

PRIVATE DOMAIN COMPONENTS AND DESIGN OBJECTIVES	DESIGN RESPONSES	AVOID
<p>(8) FRONT BOUNDARY TREATMENT AND FENCING To maintain and enhance the continuous flow of the vegetation of the bush garden landscape.</p>	<ul style="list-style-type: none"> Provide no front fencing or side fencing visible from the street. Provide sufficient space in front for the retention and/or planting of large trees and to retain the bush garden. Use timber and rock for retaining walls. Avoid constructed gateways and high retaining walls. 	<ul style="list-style-type: none"> Solid front fences and high retaining walls. Solid side fencing, particularly in front of the dwelling. Paving on front garden area. Absence of trees or large shrubs in the front garden area.
<p>(9) SUSTAINABILITY AND ENVIRONMENTAL FACTORS To site and design buildings which maximise the potential for energy conservation and on site water collection.</p>	<ul style="list-style-type: none"> Orientate buildings to the north. Building forms should maximise the potential for solar heating, solar panel installation and rain water harvesting. 	<ul style="list-style-type: none"> Large west facing windows. Large rainwater collection tanks on small sites that may be visually intrusive.
<p>(11) CONSTRUCTION AND SITE MANAGEMENT To minimise site disturbance and contain building material, construction waste and dust.</p>	<ul style="list-style-type: none"> Prepare site works plan showing areas of disturbance, storage of materials and the proposed construction zone. Contain all building materials and site waste. Minimise disturbance to existing vegetation and topsoil with construction, storage of materials and overburden. Protect trees by fencing to the drip line. Work vehicles and materials should not be placed on nature strips. 	<ul style="list-style-type: none"> Accumulation of large quantities of building waste on site. Stockpiling of materials adjacent to or up against existing trees. Excavation for underground services through remnant bush areas or within the drip line of mature trees. Damage to or compaction around all road-side vegetation.
PRIVATE DOMAIN COMPONENTS AND DESIGN OBJECTIVES	DESIGN RESPONSES	AVOID
<p>(12) STREET TREE PLANTING To continue the native tree canopy as part of a flowing bush garden landscape.</p>	<ul style="list-style-type: none"> Retain and replant native and indigenous canopy trees within the street space. 	<ul style="list-style-type: none"> Removal of canopy trees. New plantings that are not the dominant species of the area.
<p>(13) FOOTPATHS / VERGES To retain the bush garden landscape to the edge of the roadway. To provide separate sealed pedestrian footpaths along key routes.</p>	<ul style="list-style-type: none"> Retain and enhance the bush garden landscape to the road edge. Continue footpaths with an informal layout away from the roadway. 	<ul style="list-style-type: none"> Straight footpaths.
<p>(14) ROADWAY TREATMENTS To retain the sealed roadways with roll over kerb or no kerb.</p>	<ul style="list-style-type: none"> Onsealed roads with no kerbs use minimal bitumen kerbs if erosion problems occur. 	

PRECINCT BG2

eltham - bolton street



KEY CHARACTERISTICS

- Rolling to hilly topography.
- Grid street layout follows topography.
- Many roads have no kerb or footpath treatment.
- 1960s - 1970s dwellings:
 - Average sized dwellings in earth tones as well as some contemporary architecture around Bolton Street.
- Quite a bushy area with significant native tree canopy.
- Native gardens continuous with road vegetation and houses not always visible from the street.
- Significant native and indigenous tree canopy occurring at a density of one to every 150m².
- Few front, some side fences visible from the street.



LOCATION MAP

The Precinct Guidelines contained over the page will be used in the assessment of planning applications in residential areas. A separate document, the Shire of Nillumbik Residential Design Guidelines, provides more detail on appropriate methods to achieve the Precinct Guidelines.

Refer to the planning scheme for policies, overlays, and particular provisions which may affect the use and development of land. Check all zone overlay and particular provisions in the scheme.

For best results, employ an architect or designer familiar with the particular requirements of building design and siting in the Shire of Nillumbik.

PREFERRED FUTURE CHARACTER STATEMENT

Development is sited so that it minimises disruption to landform and vegetation. Buildings maintain the pattern of orientations and setbacks of adjoining properties and the streetscape. Some variation occurs where innovative higher density housing has and will develop in areas close to activity centres and transport routes.

Building forms respond to topographic and vegetation contexts. Driveways and car storage areas occupy the minimum functional area, and excavation and other earthworks are minimal.

Residential development is set among predominantly indigenous trees, although there are some locations where native or exotic trees are present. Hillsides of residential development viewed from a distance appear to be lushly vegetated. In typical streetscapes, substantial indigenous/native trees dominate the skyline and are common in gardens.

Garden planting flows uninterrupted to the edge of the roadway. There is little or no physical evidence of the boundary between private and public property at the front of the house, and no solid front fence. Solid side fences stop level with the front of the building.

The 'public' space between the garden and the roadway is not delineated as a separate space, and includes informal native plantings with some substantial native trees. Footpaths and verges are generally informally aligned, but there are some formal standard suburban footpath and nature strip layouts. Roadways are mostly sealed with roll over kerb, or sometimes no kerb.

THREATS TO PREFERRED FUTURE CHARACTER

Large, bulky dwellings that dominate the landscape and penetrate the tree canopy. Loss of canopy trees.

Removal of indigenous or native vegetation. Formal gardens with exotic plantings that do not blend with roadside vegetation.

Introduction of front fences where no front fences is the dominant pattern.

Extensive earth works and excavation for access driveways, dwellings or car parking.



Preferred future character: WHAT WE ARE AIMING TO ACHIEVE

Native and indigenous vegetation dominates long distance views, the skyline of streetscape views, and planting in private gardens and reserves.

RELEVANT PRECINCT GUIDELINES

- (1) Vegetation retention and landscaping
- (4) Position on the site
- (5) Height and building form
- (8) Front boundary treatment and fencing
- (12) Street tree planting
- (13) Footpaths / verges

Buildings and structures, which are generally clearly visible from the street, are sited so as to minimise disruption to landform and vegetation, and maintain the pattern of orientations and setbacks found in the streetscape.

RELEVANT PRECINCT GUIDELINES

- (1) Vegetation retention and landscaping
- (2) Footings / touching the ground
- (3) Building on sloping sites
- (4) Position on the site
- (5) Height and building form
- (7) Vehicle access and storage

Bushland colours and textures are respected in exterior finishes.

RELEVANT PRECINCT GUIDELINES

- (6) Design detail and building materials

Minimal delineation between public and private spaces, and between adjoining properties is discernible from the street.

RELEVANT PRECINCT GUIDELINES

- (8) Front boundary treatment and fencing
- (12) Street tree planting
- (13) Footpaths / verges
- (14) Roadway treatments

Site works, landscaping, paths and roadways are naturalistic and informal in style.

RELEVANT PRECINCT GUIDELINES

- (1) Vegetation retention and landscaping
- (7) Vehicle access and storage
- (8) Front boundary treatment and fencing
- (12) Street tree planting
- (13) Footpaths / verges
- (14) Roadway treatments

GUIDELINES

PRECINCT BG2

PRIVATE DOMAIN COMPONENTS AND DESIGN OBJECTIVES	DESIGN RESPONSES	AVOID
<p>(1) VEGETATION RETENTION AND LANDSCAPING*</p> <p><i>To retain remnant indigenous trees and continue enhancing the landscape setting with indigenous and Australian natives and understorey (where appropriate with other planning requirements including bushfire safety).</i></p>	<ul style="list-style-type: none"> • Retain existing high canopy trees wherever possible. • Retain all indigenous understorey vegetation and replant where appropriate. • Removal of existing trees or development adjacent to existing indigenous canopy trees may require an arboricultural report on the effects on existing vegetation. 	<ul style="list-style-type: none"> - Removal of high canopy trees. - Planting non-indigenous tree and plant species. - Visually dominant exotic species. - Planting of any weed species which may spread to adjacent bushland.
<p>(2) FOOTINGS / TOUCHING THE GROUND</p> <p><i>To minimise site disturbance and impact on the landform and vegetation.</i></p>	<ul style="list-style-type: none"> • The footings of buildings should minimise the impact of the building on the landscape setting. • Buildings should be designed to sit above the ground amongst the tree canopy or to sit within the topography and understorey vegetation. 	<ul style="list-style-type: none"> - Extensive excavation for footings adjacent to existing trees.
<p>(3) BUILDING ON SLOPING SITES*</p> <p><i>(a) To minimise site erosion, the detrimental effects of excavation and the landscape impact of development.</i></p>	<ul style="list-style-type: none"> • Buildings and other development should minimise the impact on the natural slope of the site by following the topography of the site. • Retain existing vegetation and plant ground covers and plants with substantial root systems, especially on steeply sloping sites. 	<ul style="list-style-type: none"> - Major excavation works to accommodate dwellings or appurtenances. - Large sealed areas (eg. tennis courts) on steeply sloping sites or where vegetation removal is required.
<p><i>(b) To minimise the use and visual intrusion of retaining walls and batters.</i></p>	<ul style="list-style-type: none"> • Minimise the height of retaining walls. • Minimise the use of retaining walls within the side and front setback areas. • Minimise the area and angle of any batter. • Use material in walls and batters that are compatible with the bushland setting. 	<ul style="list-style-type: none"> - Use of a mixture of materials. - Use of masonry. - Batters that exceed a slope of 4 to 1.
<p>(4) POSITION ON THE SITE</p> <p><i>To maintain consistency of current front and side setbacks.</i></p>	<ul style="list-style-type: none"> • The front and side setbacks should match the predominant setback and orientation to the street of nearby dwellings. 	<ul style="list-style-type: none"> - Dwellings sited further forward than the predominant setback. - High retaining walls along the side setback. - Insufficient side setbacks that inhibit appropriate landscaping.
<p>(5) HEIGHT AND BUILDING FORM</p> <p><i>To ensure that buildings and extensions do not dominate the streetscape and the wider landscape setting.</i></p>	<ul style="list-style-type: none"> • Design new buildings and extensions so as not to exceed the predominant tree canopy height. • Site buildings away from the ridge tops to avoid them being visible on the skyline. (Move to a more appropriate position on the site) • Buildings near ridge tops should be positioned and designed so as not to protrude above the ridgeline, when viewed from lower areas. • Use simple elevational treatments which complement, rather than dominate, the bush setting. 	<ul style="list-style-type: none"> - Buildings that penetrate the tree canopy. - Buildings located on ridge tops. - Building height that exceeds the dominant height within the street.
<p>(6) DESIGN DETAIL AND BUILDING MATERIALS</p> <p><i>To use materials and building details that complement the dominant pattern within the streetscape.</i></p>	<ul style="list-style-type: none"> • Use earthy toned finishes or paint colours. 	<ul style="list-style-type: none"> - Expanses of highly reflective colour or material.
<p>(7) VEHICLE ACCESS AND STORAGE</p> <p><i>To minimise excavation for car access, loss of front garden space and dominance of access driveway and car storage facilities.</i></p>	<ul style="list-style-type: none"> • Locate carports and garages behind the line of the dwelling or in the rear yard unless this would require significant excavation.. • Access drives should follow the contours of the site. • Locate cars in front of the dwelling only where excavation would be required otherwise. • Car parking areas, garages or car ports should not dominate the site when viewed from the street. 	<ul style="list-style-type: none"> - Carports and garages forward of the dwelling. - Large areas of hard paving in the front yard. - Significant excavation works. - Long, straight driveways and exposed side fences.

* NOTE: The fire risk of each property should be assessed and these guidelines applied appropriately.