GUIDELINES cont.

PRIVATE DOMAIN COMPONENTS AND DESIGN OBJECTIVES	DESIGN RESPONSES	AVOID
(7) VEHICLE ACCESS AND STORAGE ***To minimise excavation for car access, loss of front garden space and dominance of access driveway and car storage facilities.***	• Locate carports and garages behind the line of the dwelling or in the rear yard unless this would require significant excavation. • Access drives should follow the contours of the site. • Locate cars in front of the dwelling only where excavation would be required otherwise. • Car parking areas, garages or car ports should not dominate the site when viewed form the street.	- *Carports and garages forward of the dwelling.* - *Large areas of hard paving in the front yard.* - *Long straight 'gun barrel' effect driveways and exposed side fences.* - *Central symmetrical driveway layouts.*
(8) FRONT BOUNDARY TREATMENT AND FENCING ***To maintain and enhance the continuous flow of the garden settings and the openness of the front boundary treatment.***	• Provide sufficient space in front for the retention and/or planting of large trees and to retain the garden setting. • Use timber and rock for retaining walls. • Avoid constructed gateways and high retaining walls.	- *Solid front fences and high retaining walls.* - *Paving on front garden area.* - *Absence of trees or large shrubs in the front garden area.*
(9) SUSTAINABILITY AND ENVIRONMENTAL FACTORS ***To site and design buildings which maximise the potential for energy conservation and on site water collection.***	• Orientate buildings to the north. • Building forms should maximise the potential for solar heating, solar panel installation and rain water harvesting.	- *Large west facing windows.* - *Large rainwater collection tanks on small sites that may be visually intrusive.*
(11) CONSTRUCTION AND SITE MANAGEMENT ***To minimise site disturbance and contain building material, construction waste and dust.***	• Prepare site works plan showing areas of disturbance and storage of materials and the proposed construction zone. • Contain all building materials and site waste. • Minimise disturbance to existing vegetation and topsoil with construction, storage of materials and overburden. • Protect trees by fencing to the drip line. Work vehicles and materials should not be placed on nature strips.	- *Accumulation of large quantities of building waste on site.* - *Stockpiling of materials adjacent to or up against existing trees.* - *Excavation for underground services within the drip lines of mature trees.* - *Damage to or compaction around all roadside trees.*
PUBLIC DOMAIN COMPONENTS AND DESIGN OBJECTIVES	**DESIGN RESPONSES**	**AVOID**
(12) STREET TREE PLANTING ***To continue the native tree canopy as part of a flowing tree dominated landscape.***	• Retain and replant Australian native canopy trees within the street space in continuous avenue plantings.	- *Removal of canopy trees.* - *Intermittent new plantings that are not the dominant species of the area.*
(13) FOOTPATHS / VERGES ***To provide separate sealed pedestrian footpaths along key routes.***	• Retain the traditional arrangement of sealed footpaths on both sides of the street.	
(14) ROADWAY TREATMENTS ***To retain the sealed roadways with roll over kerb or upstand kerb.*** ***To reduce traffic speed on some through roads.***	• Some traffic calming may be appropriate in some locations. • Some road pavement narrowing may be appropriate. • Retain the formal symmetrical arrangement.	- *Informal new roadway alignments.*

PRECINCT EC

west of bible street

NILLUMBIK
THE GREEN WEDGE SHIRE

eltham central
NEIGHBOURHOOD CHARACTER PRECINCT

KEY CHARACTERISTICS

- Reasonably flat topography.
- Grid street layout.
- Sealed roads, generally upstand kerbs and footpaths either one or both sides.
- 1950s - 1990s dwellings:
  - mixed styles and materials
  - concentration of recent medium density development.
- Fairly open, intermittent street trees.
- Mix of native and exotic vegetation.
- Gardens are a mix of native and exotic vegetation with substantial trees occuring at a density of one to every 200m².
- Front fences often present, side fences always present.

LOCATION MAP

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

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

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

PREFERRED FUTURE CHARACTER STATEMENT

Development is sited so that it nestles into the landform and vegetation, or appears to float above the landform (but still within the tree canopy). Buildings maintain the pattern of orientations and setbacks of adjoining properties and the streetscape. Building forms respond to topographic and vegetation contexts. Some variation occurs in areas where innovative higher density housing has and will develop. Driveways and car storage areas occupy the minimum functional area, and excavation and other earthworks are minimal.

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

There is little physical evidence of the boundary between private and public property at the front of the house, and no solid front fence. Solid side fences may reach the front property boundary.

The 'public' space between the garden and the roadway is not delineated as a separate space, and includes informal native plantings with some substantial native trees. Many footpaths and verges are informally aligned, but formal footpath-plus-standard-suburban nature strip layouts are common. Sealed roadways, some with roll over kerbs, some with upstand kerbs.

THREATS TO PREFERRED FUTURE CHARACTER

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

Loss of canopy trees.

Removal of indigenous or native vegetation.

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

Preferred future character:
WHAT WE ARE AIMING TO ACHIEVE

Vegetation dominates long distance views, the skyline of streetscape views, and front gardens.

RELEVANT PRECINCT GUIDELINES

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

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

RELEVANT PRECINCT GUIDELINES

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

Exterior finishes that blend with existing dwellings.

RELEVANT PRECINCT GUIDELINES

(6) Design detail and building materials

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

RELEVANT PRECINCT GUIDELINES

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

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

RELEVANT PRECINCT GUIDELINES

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

GUIDELINES PRECINCT EC

PRIVATE DOMAIN COMPONENTS AND DESIGN OBJECTIVES	DESIGN RESPONSES	AVOID
(1) VEGETATION RETENTION AND LANDSCAPING* ***To maintain the existing mix of native and exotic vegetation including canopy trees and understorey.***	• Retain existing high canopy trees wherever possible. • Retain any remnant indigenous understorey vegetation and replant where appropriate. • Removal of existing trees or development adjacent to existing indigenous canopy trees may require an arboricultural report on the effects on existing vegetation.	- *Removal of high canopy trees.*
(2) FOOTINGS / TOUCHING THE GROUND ***To minimise site disturbance and impact on the landscape.***	• The footings of buildings should minimise the impact of the building on existing trees.	- *Extensive excavation for footings adjacent to existing trees.*
(3) BUILDING ON SLOPING SITES* ***(a) To minimise site erosion, the detrimental effects of excavation and the landscape impact of development.***	• Buildings and other development should minimise the impact on the natural slope of the site by following the topography of the site. • Retain existing vegetation and plant ground covers and plants with substantial root systems, especially on steeply sloping sites.	- *Major excavation works to accommodate dwellings or appurtenances.* - *Large sealed areas (eg. tennis courts) on steeply sloping sites or where vegetation removal is required.*
(b) To minimise the use and visual intrusion of retaining walls and batters.	• Minimise the height of retaining walls. • Minimise the use of retaining walls within the side and front setback areas. • Minimise the area and angle of any batter. • Use material in walls and batters that are compatible with the bushland setting.	- *Use of a mixture of materials.* - *Batters that exceed a slope of 4 to 1..*
(4) POSITION ON THE SITE ***To maintain consistency of current front and side setbacks.***	• The front and side setbacks should match the predominant setback and orientation to the street of nearby dwellings	- *Dwellings or other buildings set further forward of the predominant setback.* - *High retaining walls along the side setback.* - *Insufficient side setbacks that inhibit appropriate landscaping.*
(5) HEIGHT AND BUILDING FORM ***To ensure that new buildings and extensions do not dominate the streetscape.***	• Design new buildings and extensions so as not to exceed the predominant tree canopy height. • Site buildings away from the ridge tops to avoid them being visible on the skyline. (Move to a more appropriate position on the site.) • Buildings near ridge tops should be positioned and designed so as not to protrude above the ridgeline, when viewed from lower areas. • Use simple elevational treatments which complement rather than dominate the bush setting. • In areas with fewer trees, match the dominant height within the street. Where there is a dominance of single storey buildings, the height of the front of the dwelling should match nearby single storey wall heights.	- *Building heights which are out of scale with the neighbouring buildings.*
(6) DESIGN DETAIL AND BUILDING MATERIALS ***To use materials and building details that complement the dominant pattern within the streetscape.***	• Use earthy toned finishes and paint colours.	

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