



YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY

Prepared by **Hansen Partnership**
for **Yarra Ranges Council**

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Urban Planning | Urban Design | Landscape Architecture

Executive Summary

Hansen Partnership were engaged by Yarra Ranges Shire Council to prepare an updated Neighbourhood Character Study for Yarra Ranges residential areas.

The project involves undertaking a review of existing strategic works prepared by Council, Planning Practice Notes, extensive field trips and assessment of current conditions to identify valued character attributes and the preferred future character types.

The key aims of this project are to:

- To identify the impact the designated change levels (existing provisions) and recent developments have on existing valued character attributes as identified by the 2002 Character Study
- To confirm and define the neighbourhood character precincts for Yarra Ranges residential areas, including what qualities should be considered for inclusion in the preferred character statement for each character area
- To prepare recommendations to better align the preferred character ambitions of the municipalities’ distinct character areas with the Housing Strategy, which determines the location and level of anticipated housing change, consistent with Planning Practice Notes 43 and 90.

The Study Area:

The study area primarily relates to established areas in residential zones within the Urban Growth Boundary, including ‘new residential estates’ comprising residential precincts which are developed since the 1990s. Outside the Urban Growth Zone, the study area has also included some Low Density Residential Zone areas in Monbulk and Warburton which are subject to potential rezoning via separate Structure Planning processes. Existing residential areas affected by Development Plan Overlays and other site-specific planning provisions have been excluded from the study area.

The Process:

The Neighbourhood Character Study has been prepared in response to Practice Note No. 43 and comprising a multi-stepped process including background review, field work and spatial analysis to confirm the valued character attributes and character precincts.

This neighbourhood character auditing process identify broad areas where the valued character attributes exist and the level of intactness. For areas which have had experienced a considerable change since 2002, new valued character attributes are identified.

The analysis begins to provide insight into areas that now share common characteristics, and provides the foundation for identifying broad character types as part of this 2021 Neighbourhood Character Study.

A series of working meetings were conducted with Council’s officers to confirm the Preferred character areas, their preferred character statement, objectives and statutory recommendations.

These statutory recommendations were subsequently tested on typical sites to demonstrate their suitability.

Neighbourhood Character Influences:

Neighbourhood Character is also not about the amenity of neighbouring properties or density controls across residentially zoned land. While the recommendations may have indirect influences on the number of dwellings or impact on overlooking or overshadowing, they are not the driving considerations when considering preferred character outcomes.

The following parameters are considered to be most influential in defining neighbourhood characters in Yarra Ranges:

- Landscaping & trees (including the location and size of canopy trees)
- Dwelling siting (including setbacks from all boundaries)
- Site Coverage
- Topography & views
- Streetscape condition
- Subdivision pattern & lot size
- Dwelling types (single and multi-residential development)
- Detailed design & materiality
- Recent residential development (post-2002 study, pre-2013 Housing Strategy Amendment and post-2013 Housing Strategy Amendment)

Summary of Key Implications of Recent Developments that influence character attributes:

The effects of recent developments on neighbourhood characters were identified through spatial analysis and field works. They include:

- Diminished landscaping and canopy tree opportunities through reduced side and rear setbacks and higher site coverage
- Loss of established front gardens due to maintenance issues
- Additional crossovers to sites reducing nature strip and on-street parking
- Linear, impermeable driveways along side boundaries reducing views to landscape between dwellings from the street
- Higher site coverage of front setbacks accommodating car parking and driveways
- Higher, impermeable front fences reducing sense of openness
- Bulky massing and cantilevered forms to side boundaries reducing sense of openness and landscape opportunities
- Roof forms or building materials not in keeping with the predominant type
- Elevated private open spaces to side and rear boundaries requiring screening and reducing landscape opportunities

For areas where a high degree of change had occurred, or where new masterplanned estates are now completed, new valued character attributes are identified to inform the preferred future neighbourhood character outcomes. Additionally, new valued character attributes were also identified for streetscapes and public realms with significant landscaping.

Broad Character Types

Across Yarra Ranges established residential areas, 8 broad character types were identified. These character types distil Yarra Ranges residential character into broad areas, largely defined by lot size, era of development, landscape attributes and land form.

The 8 broad character types are as follows:

Character Type 1: Urban Consolidation

Character Type 2: Garden Suburban

Character Type 3: Urban Township

Character Type 4: Foothills

Character Type 5: Townships

Character Type 6: Warburton Township

Character Type 7: Masterplanned Estate

Character Type 8: Boulevards

These broad character types are then further refined into sub-precincts, whereby more subtle and nuanced character distinctions are identified. These character elements typically relate to more detailed streetscape elements, nature of gardens and architectural features, as well as to reflect some ‘place’ distinctions such as development estate or suburb boundaries.

Recommendations

There is a clear framework to what character influence can be incorporated into Statutory controls. Consistent with Practice Note 91, a schedule to the Residential Zone enable variation to key siting and amenity standards of Clause 54 and Clause 55.

In addition to variation of Clause 54 and Clause 55 standards, there is also opportunity to implement Neighbourhood Character through Local Policy to set other strategies and objectives.

Based on an understanding of the key character influences across Yarra Ranges Residential Areas, the following ResCode Standards inform the recommendations of the Preferred Future Character Precincts:

- Standard A3 & B6: Minimum street setback
- Standard A5 & B8: Site coverage
- Standard A6 & B9: Permeability and stormwater management
- Standard B13: Landscaping
- Standard A10 & B17: Side and rear setbacks
- Standard A11 & B18: Walls on boundaries
- Standard A17 & B28: Private open space
- Standard A20 & B32: Front fence height

Some of variations of the controls are based on existing policy found within Yarra Ranges Planning Scheme and Council’s Medium Density Residential Design Guidelines.

Further review of the application of current residential zoning and DDOs pertaining to building heights, site coverage and site permeability are also needed to ensure their suitability in delivering the preferred character outcomes.

Additional Recommendations

Additional guidelines have been identified to assist with managing the preferred character outcomes for residential areas in Yarra Ranges. These are informed in parts by Council’s adopted Multi-Unit Residential Guidelines (2019) and from updated valued character attribute audit. It is noted that these Guidelines currently do not have any statutory weight and their implementation will be subject to Council’s future Local Policy review.

The Neighbourhood Character Study includes additional guidelines for the following themes:

- Front setback permeability
- Garden area distribution
- Massing & separation of dwellings
- Car parking/ garages
- Vehicle crossovers & driveways
- Sloping sites
- Landscaping
- Materiality
- Services



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- Appendix 1: Preferred Neighbourhood Character Type Maps (by Suburb)
- Appendix 2: Existing Planning Policy Review – Summary
- Appendix 3: ‘2002 Character Study ‘Valued Attributes’ Audit (by Suburb)’

Version	Draft	Final
Issue Date	July 2021	September 2021



1 - INTRODUCTION

1. INTRODUCTION & BACKGROUND

1.1 Introduction

Project Objectives & Scope of Work

In June 2020, Hansen Partnership were engaged by Yarra Ranges Council to prepare an updated Neighbourhood Character Study for Yarra Ranges residential areas.

There are **twenty distinct suburbs and townships** in Yarra Ranges which vary greatly from the Dandenong Ranges to the Yarra Valleys. The existing planning policy framework recognises the diverse nature and locations of these areas and clearly identifies areas which are consistent with State planning for increased residential development.

The key aims of this project are to:

- To identify the impact the designated change levels (existing provisions) and recent developments have on existing valued character attributes as identified by the 2002 Character Study
- To confirm and define the neighbourhood character precincts for Yarra Ranges residential areas, including what qualities should be considered for inclusion in the preferred character statement for each character area
- To prepare recommendations to better align the preferred character ambitions of the municipalities’ distinct character areas with the Housing Strategy, which determines the location and level of anticipated housing change, consistent with Planning Practice Notes 43 and 90.

Background

In 2002, Council commissioned a **Neighbourhood Character Study**, which outlined valued character attributes for suburbs and townships in Yarra Ranges, with input from the broader community. Subsequently, the 2002 Neighbourhood Character Study also underpins the Significant Landscape Overlays and Design and Development Overlays currently applied across the residential zones. These Overlays primarily address subdivision, site coverage and vegetation.

It is acknowledged that many of the existing character attributes remain relevant today and will form the basis of the updated Study, including the identification of preferred future character precincts and recommendations. The nuance of varied character attributes are well captured in the 2002 Neighbourhood Character Study, which forms the foundation of this project. The scope of work for this project does not include undertaking an independent peer review of previous strategic work (i.e. 2002 Neighbourhood Character Study, Draft Housing Strategy, Guidelines for Multi- Unit Developments, etc) and the existing Yarra Ranges planning policy framework.

In 2009, Yarra Ranges Council adopted its **Draft Housing Strategy** (approved via the Minister for Planning in 2013 via Amendment C97). This strategy seeks to guide the level of housing change across the established residential areas of the municipality. It will also support and encourage different types and sizes of houses, to create housing diversity. The strategy identifies three levels of housing change, as follows:

- Consolidation Precinct
- Incremental Precinct
- Least Change Precinct

Council has committed to review the Housing Strategy, which includes a series of interrelated projects to inform potential future postdates to the Planning Policy Framework.

In July 2019, Council adopted the **Guidelines for Multi-Unit Developments in Yarra Ranges** to illustrate Council’s preferred options for the design of villa units or townhouses. The guidelines relate to site planning, building presentation, access, parking layout and landscaping to satisfy planning assessments. These Guidelines were intended to provide technical guidance and direction on acceptable outcomes for developments. It is acknowledged that these Guidelines are not incorporated in the Yarra Planning Scheme and do not hold any statutory weight in development assessment process, consistent with *Sec 60 (1) (g) of the Planning and Environment Act*.

These background documents provide the ‘starting point’ for an updated Yarra Ranges Neighbourhood Character Study.



1. INTRODUCTION & BACKGROUND

1.2 Study Area

Residential Zone Land

The Neighbourhood Character Study relates to established residential areas subject to the Residential Growth Zone (RGZ), General Residential Zone (GRZ) and Neighbourhood Residential Zone (NRZ) within the established Urban Growth Boundary. The following areas are excluded from this study given the existing DPO or strategic studies applied to the land.

- RGZ2: Chirnside Park Activity Centre Residential & DPO9 (Developed).
- RGZ3: Chirnside Park Activity Centre Residential & DPO5 (Vacant).
- GRZ2: Lilydale Quarry Stage 2 (Vacant).

Low Density Residential Zone Land

In addition to the Residential Zones outlined above, the Low Density Residential Zone land of Monbulk and Warburton also form part of this study to identify possible areas for future rezoning of land to Neighbourhood Residential Zone. The justification for the potential rezoning is based on recent strategic work including the Monbulk Structure Plan and the upcoming Warburton Structure Plan. While there is no ambition to rezone the entire townships, opportunity exists in strategic locations where there are reduced environmental constraints and close proximity to existing services.

The remaining LDRZ land within Yarra Ranges will not form part of this study.



1. INTRODUCTION & BACKGROUND

1.3 Project Process

All places comprise their own character. However, often some residential areas and particularly newer neighbourhoods can be considered to have less prominent character attributes. Typically, because of the largely homogeneous nature of the area, having been developed at the same time (subject to the same planning rules) and often by the same developer and comprising a suite of product homes with subtle variation.

Conversely, defining areas of distinct character is more straight forward. This is because these places often comprise stronger more dominant features which can be highly consistent, enabling a clear distinction to be evident. Often areas comprising a strong character can also be ‘valued’ by the local community, which heightens the importance of maintaining the prevailing character.

In acknowledgment of the earlier Neighbourhood Character Study (2002), it was determined that an entirely new neighbourhood character analysis was not required to determine the existing neighbourhood character precincts. The 2002 study provides a comprehensive outline of neighbourhood character elements and influences for each suburb, which in most instances remain relevant to this study.

Consistent with Practice Note 43 we undertook a comprehensive process to determine the existing Neighbourhood Character Types and Precincts across the study area. The following process was undertaken to determine the character precincts, their valued attributes and statutory and non-statutory recommendations. The process comprised the following steps:

1	Review of Background Documents <ul style="list-style-type: none">▪ Review existing strategic documents including the Housing Strategy, the 2002 Neighbourhood Character Study as well as the relevant Planning Policy to gain an understanding of existing policy attributes and how zones and overlays are seeking to influence housing change in Yarra Ranges.	4	Confirmation of Preferred Neighbourhood Character Precincts <ul style="list-style-type: none">▪ Confirmed preferred future neighbourhood character precincts based on the existing planning policy (housing framework) and updated valued character attributes across Yarra Ranges established residential areas.
2	Spatial Analysis <ul style="list-style-type: none">▪ Undertake Spatial Analysis utilising available GIS data to map and document the following:<ul style="list-style-type: none">▪ Spatially identify the extent of residential zones, Design and Development Overlays and Significant Landscape Overlays to gain a visual understanding of the policy ‘combinations’ across Residential Zones.▪ Map locations of approved multi-residential developments since the Gazette of Amendment C134 to identify potential development hot spots to investigate if existing controls have achieved preferred character outcomes or where neighbourhood character has changed.▪ Overlay the 2002 Character Precinct boundaries to identify new areas subject to residential zones, areas now excluded from the study (LDRZ land) and review the earlier alignment of precincts.▪ Mapping attributes that influence character such as topography, canopy cover, subdivision pattern, lot size, lot width and lot depth information to better align character precinct boundaries for each suburb with planning policy and the housing framework.▪ Identify the valued character attributes for each suburb and township from the 2002 Neighbourhood Character Study including the existing character statement and the preferred character outcomes.▪ Prepare preliminary precinct character areas map for the study area to determine utilising both Nearmap (high resolution and up to date aerial photography and Google Earth Street View).	5	Statutory & Non Statutory Recommendations <ul style="list-style-type: none">▪ Identify the statutory (such as ResCode) recommendations to meet the preferred character objectives across the precincts and establish clear rationale as to how the recommendations achieve the preferred character outcomes.▪ Identify any detailed design oriented valued character attributes (such as roof form, materials, fencing etc.) that can form character precinct guidelines for new development.
3	Fieldworks & Spatial Analysis <ul style="list-style-type: none">▪ Extensive Fieldwork and spatial analysis was carried out in December 2020 to traverse Yarra Ranges’ established residential areas, review and refine the precinct character areas, audit the level of intactness for valued character attributes identified in the 2002 Character Study and identify new valued character attributes where ‘gaps’ exist. The desktop and fieldwork analysis culminated into the identification of 8 broad neighbourhood character types.	6	Testing <ul style="list-style-type: none">▪ Undertake 2D and 3D testing of similar development typologies to determine possible revisions to Residential Schedules or Overlays to achieve the preferred character objectives in various precincts.

1. INTRODUCTION & BACKGROUND

1.4 Neighbourhood Character Influences

When identifying the preferred neighbourhood character objectives across Yarra Ranges residential areas the following key character influences need to be considered to assist in the determining the variances across the precincts as well as the most effective implementation tool to achieve preferred development outcomes.

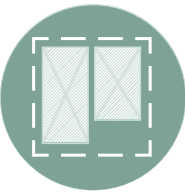


Landscape

The most important and diverse character attribute in Yarra Ranges is landscape and in particular, canopy trees. A dominant feature across residential areas is views to canopy trees and gardens not only within the public realm, but also in the backdrop of dwellings or along side boundaries when viewed from the street. Large parts of the municipality consist of native forest particularly in the foothill and valley areas, where built forms are subservient within its landscape setting. Landscape features within the more established urban areas are often characterised by a mix of exotic and native landscaping and built forms are often more visually exposed from the public realm.

The key landscape attributes influencing character include:

- Type of vegetation (exotic or native)
- Planting pattern (formal or informal)
- Siting and sizing of canopy trees within the public and private realms

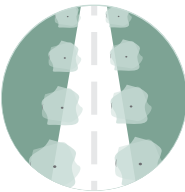


Subdivision Pattern

The subdivision pattern (lot size, width and depth) contribute to how buildings are sited and setback from boundaries, which contribute to the streetscape rhythm, or sense of grain. Urban areas with narrow subdivision often have less, or reduced separation between buildings and in urban condition where there is a higher degree of support for increased density, lot consolidation is common. In contrast, township areas are often characterised with larger subdivisions allow for the ‘broad’ building frontage to be positioned parallel to the street, setback from all boundaries. The separation between buildings, the width of built form and its positioning along a street contributes to varying degrees the rural or outer suburban character and can provide for long range views to landscape features or frame sites in perimeter planting.

The key attributes influencing grain include:

- Building siting (side and rear setbacks)
- Frequency of crossovers
- Building breadth or width
- Landscaping



Streetscape and Sense of Openness

The sense of openness (or enclosure) along a street is a key character consideration across the residential areas. The sense of openness within the public realm are more prevailing in the rural and outer suburban character of Yarra Ranges, where street trees are less frequent and irregular and buildings are setback considerably from the street edge and front gardens open, or visible from the street. In contrast, sloping hilltop areas, narrow roads and dense vegetation create a sense of enclosure within the public realm. It is important to distinguish those areas where the sense of streetscape openness and enclosure are the desired character to ensure recommendations facilitate this outcome.

The key attributes influencing streetscape presentation and the sense of openness include:

- Street width and configuration
- Front setback depth and consistency
- Front fence and established gardens
- Presence and scale of canopy vegetation in verges
- Building heights and massing arrangement
- Topography



Topography and Slope

Topography is a key consideration in the definition of character precincts across the residential areas. The Study Area includes steep hilltop areas as well as flat, open valleys which contribute to the experience of places and the type of built form. In steep or hilltop areas, the visibility and asymmetry of dwellings along a street is a unique characteristic and one that should be protected when envisaging possible new forms in an area.

The key elements influenced by topography include:

- Street profile
- Siting
- Site coverage
- Front setbacks
- Building height and massing arrangement
- Presence of retaining walls or terracing



Long-range Views

Long-range views to surrounding hills is an important consideration when contemplating valued character attributes. In hilly terrain, as exists in many of the Yarra Ranges residential areas, there are frequent views along a streetscape or between dwellings to a hillside. Where that hillside is developed and there is tree cover, the view in areas of dense tree cover and low site coverage is still only of treetops, and in more highly developed areas, of tree canopies interspersed by rooftops. Another important consideration when contemplating views is the relationship between the town and its surrounding landscape. In many of the townships, views to surrounding agricultural or pastoral land is important in defining the sense of place.

The key elements influencing long-range views include:

- Street profile
- Siting (side and rear setbacks)
- Site coverage
- Building heights and massing arrangement



Public Realm Condition

The condition or profile of the street is an important consideration in defining distinct character areas across Yarra Ranges residential areas. The road or street condition defines an area as suburban or rural in character. There are also examples of significant landscape corridors where wide verges and established canopy trees are critical to the character of an area.

The elements that contribute to public realm include:

- Street profile
- Street definition (kerb, footpath, surface)
- Landscaping
- On-street parking

1. INTRODUCTION & BACKGROUND

1.4 Neighbourhood Character Influences

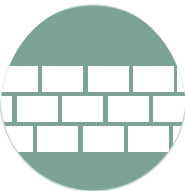


Delineation of Public and Private Realm

The definition between the private and public realm is clearly defined by a fence, vegetation or footpath. In Yarra Ranges, there are many examples of areas where this distinction is less obvious and is considered a desired characteristic to maintain or reinforce.

The key elements contributing to the definition of the public and private realm include:

- Street profile
- Street definition (kerb, footpath, surface)
- Front gardens and landscaping
- Presence of retaining walls or terracing
- Fencing treatment



Design Details & Materiality

Within Yarra Ranges, key architecture features including roof styles, entry definition and decorative elements contribute to the sense of place and distinctive character features. Most township areas in the Yarra Ranges still retain its ‘country-town’ characteristic attributed to prevailing large, overhanging roofs and verandas. Dwellings present their ‘broad’ elevation and primary frontage to the street and cast iron, or timber embellishment is commonly found. Prevailing application of ‘natural’ materials such as bricks, stone and weatherboard is consistent in township and foothill areas. In contrast, there is less consistency on distinctive architecture features and materiality within the more established urban areas and flat roof, or pronounced parapet structures more commonly found in areas experiencing a higher degree of recent intensification.

The key elements contributing to the definition of the architecture features are:

- Roof form
- Veranda
- Materiality
- Building siting and orientation
- Building heights and massing arrangement

1.5 What is Not Character



Heritage

Heritage dwellings and sites (including those not of individual heritage significance) provide a direct link with the past and the early township character across the municipality. Without these dwellings the towns would be similar to many newer towns or suburbs settled in the post war period.

However, it is important to distinguish between heritage and character. It is acknowledged that heritage is usually applied to special places (public and private realms), whereas character encompasses broader area and not site- specific.

The protection of heritage and cultural significance is largely concerned with retaining the fabric and setting of a valued building and place. Where heritage consideration focuses on the conservation of culturally significant places, character on the other hand addresses matters pertaining with enhancement, or protection of an area’s distinct identity, or valued attributes. These valued attributes are based on the visual relationship between built form and landscape and not its history.

Character studies principally evaluate the interplay of built form, vegetation and topographical elements in the public and private domain, with reference to the style and age of buildings where relevant. They place a much greater emphasis on visual evidence – the look of an area - than heritage studies.



Amenity

In Victoria, there is a statutory distinction between the concept of amenity and the concept of neighbourhood character.












Amenity refers to things like overlooking, access to sunlight, private open space, noise and so on. Character, on the other hand, is about the characteristics of the area that make one place different from another.

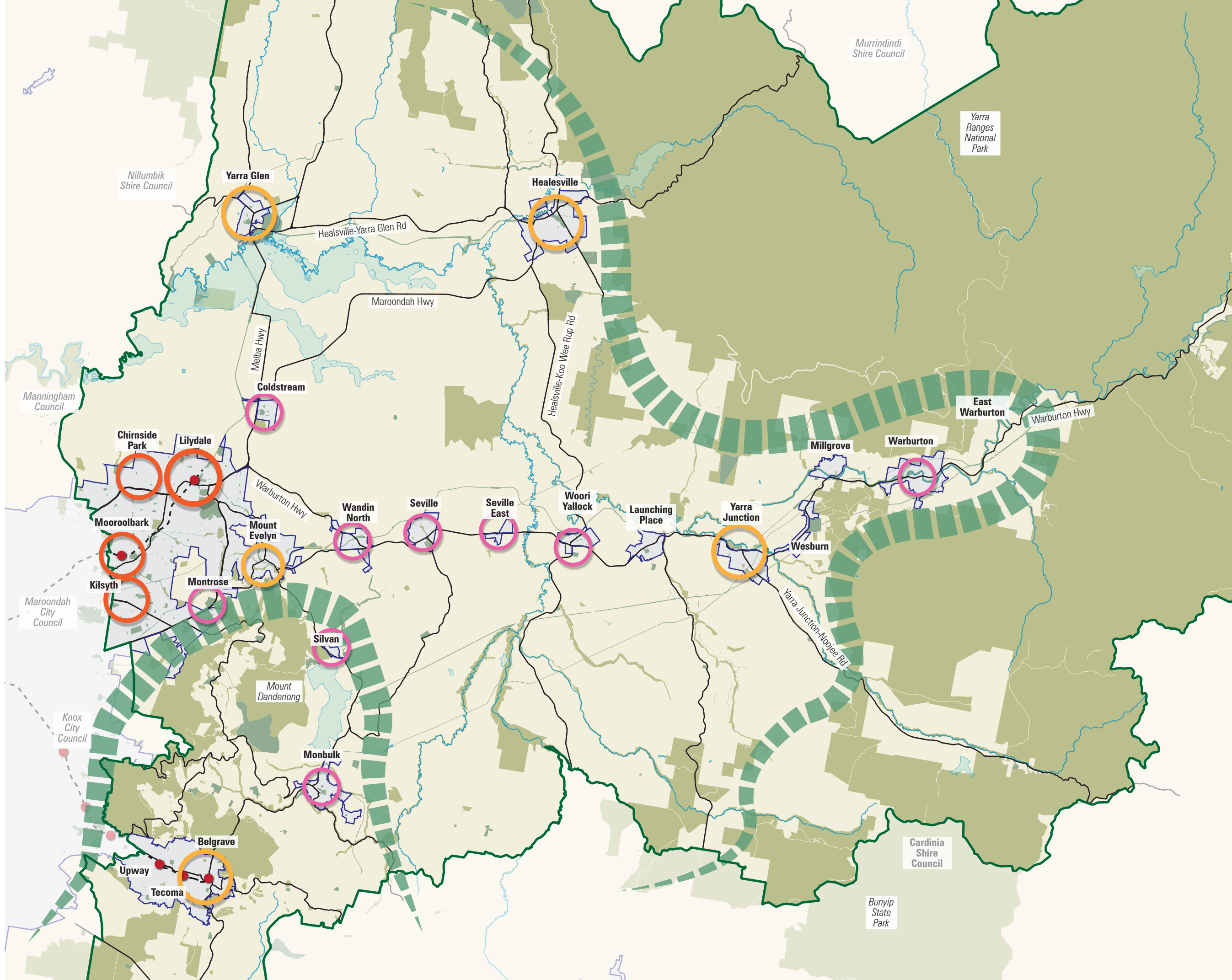
This distinction is not readily understood by the community – most people use the terms interchangeably.

YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY

Municipal Context

Legend

- Municipal boundary 
- Urban Growth Boundary 
- Major roads 
- State/ National Parks 
- Local parks and open space 
- Rivers and lakes 
- Major Commercial Areas (urban) 
- Major Commercial Areas (rural) 
- Rural settlement 
- Train stations 
- Dandenong Ranges 



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2. EXISTING PROVISIONS IN YARRA RANGES

2.1 Planning Practice Notes

Practice Note 43

Residential or neighbourhood character is a term used in the Victorian Planning Scheme to describe the overall characteristics of an area. It relates to the combination of features that make one residential area different to another. Planning Practice Note 43 (January 2018) defines Neighbourhood Character as follows:

“Neighbourhood character is essentially the combination of the public and private realms. Every property, public place or piece of infrastructure makes a contribution, whether great or small. It is the cumulative impact of all these contributions that establishes neighbourhood character. The key to understanding character is being able to describe how the features of an area come together to give that area its own particular character. Breaking up character into discrete features and characteristics misses out on the relationships between these features and characteristics. Understanding how these relationships physically appear on the ground is usually the most important aspect in establishing the character of the area.”

Neighbourhood Character therefore is comprised of features which occur within both the public realm or streetscape and within the private realm or on private land. Features which occur within the public realm are under the control or influence of Council and primarily relate to the street design and provision of street trees. Features which occur within the private realm are subject to the provision of the Planning Scheme and primarily relate to siting, access arrangement, scale, height, roof form and architectural features and garden setting of a dwelling.

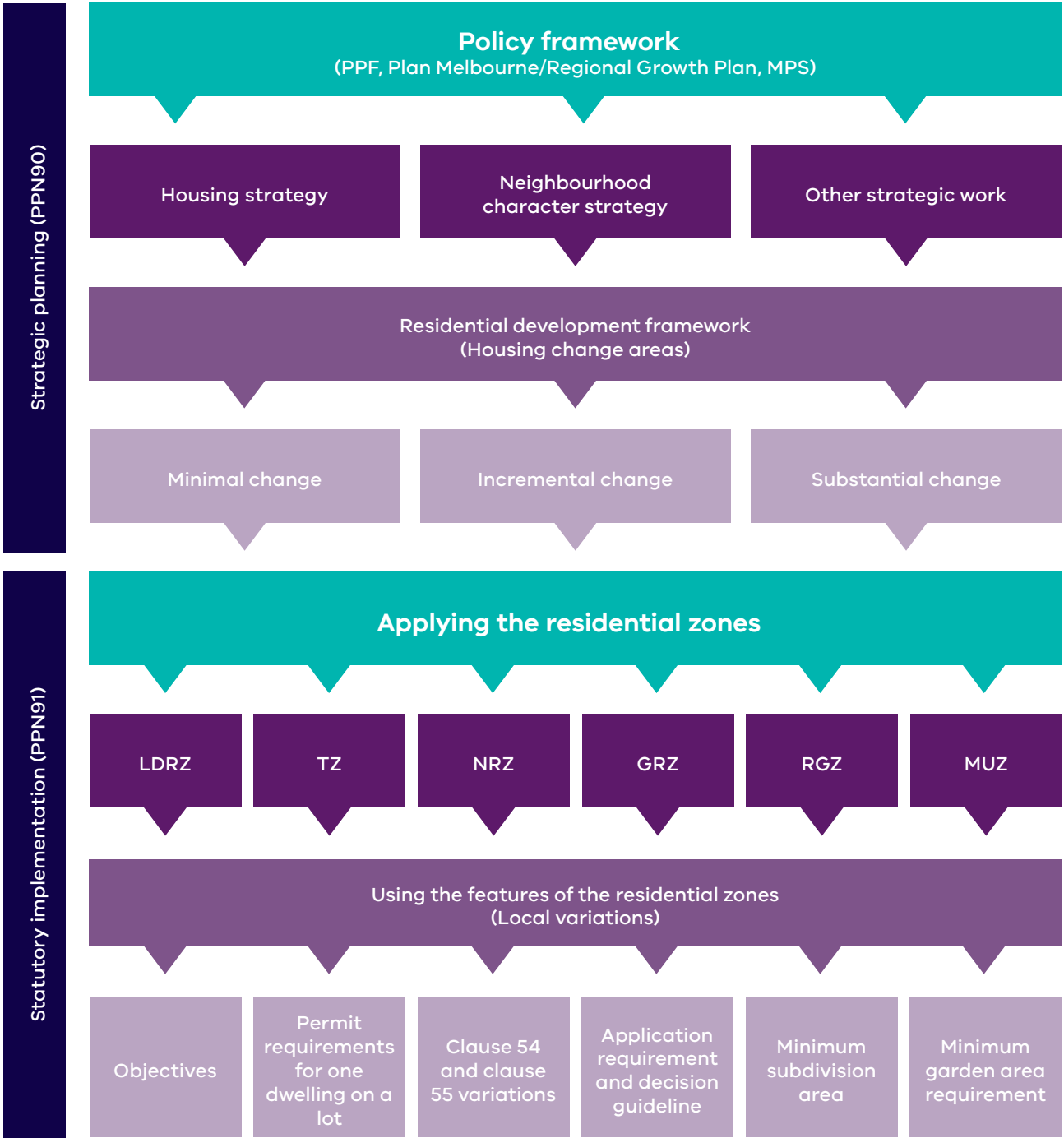
Practice Note 90 - Planning for Housing

This study acknowledges the guidance of PPN90 for the considerations of a Neighbourhood Character Study. In line with PPN90, this Strategy should:

- Consider both the public and the private realm
- Provide a strategic direction for neighbourhood character to guide future development through preferred neighbourhood character statements or neighbourhood character objectives
- Identify the comparative significance of each neighbourhood character area. Assess the significance of the area, including comparisons with other parts of the municipality but also with the wider region.
- Provide basis for neighbourhood character statements, policies, objectives and local variations to clause 54 and clause 55 being included in residential zone structures or other overlays

Importantly, the neighbourhood character strategy should demonstrate that housing objectives have not been prejudiced when determining areas for the protection of existing neighbourhood character.

Figure 3: Balancing housing growth and protection of neighbourhood character



Source: Planning Practice Note 90

2. EXISTING PROVISIONS IN YARRA RANGES

2.2 Existing Provisions

The combinations and extent of existing residential zones and overlays are an important consideration in determining existing neighbourhood character and building into the preferred character precincts. Across Yarra Ranges the residential zone schedules and Design & Development Overlays (DDO) schedules determine the housing framework and level of anticipated change, while the Significant Landscape Overlay (SLO) schedules outline the statement of natural environment and key landscape elements of each suburb.

Within the Yarra Ranges Planning Scheme, the following existing policy combinations exist:

- **RGZ1:** Lilydale Consolidation area & **DD07:** Lilydale Activity Centre residential Areas
- **GRZ1:** Lower Order Consolidation areas (Chirnside Park strip)
- **GRZ1:** Lower Order Consolidation Areas & **DD08:** Neighbourhood Centres and Rural Township Consolidation Areas
- **GRZ1:** Lower Order Consolidation areas & **DD09** Mooroolbark NAC
- **GRZ1:** Lower Order Consolidation areas & **DD02:** Mount Evelyn Town Centre
- **NRZ1:** Incremental Residential Areas
- **NRZ2:** Rural and foothills Incremental Change Areas & **DD06**
- **NRZ3:** Least Change Areas foothills and rural townships & **DD05**
- **NRZ4:** Cloverlea Estate, Chirnside Park & **DP03**

Significant Landscape Overlays (SLO) are important policy triggers applied across the majority of Yarra Ranges residential area. These overlays outline a 'Statement Of Nature and Key Elements of Landscape' for each suburb and can be used as a basis to inform preferred neighbourhood character outcomes, acknowledging landscape and specifically trees are significant contributors to character. The overlay schedules include:

- **SLO Schedule 22:** Foothills and Rural townships.
- **SLO Schedule 23:** Silvan Agricultural Area and the Upper Yarra and Environs.

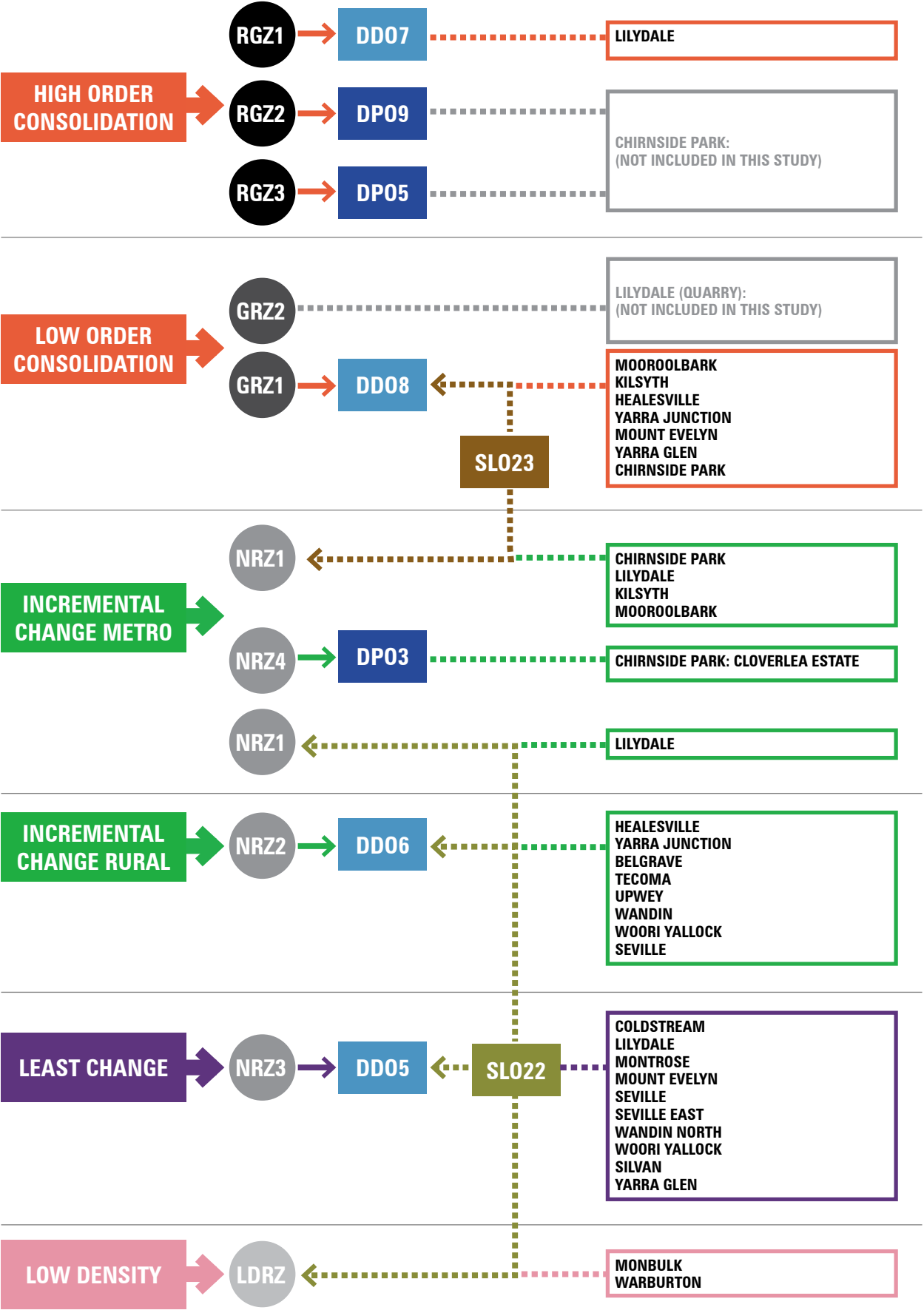


Diagram demonstrating existing provisions that apply to residential areas in Yarra Ranges.

2. EXISTING PROVISIONS IN YARRA RANGES

2.3 Existing Provisions Summary

	Policy Combination	Zone controls	DDO Controls	SLO Controls	Suburbs
HIGH ORDER CONSOLIDATION	RGZ1, DD07	<ul style="list-style-type: none">Permit to construct and/or extend two or more dwellings on a lot (RGZ)Discretionary maximum building height requirement under zone (13.5m)Application of Clause 54 and Clause 55 requirements (ResCode) Decision guidelines to RGZ1: <ul style="list-style-type: none">Maximise development and achieve good design outcomes through lot consolidationDiverse housing through site responsive designRespectful of neighbourhood amenityHigh quality design	<ul style="list-style-type: none">Discretionary maximum building height requirements based on lot size: 11m for lots greater than 30m wide and 45m deep, 11m for lots with frontage to Melba Park and 9m for smaller lotsDiscretionary siting, setback, built form, driveway and landscaping requirements	N/A	<ul style="list-style-type: none">Lilydale
	RGZ2, RGZ3	<ul style="list-style-type: none">Permit to construct and/or extend two or more dwellings on a lot (RGZ)Discretionary maximum building height requirement under zone (13.5m)Application of Clause 54 and Clause 55 requirements (ResCode) Decision guidelines to RGZ2, RGZ3: <ul style="list-style-type: none">Maximise development and achieve good design outcomes.Diverse housing through site responsive designRespectful of neighbourhood amenityHigh quality design	N/A	N/A	<ul style="list-style-type: none">Chirnside Park (not included in this study)
LOW ORDER CONSOLIDATION	GRZ1	<ul style="list-style-type: none">Permit to construct and/or extend two or more dwellings on a lot (GRZ)Mandatory maximum building height requirement 11m (GRZ)Minimum garden area requirement (GRZ)Application of Clause 54 and Clause 55 requirements (ResCode) Decision guidelines to GRZ1: <ul style="list-style-type: none">Within consolidation areas, diverse housing through site responsive designAccessibility to services and facilities taking into account site constraints including topographyAvoidance of visually dominant buildingsLandscaping and the planting of mature species	N/A	N/A	<ul style="list-style-type: none">Chirnside Park (strip)
	GRZ1, DD02	<ul style="list-style-type: none">As above	<ul style="list-style-type: none">Discretionary maximum building height requirement 8mDiscretionary street setback, built form and landscaping requirements	N/A (SLO23 Partial overlap)	<ul style="list-style-type: none">Mount Evelyn Town Centre
	GRZ2	<ul style="list-style-type: none">Permit to construct and/or extend two or more dwellings on a lot (GRZ)Mandatory maximum building height requirement 11m (GRZ)Minimum garden area requirement (GRZ)Application of Clause 54 and Clause 55 requirements (ResCode) Decision guidelines to GRZ1: <ul style="list-style-type: none">None specified	N/A	N/A	<ul style="list-style-type: none">Lilydale (Quarry/ vacant land)

2. EXISTING PROVISIONS IN YARRA RANGES

2.3 Existing Provisions Summary

Policy Combination		Zone controls	DDO Controls	SLO Controls	Suburbs
LOW ORDER CONSOLIDATION	GRZ1, DD08, SLO23	<ul style="list-style-type: none">Permit to construct and/or extend two or more dwellings on a lot (GRZ)Mandatory maximum building height requirement (11m) (GRZ)Application of Clause 54 and Clause 55 requirements (ResCode)Minimum garden area requirement (GRZ) Decision guidelines to GRZ1: <ul style="list-style-type: none">Within consolidation areas, diverse housing through site responsive designAccessibility to services and facilities taking into account site constraints including topographyAvoidance of visually dominant buildingsLandscaping and the planting of mature species	<ul style="list-style-type: none">Discretionary maximum building height requirements based on lot size (11m for lots greater than 1500m² and 9m for lots less than 1500m²)Discretionary street setback, built form, driveway and landscaping requirementsDiscretionary minimum subdivision area of 300m² (Healesville and Yarra Junction)Discretionary minimum subdivision area of 400m² (Mount Evelyn and Yarra Glen)	SLO23 <ul style="list-style-type: none">Permit to construct a building or construct or carry out works if located less than 10m from designated stream or less than 10m from a designated open Melbourne Water drain (SLO23). Permit to construct a fence (SLO).Permit to remove, destroy or lop any indigenous vegetation or substantial tree (SLO23) Decision guidelines to SLO23: <ul style="list-style-type: none">Consistency with SLO23 objectives and character statementRemoval of trees relates to a development proposalWhether removal of trees is necessary if no development is proposedMaintain the dominant trees within streetscapes and localityWhether removal of vegetation will adversely impact on natural environment and adjacent watercourseExtent to which dominant trees remain within the streetscapes and locality	<ul style="list-style-type: none">MooroolbarkKilsythMount EvelynYarra JunctionHealesvilleYarra Glen
	GRZ1, DD09, SLO23	<ul style="list-style-type: none">Permit to construct and/or extend two or more dwellings on a lot (GRZ)Mandatory maximum building height requirement (11m) (GRZ)Application of Clause 54 and Clause 55 requirements (ResCode)Minimum garden area requirement (GRZ) Decision guidelines to GRZ1: <ul style="list-style-type: none">Within consolidation areas, diverse housing through site responsive designAccessibility to services and facilities taking into account site constraints including topographyAvoidance of visually dominant buildingsLandscaping and the planting of mature species	<ul style="list-style-type: none">Discretionary maximum building height requirements based on lot size (11m for lots greater than 1500m² and 9m for lots less than 1500m²)Discretionary street setback (based on location), built form and landscaping requirements		<ul style="list-style-type: none">Mooroolbark Town Centre
INCREMENTAL CHANGE METRO	NRZ4	<ul style="list-style-type: none">Permit to construct and/or extend two or more dwellings on a lot (NRZ)Mandatory maximum building height requirement 9m (NRZ4)Minimum garden area requirement (NRZ)Application of Clause 54 and Clause 55 requirements (ResCode) Decision guidelines to NRZ4: <ul style="list-style-type: none">Respect existing residential characterRespond to the attributes of the established neighbourhoodDevelopment adds to the diversity of the existing housing stockConsideration of the geographic constraints of a location. Preference to infill development where people can easily access community services and transportation facilities.	N/A	N/A	<ul style="list-style-type: none">Chirnside Park (Cloverlea Estate)
	NRZ1, SLO23	<ul style="list-style-type: none">Permit to construct and/or extend one dwelling on a lot less than 500m² (NRZ1)Application of Clause 54 and Clause 55 requirements (ResCode)Mandatory maximum building height requirement (9m) (NRZ)Minimum garden area requirement (NRZ) Decision guidelines to NRZ1: <ul style="list-style-type: none">Respect existing residential characterRespond to the attributes of the established neighbourhoodWithin metropolitan incremental change areas, site coverage should be no more than 40%Development adds to the diversity of the existing housing stockConsideration of the geographic constraints of a location. Preference to infill development where people can easily access community services and transportation facilities.	N/A	SLO23 <ul style="list-style-type: none">Permit to construct a building or construct or carry out works if located less than 10m from designated stream or less than 10m from a designated open Melbourne Water drain (SLO23). Permit to construct a fence (SLO).Permit to remove, destroy or lop any indigenous vegetation or substantial tree (SLO23) Decision guidelines to SLO23: <ul style="list-style-type: none">Consistency with SLO23 objectives and character statementRemoval of trees relates to a development proposalWhether removal of trees is necessary if no development is proposedMaintain the dominant trees within streetscapes and localityWhether removal of vegetation will adversely impact on natural environment and adjacent watercourseExtent to which dominant trees remain within the streetscapes and locality	<ul style="list-style-type: none">LilydaleChirnside ParkMooroolbarkKilsyth

2. EXISTING PROVISIONS IN YARRA RANGES

2.3 Existing Provisions Summary

Policy Combination		Zone controls	DDO Controls	SLO Controls	Suburbs
INCREMENTAL CHANGE RURAL	NRZ1, SLO22	<ul style="list-style-type: none">As above	N/A	SLO22	<ul style="list-style-type: none">Lilydale (hillside)
	NRZ2, DD06, SLO22	<ul style="list-style-type: none">Permit to construct and/or extend one dwelling on a lot less than 500m² (NRZ2)Application of Clause 54 and Clause 55 requirements (ResCode)Mandatory maximum building height requirement 9m (NRZ)Minimum garden area requirement (NRZ) <p>Decision guidelines to NRZ2:</p> <ul style="list-style-type: none">Lots and developments of a spacious natureDesign responds to neighbourhood characterMinimise site coverageMaintain natural and established vegetation cover and provide landscaping opportunities	<ul style="list-style-type: none">Minimum vacant lot subdivision area of 500m²Subdivision of lots into lots smaller than 500m² may be permissible provided site coverage (30%) and permeability (50%) requirements met. Encourages building site coverage of 30% (otherwise permit triggered).Encourages building and impervious surface site coverage of 50% (otherwise permit triggered) <p>Decision guidelines to DD06:</p> <ul style="list-style-type: none">Consistency with SLO22 objectives and character statementSubdivision applications to include development proposalsReasonable proportion of lot free from buildings and is available for landscapingSecluded private open space to provide practical and usable spaceBuildings set back to provide for landscaping and open spaceBuildings retain an inconspicuous profile and do not dominate landscapeCrossovers are minimised and parking facilities are provided at the rear of the dwellings or are not visible from the streetResidential amenity impacts are minimisedImpact on the conservation of trees and permeable areas	<ul style="list-style-type: none">Permit to construct a building or construct or carry out works if located less than 10m from designated stream or less than 10m from a designated open Melbourne Water drain (SLO22)Permit to construct a fence (SLO)Encourages fencing less than 1.2m height and to be 75% transparency (otherwise permit triggered) (SLO22)Permit to remove, destroy or lop any indigenous vegetation or substantial tree (SLO22)Encourages buildings less than 7.5m height (otherwise permit triggered) (SLO22)Encourages building site coverage of 30% (otherwise permit triggered) (SLO22)Encourages building and impervious surface site coverage of 50% (otherwise permit triggered) (SLO22) <p>Decision guidelines to SLO22:</p> <ul style="list-style-type: none">Consistency with SLO22 objectives and character statementVegetation contribution to character and environmental significance of the areaImpact on views within the foothills areas and on more distant views across the city and suburbs to the foothills of the Dandenong RangesImpact on rural character of townships where development is more spacious and allows views through to the Yarra Valley and/or the foothillsBuilding height below the tree canopy level and inconspicuous in the landscapeConsideration of height of surrounding development, slope of the land and the impact on views to and from adjacent viewpointsSite coverage allows for planting of canopy trees and other vegetationBuildings are dispersed to allow tree planting and not impact on existing substantial trees	<ul style="list-style-type: none">Wandin North,SevilleWoori YallockYarra JunctionHealesvilleBelgraveTecomaUpwey
	NRZ3, DD05, SLO22	<ul style="list-style-type: none">Permit to construct and/or extend one dwelling on a lot less than 501m² (NRZ3)Application of Clause 54 and Clause 55 requirements (ResCode)Mandatory maximum building height requirement 9m (NRZ)Minimum garden area requirement (NRZ) <p>Decision guidelines to NRZ3:</p> <ul style="list-style-type: none">Development or subdivision is of a scale and size consistent with the unique character and special features of the rural townships and foothills areasDevelopment or subdivision should be less dense than that which occurs within the GRZ or the NRZ1 and NRZ2Development or subdivision should minimise site coverageDevelopment or subdivision should maintain natural and established vegetation cover	<ul style="list-style-type: none">Minimum subdivision area of 1,000m²For larger sites greater than 2,000m², smaller lots of 500m² may be permissible, provided average size of lots is 1,000m²Encourages building site coverage of 30% (otherwise permit triggered)Encourages building and impervious surface site coverage of 50% (otherwise permit triggered) <p>Decision guidelines to DD05:</p> <ul style="list-style-type: none">Consistency with SLO22 objectives and character statementSubdivision applications to include development proposalsReasonable proportion of lot free from buildings and is available for landscapingSecluded private open space to provide practical and usable spaceBuildings set back to provide for landscaping and open spaceBuildings retain an inconspicuous profile and do not dominate landscapeCrossovers are minimised and parking facilities are provided at the rear of the dwellings or are not visible from the streetImpact of any proposed subdivision and development on the conservation of trees and permeable areas	<ul style="list-style-type: none">Consistency with SLO22 objectives and character statementVegetation contribution to character and environmental significance of the areaImpact on views within the foothills areas and on more distant views across the city and suburbs to the foothills of the Dandenong RangesImpact on rural character of townships where development is more spacious and allows views through to the Yarra Valley and/or the foothillsBuilding height below the tree canopy level and inconspicuous in the landscapeConsideration of height of surrounding development, slope of the land and the impact on views to and from adjacent viewpointsSite coverage allows for planting of canopy trees and other vegetationBuildings are dispersed to allow tree planting and not impact on existing substantial trees	<ul style="list-style-type: none">LilydaleMontroseMount EvelynWandin NorthSevilleSeville EastWoori YallockYarra GlenColdstreamSilvan
LOW DENSITY	LDRZ, SLO22	<ul style="list-style-type: none">Permit to subdivide land (LDRZ)Minimum subdivision area of 4,000m² (schedule to LDRZ)Permit to construct and/or extend two or more dwellings on a lot (LDRZ)No more than two dwellings on the lot (LDRZ) <p>Decision guidelines to LDRZ:</p> <ul style="list-style-type: none">Protection and enhancement of the natural environment and character of the area including the retention of vegetation and fauna habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundariesAvailability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications	N/A	<ul style="list-style-type: none">Protection of habitatsImpact on natural environment of adjacent watercoursesWhether front fences are provided within the street, and style of fence including transparency, height, materials and finishes	<ul style="list-style-type: none">WarburtonMonbulk



hansen

YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY

Existing Residential Framework

Legend

Municipal Boundary

Locality boundary

Urban Growth Boundary (UGB)

Parks and open spaces

High Order Consolidation

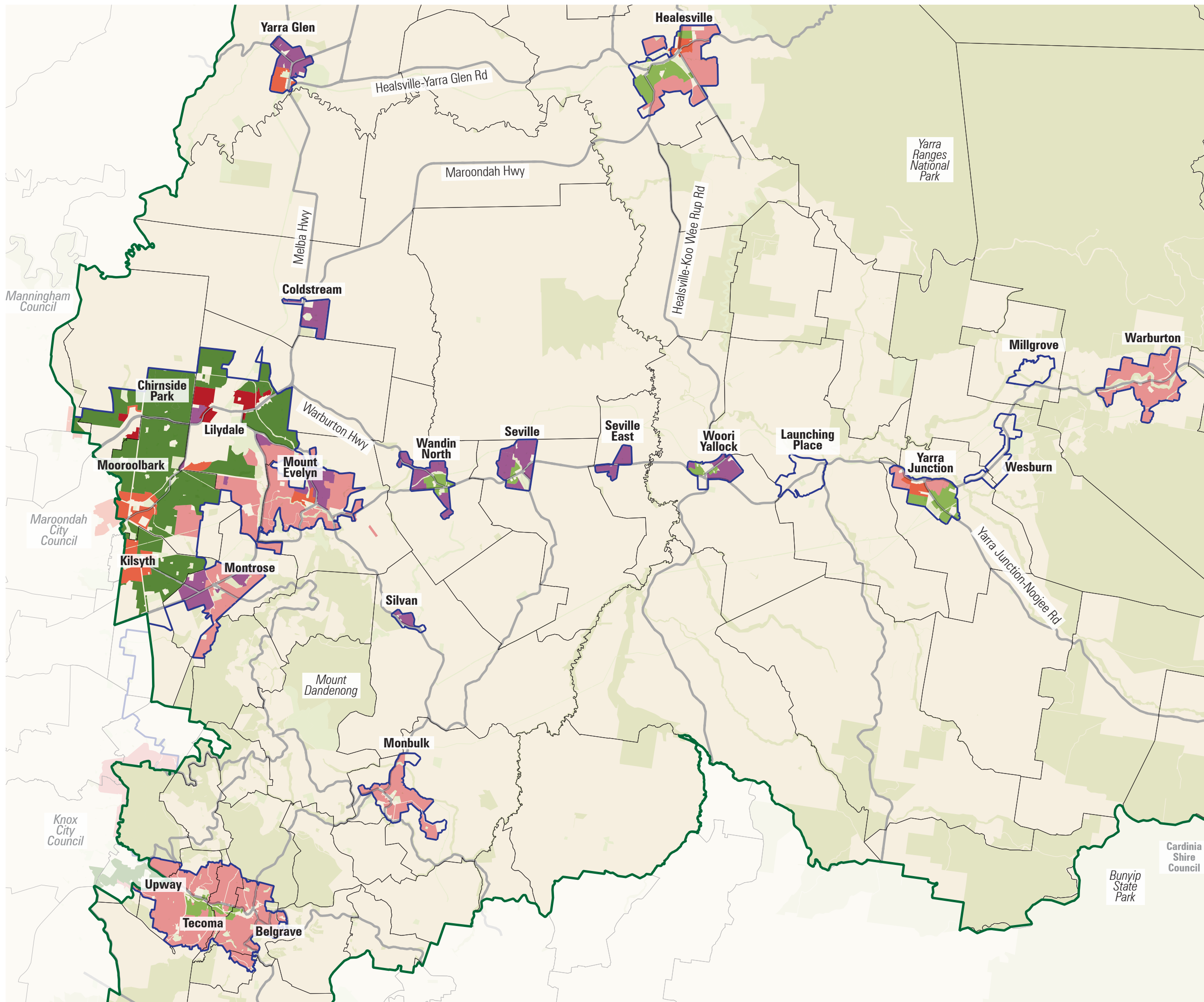
Low Order Consolidation

Incremental Change Metro

Incremental Change Rural

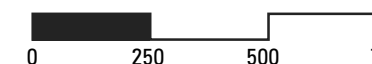
Least Change

Low Density



Project Ref:
Scale:
Date:
Revision:

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3 - SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

(AUDIT OF THE 2002 STUDY)

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

This chapter summarises the development pattern that has happened between 2013-2020 and the level of intactness for valued character attributes identified in the 2002 Neighbourhood Character Study for each suburb. It has been informed by background analysis, Council’s development approval database and detailed site visits.

This neighbourhood character auditing process identify broad areas where the valued character attributes exist and the level of intactness. For areas which have had experienced a considerable change since 2002, new valued character attributes are identified.

The analysis begins to provide insight into areas that now share common characteristics, and provides the foundation for identifying broad character types as part of this 2021 Neighbourhood Character Study.

Neighbourhood Character Influences

It is important to acknowledge that the differentiation between character areas is not simply based on architectural style or era of development. Rather it is about recognising the distinctive characteristics of different urban forms, and in Yarra Ranges in particular, their relationship to topography and vegetation.

Neighbourhood Character is also not about the amenity of neighbouring properties or density controls across residentially zoned land. While the recommendations may have indirect influences to the number of dwellings or impact on overlooking or overshadowing, they are not the driving considerations when considering preferred character outcomes.

Acknowledging the 2002 Neighbourhood Character Study, existing Provisions within the Yarra Ranges Planning Scheme and observations made from site visits, the following parameters are considered to be most influential in defining neighbourhood characters in Yarra Ranges:

- Landscaping & trees (including the location and size of canopy trees)
- Dwelling siting (including setbacks from all boundaries)
- Site Coverage
- Topography & views
- Streetscape condition
- Subdivision pattern & lot size
- Dwelling types (single and multi-residential development)
- Detailed design & materiality
- Recent residential development (post-2002 study, pre-2013 Housing Strategy Amendment and post-2013 Housing Strategy Amendment)

Effect of recent developments on Neighbourhood Characters

From review of recent development patterns, input from Council’s officers and site visit, it is evident that the valued character attributes identified in the 2002 Character Study had diminished in some areas. It is necessary to identify factors influencing the level of intactness for valued character attributes to ensure precinct recommendations can seek to respond, respect, or protect valued character attributes appropriately.

The effects of recent developments on neighbourhood characters include:

- Diminished landscaping and canopy tree opportunities through reduced side and rear setbacks and higher site coverage
- Loss of established front gardens due to maintenance issues
- Additional crossovers to sites reducing nature strip and on-street parking
- Linear, impermeable driveways along side boundaries reducing views to landscape between dwellings from the street
- Higher site coverage of front setbacks accommodating car parking and driveways
- Higher, impermeable front fences reducing sense of openness
- Bulky massing and cantilevered forms to side boundaries reducing sense of openness and landscape opportunities
- Roof forms or building materials not in keeping with the predominant type
- Elevated private open spaces to side and rear boundaries requiring screening and reducing landscape opportunities

The tables on the following pages summarise the audit of valued character attributes (identified in the 2002 Neighbourhood Character Study) level of intactness for each suburb and township within the study area.

For areas where a high degree of change had occurred, or where new masterplanned estates are now completed, new valued character attributes are identified to inform the preferred future neighbourhood character outcomes. Additionally, new valued character attributes were also identified for streetscapes and public realms with significant landscaping.

Refer to Appendix 3: ‘2002 Character Study ‘Valued Attributes’ Audit (by Suburb)’.

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

LILYDALE

Valued Attributes (NCS 2002)

- Most eras of development exist from original settlement to present day
- Some reminders of the country town origins of Lilydale
- Styles of housing from cottage to mansion, from modest suburban villages to retirement villages
- Mix of garden types, with low level and establishing often exotic gardens in many inner streets and more recently developed areas, and a more native character with high canopy trees on the fringe
- Street patterns vary from grid like in the older inner areas and curvilinear/court style street patterns in outer areas
- Rolling topography, often offering views to the surrounding landscape

Preferred Character Ambitions (NCS, 2002)

- Maintain variety of character types including reminders of Lilydale’s country town origins
- Retaining Victorian, Edwardian and Interwar dwellings
- Encouraging planting of native vegetation, particularly trees

Policy	Precinct	Development patterns (2013-2020)	Implications of recent development	Level of change vs preferred character	Comments
RGZ & DD07	1a	High: Villa-units and attached townhouses	<ul style="list-style-type: none">▪ Limited new canopy tree planting on multi-residential sites (where not an existing dominant feature) due to narrow side and rear setbacks▪ Linear driveways a dominant feature in side setbacks, although offering views to surrounding hills in some instances▪ Reduction of front setbacks and established front gardens in new multi-residential development▪ Rural township character eroded (practically non-existent)▪ Tight, compact multi-residential development▪ Poor examples generally have limited landscaping along driveways and at their termination	High change- preferred character ambitions have been eroded by recent development	<p>Precinct requires new character ambitions.</p> <p>Precinct to form part of a broader character area with areas of shared key character attributes including:</p> <ul style="list-style-type: none">▪ Lilydale areas undergoing high-order consolidation▪ Lack of heritage presence▪ Diverse architectural style and typologies▪ Open garden setting▪ Generally flat topography with some sloping areas
	1b	Medium: Villa-units, attached townhouses and row townhouses to public open space	<ul style="list-style-type: none">▪ Heritage dwellings and streetscapes retained in central Lilydale, continue to contribute to country town character.▪ Examples of new 3-storey apartments/townhouse buildings comprising▪ Flat roofs of contemporary 3-storey medium density forms inconsistent with traditional character.▪ Examples of villa units with expressed rooflines and eaves referencing surrounding dwellings.▪ Broad, leafy streetscape profiles maintained through consistent street setbacks which generally accommodate new small-medium trees. Canopy trees generally in public realm rather than within front setbacks.▪ Limited new trees to side and rear setbacks.▪ Significant streetscapes (subject to heritage controls) with large canopy trees and unsealed verges.	Moderate change- preferred character ambitions are likely to be eroded should development patterns continue	<p>Precinct requires updated character ambitions.</p> <p>Precinct to form its own character area with given its strong heritage township presence rendering it unique to other areas.</p>
	1c	Medium: Additional dwellings to rear of existing, villa-units, limited examples of attached townhouses yet to eventuate	<ul style="list-style-type: none">▪ Moderate change has occurred - not to degree of 1A or 1B, although there is evidence of similar development outcomes.▪ Limited new trees in recent multi-dwelling development.▪ Varying consistency in front setbacks.	Moderate change- preferred character ambitions are likely to be eroded should development patterns continue	<p>Precinct requires updated character ambitions. Precinct to form part of a broader character area with areas of shared key character attributes including:</p> <ul style="list-style-type: none">▪ Lilydale areas undergoing high-order consolidation▪ Lack of heritage presence▪ Diverse architectural style and typologies▪ Open garden setting▪ Generally flat topography with some sloping areas
	1d	N/A: Recent residential subdivision. No dwellings.	<ul style="list-style-type: none">▪ Anomaly precinct▪ Subdivision under construction on previously vacant land	High change- preferred character ambitions have been eroded by recent development	Anomalous precinct requires new character ambitions.



Typical residential streetscape of a high change area



Example of a recent development of townhouse with landscaped driveway in a high change area



Example of a gun-barrel unit development in a sloping area of Lilydale

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

Policy	Precinct	Development patterns (2013-2020)	Implications of recent development	Level of change vs preferred character	Comments
NRZ1 & SLO23	2a	Low: Residential estate of detached dwellings	<ul style="list-style-type: none">Residential estate has been completed comprising single, detached dwellingsGenerally compatible with other curvilinear suburban areas in broader surroundsNo significant impacts. Limited opportunity for further change.	Least change- preferred character ambitions are generally intact	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">Curvilinear suburban areas with undulating topography and formal garden settings/Least capacity for change due to compact side and rear setbacks
	2b	Medium: Additional dwellings to rear	<ul style="list-style-type: none">Removal of canopy vegetation to rear of original dwellingsLimited rear setbacks and side setbacks to new dwellings limiting opportunity for landscape	Moderate change- preferred character ambitions are likely to be eroded should development patterns continue. Precinct requires updated character ambitions.	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">Generally flat, gridded and traditional suburban areas with mixed garden settingsCapacity for incremental change due to spaciousness at sides and rear
	2c	Low: Residential estates of detached dwellings. Limited opportunity for further change.	<ul style="list-style-type: none">Residential estate comprising single, detached dwellingsGenerally compatible with other curvilinear suburban areas in broader surroundsNo significant impacts. Limited opportunity for further change.	Least change- preferred character ambitions are generally intact	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">Curvilinear suburban areas with undulating topography and formal garden settings/Least capacity for change due to compact side and rear setbacks
	2d: Tudor Village	Low: Retirement village. Limited opportunity for further change.	<ul style="list-style-type: none">Subdivision of land to south in addition to retirement villageGenerally compact with limited side separation or opportunity for tree plantings in front and rear setbacksLimited opportunity for further change	Moderate change- preferred character ambitions are likely to be eroded should development patterns continue. Precinct requires updated character ambitions.	Anomalous precinct requires new character ambitions.
NRZ1 & SLO22	3a	Medium: Villa-unit development and additional dwellings clustered to west (toward activity centre)	<ul style="list-style-type: none">Examples of hillside villa-units retaining canopy vegetation in front and side boundariesExamples of hillside villa units with reduced side and rear setbacks (single storey) including removal of vegetation and limited replacementLower hillside areas with villa-units no existing dense vegetation, new vegetation to side boundaries evident (small/linear along driveway) complementing views to hillsAdditional dwellings to rear generally concealed from street behind front dwelling	Least change- preferred character ambitions are generally intact	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">Hillside suburban areas set within bushy, winding streetscapes with steep topographyInformal public realm with dominant canopy cover and informal vergesOpen, native garden settingCapacity for change given deep allotments
	3b	Low: Limited new development	<ul style="list-style-type: none">Limited change has occurredNo significant impacts	Least change- preferred character ambitions are generally intact	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">Curvilinear suburban areas with undulating topography and formal garden settings/Limited but some capacity for change in rears/sides
	3c	Low: Limited new development	<ul style="list-style-type: none">Limited change has occurredNo significant impacts	Least change- preferred character ambitions are generally intact	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">Hillside suburban areas set within bushy, winding streetscapes with steep topographyInformal public realm with dominant canopy cover and informal vergesOpen, native garden settingCapacity for change given deep allotments
NRZ3 & DD05 & SLO22	4a	Low: Detached dwellings on single allotments	<ul style="list-style-type: none">New dwellings providing established gardens and opportunity for canopy vegetationFront setbacks comprising larger areas of paved/ sealed driveways in comparison to older dwellingsLimited opportunity for further development	Least change- preferred character ambitions are generally intact	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">Curvilinear suburban areas with undulating topography and formal garden settings/Limited but some capacity for change in rears/sides



Example of a traditional 1 storey dwelling in a moderate change area



Historic street trees in Anderson Street, example of a residential heritage streetscape



Example of traditional 1 storey villa units accessed by a central driveway

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

KILSYTH

Valued Attributes (NCS 2002)

- Dwellings date from the 1950s to present
- Mix of semi-native gardens set within a grid street pattern and some more informal gardens set within a curvilinear/ court street pattern
- Topography varies from flat to hilly
- In hilly locations, views between dwellings
- Many streetscapes appear open and spacious due to generous front setbacks, wide nature strips and lack of front fences
- Tall canopy trees (native and exotic) are common, but vary in density
- Most roads are sealed with kerbs, with or without footpaths and street trees

Preferred Character Ambitions (NCS, 2002)

- Sense of openness
- Encouraging planting of trees
- Generous side setback to at least 1 side
- Buildings in hilly areas are set within landscape
- Maintain no or open front fences



Example of a recent development of 2 storey attached townhouses in a moderate change area

Policy	Precinct	Development patterns (2013-2020)	Implications of recent development	Level of change vs preferred character	Comments
GRZ1 & DD08 & SL023	1a	High: Attached townhouses or villa-units on single and consolidated allotments	<ul style="list-style-type: none">▪ Retained front setbacks preserving openness along streetscapes▪ Loss of openness within allotments due to presence of medium-density development▪ New development of higher site coverage with limited side and rear setbacks reducing views between dwellings▪ Limited new canopy trees in backyards (rear) due to reduced setbacks▪ Examples of new trees in front setbacks (type and species undetermined)▪ Examples of consolidated allotments comprising central driveway with private open space to both sides and 2nd storey setback from sides to maintain longer-range views between lots▪ Examples of linear canopy vegetation along boundaries (14 Palm Grove) providing landscaped views from street	Moderate change-preferred character ambitions are likely to be eroded should development patterns continue. Precinct requires updated character ambitions.	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Suburban areas undergoing consolidation around neighbourhood activity centres▪ Mixed building typologies and styles▪ Consistent front setbacks with open gardens▪ Flat and undulating topography
	2a	Medium: Predominately additional dwelling to rear of existing	<ul style="list-style-type: none">▪ Limited rear setbacks with removal of landscape and canopy trees in backyards▪ Loss of openness to rears due to infill development behind front dwellings▪ Limited new canopy planting within new allotment▪ Broader/dual crossovers eroding nature strip and on-street car parking▪ Front setbacks with higher portion of sealed areas to accommodate onsite parking▪ Linear, impermeable driveways. Some examples of boundary landscaping to soften impact from street.	Moderate change-preferred character ambitions are likely to be eroded should development patterns continue. Precinct requires updated character ambitions.	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Generally flat, gridded and traditional suburban areas with mixed garden settings▪ Capacity for incremental change due to spaciousness at sides and rear
NRZ1 & SL023	2b	Low: Residential estate of detached dwellings. Several additional dwellings to rear of existing.	<ul style="list-style-type: none">▪ No significant impacts▪ Generally insufficient space to rear for infill development to occur and cause loss of gardens and spaciousness	Least change-preferred character ambitions are generally intact	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Curvilinear suburban areas with undulating topography and formal garden settings/▪ Limited but some capacity for change in rears/sides



Example of a single storey traditional detached dwelling in a moderate change area



Typical mixed front garden arrangement in a moderate change area

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

MOOROOLBARK

Valued Attributes (NCS 2002)

- Developed in the post war era, with development from the 1950s
- Mix of curvilinear garden court and garden suburb (grid or grid derived) style street patterns
- Topography varies from flat to hilly
- In hilly locations, views between dwellings are important
- Many streetscapes appear open and spacious due to generous front setbacks, wide nature strips and lack of front fences
- Tall canopy trees (native and exotic) are common but vary in density
- Most roads are sealed with kerbs, with or without footpaths and street trees

Preferred Character Ambitions (NCS, 2002)

- Strong sense of openness
- Increasing the distribution of trees
- Generous side setback on at least one side to maintain views between dwellings
- Maintain no or open front fences



Example of a recently built 2 to 3 storey attached townhouse development in a high change area



Example of a traditional single storey dwelling merged with its surrounding by landscape elements.

Policy	Precinct	Development patterns (2013-2020)	Implications of recent development	Level of change vs preferred character	Comments
GRZ1 & DD09 & SL023	1a	Medium: Attached townhouses and apartments up to 3 storeys	<ul style="list-style-type: none">Limited setbacks to all sides (particularly for apartment forms) including reduced front setbacks (as encouraged under DDO)Limited landscaping opportunities and canopy tree plantings due to high site coverage of new developmentOpen frontages to public open space maintained	High change- preferred character ambitions have been eroded by recent development. Precinct requires new character ambitions.	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">Diverse dwelling styles and typologiesInterface with commercial areas/public open spaceCapacity for consolidated infill developmentGenerally narrower front setbacks
	2a	High: Attached townhouses, villa-units of 3 or more dwellings	<ul style="list-style-type: none">Front setbacks and open frontages retained including existing canopy treesLimited new landscaping and gardens in front setbacksReduction of canopy backdrop due to reduced rear setbacks in most new developmentsDriveways along boundaries providing generous side setbacks albeit generally impermeable surfacesHigher site coverage of buildings and impermeable surfacesGenerally smaller private open spaces to side boundaries with limited landscapingPrivate open space to side boundaries maintains views between dwellings in hilly locations	High change- preferred character ambitions have been eroded by recent development. Precinct requires new character ambitions.	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">Suburban areas undergoing consolidation around neighbourhood activity centresMixed building typologies and stylesConsistent front setbacks with open gardensFlat and undulating topography
GRZ1 & SL023	2b	Medium: Attached townhouse and villa-units	<ul style="list-style-type: none">Erosion of established garden character in front setbacksEvidence of some high, impermeable front fences in addition to allotments with no front fencingRemoval of trees in rear setbacksRetaining walls on sloping sites in front setbacksBroader forms on consolidated sites limiting views between dwellingsLess development activity as 2A but evidence of similar patterns emerging	Moderate change- preferred character ambitions are likely to be eroded should development patterns continue. Precinct requires updated character ambitions.	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">Suburban areas undergoing consolidation around neighbourhood activity centresMixed building typologies and stylesConsistent front setbacks with open gardensFlat and undulating topography
	3a	Medium: Predominately additional dwelling to rear of existing	<ul style="list-style-type: none">Reduced side and rear setbacks (new dwelling) with removal of landscape and canopy trees in backyardsLimited new canopy planting within new allotmentExamples of broader/dual crossovers eroding nature strip and on-street car parkingExamples of front setbacks with higher portion of impermeable areas to accommodate onsite parking for original dwellingLinear, impermeable driveways. Some examples of boundary landscaping to soften impact from street.	Moderate change- preferred character ambitions are likely to be eroded should development patterns continue. Precinct requires updated character ambitions.	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">Generally flat, gridded and traditional suburban areas with mixed garden settingsCapacity for incremental change due to spaciousness at sides and rear
	3b	High: Residential estate of detached dwellings (post-2002 study / pre 2013 Amendment)	<ul style="list-style-type: none">Smaller allotments (600-800m²)Detached dwellings of a higher site coverage. Single storey to low sides of street and double storey to high sidesViews between dwellings limited due to narrower frontagesVarying backyard depths with limited medium-large canopy trees in front and rear setbacksEstablished gardens retainedStrong garden-court style public realm with grassed verges and rolled curbsLimited redevelopment opportunity given high site coverage and limited space to rear	Least change- preferred character ambitions are generally intact	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">Curvilinear suburban areas with undulating topography and formal garden settings/Least capacity for change due to compact side and rear setbacks
NRZ1 & SL023	3c	Low: Detached dwellings on larger lots, some additional dwellings to rear of existing	<ul style="list-style-type: none">Generally limited change has occurred with some examples of additional dwellings to rear. Large previously vacant allotments undergone subdivision.No significant impacts - sense of openness generally remains strong	Least change- preferred character ambitions are generally intact	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">Curvilinear suburban areas with undulating topography and formal garden settings/Limited but some capacity for change in rears/sides

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

CHIRNSIDE PARK

Valued Attributes (NCS 2002)

- N/A

Preferred Character Ambitions (NCS, 2002)

- N/A

In the absence of valued attributes and preferred character ambitions in the 2002 study, the below are considered the valued attributes based on site visits and background analysis:

- Diversity of dwelling styles and eras
- Consistent building grain
- Single storey brick and weatherboard dwellings with pitched roofs
- Areas of consolidation comprising townhouse/villa typologies
- Canopy trees in front gardens and in nature strips
- Consistent front setbacks
- Landscaped driveways
- Low, transparent or no front fencing
- Formal streetscapes with grassed verges and footpaths
- Glimpse views to surrounding hills



Example of 1 storey brick dwelling with open landscaped front garden in a moderate change area



Example of a recently built 2 storey attached townhouse development in a high change area

Policy	Precinct	Development patterns (2013-2020)	Implications of recent development	Level of change vs preferred character	Comments
GRZ1	1a	Medium: Apartment development, villa units on single allotments	<ul style="list-style-type: none">Limited valued attributes exist in precinct which has streetscape address to shopping centre car parkingLimited new canopy trees due to reduced setbacks	High change- preferred character ambitions required - none specified in previous study	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">Diverse dwelling styles and typologiesInterface with commercial areas/public open spaceCapacity for consolidated infill developmentGenerally narrower front setbacks
NRZ1 & SL023	2a	Medium: Predominately additional dwelling to rear of existing and several dual occupancies.	<ul style="list-style-type: none">Reduced side and rear setbacks (new dwelling) with removal of landscape and canopy trees in backyardsLimited new canopy planting within new allotmentExamples of broader/dual crossovers eroding nature strip and on-street car parkingExamples of front setbacks with higher portion of impermeable areas to accommodate onsite parking for original dwellingLinear, impermeable driveways. Some examples of boundary landscaping to soften impact from street.Limited change has occurred in area east of Edward Road, which boasts a more garden-court setting comprising curvilinear streetscapes and vistas to surrounding hills	Moderate change- preferred character ambitions required - none specified in previous study	Western area to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">Generally flat, gridded and traditional suburban areas with mixed garden settingsCapacity for incremental change due to spaciousness at sides and rear Eastern area to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">Curvilinear suburban areas with undulating topography and formal garden settings/Limited but some capacity for change in rears/sides
	2b	Low: Residential estate of detached dwellings	<ul style="list-style-type: none">Limited change has occurredLimited opportunity for rear infill due to lack of space and higher site coverage	Least change- preferred character ambitions required - none specified in previous study	Preferred character ambitions required - none specified in previous study. Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">Curvilinear suburban areas with undulating topography and formal garden settings/Least capacity for change due to compact side and rear setbacks
NRZ4 & DP03	3a <i>Cloverlea Estate</i>	High: New Estate and neighbourhood character (post-2013).	<ul style="list-style-type: none">Smaller lot sizes and higher site coverage of detached dwellingsLimited setbacks to all sides including front setbacksPrivate open space located in side or rear setbacksLimited new canopy vegetation on lotsLimited redevelopment opportunity	High change- preferred character ambitions required - none specified in previous study	Preferred character ambitions required - none specified in previous study. Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">Curvilinear suburban areas with undulating topography and formal garden settings/Least capacity for change due to compact side and rear setbacks
RGZ2	4a	High: New medium-density townhouse neighbourhood (post-2013).	<ul style="list-style-type: none">Contemporary redevelopment of whole precinct comprising rows of 2 -storey townhousesInternal curvilinear street network accessed via Black Springs RoadBreaks between 3-4 attached townhouses provides separation and grain, particularly at edges with established residential areas adjoiningContemporary architectural languageFront setbacks comprising gardens with some streetscapes containing landscaped central median. Additional landscape presence via internal pedestrian linkages.	High change- preferred character ambitions required - none specified in previous study	Preferred character ambitions required for this anomalous precinct - none specified in previous study.
RGZ3 & DP09	5a	Low: Land yet to undergo development.		Least change- preferred character ambitions required - none specified in previous study	Preferred character ambitions required for this anomalous precinct - none specified in previous study.

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

YARRA GLEN

Valued Attributes (NCS 2002)

- Mixed development eras
- Timber and iron materials for older dwellings and brick in more recent development
- Front setbacks are more spacious (8-10m) with standard side setbacks (1-2m)
- Gardens are established with mixed vegetation species that are low level
- Roads are mostly sealed with mixed kerb treatments and no paths
- Street trees and native and large / irregular planting
- Views to Christmas Hills and Yarra Valley

Preferred Character Ambitions (NCS, 2002)

- Sense of openness and country town feel
- Connection to Yarra Valley
- Retain older/ heritage dwellings that contribute to the historical roots of the town
- Encourage new vegetation that reflects landscape character of Yarra valley
- Retain space around dwellings
- Encourage use of appropriate materials
- No front fences



Example of 2 storey brick detached dwelling with open landscaped front garden in a moderate change area

Policy	Precinct	Development patterns (2013-2020)	Implications of recent development	Level of change vs preferred character	Comments
GRZ1 & DD08 & SL023	1a	Medium: Scattered mix of additional dwelling to the rear of existing dwelling. Consolidated villa-unit developments. Recent detached dwellings to the west.	<ul style="list-style-type: none">• New dwellings of smaller lot sizes with limited side setbacks of detached dwellings – reducing sense of openness• New subdivision infill and cul-de-sac development blocks where dwellings are generally more compact than original• Urban blocks previously occupied by central paddocks have been largely filled in by cul-de-sacs with a mix of attached and detached dwellings• ‘Spaciousness and country feel’ being eroded. Starting to feel more suburban rather than ‘country town’ with a strong sense of landscape connection• Examples of reduced rear setbacks limiting opportunity for trees	High change- preferred character ambitions have been eroded by recent development. Precinct requires new character ambitions.	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">• Country town feel• Undergoing consolidation around town centre• Cottage style or mixed established gardens• Address to broad streetscapes with established canopy vegetation• Connection with and views to Yarra Valley landscape
	2a	Low: Detached dwellings	<ul style="list-style-type: none">• Limited change has occurred• No significant impacts	Least change- preferred character ambitions are generally intact	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">• Country town character• Sealed collector roads, unsealed local roads• Broad frontages• Undergoing limited change• Generally flat with some undulating areas• Open gardens with no/low fencing - sometimes farming style
	2b	Medium: Cul-de-sac infill development of former paddocks has occurred with single dwelling allotments	<ul style="list-style-type: none">• Example of more recent subdivision of smaller allotments with dwellings of a higher site coverage - particularly in southern area east of Bell Street which is compact due to limited side setbacks• Limited side setbacks of detached dwellings – reducing sense of openness• Limited new canopy vegetation on smaller allotments• Examples of attached 2-storey row townhouses with limited breaks reducing sense of openness from street• Area north and west of Bell Street is more open with clearer side separation of detached dwellings. Greater sense of openness from street.• Established gardens of mixed varieties contributing to street• Native street trees reflective of broader landscape character	Moderate change- preferred character ambitions are likely to be eroded should development patterns continue. Precinct requires updated character ambitions.	Northern areas to merge with 2A & 2C for broader character area. Recent cul-de-sac developments comprising compact allotments unlikely to undergo further change. Area east of Bell Street form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">• Country town feel• Undergoing consolidation around town centre• Cottage style or mixed established gardens• Address to broad streetscapes with established canopy vegetation• Connection with and views to Yarra Valley landscape
NRZ3 & DD05 & SL023	2c	Medium: Additional dwellings (up to 2 behind original)	<ul style="list-style-type: none">• Broader or additional crossovers providing access to new dwellings• New dwellings with limited impact on street due to deep allotments• Space around dwellings maintained• Consistent, generous front setbacks contributing to open streetscapes	Least change- preferred character ambitions are generally intact	Precinct to merge with 2A for broader character area



Example of a traditional 2 storey detached dwelling with low fencing in a least change area



Example of a dual occupancy retaining the original front dwelling in a high change area

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

YARRA JUNCTION

Valued Attributes (NCS 2002)

- Architectural eras include a mix of inter-war to the present
- Dwellings are constructed of brick or timber with mixed roofs
- Front setbacks are standard (6-7m) with standard side setbacks (1-2m) and some a more spacious
- Gardens are predominantly established with mixed vegetation
- No fences or farm style fences (except inner areas)
- Roads are sealed with up-standing or no kerbs and no footpaths
- Street trees are small-medium size and exotic
- Long distance views to the north and north-east

Preferred Character Ambitions (NCS, 2002)

- Spacious country town feel
- Retain space around dwellings
- Maintain open frontages
- Encourage cottage style design and materials in inner area
- Encourage open front boundary treatments

Policy	Precinct	Development patterns (2013-2020)	Implications of recent development	Level of change vs preferred character	Comments
GRZ1 & DD08 & SL022	1a	Medium: New villa unit developments (Pre-2013 amendment)	<ul style="list-style-type: none">▪ Courtyard villa-units with limited side setbacks reducing space and openness around dwellings▪ Feeling of buildings set within a landscape context diminished due to lack of side separation▪ Street setbacks generally consistent and generous, maintaining openness in streetscapes	Moderate change-preferred character ambitions are likely to be eroded should development patterns continue. Precinct requires updated character ambitions.	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Country town feel▪ Undergoing consolidation around town centre▪ Cottage style or mixed established gardens▪ Address to broad streetscapes with established canopy vegetation▪ Connection with and views to Yarra Valley landscape
NRZ2 & DD06 & SL022	2a	Medium: New detached dwellings and villa unit developments (Pre-2013 amendment)	<ul style="list-style-type: none">▪ Eastern area has undergone recent cul-de-sac developments that are generally more compact with lack of building separation▪ Sense of openness diminished in these developments▪ Some garages located on boundary resulting in some attached dwellings▪ Western area is less compact where recent development has been realised. More formal street arrangements where new cul-de-sacs have been built.▪ Generally a lack of new tree plantings in front and rear setbacks where new cul-de-sacs have been developed	Moderate change-preferred character ambitions are likely to be eroded should development patterns continue. Precinct requires updated character ambitions.	Western precinct to merge with 1a for a broader character area designation. Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Country town character▪ Sealed collector roads, unsealed local roads▪ Broad frontages▪ Undergoing limited change▪ Generally flat with some undulating areas▪ Open gardens with no/low fencing - sometimes farming style



Example of a traditional single storey villa units accessed by a lateral driveway



Traditional single storey detached dwelling with low fencing



Single storey brick detached dwelling with low and permeable fencing

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

HEALESVILLE

Valued Attributes (NCS 2002)

- Mix of dwelling eras, styles and characteristics
- Gardens low level and exotic
- Frequent views between buildings to the surrounding landscape.
- Frequent backdrop of trees or hills
- Generally sealed roads, often with no footpaths ad mixed kerbs

Preferred Character Ambitions (NCS, 2002)

- Spacious country town with historic roots
- Sufficient space on site for planting of vegetation
- Buildings to be offset from side boundaries
- Retaining older Victoria, Edwardian and Interwar Dwellings that contribute to the historic town identity
- Encourage open front boundary treatments



Example of a triple occupancy retaining the original front dwelling in a moderate change area



Example of a recently built 2 storey attached townhouse development in a moderate change area

Policy	Precinct	Development patterns (2013-2020)	Implications of recent development	Level of change vs preferred character	Comments
GRZ1 & DD08& SL023	1a	Medium: villa-unit and townhouse developments as well as detached dwellings (most pre-2013). Examples of additional dwellings to rear of existing.	<ul style="list-style-type: none">▪ Consistent streetscape grain and front setbacks▪ Removal of perimeter and canopy vegetation through reduced side and rear setbacks▪ Sense of openness compromised with dwellings built close to side boundaries▪ Increased density of contemporary outcomes with little reference to the historic style and rural character	Moderate change- preferred character ambitions are likely to be eroded should development patterns continue. Precinct requires updated character ambitions.	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Country town feel▪ Undergoing consolidation around town centre▪ Cottage style or mixed established gardens▪ Address to broad streetscapes with established canopy vegetation▪ Connection with and views to Yarra Valley landscape
	2a	Medium: Villa-unit developments to east (pre-2013)	<ul style="list-style-type: none">▪ Sense of openness compromised with dwellings built close to side boundaries▪ Examples of dwellings with limited setbacks between restricting opportunity for landscaping▪ Infill evident in northern area with a loss of spaciousness and vegetation▪ Southern particularly developed to west of Maroondah Highway on historically deep and narrow lots▪ Grain consistent from streetscape with numerous dwellings concealed from street. Loss of side setbacks and some vegetation.▪ Character generally remains intact but under threat by emerging infill patterns	Moderate change- preferred character ambitions are likely to be eroded should development patterns continue. Precinct requires updated character ambitions.	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Country town feel▪ Undergoing consolidation around town centre▪ Cottage style or mixed established gardens▪ Address to broad streetscapes with established canopy vegetation▪ Connection with and views to Yarra Valley landscape
	2b	Medium: Villa-unit developments to east on deeper allotments (pre-2013)	<ul style="list-style-type: none">▪ Generally less change than 2a▪ Examples of high solid fencing in front setback for private open space▪ Examples of unit developments comprising new trees between dwellings along driveways▪ Perimeter landscaping to side boundaries and private open space a common feature▪ Curvilinear driveways contributing to country town character▪ Examples of low/ permeable front fences with established gardens and landscaping to frontages and driveways▪ Generally intact due to less compact nature of development with more spacious outcomes	Least change- preferred character ambitions are generally intact	Preferred character ambitions required - none specified in previous study. Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Country town character▪ Sealed collector roads, unsealed local roads▪ Broad frontages▪ Undergoing incremental change▪ Generally flat with some undulating areas▪ Open gardens with no/low fencing - sometimes farming style
NRZ2 & DD06 & SL022	2c	Low: Detached dwellings	<ul style="list-style-type: none">▪ Limited change has occurred▪ No significant impacts	Least change- preferred character ambitions are generally intact	Preferred character ambitions required - none specified in previous study. Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Country town character▪ Sealed collector roads, unsealed local roads▪ Broad frontages▪ Undergoing incremental change▪ Generally flat with some undulating areas▪ Open gardens with no/low fencing - sometimes farming style

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

MOUNT EVELYN

Valued Attributes (NCS 2002)

- Post war era development with dwellings from 50s to present
- Large areas of native canopy vegetation in gardens/ behind dwellings
- Forest qualities in southern precincts
- Gardens are typically open with native planting
- Undulating hilly topography
- Laneways and pedestrian links between properties

Preferred Character Ambitions (NCS, 2002)

- Remnant **forest setting** / bush character
- **Retain** indigenous canopy and understorey vegetation
- Encourage planning of **new native landscape** and trees
- **Minimise excavation** in hilly and forested areas
- Limiting building height in relation to tree canopy height



Bush Boulevard along Birmingham Road

Policy	Precinct	Development patterns (2013-2020)	Implications of recent development	Level of change vs preferred character	Comments
GRZ1 & DD08& SL023	1a	Medium: Villa units and additional dwelling to rear of lots	<ul style="list-style-type: none">▪ Removal of trees in Birmingham Road reserve diluting forest setting▪ Visitor parking in verge, reducing grassed, landscaped areas▪ Removal of trees to rear of lot for additional dwellings▪ Limited new canopy trees between dwellings / outside of front setback contributing to backdrop of vegetation	Moderate change- preferred character ambitions are likely to be eroded should development patterns continue. Precinct requires updated character ambitions.	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Strong forest character▪ Undulating topography▪ Undergoing consolidation▪ Dense vegetation in public and private realm
	1b	Medium: Dual occupancy, villa unit developments	<ul style="list-style-type: none">▪ Removal of trees to rear of lot for additional dwellings in northern area▪ Some cases of exposed brick retaining walls in managing slope.▪ Limited new canopy trees between dwellings / outside of front setback contributing to backdrop of vegetation▪ Limited development activity in southern area where bush and remnant forest character remains strong	Moderate change- preferred character ambitions are likely to be eroded should development patterns continue - particularly in northern portion of precinct. Precinct requires updated character ambitions.	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Strong forest character▪ Undulating topography▪ Undergoing consolidation▪ Dense vegetation in public and private realm
NRZ3 & DD05 & SL022	2a	Low: Few examples of pre-2013 additional dwelling to rear of existing	<ul style="list-style-type: none">▪ Limited change has occurred▪ Bush and remnant forest character remains strong▪ No significant impacts	Least change- preferred character ambitions are generally intact	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Strong forest character▪ Undulating topography▪ Sealed collector roads, unsealed local roads▪ Undergoing limited to no change▪ Open gardens with dense canopy trees in public/private realm



Example of a recently built single storey attached townhouse development in a moderate change area



Example of a 2 storey detached dwelling in sloped terrain with generous front setback within least change area

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

SEVILLE

Valued Attributes (NCS 2002)

- Dwellings from 1970s to present
- Materials include brick with tile or iron roofs and timber with iron roofs
- Front setbacks 6-7m and side setbacks of 1-2m
- Predominately no front fences with some farm style or low fencing to main road
- Precinct distinguished through informal garden setting and curvilinear court-style street pattern
- Precinct 2 integrated within landscape setting
- Long distance views to the north and north-east

Preferred Character Ambitions (NCS, 2002)

- Planting that reflects the landscape character or the surrounding rural area
- Maintaining space around dwellings
- Appropriate rural style of front boundary treatments



Example of a 2 storey detached dwelling with generous front setback in a least change area

Policy	Precinct	Development patterns (2013-2020)	Implications of recent development	Level of change vs preferred character	Comments
NR22 & DD06 & SL022	1a	Medium: Detached dwellings in subdivisions and new cul-de-sac infill development	<ul style="list-style-type: none">▪ Moderate change has occurred via subdivision and infill around town centre▪ Some loss of rural character and spaciousness due to lack of side separation in new cul-de-sac developments	Moderate change- preferred character ambitions are likely to be eroded should development patterns continue. Precinct requires updated character ambitions.	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Country town feel▪ Undergoing consolidation around town centre▪ Cottage style or mixed established gardens▪ Address to broad streetscapes with established canopy vegetation▪ Connection with and views to Yarra Valley landscape
	2a	Low: Detached dwellings	<ul style="list-style-type: none">▪ Limited change has occurred with some cases of dwelling additions to rear▪ Examples of subdivision of larger allotments while maintaining preferred character ambitions▪ No significant impacts	Least change- preferred character ambitions are generally intact	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Strong forest character▪ Undulating topography▪ Sealed collector roads, unsealed local roads▪ Undergoing some but limited change▪ Open gardens with dense canopy trees in public/private realm
NR23 & DD05 & SL022	2b	Low: Detached dwellings	<ul style="list-style-type: none">▪ Limited change has occurred with some subdivision of larger allotments▪ Precinct generally has a more township/suburban feel due to compactness▪ Less of a bush/forest character than 2a▪ Front setbacks consistent and contribute to open streetscapes, however lack of side setbacks with garages commonly built on boundary contribute to more compact character	Least change- preferred character ambitions are generally intact	Preferred character ambitions required - none specified in previous study. Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Country town character.▪ Sealed collector roads, unsealed local roads▪ Broad frontages▪ Limited opportunity for change▪ Generally flat with some undulating areas▪ Open gardens with no/low fencing - sometimes farming style



Traditional single storey detached dwelling in a least change area



Traditional single storey dwelling in a sloped terrain, merged with its surrounding by landscape elements.

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

WOORI YALLOCK

Valued Attributes (NCS 2002)

- Dwelling types typically from 1970s to present
- Materials of brick or timber with mixed roofs
- Front setbacks are standard (6-7m) with spacious 1-4m side setbacks
- Gardens are established and low level with mixed vegetation. Establishing gardens in newer areas.
- Frontage have no front fences with side fences or have mixed fencing
- Roads are sealed with mixed kerbing and no footpaths
- Street trees are native, unkempt, and small to medium size
- Long distance views available across paddocks

Preferred Character Ambitions (NCS, 2002)

- Planting that reflect the landscape character of the Yarra Valley
- Maintaining space around dwellings
- Encourage open style front boundary treatments

Policy	Precinct	Development patterns (2013-2020)	Implications of recent development	Level of change vs preferred character	Comments
NRZ2 & DD06 & SL022	1a	Medium: Detached dwellings in subdivisions and new cul-de-sac infill development	<ul style="list-style-type: none">▪ Moderate change has occurred via subdivision and infill towards town centre and fronting Healesville-Koo Wee Rup Road▪ Loss of space between buildings due to lack of side setbacks in cul-de-sac development▪ Limited opportunity for landscaping due to higher site coverage▪ Increased presence of crowded roofscapes in foreground of valley views▪ Some loss of rural character and spaciousness▪ Area to west has seen minimal change and no significant impacts	Moderate change- preferred character ambitions are likely to be eroded should development patterns continue. Preferred precinct character is under threat east of town centre and requires updated character ambitions. Western area remains intact.	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Country town feel▪ Undergoing consolidation around town centre▪ Cottage style or mixed established gardens▪ Address to broad streetscapes with established canopy vegetation▪ Connection with and views to Yarra Valley landscape
NRZ3 & DD05 & SL023	2a	Low: Detached dwellings	<ul style="list-style-type: none">▪ Minimal change has occurred▪ Pre-2013 subdivision to north west consistent in character with broader precinct▪ No significant impacts	Least change- preferred character ambitions are generally intact	Preferred character ambitions required - none specified in previous study. Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Country town character▪ Sealed collector roads, unsealed local roads▪ Broad frontages▪ Undergoing limited change▪ Generally flat with some undulating areas▪ Open gardens with no/low fencing - sometimes farming style



Example of a single storey detached dwelling in sloped terrain with landscaped front garden



Predominance of single storey dwellings allows the presence of surrounding tree canopy



Example of a contemporary 2 storey villa units accessed by a shared lateral driveway

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

BELGRAVE, TECOMA, UPWEY

Valued Attributes (NCS 2002)

- Varied architectural styles but frequent timber dwellings
- Standard front setbacks (6-7m) with occasional garages forward of dwellings in steep areas
- Low gardens or native bush with indigenous canopy trees
- Frontages typically lack fences with some farm style fences
- Roads are generally sealed, roll-over kerbs and no footpath or upstanding with some footpaths.
- Street trees are indigenous and irregularly planting
- Short distance views to ridges and tree covered ranges

Preferred Character Ambitions (NCS, 2002)

- Retaining and extending continuous forest tree cover
- Encourage planting of native trees
- Limit impact of dwellings on landscape
- Encourage materials and finishes that blend with the forest environment
- Minimise alterations to the landform
- Minimise the delineation of property boundaries



Example of a traditional single storey detached dwelling in sloped terrain with generous front setback

Policy	Precinct definition	Development patterns (2013-2020)	Implications of recent development	Level of change vs preferred character	Comments
NRZ2 & DD06 & SL022	1a	Low: Several additional dwellings to rear of existing. Examples of pre-2013 villa unit developments.	<ul style="list-style-type: none">▪ Minimal change has occurred▪ Forest qualities strong and intact in public realm - however some loss of landscaping opportunity additional dwellings and villas have been realised - less separation and higher site coverage▪ Not enough to have significant impact on character - however ambitions for new tree plantings and extension of forest tree cover should be reinforced▪ Fencing and boundary treatments more common along main roads (Glenfern Road). Sometimes high with limited transparency.▪ No significant impacts generally	Least change- preferred character ambitions are generally intact	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Strong forest character▪ Undulating topography▪ Sealed collector roads, unsealed local roads▪ Undergoing some but limited change▪ Open gardens with dense canopy trees in public/private realm



Traditional single storey detached dwelling with fencing and mixed vegetation



Recently built 2 storey detached dwelling with open front yard and mixed vegetation



Double storey detached dwelling in sloped terrain with generous front setback and low fencing



Recently built single and double storey villa units accessed by a shared driveway

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

WANDIN NORTH

Valued Attributes (NCS 2002)

- Dwellings from 70s to present
- Occasional interwar, 50s and 60s ranch style dwellings
- Material of brick and tile roofs / timber dwellings in north-west and south
- Front setbacks are standard 6-7m and side setbacks 1-2m
- Gardens generally established with exotic vegetation. Low level vegetation in north-west.
- Frontages have a mix of fence types/ generally no fences
- Roads are predominantly unsealed with no footpaths
- Street trees are scatted indigenous/ native

Preferred Character Ambitions (NCS, 2002)

- Village atmosphere and sense of openness / backdrop to treed landscape
- Coherence of streetscapes
- Maintaining space around dwellings
- Consistent front setbacks
- Consistent landscape treatment of public realm



Typical residential streetscape of Wandin North

Policy	Precinct	Development patterns (2013-2020)	Implications of recent development	Level of change vs preferred character	Comments
NRZ2 & DD06 & SL022	1a	Medium: Evidence of consolidation towards town centre with recent villa-unit developments	<ul style="list-style-type: none">▪ Loss of openness in areas where development has caused consolidation▪ Examples of attached villa-unit developments - limited separation or landscaping opportunity▪ High coverage of paved surfaces in villa-unit developments (driveway and some private courtyards)	Moderate change- preferred character ambitions are likely to be eroded should development patterns continue. Precinct requires updated character ambitions.	Preferred character ambitions required - none specified in previous study. Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Country town feel▪ Undergoing consolidation around town centre▪ Cottage style or mixed established gardens▪ Address to broad streetscapes with established canopy vegetation▪ Connection with and views to Yarra Valley landscape
	2a	Medium: New detached dwellings and several villa-unit developments consolidating western area (pre-2013)	<ul style="list-style-type: none">▪ Erosion of perimeter landscaping and canopy trees to unit developments in central 2a area due to limited side and rear setbacks▪ Backdrop of trees contributed to trees in reserves and roads (as opposed to rear of lots)▪ Limited side setbacks for detached dwellings due to smaller allotments. Space around dwellings not perceived from public realm.▪ Areas of crowded roofscapes in foreground of views to hilly backdrops (eg. from Meadow Court Reserve)▪ Front setbacks and public realm landscaping (grassed verges) remain consistent - however limited street trees and canopy vegetation in more recent cul-de-sac development.▪ No significant impacts to southern and northern 2a areas	Moderate change- preferred character ambitions are likely to be eroded should development patterns continue. Precinct requires updated character ambitions.	Southern and northern areas to merge with 2b for a broader character area. Central western area to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Country town character▪ Sealed collector roads, unsealed local roads▪ Broad frontages▪ Undergoing incremental change▪ Generally flat with some undulating areas▪ Open gardens with no/low fencing - sometimes farming style
NRZ3 & DD05 & SL022	2b	Low: Detached dwellings	<ul style="list-style-type: none">▪ No significant impacts	Least change- preferred character ambitions are generally intact	With southern and north 2a areas, precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Country town character▪ Sealed collector roads, unsealed local roads▪ Broad frontages▪ Undergoing limited change▪ Generally flat with some undulating areas▪ Open gardens with no/low fencing - sometimes farming style



Two storey detached dwellings of different eras of development, both cases have open garden and limited vegetation



Example of a double occupancy retaining the original front dwelling in a moderate change area

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

COLDSTREAM

Valued Attributes (NCS 2002)

- Dwelling types typically from 1970s to present with a small number of 1960s
- Materials of brick with tile roofs
- Front setbacks are standard (6-7m) with standard 1-2m side setbacks
- Gardens are mixed with established trees and exotic species
- No or average height front fences
- Sealed roads with up-standing kerbs and footpaths in the west of the town
- Street trees are native, medium-large and regularly planted
- Long distance views available from higher streets

Preferred Character Ambitions (NCS, 2002)

- Maintain sense of openness
- Encourage planting that reflects the landscape character of the Yarra Valley
- Ensure front setbacks are consistent with nearby dwellings
- Maintain generous side setbacks on at least 1 side
- Maintain no front fences where an existing characteristic, otherwise low or open styles

Policy	Precinct	Development patterns (2013-2020)	Implications of recent development	Level of change vs preferred character	Comments
NRZ3 & DD05 & SL022	1a	Low: Detached dwellings	<ul style="list-style-type: none">▪ Minimal change has occurred. Strong sense of openness due to paddocks on southern side of Station Street.▪ No significant impacts	Least change- preferred character ambitions are generally intact	<p>Coldstream precincts to form part of a broader character area with areas of shared key character attributes including:</p> <ul style="list-style-type: none">▪ Country town character▪ Sealed collector roads, unsealed local roads▪ Broad frontages▪ Undergoing limited change▪ Generally flat with some undulating areas▪ Open gardens with no/low fencing - sometimes farming style
	1b	Low: Detached dwellings with some examples of dual-occupancy to rear	<ul style="list-style-type: none">▪ Minimal change has occurred▪ No significant impacts	Least change- preferred character ambitions are generally intact	



Typical residential streetscape of Coldstream



Single storey brick detached dwelling with open front yard and lateral driveway for recessed garage entry



Single storey brick detached dwelling with low fencing and mixed vegetation at front garden



Single and double storey detached dwelling with landscaped fencing and direct garage entrance



Single storey brick detached dwelling with low fencing and prominent vegetation at front garden

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

SEVILLE EAST

Valued Attributes (NCS 2002)

- Dwelling types typically from 1970s
- Materials of brick or timber with iron roofs
- Front setbacks are standard (6-7m) with standard 1-2m side setbacks
- Gardens are established with mixed species and generally remnant eucalyptus canopy trees
- Frontages lack front fences but have side fences
- Roads are generally sealed with no kerbs or footpaths
- Street trees are large and indigenous
- Long distance views toward south

Preferred Character Ambitions (NCS, 2002)

- None specified



Typical unsealed road in residential streetscape of Seville East

Policy	Precinct definition	Development patterns (2013-2020)	Implications of recent development	Level of change vs preferred character	Comments
NRZ3 & DD05 & SL022	1a	Low: Detached dwellings	<ul style="list-style-type: none">▪ Minimal change has occurred▪ Bushy feel and country town atmosphere remains intact - strongest on northern side▪ No significant impacts	Least change- preferred character ambitions are generally intact	<p>Precinct to form part of a broader character area with areas of shared key character attributes including:</p> <ul style="list-style-type: none">▪ Strong forest character▪ Undulating topography▪ Sealed collector roads, unsealed local roads▪ Undergoing limited to no change▪ Open gardens with dense canopy trees in public/private realm



Traditional single storey detached dwelling with permeable fencing



Double storey detached dwelling with permeable high fencing



Single storey detached dwelling with open front garden



Mix of single and double storey detached dwelling allows the views of distant ridges.

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

MONTROSE

Valued Attributes (NCS 2002)

- Architecture era ranges from 1950s to present
- Remnant dry forest tree cover and other large canopy trees
- Suburban development within bush landscape character

Preferred Character Ambitions (NCS, 2002)

- Retain treed character / remnant dry forest/ bush garden character
- Retaining indigenous canopy trees
- Encourage planning of new trees and understorey landscape
- Building offset from at least one side boundary
- Limiting building height in relation to tree canopy
- Maintain low or transparent fences

Policy	Precinct	Development patterns (2013-2020)	Implications of recent development	Level of change vs preferred character	Comments
NRZ3 & DD05 & SL022	1a	Low: Detached dwellings	<ul style="list-style-type: none">Minimal change has generally occurred. Strong presence of canopy trees in rear and front setbacks and public realm remains. Some areas with limited opportunity for rear infill.Some cul-de-sac development has occurred on southern side of Mt. Dandenong Road with detached 1-2 storey dwellings maintaining side setbacks typical of area. Vegetation in public realm yet to mature.No significant impacts.	Least change- preferred character ambitions are generally intact	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">Strong forest characterUndulating topographySealed collector roads, unsealed local roadsUndergoing limited to no changeOpen gardens with dense canopy trees in public/private realm
NRZ3 & DD05 & SL022	1a (north west)	Low: New cul-de-sac developments with attached and semi-detached dwellings	<ul style="list-style-type: none">Loss of dry forest and remnant canopy tree setting. Area has a compactness to it in new cul-de-sac development areas.Retirement village is not a typical site.	Least change- preferred character ambitions are generally intact	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">Curvilinear suburban areas with undulating topography and formal garden settings/Limited but some capacity for change in rears/sides



Typical residential streetscape of Montrose



Single storey detached dwelling in sloped terrain with open front garden



Single storey brick detached dwelling with open front garden of mixed vegetation



Recently built 'cul-de-sac' subdivision, which mixes 1, 2 and 3 storey detached dwellings



Recently built 1 to 2 storey detached villa units accessed by a shared driveway

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

WARBURTON

Valued Attributes (NCS 2002)

- Victorian to interwar to 1980s and 80s dwellings
- Mixed materials
- Front and side setbacks range from standard to large
- Gardens tend to be established with mixed species and remnant eucalyptus (wet forest), occasional pine trees and backdrop of indigenous vegetation
- Predominately no front fences with side fences
- Sealed roads with no kerbs and footpaths. Roads to perimeter of town are unsealed.
- Street trees are medium-large and mixed species/ irregular planting
- Short distance views

Preferred Character Ambitions (NCS, 2002)

- None specified



Single storey detached dwelling with open front garden and immersed by surrounding tree canopy



Double storey detached dwellings with diverse front garden arrangement and encompassed by hills

Policy	Precinct definition	Development patterns (2013-2020)	Implications of recent development	Level of change vs preferred character	Comments
LDRZ & SLO22	1a Highway frontage	Low: Detached dwellings	<ul style="list-style-type: none">▪ No significant impacts to valued attributes in public or private realm▪ Development limited to construction of single dwellings and renovations▪ Varies from remaining Warburton precincts due to highway frontage	Least change- in absence of preferred character ambitions, valued attributes are intact. Preferred character ambitions required - none specified in previous study.	Preferred character ambitions required - none specified in previous study. Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Country town character▪ Sealed collector roads, unsealed local roads▪ Broad frontages▪ Undergoing incremental change▪ Generally flat with some undulating areas▪ Open gardens with no/low fencing - sometimes farming style
	1b township residential	Low: Detached dwellings	<ul style="list-style-type: none">▪ No significant impacts to public or private realm character▪ Development limited to construction of single dwellings and renovations	Least change- in absence of preferred character ambitions, valued attributes are intact. Preferred character ambitions required - none specified in previous study.	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Strong forest character▪ Undulating or steep topography▪ Sealed collector roads, unsealed local roads▪ Undergoing some but limited change▪ Open gardens with dense canopy trees in public/private realm
	1c Warburton foothills	Low: Detached dwellings	<ul style="list-style-type: none">▪ No significant impacts▪ Development limited to construction of single dwellings and renovations	Least change- in absence of preferred character ambitions, valued attributes are intact. Preferred character ambitions required - none specified in previous study.	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Strong forest character.▪ Undulating or steep topography▪ Sealed collector roads, unsealed local roads▪ Undergoing some but limited change▪ Open gardens with dense canopy trees in public/private realm
	1d Warburton bush hillside	Low: Detached dwellings	<ul style="list-style-type: none">▪ No significant impacts▪ Development limited to construction of single dwellings and renovations	Least change- in absence of preferred character ambitions, valued attributes are intact. Preferred character ambitions required - none specified in previous study.	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Strong forest character▪ Undulating or steep topography▪ Sealed collector roads, unsealed local roads▪ Undergoing limited to no change▪ Open gardens with dense canopy trees in public/private realm
	1e Rural residential	Low: Detached dwellings	<ul style="list-style-type: none">▪ No significant impacts▪ Development limited to construction of single dwellings and renovations	Least change- in absence of preferred character ambitions, valued attributes are intact. Preferred character ambitions required - none specified in previous study.	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Strong forest character▪ Undulating or steep topography▪ Sealed collector roads, unsealed local roads▪ Undergoing limited to no change▪ Open gardens with dense canopy trees in public/private realm

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

MONBULK

Valued Attributes (NCS 2002)

- Strong country town feel due to large lot sizes and low level gardens
- Dwellings from 70s with some 50s and 60s ranch styles
- Materials typically brick with tile roofs, some timber in north-east and south of town
- Front setbacks are standard (6-7m) and side setbacks of 1-2m
- Gardens are exotic
- Generally no front fences, occasional farm or open style fence
- Sealed roads with no kerbs and footpaths. Roads to perimeter of town are unsealed.
- Street trees are medium-large and mixed species/ irregular planting

Preferred Character Ambitions (NCS, 2002)

- None specified

Policy	Precinct definition	Development patterns (2013-2020)	Implications of recent development	Level of change vs preferred character	Comments
LDRZ & SL022	1a Monbulk foothill consolidation (Housing Investigation Area)	Low: Detached dwellings	<ul style="list-style-type: none">▪ Minimal change has occurred▪ No significant impacts	Least change- in absence of preferred character ambitions, valued attributes are intact	<p>Preferred character ambitions required - none specified in previous study.</p> <p>Precinct to form part of a broader character area with areas of shared key character attributes including:</p> <ul style="list-style-type: none">▪ Country town character▪ Sealed collector roads, unsealed local roads▪ Broad frontages▪ Undergoing some but limited change▪ Generally flat with some undulating areas▪ Open gardens with no/low fencing - sometimes farming style



Typical residential streetscape of Monbulk



Single storey detached dwelling with fenced front garden and surrounded by tree canopy



Double storey detached dwelling with fenced front garden and surrounded by tree canopy



Single storey brick detached dwelling with low fencing



Single storey detached dwelling with open garden, lateral driveway and surrounded by tree canopy

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

SILVAN

Valued Attributes (NCS 2002)

- N/A

Preferred Character Ambitions (NCS, 2002)

- N/A

In the absence of valued attributes and preferred character ambitions in the 2002 study, the below are considered the valued attributes based on site visits and background analysis:

- Country town character
- Low-rise dwellings, mostly with hipped roofs and veranda
- Consistent broad building grains
- Prominent landscaping in front and rear gardens, with low, permeable fence, or no fencing
- Generous building separation and views to landscape between dwellings
- Roads are often informal and unsealed
- Undulating topography
- Asymmetrical street profile



Typical residential streetscape of Silvan

Policy	Precinct definition	Development patterns (2013-2020)	Implications of recent development	Level of change vs preferred character	Comments
LDRZ & SL022	1a	Low: Detached dwellings	<ul style="list-style-type: none">Minimal change has occurredNo significant impacts	Least change- in absence of preferred character ambitions, valued attributes are intact.	<p>Preferred character ambitions required - none specified in previous study.</p> <p>Precinct to form part of a broader character area with areas of shared key character attributes including:</p> <ul style="list-style-type: none">Country town characterSealed collector roads, unsealed local roadsBroad frontagesUndergoing limited changeGenerally flat with some undulating areasOpen gardens with no/low fencing - sometimes farming style
LDRZ & SL022	1b	Low: Detached dwellings	<ul style="list-style-type: none">Minimal change has occurredNo significant impacts	Least change- in absence of preferred character ambitions, valued attributes are intact	<p>Preferred character ambitions required - none specified in previous study.</p> <p>Precinct to form part of a broader character area with areas of shared key character attributes including:</p> <ul style="list-style-type: none">Country town characterSealed collector roads, unsealed local roadsBroad frontagesUndergoing limited changeGenerally flat with some undulating areasOpen gardens with no/low fencing - sometimes farming style



Single storey detached dwelling with large landscaped front setback and surrounded by prominent tree canopy



Single storey detached dwelling with small front setback and permeable fencing



Double storey detached dwelling with large landscaped front setback



Single storey detached dwelling in sloped terrain with landscaped front garden