



Contemporary Garden



Garden Suburban



Garden Court



Bush Suburban



Coastal Garden

RESIDENTIAL DESIGN GUIDELINES – NEIGHBOURHOOD CHARACTER

Design guidelines have been prepared to provide assistance for new development requiring a planning permit. This will include applications for medium density development or dwellings on sites under 300m².

The guidelines include objectives and suggested design responses for the key neighbourhood character elements:

- Vegetation
- Siting
- Building height and form
- Architectural quality
- Older buildings
- Front boundary treatment
- Open space and waterway treatment
- Roadspace treatment

The guidelines represent good design practice for medium density housing that is applicable across the study, and will be used in conjunction with the ResCode provisions of Clauses 54 and 55. Where necessary, variations are included to address design issues specific to individual Character Types as identified in the *Wyndham Neighbourhood Character Scoping Study (2012)* and shown in Appendix A of these Design Guidelines.

The context report required to accompany applications under ResCode provisions need to show how the proposed design has responded to each element.

1 KEY DESIGN ISSUES

1.1 STUDY AREA WIDE

The key design issues for neighbourhood character across the study area that may not be adequately addressed by ResCode are:

- Landscaping in the private realm, including strengthening of the City's tree canopy and provision of vegetation within smaller urban spaces
- Improvement of design quality and use of materials
- Location of carparking or garages on site
- Hard paving in front gardens in frontage setbacks.

1.2 FOR EACH CHARACTER TYPE

Design issues to be addressed for each Character Type are:

GARDEN SUBURBAN

- Encouraging retention, where practical, of older, 'character' buildings of the Victorian, Edwardian or Interwar eras that are not afforded heritage protection yet make a valued contribution to the streetscape
- Protection of the existing tree canopy where well established
- Provision for new canopy trees where lacking

- Pattern of dwelling spacing of 1-2m from side boundaries
- Low front fencing or open frontage with no fencing
- Interface with open spaces and creek or river corridors

GARDEN COURT

- Protection of existing tree canopy where well established
- Provision for new canopy trees where lacking
- Pattern of dwelling spacing of 1-2m from side boundaries
- Low front fencing or open frontage with no fencing
- Interface with open spaces and creek or river corridors

LARGE LOT GARDEN COURT (KINGSTON BOULEVARD, SAYERS ROAD, TARNEIT ROAD)

- Protection of existing tree canopy where well established
- Provision for new canopy trees where lacking
- Pattern of dwelling spacing of 2-4m from side boundaries
- Low front fencing or open frontage with no fencing

- Interface with open spaces

BUSH SUBURBAN

- Protection of existing tree canopy which includes many native trees
- Provision for new canopy trees where lacking
- Native landscaping theme
- Pattern of dwelling spacing of 4-8m from side boundaries
- Open frontage with no fencing or rural style front fences
- Rural road treatment
- Interface with open spaces and creek or river corridors

CONTEMPORARY GARDEN

- Provision for new canopy trees
- Landscaping in small spaces
- Open front boundary treatment or very low fences
- Interface with open spaces and creek or river corridors

COASTAL GARDEN

- Protection of existing tree canopy which includes many native trees and coastal planting, e.g. iconic Norfolk Island Pines
- Provision for new canopy trees where lacking
- Native / coastal landscaping theme
- Pattern of dwelling spacing of 1m from side boundaries
- Low front fencing or open frontage with no fencing
- Rural/informal road treatment
- Interface with, and views to, Werribee River, Werribee South Beach and adjoining rural areas

2 DESIGN GUIDELINES

2.1 DESIGN OBJECTIVES

A suite of broad design objectives will apply to the entire study area:

- To maintain and strengthen the garden settings of buildings and the tree canopy of the neighbourhood.
- To effectively accommodate landscaping within smaller garden settings.
- To maintain the rhythm of spacing between buildings.
- To provide space for front gardens and planting around buildings.
- To minimise the loss of front garden space and the dominance of car parking structures.
- To avoid new buildings or extensions dominating the streetscape.
- To encourage innovative and contemporary architectural responses that make a positive contribution to the streetscape character.
- To encourage the retention of intact, older buildings that contribute to the character of the area.

- To reflect the pattern of frontage treatment within the area.
- To retain views to buildings and gardens.
- To integrate buildings and landscape settings with open space and creek or river-side environs.
- To retain views to Port Phillip Bay and the beach front.

2.2 DESIGN RESPONSES

For each design objective, design responses indicate how the objective could be achieved. Most design responses apply across the study area, however, there are specific elements of difference between the Character Types for a number of design elements, where a different design response would be appropriate.

2.3 DESIGN GUIDELINES

Character Element	Objectives	Design Responses
Vegetation	To maintain and strengthen the garden settings of buildings and the tree canopy of the neighbourhood.	<ul style="list-style-type: none"> • Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs around dwellings and in rear gardens. • Retain established or mature trees where possible and provide for the planting of new canopy trees. • Design gardens to reflect the preferred landscape character of the area.
	Effectively accommodate landscaping within smaller garden settings.	<ul style="list-style-type: none"> • For smaller sites with limited garden space, allow for the planting of species that are particularly suitable for small garden areas. • Incorporate planting through the use of vertical gardens, roof gardens or balconies.
Siting	To maintain the rhythm of spacing between buildings.	<ul style="list-style-type: none"> • New development should complement the existing pattern of side setbacks within the streetscape.
	<i>Garden Suburban, Garden Court and coastal Garden Character Types</i>	<ul style="list-style-type: none"> • Dwellings should be setback from both side boundaries a minimum of 1 metre.

Character Element	Objectives	Design Response
	<i>Large Lot Garden Court Character Type</i>	<ul style="list-style-type: none"> • Dwellings should be setback from both side boundaries a minimum of 2 metres.
	<i>Bush Suburban Character Type</i>	<ul style="list-style-type: none"> • Dwellings should be setback from both side boundaries a minimum of 4 metres.
	To provide space for front gardens and planting around buildings	<ul style="list-style-type: none"> • Buildings should be setback from the front boundary a sufficient distance to accommodate a front garden. • Set new development back from side and rear boundaries to accommodate adequate space for landscaping. • Planting of canopy trees and shrubs is encouraged.
	To minimise the loss of front garden space and dominance of car parking structures.	<ul style="list-style-type: none"> • Carports or garages should be located behind the front facade of the dwelling. • Hard paving for car parking should be minimised. • Permeability of ground surface treatment should be maximised.
Building height and form	To avoid new buildings or extensions dominating the streetscape.	<ul style="list-style-type: none"> • New dwellings should not be exceeded by more than one storey the predominant building scale within the streetscape.

Character Element	Objectives	Design Responses
	<i>Bush Suburban Character Type</i>	<ul style="list-style-type: none"> • Design buildings to have a low profile so that the landscape setting is the dominant feature of the streetscape. This could be achieved through the use of upper level setbacks or incorporating upper levels within the roof form.
Architectural Quality	To encourage innovative and contemporary architectural responses that make a positive contribution to the streetscape character.	<ul style="list-style-type: none"> • New development should present a contemporary and innovative design response to the streetscape context through a well consider use of building form, design detail and landscaping. • Articulate the facades of buildings through composition of materials colours, and the use of recesses, verandahs, balconies and window openings. • Roof forms should incorporate eaves to provide shading.
Older Buildings	<i>Garden Suburban Character Type</i>	
	To encourage the retention of intact, older buildings that contribute to the character of the area.	<ul style="list-style-type: none"> • Retain Victorian, Edwardian, Interwar and Postwar era buildings where possible, by incorporating at least the front section of the dwelling in the new development proposal.

Character Element	Objectives	Design Responses
Front boundary treatment	To reflect the pattern of frontage treatment within the area.	
	<i>Garden Suburban Character Type</i>	<ul style="list-style-type: none"> • Fencing should be of a low, open style up to 0.8m in height.
	<i>Garden Court Character Type</i>	<ul style="list-style-type: none"> • Open frontages preferred. • If required, fencing should be of low, open style up to 0.8m in height.
	<i>Bush Suburban Character Type</i>	<ul style="list-style-type: none"> • Fencing should be of a low, open style up to 0.8m in height. • Fencing of rural character preferred, e.g. post and wire.
	<i>Contemporary Garden and Coastal Garden Character Types</i>	<ul style="list-style-type: none"> • Open frontages preferred. • If required, fencing should be of a low, open style up to 0.4m in height.
Front boundary treatment	To retain views to buildings and gardens	<ul style="list-style-type: none"> • If required, provide fencing that complements the height and design of fencing in the area and is appropriate to the dwelling style and era. • Where higher front fences are required on main roads, ensure they provide approximately 20% permeability with recesses or setbacks for landscaping.

Character Element	Objectives	Design Responses
Open space and waterway interfaces	To integrate buildings and landscape settings with open space and creek or river-side environs.	<ul style="list-style-type: none"> • Select planting species that reflect the planting theme of the open space or creek/river corridor. • Design buildings to provide an outlook and frontage to the open space or creek/river corridor through the use of windows, balconies and well considered facade detail.
	<i>Coastal Garden Character Type</i>	
	To retain view to Port Phillip Bay and the beach front.	<ul style="list-style-type: none"> • Maintain existing front and side setback patterns to retain views to the beach and bay.

3 APPENDIX A – CHARACTER FRAMEWORK PLAN



