



4. BROAD CHARACTER TYPES

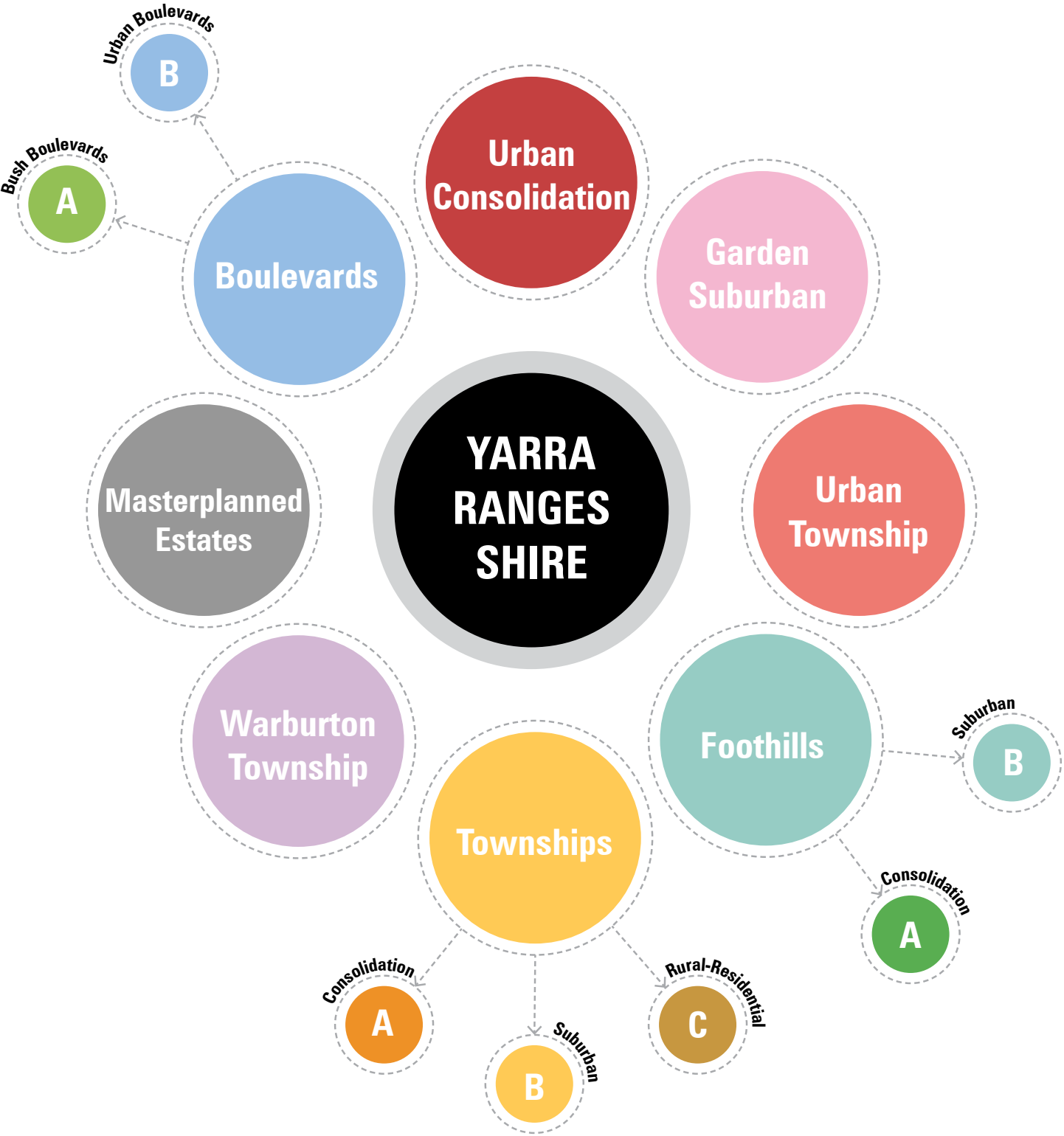
Across Yarra Ranges established residential areas, 8 broad character types were identified. These character types distil Yarra Ranges residential character into broad areas, largely defined by lot size, era of development, landscape attributes and land form.

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.

This resulted in the **8 broad character types** being divided into **7 sub precincts**. Refer to **Broad Character Type Maps** on pages 45 to 49.



4. BROAD CHARACTER TYPES

Character Type 1 - Urban Consolidation

Mostly regular allotments characterise urban character areas in a grid setting and within proximity to established activity centres or local centres. Sites in the urban character areas have been developed since the 1950s, and dwellings are predominantly single and two storeys with mixed architectural styles and open front gardens. Newer developments had continued this diverse and mixed character, although recent infill development has started to reduce the consistency in rear and front setbacks with reduced landscaping between buildings.

Valued Attributes

- Diversity of dwelling styles and eras
- Consistent building grain
- Brick and weatherboard dwellings with pitched roofs
- Canopy trees in front gardens and in nature strips
- Consistent front setbacks
- Landscaped driveways
- Open front garden setting with limited/low front fencing
- Low, transparent or no front fencing
- Formal streetscapes with grassed verges and footpaths
- Glimpse views to surrounding hills

Areas where this broad character type is applicable to:

- Lilydale
- Mooroolbark
- Chirnside Park
- Kilsyth

Character Type 2 - Garden Suburban

Garden Suburban is the most common character type within the extents of Yarra Ranges urban area. The terrain is a mix of flat and gentle slopes. Although the era of development, lot sizes and road network are highly varied, a consistent street presentation in terms of front, rear and side setback treatment and the prominence of expressed roof forms and exposed front gardens provide a degree of consistency. This area comprises single or double storeys detached dwellings for most parts, affording ample space for established landscaping and canopy tree planting within the rear gardens. The public realm generally has an open profile with wide verges and irregular street trees. Formal front gardens are often visible from the public realm with low or no fencing. Dwellings are diverse in style and sizes. In areas experiencing recent infill developments, rear gardens are generally absent, leading to diminishing treed backdrops.

Valued Attributes

- Diversity of dwelling styles and eras
- Consistent building grain
- Predominantly single storey brick and weatherboard dwellings with hipped, or gable roofs
- Canopy trees in front and rear gardens
- Consistent front and rear setbacks
- Landscaped driveways
- No front fencing
- Grassed verges with rolled kerbs
- Glimpse views to surrounding hills
- A sense of openness

Areas where this broad character type is applicable to:

- Lilydale
- Mooroolbark
- Montrose
- Chirnside Park
- Kilsyth

Character Type 3 - Urban Township

The urban township area is characterised by its heritage streetscapes defined by wide nature strips with established boulevards on a regular grid network and relatively flat topography. In the absence of formal kerbs, the streetscape offers a sense of spaciousness that is visually dominated by the vegetation on the public and private realms. Given larger allotments, dwellings present broad profiles to the streetscapes with articulated pitched roofs and verandas. The separation between public and private realms are delineated by low, permeable fencing. Recent infill developments on single or consolidated sites retain the sense of separation between buildings with consistent front setbacks and visually exposed front gardens.

Valued Attributes

- Traditional township character due to heritage dwelling styles
- Consistent building grain
- Predominantly single storey brick and weatherboard dwellings with hipped roofs
- Prevailing verandas and projecting eaves
- Broad dwellings parallel to the street frontages
- Consistent front and rear setbacks
- Low picket, brick and hedge fences
- Heritage streetscapes comprising established canopy trees and informal/unsealed verges
- Canopy trees in front gardens

Areas where this broad character type is applicable to:

- Lilydale



4. BROAD CHARACTER TYPES

Character Type 4 - Foothills

The foothill areas comprise residential areas at the edges of established urban and rural areas in Yarra Ranges. It is dictated by the prominent landscape and undulating topography affording views of the valley or treetop views. These areas have a mix of allotment sizes in gridded and curvilinear settings. Dwellings are diverse in style and sizes, setback from all boundaries and often softened by a mix of exotic and native landscaping. The streetscapes are often enclosed due to more frequent canopy trees and taller fencing, reducing the prominence of built forms from the public realm. In sloping areas, terracing and buildings perched on a higher ground create a degree of asymmetry within the streetscape. Some streets are sealed with verges with inconsistent footpaths, and in areas with forest quality, access roads are unsealed and informal. Recent infill developments on single sites have started to erode the consistency of side and rear setbacks with substantially reduced canopy covers. These developments often share common driveways that afford a sense of separation from adjoining dwellings and some landscaping opportunity.

Valued Attributes

- Undulating topography
- Forest quality defined by established canopy trees and native vegetation within the public and private realms
- Asymmetrical street profile
- A mix of sealed roads with inconsistent footpaths
- Generous front and rear setbacks
- Prominent landscaping in front and rear gardens, with mostly native vegetation
- Established front gardens with notable landscaping and canopy trees
- Inconsistent delineation between public and private realms demarcated by low fencing, or landscape hedges
- Predominantly low-rise dwellings with mixed styles
- Clear building separation and views to landscape between dwellings
- Open views towards the valley

Areas where this broad character type is applicable to:

- Montrose
- Mt Evelyn
- Belgrave, Tecoma, Upwey
- Kilsyth
- Lilydale

Character Type 5 - Townships

Townships areas have a distinctively country-feel, defined by an open setting with broad detached dwellings setback from all its boundaries on flat or sloping terrain. Given generally sizeable allotments, dwellings are often sited behind deep front setbacks with an open garden setting. The siting of buildings within allotments vary from wide primary frontages being positioned parallel to the streets or at an angle. In contrast, newer buildings in this area occupy larger footprints with diminishing separation between buildings and visually prominent in the streetscapes. Irregularly planted street trees, broad verges, and generous front setbacks contribute to a sense of openness within the public realms. Some streets are sealed with irregular footpaths, while the peripheral areas are often characterised by informal, unsealed streets and swale drains with varied landscaping on public and private realms. The area’s topography influences the dwelling’s scale and massing, with more than one storey forms seen in areas of a steeper slope to maximise views. In some areas, the dry forest and bush character is more prominent, reducing the sense of openness and concealing existing dwellings from within the public realm.

Valued Attributes

- Country town character
- Mixed building styles, mostly with hipped roofs and veranda
- Consistent broad building grains parallel to the street
- Open formal garden setting with low, permeable fence, or no fencing
- Consistent front setbacks
- Prevailing materials comprising bricks, stone and weatherboard
- A mixed of formal streetscape with sealed roads and footpaths, roll-over kerbs with generous verges and informal, unsealed streetscape without footpaths
- Open streetscape presentation given generous front setbacks and irregular street trees
- Canopy trees in front and rear gardens
- Legible building separation with landscaping between buildings
- Long distance views to hilltops, or pastoral fields
- A mixed of flat and undulating topography

Areas where this broad character type is applicable to:

- Yarra Junction
- Yarra Glen
- Healesville
- Yarra Junction
- Wandin North
- Seville
- Seville East
- Coldstream
- Silvan
- Monbulk

Character Type 6 - Warburton Township

The Warburton Township is strongly defined by their landscape and topographical character, located in the cleft between steep hillsides. Residential areas spread up the hillsides and along the river flats in a mix of pastoral and forested settings with frequent views of the Ranges and across the valley. The public realm has an informal, rural quality due to the frequent absence of sealed roads and a lack of footpaths. The areas comprise large allotments with a high degree of consistency of cottage/ chalet style dwellings and the dominance of landscape over built forms and generous spacing between buildings. The distinction between public and private realms are often not delineated, and the unsealed access roads reinforce its informal forest setting. Recent developments have generally retained the forest, informal quality and continue to be subservient to the landscape setting.

Valued Attributes

- Undulating topography
- Forest quality defined by established canopy trees and native vegetation within the public and private realms
- Prominent landscaping in front and rear gardens, with mostly native vegetation
- Asymmetrical street profile
- A mix of sealed and unsealed roads with inconsistent footpaths
- Low, permeable, or no fencing delineating public and private realms
- Predominantly low-rise, Cottage and chalet style dwellings with hipped and gabled roofs
- Generous building separation and views to landscape between dwellings
- Prevailing materials comprising bricks, stone and weatherboard
- Views towards the ranges and tree top views

Areas where this broad character type is applicable to:

- Warburton

4. BROAD CHARACTER TYPES

Character Type 7 - Masterplanned Estates

Masterplanned estates are residential areas developed since the 1990s resulting from the surge in Melbourne’s population. Lot sizes are highly consistent, and the topographical setting is highly varied from flat to undulating terrain. As these areas were often built around the same time frame, the architectural style tends to be homogeneous. Building heights range between 1-2 storey and sometimes three storeys comprising detached dwellings, townhouses, or villa units depending on their proximity to activity centres and open spaces. The built forms dominate the streets due to limited garden frontage, restricted side setbacks, narrow carriageways, and frequent driveways limiting substantial street tree planting opportunities. The highly repetitive architectural forms, massing and siting, provide a regular streetscape rhythm with limited visual permeability between buildings.

Valued Attributes

- Predominantly single and double storeys
- Mixed building and architectural styles
- Consistent front, side, and rear setbacks
- Open front gardens with low, or no fencing
- Formal streetscapes with regular street trees and footpaths

Areas where this broad character type is applicable to:

- Lilydale
- Mooroolbark
- Chirnside Park

Character Type 8 - Boulevards

Boulevards are special road networks linking various urban and foothill areas in Yarra Ranges. They are characterised by consistent native or exotic established canopy trees within broad landscaped median or nature strips framing the road network and concealing existing buildings on both sides to varying degrees. In the foothills and rural setting, the boulevards have an informal character and native bush character, while in a more urban setting, it comprises regularly spaced oak trees. Recent developments have started to erode the boulevard’s consistency, revealing medium-density infill from within the road reserve.

Valued Attributes- bush

- Forest character defined by dense canopy trees within a wide nature strip
- Informal streetscape presentation
- Visually less prominent dwellings

Streets and Roads where this broad character type is applicable to:


















- Cambridge Road
- Mangans Road
- Great Oak Court
- Birmingham Road
- Monbulk Road
- Maroondah Highway

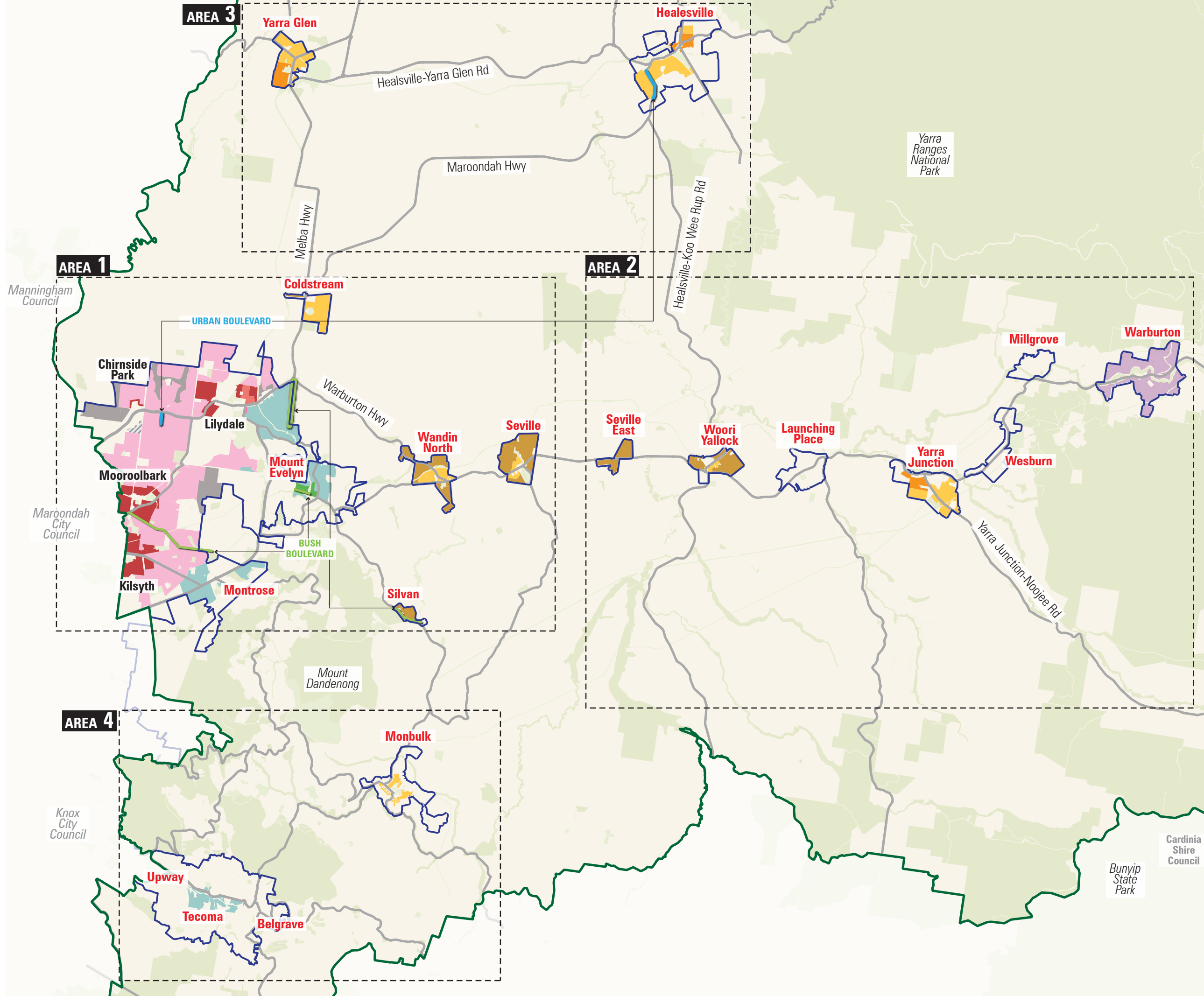


YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY

Broad Character Types
Overall Map

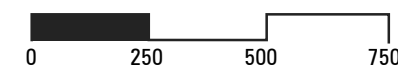
Legend

- Municipal Boundary 
- Rural localities 
- Urban Growth Boundary (UGB) 
- Parks and open spaces 
- Urban Consolidation 
- Urban Township 
- Garden Suburban 
- Masterplanned Estate 
- Foothills Consolidation 
- Foothills Suburban 
- Warburton Township 
- Township Consolidation 
- Township Suburban 
- Township Rural-Residential 
- Bush Boulevard 
- Urban Boulevard 
- Vacant land 



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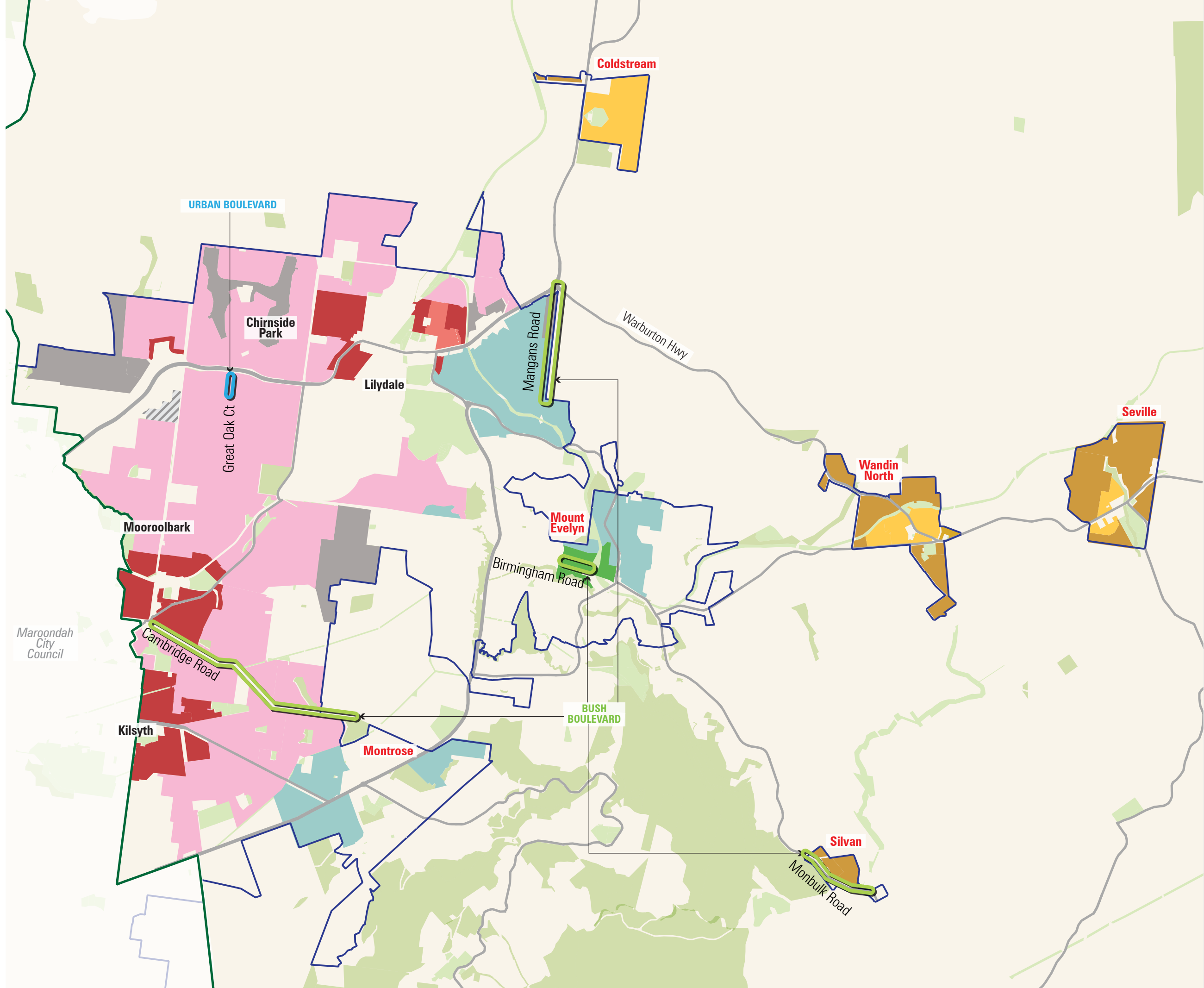


YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY

Broad Character Types Map
Area 1/4

Legend

- Municipal Boundary 
- Rural localities 
- Urban Growth Boundary (UGB) 
- Parks and open spaces 
- Urban Consolidation 
- Urban Township 
- Garden Suburban 
- Masterplanned Estate 
- Foothills Consolidation 
- Foothills Suburban 
- Warburton Township 
- Township Consolidation 
- Township Suburban 
- Township Rural-Residential 
- Bush Boulevard 
- Urban Boulevard 
- Vacant land 



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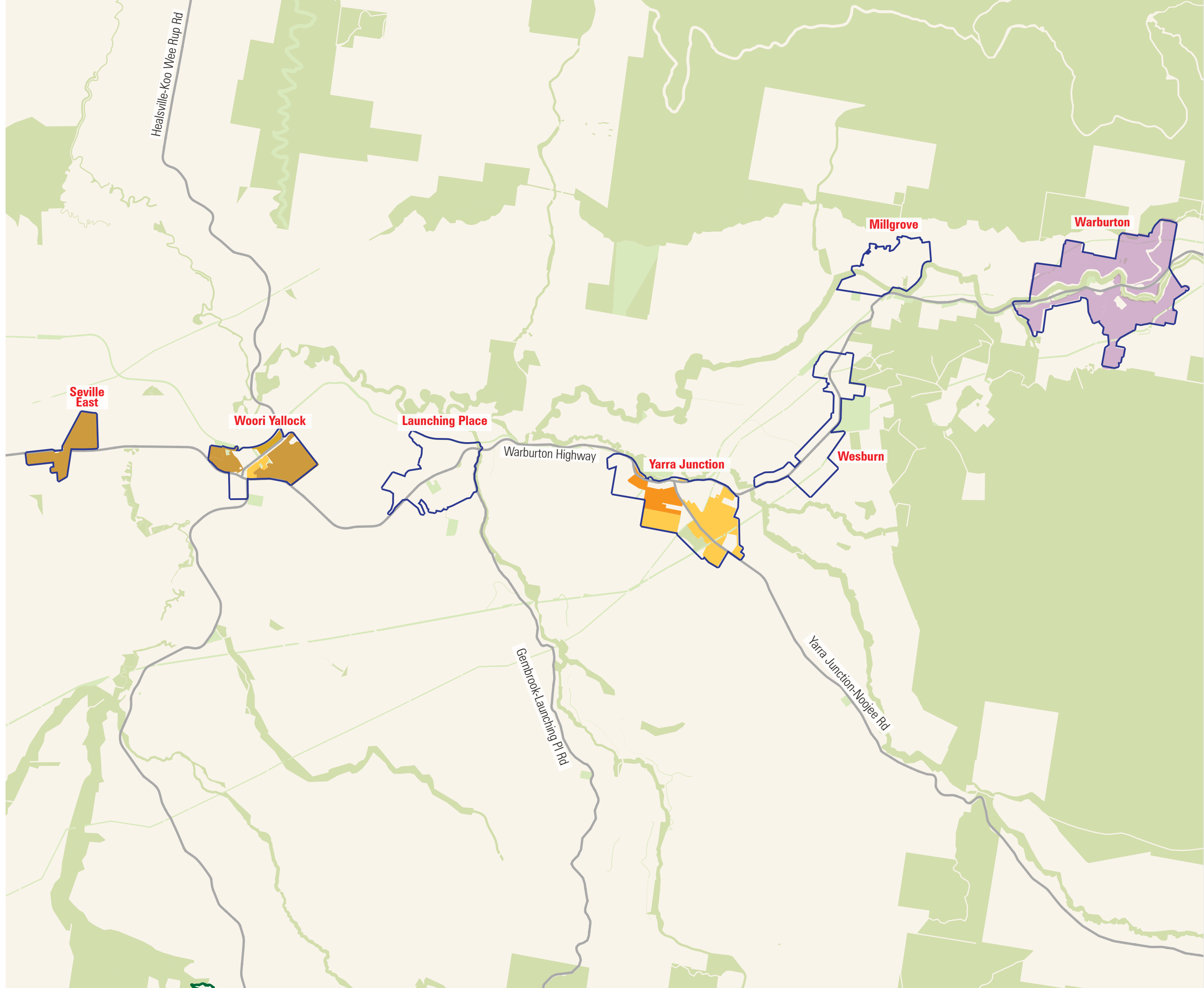
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YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY

Broad Character Types Map
Area 2/4

Legend

- Municipal Boundary 
- Rural localities 
- Urban Growth Boundary (UGB) 
- Parks and open spaces 
- Urban Consolidation 
- Urban Township 
- Garden Suburban 
- Masterplanned Estate 
- Foothills Consolidation 
- Foothills Suburban 
- Warburton Township 
- Township Consolidation 
- Township Suburban 
- Township Rural-Residential 
- Bush Boulevard 
- Urban Boulevard 
- Vacant land 



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















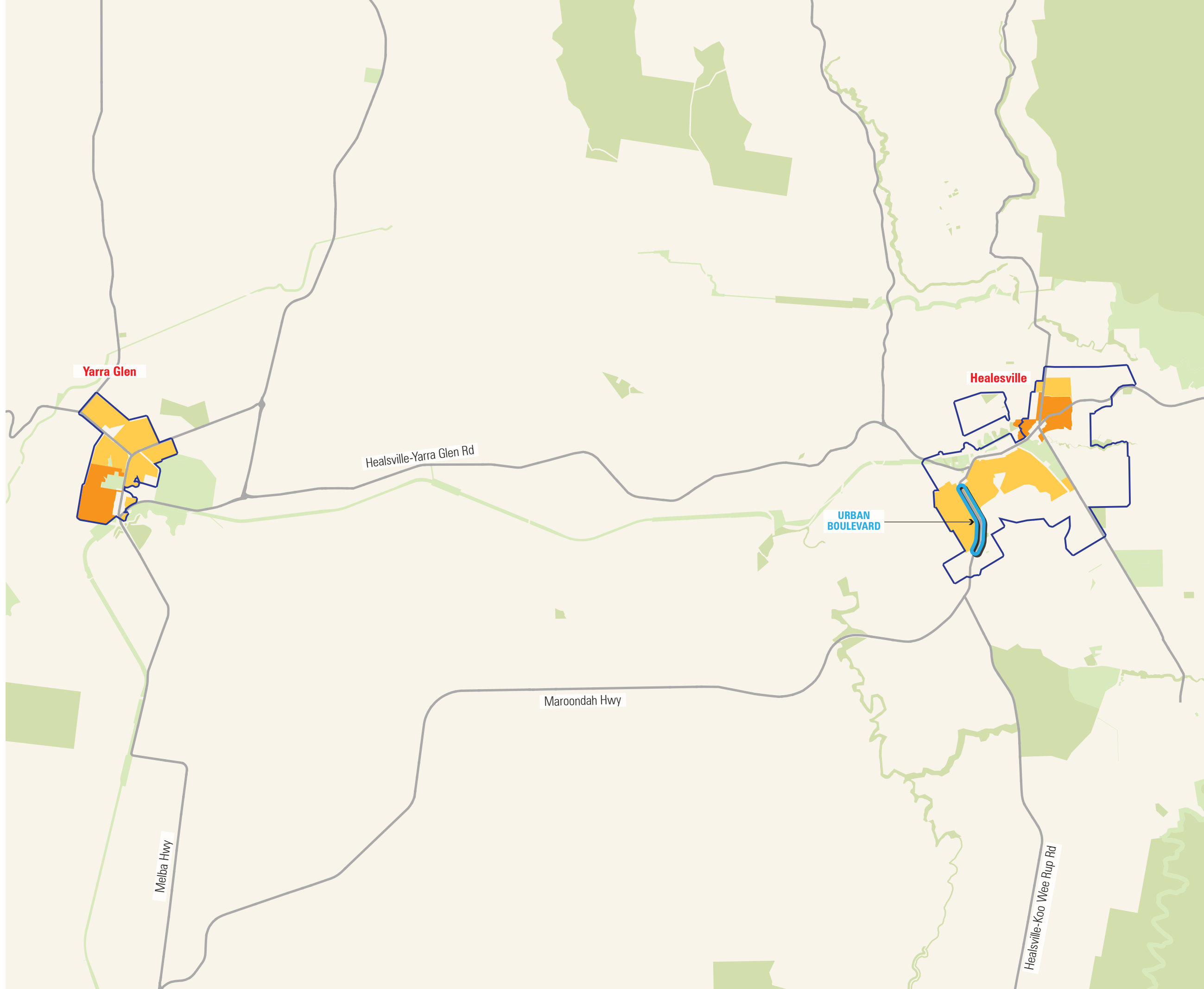
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YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY

Broad Character Types Map
Area 3/4

Legend

- Municipal Boundary 
- Rural localities 
- Urban Growth Boundary (UGB) 
- Parks and open spaces 
- Urban Consolidation 
- Urban Township 
- Garden Suburban 
- Masterplanned Estate 
- Foothills Consolidation 
- Foothills Suburban 
- Warburton Township 
- Township Consolidation 
- Township Suburban 
- Township Rural-Residential 
- Bush Boulevard 
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















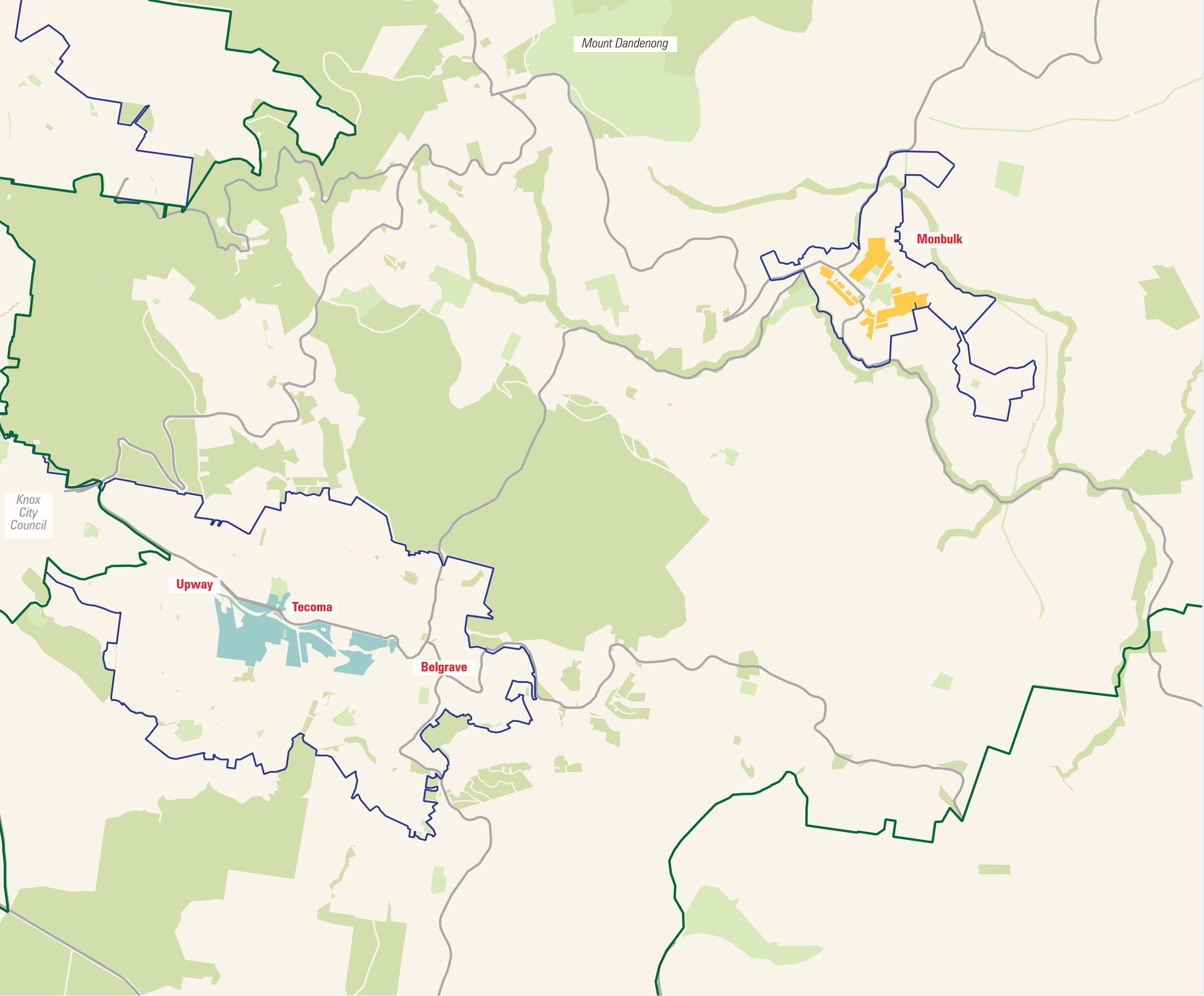
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**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**

Preferred Character Precincts
Area 4/4

Legend

- Municipal Boundary 
- Rural localities 
- Urban Growth Boundary (UGB) 
- Parks and open spaces 
- Urban Consolidation 
- Urban Township 
- Garden Suburban 
- Masterplanned Estate 
- Foothills Consolidation 
- Foothills Suburban 
- Warburton Township 
- Township Consolidation 
- Township Suburban 
- Township Rural-Residential 
- Bush Boulevard 
- Urban Boulevard 
- Vacant land 





**5 - NEIGHBOURHOOD
CHARACTER
PARAMETERS**

5. NEIGHBOURHOOD CHARACTER PARAMETERS

5.1 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

The following section outlines the intent and the rationale for the variation of ResCode Standards, which can be implemented through Residential Schedules or Overlays.

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. Some of variation to ResCode standards have been tested on selected key sites to demonstrate the implication and suitability in response to character objectives. Refer to Background Analysis, Part 1: ‘Testing of Recommendations - Summary’ for a summary of testing outcomes, which has sought to confirm the feasibility of the recommendations.

MINIMUM STREET SETBACK

CHARACTER CONSIDERATIONS

- To ensure the footprint of new buildings on site respects the preferred neighbourhood character and responds to the features of the site.
- To ensure street frontages provide sufficient room for canopy trees and vegetation.

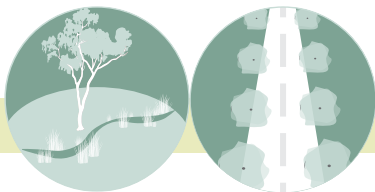
EXISTING POLICY

- Standard A3 & B6.

DISCUSSION

Street setback is required to retain the sense of openness, provide adequate space for landscaping and potentially ground level private open spaces. A larger street setback requirement can accommodate more substantial landscaping and mitigate potential impacts of taller forms and protect the prominence of landscape attributes for specific character areas.

In the more established urban setting where a higher degree of change can be anticipated, a smaller front setback is supported provided meaningful landscaping can still be achieved.

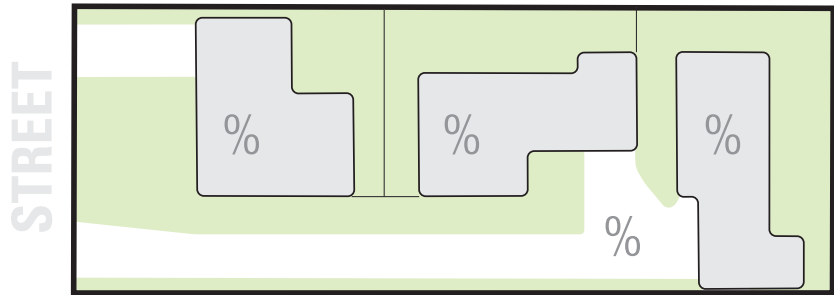


Recommendations	Variation & Character Areas
<u>Option A: Apply Standard B6</u>	<ul style="list-style-type: none">▪ Apply the existing standard B6 in areas which are unlikely to change in the short to medium terms.▪ Character areas where this is applicable to: Masterplanned Estate.
<u>Option B: Variation to Standard B6 (minimum 7.5m) - Based on Clause 21.06</u>	<ul style="list-style-type: none">▪ A minimum 7.5m enables the provision of medium canopy trees (capable to grow to a height of at least 5m at maturity) to be provided within the street setback to reduce the visual prominence of built forms when viewed from the public realm.▪ Character areas where this is applicable to: Urban Consolidation, Garden Suburban, Township Consolidation, Foothill Consolidation, Township Suburban and Warburton Township.
<u>Option C: Variation to Standard B6 (minimum 7.5m) - Based on Clause 21.06</u>	<ul style="list-style-type: none">▪ A minimum 7.5m enables the provision of medium canopy trees (capable to grow to a height of at least 5m at maturity) to be provided within the street setback to reduce the visual prominence of built forms when viewed from the public realm.▪ Character areas where this is applicable to: Urban Township
<u>Option D: Variation to Standard B6 (minimum 10m)</u>	<ul style="list-style-type: none">▪ For areas where large street setback is more prevalent, contributing to a greater sense of openness and for areas where built forms appear subservient within the landscape setting, or visually concealed when viewed from the public realm. A larger setback of 10m, or greater allow for a greater flexibility to retain existing trees, sense of openness and the provision of large canopy trees to be provided within the street setback.▪ Character areas where this is applicable to: Foothill Suburban, Township Rural-Residential.

5. NEIGHBOURHOOD CHARACTER PARAMETERS

5.1 Recommendations

SITE COVERAGE



CHARACTER CONSIDERATIONS

- To ensure the footprint of new buildings on site respects the preferred neighbourhood character and responds to the features of the site.

EXISTING POLICY

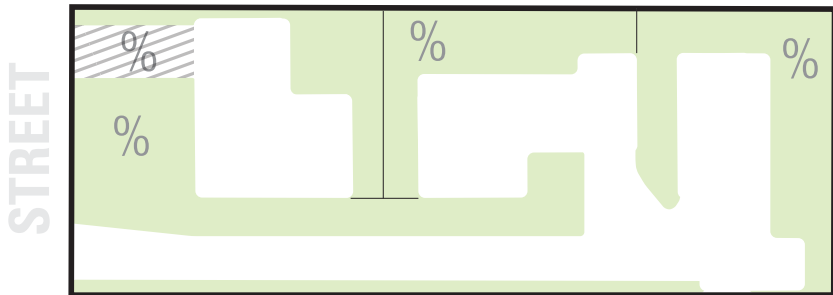
- Standard B8: The site area covered by buildings should not exceed 60%.

DISCUSSION

A lower minimum site coverage requirement is one method to achieve improved landscaping outcomes and establish a sense of openness to varying degrees across the character precincts. A site coverage requirement can achieve dwellings of a smaller footprint, however it is necessary to consider additional setback controls to mitigate potential impacts of taller built forms.

Recommendations	Variation & Character Areas
Recommendation A: <u>Apply Standard B8 - 60%</u>	<ul style="list-style-type: none">▪ Apply the existing standard B8 in areas which currently have high site coverage.▪ Character areas where this is applicable to: Masterplanned Estates
Recommendation B: <u>Variation to Standard B8 - 50% (Based on Council Design Guidelines for GRZ)</u>	<ul style="list-style-type: none">▪ A lower site coverage (50%) to retain a sense of openness, respond to prevailing building separation and landscape attributes for areas expected to go through moderate change in the short to medium terms.▪ Character areas where this is applicable to: Urban Consolidation, Urban Township, Foothills Consolidation and Township Consolidation.
Recommendation C: <u>Variation to Standard B8- 40% (Based on existing NRZ1 Decision Guideline)</u>	<ul style="list-style-type: none">▪ A lower site coverage (40%) to retain a sense of openness, respond to prevailing building separation and retention of established gardens for areas expected to go through moderate change in the short to medium terms.▪ Character areas where this is applicable to: Garden Suburban.
Recommendation D: <u>Variation to Standard B8- 30% (Based on existing DD06)</u>	<ul style="list-style-type: none">▪ A lower site coverage (30%) site coverage to respond to prevailing building separation, enable views to landscape between buildings, to ensure built forms remain subservient in its landscape setting.▪ Character areas where this is applicable to: Foothills Suburban, Township Suburban, Township Rural-Residential and Warburton Township.

PERMEABILITY & STORM WATER MANAGEMENT



CHARACTER CONSIDERATIONS

- To reduce the impact of increased stormwater run-off and create more opportunities for soft landscaping.

EXISTING CONTROL

- Standard B9: The site area covered by previous surfaces should be at least 20%.

DISCUSSION

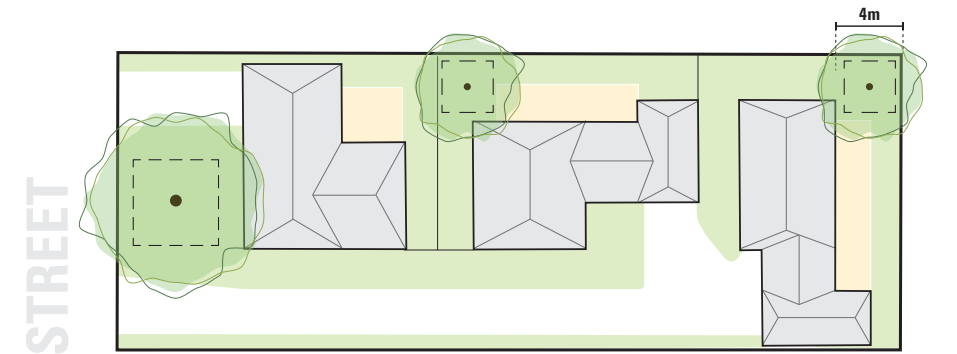
A higher minimum permeability %age can ensure that external areas maximise soft landscaping opportunities and potentially reduce the extent of hard surfaces, such as driveways. This is a particularly important consideration in precincts which seek improved canopy tree outcomes. Further design guidance may be warranted to encourage permeable paving in typically hard surface outdoor areas such as driveways, private open spaces and pedestrian paths.

Recommendations	Variation & Character Areas
Recommendation A: <u>Apply Standard B9 - 20% permeability</u>	<ul style="list-style-type: none">▪ Apply the existing standard B9 in areas which currently have low permeability, or for areas anticipated to go through moderate change in the short to medium terms.▪ Character areas where this is applicable to: Urban Consolidation, Masterplanned Estates.
Recommendation B: <u>30% permeability (Based on Council Design Guidelines for GRZ)</u>	<ul style="list-style-type: none">▪ At least 30% of the site should not be covered by impervious surfaces.▪ Character areas where this is applicable to: Urban Township and Township Consolidation.
Recommendation C: <u>40% permeability (Based on Council Design Guidelines for NRZ)</u>	<ul style="list-style-type: none">▪ At least 40% of the site should not be covered by impervious surfaces.▪ Character areas where this is applicable to: Garden Suburban and Foothills Consolidation.
Recommendation D: <u>50% permeability (Based on Existing DD06)</u>	<ul style="list-style-type: none">▪ At least 50% of the site should not be covered by impervious surfaces to enable retention of existing and new landscaping opportunity.▪ Character areas where this is applicable to: Foothills Suburban, Township Suburban, Township Rural-Residential and Warburton Township.

5. NEIGHBOURHOOD CHARACTER PARAMETERS

5.1 Recommendations

LANDSCAPE



Size of Tree	Mature height	Mature canopy spread	Canopy area at maturity	Minimum area required (in ground)*	Minimum dimension
Small	4-8m	4m	12.5m ²	4m ²	2m
		5m	19.6m ²	6m ²	
Medium	8-12m	6m	28.3m ²	9m ²	3m
		7m	38.5m ²	12m ²	
		8m	50.3m ²	16m ²	
		9m	63.7m ²	20m ²	
Large	>12m	10m	78.5m ²	25m ²	
		11m	95m ²	30m ²	
		12m	113m ²	36m ²	
		13m	132.7m ²	42m ²	
		14m	154m ²	48m ²	

Source: Adapted from Bayside City Council, Landscape Guidelines Table 7: Soil volume requirements for trees as determined by canopy width (BASED ON WORK BY CASEY TREES 2008, NEELY & WATSON 1998, SMILEY, URBAN 1992, MATHENY & CLARKE 1998 AND HARRIS, CLARKE & MATHENY 2004)

KEY CHARACTER CONSIDERATIONS

- To ensure new development provides adequate space for the planting of medium-large canopy trees, where are a valued feature of the precinct.
- To ensure new development integrates new canopy trees in both front and rear setbacks where a preferred character outcome of a precinct.

EXISTING POLICY

- Standard B13: Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.
- SLO22/23: A permit is required to remove, destroy or lop any substantial tree.

DISCUSSION

In review of recent development within various precincts over a 7 year period, it is evident that the valued treed character of residential lots is eroded by new multi-unit developments and secondary dwellings (particularly in rear setbacks). While precincts must support varying degrees of housing change, it is important that the protection of existing trees and the integration of new trees forms part of initial site planning considerations for new residential development.

The proposed recommendations seeks to take advantage of the standard front setback found across the majority of the municipality (between 7-9m) to accommodate large canopy trees which will contribute to shade and amenity to streets while soften the presentation of new buildings.

Other recommendations encourages new tree planting outside of the front setback to protect and enhance the canopy backdrop valued across the precinct.

Specifying minimum tree sizes seeks to discourage the reliance on dwarf or smaller tree species to meet minimum tree requirements and encourage meaningful separation between dwellings on site and boundaries where a preferred character outcome. Supplementary landscape including smaller trees are encouraged in addition to the minimum tree requirements.

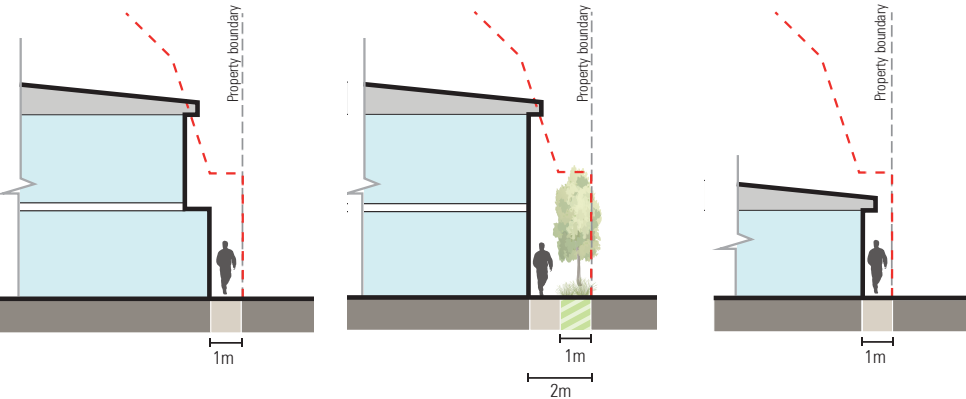
Further consideration of the application of recommendations is required for proposed developments seeking to retain mature canopy vegetation on site. For example, where a large canopy tree is to be retained in the front or rear setback, the required number of additional new trees may be reduced to incentivise the protection of trees.

Recommendations	Variation & Character Areas
Recommendation A: <u>Standard B13</u>	<ul style="list-style-type: none">▪ Apply the existing standard B13 in areas which currently have limited new landscaping opportunity.▪ Character areas where this is applicable to: Masterplanned Estate.
Recommendation B: <u>Variation to Standard B13 - Council Design Guidelines</u>	<ul style="list-style-type: none">▪ Encourage retention of existing canopy tree on site.▪ Encourage new canopy tree planting including small, medium or large trees within the front and/or rear setbacks in response to character areas where view to treetops, treed backdrop as the prominent character elements. Additional canopy trees are encouraged on consolidated sites which yield a wider frontage.▪ Character areas where this is applicable to: Urban Consolidation, Garden Suburban, Urban Township, and Foothill Consolidation and Township Consolidation.
Recommendation C: <u>Variation to Standard B13 - Increasing canopy tree density</u>	<ul style="list-style-type: none">▪ Encourage retention of existing canopy tree on site and additional new canopy tree planting including medium and large trees for every additional dwelling to be located in all setbacks (front, side and rear) for areas where dwelling should be subservient to landscape features and where views to landscape between buildings are supported. For example: 3- unit development requires 1 large tree in the front setback plus 2 medium trees in the side and rear setbacks.▪ Character areas where this is applicable to: Foothill Suburban, Township Suburban, Township Rural-Residential and Warburton Township.

5. NEIGHBOURHOOD CHARACTER PARAMETERS

5.1 Recommendations

SIDE SETBACKS



CHARACTER CONSIDERATIONS

- To maintain space between dwellings along a streetscape and provide meaningful space for perimeter landscape.

EXISTING CONTROL

- Standard B17: 1 metre, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1 metre for every metre of height over 6.9m

DISCUSSION

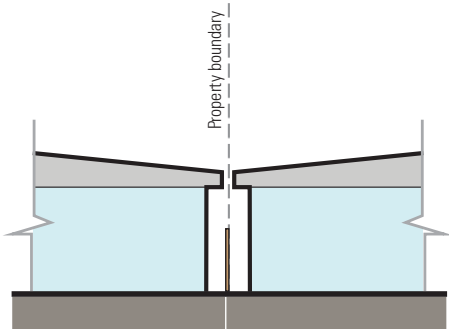
A greater side setback can potentially achieve greater site planning and interface outcomes to meet preferred character objectives where a sense of openness is sought. A minimum side setback of 2m at ground level (including ResCode setbacks at upper level/s) would allow for an adequately dimensioned landscape buffer to the boundary (of a minimum 1m) and a service path along the dwelling. Utilising Landscaping to soften buildings to side boundaries is considered more appropriate in meeting the character objectives than a stepped first level in accordance with B17. An increased minimum side setback to 3m at the ground level, allows greater amount of space for larger trees, contributing to views to greenery between dwellings.

Additional upper level setback may be required to provide for the necessary transition and when responding to amenity requirement on adjoining sites. Additional upper level setback (above 1, or 2 storeys) also provide a greater degree of separation between buildings, which further reinforce the sense of 'grain', or subdivision pattern along the streetscape.

The setback requirement also seeks to complement the minimum site coverage requirement, where multi-storey dwellings may be adopted to accommodate a similar sized dwelling under the current controls.

Recommendations	Variation & Character Areas
Recommendation A: <u>Apply Standard B17</u>	<ul style="list-style-type: none">Character areas where this is applicable to: Masterplanned Estates.
Recommendation B: <u>Variation to Standard B17 (Council Design Guidelines)</u>	<ul style="list-style-type: none">Minimum 2m ground level setback for screening vegetation and/ or small tree and access path.Additional upper level setback above 2 storeys (B17 envelope) for amenity, transition and building separation.Character areas where this is applicable to: Urban Consolidation, Urban Township, Garden Suburban, Foothill Consolidation and Township Consolidation.
Recommendation C: <u>Increased minimum setback to 3m</u>	<ul style="list-style-type: none">Minimum 3m ground level setback for small to medium trees, access path and an increased sense of separation between buildings.Character areas where this is applicable to: Foothill Suburban, Township Suburban, Township Rural-Residential and Warburton Township.

WALLS ON BOUNDARIES



CHARACTER CONSIDERATIONS

- To protect the sense of openness and space around buildings where a preferred character attributes

EXISTING POLICY

- Standard B18: maximum 10m plus 25% of the remaining length of the boundary of an adjoining lot

DISCUSSION

In tandem with minimum setback requirements, curtailing walls on side boundary in some precincts can assist in ensuring new development maintains separation from neighbouring sites and reinforces the sense of openness and the sense of 'grain', or subdivision pattern along the streetscape. It includes the opportunity for walls on boundary to be setback behind the primary facade to maintain the prevailing streetscape grain while continuing to support change.

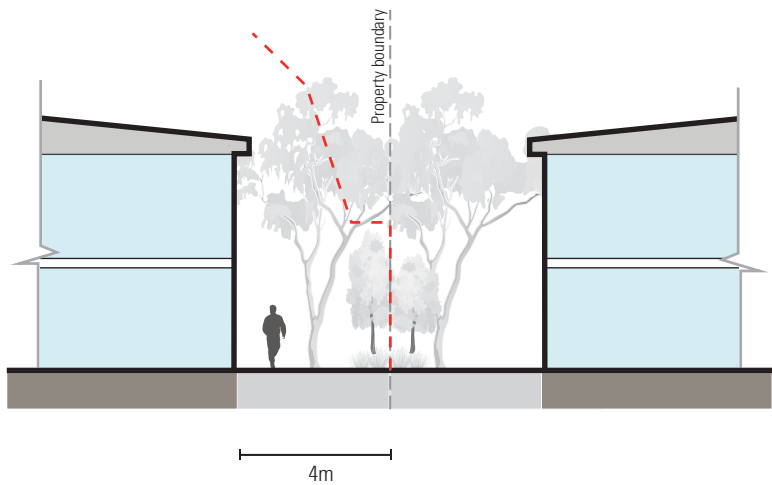
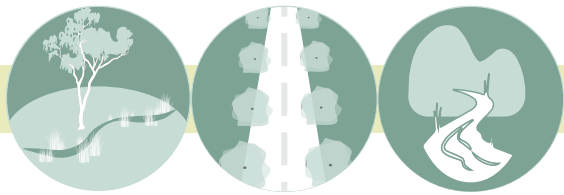
Restricting walls on boundary to the rear of lots can ensure the minimum rear setback dimension is protected and serves as an important canopy vegetation zone, as well as providing functional (and generous) private open space. Restricting walls on boundaries to side boundaries (including garages), can assist in providing landscaping buffers between lots or protect views to landscape in the distance.

Recommendations	Variation & Character Areas
Recommendation A: <u>Apply Standard B18</u>	<ul style="list-style-type: none">Character areas where this is applicable to: Urban Consolidation, and Masterplanned Estates.
Recommendation B: <u>Variation to Standard B18 - additional front setback</u>	<ul style="list-style-type: none">Walls should not be located on side boundaries for a distance of 5m behind the front facade of the building fronting the street.Character areas where this is applicable to: Urban Township
Recommendation C: <u>Variation to Standard B18 - walls supported to 1 side boundary only</u>	<ul style="list-style-type: none">Apply Standard B18 to one side only.One side of the side boundary must be left unencumbered in response to the prevailing streetscape rhythm.Character areas where this is applicable to: Township Consolidation, Garden Suburban, Foothill Consolidation, Foothill Suburban and Township Suburban.
Recommendation C: <u>No wall on boundary.</u>	<ul style="list-style-type: none">All sides of the property must be left unencumbered (no walls on boundary) to preserve the prevailing streetscape rhythm and sense of grain.Character areas where this is applicable to: Township Rural-Residential and Warburton Township.

5. NEIGHBOURHOOD CHARACTER PARAMETERS

5.1 Recommendations

REAR SETBACKS



CHARACTER CONSIDERATIONS

- Protect the backyard character in relevant precincts to protect existing and provide new canopy trees.

EXISTING CONTROL

- Standard B17: 1 metre, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1 metre for every metre of height over 6.9m.

DISCUSSION

A greater rear setback is a useful tool to protect the ‘backyard-scape’ commonly found in traditional residential lots within the precinct. These backyards often comprise existing large mature canopy trees providing a backdrop to dwellings and complementing the long-range and glimpse views to nearby hills.

A minimum rear setback dimension can also manage double storey bulk and establish a sense of openness within the rear yard in incremental change areas. A minimum **4m setback** can efficiently accommodate the minimum secluded private open space dimension and a landscape buffer to avoid the reliance on residual side-oriented private open spaces often found in multi-unit developments. The setback dimension can also support planting of small to medium sized canopy trees. **When replicated on adjoining properties to the rear, a minimum 8m cumulative separation will be achieved to enable clustering of canopy vegetation, which is strongly supported from both a character and environmental perspective.**

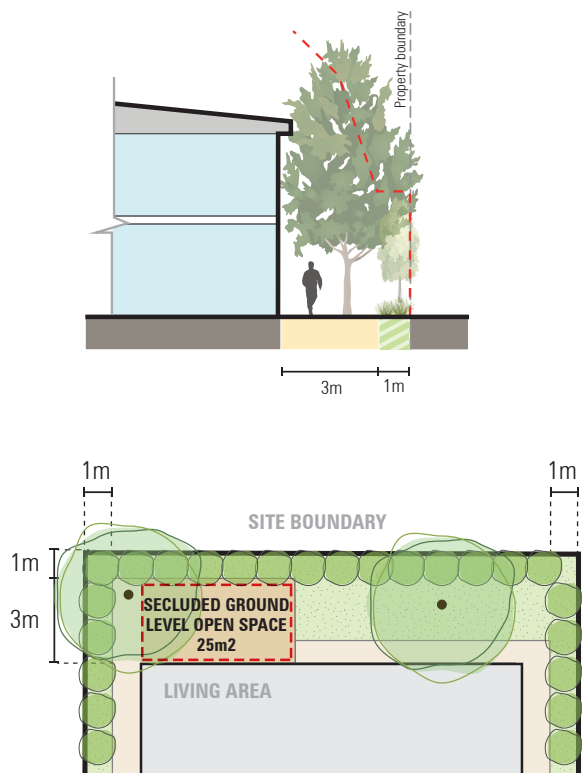
For areas where there is a greater degree of consistent landscaping within the rear setback, or where valued medium and large canopy trees are prevalent and built forms are subservient to its landscape setting, **a greater rear setback (7m-10m)** is recommended to protect the established landscape ‘backdrop’ to dwellings.

Recommendations	Variation & Character Areas
<u>Recommendation A:</u> <u>Apply Standard B17</u>	<ul style="list-style-type: none">▪ Character areas where this is applicable to: Masterplanned Estates.
<u>Recommendation B:</u> <u>Increased minimum setback to 4m</u> <u>(Council Design Guidelines)</u>	<ul style="list-style-type: none">▪ Minimum 4m ground and upper level setback for private open space and provision for medium canopy trees.▪ Character areas where this is applicable to: Urban Consolidation, Urban Township, Garden Suburban, Foothill Consolidation and Township Consolidation.
<u>Recommendation C:</u> <u>Increased minimum setback to 7m</u> <u>(testing alternative)</u>	<ul style="list-style-type: none">▪ Minimum 7m ground and upper level setback for private open space and provision for large canopy trees.▪ Character areas where this is applicable to: Foothill Suburban and Township Suburban.
<u>Option D: Increased minimum setback to 10m</u> <u>(testing alternative)</u>	<ul style="list-style-type: none">▪ Minimum 10m ground and upper level setback for private open space and provision for large canopy trees and a greater sense of separation between buildings. It is also applicable for areas where there is prevailing large rear setbacks.▪ Character areas where this is applicable to: Township Rural-Residential and Warburton Township.

5. NEIGHBOURHOOD CHARACTER PARAMETERS

5.1 Recommendations

PRIVATE OPEN SPACE



CHARACTER CONSIDERATIONS

- To encourage ground level open space that provides space between buildings and to site boundaries.
- To ensure private open space comprises both a functional recreation area and landscaping opportunities to provide high amenity dwelling outcomes.

EXISTING POLICY

- Standard B28: An area of 40m², with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25m², a minimum dimension of 3m and convenient access from a living room.
- Or a balcony with an area of 8m² (minimum width of 1.6m) in areas where reverse living is not discouraged.

DISCUSSION

Requiring ground level private open space can be a more suitable outcome in some character precincts to enable greater setbacks from site boundaries and between dwellings on site to maintain openness between buildings and establish a strong garden setting to the perimeter of lots with the ability to accommodate new canopy vegetation. Variation to rear setback could be adjusted in response to new canopy vegetation expectation (ie. greater setback for larger trees). Some of the canopy spread can be expected to extend beyond the property boundary (no more than 50%). Balconies and elevated open spaces can require screening and other fixed devices or be presented in a cantilevered form which can exacerbate visual bulk or disrupt views along side boundaries. Elevated balconies to side boundaries are supported in higher consolidation areas where development is expected to be of a higher intensity and likely to be replicated on adjoining allotments, reducing amenity impacts.

Recommendations	Variation & Character Areas
Recommendation A: <u>Apply Standard B28</u>	<ul style="list-style-type: none">Character areas where this is applicable to: Urban Consolidation and Masterplanned Estates.
Recommendation B: <u>Apply Standard B28/A17 at ground level only.</u>	<ul style="list-style-type: none">Private open space in accordance with dimension requirements of Standard B28/A17 to be located at ground level only.Character areas where this is applicable to: Urban Township.
Recommendation C: <u>Council Design Guidelines</u>	<ul style="list-style-type: none">Minimum area and depth requirements of Standard B28 to include 60m² private open space and 40m² of secluded private open space with a minimum dimension of 4m. In addition, provide a minimum landscape buffer of 1m adjacent to a side or rear boundary. Private open space to be located at ground level only.Character areas where this is applicable to: Garden Suburban, Foothill Consolidation and Township Consolidation.
Recommendation D: <u>variation to Standard B28/ A17</u>	<ul style="list-style-type: none">Vary the minimum area and depth requirements of Standard B28 to include 80m² private open space and 60m² of secluded private open space with a minimum dimension of 5m, or 20% of the total site area (whichever is lesser). In addition, provide a minimum landscape buffer of 1m adjacent to a side or rear boundary. Private open space to be located at ground level only.Character areas where this is applicable to: Foothill Suburban, Township Suburban, Township Rural-Residential and Warburton Township.

FRONT FENCE HEIGHT



CHARACTER CONSIDERATIONS

- To maintain the open garden setting.
- To protect informal quality of the public realms.

EXISTING POLICY

- Standard B32: A front fence within 3m of a street should not exceed 2m for streets in Road Zone Category 1, or 1.5m for other streets.

DISCUSSION

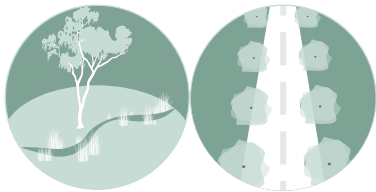
Fencing, retaining walls, or terracing clearly define the public and private realms, contributing to the sense of formality and streetscape definition. Taller, solid fence (including hedges) further contribute to the sense of 'enclosure' within the streetscape, while low, permeable and no fencing treatment create a greater sense of openness and a less formal definition between public and private realms.

Recommendations	Variation & Character Areas
Recommendation A: <u>Apply Standard B32</u>	<ul style="list-style-type: none">Character areas where this is applicable to: Urban Township, Foothill Suburban, Township Consolidation, Township Suburban, Township Rural-Residential and Warburton Township.
Recommendation B: <u>Variation to Standard B32 (low, or no fencing)</u>	<ul style="list-style-type: none">Guidelines: Utilise vegetation as an alternative to front fencing wherever possible. A narrow landscape strip (minimum 500mm wide) in front of a fence or wall of 1.5m high or greater is encouraged. Front fences should otherwise be 75% transparent/permeable. To corner lots, front fence treatments should wrap to the secondary street frontage.A front fence within 3m of a street should not exceed 2m for streets in Road Zone Category 1, or no front fencing for other streets in Character Areas: Urban Consolidation, Garden Suburban and Foothill Consolidation.

5. NEIGHBOURHOOD CHARACTER PARAMETERS

5.2 Recommendations (Guidelines)

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.



FRONT SETBACK PERMEABILITY

A minimum permeability requirement for front setback ensure new dwellings sit comfortably within the site and ensures visually exposed areas provide meaningful contribution to the landscape character of the area (including understorey and canopy tree planting) as presented to the streetscape. A permeability control can also influence the use of front setback and minimise expansive hardscaping, or car parking within the front setback, or to encourage the use of permeable surfaces to soften the visual impact of development.

RECOMMENDATIONS

Option A: Council Design Guidelines for GRZ

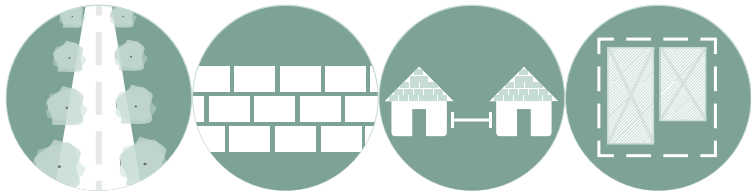
- The front setback (forward of the street frontage dwelling/s facade) should achieve a minimum permeability of **60%**.

Option B: Council Design Guidelines for NRZ

- The front setback (forward of the street frontage dwelling/s facade) should achieve a minimum permeability of **70%**.

GARDEN AREA DISTRIBUTION

Based on our review of recent development, we acknowledge that most new unit developments are easily satisfying the minimum Garden Area requirement primarily within the front setback (the average setback dimension). This restrains opportunity for generous secluded private open spaces and garden areas behind the dwelling frontage to side and rear boundaries, where the sense of openness is sought. Based on the site coverage and setback recommendations, it is acknowledged that these controls will assist in distributing Garden Area across the site and potentially achieve the outcomes sought under the provisions.



MASSING & SEPARATION OF DWELLINGS

Requiring minimum setbacks to side and rear boundaries can ensure new development provides adequate separation from neighbouring allotments. The unintended risk of these controls is that it may encourage attached multi-dwelling forms in precincts where space between buildings on site is also sought. Determining the most appropriate type of multi-dwelling development must also balance the ambitions of the Housing Strategy to accommodate new higher density development.

RECOMMENDATIONS

- **Attached forms:** multi storey townhouses including row forms (to the street) or linear forms, as well as apartment buildings.
- **Semi-detached forms:** single and multi-storey villa units, or townhouses where single storey elements, such as garages may be attached behind the street frontage.
- **Detached forms:** single storey and multi-storey dwelling, or villa-units providing setbacks and circulation to all sides of dwellings.

CAR PARKING / GARAGES

The presence of garages is an important character consideration in the planning and design of new multi-dwelling development particularly in incremental and least change areas. In review of recent development, townhouses and villa-units which position garages away from street frontages present improved streetscape outcomes, minimising the extent of blank surfaces and providing greater opportunity for gardens in front setbacks. In other areas, ensuring garages are recessed behind the front facade is adequate in reducing visual dominance and ensuring dwelling frontages (including windows and doors) are the defining built element.

RECOMMENDATIONS

- Recessed behind building façades (to the street).
- Minimal visibility from the street (located away from frontages where possible).



VEHICLE CROSSOVERS & DRIVEWAYS

The provision of car parking is an important consideration in Yarra Ranges residential areas. The availability of public transport and proximity to activity centres and services requires private vehicle movement across most residential areas, particularly in NRZ areas. While the minimum car parking provision must be met, new development across all character precincts should comprise **a maximum of 1 cross-over from a standard lot (less than 21m)** to retain on-street car parking and minimise disruption to pedestrian paths. From a neighbourhood character perspective, restricting crossovers also protects nature strips and street trees which contribute to the appearance of the street and manage the urban heat island effect.

In review of recent development, driveways which provide landscaping along gun-barrel driveways (adjacent to the side boundary or dwelling/s), exhibit positive development outcomes.

Across the character precincts, varying types of driveway recommendations can be sought to ‘turn up the dial’ in areas where the dominance of landscape or rural character is sought, while still encourage improved landscape outcomes in higher density areas.

RECOMMENDATIONS

- **A minimum 500mm landscape buffer between the boundary and driveway** allows adequate room for narrow trees and/or low shrubs or native grasses to soften the visual impact of the impermeable linear surface when viewed from the street.
- **A minimum 500mm landscape buffer to both sides of a driveway** allows adequate room for narrow trees along a boundary and/or low shrubs or native grasses to soften the visual impact of the driveway and frames dwellings in landscape.
- Require **curvilinear landscape belts** to both sides of the driveway and alternative pavement treatments which further reduces the visual impact the driveway and exhibits an informal, rural character.

5. NEIGHBOURHOOD CHARACTER PARAMETERS

5.2 Recommendations (Guidelines)

SLOPING SITES



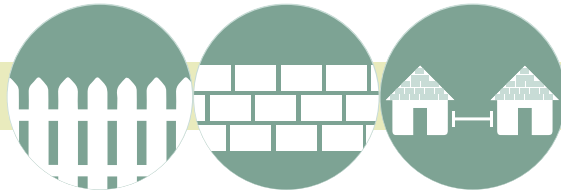
- On sloping sites, ensure buildings are designed to follow the natural contours and step down the site in order to minimise visual impact and reduce excessive site excavation.
- Ensure retaining wall does not extend beyond 1m vertical height.
- Ensure no more than 20% of the private open space is flattened.
- Locate garages or carports down slope, or closer to the street.
- For dwelling on a down slope site: Avoid extra storey at the rear which significantly increases the visual bulk from the rear.
- For dwelling on a up slope site: Provide a projecting balcony or terrace over the garage to minimise visual dominance of the garage from the street.
- Avoid site benching and large retaining walls at property boundaries which can lead to overshadowing, overlooking and visual bulk issues.

LANDSCAPING



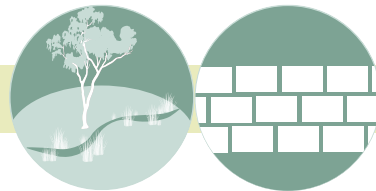
- Trees may overhang into adjacent sites up to 10% of the canopy area.
- Trees planted with the front setback may overhang into the public realm up to 40% of the canopy area.
- Retain existing canopy trees and space around them to ensure survival. If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for offset planting.
- Retention of indigenous, native and exotic mature vegetation is encouraged
- Incorporate WSUD initiatives where development is within the vicinity of wetlands or waterways.
- Minimise stormwater runoff from sealed surfaces.
- Pedestrian paths in the front setback and side setbacks should incorporate permeable surfaces such as stepping stones, pavers, gravel or compacted granitic sand.
- A minimum 500mm landscape buffer is to be provided between any common driveway and side boundary.

MATERIALITY



- Where sites are positioned along a main road (Road Zone Category 1), provide a layered landscape response visible from the street or are 75% transparent/permeable. Examples of fencing include: powder coated vertical aluminium battens.
- Vertical timber battens or brick incorporated as features or pillars.
- Driveways should be finished in muted tones that soften their appearance and blend with vegetation.
- Driveway surfaces should reflect a shared road arrangement given its use as both pedestrian and vehicle access to dwellings.

SERVICES



- Air conditioning, rainwater tanks bins and storage should be located and/ or screened so they are not visually obtrusive in the front landscape.
- Roof plant equipment should be screened and/or located to minimise visual impact
- Household services are not to be a visually prominent feature.
- Landscaping, in particular to planters, should be irrigated where appropriate to ensure vegetation can be grow to maturity.

TO AVOID

- Removal of trees and established vegetation.
- Removal of significant, rare or threatened species.
- Tree planting within or too close to easements, resulting in conflicts with tree roots and services infrastructure (refer to South East Water planting in easement requirements).
- Monotonous and sparse landscape responses in front setbacks in foothills and rural township areas.
- Artificial turf in front setbacks.
- Lack of permeable surface area.
- Excessive stormwater runoff.
- Large expanses of hard surfaces in the front setback, including driveways, access laneways and basements.
- Expanses of open area providing access for car parking outside of driveways.
- Secluded private open space within the front setback that is inadequately screened.
- High, impermeable predominant fences front fences/walls which are inconsistent with the prevailing character attributes.
- Irregular fence patterns along a streetscape.
- Visually predominant site services.
- Loss of valued views and vistas to the Yarra Ranges.
- Box - like built forms where pitched roofs, eaves overhang and veranda are the prominent character attribute.