the Bundoora to Diamond Village to Army Barracks ridgeline in GC2 (South) • Includes part of the Foothills ridgeline in GC2 (East)
Dwelling type	• Predominantly single detached dwellings
Materials and form	• Mostly brick often with concrete tiled roofs
Setbacks	• Front setbacks vary 5-9 metres • Side setbacks are generally 1-3 metres
Height	• 1-2 storeys
Vehicle storage and access	• Carports and garages present often located forward of the dwelling in newer areas
Garden styles	• Front gardens are a mix of low level exotics and natives • Often high canopy native trees in front setback
Vegetation Cover	• Pockets of remnant indigenous trees and other high canopy trees • Streetscapes can include groups of tall trees, most have understorey vegetation with occasional tall natives • Tall exotic species are infrequent
Front fencing	• Generally not present • Sleeper retaining walls common, occasionally brick or basalt is used
Public realm	• Footpaths provided on both sides of the street • Irregularly placed street trees, mostly native • Kerb and channels

KEY THREATS IN GARDEN COURT 2

- Dwellings, carports or garages that are located forward of the dwelling line.
- Removal of the remaining indigenous vegetation and native trees.
- Minimal landscaping in front setbacks.
- New dwellings that are visually prominent in streetscapes and backdrops and do not respect the general form of existing dwellings.
- Construction of front fences.

GARDEN COURT 2 PREFERRED CHARACTER STATEMENT

New development in the Garden Court 2 character area enhances the garden character of the precinct with an emphasis on protecting trees and creating new opportunities for vegetation. A range of low to medium density developments are provided in a scale and form that is consistent with existing development in the precinct.

New development is designed to follow the natural topography of the land to minimise the need for cut and fill. Front setbacks are consistent with existing dwellings in the street with space provided around and between dwellings to create an attractive, treed landscape setting. The retention and planting of canopy trees contributes to the landscape character of the area and enhances the scenic and environmental qualities of the treed ridgelines.

Carports, garages and open car parking spaces are positioned to minimise their visual impact on the street and are serviced with a single vehicle crossover and driveway that is softened with landscaping to either side. Vegetation is used as an alternative to front fencing allowing for views into front gardens from streetscapes. The streetscapes are characterised by enhanced planting of native street trees with views of canopy trees within private properties.

Garden Court 2 **minimal** change areas are subject to vegetation controls with enhanced planting of native vegetation in gardens and streets. Development is anticipated to consist of single dwellings and some infill development that is designed to respect the existing character of the precinct.

Garden Court 2 **incremental** change areas will experience modest infill development including a mix of sensitively designed single dwellings and some dispersed medium density developments that respect the existing character of the precinct.

GARDEN COURT 2 OBJECTIVES

All areas

- To maintain consistency of current front setbacks with sufficient space to enable tree planting in front gardens.
- To minimise the loss of front garden space through minimising the dominance of vehicle access and storage facilities as viewed from the street.
- To maintain the openness of front boundary treatments by providing no front fences and strengthen the garden and tree dominated streetscape character and the landscaped setting of the precinct.

Minimal

- To ensure new development respects the architectural style, form and materials of development in the street.

Incremental

- To ensure new development complements the architectural style, form and materials of development in the street.

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

GARDEN COURT 2 DESIGN GUIDELINES

Change Area	Design Response
Building Form and Materials	
All areas	• Minimise the need for cut and fill by designing buildings to follow the natural topography of the land and using graduated built form where appropriate. • Recess second storey portions of buildings from ground level wall surfaces, incorporate within roof spaces where possible and minimise in height. • Complement the main design elements of surrounding dwellings through careful attention to roofing form, materials, wall heights and façade articulation. • Provide well-articulated building forms to reduce building bulk and provide visual interest. • Provide variation between each dwelling in a development that faces the street through varied roof pitches, window and door placement, materials, façade articulation or other design detailing. • 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. • Use muted colours and tones, and non-reflective materials in new buildings at or near ridgelines. • 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. • Locate and screen household services, including air conditioning units, hot water systems, rainwater tanks, solar panels and batteries, storage shed and bin storage areas to minimise their visual impact on the street and adjoining properties.
Minimal	• Design development to reflect the existing building height of up to two storeys.
Incremental	• Design development to reflect a preferred building height between two and three storeys.

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 and growth of canopy trees and understorey vegetation. • For corner sites, the front setback of a dwelling facing the side street should be at a transition between the predominant setback along the side street, and the side setback of the dwelling facing the front street. • 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. • Ensure building site coverage does not exceed 40 per cent to enable the planting, growth and retention of vegetation. • Minimise hard surface areas where possible to achieve a minimum site permeability of 50 per cent.
Minimal	• Set buildings back a minimum of 3 metres from at least one side property boundary to enable the planting and mature growth of small to medium canopy trees and understorey vegetation. A carport or garage may be provided on the other side property boundary. • 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. • Provide a minimum of 5 metres separation between each dwelling on the same lot to allow for the planting and growth of small to medium canopy trees and understorey vegetation. • Locate secluded private open space behind the line of a dwelling that faces the street with a minimum area of 50 square metres and minimum dimension of 4.5 metres to enable the planting and growth of medium canopy trees and understorey vegetation.
Incremental	• Set buildings back a minimum of 2 metres from at least one side property boundary to enable the planting and mature growth of small to medium canopy trees and understorey vegetation. A carport or garage may be provided on the other side property boundary. • Set buildings back a minimum of 4 metres from the rear property boundary to enable the planting and growth of medium to large canopy trees and understorey vegetation. • Provide a minimum of 3 metres separation between each dwelling on the same lot to allow for the planting and growth of small to medium canopy trees and understorey vegetation. • Locate secluded private open space behind the line of a dwelling that faces the street with a minimum area of 40 square metres and minimum dimension of 4.5 metres to enable the planting and growth of medium canopy trees and understorey vegetation.

Change Area	Design Response
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 replacement planting of indigenous or native trees that will grow to a mature height similar to the mature height of the tree to be removed. • Provide a 1 metre wide landscape strip along the length of any shared driveway adjacent to the fence line. • Provide one (1) medium to large canopy tree for every 400sq.m 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. • Use curved garden beds within front setbacks to enable better softening of hard surface areas and opportunities for tree planting. • Provide a new street tree on the nature strip adjacent to the front boundary of the site if there is no existing street tree. • Use appropriate tree species and carefully selected planting locations to avoid canopy or root conflicts with overhead wires, easements and existing trees. • 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.
Vehicle Storage and Access	
All areas	• Locate carports and garages behind the line of the dwelling or integrate them into the dwelling design. • Provide only one (1) new or existing single width vehicle crossover. • Locate and design new vehicle crossovers to not affect existing street trees or on street parking, considering the rhythm and spacing of vehicle crossovers along the street. • If more than one (1) dwelling is proposed and the street frontage is more than 20 metres wide in GC2 (South) and GC2 (West), or 22 metres wide in GC2 (North) or GC2 (East), 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. • Double width vehicle crossovers should only be considered where the street frontage is more than 20 metres wide in GC2 (South) and GC2 (West), or 22 metres wide in GC2 (North) or GC2 (East). This outcome is only appropriate where street trees are protected, planting opportunities are maintained in the front setback, and on street parking is not reduced. • Finish driveways in muted tones and include curves and bends that provide sufficient room for landscaping at varying heights.

Change Area	Design Response
Front Fencing	
All areas	• Avoid the construction of front fences. This may be varied on sites that are adjacent to a main road. • Construct any retaining walls in timber or basalt.
Public Open Space and 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 with the public realm. • 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: • complement the height, scale and setbacks of the heritage building • not visually dominate the heritage place • not obscure vistas and view lines to significant buildings • not attempt to replicate the adjacent heritage building

7.6. Garden Court 3

PRECINCT DESCRIPTION

Garden Court 3 (GC3) is located in Yallambie bordered by the Simpson Barracks to the north and Lower Plenty Road to the south. Known as the Streeton Views, the area was developed in the 1980s and 90s guided by design guidelines resulting in a consistency to the palette of development outcomes.

The precinct is characterised by consistent housing and lot sizes reflecting the 1980s-90s era of subdivision and development. Dwellings are generally single storey with low hipped roof forms and large floor-to-ceiling windows. Some second storey developments have been accommodated within the existing roof forms. Featuring exposed brick in earth colours or rendered walls, dwellings display colour accents in neutral to muted tones. Roofs are predominantly concrete tiles, often in terracotta or grey. The subdivision pattern is curvilinear and features cul-de-sacs on sloping land.

Fencing is generally absent and railway sleeper and basalt are frequently used for retaining walls. Well-tended gardens feature low level exotics and natives, as well as establishing trees. Garages and car ports are often located on site, accessed by side driveways. Tall native trees are common in the streetscape, with some accommodating additional understorey vegetation.

GARDEN COURT 3 EXISTING CHARACTERISTICS

Architectural style	• Consistent 1980s and 1990s era dwellings • Low hipped roof forms and large floor to ceiling windows
Subdivision pattern	• Consistently 500-600 sqm • Frontages are generally 15-18 metres • Subdivision pattern is curvilinear streets and cul-de-sacs
Topography and ridgelines	• Includes part of the Bundoora to Diamond Village to Army Barracks Ridgeline
Dwelling type	• Detached dwellings, no multi-unit development to date
Materials and form	• Exposed brick with cream, grey and green accents • Some renovated houses are rendered • Roofs predominantly concrete tiles
Setbacks	• Front setbacks 5-6 metres • Side setbacks generally 1 metre
Height	• Generally single storey • Small number of double storey buildings
Vehicle storage and access	• Side driveways • Carports and garages usually adjacent to the dwelling and frequently part of the dwelling design
Garden styles	• Landscaped and tended front gardens, incorporating low level exotics and natives, and establishing trees, usually natives
Vegetation Cover	• Pockets of remnant high canopy native trees • Streetscapes include tall trees with occasional understorey vegetation
Front fencing	• Not generally present • Railway sleepers and basalt are frequently used for retaining walls
Public realm	• Kerbs and channels and footpaths are generally present

KEY THREATS IN GARDEN COURT 3

- Removal of trees, including the remaining indigenous and native trees.
- Dwellings, carports or garages that are located forward of the predominant setback in the street.
- Construction of front fences, where fences do not predominate, and solid fences anywhere.
- Excessive paving and minimal vegetation in front gardens.
- New dwellings or extensions that are highly visible in streetscapes and backdrops due to their inappropriate scale.
- Use of colours that are uncharacteristic of the area, such as cool grey tones.

GARDEN COURT 3 PREFERRED CHARACTER STATEMENT

New development in the Garden Court 3 character area protects and enhances the garden character of the precinct with an emphasis on protecting trees and creating new opportunities for vegetation. This area will provide for single dwelling developments in a scale and form that is consistent with existing development in the precinct. Building materials and finishes that are complementary to existing dwellings, including exposed brick in neutral tones are utilised.

Front and side setbacks are consistent with existing dwellings in the street with space provided around dwellings to create an attractive, treed landscape setting. The retention of remnant vegetation and planting of new native and indigenous canopy trees contributes to landscape character of the area and enhances the scenic and environmental qualities of treed ridgelines. Second storey extensions are recessed from ground level wall surfaces and incorporated within roof spaces where possible.

Carports, garages and open car parking spaces are positioned behind the front line of the dwelling and are serviced with a singular vehicle crossover and driveway that is softened with landscaping to either side.

Garden Court 3 is within a **minimal** housing change area. There will be limited housing growth and new dwellings will reflect the existing neighbourhood character and be carefully integrated into the character of the area.

GARDEN COURT 3 OBJECTIVES

All areas

- To ensure new development reflects the current architectural style, form and scale of existing development in the surrounding precinct.
- To maintain consistency of current front setbacks with sufficient space to enable tree planting in front gardens.
- To ensure new development does not dominate the streetscape through sensitively designed buildings and extensions.
- To minimise paving and the dominance of vehicle access and storage facilities as viewed from the street.
- To maintain the openness of front boundary treatments and strengthen the garden and tree dominated streetscape character and the landscaped setting of the precinct.

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

GARDEN COURT 3 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. • Design development to complement the building form and materials of surrounding dwellings, including exposed brick with hipped or gable end roof forms. • Provide well-articulated building forms to reduce building bulk and provide visual interest. • Provide variation between each dwelling in a development that faces the street through varied roof pitches, window and door placement, materials, façade articulation or other design detailing. • Recess second storey portions of buildings from ground level wall surfaces, incorporate within roof spaces where possible and minimise in height. • 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. • Use muted colours and tones, and non-reflective materials in new buildings at or near ridgelines. • Integrate site services, including utility meters and mailboxes, within the design of the development and co-locate where possible to minimise their visual impact on the street. • Locate and screen household services, including air conditioning units, hot water systems, rainwater tanks, solar panels and batteries, storage sheds and bin storage areas, to minimise their visual impact on the street and adjoining properties. • Minimise the need for cut and fill by designing buildings to follow the natural topography of the land and using graduated built form where appropriate.

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 and growth of canopy trees and understorey vegetation. • For corner sites, the front setback of a dwelling facing the side street should be at a transition between the predominant setback along the side street, and the side setback of the dwelling facing the street. • Set buildings back a minimum of 3 metres from at least one side property boundary to enable the planting and mature growth of small to medium canopy trees and understorey vegetation. A carport or garage may be provided on the other side property boundary. • 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. • Provide a minimum of 5 metres separation between each dwelling on the same lot to allow for the planting and growth of small to medium canopy trees and understorey vegetation. • Locate secluded private open space behind the line of a dwelling that faces the street with a minimum area of 50 square metres and minimum dimension of 4.5 metres to enable the planting and growth of medium canopy trees and understorey vegetation. • Ensure building site coverage does not exceed 40 per cent to enable the planting, growth and retention of vegetation. • Minimise hard surface areas where possible to achieve a minimum site permeability of 50 per cent. • 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 replacement planting of indigenous or native trees that will grow to a mature height similar to the mature height of the tree to be removed. • Provide a 1 metre wide landscape strip along the length of any shared driveway adjacent to the fence line. • Provide one (1) medium to large canopy tree for every 400sq.m 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. • Use curved garden beds within front setbacks to enable better softening of hard surface areas and opportunities for tree planting. • Provide a new street tree on the nature strip adjacent to the front boundary of the site if there is no existing street tree. • Use appropriate tree species and carefully selected planting locations to avoid canopy or root conflicts with overhead wires, easements and existing trees. • 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 or integrate them into the dwelling design. • Provide only one (1) new or existing single width vehicle crossover. • Locate and design new vehicle crossovers to not affect existing street trees or on street parking considering the rhythm and spacing of vehicle crossovers along the street. • If more than one (1) dwelling is proposed and the street frontage is more than 20 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. • Double width vehicle crossovers should only be considered where the street frontage is more than 20 metres wide. This outcome is only appropriate where street trees are protected, planting opportunities are maintained in the front setback, and on street parking is not reduced. • 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.
Public Open Space and 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 with the public realm. • 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: • complement the height, scale and setbacks of the heritage building • not visually dominate the heritage place • not obscure vistas and view lines to significant buildings • not attempt to replicate the adjacent heritage building

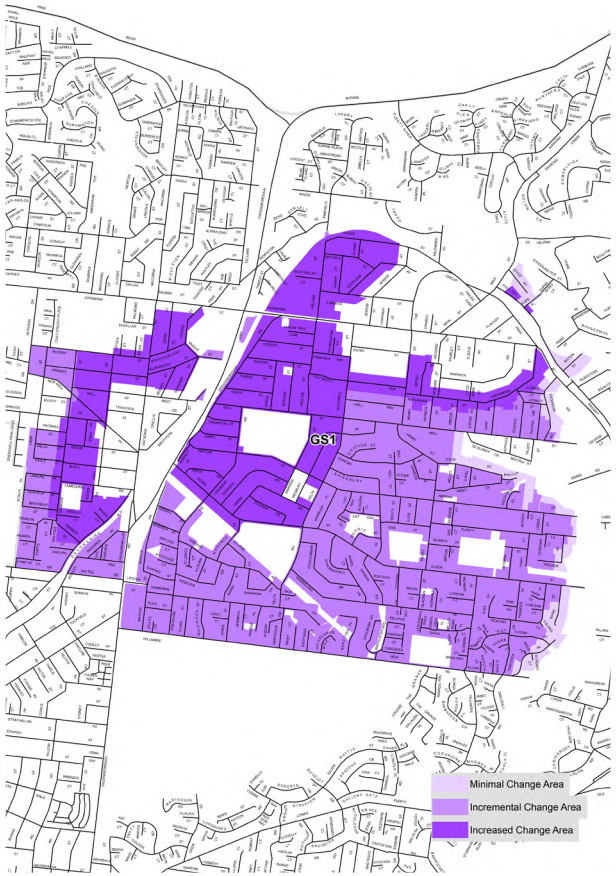
7.7. Garden Suburban 1

PRECINCT DESCRIPTION

Garden Suburban 1 (GS1) precinct consists of one large area covering parts of south Greensborough, Watsonia, Diamond Village and the eastern part of Montmorency. The land is generally undulating and slopes away from ridgelines. Development follows a modified grid subdivision pattern with some cul-de-sacs.

The area is characterised by predominantly 1950s-1960s development, with some areas of 1970s and increasingly recent modern dwellings and unit infill developments. Dwellings are a mix of brick, weatherboard and render and roofs tend to feature predominantly concrete tiles. Single storey build form predominates however two storey dwellings and additions are increasing. Unit developments on traditional lots are becoming more common especially in close proximity to the Activity Centres of Greensborough, Yallambie and Watsonia.

Vegetation is variable, some sections are lightly covered with occasional pockets of native canopy trees. Tree cover increases on the hillside overlooking the Plenty River. Front gardens are generally low level with lawn and shrubs, becoming more established with substantial trees, to the east. Front setbacks are generally large throughout the precinct with some reduction in newer developments. Side setbacks are present providing space between neighbouring dwellings with car ports and garages often located close to site boundaries. Front fences are uncommon but some examples of permeable fencing as well as tall, solid fencing are present.



GARDEN SUBURBAN 1 EXISTING CHARACTERISTICS

Architectural style	• Predominantly 1950s and 1960s dwellings, with some 1970s • Increasingly recent modern dwellings and unit infill developments
Subdivision pattern	• Site sizes are generally 500-700sqm • Subdivision pattern is modified grid with some cul-de-sacs
Topography and ridgelines	• Undulating, with a flatter ridge top through precinct centre • Land to the east slopes down towards the Plenty River • Includes part of the Bundoora to Diamond Village to Army Barracks Ridgeline
Dwelling type	• Single detached houses predominate • Unit developments on traditional lots becoming more common
Materials and form	• A mixture of brick, weatherboard and render • Roofs predominantly concrete tiles
Setbacks	• Front setbacks generally 7-9 metres • Side setbacks generally 1- 3 metres, other than carports and garages
Height	• Single storey with increasingly two storey new dwellings
Vehicle storage and access	• Where present, car ports and garages are often close to site boundaries • Constructed driveways
Garden styles	• Front gardens are generally low level, becoming more established with substantial trees to the east
Vegetation Cover	• Generally light vegetation cover • More tree cover on the hillside overlooking the Plenty River
Front fencing	• Front fences rare but some examples of permeable or tall, solid fencing present
Public realm	• A mix of street trees, with some streets accommodating substantial trees • Consistent and contained verges, concrete kerb and channels

KEY THREATS IN GARDEN SUBURBAN 1

- Minimal provision or lack of space for planting and growth of trees and understorey vegetation.
- New buildings or extensions that are visually prominent in streetscapes and backdrops due to their inappropriate architectural style or scale.
- The incremental increase and visual dominance of vehicle crossovers, driveways and car parking spaces in the streetscape.
- Building materials and finishes that are uncharacteristic of the area.
- Construction of high and solid front fencing

GARDEN SUBURBAN 1 PREFERRED CHARACTER STATEMENT

New development in Garden Suburban 1 area is consistent with the front setback of existing dwellings along the street which provides sufficient space for landscaping and tree planting that allows for future growth of trees to maturity. New dwellings have low pitched hipped roof forms consistent with the other built form in the precinct. Side setbacks, other than for carports and garages, allow for landscaping and small plantings.

Indigenous trees and understorey planting enhances the native vegetation in the area and landscape setting of the precinct. The scenic and environmental qualities of the treed ridgelines are protected and enhanced. Avenues of street trees are present, and trees on private property can be viewed from the street. Front fences where present are low and permeable.

Garden Suburban 1 **minimal** change areas are subject to vegetation controls with enhanced planting of native vegetation in gardens and streets. Development is anticipated to consist of single dwellings and some infill development that is designed to respect the existing character of the precinct.

Garden Suburban 1 **incremental** change areas will contain a mix of sensitively designed single dwellings and some dispersed medium density dwellings consistent with the existing character of the precinct.

Garden Suburban 1 **increased** change areas are well located in the streets surrounding the Greensborough Activity Centre, Diamond Village Shopping Centre and Watsonia Shopping Centre. New development will evolve over time to support a range of well-designed housing of up to three storeys. Canopy trees and understorey vegetation will continue to contribute to the character of the area, particularly in front setbacks to reinforce the character of the street, and along rear boundaries to soften the interface between dwellings.

GARDEN SUBURBAN 1 OBJECTIVES

All areas

- To minimise loss of front garden space, and the dominance of vehicle access and storage facilities as viewed from the street.
- To maintain consistency of current front setbacks providing sufficient space to enable tree planting in front gardens.

Minimal and Incremental

- To ensure new buildings and extensions are consistent with development in the surrounding precinct.
- To ensure new development does not dominate the streetscape.
- To maintain the openness of front boundary treatments and the presentation of dwellings to the street with low or permeable front fences.

Increased

- To ensure development is designed and sited to enable tree planting to enhance the treed environment and the garden and landscaped setting of the precinct.
- To provide contemporary development that achieves a preferred form and scale and is sympathetic to the architectural style of existing development in the surrounding precinct.
- To maintain the openness of front boundary treatments and the presentation of dwellings to the street with development that does not dominate the streetscape

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

GARDEN SUBURBAN 1 DESIGN GUIDELINES

Change Area	Design Response
Building Form and Materials	
All areas	• Recess second storey portions of buildings from ground level wall surfaces, incorporate within roof spaces where possible and minimise height. Variations may be acceptable in increased change areas for developments that demonstrate exemplary design outcomes. • Provide well-articulated building forms to reduce building bulk and provide visual interest. • Integrate site services, including utility meters and mailboxes, within the design of the development and co-locate where possible to minimise their visual impact on the street. • Locate and screen household services, including air conditioning units, hot water systems, rainwater tanks, solar panels and batteries, storage sheds and bin storage areas, to minimise their visual impact on the street and adjoining properties. • 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. • Use muted colours and tones, and non-reflective materials in new buildings at or near ridgelines. • Minimise the need for cut and fill by designing buildings to follow the natural topography of the land and using graduated built form where appropriate.
Minimal	• Design development to reflect the existing building height of up to two storeys.
Minimal and Incremental	• Design development to complement the building form and materials of surrounding dwellings, including low pitched, hipped roof forms with a second or third hipped roof fronting the street and narrow, boxed eaves.
Incremental and Increased	• Design developments to reflect a preferred building height of up to three storeys.
Increased	• Design developments to complement the building form, height and scale of the existing precinct supporting a range of well-designed contemporary dwellings styles.

Change Area	Design Response
Siting and Setbacks	
All areas	• For corner sites, the front setback of a dwelling facing the side street should be a transition between the predominant setback along the side street, and the side setback of the dwelling facing the front street.
Minimal	• Locate dwellings in line with the predominant front setback of dwellings along the street with sufficient space for the planting and growth of canopy trees and understorey vegetation. • Set buildings back a minimum of 3 metres from at least one side property boundary to enable the planting and mature growth of small to medium canopy trees and understorey vegetation. A carport or garage may be provided on the other side property boundary. • 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. • Provide a minimum of 4 metres separation between each dwelling on the same lot to allow for the planting and growth of small to medium canopy trees and understorey vegetation. • Locate secluded private open space behind the line of a dwelling that faces the street with a minimum area of 50 square metres and minimum dimension of 4.5 metres to enable the planting and growth of medium canopy trees and understorey vegetation. • Ensure building site coverage does not exceed 35 per cent to enable the planting, growth and retention of vegetation. • Minimise hard surface areas where possible to achieve a minimum site permeability of 55 per cent.
Minimal and Incremental	• Design buildings at the rear of a site to follow the natural topography of the land and respond sensitively to each interface with generous side and rear setbacks that are screened with vegetation.
Incremental	• Locate dwellings in line with the predominant front setback of dwellings along the street or a minimum of 7 metres with sufficient space for the planting and growth of canopy trees and understorey vegetation. • Set buildings back a minimum of 2 metres from at least one side property boundary to enable the planting and mature growth of small to medium canopy trees and understorey vegetation. A carport or garage may be provided on the other side property boundary. • Provide a minimum of 3 metres separation between each dwelling on the same lot to allow for the planting and growth of small to medium canopy trees and understorey vegetation. • Locate secluded private open space behind the line of a dwelling that faces the street with a minimum area of 40 square metres and minimum dimension of 4.5 metres to enable the planting and growth of medium canopy trees and understorey vegetation. • Ensure building site coverage does not exceed 40 per cent to enable the planting, growth and retention of vegetation. • Minimise hard surface areas where possible to achieve a minimum site permeability of 50 per cent.

Change Area	Design Response
Incremental and Increased	• Set buildings back a minimum of 4 metres from the rear property boundary to enable the planting and growth of medium to large canopy trees and understorey vegetation.
Increased	• Locate dwellings in line with the predominant front setback of dwellings along the street or a minimum of 6 metres with sufficient space for the planting and growth of canopy trees and understorey 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 replacement planting of indigenous or native trees that will grow to a mature height similar to the mature height of the tree to be removed. • Provide one (1) medium to large tree for every 400 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. • Provide a 1 metre wide landscape strip along the length of any shared driveway adjacent to the fence line. • Use curved garden beds within front setbacks to enable better softening of hard surface areas and opportunities for tree planting. • Provide a new street tree on the nature strip adjacent to the front boundary of the site if there is no existing street tree. • Use appropriate tree species and carefully selected planting locations to avoid canopy or root conflicts with overhead wires, easements and existing trees. • 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.
Vehicle Storage and Access	
All areas	• Locate carports and garages behind the line of the dwelling or integrate them into the dwelling design. • Provide only one (1) new or existing single width vehicle crossover. • Locate and design any new vehicle crossing to not affect existing street trees or on street parking, considering the rhythm and spacing of vehicle crossovers along the street. • If more than one (1) dwelling is proposed and the street frontage is more than 20 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. • Double width vehicle crossovers should only be considered where the street frontage is more than 20 metres wide. This outcome is only appropriate where street trees are protected, planting opportunities are maintained in the front setback, and on street parking is not reduced. • 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. • Finish driveways in muted tones and include curves and bends that provide sufficient room for landscaping at varying heights.

Change Area	Design Response
Front Fencing	
All areas	• Provide open and low front fences with a maximum height of 1.2 metres along the frontage and within 3 metres of the frontage. This may be varied on sites that are adjacent to a main road.
Public Open Space and 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 with the public realm. • 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 to a heritage place should: • complement the height, scale and setbacks of the heritage building • not visually dominate the heritage place • not obscure vistas and view lines to significant buildings • not attempt to replicate the adjacent heritage building

7.8. Garden Suburban 2

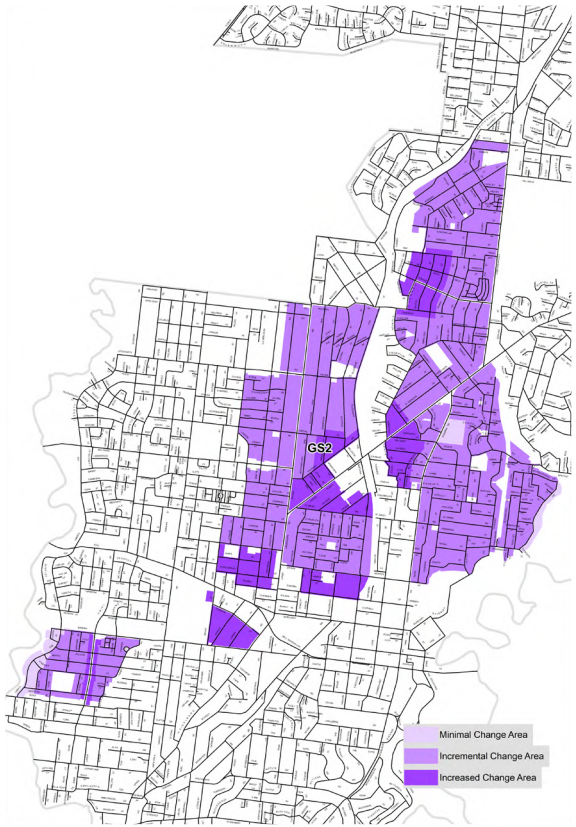
PRECINCT DESCRIPTION

The Garden Suburban 2 (GS2) precinct covers much of Macleod, Rosanna and Heidelberg either side of the train line in south-eastern Banyule. It includes significant ridgelines which are a key feature of the area. The subdivision pattern is a modified grid with some cul-de-sacs and rear laneways.

The precinct features predominantly 1950s -1960s dwellings though there are occasional interwar and post war styles as well as more modern dual occupancy and multi-unit developments. Materials are predominantly brick or a mix of brick and weatherboard while new dwellings incorporate render. Dwellings are generally single storey, however newer dwellings are more often double storey.

Front setbacks are mostly generous depending upon the depth of the block and are consistent within a street. Side setbacks are consistent and allow for side driveways. Garages sometimes located to the rear, except for newer dwellings which are generally integrated into the design of the house.

Gardens usually contain shrubs and sometimes substantial trees, where exotic and native species mix, contributing to the garden character of the precinct. There are occasional small pockets of remnant native vegetation dotted through the precinct. In some areas, street trees, often native species and occasional exotic species, add to the vegetation cover of private gardens creating a semi-enclosed canopy. Front fences are either not present or low and open in style, often designed to match the style or materiality of the dwelling.



GARDEN SUBURBAN 2 EXISTING CHARACTERISTICS

Architectural style	• Predominantly 1950s and 1960s era dwellings • Occasional interwar, post war and newer modern dwellings
Subdivision pattern	• Consistently 500-800sqm • Subdivision pattern is modified grid with some cul-de-sacs and some rear laneways • Some unique diagonal side roads also present
Topography and ridgelines	• Includes part of the Heidelberg to Eaglemont ridgeline, which is a key marker for the surrounding area
Dwelling type	• Single detached dwellings still predominate • Increasing dual occupancy and unit infill developments • Two storey blocks of flats occur at intervals, generally in groups of three or four
Materials and form	• Predominantly brick, and a mix of brick and weatherboard • New dwellings incorporate a mix of render • Roofs predominantly concrete tiles
Setbacks	• Front setbacks 6-10 metre, often consistent within a street • Side setbacks generally 1-3 metres
Height	• Generally single storey, however newer dwellings are more often double storey
Vehicle storage and access	• Generally constructed side driveways • Garages sometimes at rear • New dwellings feature garages integrated into the design of the house
Garden styles	• Front gardens are generally low level with lawn and low shrubs • Gardens sometimes contain substantial trees, being an exotic and native mix
Vegetation Cover	• Small pockets of remnant native vegetation • Street trees include mix of native and exotic species, creating a semi-enclosed canopy
Front fencing	• Generally not present, or 1 metre permeable or low brick matching the dwelling. • Frequent basalt retaining walls
Public realm	• Mixed street trees often small due to the narrow verges, some large native avenue plantings near Rosanna with split roads • Footpaths located on both sides, concrete kerb and channels

KEY THREATS IN GARDEN SUBURBAN 2

- New buildings, including dual occupancy developments at the rear of properties on corners, or extensions to existing dwellings that are visually prominent in streetscapes due to their inappropriate architectural style or scale.
- Lack of space for planting and growth of trees and understorey vegetation.
- The incremental increase and visual dominance of vehicle crossovers, driveways and car parking spaces in the streetscape.
- Fragmentation and loss of canopy vegetation along and leading up to ridgelines.
- Construction of high or solid front fences

GARDEN SUBURBAN 2 PREFERRED CHARACTER STATEMENT

New dwellings in the Garden Suburban 2 character areas are of a scale and form consistent with development of the surrounding precinct. Front and side setbacks are in keeping with setbacks of dwellings along the street enabling sufficient space for landscaping, tree planting and growth. Front fencing is low and permeable complimenting vegetated front gardens.

Streetscapes are improved with the consistent planting of larger street trees, retaining the eucalypt street trees and carriageway treatments, and enhancing the view of trees on private properties from the street. Trees along rear boundaries and the scenic and environmental qualities of treed ridgelines are protected and enhanced.

Developments are preferred with only one single width crossover and driveways are softened with curves and vegetation. New carports, garages and open car parking spaces are behind or in line with the dwelling and basement ramps do not dominate the streetscape.

Garden Suburban 1 **minimal** change areas are subject to heritage or vegetation controls. Development is anticipated to consist of single dwellings and some infill development that is designed to respect the existing character of the precinct.

Garden Suburban 2 **incremental** change areas will contain a mix of sensitively designed single dwellings and some dispersed medium density dwellings consistent with the existing character of the precinct.

Garden Suburban 2 **increased** change areas, located on streets on or adjacent to Macleod Neighbourhood Centre, Rosanna Neighbourhood Centre, Heidelberg Activity Centre and Oriel Road, will see the character evolve over time to support a range of well-designed developments up to three storeys. Canopy trees and understorey vegetation will continue to contribute to the character of the area, particularly in front setbacks to reinforce the character of the street, and along rear boundaries to soften the interface between dwellings.

GARDEN SUBURBAN 2 OBJECTIVES

All areas

- To maintain consistency of current front setbacks to enable tree planting in front gardens.
- To maintain the openness of front boundary treatments, the view of established front gardens and tree lined streets, and the presentation of dwellings to the street by providing no or low permeable front fences appropriate to the era of the dwelling.

Minimal and Incremental

- To maintain and strengthen the garden dominated streetscape character and landscaped setting of the precinct ensuring new buildings and extensions do not dominate the streetscape.
- To ensure vehicle storage does not dominate the street using curved driveways and minimising impervious surfaces.
- To ensure new buildings and extensions are consistent with the building form and architectural style of existing dwellings including low pitched, hipped roof forms with a second or third hipped roof fronting the street and narrow, boxed eaves.

Increased

- To ensure development is designed to respond to the grain, rhythm and materials of the existing dwellings.
- To minimise the dominance of vehicle access and storage facilities as viewed from the street by locating these facilities behind the dwelling.

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

GARDEN SUBURBAN 2 DESIGN GUIDELINES

Change Area	Design Response
Building Form and Materials	
All areas	• Recess second storey portions of buildings from ground level wall surfaces, incorporate within roof spaces where possible and minimise in height. Variations may be acceptable in increased change areas for developments that demonstrate exemplary design outcomes. • Integrate site services, including utility meters and mailboxes, within the design of the development and co-locate where possible to minimise their visual impact on the street. • Locate and screen household services, including air conditioning units, hot water systems, rainwater tanks, solar panels and batteries, storage sheds and bin storage areas, to minimise their visual impact on the street and adjoining properties. • Provide variation between each dwelling of a development that faces the street through varied roof pitches, window and door placement, materials, façade articulation or other design detailing. • Use muted colours and tones, and non-reflective materials in new buildings at or near ridgelines. • 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. • Minimise the need for cut and fill by designing buildings to follow the natural topography of the land and using graduated built form where appropriate.
Minimal	• Design development to reflect the existing building height of up to two storeys.
Minimal and Incremental	• Design development to complement the building forms and materials of existing dwellings as appropriate to the street, including low pitched, hipped roof forms with a second or third hipped roof fronting the street and narrow, boxed eaves. • Encourage the retention of interwar and post war dwellings. • Avoid period detailing but complement the architectural style, scale and form of the existing building in any additions.
Incremental and Increased	• Design development to reflect a preferred building height of up to three storeys.

Change Area	Design Response
Increased	• Complement the architectural style and form of the existing building in second storey additions to existing dwellings. • Use materials that are complementary to the predominant wall and roof materials in the street.
Siting and Setbacks	
All areas	• For corner sites, the front setback of a dwelling facing the side street should be at a transition between the predominant setback along the side street, and the side setback of the dwelling facing the front street.
Minimal	• Locate dwellings in line with the predominant front setback of dwellings along the street with sufficient space for the planting and growth of canopy trees and understorey vegetation. • Set buildings back a minimum of 3 metres from at least one side property boundary to enable the planting and mature growth of small to medium canopy trees and understorey vegetation. A carport or garage may be provided on the other side property boundary. • 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. • Provide a minimum of 4 metres separation between each dwelling on the same lot to allow for the planting and growth of small to medium canopy trees and understorey vegetation. • Locate secluded private open space behind the line of a dwelling that faces the street with a minimum area of 50 square metres and minimum dimension of 4.5 metres to enable the planting and growth of medium canopy trees and understorey vegetation. • Ensure building site coverage does not exceed 35 per cent to enable the planting, growth and retention of vegetation. • Minimise hard surface areas where possible to achieve a minimum site permeability of 55 per cent.
Minimal and Incremental	• 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.
Incremental	• Locate dwellings in line with the predominant front setback of dwellings along the street or a minimum of 8 metres with sufficient space for the planting and growth of canopy trees and understorey vegetation. • Set buildings back a minimum of 2 metres from at least one side property boundary to enable the planting and mature growth of small to medium canopy trees and understorey vegetation. A carport or garage may be provided on the other side property boundary. • Provide a minimum of 3 metres separation between each dwelling on the same lot to allow for the planting and growth of small to medium canopy trees and understorey vegetation. • Locate secluded private open space behind the line of a dwelling that faces the street with a minimum area of 40 square metres and minimum dimension of 4.5 metres to enable the planting and growth of medium canopy trees and understorey vegetation. • Ensure building site coverage does not exceed 40 per cent to enable the planting, growth and retention of vegetation. • Minimise hard surface areas where possible to achieve a minimum site permeability of 50 per cent.

Change Area	Design Response
Incremental and Increased	• Set buildings back a minimum of 4 metres from the rear property boundary to enable the planting and growth of medium to large canopy trees and understorey vegetation.
Increased	• Locate dwellings in line with the predominant front setback of dwellings along the street or a minimum of 6 metres with sufficient space for the planting and growth of canopy trees and understorey 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 replacement planting of indigenous or native trees that will grow to a mature height similar to the mature height of the tree to be removed. • Provide one (1) medium to large canopy tree for every 400sq.m. 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. • Provide a 1 metre wide landscape strip along the length of any shared driveway adjacent to the fence line. • Use curved garden beds within front setbacks to enable better softening of hard surface areas and opportunities for tree planting. • Provide a new street tree on the nature strip adjacent to the front boundary of the site if there is no existing street tree. • 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. • Use appropriate tree species and carefully selected planting locations to avoid canopy or root conflicts with overhead wires, easements and existing trees.
Vehicle Storage and Access	
All areas	• Locate carports and garages behind the line of the dwelling or integrate them into the dwelling design. • Provide landscaping such as large shrubs and trees in the front setback and garden beds along driveway edges to discourage car parking in this location between the front wall of a dwelling that faces the street, and the front property boundary. • Provide only one (1) new or existing single width vehicle crossover. • Locate and design of any new vehicle crossovers to not affect existing street trees or on street parking, considering the rhythm and spacing of vehicle crossovers along the street. • If more than one (1) dwelling is proposed and the street frontage is more than 20m 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 8m 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. • Double width vehicle crossovers should only be considered where the street frontage is more than 20 metres wide. This outcome is only appropriate where street trees are protected, planting opportunities are maintained in the front setback, and on street parking is not reduced. • Finish driveways in muted tones and include curves and bends that provide sufficient room for landscaping at varying heights.

Change Area	Design Response
Front Fencing	
All areas	• Provide open or low front fences appropriate to the era of the dwelling with a maximum height of 1.2 metres along the frontage and within 3 metres of the frontage. This may be varied on sites that are adjacent to a main road.
Public Open Space and 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 with the public realm. • 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: • complement the height, scale and setbacks of the heritage building • not visually dominate the heritage place • not obscure vistas and view lines to significant buildings • not attempt to replicate the adjacent heritage building.

7.9. Garden Suburban 3

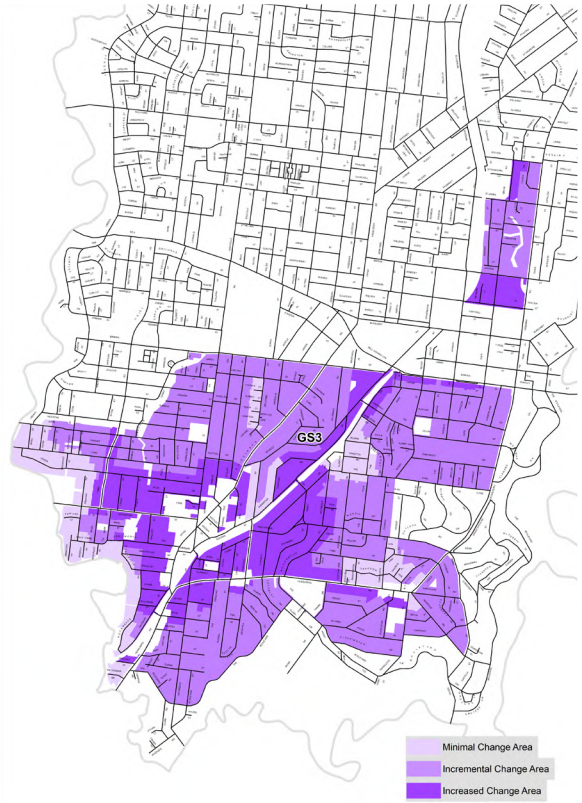
PRECINCT DESCRIPTION

The Garden Suburban 3 (GS3) precinct includes most of Ivanhoe, Ivanhoe East, Eaglemont, eastern Heidelberg, and a small part of central Rosanna. The area features significant ridgelines in Ivanhoe and Eaglemont and a modified grid pattern subdivision.

Dwellings are predominantly Inter-War, with areas containing large proportions of Edwardian or Post War styles and occasionally 1960s infill. There has been an increase in new dwellings and extensions in contemporary and minimalist architectural styles throughout the precinct. Predominant materials include mixed brick and weatherboard. Notable exceptions are pockets where clinker brick predominate and an increasing number of painted brick or rendered buildings. Roofs usually comprise mixed tiles.

Dwellings are generally single storey, however second storey additions are becoming increasingly common, as are double storey single and multi-dwelling developments. Some examples of three storey apartments are also present. Front setbacks vary from medium to large and provide space for front gardens. Side setbacks are generally consistent allowing space between neighbouring dwellings.

Front gardens are usually established and include shrubs and frequent substantial trees, both exotic and native species. Newer gardens tend towards neat and formal landscaping. The merging of street trees with trees in private gardens forms a closed tree canopy in some streets. Some examples of remnant native vegetation clusters and formal native street tree avenues are present. Garages and carports are often located inside setbacks. Front fences are generally low brick, paling or wire fences.



GARDEN SUBURBAN 3 EXISTING CHARACTERISTICS

Architectural style	• Predominantly Inter-War, with areas containing large proportions of Edwardian or Post War styles. Occasional 1960s infill • An increase in contemporary and minimalist architectural styles
Subdivision pattern	• Site sizes are generally 500-1000 sqm. However many have been subdivided in a modified grid pattern
Topography and ridgelines	• Includes part of the Heidelberg to Eaglemont ridgeline
Dwelling type	• Variety of single and multi-dwelling developments • Some newer low scale apartment buildings on large sites
Materials and form	• Predominantly mixed brick and weatherboard • Notable exceptions are pockets where clinker brick predominate and an increasing number of painted brick or rendered buildings • Roofs predominantly tile. Occasional corrugated iron roofs on timber Inter-War dwellings
Setbacks	• Front setbacks generally 5-7 metres • Side setbacks generally between 1-3 metres
Height	• Generally 1-2 storeys • Some examples of 3 storeys
Vehicle storage and access	• Garages and carports are often located inside setbacks • Constructed driveways • Multi-unit developments often accessed off side driveway
Garden styles	• Front gardens usually established, with larger shrubs or trees, both exotic and native species. Newer gardens tend towards formal landscaping
Vegetation Cover	• Merging of street trees with trees in private gardens to form a closed exotic tree canopy in some streets • Some remnant native vegetation clusters and formal native street tree are present
Front fencing	• Generally low brick or 1 metre visually permeable paling or wire fences
Public realm	• A mix of street trees, with some streets accommodating substantial trees • Generally wide, open verges, mix of concrete kerb and channels

KEY THREATS IN GARDEN SUBURBAN 3

- Loss of Victorian, Edwardian and Inter war dwellings, particularly in a streetscape of dwellings from these eras.
- New over-sized buildings or extensions to existing dwellings that are visually prominent in streetscapes and backdrops due to their inappropriate architectural style or scale.
- Lack of space for the planting and growth of trees and understorey vegetation, particularly in front of setbacks.
- The incremental increase and visual dominance of vehicle crossovers, driveways and car parking spaces in the streetscape.
- Construction of high solid front fences.

GARDEN SUBURBAN 3 PREFERRED CHARACTER STATEMENT

New development positively responds to the architectural style and materials of existing dwellings in the street. New buildings and extensions are positioned in keeping with the front setbacks of dwellings along the street. Front and side setbacks allow sufficient space for tree planting, tree growth and landscaping. Front fencing is low and permeable allowing views to planted front gardens. New development is sited within the landscape and follows the natural topography of the land.

Avenues of street trees and the views of trees on private property from the street are protected and enhanced, as are the views to trees along neighbouring rear boundaries. The scenic and environmental qualities of treed ridgelines are retained.

Developments are designed with only one single width crossover and a driveway that is softened with curves and vegetation. Basement ramps, carports, garages and open car parking spaces do not dominate the streetscape.

Garden Suburban 3 **minimal** change areas are subject to heritage or vegetation controls. Development is anticipated to consist of single dwellings and some infill developments that is designed to respect the existing character of the precinct.

Garden Suburban 3 **incremental** change areas will consist of a mix of low scale sensitively designed single dwellings and some dispersed medium density developments consistent with the existing character of the precinct.

Garden Suburban 3 **increased** change areas, located on streets surrounding the Ivanhoe Activity Centre and Ivanhoe East Neighbourhood Activity Centre, will evolve over time to support a range of well-designed developments up to three storeys. Canopy trees and understorey vegetation will continue to contribute to the character of the area, particularly in front setbacks to reinforce the character of the street, and along rear boundaries to soften the interface between dwellings.

GARDEN SUBURBAN 3 OBJECTIVES

All Areas

- To ensure buildings and extensions do not dominate the streetscape.
- To maintain and strengthen the garden dominated streetscape character and landscaped setting of the precinct with low front fences.

Minimal and Incremental

- To encourage the retention of existing Inter war and Post War dwellings that contribute to the character of the precinct and development that is consistent with the current building form and architectural style in the street.
- To maintain consistency of predominant front setbacks to enable tree planting and landscaping in front gardens.
- To minimise loss of front garden space, and the dominance of vehicle access, storage facilities and built form as viewed from the street.

Increased

- To ensure development is designed to respond to the grain, rhythm and materials of the existing dwellings.
- To create a consistent front setback enabling tree planting and landscaping in front gardens.
- To minimise the dominance of vehicle access and storage facilities as viewed from the street.

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

GARDEN SUBURBAN 3 DESIGN GUIDELINES

Change Area	Design response
Building Form and Materials	
All areas	• Provide well-articulated building forms to reduce building bulk and provide visual interest. • Recess second storey portions of buildings from ground level wall surfaces, incorporate within roof spaces where possible and minimise in height. Variations may be acceptable in increased change areas for developments that demonstrate exemplary design outcomes. • Ensure alterations and extensions retain the front façade of dwellings and are complementary to the existing building. • Provide variation between each dwelling of a development that faces the street through varied roof pitches, window and door placement, materials, façade articulation or other design detailing. • Integrate site services, including utility meters and mailboxes, within the design of the development and co-located where possible to minimise their visual impact on the street. • Locate and screen household services, including air conditioning units, hot water systems, rainwater tanks, solar panels and batteries, storage sheds and bin storage areas, to minimise their visual impact on the street and adjoining properties. • 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. • Use muted colours and tones, and non-reflective materials in new buildings at or near ridgelines. • Minimise the need for cut and fill by designing buildings to follow the natural topography of the land and using graduated built form where appropriate.
Minimal and Incremental	• Design development to reflect the existing building height of up to two storeys. • Encourage the retention of Edwardian and Interwar dwellings that contribute to the valued character of the precinct. • Incorporate the main themes, in the correct proportions and scale, from the Edwardian, Interwar, Postwar or 1960s era as appropriate to the street. • Use wall and roof materials blend with existing materials in the streetscape. • Use weatherboard or rendered brick materials in predominantly weatherboard areas. • Complement the architectural style and form of the existing building in second storey additions to existing dwellings.
Increased	• Design development to reflect a preferred building height of up to three storeys. • Use materials that are complementary to the predominant wall and roof materials in the street. • Encourage contemporary architectural expressions that complement the era of existing buildings in the streetscape avoiding period reproductions.

Change Area	Design response
Siting and Setbacks	
All areas	• For corner sites, the front setback of a dwelling facing the side street should be at a transition between the predominant setback along the side street, and the side setback of the dwelling facing the front street.
Minimal	• Locate dwellings in line with the predominant front setback of dwellings along the street with sufficient space for the planting and growth of canopy trees and understorey vegetation. • Set buildings back a minimum of 3 metres from at least one side property boundary to enable the planting and mature growth of small to medium canopy trees and understorey vegetation. A carport or garage may be provided on the other side property boundary. • 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. • Provide a minimum of 4 metres separation between each dwelling on the same lot to allow for the planting and growth of small to medium canopy trees and understorey vegetation. • Locate secluded private open space behind the line of a dwelling that faces the street with a minimum area of 50 square metres and minimum dimension of 4.5 metres to enable the planting and growth of medium canopy trees and understorey vegetation. • Ensure building site coverage does not exceed 35 per cent to enable the planting, growth and retention of vegetation. • Minimise hard surface areas where possible to achieve a minimum site permeability of 55 per cent.
Minimal and Incremental	• 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.
Incremental	• Locate dwellings in line with the predominant front setback of dwellings along the street or a minimum of 7 metres with sufficient space for the planting and growth of canopy trees and understorey vegetation. • Set buildings back a minimum of 2 metres from at least one side property boundary to enable the planting and mature growth of small to medium canopy trees and understorey vegetation. A carport or garage may be provided on the other side property boundary. • Provide a minimum of 3 metres separation between each dwelling on the same lot to allow for the planting and growth of small to medium canopy trees and understorey vegetation. • Locate secluded private open space behind the line of a dwelling that faces the street with a minimum area of 40 square metres and minimum dimension of 4.5 metres to enable the planting and growth of medium canopy trees and understorey vegetation. • Ensure building site coverage does not exceed 40 per cent to enable the planting, growth and retention of vegetation. • Minimise hard surface areas where possible to achieve a minimum site permeability of 50 per cent.

Change Area	Design response
Incremental and Increased	• Set buildings back a minimum of 4 metres from the rear property boundary to enable the planting and growth of medium to large canopy trees and understorey vegetation.
Increased	• Locate dwellings in line with the predominant front setback of dwellings along the street or a minimum of 6 metres with sufficient space for the planting and growth of canopy trees and understorey vegetation.
Vehicle Storage and Access	
All areas	• 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. • Provide only one (1) new or existing single width vehicle crossover. • Locate and design any new vehicle crossovers to not affect existing street trees or on street parking considering the rhythm and spacing of vehicle crossovers along the street. • If more than one (1) dwelling is proposed and the street frontage is more than 20 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. • Double width vehicle crossovers should only be considered where the street frontage is more than 20 metres wide. This outcome is only appropriate where street trees are protected, planting opportunities are maintained in the front setback, and on street parking is not reduced. • Locate carports and garages behind the line of the dwelling ensuring they do not form a primary element of the façade composition. • Finish driveways in muted tones and include curves and bends that provide sufficient room for landscaping at varying heights.
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 replacement planting of exotic or native trees as appropriate that will grow to a mature height similar to the mature height of the tree to be removed. • Provide one (1) medium to large tree for every 400 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. • Provide a 1 metre wide landscape strip along the length of any shared driveway adjacent to the fence line. • Use curved garden beds within front setbacks to enable better softening of hard surface areas and opportunities for tree planting. • Provide a new street tree on the nature strip adjacent to the front boundary of the site if there is no existing street tree. • Use appropriate tree species and carefully selected planting locations to avoid canopy or root conflicts with overhead wires, easements and existing trees. • 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
Front fencing	
All areas	• Provide open and low front fences with a maximum height of 1.2 metres along the frontage and within 3 metres of the frontage. This may be varied on sites that are adjacent to main roads.
Public Open Space and 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 with the public realm. • 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: • complement the height, scale and setbacks of the heritage building • not visually dominate the heritage place • not obscure vistas and view lines to significant buildings • not attempt to replicate the adjacent heritage building

7.10. Garden Suburban 4

PRECINCT DESCRIPTION

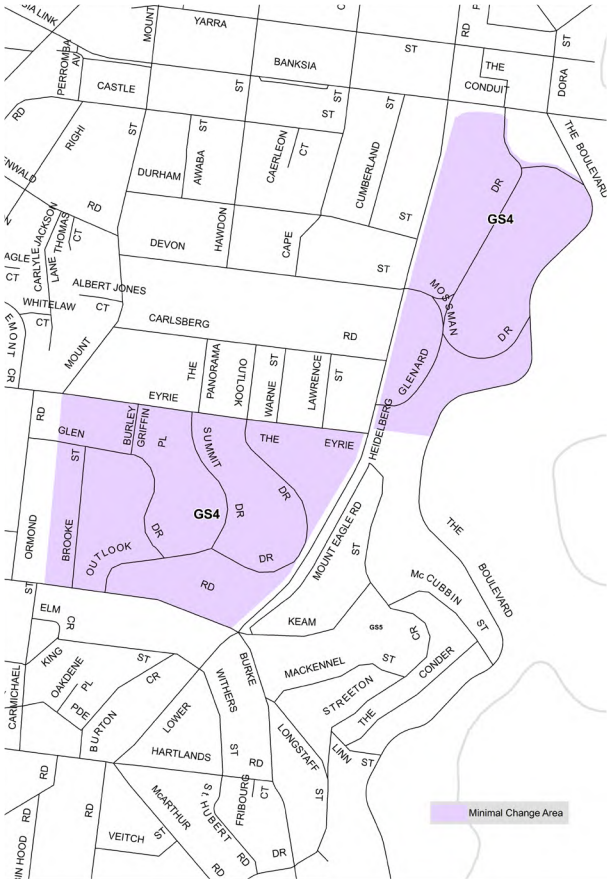
The Garden Suburban 4 (GS4) precinct is located in Eaglemont and includes the Mount Eagle and Glenard Estates. The precinct is characterised by its innovative subdivision pattern of curvilinear streets that follow the contours of the land. The land generally slopes down to the east and along the Yarra River corridor.

Dwellings are a mix of Inter war, occasional Post war and some modernist homes. Inter war housing styles including Californian Bungalow, Arts and Crafts and Tudor revival. Dwelling materials are predominantly mixed brick, and render is used extensively while roofs are mixed tiles.

Older dwellings are sometimes two storeys, with the second storey incorporated into the roof line of the building. New dwellings are generally double storey and sometimes triple storey split levels built into the slope of the site. In the Mount Eagle Estate sites are often irregularly shaped and front setbacks can vary widely. Generous side setbacks are usually present. Dwellings in the Glenard Estate have consistent large front setbacks, and side setbacks that provide space between neighbouring dwellings, other than for carports or garages.

Front gardens are well established containing a mix of exotic and native shrubs and trees, with dwellings sometimes completely obscured by vegetation. Side driveways are provided and some properties have two driveways or loop driveways. Some dwellings have rear driveways accessible via a laneway or shared driveway. Carports and garages are generally present, beside or behind the dwelling. Front fences are generally not present or are low basalt retaining walls, often covered in vegetation allowing plantings to flow between dwellings. There are some examples of gates and high solid front fencing.

The public realm is important to the character of the area. Footpaths are generally provided both sides of the street. In the Mount Eagle estate, formal nature strips are not present in the east, while standard nature strips are provided in the western section with densely vegetated central medians.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PERRONBA AVE
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CUMBERLAND
GS4
DEVON
HAWDON
CAPE
CARLYLE JACKSON
LANE THOMAS
ALBERT JONES
WHITELAW
CARLSBERG
MOSSMAN
GLENARD
HEIDELBERG
THE PANORAMA
OUTLOOK
WARNE
LAWRENCE
EYRIE
GLEN
BURLEY GRIFFIN
SUMMIT
THE EYRIE
ORMOND
BROOKE
OUTLOOK
MOUNT EAGLE RD
Mc CUBBIN
ELM
KEAM
KING
OAKDENE
BURTON
LOWER
HARTLANDS
WITHERS
BURKE
MACKENNEL
STREETON
CONDER
LONGSTAFF
McARTHUR
HUBERT
FRIBOURG
VEITCH
Minimal Change Area

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GARDEN SUBURBAN 4 EXISTING CHARACTERISTICS

Architectural style	• Mixed Inter-War, and occasional Post-War grand homes of the Griffin estates. Inter-War styles include Californian Bungalow, Arts and Crafts, Tudor revival • Examples modernist homes also present • Many homes architect designed
Subdivision pattern	• Features private internal reserves/parks • Mount Eagle Estate subdivision pattern is curvilinear following the contours of the land in the east, and grid in the west. Some properties in the west have rear rights-of-way • Subdivision pattern in the Glenard estate is similar, following the floodplain edge
Topography and ridgelines	• Land slopes down to the east and along the Yarra River corridor • Includes part of the Heidelberg to Eaglemont Ridgeline ridgeline
Dwelling type	• Single detached dwellings
Materials and form	• Mixed brick, and render is used extensively • Roofs are mixed tile
Setbacks	• Front setbacks vary in Mount Eagle Estate between 7-20 metres. Side setbacks generally 3 metres on both sides • Buildings in Glenard Estate are setback 7-9 metres, with side setbacks around 1-3 metres, other than for carports or garages
Height	• Dwellings are often two storeys, sometimes incorporated into the roof • New dwellings are generally 2-3 storey split level built into the slope of a site
Vehicle storage and access	• Side driveways provided, some have two, or loop, driveways • Some rear driveways accessible via a laneway or shared driveway • Carports and garages are generally present, beside or behind the dwelling
Garden styles	• Front gardens well established • For Mount Eagle Estate dwellings in the eastern section are often completely obscured by vegetation. In the west section, gardens contain large shrubs and sometimes trees • Trees in private gardens form a closed exotic tree canopy on some allotments
Vegetation Cover	• Heavily vegetated, both with exotic and native trees and shrubs • Occasional remnant indigenous tree clusters form the backdrop in the streetscape
Front fencing	• Generally not present. Exceptions include low basalt retaining walls, some gates and high solid front fencing
Public realm	• Concrete 1 metre wide footpaths on both sides of the street • No formal nature strips in the east of Mount Eagle Estate, standard nature strips in the west and densely vegetated central medians

KEY THREATS IN GARDEN SUBURBAN 4

- Loss of vegetation, particularly vegetation forward of the dwelling, remnant indigenous vegetation, other tall trees or understorey planting.
- New dwellings or extensions that are inappropriate in architectural style or scale and are highly visible in the streetscape and backdrops.
- Building materials and finishes that are uncharacteristic of the area.
- Demolition of the original dwellings.
- Construction of solid front fences and gates.

GARDEN SUBURBAN 4 PREFERRED FUTURE CHARACTER STATEMENT

New dwellings and extensions in the Garden Suburban 4 precinct are designed to enable nature to dominate over any buildings. Development retains the architectural style, scale and materials of existing Inter War, Post War and modernist dwellings in the precinct within generous landscaped garden settings.

Developments are positioned in keeping with the generous front and side setbacks of dwellings along the street, often setback considerably on the lot to facilitate views and provide sufficient space for landscaping, tree planting and growth. New developments nestle into the landscape following the natural topography of the land and do not dominate views.

The landscape dominates the precinct due to the retention of existing tall trees and extensive landscaping using a mix of exotic, native or indigenous trees and understorey vegetation. There are no front fences and open side fences forward of the dwelling resulting in the landscape to flow across and between lots. The views of trees on private property along with significant vegetation on roadside contribute to the sense that dwellings are set within gardens and nature. Retention and planting of trees and careful locating of buildings retains the scenic and environmental qualities of treed ridgelines.

Carports, garages, open car parking spaces and tennis courts are sited to not be visible in the street. Developments without new access from The Boulevard are designed with only one single width crossover and a driveway that is softened with curves and vegetation.

Garden Suburban 4 is a **minimal** change area and subject to heritage controls. Development is anticipated to consist of single dwellings that is designed to respect the existing character of the precinct.

GARDEN SUBURBAN 4 OBJECTIVES

All areas

- To retain Interwar, grand Post War, and modernist dwellings for their contribution to the valued character of the Precinct.
- To ensure new buildings and extensions are sympathetic to the current building form and architectural style and do not dominate the streetscape and landscape.
- To maintain consistency of current front setbacks for significant tree and vegetation planting in front gardens.
- To minimise loss of front garden space, and the dominance of vehicle access, storage facilities and built form as viewed from the street.
- To maintain and strengthen the view of established front gardens and tree lined streets by ensuring there are no front fences, or gates and permeable side 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

GARDEN SUBURBAN 4 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. • In the Glenard Estate, where buildings in the vicinity are predominantly single storey, new dwellings should be single storey. • Encourage the retention of Interwar, grand Post War, and modernist dwellings that contribute to the valued character of the precinct. • Retain the front façade of dwellings in alterations and extensions and complement the architectural style and form of the existing building. • Ensure wall heights and proportions reflect the predominant heights and proportions of the surrounding dwellings. • Use colours and textures in materials that harmonise with the bush environment such as earthen colour and bagged bricks, natural stone, stained timber, terra cotta tiles and muted paint colours. • Incorporate the main themes, in correct proportions and scale, from the Interwar or Post war era as appropriate to the street. • Recess second storey portions of buildings from ground level wall surfaces, incorporate within roof spaces where possible, and minimise in height. Variations may be acceptable where a recessed upper floor footprint does not complement an architectural style that is characteristic of the area. • Ensure alterations and additions to heritage buildings are distinguishable from the original heritage fabric. • Provide well-articulated building forms to reduce building bulk and provide visual interest. • Provide variation between each dwelling of a development that faces the street through varied roof pitches, window and door placement, materials, façade articulation or other design detailing. • 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. • Locate and screen household services, including air conditioning units, hot water systems, rainwater tanks, solar panels and batteries, storage sheds and bin storage areas to minimise their visual impact on the street and adjoining properties. • 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. • Use muted colours and tones, and non-reflective materials in new buildings at or near ridgelines. • Minimise the need for cut and fill by designing buildings to follow the natural topography of the land and using graduated built form where appropriate.

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 and growth of canopy trees and understorey vegetation. • For corner sites, ensure the front setback of a dwelling facing the side street provides a transition between the predominant setback along the side street, and the side setback of the dwelling facing the front street. • Set buildings back a minimum of 3 metres from both side boundaries to enable the planting and mature growth of small to medium canopy trees and understorey vegetation. • 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. • Locate secluded private open space behind the line of a dwelling that faces the street with a minimum area of 50 square metres and minimum dimension of 4.5 metres to enable the planting and growth of medium canopy trees and understorey vegetation. • Provide a minimum of 5 metres separation between each dwelling on the same lot to allow for the planting and growth of small to medium canopy trees and understorey vegetation. • Ensure building site coverage does not exceed 35 per cent to enable the planting, growth and retention of vegetation. • Minimise hard surface areas where possible to achieve a minimum site permeability of 55 per cent. • 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.

Change area	Design Response
Vehicle Storage and Access	
All areas	• Provide only one (1) new or existing single width vehicle crossover. • Avoid the construction of new driveways on The Boulevard where vehicle access is not currently available. • Provide landscaping such as large shrubs and trees in the front setback and garden beds along driveway edges to discourage car parking in this location between the front wall of a dwelling that faces the street, and the front property boundary. • Locate and design any new vehicle crossovers to not affect existing street trees or on street parking, considering the rhythm and spacing of vehicle crossovers along the street. • 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. • Double width vehicle crossovers should only be considered where the street frontage is more than 22 metres wide. This outcome is only appropriate where street trees are protected, planting opportunities are maintained in the front setback, and on street parking is not reduced. • Locate carports and garages behind the line of the dwelling ensuring they do not form a primary element of the façade composition. • Finish driveways in muted tones and include curves and bends that provide sufficient room for landscaping at varying heights. • Ensure frontages to The Boulevard do not contain areas of hard surfacing.
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 replacement planting of exotic or native trees as appropriate that will grow to a mature height similar to the mature height of the tree to be removed. • Provide one (1) medium to large canopy tree for every 400sq.m. 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. • Provide a 1 metre wide landscape strip along the length of any shared driveway adjacent to the fence line. • Use curved garden beds within front setbacks to enable better softening of hard surface areas and opportunities for tree planting. • Encourage planting and growth of vegetation within the front setback on the property. • Provide a new street tree on the nature strip adjacent to the front boundary of the site if there is no existing street tree. • Use appropriate tree species and carefully selected planting locations to avoid canopy or root conflicts with overhead wires, easements and existing trees. • 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
Front Fencing	
All areas	• Avoid the construction of front fences unless the site has a frontage to Lower Heidelberg Road in which case the construction of a brick fence with a maximum height of 1.65 metres is acceptable. • Construct any retaining walls in stone. • Avoid the construction of fences adjacent to inner reserves unless it is no more than 1 metre in height or 1.65 meters in height if constructed of wire mesh.
Public Open Space and 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. • 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: • complement the height, scale and setbacks of the heritage building • not visually dominate the heritage place • not obscure vistas and view lines to significant buildings • not attempt to replicate the adjacent heritage building

7.11. Garden Suburban 5

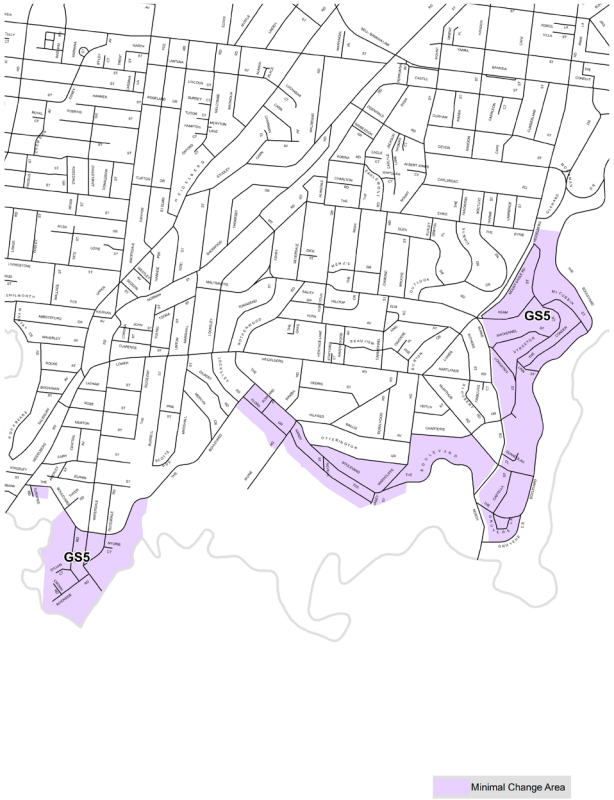
PRECINCT DESCRIPTION

The Garden Suburban 5 (GS5) precinct is located along the southern edge of Banyule, in Ivanhoe and Eaglemont. The precinct adjoins the Yarra River floodplain, which in parts has a steep escarpment to The Boulevard. The subdivision pattern follows the floodplain edge with generally large site sizes that vary depending upon the depth.

The precinct is characterised by a mixture of Inter war, Post war and 1960s housing styles. There are also examples of occasional newer infill dwellings and some examples of contemporary architecture. Most dwellings are brick or render featuring warm tones while newer dwellings tend to feature cooler tones. There are also some examples of weatherboard dwellings.

Front gardens are usually well established, with larger shrubs and trees. Remnant Red gums are present in groups along the Yarra fringe, along roadsides, in parkland and private gardens. Private gardens often contain substantial trees, usually exotics. Front fences are generally either not present or are very low brick or basalt. Some newer properties feature gates.

Many frontages to The Boulevard are large rockeries extending up the escarpment. Side driveways are sometimes provided; however, many frontages to The Boulevard have no driveway access, only pedestrian. Footpaths, nature strips and kerbs vary according to the street.



GARDEN SUBURBAN 5 EXISTING CHARACTERISTICS

Architectural style	• Mixture of Inter-War, Post-War and 1960s • Some buildings may be individually historically or architecturally significant • Occasional newer infill dwellings and some examples of contemporary architecture
Subdivision pattern	• Site sizes vary depending on depth but are generally 800–1200 sqm • Subdivision pattern follows the floodplain edge
Topography and ridgelines	• Adjoins the Yarra River floodplain, sections of steep escarpment to The Boulevard
Dwelling type	• Generally single dwellings, limited multi-dwelling developments
Materials and form	• Brick or render in warm tones like brown, cream, warm greys and red/ orange • Newer dwellings feature cooler tones like white and grey with some exposed concrete • Some examples of weatherboard dwellings

Setbacks	• Front setbacks vary between 7 and 20 metres • Side setbacks are generally 3metres on both sides • Newer development often located closer to front and side boundaries
Height	• A mix of single and double storey with newer development often double storey
Vehicle storage and access	• Side driveways are sometimes provided; however, many frontages to The Boulevard have no driveway access, only pedestrian
Garden styles	• Front gardens are usually well established, with larger shrubs and trees
Vegetation Cover	• Remnant Red gums are present in groups along the Yarra fringe, along roadsides, in parkland and private gardens. Private gardens often contain substantial trees, usually exotics

Front fencing	• Generally either not present or are very low brick or basalt • Many frontages to The Boulevard are large rockeries extending up the escarpment • Some newer properties feature gates.
Public realm	• 1 metre wide concrete footpaths and formal nature strips provided both sides of the street, other than along The Boulevard • Kerbs and channels are generally standard concrete square profile, other than along The Boulevard. Much of the northern part of The Boulevard has no kerbing, or only on one side • Street trees are planted intermittently and vary in size

KEY THREATS IN GARDEN SUBURBAN 5

- New over-sized buildings or extensions to existing dwellings that are highly visible in the street and backdrops, particularly from The Boulevard, Hardy Terrace, and the River Parklands.
- Building materials and finishes that are uncharacteristic of the area.
- Loss of remnant indigenous vegetation, other tall trees, and understorey planting.
- Dwellings, carports, garages or tennis courts that are located forward of the predominant setback in the street.
- New access from The Boulevard where no access is generally available.
- Lack of space for planting and growth of trees and understorey vegetation.
- Construction of high solid front fences, gates and feature gates.

GARDEN SUBURBAN 5 PREFERRED CHARACTER STATEMENT

New buildings in Garden Suburban 5 precinct nestle into the landscape following the natural topography of the land and are well vegetated to provide a transition from the Yarra River corridor. Dwellings are carefully sited to retain dominant and key views, particularly from The Boulevard, Hardy Terrace and the River Parklands.

Dwellings are positioned in keeping with the front setbacks of the dwellings along the street, and there is generous space in front and side setbacks for landscaping, tree planting and growth of canopy trees.

Front gardens are open with no front fences and well vegetated. There are views of trees along neighbouring rear boundaries and views of trees on private property from the street.

Carports, garages and open car park spaces do not dominate the streetscape sited behind the dwelling facade. Developments without existing access from The Boulevard have only one single width crossover and a driveway that is softened with curves and vegetation.

Garden Suburban 5 is within a **minimal** housing change area. There will be limited housing growth and new dwellings will reflect the existing neighbourhood character and be carefully integrated into the character of the area.

GARDEN SUBURBAN 5 OBJECTIVES

All areas

- To provide no front fences to maintain and strengthen the view of established front gardens, tree lined streets, and escarpment rockeries from the road contributing to the landscape setting of the precinct adjacent to the Yarra River.
- To ensure buildings and extensions do not dominate the landscape, or the views from Hardy Terrace and the river parklands.
- To ensure new buildings fit within the landscape and extensions are sympathetic to the current building form and architectural style through use of brick and render materials in warm tones.
- To maintain consistency of current front setbacks and side setbacks to maintain space for tree planting in front gardens.
- To minimise loss of front garden space, and the dominance of vehicle access, storage facilities and built form as viewed from the street.

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

GARDEN SUBURBAN 5 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. • Where buildings in the vicinity are predominately single storey, new dwellings should be single storey. • Provide well-articulated building forms to reduce building bulk and provide visual interest. • Design new dwellings and extensions to fit within the landscape and not dominate views, particularly from The Boulevard, Hardy Terrace and the river parklands. • Recess second storey portions of buildings from ground level wall surfaces, incorporate within roof spaces where possible and minimise in height. • Design second storey additions to reflect the architectural style, form and materiality of the existing building. • Provide variation between each dwelling in a development that faces the street through varied roof pitches, window and door placement, materials, façade articulation or other design detailing. • Encourage the use of brick and render in warm tones. • 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. • Locate and screen site services, including air conditioning units, hot water systems, rainwater tanks, solar panels and batteries, storage sheds and bin storage areas to minimise their visual impact on the street and adjoining properties. • 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. • Use muted colours and tones, and non-reflective materials in new buildings at or near ridgelines. • Minimise the need for cut and fill by designing buildings to follow the natural topography of the land and using graduated built form where appropriate.

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 and growth of canopy trees and understorey vegetation. • For corner sites, the front setback of a dwelling facing the side street should be at a transition between the predominant setback along the side street, and the side setback of the dwelling facing the front street. • 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. • Set buildings back a minimum of 3 metres from both side boundaries to enable the planting and mature growth of small to medium canopy trees and understorey vegetation. • 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. • Provide a minimum of 5 metres separation between each dwelling on the same lot to allow for the planting and growth of small to medium canopy trees and understorey vegetation. • Locate secluded private open space behind the line of a dwelling that faces the street with a minimum area of 50 square metres and minimum dimension of 4.5 metres to enable the planting and growth of medium canopy trees and understorey vegetation. • Ensure building site coverage does not exceed 35 per cent to enable the planting, growth and retention of vegetation. • Minimise hard surface areas where possible to achieve a minimum site permeability of 55 per cent. • Site and design buildings addressing The Boulevard to ensure they do not dominate the views from properties on Hardy Terrace and the river parklands beyond.

Change area	Design response
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 replacement planting that will grow to a mature height similar to the mature height of the tree to be removed. Replacement trees should be indigenous or native species, however exotic species may be considered where they would contribute to the character of the precinct. • Provide one (1) medium to large tree should be provided for every 400 sqm 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. • Provide a 1 metre wide landscape strip along the length of any shared driveway adjacent to the fence line. • Use curved garden beds within front setbacks to enable better softening of hard surface areas and opportunities for tree planting. • Provide a new street tree on the nature strip adjacent to the front boundary of the site if there is no existing street tree. • Use appropriate tree species and carefully selected planting locations to avoid canopy or root conflicts with overhead wires, easements and existing trees. • 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.
Vehicle Storage and Access	
All areas	• Provide only one (1) new or existing single width vehicle crossover • Locate carports and garages behind the line of the dwelling. • Provide landscaping such as large shrubs and trees in the front setback and garden beds along driveway edges should be provided to discourage car parking between the front wall of a dwelling that faces the street, and the front property boundary. • Avoid the construction of new driveways on The Boulevard where vehicle access is not currently available. • Locate and design any new vehicle crossovers to not affect existing street trees or on street parking, considering the rhythm and spacing of vehicle crossovers along the street. • 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. • Double width vehicle crossovers should only be considered where the street frontage is more than 22 metres wide. This outcome is only appropriate where street trees are protected, planting opportunities are maintained in the front setback, and on street parking is not reduced. • Locate carports and garages behind the line of the dwelling ensuring they do not form a primary element of the façade composition. • Finish driveways in muted tones and include curves and bends that provide sufficient room for landscaping at varying heights. • Ensure frontages to The Boulevard do not contain areas of hard surfacing.

Change area	Design response
Front Fencing	
All areas	• Avoid the construction of front fences and feature gates.
Public Open Space and 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. • 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: • complement the height, scale and setbacks of the heritage building • not visually dominate the heritage place • not obscure vistas and view lines to significant buildings • not attempt to replicate the adjacent heritage building

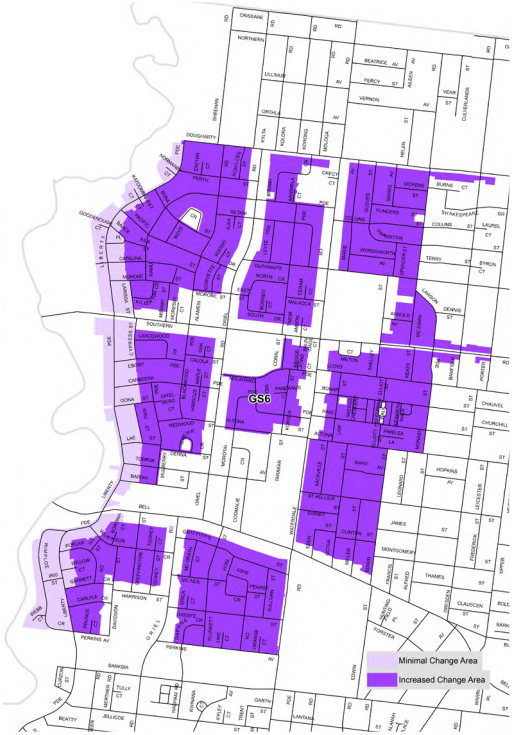
7.12. Garden Suburban 6

PRECINCT DESCRIPTION

The Garden Suburban 6 (GS6) precinct aligns with the Postcode 3081 Urban Design Framework (UDF) area in Heidelberg West, Heidelberg Heights and Bellfield. As neighbourhood character does not apply to substantial change areas it is only the Hinterland area of the UDF included in GS6. The topography of the area slopes towards Darebin Creek and the subdivision pattern is modified grid with some cul-de-sacs and some rear laneways. Site sizes are generally 500 – 800 sqm.

Older dwellings are predominantly 1950s and 1960s housing, occasional interwar and post war styles. There has been significant redevelopment throughout the precinct, particularly along main roads and thoroughfares. Newer dwellings range from single dwellings through to multi-unit development in both separate, townhouse and apartment forms. Materials comprise predominantly brick and a mix of brick and weatherboard and concrete roof tiles of red, black and grey colours. Newer dwellings incorporate a mix of render and other materials. Front setbacks vary depending upon the depth of the block and with more recent development. Dwellings are generally single storey, however newer dwellings are more often double storey.

Gardens usually contain shrubs and sometimes substantial trees, exotic and native mix. Front gardens are generally low level with lawn and shrubs. Occasional small pockets of remnant indigenous vegetation remain in the precinct. Intermittent street trees add to the vegetation cover of private gardens. Front fences are generally either not present, 1 metre open or low brick matching the dwelling. Driveways are usually to the side with garages sometimes located to the rear of the dwelling.



GARDEN SUBURBAN 6 EXISTING CHARACTERISTICS

Architectural style	• Older dwellings predominantly 1950s and 1960s, occasionally Inter-War and Post-War styles • Significant redevelopment occurring in more contemporary styles
Subdivision pattern	• Generally, 500-800 sqm. • Modified grid with some cul-de-sacs and some rear laneways
Topography and ridgelines	• Slopes down to the Darebin Creek
Dwelling type	• Ranges from single dwellings through to multi-unit developments in separate, townhouse and apartment forms
Materials and form	• Brick, and a mix of brick and weatherboard • New dwellings incorporate a mix of render and other materials • Roofs predominantly concrete tiles of red, black and grey colours

Setbacks	• Front setbacks vary from 6-10 metres depending on the depth of the block but are often consistent within a street • Side setbacks generally 1-3 metres
Height	• Mostly a mix of 1-2 storeys • Some newer 3 storey apartments
Vehicle storage and access	• Side driveways provided; carports generally not present, garages are sometimes located to the rear of the dwelling.
Garden styles	• Front gardens are generally low shrubs and lawn, and sometimes substantial trees, in an exotic and native mix
Vegetation Cover	• Occasional small pockets of remnant native vegetation. • Few tall trees in front and rear gardens
Front fencing	• Front fences generally not present, are 1 metre permeable, or low brick matching the dwelling

Public realm	• A mix of street trees, generally wide, open verges, concrete kerb and channels

KEY THREATS IN GARDEN SUBURBAN 6

- Dwellings that are located forward of the predominant setback in the street
- Lack of space for planting and growth of indigenous and native trees and understorey vegetation
- Building materials and finishes that are uncharacteristic of the area
- Poor quality design
- Carports or garages that are located forward of the dwelling
- Construction of high or solid front fences

GARDEN SUBURBAN 6 PREFERRED CHARACTER STATEMENT

New development in Garden Suburban 6 will evolve up to three storeys and support a range of well-designed housing within a treed landscape.

Development reflects a contemporary style to revitalise the character and enhance the urban environment while responding to the grain and rhythm of existing dwellings. Building materials and colour palettes reflect the existing residential character through natural, non-reflective materials, such as brick and wood, as well as muted colours. Front fencing is low and permeable complimented by landscaped front gardens.

New dwellings and extensions are positioned in keeping with the front setbacks of dwellings along the street, and with sufficient space in front and the side or rear setbacks for landscaping, tree planting and growth. Landscaping comprises native or indigenous trees and understorey vegetation. There are views of trees along neighbouring rear boundaries, improved avenues of street trees and views of trees on private property from the street.

Basement ramps, carports, garages and open car parking spaces do not dominate the streetscape. Developments have only one single width crossover and a driveway that is softened with curves and vegetation.

Garden Suburban 6 **minimal** change area is located along Liberty Parade adjacent to the Darebin Creek. This area has significant biodiversity values and development is anticipated to consist of single dwellings and some infill developments that are designed to respect the existing character of the area.

Garden Suburban 6 **increased** change areas are located in areas well served by public transport and close to the Bell Street Mall. These areas will evolve over time to support a range of well-designed developments up to three storeys. Canopy trees will continue to contribute to the character of the area, particularly in front setbacks to reinforce the character of the street, and along rear boundaries to soften the interface between dwellings.

GARDEN SUBURBAN 6 OBJECTIVES

Minimal and Increased

- To ensure a vegetated landscape through careful placement of vehicle access, storage facilities and built form as viewed from the street.

Minimal

- To ensure adequate separation of dwellings and views of the river corridor are maintained.
- To create a generous front setback enabling trees and vegetation to be planted in front gardens and at the side or rear of dwellings.
- To use natural materials and finishes in dwellings that reflect the landscape setting.
- To maintain the continuous flow of the garden settings around and between dwellings by providing no or low fencing and encouraging the use of natural landscaping and vegetation.

Increased

- To strengthen the garden and tree dominated streetscape character and landscaped setting of the precinct by maintaining the openness of front boundary treatments, the views of established front gardens and a tree lined street.
- To create a consistent front setback enabling trees and vegetation to be planted in front gardens and at the side or rear of dwellings.
- To ensure development is designed to respond to the grain, rhythm and materials of the existing dwellings.

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

GARDEN SUBURBAN 6 DESIGN GUIDELINES

Change Area	Design Response
Building Form and Materials	
All areas	• Design development to complement the building form, height and scale of the existing precinct supporting a range of well-designed contemporary dwelling styles. • Provide variation between each dwelling of a development that faces the street through varied roof pitches, window and door placement, materials, façade articulation or other design detailing. • Provide well-articulated building forms to reduce building bulk and provide visual interest. • Use building materials and colour palettes that reflect the existing residential character including natural, non-reflective materials, such as brick and wood in muted colours. • Locate and screen household services, including air conditioning units, hot water systems, rainwater tanks, solar panels and batteries, storage sheds and bin storage areas to minimise their visual impact on the street and adjoining properties. • Locate and screen rooftop plant equipment to minimise its visual impact and integrate it with the roof form. • 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. • Use muted colours and tones, and non-reflective materials in new buildings at or near ridgelines. • Minimise the need for cut and fill by designing buildings to follow the natural topography of the land and using graduated built form where appropriate.
Minimal	• Design development to reflect the existing building height of up to two storeys. • Position upper levels so that they address the street frontage and are recessed where appropriate to enable screen vegetation to be planted and the retention of views to the river.
Increased	• Design development to reflect a preferred building height of up to three storeys. • Position upper levels so that they address the street frontage and are recessed where appropriate to enable screen vegetation to be planted.

Change Area	Design Response
Siting and Setbacks	
All areas	• For corner sites, the front setback of a dwelling facing the side street should be at a transition between the predominant setback along the side street, and the side setback of the dwelling facing the front street. • 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.
Minimal	• Locate dwellings in line with the predominant front setback of dwellings along the street with sufficient space for the planting and growth of canopy trees and understorey vegetation. • Set buildings back a minimum of 3 metres from at least one side property boundary to enable the planting and mature growth of small to medium canopy trees and understorey vegetation. A carport or garage may be provided on the other side property boundary. • 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. • Provide a minimum of 4 metres separation between each dwelling on the same lot to allow for the planting and growth of small to medium canopy trees and understorey vegetation. • Locate secluded private open space behind the line of a dwelling that faces the street with a minimum area of 50 square metres and minimum dimension of 4.5 metres to enable the planting and growth of medium canopy trees and understorey vegetation. • Ensure building site coverage does not exceed 35 per cent to enable the planting, growth and retention of vegetation. • Minimise hard surface areas where possible to achieve a minimum site permeability of 55 per cent.
Increased	• Locate dwellings in line with the predominant front setback of dwellings along the street or a minimum of 4 metres with sufficient space for the planting and growth of canopy trees and understorey vegetation. • Set buildings back a minimum of 3 metres from the rear property boundary to enable the planting and growth of medium to large canopy trees and understorey vegetation.

Change Area	Design Response
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 replacement planting that will grow to a mature height similar to the mature height of the tree to be removed. Replacement trees should be indigenous or native species, however exotic species may be considered where they would contribute to the character of the precinct. • Provide one (1) medium to large canopy tree for every 400sq.m. 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. • Provide a 1 metre wide landscape strip along the length of any shared driveway adjacent to the fence line. • Use curved garden beds within front setbacks to enable better softening of hard surface areas and opportunities for tree planting. • Use appropriate tree species and carefully selected planting locations to avoid canopy or root conflicts with overhead wires, easements and existing trees. • Provide a new street tree on the nature strip adjacent to the front boundary of the site if there is no existing street tree. • 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.
Vehicle Storage and Access	
All areas	• Locate carports and garages behind the line of the dwelling or integrate them into the dwelling design. • Provide landscaping such as large shrubs and trees in the front setback and garden beds along driveway edges should be provided to discourage car parking between the front wall of a dwelling that faces the street, and the front property boundary • Provide only one (1) new or existing single width vehicle crossover. • Locate and design 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. • If more than one (1) dwelling is proposed and the street frontage is more than 20 metres wide, a second crossover may be considered. This should only be supported 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. • Double width vehicle crossovers should only be considered where the street frontage is more than 20 metres wide. This outcome is only appropriate where street trees are protected, planting opportunities are maintained in the front setback, and on street parking is not reduced. • Finish driveways in muted tones and include curves and bends that provide sufficient room for landscaping at varying heights.

Change Area	Design Response
Front Fencing	
All areas	• Provide open and low front fences to a maximum height of 1.2 metres. This may be varied on sites that are adjacent to a main road.
Public Open Space and 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. • 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: • complement the height, scale and setbacks of the heritage building • not visually dominate the heritage place • not obscure vistas and view lines to significant buildings • not attempt to replicate the adjacent heritage building

7.13. Urban Canopy 1

PRECINCT DESCRIPTION

The Urban Canopy 1 (UC1) precinct consists of two areas. One large area in north-eastern Banyule crossing the suburbs of Montmorency and Lower Plenty and a smaller section near the eastern end of Nell Street in Greensborough.

Featuring generally hilly topography, the precinct is characterised by large native trees that provide a backdrop for mainly post war detached dwellings in mature garden settings.

Dwellings are predominantly modest post war, 1960s and 1970s buildings and some more recent modern developments with hipped roofs and narrow, boxed eaves. Increasing numbers of multi-dwelling developments which feature contemporary and minimalist architecture styles. Older dwellings tend to be weatherboard but newer dwellings are a mix of brick, and brick and weatherboard.

Front and side setbacks provide for landscaping and create a sense of openness. Side driveways and garages are provided, often as part of the building design or a garage/car port adjacent to the dwelling.

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. Front gardens are generally either low level or established, however most contain native plants and usually at least one substantial tree such as a Eucalypt.

URBAN CANOPY 1 EXISTING CHARACTERISTICS

Architectural style	• Predominantly 1950s, 1960s and 1970s, with some Inter-War buildings • Increasing multi-dwelling developments which feature contemporary and minimalist architecture styles • Roof and plan forms include hipped roofs with narrow, boxed eaves
Subdivision pattern	• Modified grid responding to topography with occasional court bowl
Topography and ridgelines	• Undulating, sloping down towards the Plenty River valleys • Includes part of the Foothill ridgeline, which provides a green backdrop for the surrounding area
Dwelling type	• Predominantly detached dwellings with some multi-unit developments

Materials and form	• Weatherboard for older dwellings, a mix of brick and weatherboard for newer dwellings • Mostly warm tones, browns, creams and greens, some newer dwellings feature cool greys and browns • A mix of corrugated steel and tiles in red and grey for roofs.
Setbacks	• Front setbacks are generally 7 – 9metres. • Side setbacks generally 3 and 4 metres.
Height	• Usually single storey, • Increasing trend towards double storey dwellings
Vehicle storage and access	• Garages and carports provided, frequently on the side

Garden styles	• gardens are a dominant features in the streetscape and are generally well developed with a mix of native and exotic trees and shrubs • Newer dwellings often contain low scale, establishing gardens and manicured lawns.
Vegetation Cover	• Frequent native high canopy trees, including remnant Red Gums, sometimes forming a semi-closed canopy. • Remnant Eucalypt canopy, on public and private land, is noticeable throughout.
Front fencing	• General absence of front fences. • Occasional low basalt or sleeper retaining walls define front boundaries
Public realm	• Street trees and footpaths are present • Gardens often extend beyond the property boundary to the footpath or kerb

KEY THREATS IN URBAN CANOPY 1

- Removal of canopy trees and subsequent decreased planting of indigenous or native trees and understorey vegetation and increased use of non-native vegetation.
- Excavation for dwelling sites, driveways or garages, rather than building to follow the topography.
- 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.

URBAN CANOPY 1 PREFERRED CHARACTER STATEMENT

Development in the Urban Canopy 1 precinct is sited beneath the tree line with a canopy of indigenous and other native vegetation dominating the streetscape. This is achieved through an emphasis on protecting trees and creating new opportunities for vegetation throughout sites. The area will provide for a mix of well-designed single dwellings and limited medium density dwellings that sit below large trees, with space around and between dwellings to create an attractive, well landscaped and treed setting.

New development responds positively to the design elements of development in the surrounding precinct. Excavation and building envelopes are minimised to enable enough space for canopy trees to be planted and become established. New dwellings are positioned consistent with the predominant front setback with sufficient space for shrubs and tree planting, maintaining open front boundary treatments. Space for retention and planting of large canopy trees in the rear of the dwelling will assist with the protection and enhancement of the valued canopy. Buildings do not detract from the surrounding tree canopy and the scenic and environmental qualities of ridgelines are maintained.

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.

Developments are designed with only one single width crossover and a driveway that is softened with curves and vegetation. Basement ramps, carports, garages and open car parking spaces do not dominate the streetscape.

Urban Canopy 1 **minimal** change areas have significant biodiversity values and development is anticipated to consist of single dwellings and some infill developments that are designed to respect the existing character of the precinct.

Urban Canopy 1 **incremental** change areas will experience modest infill opportunities including a mix of sensitively designed single dwellings and some dispersed medium density developments that respect the existing characteristics of the precinct.

Urban Canopy 1 **increased** change areas, located along streets adjacent to Main Road, Para Road, Were Street and Sherbourne Road will see the character evolve over time. Development of up to 3 storeys will enable space for planting around more dense development, potentially greater site coverage, and smaller setbacks than incremental precincts.

URBAN CANOPY 1 - NEIGHBOURHOOD CHARACTER 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.

Minimal

- To maintain and strengthen the spaciousness and landscaped character by maintaining consistency of current front setbacks with sufficient space to enable tree planting in front and rear gardens.

Minimal and Incremental

- To ensure new development reflects the design elements including the form and style of development in the surrounding precinct.
- 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.

Incremental and Increased

- To maintain and strengthen the vegetated character of front gardens by positioning dwellings with sufficient space to enable a tree planting in front gardens.

Increased

- To provide vehicle access, carports and garages behind the dwelling as viewed from the street.
- To retain the view of gardens and trees from the street through open front boundary treatments.

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 1 DESIGN GUIDELINES

Change Area	Design Response
Building Form and Materials	
All areas	• Reflect the main design elements of the surrounding dwellings through careful attention to the roofing form, window proportions and wall heights. • Ensure wall and roof materials blend with existing materials in the streetscape and vegetated landscape setting. • Recess second storey portions of buildings from ground level wall surfaces, incorporate within roof spaces where possible and minimise in height. Variations may be acceptable in increased change areas for developments that demonstrate exemplary design outcomes. • Ensure variation between each dwelling of a development that faces the street through varied roof pitches, window and door placement, materials, façade articulation and other design detailing. • 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. • Locate and screen site services, including air conditioning units, hot water systems, rainwater tanks, solar panels and batteries, storage sheds and bin storage areas to minimise their visual impact on the street and adjoining properties. • 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. • Use muted colours and tones, and non-reflective materials in new buildings at or near ridgelines. • Minimise the need for cut and fill by designing buildings to follow the natural topography of the land and using graduated built form where appropriate.
Minimal and Incremental	• Design development to reflect the existing building height of up to two storeys.

Change Area	Design Response
Increased	• Design development to reflect a preferred building height of up to three storeys.
Siting and Setbacks	
All areas	• For corner sites, the front setback of a dwelling facing the side street should be at a transition between the predominant setback along the side street, and the side setback of the dwelling facing the front street. • 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.
Minimal	• Locate dwellings in line with the predominant front setback of dwellings along the street with sufficient space for the planting and growth of canopy trees and understorey vegetation. • Provide a minimum of 5 metres separation between each dwelling on the same lot to allow for the planting and growth of small to medium canopy trees and understorey vegetation. • Locate secluded private open space behind the line of a 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. • Ensure building site coverage does not exceed 35 per cent to enable the planting, growth and retention of vegetation. • Minimise hard surface areas where possible to achieve a minimum site permeability of 55 per cent.
Minimal and Incremental	• 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. • 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.
Incremental	• Locate dwellings in line with the predominant front setback of dwellings along the street or a minimum of 8 metres with sufficient space for the planting and growth of canopy trees and understorey vegetation. • Provide a minimum of 4 metres separation between each dwelling on the same lot to allow for the planting and growth of small to medium canopy trees and understorey vegetation. • Locate secluded private open space behind the line of a dwelling that faces the street with a minimum area of 50 square metres and minimum dimension of 4.5 metres to enable the planting and growth of medium canopy trees and understorey vegetation. • Ensure building site coverage does not exceed 40 per cent to enable the planting, growth and retention of vegetation. • Minimise hard surface areas where possible to achieve a minimum site permeability of 50 per cent.
Increased	• Locate dwellings in line with the predominant front setback of dwellings along the street or a minimum of 6 metres with sufficient space for the planting and growth of canopy trees and understorey vegetation. • Ensure building site coverage does not exceed 50 per cent to enable the planting, growth and retention of vegetation. • Minimise hard surface areas where possible to achieve a minimum site permeability of 40 per cent.

Change Area	Design Response
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 replacement planting of indigenous or native trees that will grow to a mature height similar to the mature height of the tree to be removed. • 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. • Provide a 1 metre wide landscape strip along the length of any shared driveway adjacent to the fence line. • Minimise large areas of lawn within front setbacks by incorporating landscaping that comprises a mix of native or indigenous canopy trees and understorey vegetation. • Use curved garden beds within front setbacks to enable better softening of hard surface areas and opportunities for tree planting. • Use appropriate tree species and carefully selected planting locations to avoid canopy or root conflicts with overhead wires, easements and existing trees. • Provide a new street tree on the nature strip adjacent to the front boundary of the site if there is no existing street tree. • 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.
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. • 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. • Provide only one (1) new or existing single width vehicle crossover. • 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. • 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. • 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. • Finish driveways in muted tones and include curves and bends that provide sufficient room for landscaping at varying heights.

Change Area	Design Response
Front Fencing	
All areas	• Construct any retaining walls in timber or basalt.
Minimal and Incremental	• Avoid the construction of front fences.
Increased	• Provide open and low front fences with a maximum height of 1.2 metres along the frontage and within 3 metres of the frontage. This may be varied on sites that are adjacent to a main road.
Public Open Space and 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. • 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: • complement the height, scale and setbacks of the heritage building • not visually dominate the heritage place • not obscure vistas and view lines to significant buildings • not attempt to replicate the adjacent heritage building

7.14. Urban Canopy 2

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.

URBAN CANOPY 2 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 Salt Creek in Rosanna and 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	• Elliston Estate - predominantly native and indigenous trees and shrubs, mature Eucalypts remain • VC Estate – generally native, includes mature Eucalypts on public and private land
Front fencing	• 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
Public realm	• No footpaths or overhead power lines in the Elliston estate • Concrete footpaths within generous grassed roadside reserves in VC Estate

KEY THREATS IN URBAN CANOPY 2

- Removal and lopping of indigenous canopy trees and reduced planting of indigenous or native trees and understorey 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

URBAN CANOPY 2 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 a 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 maintaining 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 and some infill developments that are designed to respect the existing character of the precinct.

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 2 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. • In the VC Estate, design development to reflect the main design elements of surrounding dwellings, including hipped roofs with narrow, boxed eaves. • 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. • Ensure wall and roof materials blend with existing materials in the streetscape and vegetated landscape setting. • Recess second storey portions of buildings from ground level wall surfaces, incorporate within roof spaces where possible and minimise in height. • 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. • 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. • Locate and screen site services, including air conditioning units, hot water systems, rainwater tanks, solar panels and batteries, storage sheds and bin storage areas to minimise their visual impact on the street and adjoining properties. • Minimise the need for cut and fill by designing buildings to follow the natural topography of the land and using graduated built form where appropriate. • 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. • Use muted colours and tones, and non-reflective materials in new buildings at or near ridgelines.

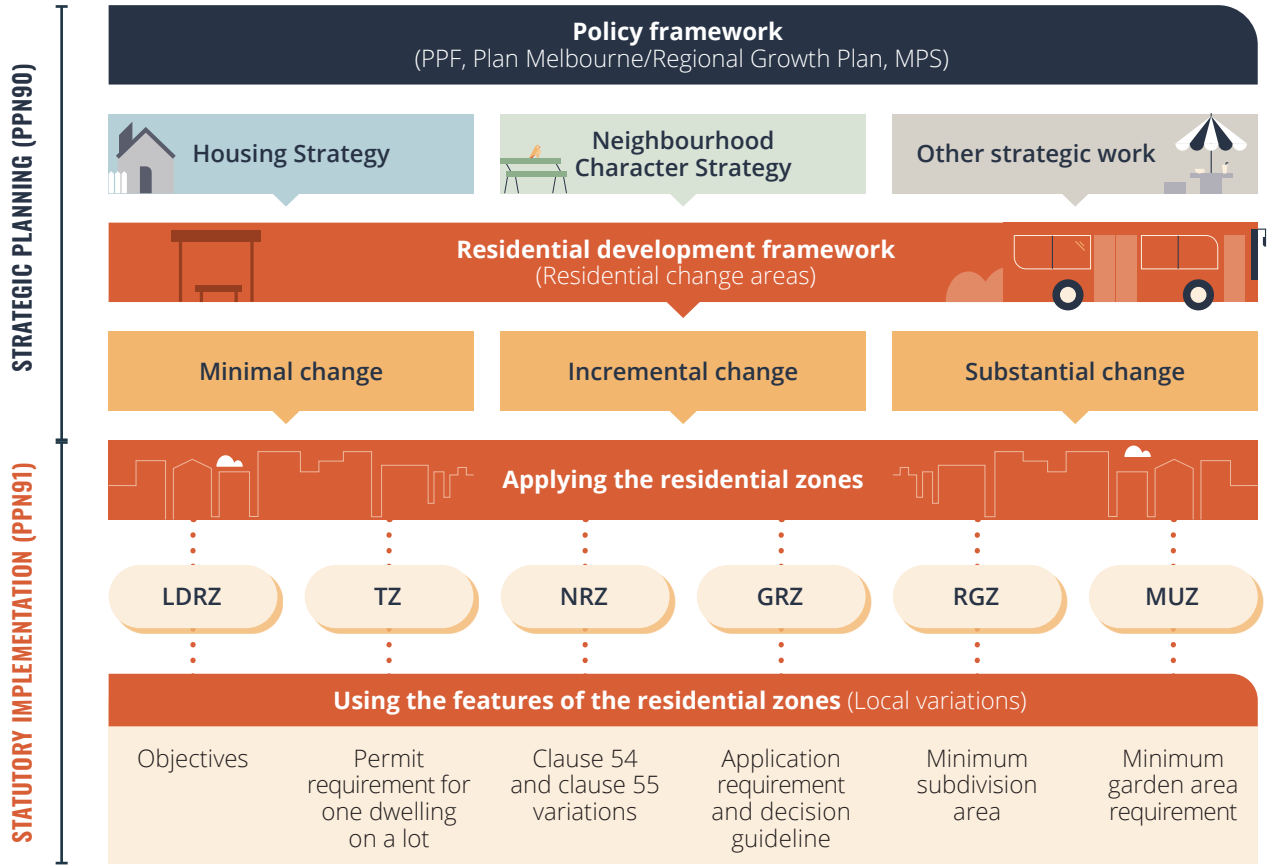
Change Area	Design Response
Siting and Setbacks	
All areas	• Locate dwellings in line with the predominant front setback of dwellings along the street with sufficient space for the planting of canopy trees and understorey vegetation. • For corner sites, transition the front setback of a dwelling facing the side street between the predominant setback along the side street, and the side setback of the dwelling facing the front street. • 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. • 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. • Provide a minimum of 5 metres separation between each dwelling on the same lot to allow for the planting and growth of small to medium canopy trees and understorey vegetation. • 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. • Ensure building site coverage does not exceed 35 per cent to enable the planting, growth and retention of vegetation. • Minimise hard surface areas where possible to achieve a minimum site permeability of 55 per cent. • 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 replacement planting of indigenous or native trees that will grow to a mature height similar to the mature height of the tree to be removed. • 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. • Minimise large areas of lawn within front setbacks by incorporating landscaping that comprises a mix of native or indigenous canopy trees and understorey vegetation. • Use curved garden beds within front setbacks to enable better softening of hard surface areas and opportunities for tree planting. • Provide a 1 metre wide landscape strip along the length of any shared driveway adjacent to the fence line. • Use appropriate tree species and carefully selected planting locations to avoid canopy or root conflicts with overhead wires, easements and existing trees. • Provide a new street tree on the nature strip adjacent to the front boundary of the site if there is no existing street tree. • 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. • 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. • Provide only one (1) new or existing single width vehicle crossover. • 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. • 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. • 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. • 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. • Construct any retaining walls in timber or basalt.
Public Open Space and 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. • 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: • complement the height, scale and setbacks of the heritage building • not visually dominate the heritage place • not obscure vistas and view lines to significant buildings • not attempt to replicate the adjacent heritage building

8. Implementation

The implementation of the of the Neighbourhood Character Strategy will primarily be via a statutory process to include the recommendations in the Banyule Planning Scheme. In accordance with *PPN90 Planning for Housing* and *PPN91 Using the Residential Zones*, this process will occur once the outcomes of the Housing Strategy and the Neighbourhood Character Strategy are considered holistically as part a Residential Development Framework (RDF). The RDF is an overarching plan that will be included in the Planning Scheme. It will enable Banyule to meet future housing growth and demographic trends, while still ensuring new development reflects preferred character across the municipality.

Figure 5: Statutory Implementation Process – the diagram demonstrates the strategic planning and statutory process required to implement the recommendations of the Neighbourhood Character Strategy, as one input into a larger strategic framework.[4]



4 Balancing housing growth and protection of neighbourhood character and **Planning Practice Note 90: Planning for Housing (2023)** and **Planning Practice Note 91: Using the Residential Zones (2023)**

8.1. Planning Scheme Controls

Section of the Planning Scheme	Action
Municipal Planning Strategy	Update the Municipal Planning Strategy (Clause 2) based on the updated Neighbourhood Character Strategy.
Local Planning Policy	Update the 'Preferred neighbourhood character policy' (Clause 15.01-5L.01) to reflect the updated preferred character statements.
Residential Zone Schedules	Implement changes to the residential zones in accordance with the findings of the updated Strategy. This should include variations to the Clause 54 and 55 (ResCode) objectives in accordance with the proposed neighbourhood character objectives. Further testing of the metrics to be included in the zone schedules will be undertaken in the preparation of the residential development framework.

8.2. Other Recommendations

Area	Action
Medium and Higher Density Landscape and Design Guide	Prepare a Design Guide to promote high quality built form and landscaping outcomes for medium and higher density development in Banyule.
Align Planning and Building Provisions	Apply variations to the Clause 54 and 55 (ResCode) objectives under the residential zone schedules in accordance with the proposed neighbourhood character objectives. These can then be translated to the building system via Schedule 6 of the Building Regulations. This will ensure all developments (including single dwellings that do not require a planning permit) are assessed under the same objectives/standards.
Potential Neighbourhood Character Overlay	Investigate the application of the Neighbourhood Character Overlay (NCO) to areas identified in the *Neighbourhood Character Strategy Review (October 2023)*. This is a control that is not currently used in the Banyule Planning Scheme. The Neighbourhood Character Overlay identifies areas of significant existing or preferred neighbourhood character and seeks to ensure new development respects those valued attributes. This can be done by requiring a planning permit to be obtained for the demolition of a building, construction or extension of a building and removal or lopping of a tree if specified in a schedule to the NCO. Variations to standard siting and design controls contained at Clause 54 and 55 of the Planning Scheme (ResCode) can also be applied if it is demonstrated that this is essential in achieving a preferred neighbourhood character.

Area	Action
Ridgelines	Investigate applying a planning control to protect treed ridgelines. This could be through a residential zone schedule, built form or environmental overlay (such as a Design and Development Overlay, Environmental Significance Overlay or Significant Landscape Overlay) and/or a local policy.
Urban Canopy	Review and refine tree planting ratios specified in the Banyule Planning Scheme for each Neighbourhood Character area to work towards achieving a 30% canopy cover in the private realm.
Biodiversity	Update planning policy, zones and schedules as part of the Planning Scheme Amendment that will give effect to the Neighbourhood Character and Housing Strategies to ensure biodiversity objectives are responded to.
Public Realm	Support the implementation of the Public Realm Framework to ensure local roads including the landscape verges, footpaths, natures strips and kerbs support local neighbourhood character.
Neighbourhood Character Brochures	Prepare new neighbourhood character brochures or similar for each neighbourhood character precinct and upload to Council's website.
Preferred Species List	Prepare a preferred species list for canopy tree planting and understorey vegetation as appliable to each neighbourhood character precinct.

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