





7.3. Bush Woodland 2

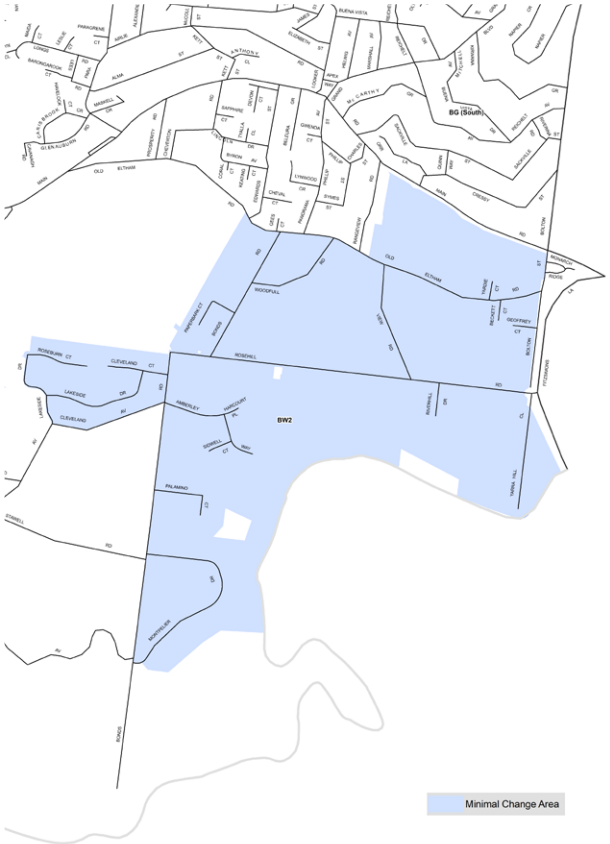
PRECINCT DESCRIPTION

Bush Woodland 2 (BW2) is located along the south-eastern border of Banyule in Lower Plenty. The land borders the Yarra River and is hilly to very hilly. 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, some of which extend to 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.



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 very hilly.
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 BW2

- 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 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

BW2 PREFERRED CHARACTER STATEMENT

New development in the Bush Woodland 2 character area enhances the rural character of the precinct 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.

Dwelling designs 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 any sheds or outbuildings are setback from the boundary and use 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.



BW2 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

BW2 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, 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.
Siting and Setbacks	
All areas	• Design and site development to sit below the predominant tree canopy and follow the natural topography of the land to minimise the need for cut and fill. • 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 offset planting of indigenous or native trees that will grow to a mature height similar to the mature height of the tree to be removed. • 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 if there is no street tree within the frontage of a dwelling. • 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	
Siting and Setbacks	• 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 & 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