GUIDELINES cont.

PRIVATE DOMAIN COMPONENTS AND DESIGN OBJECTIVES	DESIGN RESPONSES	AVOID
(8) FRONT BOUNDARY TREATMENT AND FENCING ***To maintain and enhance the continuous flow of the landscape and vegetation and the bush character of the front garden vegetation.***	• Provide no fencing or post and wire fencing only to the frontage and rear and side boundaries • Use timber and rock for retaining walls • Provide sufficient space in front for the retention and/or planting of large trees and to retain the rural landscape. • Gateways should be simple steel and wire or timber farm gates.	- *Solid front fences and brick 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.*
(9) SUSTAINABILITY AND ENVIRONMENTAL FACTORS ***To site and design buildings which maximise the potential for energy conservation and on site water collection.***	• Orientate buildings to the north. • Building forms should maximise the potential for solar heating, solar panel installation and rain water harvesting.	- *South-facing living areas.* - *Large rainwater collection tanks on small sites that may be visually intrusive.*
(10) BUSHFIRE / WILDFIRE PROTECTION ***To design and site buildings which minimise the risk of loss in a bushfire and landscaping which minimises the spread and intensity of bushfires.***	• Development within the Wildfire Management Overlay is required to conform to prescribed vegetation management, access and water supply standards or be subject to an approved Fire Risk Management Plan. • Buildings within a designated Bushfire Prone Area are required to be built in accordance with Australian Standard 3959. • New properties should have a permanent built-in and easily maintained fire protection system, linked to an independent water and power supply. • Landscaping and bush retention should maintain an area of defendable space around the dwelling.	- *Development designs and layouts that increase the necessity for vegetation management.* - *Complicated roof lines and other design details where burning embers could lodge.* - *Sole reliance on reticulated water and/or electric powered pumps.* - *Dense dry vegetation and bush litter in close proximity to the house.*
(11) CONSTRUCTION AND SITE MANAGEMENT ***To minimise site disturbance and contain building material, construction waste and dust.***	• 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.	- *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 roadside vegetation.*
PUBLIC DOMAIN COMPONENTS AND DESIGN OBJECTIVES	**DESIGN RESPONSE**	**AVOID**
(12) STREET TREE PLANTING ***To continue the indigenous tree canopy as part of a flowing bushland landscape.***	• Retain and replant indigenous canopy trees within the street space in an informal layout.	- *Removal of indigenous street canopy trees.* - *Planting of non-indigenous tree species.*
(13) FOOTPATHS / VERGES ***To retain the bushland landscape to the edge of the roadway.*** ***To provide separate informal pedestrian footpaths where space and topography permits.***	• Retain and enhance the bush landscape to the road edge. • Ensure the retention of remnant understorey indigenous shrubs and grasses. • Meander unsurfaced footpaths away from the road to follow the contours and avoid existing stands of trees.	- *Removal of understorey vegetation.* - *Clearing of verge for parking and paving.*
(14) ROADWAY TREATMENTS ***To retain existing unsealed and sealed roads with no kerbs.***	• Only seal roads where they are causing environmental problems of excessive erosion, dust or pollution of watercourses. • On sealed roads continue the use of minimal bitumen kerbs to avoid erosion points.	- *Constructed kerbs and sealed parking areas.*

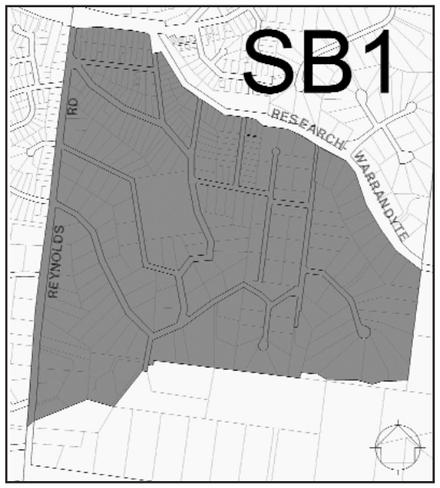
PRECINCT SB1

NILLUMBIK
THE GREEN WEDGE SHIRE

research

KEY CHARACTERISTICS

- Rolling to hilly topography.
- Modified grid street layout or connective bush tracks.
- Footpaths one side only or not present, roll over kerbs.
- Predominantly 1970s - 1980s dwellings:
  - generally earth tones, mixed styles and materials.
- A bushy area with significant native tree canopy occurring at a density if one to every 50-100m^2.
- Native gardens continuous with road vegetation, some terraced gardens.
- 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.

semi bush

NEIGHBOURHOOD CHARACTER PRECINCT

PREFERRED FUTURE CHARACTER STATEMENT

Development is sited so that it nestles into the landform and vegetation, or appears to float above the landform (but still within the tree canopy). The landscape flows around and over the buildings. There is minimal disturbance to the landform and no erosion. Buildings are partly obscured from view from the street by topography or native vegetation. Buildings are not visible above the tree canopy, and are articulated to respond to sloping landforms. They are often low in form with strongly emphasised horizontals. Most building materials are 'earth' coloured and textured, or derive from traditional rural Australian 'bush architecture'.

Driveways and car storage areas are confined to a small proportion of the land area, and are often unsurfaced. Garages and carports are hidden from view, and driveway entrances are discreet. Excavation and other earthworks are minimal.

Hillsides of residential development viewed from a distance appear to be tree covered, with only occasional clearings and visible roofs. In typical streetscapes, substantial indigenous or native trees dominate the skyline and are common in gardens. Garden planting is mostly indigenous or native, and 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. The only fencing is around rear gardens, and this is often open (eg. post and wire).

The 'public' space between the garden and the roadway is dominated by indigenous or native vegetation with some substantial native trees, although there are locations where exotics may be appropriate. Footpaths are generally unsurfaced and wind informally through the trees. Verges form part of the uninterrupted flow of vegetation across the public and private domains. The impact of the roadway on the flow of the landscape is minimised by retaining unsealed surfaces, or on sealed roads, using roll over kerbs or omitting kerbs altogether.

THREATS TO PREFERRED FUTURE CHARACTER

Large, bulky dwellings that dominate the landscape, penetrate the tree canopy and/or are wholly visible from the street.

Removal of vegetation including trees forming a strong canopy and indigenous street trees.

Upstand kerbs and formal, surfaced footpaths, and formal street planting.

Formal or suburban gardens with exotic plantings that do not blend with roadside vegetation

Solid front and side fences.

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

Preferred future character: WHAT WE ARE AIMING TO ACHIEVE

Dominance and continuity of land form and indigenous/native vegetation is maintained in long distance and streetscape views.

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 are only partly visible from the street.

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 integrate with the naturalistic and informal style of the native/indigenous vegetation.

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 / verge
(14) Roadway treatments

GUIDELINES PRECINCT SB1

PRIVATE DOMAIN COMPONENTS AND DESIGN OBJECTIVES	DESIGN RESPONSES	AVOID
(1) VEGETATION RETENTION AND LANDSCAPING ***To maintain the indigenous vegetation including canopy trees and understorey planting and encourage the replanting of indigenous plants.***	• Retain existing high canopy trees. • Retain existing indigenous understorey vegetation wherever possible. • Replace any trees or understorey vegetation lost to development with similar size indigenous species. • Removal of existing trees or development adjacent to existing indigenous canopy trees may require an arboricultural report on the effects on existing vegetation.	- *Removal of trees and understorey vegetation.* - *Planting of non-indigenous tree and understorey species.* - *Planting of any weed species which may spread through the bush setting.* - *Introducing visually dominant exotic vegetation.*
(2) FOOTINGS / TOUCHING THE GROUND ***To minimise site disturbance and impact on the landform and vegetation.***	• 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.	- *Extensive excavation for footings adjacent to existing trees.*
(3) BUILDING ON SLOPING SITES ***(a) To minimise site erosion, the detrimental effects of excavation and the landscape impact of development.***	• 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.	- *Major excavation works to accommodate dwellings or appurtenances.* - *Large sealed areas (eg. tennis courts) on steeply sloping sites or where vegetation removal is required.*
(b) To minimise the use and visual intrusion of retaining walls and batters.	• 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.	- *Use of a mixture of materials.* - *Use of masonry.* - *Batters that exceed a slope of 4 to 1.*
(4) POSITION ON THE SITE ***To maintain the continuity of vegetation and landscape in front of and between dwellings.***	• Dwellings should be set back from the side and rear boundaries sufficient distance to ensure substantial tree and understorey vegetation can be provided. • Where there is a predominant front and/or side setback in the street, this should be reflected in new development.	- *Dwellings that are wholly visible from the road.* - *Insufficient front and side setbacks that inhibit appropriate landscaping including the retention of canopy trees.*
(5) HEIGHT AND BUILDING FORM ***To ensure that buildings and extensions do not dominate the streetscape and the wider landscape setting.***	• 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.	- *Buildings that penetrate the tree canopy.* - *Buildings located on ridge tops.*
(6) DESIGN DETAIL AND BUILDING MATERIALS ***To use materials and building details that harmonise with the bushland setting.***	• Use earthy bush toned building materials and paint colours.	- *Expanses of highly reflective colour or material.*
(7) VEHICLE ACCESS AND STORAGE ***To minimise excavation for car access, impact on bush setting and visibility of access driveway and car storage facilities.***	• Integrate the design of carports and garages with the main dwelling unless this would require significant excavation. • Use non impervious surfaces for driveways and only seal the driveways in locations where erosion may occur. • Design driveways and access tracks to follow the contours of the site to minimise gradients and the need for retaining walls. • Car parking areas, garages or carports should not dominate the site when viewed from the street. • Design driveways to minimise the impact on existing vegetation.	- *Carports and garages forward of the dwelling.* - *Large areas of hard paving in the front yard.* - *Significant excavation works.* - *Long straight driveways.* - *Sealed driveways.*

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