

**22.03-5 Preferred Character Statements**

### **Bush Environment**

The streetscapes will be dominated by vegetation with subservient buildings frequently hidden from view behind vegetation and tall trees. The buildings will nestle into the topography of the landscape and be surrounded by bush-like native and indigenous gardens, including large indigenous trees in the private and public domains.

Buildings and hard surfaces will occupy a very low proportion of the site. They will be sited to reflect the prevailing front, rear and side setbacks. The larger rear setbacks will accommodate substantial vegetation including large canopy trees. The bushy environs are complemented by street trees and a lack of front fencing. Properties abutting and close to creeks and lake environs will contain more indigenous trees and shrubs that act in part as wildlife corridors.

This precinct is identified for the lowest scale of intended residential growth in Whitehorse (Limited Change area) and the preservation of its significant landscape character and environmental integrity is the highest priority.

### **Bush Suburban 1**

Dwellings will be dominated by the vegetated surrounds and sit within the landscape. While often visible from the street, buildings will not dominate the streetscape or penetrate the predominant tree canopy height and will fit within the contours of the site. The established pattern of front and side setbacks will be maintained, allowing sufficient space for retention, planting and growth of trees. All redeveloped properties within the area will contribute to the bushy landscape character of the public realm, incorporating large native / indigenous canopy trees and vegetation. The vegetated character of the streetscape will be complemented by the absence of front fencing, or low open style front fences, allowing views into private gardens.

### **Bush Suburban 2**

The area will retain its classic bush suburban characteristics of low scale, pitched-roof dwellings set in spacious garden settings. The defined pattern of regular front setbacks and side setbacks from at least one side boundary will be maintained, allowing sufficient space for planting and growth of new vegetation. New buildings and additions will appear regular from the street and will be set back at upper levels to allow views between dwellings.

Low or open style front fences will provide a sense of openness along the streetscape, and allow views into front gardens. The landscape character of the area will be enhanced through the planting and growth of new vegetation, including large shrubs and tall canopy trees.

Areas with good access to train stations will accommodate more dwellings with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.

### **Bush Suburban 3**

The low scale, pitched roof dwellings will sit within established garden settings that contain substantial vegetation including native and exotic canopy trees. The dominance of remnant indigenous eucalypts is retained and enhanced.

Properties abutting or situated close to Gardiners Creek, the Blackburn Creeklands and Wurrundjeri Walk, or with interface to Bush Environment areas will contain substantial vegetation, and development will be sited so that the overall visibility of buildings is minimised when viewed from the open space corridors.

New buildings will occasionally be built to one side boundary, however the rhythm of dwelling spacing appears regular from the street. In areas where timber predominates, new buildings utilise complementary materials. The impression of the streetscape will be of

informality and openness due to a frequent lack of front fencing or low, unobtrusive fences, and the landscaped setting.

The landscape character of the area will be enhanced through the planting and growth of new vegetation, including large shrubs and tall canopy trees.

## **Bush Suburban 4**

The dwellings will sit within established bushy garden settings, comprising large canopy trees and extensive native planting. The buildings are often partially hidden by vegetation and, while evident in the streetscape vista, do not dominate the streetscape. Large native and some exotic trees on public and private land provide a backdrop of vegetation, visible between and behind dwellings. Front fences are either not provided or are low, contributing to an informal and vegetation fringed streetscape. Properties abutting and close to the parklands (Heatherdale Reserve, Simpson Park and Melbourne Water pipe reserve) will contain more trees that complement the park landscape and contribute to the overall tree canopy.

Areas around Mitcham station and the MegaMile Activity Centre will accommodate more dwellings with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.

## **Bush Suburban 5**

Modest, low scale dwellings sit within well-established garden settings, including substantial native shrubs and tall canopy trees. Generous sized front and side setbacks will be maintained, allowing sufficient space for the continued planting and growth of new vegetation. The spaciousness of the area will be further complemented by the absence of front fencing, or low open style front fences, allowing views into front gardens. Properties abutting and close to parklands and the Koonung Creek Trail will reflect and contribute to the landscape character of the creek corridor, incorporating large canopy trees and native vegetation. Street trees further contribute to the vegetation dominated character of the area.

## **Bush Suburban 6**

The mixed, low scale dwelling styles will be set within established, largely exotic garden settings. Generous front, side and rear setbacks will provide space for large trees and shrubs that dominate the streetscape and provide a backdrop to most properties. While occasionally visible from the street, new buildings will sit well below the tree canopy height and will be set back at upper levels. The large street trees will continue to provide an important contribution to the vegetation dominated streetscapes.

## **Bush Suburban 7**

The modest dwellings will sit within established bushy garden settings that contain substantial vegetation, including large trees. Buildings will continue to be partially hidden behind vegetation, and adhere to the regular setback patterns of the street. The streetscape will retain an informal character due to the lack of front fencing and dominant landscape surroundings. The tall, native eucalypts in streets and private gardens will continue to provide a significant contribution to the tree canopy across the precinct. Properties abutting and close to the Dandenong Creek parklands will contain more trees that complement the creek-side landscape.

## **Bush Suburban 8**

The low scale dwellings will sit within spacious and informally landscaped grounds that contain substantial vegetation including large trees. Dwellings will be partially visible from the road and be set back large distances from all boundaries. In Terrara Road, gardens may incorporate large grassy expanses. Materials and finishes will be subdued, blending with the surrounding environment. The Bellbird Dell Reserve forms the core of the area and vegetation will appear to flow from the Reserve through the streetscapes, which is further enhanced by a lack of front fences and wide, grassy nature strips.

## Bush Suburban 9

The bushy landscape character afforded by substantial native shrubs and tall canopy trees will remain a key characteristic of the area. Modest dwellings will continue to be partially hidden behind vegetation, and adhere to the regular setback patterns of the street. Buildings will be absorbed into the vegetation-dominated landscape and reflect the topography by being designed to step down the site and follow the contours.

The streetscape will retain an informal character due to the lack of front fencing and dominant landscape surroundings. The tall, native eucalypts in streets and private gardens will continue to provide a significant contribution to the tree canopy across the precinct. Properties abutting and close to the Dandenong Creek corridor will contribute to the bushy landscape character of the public realm, incorporating large canopy trees and native vegetation.

The openness of the streetscape will be enhanced by the absence of front fencing, or low open style front fences, allowing views into private gardens.

The areas within this Precinct will be investigated for possible inclusion in the Bush Environment character type.

## Garden Suburban 1

The simple, moderately scaled dwellings, including many from the Interwar era, will sit within low-set, spacious gardens and are clearly visible from the street through open frontages. The formal character of the area will be enhanced by garden settings with tall trees, lawns, garden beds and shrubs. A sense of spaciousness will be established and enhanced with consistent front and side setbacks, and low or open style front fences. Buildings will be occasionally built to the side boundary, but appear to have side setbacks with space for planting. Buildings close to Gardiner's Creek will be sited so that the overall visibility of the development is minimised when viewed from the creek corridor, which will enhance the natural, bushy settings. Vegetation from private gardens will enhance the existing landscape character of the creek corridor, incorporating large native / indigenous canopy trees.

Areas within the Structure Plan areas of Burwood Village and nearby (Substantial Change) will undergo change to accommodate new medium density dwellings with more compact siting, while retaining space for landscaping including trees.

Areas with good access to trams will accommodate more dwellings with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.

## Garden Suburban 2

The combination of heritage and quality older style dwellings and well designed contemporary buildings set within large gardens will continue to form the key characteristics of this area. New dwellings will be sited in generous gardens to reflect the spacious qualities and the dominance of planting in the streetscape. Buildings or extensions will respect neighbouring properties from earlier periods, in scale and siting. The vegetated character of the area will be maintained by retaining consistent front setbacks that allow for trees and shrubs. Buildings will be set back from side boundaries to provide a visual separation reflecting the typical rhythm of the streetscapes. Low or open style front fences will allow private gardens to contribute to the leafy character of the area. Areas with good access to trams and train stations will accommodate more dwellings with slightly more compact siting than the remaining residential areas, but with the continued incorporation of trees and gardens, and high quality, responsive design.

## Garden Suburban 3

The area will retain its classic garden dominated characteristics with low scale dwellings set in generous garden settings. Wide front and side setbacks from at least one side boundary allow views between dwellings, and low or open style front fences will continue to contribute to the spacious character of the area. The landscape settings will be enhanced through the planting and growth of new vegetation, including large shrubs and tall canopy trees.

Properties abutting or situated close to Gardiner's Creek will contain substantial vegetation, and development will be sited so that the overall visibility of buildings is minimised when viewed from the creek corridor.

Areas with good access to trams and Wattle Park shopping centre will accommodate more dwellings, including well designed medium density housing, with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.

## Garden Suburban 4

The area will retain its classic garden suburban characteristics of modest, pitched roof dwellings in formal garden settings. The defined pattern of regular front setbacks and side setbacks from both side boundaries will be maintained, allowing sufficient space for planting and growth of new vegetation. Low or open style front fences will provide a sense of openness along the streetscape, and allow views into front gardens.

Properties abutting or situated close to Gardiner's Creek will contain substantial vegetation, and development will be sited so that the overall visibility of buildings is minimised when viewed from the creek corridor.

In areas along the tram corridor on Burwood Highway (Substantial Change) infill development including medium density housing and apartment developments will be common, however new buildings and additions will be set back at upper levels to minimise dominance in the streetscape and impact on nearby standard residential areas.

Areas with good access to trams and shops will accommodate more dwellings, including well designed medium density housing, with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.

## Garden Suburban 5

The modest, pitched roof dwellings will sit within well-established garden settings and will not dominate the streetscape due to consistent siting patterns and substantial planting of canopy trees. The rhythm of dwelling separation will appear regular from the street, even with buildings occasionally built to one side boundary. The streets will have a spacious and leafy feel, which is complemented by tall trees in the public and private realm, visible front lawn areas due to the frequent lack of or low front fencing and grass nature strips.

In areas adjacent to the tram corridor along Burwood Highway (Substantial Change) and the areas designated Substantial Change within the Burwood Heights adopted structure plan and within the Tally Ho Major Activity Centre adopted urban design framework, infill development including medium density housing and apartment developments will be common. New buildings and additions however, will be set back at upper levels to minimise dominance in the streetscape and impact on nearby standard residential areas. Areas with good access to trams and shops will accommodate more dwellings, including well designed medium density housing, with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.

## Garden Suburban 6

The modest, pitched roof dwellings will sit within well-established garden settings and will not dominate the streetscape due to consistent siting patterns and substantial planting. The rhythm of dwelling separation will appear regular from the street, even with buildings occasionally built to one side boundary. The streets will have a spacious and leafy feel, which is complemented by tall trees in the public and private realm, visible front lawn areas due to the frequent lack of or low front fencing and grass nature strips.

## Garden Suburban 7

The contemporary dwellings will sit within larger lots, comprising spacious, established gardens containing substantial vegetation and trees. Buildings will be set back from side boundaries sufficient to provide vegetation and while occasionally built to one side boundary, appear to have side setbacks when viewed from the street. The streetscape will retain an informal character due to nonexistent or low and unobtrusive front fencing and well-landscaped settings.

Buildings close to Dandenong Creek environs will be sited so that the overall visibility of the development is minimised when viewed from the creek corridor, which will enhance

the natural, bushy settings. Vegetation from private gardens will enhance the existing landscape character of the creek corridor, incorporating large native / indigenous canopy trees.

Areas within close proximity to trams along Burwood Highway will accommodate more dwellings with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.

Sites fronting the Burwood Highway tram route, or indicated as significant change areas within current adopted structure plans or urban design frameworks (Substantial Change areas) will undergo change to accommodate new medium density dwellings with more compact siting, while retaining space for landscaping including trees.

## **Garden Suburban 8**

A variety of well articulated dwelling styles will sit within open garden settings incorporating a mixture of native and exotic vegetation and large trees. The established pattern of front and side setbacks will be maintained, allowing sufficient space for planting and growth of new vegetation. Infill development will be common, however new buildings and additions will be setback at upper levels to minimise dominance in the streetscape.

Properties abutting and close to the Koonung Creek, Bushy Creek and Gawler Chain parklands will contribute to the bushy landscape character of the public realm, incorporating large native / indigenous canopy trees and native / indigenous vegetation. The openness and informality of the streetscape will be further enhanced by low open style front fences that allow for views into front gardens.

## **Garden Suburban 9**

The area will retain its classic garden suburban characteristics of low set, pitched roof dwellings set in spacious garden settings, with a backdrop of large native and exotic trees. The established pattern of regular front and side setbacks from both side boundaries will be maintained, allowing sufficient space for planting and growth of new vegetation.

Infill development including unit developments will be common, however new buildings and additions will be set back at upper levels to minimise dominance in the streetscape.

Low or open style front fences will provide a sense of openness along the streetscape, and allow views into front gardens and lawn areas.

Buildings close to Koonung Creek and Bushy Creek parklands will be sited so that the overall visibility of the development is minimised when viewed from these areas, which will enhance their natural, bushy settings. Vegetation from private gardens will enhance the existing landscape character of the creek corridor or parklands, incorporating large native / indigenous canopy trees.

## **Garden Suburban 10**

A variety of well articulated dwelling styles will sit within open garden settings incorporating a mixture of native and exotic vegetation and large trees. Infill development will be common, however new buildings and additions will be set back at upper levels to minimise dominance in the streetscape. The consistent front set backs and spacing between dwellings will be retained, with buildings set back or appearing to be setback from both side boundaries. Low or open style front fences will provide a sense of openness along the streetscape, and allow views into front gardens.

The Limited Change areas / sites are subject to additional controls under the Heritage and Neighbourhood Character Overlays.

## **Garden Suburban 11**

A variety of well articulated dwelling styles will sit within compact garden settings. Infill development will be common, however new buildings and additions will be setback at upper levels to minimise dominance in the streetscape. The consistent front setbacks and spacing between dwellings will be retained, with buildings setback or appearing to be setback from at least one side boundary. Low or open style front fences will provide a sense of openness along the streetscape, and allow views into front gardens.

## **Garden Suburban 12**

The area will retain its classic garden suburban characteristics of low set, pitched roof dwellings set in spacious garden settings, with a backdrop of large native and exotic trees. The established pattern of regular front and side set backs from both side boundaries will be maintained, allowing sufficient space for planting and growth of new vegetation. Low or open style front fences will provide a sense of openness along the streetscape, and allow views into front gardens and lawn areas.

### **Garden Suburban 13**

The area will retain its classic garden suburban characteristics of low set, pitched roof dwellings set in spacious garden settings, with a backdrop of large native and exotic trees. The established pattern of regular front and side setbacks from both side boundaries will be maintained, allowing sufficient space for planting and growth of new vegetation.

Infill development including unit developments will be common, however new buildings and additions will be set back at upper levels to minimise dominance in the streetscape. Low or open style front fences will provide a sense of openness along the streetscape, and allow views into front gardens and lawn areas.

Buildings close to Cootamundra Walk will be sited so that the overall visibility of the development is minimised when viewed from the open space, which will enhance the natural, bushy settings. Vegetation from private gardens will enhance the existing landscape character of the corridor, incorporating large native / indigenous canopy trees. Areas within the Blackburn / Megamile West Urban Design Framework and nearby (Substantial Change) will undergo change to accommodate new medium density dwellings with more compact siting, while retaining space for landscaping including trees.

Areas with good access to the train stations at Laburnum and Blackburn (Substantial Change) will accommodate more dwellings with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.

Some of this precinct is contained within the Blackburn Neighbourhood Activity Centre, and the Nunawading/Megamile Major Activity Centre.

### **Garden Suburban 14**

The area will retain its classic garden suburban characteristics of dwellings in garden settings, located along tree-lined streets.

As contemporary infill development, including medium density and low scale apartments buildings, becomes more common, new buildings and additions will be set back at upper levels to minimise dominance in the streetscape and maintain the existing rhythm of front and side setbacks from one side boundary. They will also allow sufficient space for the planting and growth of new vegetation, including trees. Low or open style front fences will contribute to a sense of openness along the streetscape, allowing for views into private gardens.

Areas in proximity to train stations will accommodate more dwellings with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.

This precinct is partly contained within the Nunawading Megamile Major Activity Centre, and the Mitcham Neighbourhood Activity Centre.

### **Garden Suburban 15**

The dwellings will be set within established, exotic and native garden settings. The continued use of low open front fencing, will maintain a sense of lightness in the streetscapes.

New buildings and additions will provide innovative or contemporary design responses to the traditional low scale dwelling forms. Buildings will not dominate the streetscape, with trees and vegetation that appears to wrap around dwellings creating a green leafy garden setting. The large street trees will continue to provide an important contribution to the vegetation dominated streetscapes.

This precinct is within the boundaries of the Mitcham Neighbourhood Activity Centre and the Nunawading / Megamile Major Activity Centre, and is identified as a Substantial Change area.

## **Garden Suburban 16**

The combination of heritage, older style dwellings and well designed contemporary buildings set within gardens will continue to form the key characteristics of this area. New dwellings will be sited to reflect the spacious qualities and the dominance of gardens in the streetscape. Dwelling design will respond to the characteristics of the older dwellings including heavily articulated forms, 1-2 storey scale, pitched roofs and front and side setbacks that allow for planting, without replicating earlier styles. Low or open style front fences will allow private gardens to contribute to the leafy character of the area.

This area will undergo further investigation to determine whether additional Neighbourhood Character or Heritage Overlay controls are warranted.