

22.02 RESIDENTIAL NEIGHBOURHOOD CHARACTER POLICYDD/MM/YYYY
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C120

This policy applies to all development in the Neighbourhood Residential Zone, General Residential Zone, Rural Conservation Zone, Low Density Residential Zone and Precinct 5 of Schedule 1 to the Activity Centre Zone.

22.02-1 Policy basis20/06/2013
C68

The appearance of residential areas or 'neighbourhood character', is important to the community that live, work or pass through an area. Guiding future development that contributes to the preferred character of an area, enhances community pride, sense of place and support for local economic growth and vitality.

Council has reviewed its 1999 Strategy to establish a 2012 Neighbourhood Character Strategy. It confirms the original strategy's direction for the preferred future character of neighbourhoods. Five broad area types have been retained to inform 13 consolidated precincts. Reference to the Residential Areas Framework, in the Municipal Strategic Statement at Clause 21.06, is also included so that further direction can be given for housing growth and preferred character within each precinct. The precincts are shown on a map that forms part of this policy.

A suite of Design Objectives and Design Responses will be used for each precinct, to guide development outcomes that are aligned with the preferred character of Banyule's neighbourhoods. The 2012 Strategy gives more information about each precinct to support this policy.

Structure planning and frameworks are providing the means to identify the preferred future neighbourhood character of Activity Centres. Activity Centres are identified by the Victorian Government as accessible places. Each centre may have its own preferred neighbourhood character. New development in activity centres should consider the surrounding urban context and give priority to objectives and design responses derived from structure plans or design frameworks for these centres.

22.02-2 Policy Objectives20/06/2013
C68

To ensure that development complements and respects the preferred future character of the area.

To integrate this policy with the Residential Areas Framework contained in clause 21.06 of this Scheme.

To retain and enhance the identified elements that contribute to the preferred future character of the area.

To recognise the need for new or additional Design Objectives and Design Responses for areas within and around activity centres that are or will be subject to structure planning or design frameworks.

22.02-3 Garden Suburban AreasDD/MM/YY
YYC120**Policy**

Where a permit is required to develop or subdivide land, it is policy to take the following description of key characteristics, objectives and statements of preferred future character into account when considering any application.

Key Characteristics

The Garden Suburban character area type has a spacious leafy character in generally formal garden settings, with space around and between dwellings, a relatively wide and open street space, and garden style vegetation, often mature and exotic, in both the private and public domain, creating an attractive, tree-dominated landscape setting in some streets. The most important characteristics of the area type are the scale, siting and architectural style of the dwellings and the vegetation and topography of their settings.

Development in these areas should reflect the main themes of existing dwelling styles, and defined special characteristics of particular precincts should be protected and enhanced.

The Heidelberg to Eaglemont Ridgeline and the Bundoora to Diamond Village to Army Barracks Ridgeline run through parts of the Garden Suburban Area. The continuous green, dominant treed canopy and natural vegetated appearance of these ridgelines should be maintained and improved. The continuity of the treed canopy should only be punctured by taller development at the core of Activity Centres.

Garden Suburban Precinct 1

Statement of Preferred Future Neighbourhood Character

The character of the precinct is to be retained and enhanced by:

- Designing new dwellings and extensions in an architectural style sympathetic with existing dwellings in the precinct.
- Encouraging detailed design variation between dwellings to prevent mirror image street presentations.
- Maintaining the overall one or two storey scale of dwellings within the GRZ2.
- Ensuring the scale of new dwellings in the GRZ1 is sympathetic to the existing dwellings on neighbouring properties and the surrounding precinct.
- Positioning new buildings in keeping with the front setback of dwellings along the street, and with sufficient space for tree planting.
- Encouraging the planting of indigenous trees and understorey vegetation and removal of environmental weeds where appropriate to enhance the existing wildlife links in the area and landscape setting of the precinct.
- Designing site layouts (including basements) with spacing around dwellings that allows for the retention of trees and the planting and future growth of trees to maturity.
- Protecting and enhancing spines of trees along neighbouring rear yards.
- Providing permeable front boundary treatments coupled with vegetated front gardens.
- Landscaping the front setback to improve the garden setting and discourage car parking in front of dwellings.
- Ensuring basement ramps, carports and garages do not dominate the streetscape.
- Designing developments with only one single width crossover and a driveway that is softened with curves and vegetation.
- Protecting and enhancing the scenic and environmental qualities of the treed ridgelines.
- Maintaining and enhancing avenues of street trees, as well as views of trees on private property from the street.
- Obscuring household services from street view.

This precinct includes parts of the Greensborough Activity Centre. The landscaping and vegetated character of residential sites in this Activity Centre is guided by this policy. The

preferred future character of the built form on residential sites in this Activity Centre is guided by the Activity Centre Zone.

Within the GRZ2 and NRZ3

These areas will protect and enhance the garden suburban character of the precinct with an emphasis on protecting trees and creating new opportunities for vegetation throughout sites. They will provide for a mix of well-designed single dwellings and medium density dwellings in garden settings, with space around and between dwellings to create an attractive, treed landscape setting.

Within the GRZ1

These areas will accommodate change in a manner that retains and enhances the garden suburban character of the precinct. All developments will contribute to an enhanced treed environment, including opportunities for tree protection and planting, whilst providing for town houses and other medium density dwellings, as well as some dispersed single dwellings. 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.

The site coverage may be greater for sites in the GRZ1 as long as tree and vegetation protection is achieved. The treed and spacious feel of the streetscape character will be retained and enhanced by ensuring front setbacks are large enough to plant a large tree and other vegetation. Building heights may also be increased for these developments, with the higher components generally positioned to front onto the street, and recessed from the lower levels to reduce their visual prominence and provide space for tree canopies.

Objectives and Design Responses

Objective	Design response
To ensure new buildings and extensions are sympathetic to the current building form and architectural style.	<ul style="list-style-type: none"> Where nearby dwellings are predominantly from the 1950 – 1960s era, incorporate the roof and plan forms of these buildings, in correct proportions and scale, i.e.: low pitched, hipped roof forms with a second or third hipped roof fronting the street; narrow, boxed eaves. Variation should be provided between each dwelling of a development that faces the street. This can be achieved through varied roof pitches, window and door placement, materials, façade articulation and other design detailing.
To ensure that household services are not a visually prominent feature.	<ul style="list-style-type: none"> Solar panels should be located to minimise their visual impact. Air conditioning, rainwater tanks, bins and storage should be located and/or screened so they are not visually obtrusive in the streetscape. In the GRZ1, rooftop plant equipment should be screened and/or located to minimise their visual impact and integrate with the roof form.
To maintain consistency of current front setbacks whilst enable tree planting in front gardens.	<ul style="list-style-type: none"> Dwellings should be setback in line with the predominant front setback of dwellings along the street. In the GRZ1 only, a reduced front setback for new buildings (including basements) may be acceptable, if this respects the predominant front setback of nearby dwellings and supports the planting and future growth of a large tree to maturity. 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.

Objective	Design response
To ensure buildings and extensions do not dominate the streetscape or the building, and do not adversely affect the outlook and amenity of neighbouring dwellings.	<ul style="list-style-type: none"> ▪ Developments should minimise the need for cut and fill throughout the site. ▪ Second storey portions of buildings should be recessed from ground level wall surfaces and minimised in height. ▪ Buildings at the rear of a site should be designed to follow the topography of the land and respond sensitively to each interface. Second storeys (where appropriate) should be modest in size, have generous side and rear setbacks and be screened with vegetation. ▪ In the GRZ1, upper levels should be positioned towards the street frontage and be recessed from the lower level wall surfaces. Buildings located opposite or adjacent to land in the GRZ2 or NRZ3 should provide a transition in building height and massing.
To minimise loss of front garden space, and the dominance of vehicle access, storage facilities and built form as viewed from the street.	<ul style="list-style-type: none"> ▪ Buildings (excluding a garage or carport on one side) should be setback from both boundaries to accommodate landscaping. ▪ Locate carports and garages behind the line of the dwelling. ▪ Dedicated car parking spaces should not be provided between the front wall of a dwelling that faces the street, and the front property boundary. Landscaping such as large shrubs and trees in the front setback and garden beds along driveway edges should be provided to discourage car parking in this location. ▪ Encourage outcomes that consider the Banyule City Council Vehicle Crossing Policy 2012. ▪ Driveways should include curves and bends that provide sufficient room for landscaping at varying heights. ▪ Driveways should be finished in muted tones that soften their appearance and blend with vegetation.
To maintain the openness of front boundary treatments and the presentation of dwellings to the street	<ul style="list-style-type: none"> ▪ Utilise vegetation as an alternative to front fencing wherever possible. Front fences should otherwise be low and permeable. ▪ Secluded private open space should be located behind the line of a dwelling that faces the street.
To maintain and strengthen the garden and tree dominated streetscape character and the landscaped setting of the precinct.	<ul style="list-style-type: none"> ▪ Retain existing trees wherever possible. If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for offset planting of indigenous or native trees that will grow to a mature height similar to the mature height of the tree to be removed. ▪ One (1) medium to large tree should be provided for every 400 sq.m of site area, with a preference for large trees. This may include existing trees that are worthy of retention. At least one of the large trees should be provided in the front setback. ▪ Understorey landscaping should be provided in the front setback. This should include large shrubs. ▪ Buildings (including basements) should be a sufficient distance from at least one side or rear property boundary to enable the planting and growth of medium to large trees. These setbacks should provide sufficient

Objective	Design response
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.	<p>area for future growth of the mature canopy of trees, and understorey planting.</p> <ul style="list-style-type: none"> ▪ If more than one dwelling is proposed on a site in the GRZ2 or NRZ3, sufficient separation should be provided between each dwelling to allow for the planting and future growth of small to medium trees and understorey vegetation. ▪ Tree species and planting locations should be carefully selected to avoid canopy or root conflicts with overhead wires, easements and existing trees. ▪ Building site coverage should enable sufficient pervious site area for planting, growth and retention of vegetation. ▪ If there is no street tree within the frontage of a dwelling, a new street tree should be proposed.
	<ul style="list-style-type: none"> ▪ New buildings at or near ridgelines should be designed and sited so that cut and fill is minimised and the building sits below the height of trees along the ridgeline. ▪ New buildings at or near ridgelines should have muted colours and tones, and non-reflective materials. ▪ Trees and vegetation that contribute to the landscape should be retained. New native or indigenous trees should be planted on or near the ridgeline to form a continuous canopy.

Garden Suburban Precinct 2

Statement of Preferred Future Neighbourhood Character

The character of the precinct is to be retained and enhanced by:

- Designing new infill dwellings and extensions in a scale and architectural style that is sympathetic with existing dwellings in the precinct.
- Encouraging detailed design variation between dwellings to prevent mirror image street presentations.
- Maintaining the overall one or two storey scale of the dwellings in the GRZ2 or NRZ3.
- Ensuring the scale of new dwellings in the GRZ1 is sympathetic to the existing dwellings on neighbouring properties and the surrounding precinct.
- Positioning new dwellings in keeping with the front setbacks of dwellings along the street and with sufficient space for tree planting.
- Positioning new carports or garages behind or in line with the dwelling.
- Providing low and permeable front fencing coupled with vegetated front gardens.
- Improving streetscapes with the consistent planting of larger street trees in avenues, retaining the eucalypt street trees and carriageway treatments, and enhancing the view of trees on private properties from the street
- Removing environmental weeds where appropriate and planting large native or indigenous trees and understorey vegetation.
- Designing site layouts (including basements) with spacing around dwellings that allows for the planting and future growth of trees to maturity.
- Protecting and enhancing spines of trees along neighbouring rear yards.

- Landscaping the front setback to improve the garden setting and discourage car parking in front of dwellings.
- Ensuring basement ramps do not dominate the streetscape.
- Designing developments with only one single width crossover and a driveway that is softened with curves and vegetation.
- Protecting and enhancing the scenic and environmental qualities of treed ridgelines.
- Conserving and enhancing the heritage values of the Warringal Village Heritage Precinct.
- Obscuring household services from street view.

Parts of the Heidelberg Activity Centre is in this precinct. The detailed landscaping and vegetation outcomes for residential sites in this Activity Centre are guided by this policy. The preferred future built form character of residential sites in these Activity Centres is guided by the Design and Development Overlay Schedule 5.

Land east of Waterdale Road bounded by Bell, St Hellier and Edwin Streets in this precinct is subject to the *Postcode 3081 Urban Design Framework*. Development should respect the existing low rise character, building form, height and scale of the area and ensure that development is designed to positively respond to the pattern, rhythm, spacing and materials of existing dwellings.

Within the GRZ2 or NRZ3

These areas will protect and enhance the garden suburban character of the precinct with an emphasis on protecting trees and creating new opportunities for vegetation throughout sites. They will provide for a mix of well-designed single dwellings and medium density dwellings in garden settings, with space around and between dwellings to create an attractive, treed landscape setting.

Within the GRZ1

These areas will accommodate change in a manner that supports the garden suburban character of the precinct. All developments will contribute to an enhanced treed environment, including opportunities for tree protection and planting, whilst providing for town houses and other medium density dwellings, as well as some dispersed single dwellings. 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.

The site coverage may be greater for sites within the GRZ1 as long as tree and vegetation protection is achieved. The treed and spacious feel of the streetscape character will be retained and enhanced by ensuring front setbacks are large enough to plant a large tree and other vegetation. Building heights may also be increased for these developments, with the higher components generally positioned to front onto the street, and recessed from the lower levels to reduce their visual prominence and provide space for tree canopies.

Objectives and Design Responses

Objective	Design response
To ensure new buildings and extensions are sympathetic to the current building form and architectural style.	<ul style="list-style-type: none"> ▪ Incorporate the main themes, in correct proportions and scale from the 1950s and 1960s era as appropriate to the street, i.e: low pitched, hipped roof forms with a second or third hipped roof fronting the street; narrow, boxed eaves. ▪ Second storey additions should reflect the architectural style and form of the existing building. ▪ In the GRZ1, upper levels should be positioned towards the street frontage and be recessed from the lower level wall surfaces. Buildings located opposite or

Objective	Design response
	<p>adjacent to land in the GRZ2 or NRZ3 should provide a transition in building height and massing.</p> <ul style="list-style-type: none"> Period detailing is not encouraged, but if used should complement the architectural style and scale of the building. Variation should be provided between each dwelling of a development that faces the street. This can be achieved through varied roof pitches, window and door placement, materials, façade articulation and other design detailing.
To ensure that household services are not a visually prominent feature.	<ul style="list-style-type: none"> Solar panels should be located to minimise their visual impact. Air conditioning, rainwater tanks, bins and storage should be located and/or screened so they are not visually obtrusive in the streetscape. In the GRZ1, rooftop plant equipment should be screened and/or located to minimise their visual impact and integrate with the roof form.
To maintain consistency of current front setbacks whilst enabling tree planting in front gardens.	<ul style="list-style-type: none"> Dwellings should be setback in line with the predominant front setback of dwellings along the street. In the GRZ1 only, a reduced front setback for new buildings (including basements) may be acceptable, if this respects the predominant front setback of nearby dwellings and supports the planting and future growth of a large tree to maturity. 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.
To ensure buildings and extensions do not dominate the streetscape or the building, and do not adversely affect the outlook and amenity of neighbouring dwellings.	<ul style="list-style-type: none"> Second storey portions of buildings should be recessed from ground level wall surfaces, incorporated within roof spaces where possible and minimised in height. Buildings at the rear of a site should be designed to follow the topography of the land and respond sensitively to each interface. Second storeys (where appropriate) should be modest in size, have generous side and rear setbacks and be screened with vegetation. In the GRZ1, all upper levels should be positioned towards the street frontage and be recessed from ground level wall surfaces. Buildings located opposite or adjacent to land in the GRZ2 or NRZ3 should provide a transition in building height and massing. Developments should minimise the need for cut and fill throughout the site.
To minimise loss of front garden space, and the dominance of vehicle access, storage facilities and built form as viewed from the street.	<ul style="list-style-type: none"> Buildings should be sited to allow for the planting and growth of trees and shrubs. Locate carports and garages behind the line of the dwelling. Dedicated car parking spaces should not be provided between the front wall of a dwelling that faces the street, and the front property boundary. Landscaping such as large shrubs and trees in the front setback and garden beds along driveway edges should be provided to discourage car parking in this location.

Objective	Design response
	<ul style="list-style-type: none"> Encourage outcomes that consider the <i>Banyule City Council Vehicle Crossing Policy 2012</i>. Driveways should include curves and bends that provide sufficient room for landscaping at varying heights. Driveways should be finished in muted tones that soften their appearance and blend with vegetation.
To maintain the openness of front boundary treatments the view of established front gardens and tree lines streets, and the presentation of dwellings to the street	<ul style="list-style-type: none"> Buildings should be sited to allow for the planting and growth of trees and shrubs. Front gardens should contain at least one (1) large tree and understorey landscaping. Secluded private open space should be located behind the line of a dwelling that faces the street. Provide for open style fences appropriate to the era of the dwelling.
To maintain and strengthen the garden dominated streetscape character and landscaped setting of the precinct.	<ul style="list-style-type: none"> Retain existing trees wherever possible. If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for offset planting of indigenous or native trees that will grow to a mature height similar to the mature height of the tree to be removed. One (1) medium to large tree should be provided for every 400 sq.m of site area, with a preference for large trees. This may include existing trees that are worthy of retention. At least one of the large trees should be provided in the front setback. Buildings (including basements) should be a sufficient distance from at least one side or rear property boundary to enable the planting and growth of medium to large trees. These setbacks should provide sufficient area for future growth of the mature canopy of trees, and understorey planting. If more than one dwelling is proposed on a site in the GR22 or NRZ3 separation should be provided between each dwelling to allow for the planting and future growth of small to medium trees and understorey vegetation. Tree species and planting locations should be carefully selected to avoid canopy or root conflicts with overhead wires, easements and existing trees. Building site coverage should not exceed 40% to enable sufficient pervious site area for planting, growth and retention of vegetation. This may be varied if the proposal is in the GRZ1 and demonstrates that the vegetated character of the site and Precinct is protected and enhanced by retaining existing vegetation and providing sufficient area for the planting of additional trees and other vegetation. If there is no street tree within the frontage of a dwelling, a new street tree should be proposed.
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	<ul style="list-style-type: none"> New buildings at or near ridgelines should be designed and sited so that cut and fill is minimised and the building sits below the height of trees along the ridgeline. New buildings at or near ridgelines should have muted colours and tones, and non -reflective materials.

Objective	Design response
the scenic quality is maintained and enhanced.	<ul style="list-style-type: none"> Trees and vegetation that contribute to the landscape should be retained. New native or indigenous trees should be planted on or near the ridgeline to form a continuous canopy.

Garden Suburban Precinct 3

Statement of Preferred Future Neighbourhood Character

The character of the precinct is to be retained and enhanced by:

- Encouraging the retention of Victorian, Edwardian and Inter war buildings, particularly where individually significant, in a row, or streetscapes of dwellings from these periods.
- Designing new dwellings and extensions in an architectural style and in materials sympathetic with existing dwellings in the street.
- Encouraging detailed design variation between dwellings to prevent mirror image street presentations.
- Maintaining the overall one or two storey scale of the dwellings in the GRZ2 and NRZ3.
- Ensuring the scale of new dwellings in the GRZ1 is sympathetic to the existing dwellings on neighbouring properties and the surrounding precinct.
- Encouraging new dwellings to follow the natural topography of the land.
- Removing environmental weeds where appropriate, retaining existing canopy trees and encouraging further planting of a mix of native and exotic trees that complement the character of the precinct.
- Positioning new buildings and appurtenances in keeping with the front setbacks of dwellings along the street and with sufficient space for tree planting.
- Keeping front fencing low and permeable with landscaped front gardens.
- Designing site layouts (including basements) with spacing around dwellings that allows for the planting and future growth of trees to maturity.
- Protecting and enhancing spines of trees along neighbouring rear yards.
- Landscaping the front setback to improve the garden setting and discourage car parking in front of dwellings.
- Designing developments with only one single width crossover and a driveway that is softened with curves and vegetation.
- Ensuring basement ramps, carports, garages and tennis courts do not dominate the streetscape.
- Protecting and enhancing the scenic and environmental qualities of treed ridgelines.
- Conserving and enhancing the heritage values of the Beaumont Estate, Beauview Estate, Ivanhoe Views Estate, Sherwood Road and Throsby Grove Estate and Warringal Village Heritage Precincts.
- Protecting and enhancing avenues of street trees, and the views of trees on private property from the street.
- Obscuring household services from street view.

The Ivanhoe Activity Centre is in this precinct. The preferred future character of this Activity Centre will be guided by Schedules 11 and 12 to the Design and Development Overlay.

Within the in the GRZ2 and NRZ3

These areas will protect and enhance the garden suburban character of the precinct with an emphasis on protecting trees and creating new opportunities for vegetation throughout sites. They will provide for a mix of well-designed single dwellings medium density dwellings in garden settings, with space around and between dwellings to create an attractive, treed landscape setting.

Within the GRZ1

These areas will accommodate change in a manner that supports the garden suburban character of the precinct. All developments will contribute to an enhanced treed environment, including opportunities for tree protection and planting, whilst providing for town houses and other medium density dwellings, as well as some dispersed single dwellings. Canopy trees and understorey vegetation will continue to contribute to the character of the area, particularly in front setbacks to reinforce the boulevard character, and along rear boundaries to soften the interface between dwellings.

The site coverage may be greater for sites in the GRZ1 as long as tree and vegetation protection is achieved. The treed and spacious feel of the streetscape character will be retained and enhanced by ensuring front setbacks are large enough to plant a large tree and other vegetation. Building heights may also be increased for these developments, with the higher components generally positioned to front onto the street, and recessed from the lower levels to reduce their visual prominence and provide space for tree canopies.

Objectives and Design Responses

Objective	Design response
To encourage the retention of buildings that contribute to the character of the precinct.	<ul style="list-style-type: none"> Retain intact and good condition Victorian, Edwardian and Interwar dwellings that contribute to the valued character of the Precinct, as part of new developments. Alterations and extensions should retain the front façade of dwellings and be respectful to the building.
To ensure new buildings and extensions are sympathetic to the current building form and architectural style.	<ul style="list-style-type: none"> Materials should match the predominant wall and roof materials in the street. In predominantly weatherboard areas south of Banksia Street, buildings should be weatherboard or rendered brick. Match wall and roof materials in extensions. Second storey additions should reflect the architectural style and form of the existing building. Incorporate the main themes, in correct proportions and scale, from the Edwardian, Interwar or Post war or 1960s era as appropriate to the street. Variation should be provided between each dwelling of a development that faces the street. This can be achieved through varied roof pitches, window and door placement, materials, façade articulation and other design detailing.
To maintain consistency of current front setbacks whilst enable tree planting in front gardens.	<ul style="list-style-type: none"> Dwellings should be setback in line with the predominant front setback of dwellings along the street. In the GRZ1, a reduced front setback for new buildings (including basements) may be acceptable, if this respects the predominant front setback of nearby dwellings and supports the planting and future growth of a large tree to maturity. For corner sites, the front setback of a dwelling facing the side street should be at a transition between the

Objective	Design response
	predominant setback along the side street, and the side setback of the dwelling facing the front street.
To ensure buildings and extensions do not dominate the streetscape or the building, and do not adversely affect the outlook and amenity of neighbouring dwellings.	<ul style="list-style-type: none"> ▪ Second storey portions of buildings should be recessed from ground level wall surfaces, (including the front façade) incorporated within roof spaces where possible and minimised in height. ▪ In the GRZ1, upper levels should be positioned towards the street frontage and be recessed from the lower level wall surfaces. Buildings located opposite or adjacent to land in the GRZ2 or NRZ3 should provide a transition in building height and massing. ▪ Buildings at the rear of a site should be designed to follow the topography of the land and respond sensitively to each interface. Second storeys (where appropriate) should be modest in size, have generous side and rear setbacks and be screened with vegetation. ▪ Developments should minimise the need for cut and fill throughout the site.
To ensure that household services are not a visually prominent feature.	<ul style="list-style-type: none"> ▪ Solar panels should be located to minimise their visual impact. Air conditioning, rainwater tanks, bins and storage should be located and/or screened so they are not visually obtrusive in the streetscape. ▪ In the GRZ1, rooftop plant equipment should be screened and/or located to minimise their visual impact and integrate with the roof form.
To minimise loss of front garden space, and the dominance of vehicle access, storage facilities and built form as viewed from the street.	<ul style="list-style-type: none"> ▪ Locate carports and garages behind the line of the dwelling. ▪ Dedicated car parking spaces should not be provided between the front wall of a dwelling that faces the street, and the front property boundary. Landscaping such as large shrubs and trees in the front setback and garden beds along driveway edges should be provided to discourage car parking in this location. ▪ Encourage outcomes that consider the <i>Banyule City Council Vehicle Crossing Policy 2012</i>. ▪ Driveways should include curves and bends that provide sufficient room for landscaping at varying heights. ▪ Driveways should be finished in muted tones that soften their appearance and blend with vegetation.
To maintain and strengthen the view of established front gardens, and tree lined streets and to reflect the predominant era of the dwellings.	<ul style="list-style-type: none"> ▪ Front gardens should contain at least one (1) large tree and understorey landscaping that includes large shrubs. ▪ Front fences should be permeable. ▪ Secluded private open space should be located behind the line of a dwelling that faces the street.
To maintain and strengthen the garden dominated streetscape character and landscaped setting of the precinct.	<ul style="list-style-type: none"> ▪ Retain existing trees wherever possible. If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for offset planting of exotic or native trees as appropriate that will grow to a mature height similar to the mature height of the tree to be removed. ▪ One (1) medium to large tree should be provided for every 400 sq.m of site area, with a preference for

Objective	Design response
	<p>large trees. This may include existing trees that are worthy of retention. At least one of the large trees should be provided in the front setback.</p> <ul style="list-style-type: none"> ▪ Buildings (including basements) should be a sufficient distance from at least one side or rear property boundary to enable the planting and growth of medium to large trees. These setbacks should provide sufficient area for future growth of the mature canopy of trees, and understorey planting. ▪ If more than one dwelling is proposed on a site within the GRZ2 or NRZ3, sufficient separation should be provided between each dwelling to allow for the planting and future growth of small to medium trees and understorey vegetation. ▪ Tree species and planting locations should be carefully selected to avoid canopy or root conflicts with overhead wires, easements and existing trees. ▪ Building site coverage should not exceed 40% in order to provide sufficient site area for planting, growth and retention of vegetation. This may be varied if the proposal is in the GRZ1 and demonstrates that the vegetated character of the site and precinct is protected and enhanced by retaining existing vegetation and providing sufficient area for the planting of additional trees and other vegetation. ▪ If there is no street tree within the frontage of a dwelling, a new street tree should be proposed.
<p>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.</p>	<ul style="list-style-type: none"> ▪ New buildings at or near ridgelines should be designed and sited so that cut and fill is minimised and the building sits below the height of trees along the ridgeline. ▪ New buildings at or near ridgelines should have muted colours and tones, and non-reflective materials. ▪ Trees and vegetation that contribute to the landscape should be retained. New native or indigenous trees should be planted on or near the ridgeline to form a continuous canopy.

Garden Suburban Precinct 4

Statement of Preferred Future Neighbourhood Character

The character of the precinct is to be retained and enhanced by:

- Retaining existing original dwellings.
- Retaining existing street works including trees, footpaths and kerbing.
- Designing new dwellings and extensions in an architectural style, scale and in materials sympathetic with existing dwellings in the precinct.
- Encouraging detailed design variation between dwellings to prevent mirror image street presentations.
- Designing new dwellings and extensions to fit within the landscape and not to dominate views.
- Retaining significant existing vegetation, including exotic trees and vegetation on roadsides.

- Removing environmental weeds where appropriate.
- Retaining existing tall trees and encouraging extensive landscaping, including a mix of exotic, native or indigenous trees and understorey vegetation that complement the character of the precinct as part of any development proposal in the area.
- Designing site layouts with spacing around dwellings that allows for the planting and future growth of trees to maturity.
- Protecting and enhancing spines of trees along neighbouring rear yards.
- Subdividing land only when it does not result in changes to the streetscape or substantial loss of vegetation.
- Positioning new dwellings and appurtenances in keeping with the front setbacks of dwellings along the street and with sufficient space for tree planting.
- Encouraging new dwellings and appurtenances to follow the natural topography of the land.
- Providing open and well landscaped front gardens.
- Landscaping the front setback to improve the garden setting and discourage car parking in front of dwellings.
- Ensuring carports, garages and tennis courts do not dominate the streetscape.
- Designing developments without new vehicle access from The Boulevard, with only one single width crossover and a driveway that is softened with curves and vegetation.
- Protecting and enhancing the scenic and environmental qualities of treed ridgelines.
- Conserving and enhancing the heritage values of the Mount Eagle and Glenard Estates.
- Maintaining and enhancing avenues of street trees, as well as views of trees on private property from the street.
- Obscuring household services from street view.

This precinct will continue to be developed for single dwellings that respect the heritage features and garden suburban characteristics of the precinct, with an emphasis on protecting trees and creating new opportunities for vegetation throughout sites.

Objectives and Design Responses

Objective	Design response
To encourage the retention of buildings that contribute to the character of the precinct.	<ul style="list-style-type: none"> ▪ Where possible, to encourage the retention of intact and good condition dwellings that contribute to the valued character of the Precinct in designing new development. ▪ Alterations and extensions should retain the front façade of dwellings and be respectful to the building.
To protect and conserve the features that contribute to the heritage significance of the Glenard and Mount Eagle Estates.	<ul style="list-style-type: none"> ▪ Encourage outcomes that consider the relevant Banyule Heritage Guidelines.
To ensure new buildings and extensions are sympathetic to the current building form and architectural style and do not dominate the street scene, landscape, the building, or the outlook of neighbouring dwellings	<ul style="list-style-type: none"> ▪ New dwelling materials should match the predominant wall and roof materials in the precinct. ▪ Match wall and roof materials in extensions. ▪ Incorporate the main themes, in correct proportions and scale, from the Interwar or Post war era as appropriate to the street.

Objective	Design response
	<ul style="list-style-type: none"> ▪ Second storey additions should reflect the architectural style and form of the existing building. ▪ Second storey portions of buildings should be recessed from ground level wall surfaces, incorporated within roof spaces where possible and minimised in height. ▪ For the Glenard Estate Heritage Precinct, where buildings in the vicinity are predominantly single storey, new dwellings should be single storey. ▪ Buildings at the rear of a site should be designed to follow the topography of the land and respond sensitively to each interface. Second storeys (where appropriate) should be modest in size, have generous side and rear setbacks and be screened with vegetation. ▪ Developments should minimise the need for cut and fill throughout the site. ▪ Variation should be provided between each dwelling of a development that faces the street. This can be achieved through varied roof pitches, window and door placement, materials, façade articulation and other design detailing.
To ensure that household services are not a visually prominent feature.	<ul style="list-style-type: none"> ▪ Solar panels should be located to minimise their visual impact. Air conditioning, rainwater tanks, bins and storage should be located and/or screened so they are not visually obtrusive in the streetscape.
To maintain consistency of current front setbacks, whilst enabling tree planting in front gardens, and maintaining the landscape character of The Boulevard.	<ul style="list-style-type: none"> ▪ Dwellings should be setback in line with the predominant front setback of dwellings along the street. ▪ Setbacks from The Boulevard should be consistent with nearby buildings, including locating buildings at the top of the escarpment where this is the common location. ▪ 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.
To minimise loss of front garden space, and the dominance of vehicle access, storage facilities and built form as viewed from the street.	<ul style="list-style-type: none"> ▪ Locate carports and garages behind the line of the dwelling. ▪ Dedicated car parking spaces should not be provided between the front wall of a dwelling that faces the street, and the front property boundary. Landscaping such as large shrubs and trees in the front setback and garden beds along driveway edges should be provided to discourage car parking in this location. ▪ Where driveway access is not currently available along The Boulevard, no further driveways should be constructed. ▪ Encourage outcomes that consider the <i>Banyule City Council Vehicle Crossing Policy 2012</i>. ▪ Driveways should include curves and bends that provide sufficient room for landscaping at varying heights. ▪ Driveways should be finished in muted tones that soften their appearance and blend with vegetation.

Objective	Design response
To maintain and strengthen the view of established front gardens and tree lined streets, and to reflect the predominant era of the dwellings.	<ul style="list-style-type: none"> Retaining walls should be constructed in stone or timber. Front gardens should contain at least one (1) large tree and understorey landscaping, including large shrubs. Frontages to The Boulevard should not contain areas of hard paving. Front fences should not be constructed. Secluded private open space should be located behind the line of a dwelling that faces the street.
To maintain and strengthen the garden dominated streetscape character and landscaped setting of the precinct.	<ul style="list-style-type: none"> Retain existing trees wherever possible. If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for offset planting of exotic or native trees as appropriate that will grow to a mature height similar to the mature height of the tree to be removed. One (1) medium to large tree should be provided for every 400 sq.m of site area, with a preference for large trees. This may include existing trees that are worthy of retention. At least one of the large trees should be provided in the front setback. Buildings should be a sufficient distance from at least one side or rear property boundary to enable the planting and growth of medium to large trees. These setbacks should provide sufficient area for future growth of the mature canopy of trees, and understorey planting. If more than one dwelling is proposed, sufficient separation should be provided between each dwelling to allow for the planting and future growth of small to medium trees and understorey vegetation. Tree species and planting locations should be carefully selected to avoid canopy or root conflicts with overhead wires, easements and existing trees. Building site coverage should not exceed 40% in order to provide sufficient site area for planting, growth and retention of vegetation. Encourage planting and growth of vegetation within the front setback on the property. If there is no street tree within the frontage of a dwelling, a new street tree should be proposed.

Garden Suburban Precinct 5

Statement of Preferred Future Neighbourhood Character

The character of the precinct is to be retained and enhanced by:

- Removing environmental weeds where appropriate, retaining existing significant vegetation, including trees on roadsides, and encouraging further planting of native or indigenous trees and understorey vegetation.
- Designing site layouts with spacing around dwellings that allows for the planting and future growth of trees to maturity.
- Protecting and enhancing spines of trees along neighbouring rear yards.

- Positioning new buildings in keeping with the front setbacks of the dwellings along the street, and with sufficient space for tree planting.
- Designing new dwellings and extensions to fit within the landscape and not to dominate views, particularly from The Boulevard, Hardy Terrace and the River Parklands.
- Encouraging detailed design variation between dwellings to prevent mirror image street presentations.
- Encouraging new dwellings and appurtenances to follow the natural topography of the land.
- Providing open and well vegetated front gardens.
- Landscaping the front setback to improve the garden setting and discourage car parking in front of dwellings.
- Ensuring carports and garages do not dominate the streetscape.
- Designing developments without new vehicle access from The Boulevard, with only one single width crossover and a driveway that is softened with curves and vegetation.
- Protecting and enhancing avenues of street trees, and the views of trees on private property from the street.
- Obscuring household services from street view.

This precinct will provide for well-designed single dwellings and limited medium density dwellings that protect and enhance the garden suburban character of the precinct, with an emphasis on protecting trees and creating new opportunities for vegetation throughout sites.

Objectives and Design Responses

Objective	Design response
To maintain and strengthen the garden and tree dominated streetscape character and landscaped setting of the precinct	<ul style="list-style-type: none"> ▪ Retain existing trees wherever possible. If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for offset planting 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. ▪ One (1) medium to large tree should be provided for every 400 sq.m of site area, with a preference for large trees. This may include existing trees that are worthy of retention. At least one of the large trees should be provided in the front setback. ▪ Buildings should be a sufficient distance from at least one side or rear property boundary to enable the planting and growth of medium to large trees. These setbacks should provide sufficient area for future growth of the mature canopy of trees, and understorey planting. ▪ If more than one dwelling is proposed, sufficient separation should be provided between each dwelling to allow for the planting and future growth of small to medium trees and understorey vegetation. ▪ Tree species and planting locations should be carefully selected to avoid canopy or root conflicts with overhead wires, easements and existing trees. ▪ Building site coverage should not exceed 40% in order to provide sufficient site area for planting, growth and retention of vegetation.

Objective	Design response
	<ul style="list-style-type: none"> If there is no street tree within the frontage of a dwelling, a new street tree should be proposed.
To ensure buildings and extensions do not dominate the landscape, the building, the outlook of neighbouring dwellings, or the views from Hardy Terrace and the river parklands.	<ul style="list-style-type: none"> Developments should minimise the need for cut and fill throughout the site. Buildings addressing The Boulevard should be sited and designed so that they do not dominate the views from properties on Hardy Terrace and the river parklands beyond. Second storey portions of buildings should be recessed from ground level wall surfaces and minimised in height. Buildings at the rear of a site should be designed to follow the topography of the land and respond sensitively to each interface. Second storeys (where appropriate) should be modest in size, have generous side and rear setbacks and be screened with vegetation. Where buildings in the vicinity are predominantly single storey, new dwellings should be single storey.
To ensure new buildings fit within the landscape and extensions are sympathetic to the current building form and architectural style.	<ul style="list-style-type: none"> Match wall and roof materials in extensions. Second storey additions should reflect the architectural style and form of the existing building. Variation should be provided between each dwelling of a development that faces the street. This can be achieved through varied roof pitches, window and door placement, materials, façade articulation and other design detailing.
To ensure that household services are not a visually prominent feature.	<ul style="list-style-type: none"> Solar panels should be located to minimise their visual impact. Air conditioning, rainwater tanks, bins and storage should be located and/or screened so they are not visually obtrusive in the streetscape.
To maintain consistency of current front setbacks, whilst enabling tree planting in front gardens, and maintain the landscape character of The Boulevard and Hardy Terrace.	<ul style="list-style-type: none"> Dwellings should be setback in line with the predominant front setback of dwellings along the street. Setbacks from The Boulevard should be consistent with nearby buildings, including locating buildings at the top of the escarpment where this is the common location. Properties with frontages on both The Boulevard and Hardy Terrace should have a setback from Hardy Terrace that allows for the provision of screen planting. 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.
To minimise loss of front garden space, and the dominance of vehicle access, storage facilities and built form as viewed from the street.	<ul style="list-style-type: none"> Locate carports and garages behind the line of the dwelling. Dedicated car parking spaces should not be provided between the front wall of a dwelling that faces the street, and the front property boundary. Landscaping such as large shrubs and trees in the front setback and garden beds along driveway edges should be provided to discourage car parking in this location.

Objective	Design response
	<ul style="list-style-type: none"> Where driveway access is not currently available along The Boulevard, no further driveways should be constructed. Encourage outcomes that consider the <i>Banyule City Council Vehicle Crossing Policy 2012</i>. Driveways should include curves and bends that provide sufficient room for landscaping at varying heights. Driveways should be finished in muted tones that soften their appearance and blend with vegetation.
To maintain and strengthen the view of established front gardens, tree lined streets, and escarpment rockeries from the road.	<ul style="list-style-type: none"> Front gardens should contain at least one (1) large tree and understorey landscaping, including large shrubs. Frontages to The Boulevard should not contain areas of hard paving. Front fences should not be constructed. Secluded private open space should be located behind the line of a dwelling that faces the street.

Garden Suburban Precinct 6

Statement of Preferred Future Neighbourhood Character

The character of the precinct is to be retained and enhanced by:

- Designing new infill dwellings in an architectural style sympathetic with existing dwellings in the GRZ2, and in a contemporary style to enhance the urban environment in the GRZ1.
- Encouraging detailed design variation between dwellings to prevent mirror image street presentations.
- Maintaining the overall one or two storey scale of dwellings in the GRZ2.
- Ensuring the scale of new dwellings in the GRZ1 is sympathetic to the existing dwellings on neighbouring properties and the surrounding precinct.
- Providing low and permeable front fencing coupled with vegetated front gardens.
- Positioning new dwellings and appurtenances in keeping with the front setbacks of dwellings along the street, and with sufficient space for tree planting.
- Enhancing the landscape setting by removing environmental weeds where appropriate, and planting native or indigenous trees and understorey vegetation.
- Protecting and enhancing spines of trees along neighbouring rear yards.
- Designing site layouts (including basements) with spacing around dwellings to allow sufficient space for the planting and future growth of trees to maturity.
- Landscaping the front setback to improve the garden setting and discourage car parking in front of dwellings.
- Ensuring basement ramps, carports and garages do not dominate the streetscape.
- Designing developments with only one single width crossover and a driveway that is softened with curves and vegetation.
- Protecting and enhancing avenues of street trees, including the eucalypt street trees and carriageway treatments, and the views of trees on private property from the street.

- Obscuring household services from street view.

Within the GRZ2

These areas will protect and enhance the garden suburban character of the precinct with an emphasis on protecting trees and creating new opportunities for vegetation throughout sites. They will provide for a mix of well-designed single dwellings and medium density dwellings in garden settings, with space around and between dwellings to create an attractive, treed landscape setting.

Within the GRZ1

All GRZ1 land in this precinct is subject to the *Postcode 3081 Urban Design Framework*.

These areas will accommodate urban renewal in a manner that supports the preferred future character for the precinct while providing for housing growth that supports an improved treed urban environment.

Development should respect the existing low rise character, building form, height and scale of the area and ensure that development is designed to positively respond to the pattern, rhythm, spacing and materials of existing dwellings.

Canopy trees and understorey vegetation will make a stronger contribution 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. New town houses and other medium density dwellings will be provided.

Greater housing densities will be located on sites that:

- Have a frontage to or share a boundary with the Bell Street Mall or Olympic Village Shopping Centre.
- Front onto Oriel Road between Harrison Street and Bell Street or Southern Road east of Shelley Street.

The site coverage may be greater as long as tree protection and planting is achieved. The treed and spacious feel of the streetscape character will be enhanced by ensuring front setbacks are large enough to plant a large tree and other vegetation. Building heights may also be increased for these developments, with the higher components generally positioned towards the front of the site, and recessed from the lower levels to reduce their visual prominence and provide space for tree canopies.

Objectives and Design Responses

Objective	Design response
To ensure new infill buildings are sympathetic to the current building form and style in Heidelberg Heights, and revitalise the character and urban environment in Heidelberg West.	<ul style="list-style-type: none"> ▪ On sites to the east of Waterdale Road in GRZ2, dwellings should incorporate the main themes, in correct proportions and scale from the 1950s era, ie: low pitched, hipped roof forms; narrow, boxed eaves, as appropriate to the street. Second storey additions should reflect the style and form of the existing building, however period detailing is not encouraged. ▪ On sites in the GRZ1 to the west of Waterdale Road, a range of well-designed contemporary dwelling styles should be pursued. ▪ Variation should be provided between each dwelling of a development that faces the street. This can be achieved through varied roof pitches, window and door placement, materials, façade articulation and other design detailing.
To maintain consistency of current front setbacks whilst enabling tree planting in front gardens.	<ul style="list-style-type: none"> ▪ Dwellings within the GRZ2 should be setback in line with the predominant front setback of dwellings along the street.

Objective	Design response
	<ul style="list-style-type: none"> On sites in the GRZ1 that are to the west of Waterdale Road, a reduced front setback may be acceptable for new buildings (including basements) if this respects the predominant front setback of nearby dwellings and supports the planting and future growth of a large tree to maturity. 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.
<p>To ensure buildings and extensions do not dominate the streetscape or the building, and do not adversely affect the outlook and amenity of neighbouring dwellings.</p>	<ul style="list-style-type: none"> Second storey portions of buildings within the GRZ2 should be recessed from ground level wall surfaces and minimised in height. Buildings at the rear of a site should be designed to follow the topography of the land and respond sensitively to each interface. Second storeys (where appropriate) should be modest in size, have generous side and rear setbacks and be screened with vegetation. On sites in the GRZ1 to the west of Waterdale Road, good quality contemporary designs should be proposed that provide well-articulated built forms to reduce building bulk and provide visual interest. Upper levels should be recessed above the second storey and positioned towards the street frontage. Buildings in the GRZ1 located opposite or adjacent to land within the GRZ2 should provide a transition in building height and massing.
<p>To ensure that household services are not a visually prominent feature.</p>	<ul style="list-style-type: none"> Solar panels should be located to minimise their visual impact. Air conditioning, rainwater tanks, bins and storage should be located and/or screened so they are not visually obtrusive in the streetscape. In the GRZ1, rooftop plant equipment should be screened and/or located to minimise their visual impact and integrate with the roof form.
<p>To minimise loss of front garden space, and the dominance of vehicle access, storage facilities and built form as viewed from the street.</p>	<ul style="list-style-type: none"> Buildings should be sited to allow for the planting and growth of trees and shrubs. Front gardens should contain at least one (1) large tree and understorey landscaping, including large shrubs. Locate carports and garages behind the line of the dwelling. Dedicated car parking spaces should not be provided between the front wall of a dwelling that faces the street, and the front property boundary. Landscaping such as large shrubs and trees in the front setback and garden beds along driveway edges should be provided to discourage car parking in this location. Encourage outcomes that consider the <i>Banyule City Council Vehicle Crossing Policy 2012</i>. Driveways should include curves and bends that provide sufficient room for landscaping at varying heights. Driveways should be finished in muted tones that soften their appearance and blend with vegetation.
<p>To maintain the openness of front boundary treatments,</p>	<ul style="list-style-type: none"> Buildings should be sited to allow for the planting and growth of trees and shrubs. Front gardens should

Objective	Design response
the view of established front gardens and tree lined street, and the presentation of dwellings to the street.	<p>contain at least one (1) large tree and understorey landscaping, including large shrubs.</p> <ul style="list-style-type: none"> Provide for open style fences appropriate to the era of the dwelling. Secluded private open space should be located behind the line of a dwelling that faces the street.
To strengthen the garden and tree dominated streetscape character and landscaped setting of the precinct	<ul style="list-style-type: none"> Retain existing trees wherever possible. If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for offset planting of indigenous or native trees that will grow to a mature height similar to the mature height of the tree to be removed. One (1) medium to large tree should be provided for every 400 sq.m of site area, with a preference for large trees. This may include existing trees that are worthy of retention. At least one of the large trees should be provided in the front setback. Buildings (including basements) should be a sufficient distance from at least one side or rear property boundary to enable the planting and growth of medium to large trees. These setbacks should provide sufficient area for future growth of the mature canopy of trees, and understorey planting. If more than one dwelling is proposed on a site in the GRZ2, sufficient separation should be provided between each dwelling to allow for the planting and future growth of small to medium trees and understorey vegetation. Tree species and planting locations should be carefully selected to avoid canopy or root conflicts with overhead wires, easements and existing trees. Building site coverage should enable sufficient pervious site area for planting, growth and retention of vegetation. If there is no street tree within the frontage of a dwelling, a new street tree should be proposed.

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Garden Court Areas

Policy

Where a permit is required to develop or subdivide land, it is policy to take the following description of key characteristics, objectives and statements of preferred future character into account when considering any application.

Key Characteristics

The Garden Court character area type has a curvilinear and cul-de-sac street pattern, low scale, generally brick dwellings dominated by a low-pitched tile roof, set in spacious, often informal garden settings, with a mix of native and exotic plantings. The most important characteristics of the area type are the mature vegetation setting in most of these areas.

In these areas existing tall indigenous native trees should be retained, new development should blend with existing dwellings in terms of siting and other factors, and defined special characteristics of particular precincts should be protected and enhanced.

The Bundoora to Diamond Village to Army Barracks Ridgeline runs through parts of the Garden Court Area. The continuous green, dominant treed canopy and natural vegetated appearance of this ridgeline should be maintained and improved. The continuous green, dominant treed canopy and natural vegetated appearance of this ridgeline should only be punctured by taller development at the core of Activity Centres.

Garden Court Precinct 1

Statement of Preferred Future Neighbourhood Character

The character of the precinct is to be retained and enhanced by:

- Designing new buildings and extensions in an architectural style sympathetic with existing dwellings.
- Encouraging detailed design variation between dwellings to prevent mirror image street presentations.
- Maintaining the overall one or two storey scale of dwellings in the GRZ2.
- Ensuring the scale of new dwellings in the GRZ1 is sympathetic to the existing dwellings on neighbouring properties and the surrounding precinct.
- Positioning new buildings in keeping with the front setbacks of along the street, and with sufficient space for tree planting.
- Encouraging the retention of existing indigenous and native trees for aesthetic and wildlife habitat reasons.
- Enhancing the landscape setting by removing environmental weeds where appropriate and planting native or indigenous trees and understorey vegetation.
- Designing site layouts (including basements) with spacing around dwellings that allows for the planting and the future growth of trees to maturity.
- Protecting and enhancing spines of trees along neighbouring rear yards.
- Landscaping the front setback to improve the garden setting and discourage car parking in front of dwellings.
- Ensuring basement ramps, carports and garages do not dominate the streetscape.
- Designing developments with only one single width crossover and a driveway that is softened with curves and vegetation.
- Maintaining open front boundary treatments coupled with vegetated front gardens.
- Protecting and enhancing the scenic and environmental qualities of treed ridgelines.
- Providing or enhancing avenues of street trees, and the views of trees on private property from the street.
- Obscuring household services from street view.

Within the GRZ2

Proposals in these areas will protect and enhance the garden character of the precinct with an emphasis on protecting trees and creating new opportunities for vegetation. They will provide for a mix of well-designed single dwellings and medium density dwellings in garden settings, with space around and between dwellings to create an attractive, treed landscape setting.

Within the GRZ1

These areas will support the garden character of the precinct. All developments will contribute to an enhanced treed environment, including opportunities for tree protection and planting, whilst providing for town houses and other medium density dwellings, as well as some dispersed single dwellings. 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.

The site coverage may be greater for sites within the GRZ1 as long as tree and vegetation protection is achieved. The treed and spacious feel of the streetscape character will be retained and enhanced by ensuring front setbacks are large enough to plant a large tree and other vegetation. Building heights may also be increased for these developments, with the higher components generally positioned to front onto the street, and recessed from the lower levels.

Objectives and Design Responses

Objective	Design response
To ensure new buildings and extensions are sympathetic to the current building form and style.	<ul style="list-style-type: none"> Reflect the roof and plan forms, in correct proportion and scale, from the 1960s/1970s styles ie: low wall heights and low hipped roof forms; narrow, boxed eaves. Wall materials should be exposed brick and materials for extensions should blend with existing materials. Variation should be provided between each dwelling of a development that faces the street. This can be achieved through varied roof pitches, window and door placement, materials, façade articulation and other design detailing.
To maintain consistency of current front setbacks, whilst enabling tree planting in front gardens.	<ul style="list-style-type: none"> Dwellings should be setback in line with the predominant front setback of dwellings along the street. In the GRZ1 only, a reduced front setback for new buildings (including basements) may be acceptable, if this respects the predominant front setback of nearby dwellings and supports the planting and future growth of a large tree to maturity. 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.
To ensure buildings and extensions do not dominate the streetscape or the building, and do not adversely affect the outlook and amenity of neighbouring dwellings.	<ul style="list-style-type: none"> Second storey portions of buildings should be recessed from ground level wall surfaces, incorporated within roof spaces where possible and minimised in height. In the GRZ1, upper levels should be positioned towards the street frontage and be recessed from the lower level wall surfaces. Buildings located opposite or adjacent to land in the GRZ2 should provide a transition in building height and massing. Buildings at the rear of a site should be designed to follow the topography of the land and respond sensitively to each interface. Second storeys (where appropriate) should be modest in size, have generous side and rear setbacks and be screened with vegetation.
To ensure that household services are not a visually prominent feature.	<ul style="list-style-type: none"> Solar panels should be located to minimise their visual impact. Air conditioning, rainwater tanks, bins and storage should be located and/or screened so they are not visually obtrusive in the streetscape.
To minimise loss of front garden space, and the dominance of vehicle access, storage facilities and built	<ul style="list-style-type: none"> Locate carports and garages behind the line of the dwelling. Dedicated car parking spaces should not be provided between the front wall of a dwelling that faces the

Objective	Design response
form as viewed from the street.	<p>street, and the front property boundary. Landscaping such as large shrubs and trees in the front setback and garden beds along driveway edges should be provided to discourage car parking in this location.</p> <ul style="list-style-type: none"> ▪ Encourage outcomes that consider the Banyule City Council Vehicle Crossing Policy 2012. ▪ Driveways should include curves and bends that provide sufficient room for landscaping at varying heights. ▪ Driveways should be finished in muted tones that soften their appearance and blend with vegetation.
To maintain the openness of front boundary treatments, the street presentation of dwellings, and the view of established front gardens and trees from the street.	<ul style="list-style-type: none"> ▪ Front fences should not be provided. ▪ Front gardens should be provided with at least one (1) large tree and understorey landscaping including lawn and shrubs. ▪ Secluded private open space should be located behind the line of a dwelling that faces the street.
To maintain and strengthen the garden and tree dominated streetscape character and the landscaped setting of the precinct, and to support the maintenance of wildlife habitats.	<ul style="list-style-type: none"> ▪ Retain existing trees wherever possible. If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for offset planting of indigenous or native trees that will grow to a mature height similar to the mature height of the tree to be removed. ▪ One (1) medium to large tree should be provided for every 400 sq.m of site area, with a preference for large trees. This may include existing trees that are worthy of retention. At least one of the large trees should be provided in the front setback. ▪ Buildings (including basements) should be a sufficient distance from at least one side or rear property boundary to enable the planting and growth of medium to large trees. These setbacks should provide sufficient area for future growth of the mature canopy of trees, and understorey planting. ▪ If more than one dwelling is proposed on a site in the GRZ2, sufficient separation should be provided between each dwelling to allow for the planting and future growth of small to medium trees and understorey vegetation. ▪ Tree species and planting locations should be carefully selected to avoid canopy or root conflicts with overhead wires, easements and existing trees. ▪ Building site coverage should not exceed 40% in order to provide sufficient site area for planting, growth and retention of vegetation. This may be varied if the proposal is in the GRZ1 and demonstrates that the vegetated character of the site and Precinct is protected and enhanced by retaining existing vegetation and providing sufficient area for the planting of additional trees and other vegetation ▪ If there is no street tree within the frontage of a dwelling, a new street tree should be proposed.
To ensure that developments on or near ridgelines retain existing trees, sit below the tree canopies, minimise	<ul style="list-style-type: none"> ▪ New buildings at or near ridgelines should be designed and sited so that cut and fill is minimised and the building sits below the height of trees along the ridgeline.

Objective	Design response
excavation, and enable further tree planting to form a continuous canopy, so that the scenic quality is maintained and enhanced.	<ul style="list-style-type: none"> ▪ New buildings at or near ridgelines should have muted colours and tones, and non-reflective materials. ▪ Trees and vegetation that contribute to the landscape should be retained. New native or indigenous trees should be planted on or near the ridgeline to form a continuous canopy.

Garden Court Precinct 2

The Garden Court Precinct is comprised of the following sections identified on the Neighbourhood Character Precinct Map:

- GC2 (North)
- GC2 (South)
- GC2 (East)
- GC2 (West)

Statement of Preferred Future Neighbourhood Character

The character of the precinct is to be retained and enhanced by:

- Designing new buildings and extensions in an architectural style and general form that is sympathetic with existing dwellings.
- Encouraging detailed design variation between dwellings to prevent mirror image street presentations.
- Maintaining the overall one or two storey scale of dwellings.
- Ensuring the scale of new dwellings is sympathetic to the existing dwellings on neighbouring properties and the surrounding precinct.
- Positioning new buildings in keeping with the front setbacks of dwellings along the street and with sufficient space for tree planting.
- Encouraging new dwellings and appurtenances to follow the natural topography of the land.
- Removing environmental weeds where appropriate, retaining indigenous and native trees both on public and private land where possible, and planting indigenous trees and understorey vegetation throughout development sites.
- Designing site layouts (including basements) with spacing around dwellings that allows for planting and the future growth of trees to maturity.
- Protecting and enhancing spines of trees along neighbouring rear yards.
- Allowing open style wire fences only in parts of the precinct where they predominate, coupled with vegetated front gardens.
- Landscaping the front setback (excluding paving) to improve the garden setting and discourage car parking in front of dwellings.
- Ensuring basement ramps, carports and garages do not dominate the streetscape.
- Designing developments with only one single width crossover and a driveway that is softened with curves and vegetation.
- Protecting and enhancing the scenic and environmental qualities of treed ridgelines.
- Protecting and enhancing avenues of street trees, as well as the views of trees on private property from the street.

- Obscuring household services from street view.

Proposals in these areas will protect and enhance the garden character of the precinct with an emphasis on protecting trees and creating new opportunities for vegetation throughout sites. They will provide for a mix of well-designed single dwellings and medium density dwellings in garden settings, with space around and between dwellings to create an attractive, treed landscape setting.

Objectives and Design Responses

Objective	Design response
To ensure buildings and extensions do not dominate the streetscape or the building, and do not adversely affect the outlook and amenity of neighbouring dwellings.	<ul style="list-style-type: none"> ▪ Developments should minimise the need for cut and fill throughout the site. ▪ Second storey portions of buildings should be recessed from ground level wall surfaces, incorporated within roof spaces where possible and minimised in height. ▪ Buildings at the rear of a site should be designed to follow the topography of the land and respond sensitively to each interface. Second storeys (where appropriate) should be modest in size, have generous side and rear setbacks and be screened with vegetation. ▪ In GC2 (West), the plan and roof form of new dwellings should reflect those of nearby development.
To ensure new buildings and extensions are sympathetic to the current building form and architectural style.	<ul style="list-style-type: none"> ▪ In GC2 (North) and GC2 (West), new dwellings should incorporate the main themes from nearby buildings including the predominant roof forms, and articulation to the façade. ▪ In GC2 (South), infill development in 1960s/1970s areas should incorporate the main themes, in correct proportion and scale, from the 1960s/1970s styles ie: low wall heights and low hipped roof forms. ▪ In GC2 (South), wall materials should be exposed brick and materials for extensions should blend with existing materials. ▪ Variation should be provided between each dwelling of a development that faces the street. This can be achieved through varied roof pitches, window and door placement, materials, façade articulation and other design detailing.
To ensure that household services are not a visually prominent feature.	<ul style="list-style-type: none"> ▪ Solar panels should be located to minimise their visual impact. Air conditioning, rainwater tanks, bins and storage should be located and/or screened so they are not visually obtrusive in the streetscape.
To maintain consistency of current front setbacks, whilst enabling tree planting in front gardens.	<ul style="list-style-type: none"> ▪ Dwellings should be setback in line with the predominant front setback of dwellings along the street. ▪ 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.
To minimise loss of front garden space, and the dominance of vehicle access, storage facilities and built form as viewed from the street.	<ul style="list-style-type: none"> ▪ Locate carports and garages behind the line of the dwelling. ▪ In GC2 (East) locate carports, garages, and all uncovered parking spaces behind the line of the dwelling. Landscaping such as large shrubs and trees in the front setback and garden beds along driveway

Objective	Design response
	<p>edges should be provided to discourage car parking in the front yard</p> <ul style="list-style-type: none"> In GC2 (North) (South) & (West), dedicated car parking spaces should not be provided between the front wall of a dwelling that faces the street, and the front property boundary. Landscaping such as large shrubs and trees in the front setback and garden beds along driveway edges should be provided to discourage car parking in this location. Encourage outcomes that consider the <i>Banyule City Council Vehicle Crossing Policy 2012</i>. Driveways should include curves and bends that provide sufficient room for landscaping at varying heights. Driveways should be finished in muted tones that soften their appearance and blend with vegetation.
To maintain the openness of front boundary treatments and the presentation of dwellings to the street	<ul style="list-style-type: none"> Front fences should not be provided. A large tree and understorey landscaping including large shrubs should be provided in the front setback. Secluded private open space should be located behind the line of a dwelling that faces the street.
To maintain and strengthen the garden and tree dominated streetscape character and the landscaped setting of the precinct, and to support the maintenance of wildlife habitats.	<ul style="list-style-type: none"> Retain existing trees wherever possible. If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for offset planting of indigenous or native trees that will grow to a mature height similar to the mature height of the tree to be removed. Retain the existing Melbourne Yellow-gums (<i>Eucalyptus leucoxylon subsp. Connata</i>), which are listed as vulnerable on the <i>Advisory List of Rare or Threatened Plants in Victoria, DSE 2005</i>. One (1) medium to large tree should be provided for every 400 sq.m of site area, with a preference for large trees. This may include existing trees that are worthy of retention. At least one of the large trees should be provided in the front setback. Buildings (including basements) should be a sufficient distance from at least one side or rear property boundary to enable the planting and growth of medium to large trees. These setbacks should provide sufficient area for future growth of the mature canopy of trees, and understorey planting. If more than one dwelling is proposed sufficient separation should be provided between each dwelling to allow for the planting and future growth of small to medium trees and understorey vegetation. Tree species and planting locations should be carefully selected to avoid canopy or root conflicts with overhead wires, easements and existing trees. If there is no street tree within the frontage of a dwelling, a new street tree should be proposed. Building site coverage should not exceed 40% in order to provide sufficient site area for planting, growth and retention of vegetation.

Objective	Design response
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.	<ul style="list-style-type: none"> ▪ New buildings at or near ridgelines should be designed and sited so that cut and fill is minimised and the building sits below the height of trees along the ridgeline. ▪ New buildings at or near ridgelines should have muted colours and tones, and non -reflective materials. ▪ Trees and vegetation that contribute to the landscape should be retained. New native or indigenous trees should be planted on or near the ridgeline to form a continuous canopy.

Garden Court Precinct 3

Statement of Preferred Future Neighbourhood Character

The character of the precinct is to be retained and enhanced by:

- Retaining the remnant indigenous and native trees.
- Designing new buildings and extensions in a scale sympathetic with existing dwellings.
- Encouraging detailed design variation between dwellings to prevent mirror image street presentations.
- Positioning new buildings in keeping with the front setbacks of the dwellings along the street, and with sufficient space for tree planting.
- Providing permeable front boundary treatments coupled with vegetated front gardens.
- Enhancing the landscape setting by removing environmental weeds where appropriate, and planting native or indigenous trees and understorey vegetation.
- Designing site layouts with spacing around dwellings that allows for planting and the future growth trees to maturity.
- Protecting and enhancing spines of trees along neighbouring rear yards.
- Landscaping the front setback (excluding paving) to improve the garden setting and to discourage car parking in front of dwellings.
- Ensuring carports and garages do not dominate the streetscape.
- Designing developments with only one single width crossover and a driveway that is softened with curves and vegetation.
- Protecting and enhancing the scenic and environmental qualities of treed ridgelines.
- Protecting and enhancing avenues of street trees, as well as the views of trees on private property from the street.
- Obscuring household services from street view.

This precinct will continue to be developed for single dwellings that respect the garden character of the precinct with an emphasis on protecting trees and creating new opportunities for vegetation throughout sites.

Objectives and Design Responses

Objective	Design response
To ensure new buildings and extensions are sympathetic to the current building form and architectural style.	<ul style="list-style-type: none"> ▪ New development should incorporate articulation to the facades and a hipped or gable end roof form.

Objective	Design response
	<ul style="list-style-type: none"> Wall materials should be exposed, and materials for extensions should blend with existing materials. Variation should be provided between each dwelling of a development that faces the street. This can be achieved through varied roof pitches, window and door placement, materials, façade articulation and other design detailing.
To maintain consistency of current front setbacks whilst enabling tree planting in front gardens.	<ul style="list-style-type: none"> Dwellings should be setback in line with the predominant front setback of dwellings along the street. 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.
To ensure that household services are not a visually prominent feature.	<ul style="list-style-type: none"> Solar panels should be located to minimise their visual impact. Air conditioning, rainwater tanks, bins and storage should be located and/or screened so they are not visually obtrusive in the streetscape.
To ensure buildings do not dominate the streetscape, and do not adversely affect the outlook and amenity of neighbouring dwellings.	<ul style="list-style-type: none"> Second storey portions of buildings should be recessed from ground level wall surfaces, incorporated within roof spaces where possible and minimised in height. Buildings at the rear of a site should be designed to follow the topography of the land and respond sensitively to each interface. Second storeys (where appropriate) should be modest in size, have generous side and rear setbacks and be screened with vegetation.
To minimise loss of front garden space, and the dominance of vehicle access, storage facilities and built form as viewed from the street.	<ul style="list-style-type: none"> Locate carports and garages behind the predominant setback of buildings in the street. Dedicated car parking spaces should not be provided between the front wall of a dwelling that faces the street, and the front property boundary. Landscaping such as large shrubs and trees in the front setback and garden beds along driveway edges should be provided to discourage car parking in this location. Encourage outcomes that consider the <i>Banyule City Council Vehicle Crossing Policy 2012</i>. Driveways should include curves and bends that provide sufficient room for landscaping at varying heights. Driveways should be finished in muted tones that soften their appearance and blend with vegetation.
To maintain the openness of front boundary treatments and the presentation of dwellings to the street.	<ul style="list-style-type: none"> Where not predominant, front fences should not be provided. Buildings should be sited to allow for the planting and growth of trees and shrubs. Front gardens should contain at least one (1) large tree and understory landscaping, including large shrubs. Secluded private open space should be located behind the line of a dwelling that faces the street.
To maintain and strengthen the garden and tree dominated streetscape character and the	<ul style="list-style-type: none"> Retain existing trees wherever possible. If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for offset planting of indigenous or

Objective	Design response
landscaped setting of the precinct.	<p>native trees that will grow to a mature height similar to the mature height of the tree to be removed.</p> <ul style="list-style-type: none"> One (1) medium to large tree should be provided for every 400 sq.m of site area, with a preference for large trees. This may include existing trees that are worthy of retention. At least one of the large trees should be provided in the front setback. Buildings should be a sufficient distance from at least one side or rear property boundary to enable the planting and growth of medium to large trees. These setbacks should provide sufficient area for future growth of the mature canopy of trees, and understorey planting. If more than one dwelling is proposed, sufficient separation should be provided between each dwelling to allow for the planting and future growth of small to medium trees and understorey vegetation. Tree species and planting locations should be carefully selected to avoid canopy or root conflicts with overhead wires, easements and existing trees. Building site coverage should not exceed 40% in order to provide sufficient site area for planting, growth and retention of vegetation. Buildings should be sited to allow for the planting and growth of trees and shrubs. Front gardens should contain at least one (1) large tree and understorey landscaping, including large shrubs. If there is no street tree within the frontage of a dwelling, a new street tree should be proposed.
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.	<ul style="list-style-type: none"> New buildings at or near ridgelines should be designed and sited so that cut and fill is minimised and the building sits below the height of trees along the ridgeline. New buildings at or near ridgelines should have muted colours and tones, and non-reflective materials. Trees and vegetation that contribute to the landscape should be retained. New native or indigenous trees should be planted on or near the ridgeline to form a continuous canopy.

22.02-501/10/2015
C71**Bush Garden Area****Policy**

Where a permit is required to develop or subdivide land, it is policy to take the following description of key characteristics, objectives and statements of preferred future character into account when considering any application.

Key Characteristics

The Bush Garden character area type is made up of one neighbourhood character precinct. It is characterised by stands of large native trees which provide a backdrop for the mainly post war detached dwellings in their mature garden settings. The most important characteristics

are the canopy of indigenous and other native vegetation. Trees and other vegetation dominate the street scene and many longer distance views. Dwellings sit beneath the tree canopy, within established gardens.

Residential development in this area should not dominate the treed landscape, removal of large trees should be avoided, and the defined special characteristics should be protected and enhanced.

The Foothills Ridgeline runs through this area. The continuous green, dominant treed canopy and natural vegetated appearance of this ridgeline should be maintained and improved.

Bush Garden Precinct

The Bush Garden Precinct is comprised of the following sections identified on the Neighbourhood Character Precinct Map:

- BG (East)
- BG (South)
- BG (West)

Statement of Preferred Future Neighbourhood Character

The character of the precinct is to be retained and enhanced by:

- Designing new buildings and extensions in an architectural style and scale sympathetic with existing dwellings.
- Encouraging detailed design variation between dwellings to prevent mirror image street presentations.
- Ensuring buildings do not penetrate the predominant tree canopy height.
- Positioning new dwellings in keeping with the front setbacks of nearby dwellings.
- Retaining existing canopy trees and space around them to ensure survival.
- Removing environmental weeds where appropriate, and planting large indigenous or native trees and understorey vegetation.
- Designing site layouts with spacing around dwellings that allows for planting throughout sites and the future growth of trees to maturity.
- Minimising the excavation and site coverage of buildings and paving of sites.
- Maintaining open front boundary treatments.
- Encouraging informal native, bushy style gardens.
- Planting trees and shrubs in the front setback to improve the bush garden setting and discourage car parking in front of dwellings.
- Ensuring basement ramps, carports and garages do not dominate the streetscape.
- Designing developments with only one single width crossover and a driveway that is softened with curves and vegetation.
- Protecting and enhancing the scenic and environmental qualities of ridgelines.
- Conserving and enhancing the heritage values of the Elliston Estate.
- Protecting and enhancing street trees, as well as the views of trees on private property from the street.
- Obscuring household services from street view.

This precinct includes parts of the Greensborough Activity Centre. The landscaping and vegetated character of residential sites in this Activity Centre is guided by this policy. The

preferred future character of the built form on residential sites in this Activity Centre is guided by the Activity Centre Zone.

Proposals in this precinct will protect and enhance the bush garden character of the precinct with an emphasis on protecting trees and creating new opportunities for vegetation throughout sites.

All developments will support an enhanced treed environment, whilst providing for a mix of well-designed single dwellings and dual occupancies that sit below large trees, with space around and between dwellings to protect and plant trees and create an attractive, well landscaped setting.

Canopy trees and understorey vegetation will continue to dominate the character of the area, particularly in front setbacks and along rear boundaries. The treed character and spacious feel of the street will be retained and enhanced by ensuring front setbacks are large enough to plant a large tree and other vegetation. Planting along rear boundaries where possible will soften the interface between dwellings.

The VC Estate, in BG (West), has a sense of identity that is of local interest and should be respected with any new development.

Objectives and Design Responses

Objective	Design response
To maintain and enhance the native vegetation dominated vistas, streetscapes and backdrops, retain remnant indigenous vegetation, and encourage the replanting of indigenous plants	<ul style="list-style-type: none"> Retain existing trees wherever possible. If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for offset planting of indigenous or native trees that will grow to a mature height similar to the mature height of the tree to be removed. One medium to large indigenous or native tree should be provided for every 200 sq.m. of site area. These should be predominantly large trees, and may include existing trees that are worthy of retention. At least one of the large trees should be provided in the front setback (Note: sufficient unpaved space must be provided around each tree for growth). Building site coverage should not exceed 40%, however it may need to be less than this in order to provide sufficient site area for planting, growth and retention of vegetation. Buildings should be a sufficient distance from at least one side or rear property boundary to enable the planting and growth of medium to large trees. These setbacks should provide sufficient area for future growth of the mature canopy of trees, and understorey planting. If more than one dwelling is proposed, sufficient separation should be provided between each dwelling to allow for the planting and future growth of small to medium trees and understorey vegetation. Tree species and planting locations should be carefully selected to avoid canopy or root conflicts with overhead wires, easements and existing trees. If there is no street tree within the frontage of a dwelling, a new street tree should be proposed.
To ensure buildings and extensions do not dominate the streetscape or the building, and do not adversely affect the	<ul style="list-style-type: none"> Developments should minimise the need for cut and fill throughout the site. Second storey portions of buildings should be recessed from ground level wall surfaces,

Objective	Design response
outlook and amenity of neighbouring dwellings.	<p>incorporated within roof spaces where possible and minimised in height.</p> <ul style="list-style-type: none"> Buildings at the rear of a site should be designed to follow the topography of the land and respond sensitively to each interface. Second storeys (where appropriate) should be modest in size, have generous side and rear setbacks and be screened with vegetation. Buildings should not exceed the predominant tree canopy height.
To ensure new buildings and extensions are sympathetic to the current building form and architectural style.	<ul style="list-style-type: none"> Wall and roof materials for extensions should blend with existing materials. In BG (East) roof and plan forms should reflect those of the surrounding period houses including hipped roofs with narrow, boxed eaves. In BG (South), reflect the main design elements of the 1970s era, including flat roofs, low wall heights, vertical window proportions. In BG (West) roof and plan forms should reflect those of the surrounding post-war houses, including hipped roof with narrow boxed eaves. Variation should be provided between each dwelling of a development that faces the street. This can be achieved through varied roof pitches, window and door placement, materials, façade articulation and other design detailing.
To ensure that household services are not a visually prominent feature.	<ul style="list-style-type: none"> Solar panels should be located to minimise their visual impact. Air conditioning, rainwater tanks, bins and storage should be located and/or screened so they are not visually obtrusive in the streetscape. Rooftop plant equipment should be screened and/or located to minimise their visual impact and integrate with the roof form.
To maintain consistency of current front setbacks whilst enabling tree planting in front gardens.	<ul style="list-style-type: none"> Dwellings should be setback in line with the predominant front setback of dwellings along the street. 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.
To minimise excavation for vehicle access, loss of front garden space, and dominance of vehicle access, storage facilities and built form as viewed from the street.	<ul style="list-style-type: none"> In BG (East) and BG (West), locate carports, garages, and all uncovered parking spaces behind the line of the dwelling. Landscaping such as large shrubs and trees in the front setback should be provided to discourage car parking in the front yard. In BG (South) dedicated car parking spaces should not be provided between the front wall of a dwelling that faces the street, and the front property boundary. Landscaping such as large shrubs and trees should be provided in the front setback to discourage car parking in this location. Carports and garages should be located behind the line of the dwelling. Encourage outcomes that consider the <i>Banyule City Council Vehicle Crossing Policy 2012</i>.

Objective	Design response
	<ul style="list-style-type: none"> ▪ Driveways should include curves and bends that provide sufficient room for landscaping at varying heights. ▪ Driveways should be finished with earthy, natural tones such as dark greys and browns to blend with vegetation.
To maintain and strengthen the spaciousness and bush character of front gardens and the view of these gardens and trees from the street.	<ul style="list-style-type: none"> ▪ Front fences should not be provided, where this is the predominant pattern in the street. ▪ Timber and basalt retaining walls are acceptable where necessary. ▪ Sufficient space should be provided in front yards for the retention and/or planting of at least one (1) large tree, and should contain informal understorey planting of indigenous and native species. ▪ Secluded private open space should be located behind the line of a dwelling that faces the street.
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.	<ul style="list-style-type: none"> ▪ New buildings at or near ridgelines should be designed and sited so that cut and fill is minimised and the building sits below the height of trees along the ridgeline. ▪ New buildings at or near ridgelines should have muted colours and tones, and non- reflective materials. ▪ Trees and vegetation that contribute to the landscape should be retained. New native or indigenous trees should be planted on or near the ridgeline to form a continuous canopy.

22.02-624/07/2014
C100**Semi-Bush Area****Policy**

Where a permit is required to develop or subdivide land, it is policy to take the following description of key characteristics, objectives and statements of preferred future character into account when considering any application.

Key Characteristics

The semi-bush character type is made up of one neighbourhood character precinct. It is representative of the highly valued native vegetation-dominated residential environments found in some of the hillier north eastern and eastern parts of the metropolitan area, epitomised in the popular imagination by 'Eltham' or 'Bellbird'. These areas are becoming scarcer as they succumb to vegetation clearance and more intense development. The most important characteristics of the area type are the canopy of indigenous trees and abundant vegetation. Trees and other vegetation dominate the street scene and many longer distance views.

Residential development in this area should be absorbed into this vegetation-dominated landscape, removal of vegetation should be avoided, and defined special characteristics of particular precincts should be protected and enhanced.

The Foothills Ridgeline runs through the area. The continuous green, dominant treed canopy and natural vegetated appearance of this ridgeline should be maintained and improved.

Semi Bush Precinct

The Semi Bush Precinct is comprised of the following sections identified on the Neighbourhood Character Precinct Map:

- SB (West)
- SB (2 sections)

Statements of Preferred Future Neighbourhood Character

The character of the precinct is to be retained and enhanced by:

- Designing new buildings and extensions in a scale, architectural style and colour sympathetic with existing dwellings and vegetation.
- Encouraging detailed design variation between dwellings to prevent mirror image street presentations.
- Positioning new dwellings in keeping with the front setbacks of nearby dwellings.
- Retaining existing canopy trees, and other significant vegetation including the Melbourne Yellow-gums.
- Planting trees and shrubs in the front setback to improve the bush setting and discourage car parking in front of dwellings.
- Removing environmental weeds where appropriate, and planting indigenous trees and understorey vegetation.
- Designing site layouts with spacing around dwellings that allows for planting and the future growth of trees to maturity.
- Minimising the excavation of sites.
- Maintaining open front boundary treatments coupled with vegetation in front gardens.
- Retaining existing informal street treatments.
- Ensuring carports and garages do not dominate the streetscape.
- Designing developments with only one single width crossover and a driveway that is softened with curves and vegetation.
- Protecting and enhancing the scenic and environmental qualities of treed ridgelines.
- Protecting and enhancing informal planting of street trees, as well as the views of trees on private property from the street.
- Obscuring household services from street view.

This precinct will contain a mix of sensitively designed single dwellings and some dispersed medium density dwellings that protect and enhance the character of the precinct with an emphasis on protecting trees and creating new opportunities for vegetation throughout sites.

Objectives and Design Responses

Objective	Design response
To maintain and enhance the indigenous vegetation dominated vistas, streetscapes and backdrops, and encourage the replanting of indigenous plants.	<ul style="list-style-type: none"> ▪ Retain existing trees wherever possible. If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for offset planting of indigenous or native trees that will grow to a mature height similar to the mature height of the tree to be removed.

Objective	Design response
	<ul style="list-style-type: none"> Retain the existing Melbourne Yellow-gums (<i>Eucalyptus leucoxylon subsp. Connata</i>) in SB (West), which are listed as vulnerable on the <i>Advisory List of Rare or Threatened Plants in Victoria, DSE 2005</i>. One (1) medium to large indigenous or native tree should be planted for every 150 sq.m. of site area. These be predominantly large trees, and may include existing trees that are worthy of retention. At least one of the large trees should be provided in the front setback (Note: sufficient unpaved space must be provided around each tree for growth). Buildings should be a sufficient distance from at least one side or rear property boundary to enable the planting and growth of medium to large trees. These setbacks should provide sufficient area for future growth of the mature canopy of trees, and understorey planting. If more than one dwelling is proposed, sufficient separation should be provided between each dwelling to allow for the planting and future growth of small to medium trees and understorey vegetation. Tree species and planting locations should be carefully selected to avoid canopy or root conflicts with overhead wires, easements and existing trees.
To ensure buildings and extensions, do not dominate the streetscape or the building, and do not adversely affect the outlook and amenity of neighbouring dwellings.	<ul style="list-style-type: none"> Developments should minimise the need for cut and fill throughout the site. Second storey portions of buildings should be recessed from ground level wall surfaces, incorporated within roof spaces where possible and minimised in height. Buildings at the rear of a site should be designed to follow the topography of the land and respond sensitively to each interface. Second storeys (where appropriate) should be modest in size, have generous side and rear setbacks and be screened with vegetation. Buildings should not penetrate the tree canopy.
To ensure buildings and extensions maintain the spaciousness and bush character of front gardens.	<ul style="list-style-type: none"> Front fences should not be provided. Timber or basalt retaining walls are acceptable where required. Sufficient space should be provided in front yards for the retention and/or planting of large trees and shrubs. Secluded private open space should be located behind the line of a dwelling that faces the street.
To ensure new building and extensions are sympathetic to the current building form and architectural style.	<ul style="list-style-type: none"> In SB (West), weatherboard dwellings should not be painted. Wall and roof materials should be of earthy, 'bush' tones. Variation should be provided between each dwelling of a development that faces the street. This can be achieved through varied roof pitches, window and door placement, materials, façade articulation and other design detailing.

Objective	Design response
To ensure that household services are not a visually prominent feature.	<ul style="list-style-type: none"> Solar panels should be located to minimise their visual impact. Air conditioning, rainwater tanks, bins and storage should be located and/or screened so they are not visually obtrusive in the streetscape.
To maintain consistency of current front setbacks whilst enabling tree planting in front gardens.	<ul style="list-style-type: none"> Dwellings should be setback in line with the predominant front setback of dwellings along the street. 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.
To minimise excavation for vehicle access, loss of front garden space, and dominance of vehicle access, storage facilities and built form as viewed from the street.	<ul style="list-style-type: none"> Locate carports, garages, and all uncovered parking spaces behind the line of the dwelling. Landscaping such as large shrubs and trees in the front setback should be provided to discourage car parking in the front yard Encourage outcomes that consider <i>the Banyule City Council Vehicle Crossing Policy 2012</i>. Driveways should follow the contours of the site and should be finished with earthy natural tones such as dark greys and browns to blend with vegetation. Driveways should include curves and bends that provide sufficient room for landscaping at varying heights.
To ensure that adequate space is available on private land for the retention and planting of vegetation.	<ul style="list-style-type: none"> Building site coverage should not exceed 40% in order to provide sufficient site area for planting, growth and retention of vegetation. Buildings should be setback from all boundaries a sufficient distance to accommodate the retention or planting of medium to large trees. These setbacks should provide sufficient area for planting and the future growth of the mature canopy of trees, and understorey planting. Sufficient space should be provided in front yards for the retention and/or planting of large trees and shrubs.
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.	<ul style="list-style-type: none"> New buildings at or near ridgelines should be designed and sited so that cut and fill is minimised and the building sits below the height of trees along the ridgeline. New buildings at or near ridgelines should have muted colours and tones, and non-reflective materials. Trees and vegetation that contribute to the landscape should be retained. New native or indigenous trees should be planted on or near the ridgeline to form a continuous canopy.

22.02-7
20/06/2013
C68

Bush Woodland Areas

Policy

Where a permit is required to develop or subdivide land, it is policy to take the following description of key characteristics, objectives and statements of preferred future character into account when considering any application.

Key Characteristics

The Bush Woodland character type retains much of its rural, undeveloped character with significant indigenous vegetation, a farmland landscape character; meandering or straight country roads without made kerbs, and various dwelling types. The most important characteristics of the area type are the dominant landscape setting of rolling hills and the Yarra River flood plain, together with remnant indigenous vegetation.

Residential development in these areas should be set within this landscape, with indigenous vegetation retained and replanted, and defined special characteristics of particular precincts should be protected and enhanced.

Bush Woodland Precinct 1

Statement of Preferred Future Neighbourhood Character

The character of the precinct is to be retained and enhanced by:

- Positioning new dwellings within the landscape and well back from the road (over 20 metres).
- Retaining all indigenous or native canopy trees.
- Removing environmental weeds where appropriate.
- Encouraging new development to replant indigenous trees and other plants wherever possible, and to incorporate natives in the new planting schemes.
- Designing site layouts with spacing around dwellings that allows for planting and the future growth of trees to maturity.
- Minimising the excavation of sites and designing buildings to follow the topography.
- Constructing only post and rail or wire fencing coupled with well vegetated front gardens.
- Planting trees and shrubs in the front setback to improve the bush setting and discourage car parking in front of dwellings.
- Retaining existing informal street treatments including street trees, footpaths and nature strips.
- Designing developments with only one single width crossover and a driveway that is softened with curves and vegetation.
- Constructing driveways with a porous surface such as gravel or toppings.
- Protecting and enhancing the scenic and environmental qualities of ridgelines.
- Protecting and enhancing informal planting of street trees, as well as the views of trees on private property from the street.
- Obscuring household services from street view.

Objectives and Design Responses

Objective	Design response
To maintain and enhance the indigenous vegetation dominated vistas, streetscapes and backdrops, and encourage the replanting of indigenous plants.	<ul style="list-style-type: none"> 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. Plant trees in clumps or in an informal open woodland arrangement. Tree species and planting locations should be carefully selected to avoid canopy or root conflicts with overhead wires, easements and existing trees. If there is no street tree within the frontage of a dwelling, a new street tree should be proposed.
To ensure buildings and extensions do not dominate the landscape or the building, and do not adversely affect the outlook and amenity of neighbouring dwellings.	<ul style="list-style-type: none"> Developments should minimise the need for cut and fill throughout the site. Second storey portions of buildings should be recessed from ground level wall surfaces, incorporated within roof spaces where possible and minimised in height. Buildings at the rear of a site should be designed to follow the topography of the land and respond sensitively to each interface. Second storeys (where appropriate) should be modest in size, have generous side and rear setbacks and be screened with vegetation. Buildings and extensions should not penetrate the tree canopy, where a canopy is present.
To ensure that household services are not a visually prominent feature.	<ul style="list-style-type: none"> Solar panels should be located to minimise their visual impact. Air conditioning, rainwater tanks, bins and storage should be located and/or screened so they are not visually obtrusive in the streetscape.
To ensure new buildings are sympathetic to the landscape context.	<ul style="list-style-type: none"> Wall and roof materials should be of earthy, 'bush' tones.
To ensure buildings and extensions are sited and designed so as to minimise intrusion into the landscape vistas.	<ul style="list-style-type: none"> Dwellings should be sited so as to minimise visibility from the road and long distance views. Dwellings should be located centrally within the site, and partly obscured from vision by distance from the front boundary, topography or vegetation. All buildings on the site should be grouped together. Areas in front of buildings and extensions should be planted with large trees, preferably indigenous, or alternatively complementary natives. Lower level planting should also be indigenous or native. Front fences, other than post and rail or wire, should not be provided.
To minimise excavation for vehicle access, and dominance of vehicle access, storage facilities and built form as viewed from the street.	<ul style="list-style-type: none"> Locate carports, garages, and all uncovered parking spaces behind the line of the dwelling. Landscaping such as large shrubs and trees in the front setback should be provided to discourage car parking in the front yard.

Objective	Design response
	<ul style="list-style-type: none"> Encourage outcomes that consider the <i>Banyule City Council Vehicle Crossing Policy 2012</i>. Driveways should include curves and bends that follow the contours of the site and provide sufficient room for landscaping at varying heights. Driveways should not be paved for their length, but should use a porous surface such as gravel.
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.	<ul style="list-style-type: none"> New buildings on hill faces and upper slopes should be designed and sited so that cut and fill is minimised and rooftops are set below the top of the ridge. New buildings on hill faces and upper slopes should complement the scenic quality of their location and enhance the treed setting with muted colours and tones, and non-reflective materials. Trees and vegetation that contribute to the landscape should be retained. New native or indigenous trees should be planted on or near the ridgeline to form a continuous canopy.

Bush Woodland Precinct 2

Statement of Preferred Future Neighbourhood Character

The character of the precinct is to be retained and enhanced by:

- Positioning new dwellings within the landscape and well back from the road (over 20 metres).
- Retaining indigenous and native canopy trees on public and private land.
- Removing environmental weeds where appropriate.
- Encouraging new development to replant indigenous trees and plants wherever possible, and to incorporate natives in the new planting schemes.
- Designing site layouts with spacing around dwellings that allows for planting and the future growth of trees to maturity.
- Minimising the excavation of sites and designing buildings and driveways to follow the topography.
- Constructing only post and rail or wire fencing coupled with well vegetated front gardens.
- Constructing driveways with a porous surface such as gravel or toppings.
- Retaining existing informal street treatments including, footpaths and nature strips.
- Planting trees and shrubs in the front setback to improve the bush setting and discourage car parking in front of dwellings.
- Designing developments with only one single width crossover and a driveway that is softened with curves and vegetation.
- Protecting and enhancing the scenic and environmental qualities of treed ridgelines.
- Protecting and enhancing informal planting of street trees, as well as the views of trees on private property from the street.
- Obscuring household services from street view.

These large lot, semi-rural areas, will retain the appearance of rolling paddocks and flood plains of the Yarra River. They will provide low density development that will be complemented by planted native trees throughout sites.

Objectives and Design Responses

Objective	Design response
To maintain and enhance the indigenous vegetation dominated vistas, streetscapes and backdrops, and encourage the replanting of indigenous plants.	<ul style="list-style-type: none"> 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. Landscaping should be an integral part of any new development and should utilise indigenous plants and tall trees throughout the site. Tree species and planting locations should be carefully selected to avoid canopy or root conflicts with overhead wires, easements and existing trees. If there is no street tree within the frontage of a dwelling, a new street tree should be proposed.
To ensure buildings and extensions do not dominate the landscape or the building, and do not adversely affect the outlook and amenity of neighbouring dwellings.	<ul style="list-style-type: none"> Developments should minimise the need for cut and fill throughout the site. Second storey portions of buildings should be recessed from ground level wall surfaces, incorporated within roof spaces where possible and minimised in height. Buildings at the rear of a site should be designed to follow the topography of the land and respond sensitively to each interface. Second storeys (where appropriate) should be modest in size, have generous side and rear setbacks and be screened with vegetation. Buildings should not penetrate the tree canopy, where a canopy is present. Front fences, other than post and rail or wire, should not be provided. Front gardens should be planted with large trees, preferably indigenous to the area. Lower level planting should also be indigenous or native.
To ensure that household services are not a visually prominent feature.	<ul style="list-style-type: none"> Solar panels should be located to minimise their visual impact. Air conditioning, rainwater tanks, bins and storage should be located and/or screened so they are not visually obtrusive in the streetscape.
To ensure new buildings are sympathetic to the landscape context.	<ul style="list-style-type: none"> Wall and roof materials should be of earthy, 'bush' tones.
To maintain the appearance of 'buildings in grounds'.	<ul style="list-style-type: none"> Dwellings should be sited so as to be as isolated from other dwellings as possible. Dwellings and extensions should be located centrally within the site, and partly obscured from vision by distance from the front boundary, topography and vegetation including tall trees.
To minimise excavation for vehicle access, loss of front garden space, and dominance of vehicle access, storage facilities and built form as viewed from the street.	<ul style="list-style-type: none"> Locate carports, garages, and all uncovered parking spaces behind the line of the dwelling. Landscaping such as large shrubs and trees in the front setback should be provided to discourage car parking in the front yard. Encourage outcomes that consider the <i>Banyule City Council Vehicle Crossing Policy 2012</i>.

Objective	Design response
	<ul style="list-style-type: none"> ▪ Driveways should follow the contours of the site and include curves and bends that provide opportunities for landscaping at varying heights. ▪ Driveways should not be paved for their length, but should use a porous surface such as gravel or toppings.
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.	<ul style="list-style-type: none"> ▪ New buildings on hill faces and upper slopes should be designed and sited so that cut and fill is minimised and rooftops are set below the top of the ridge. ▪ New buildings on hill faces and upper slopes should complement the scenic quality of their location and enhance the treed setting with muted colours and tones, and non-reflective materials. ▪ Trees and vegetation that contribute to the landscape should be retained. New native or indigenous trees should be planted on or near the ridgeline to form a continuous canopy.

22.02-824/07/2014
C100**Application requirements**

An application should be accompanied by the following information, as appropriate:

- An arborist report when tree removal is proposed. The report should be prepared as described in AS 4970-2009 Protection of trees on development sites.
- A Landscape Concept Plan which considers the Banyule Tree Planting Zone Guidelines. It should distinguish landscaped garden areas from useable private open space, show tree planting locations and the extent of the mature canopies.

22.02-901/10/2015
C120**Reference documents**

Banyule City Council Neighbourhood Character Strategy 2012.

Banyule City Council Tree Planting Zone Guidelines 2011.

Landscape Assessment for Significant Ridgelines in Banyule 2012

Banyule City Council Vehicle Crossing Policy 2012

AS 4970-2009 Protection of trees on development sites

Banyule Weed Management Strategy (2006).

Advisory List of Rare or Threatened Plants in Victoria, DSE 2005.

Postcode 3081 Urban Design Framework, 2019

NEIGHBOURHOOD CHARACTER PRECINCTS

