

YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY










APPENDIX 1

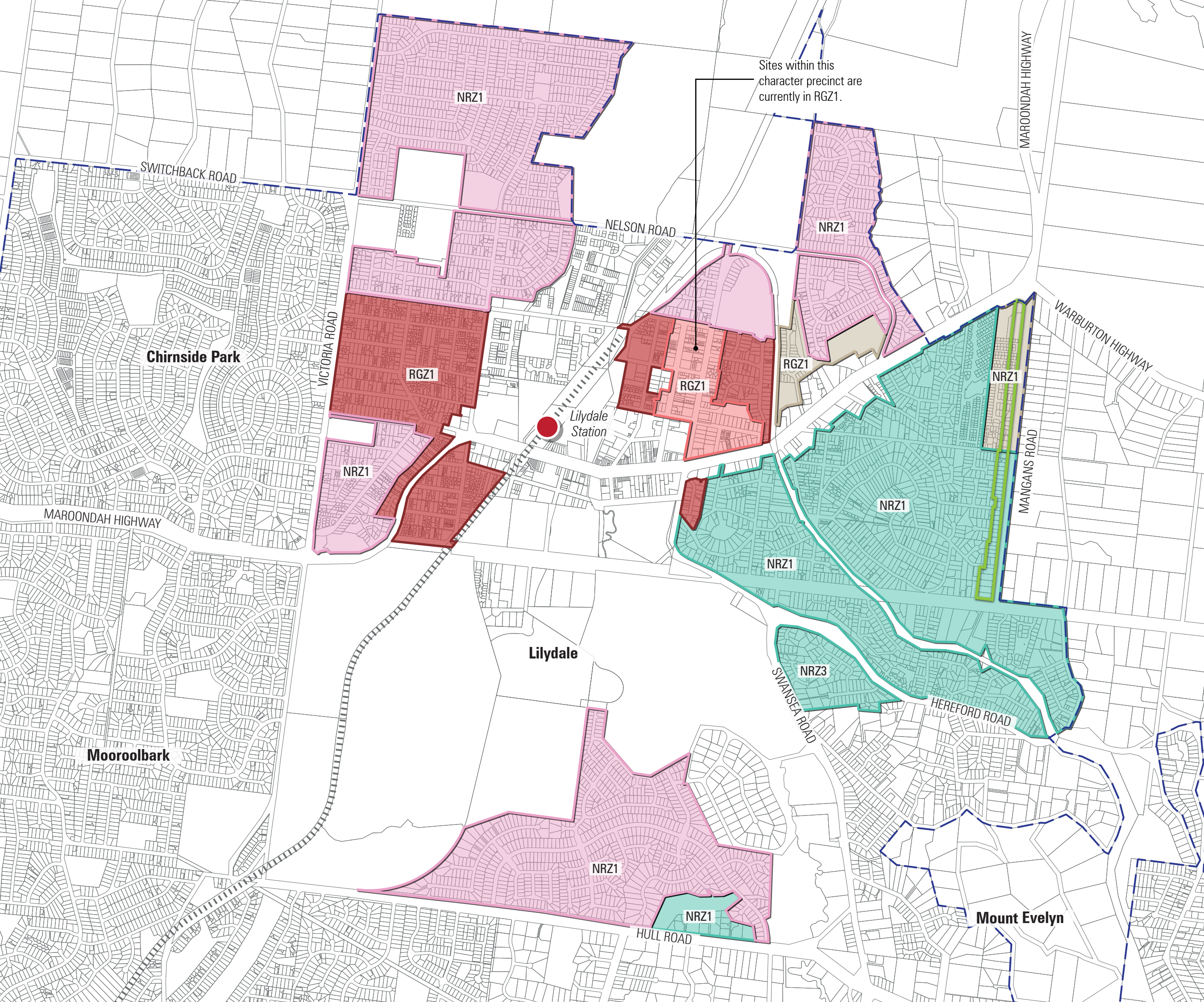
Preferred Neighbourhood Character
Types Maps (by Suburb)

YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY Lilydale

Preliminary Preferred
Character Precincts

Legend

- Locality boundary 
- Urban Growth Boundary (UGB) 
- Train station 
- Urban Consolidation 
- Urban Township 
- Garden Suburban 
- Foothills Suburban 
- Masterplanned Estates 
- Bush Boulevard 










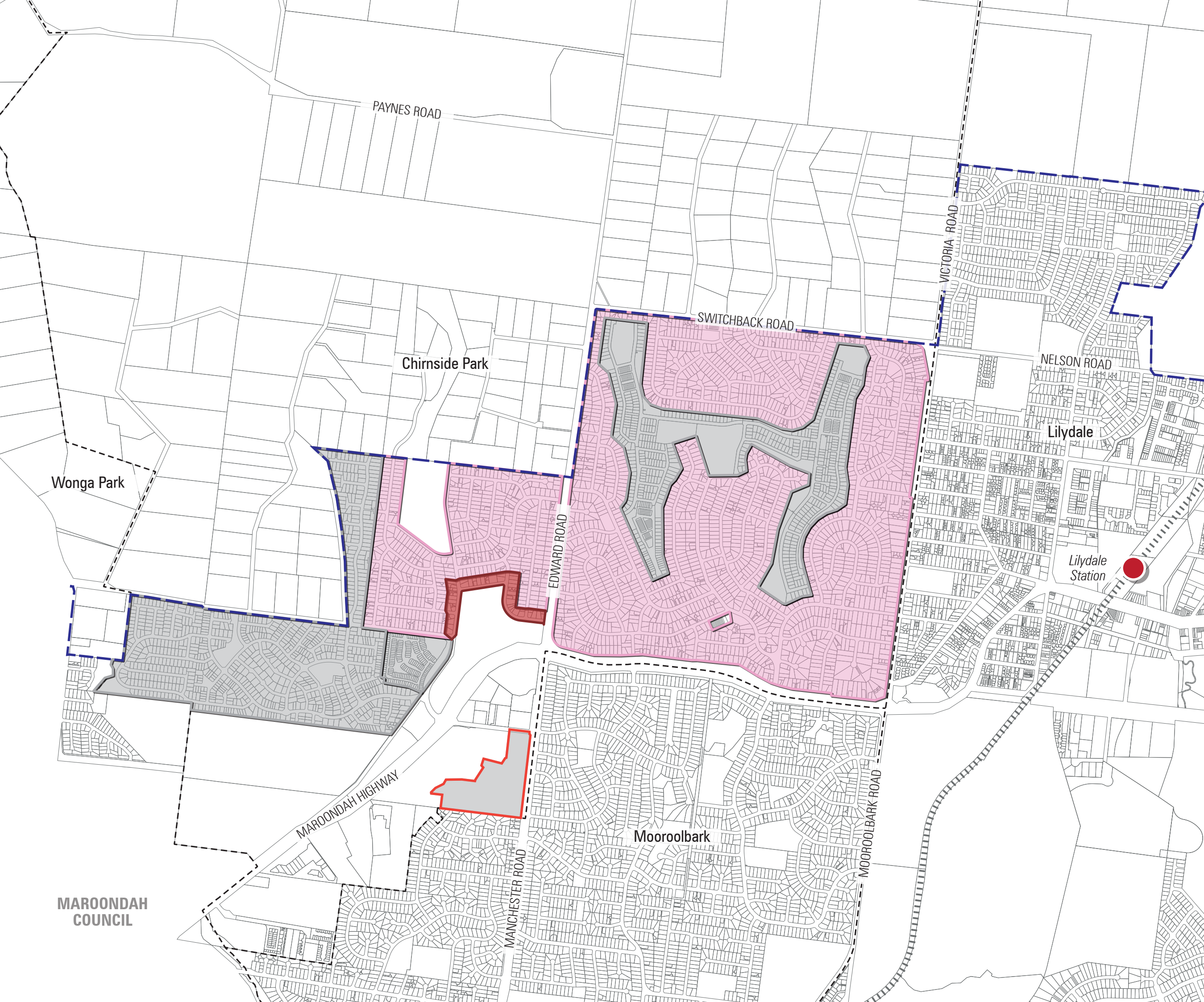
YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY

Chirnside Park

Preferred Character
Precincts

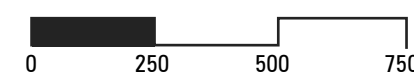
Legend

- Locality boundary 
- Urban Growth Boundary (UGB) 
- Train station 
- Urban Consolidation 
- Garden Suburban 
- Masterplanned Estates 
- Vacant Land 



MAROONDAH
COUNCIL

Project Ref: 2020.0203
Scale: 1:16000@A3
Date: 07.07.2021
Revision: C





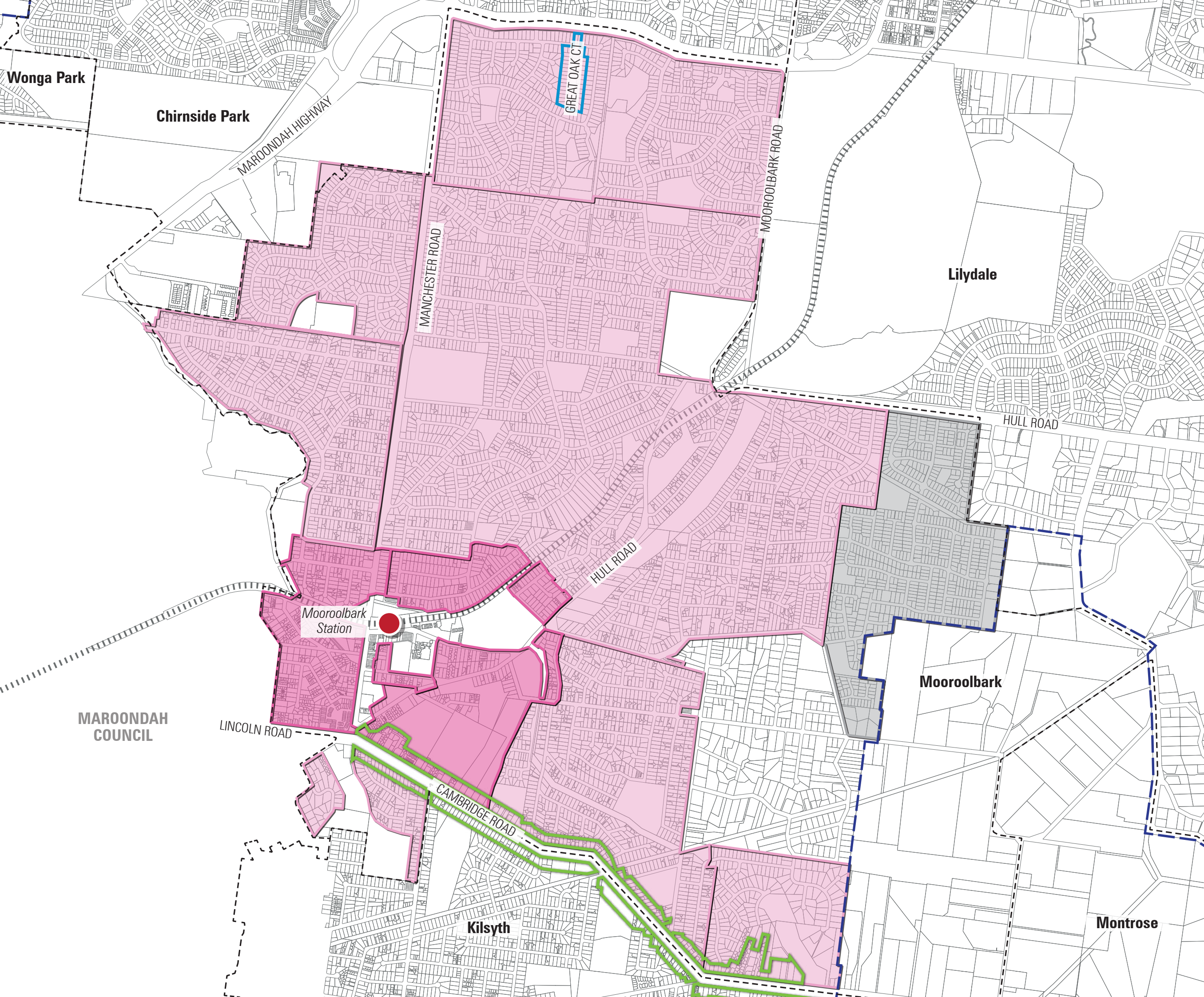
hansen

YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY Mooroolbark

Preferred Character
Precincts

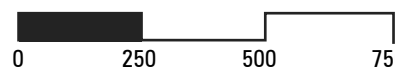
Legend

- Locality boundary
- Urban Growth Boundary (UGB)
- Train station
- Urban Consolidation (Low)
- Garden Suburban
- Masterplanned Estates
- Bush Boulevard
- Urban Boulevard



Project Ref:
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2020.0203
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05.10.2023
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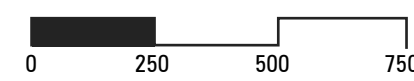
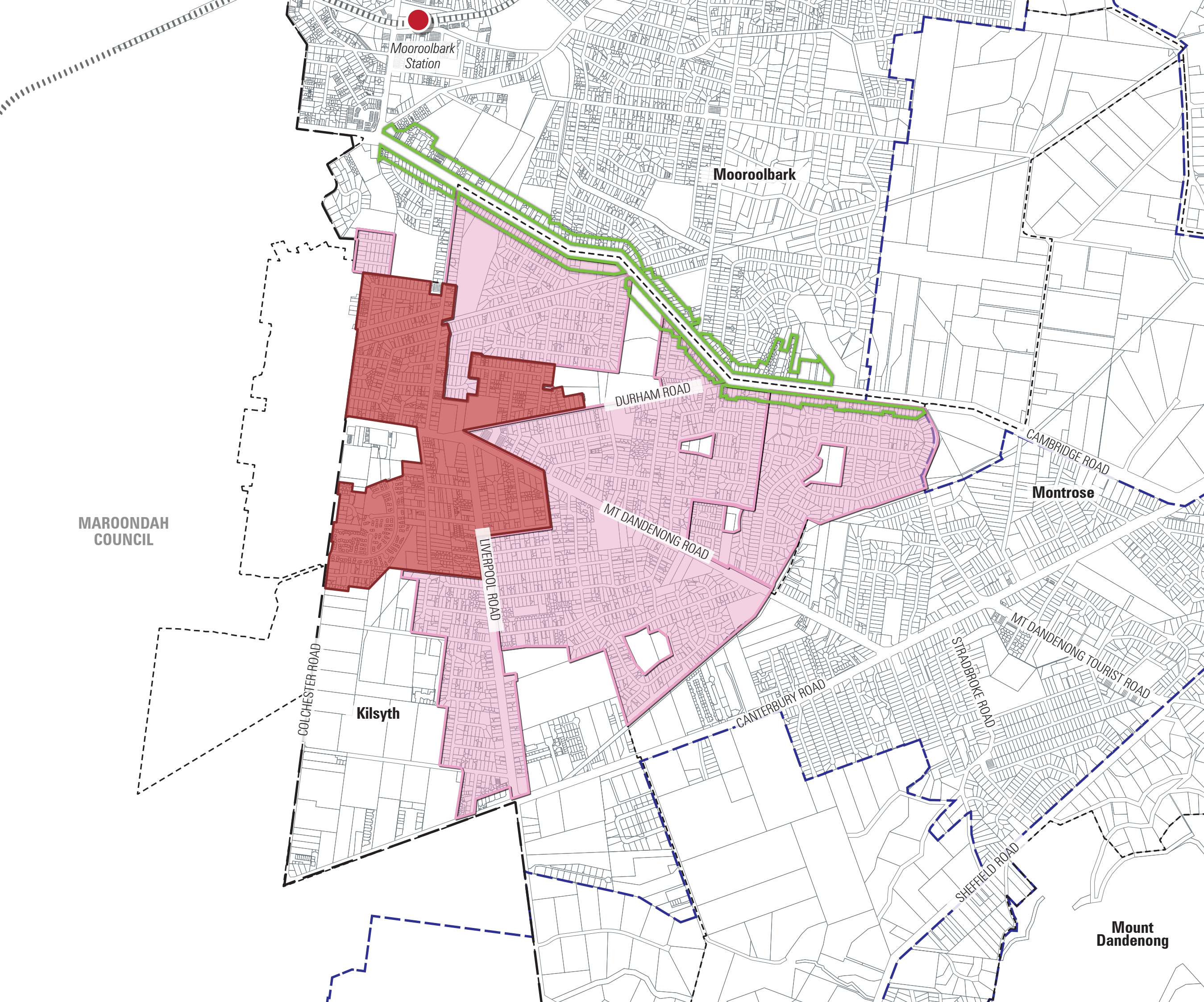


YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY Kilsyth

Preferred Character
Precincts

Legend

- Locality boundary 
- Urban Growth Boundary (UGB) 
- Train station 
- Urban Consolidation 
- Garden Suburban 
- Bush Boulevard 



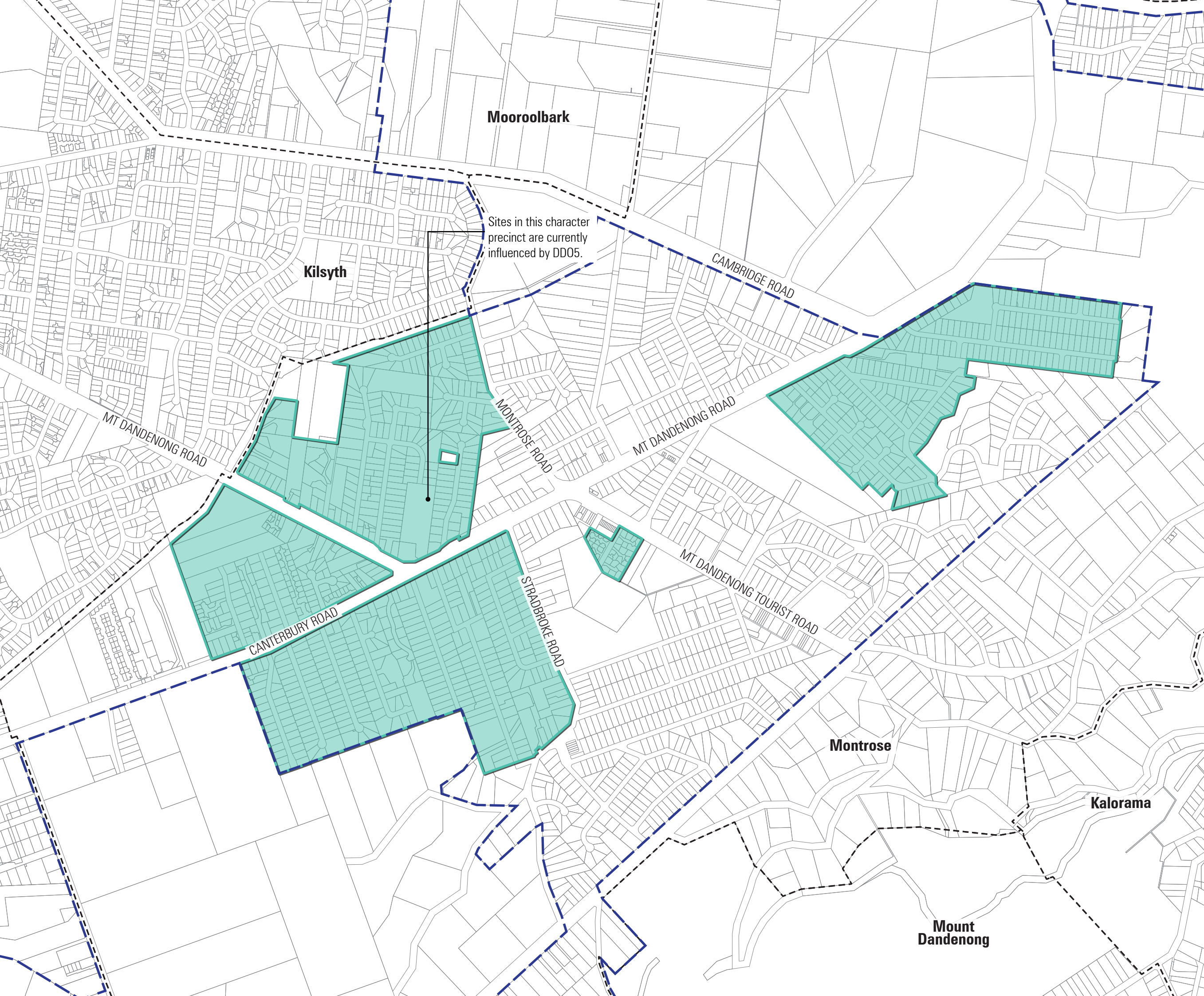


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Montrose

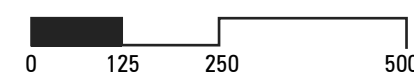
Preferred Character
Precincts

Legend

- Locality boundary
- Urban Growth Boundary (UGB)
- Foothills Suburban








Project Ref: 2020.0203
Scale: 1:16000@A3
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YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY Mount Evelyn

Preferred Character
Precincts

Legend

- Locality boundary 
- Urban Growth Boundary (UGB) 
- Foothills Consolidation 
- Foothills Suburban 
- Bush Boulevard 

Lilydale

Mount
Evelyn

Sites in this character
precinct are currently
in GRZ1 and NRZ3 and
influenced by existing DD08

BIRMINGHAM ROAD

YORK ROAD

MONBULK ROAD





CLEGG ROAD

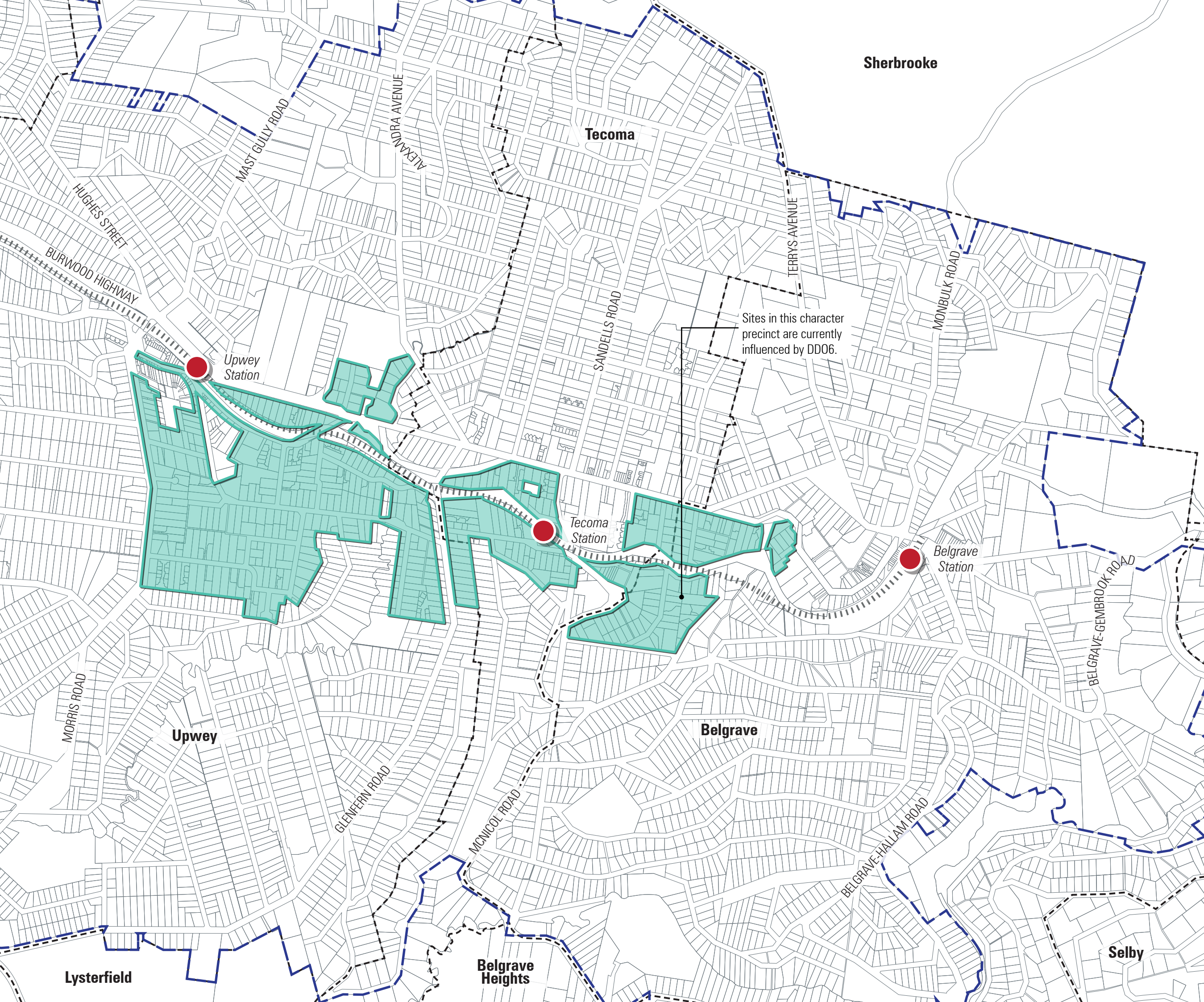
HEREFORD ROAD

YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY

Belgrave, Tecoma, Upwey

Preferred Character
Precincts




- Legend
- Locality boundary 
 - Urban Growth Boundary (UGB) 
 - Train station 
 - Foothills Suburban 

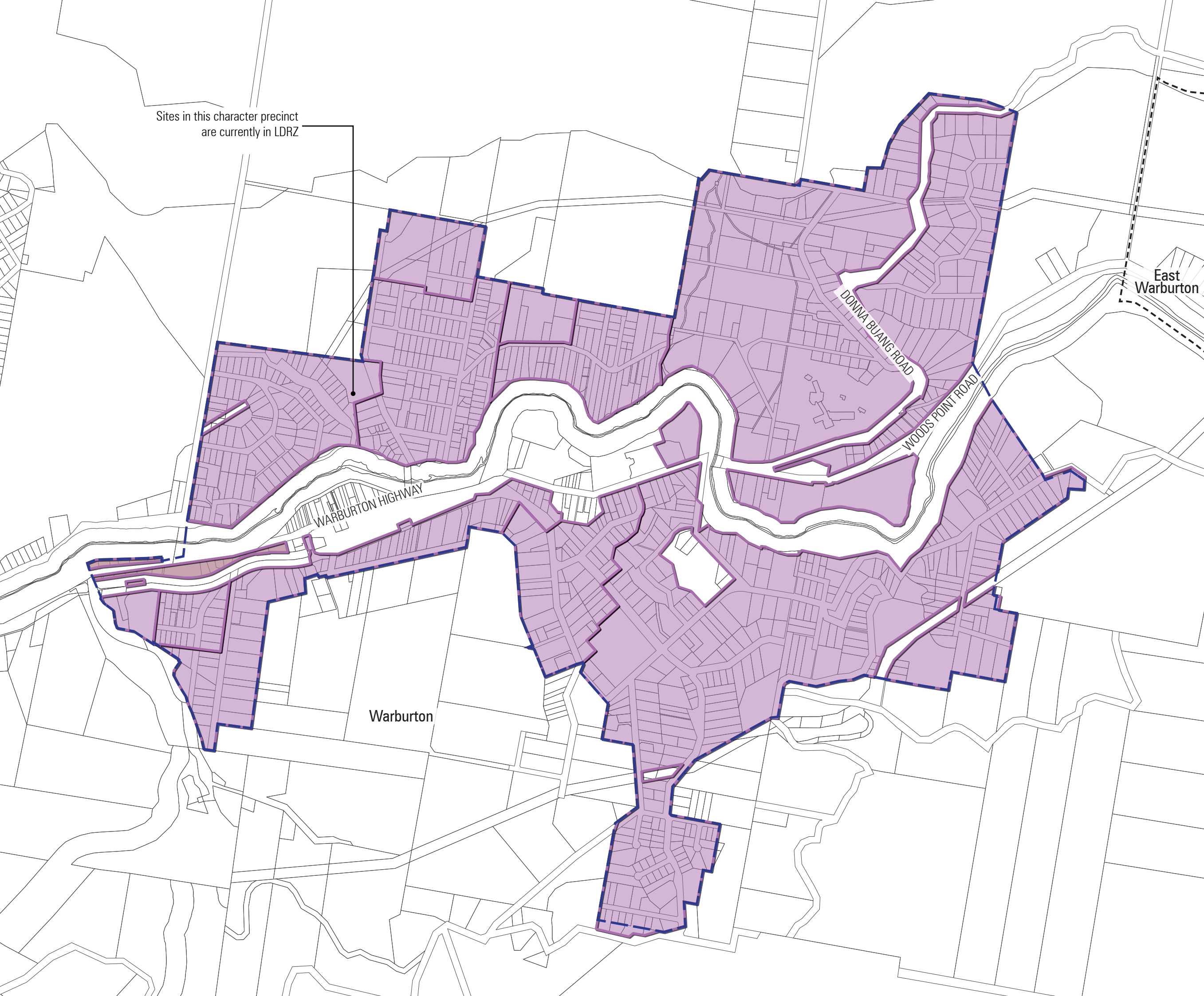


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Warburton


Preferred Character
Precincts

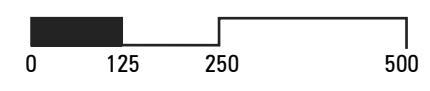
Legend

- Locality boundary 
- Urban Growth Boundary (UGB) 
- Warburton Township 



Project Ref:
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Date:
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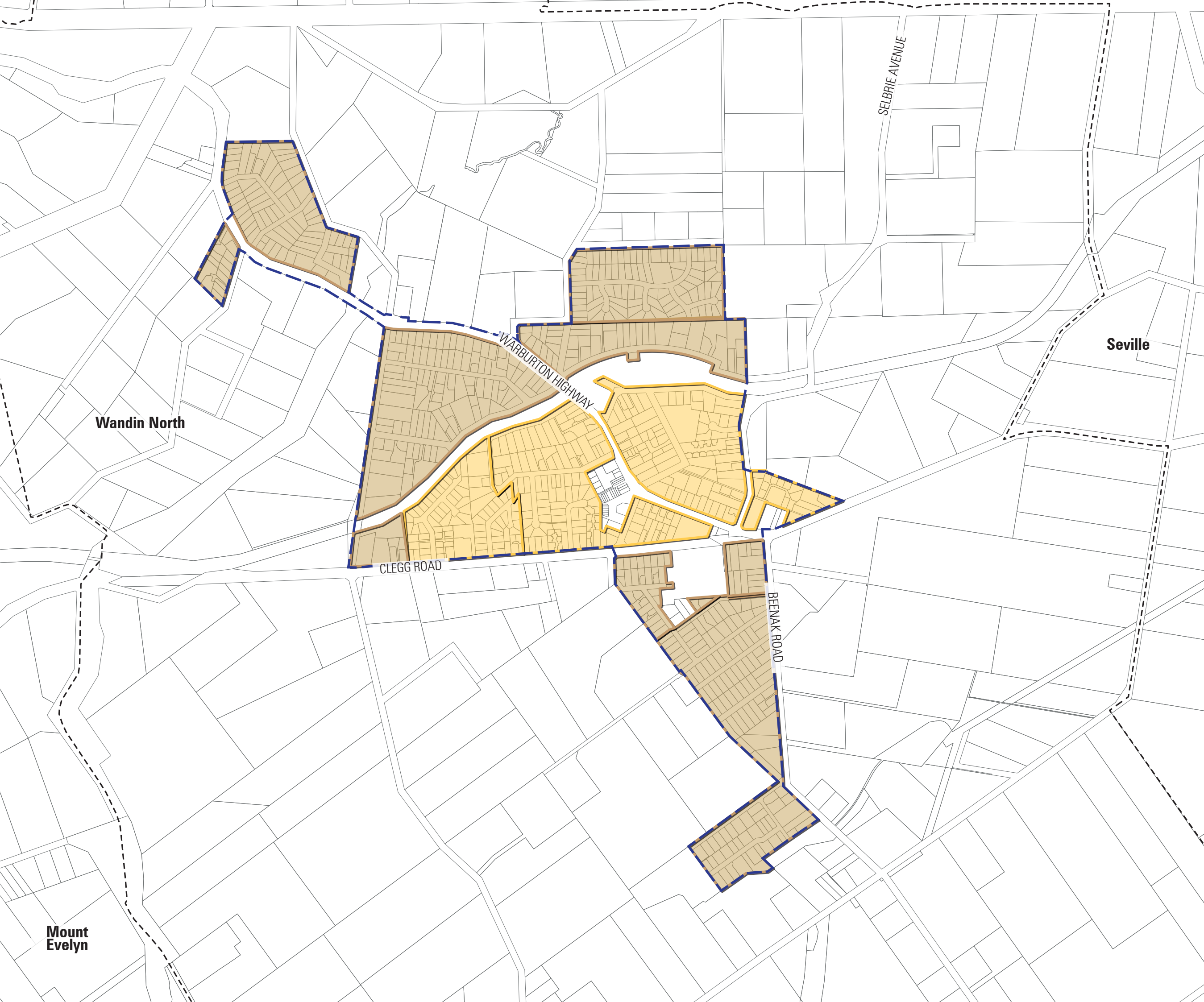


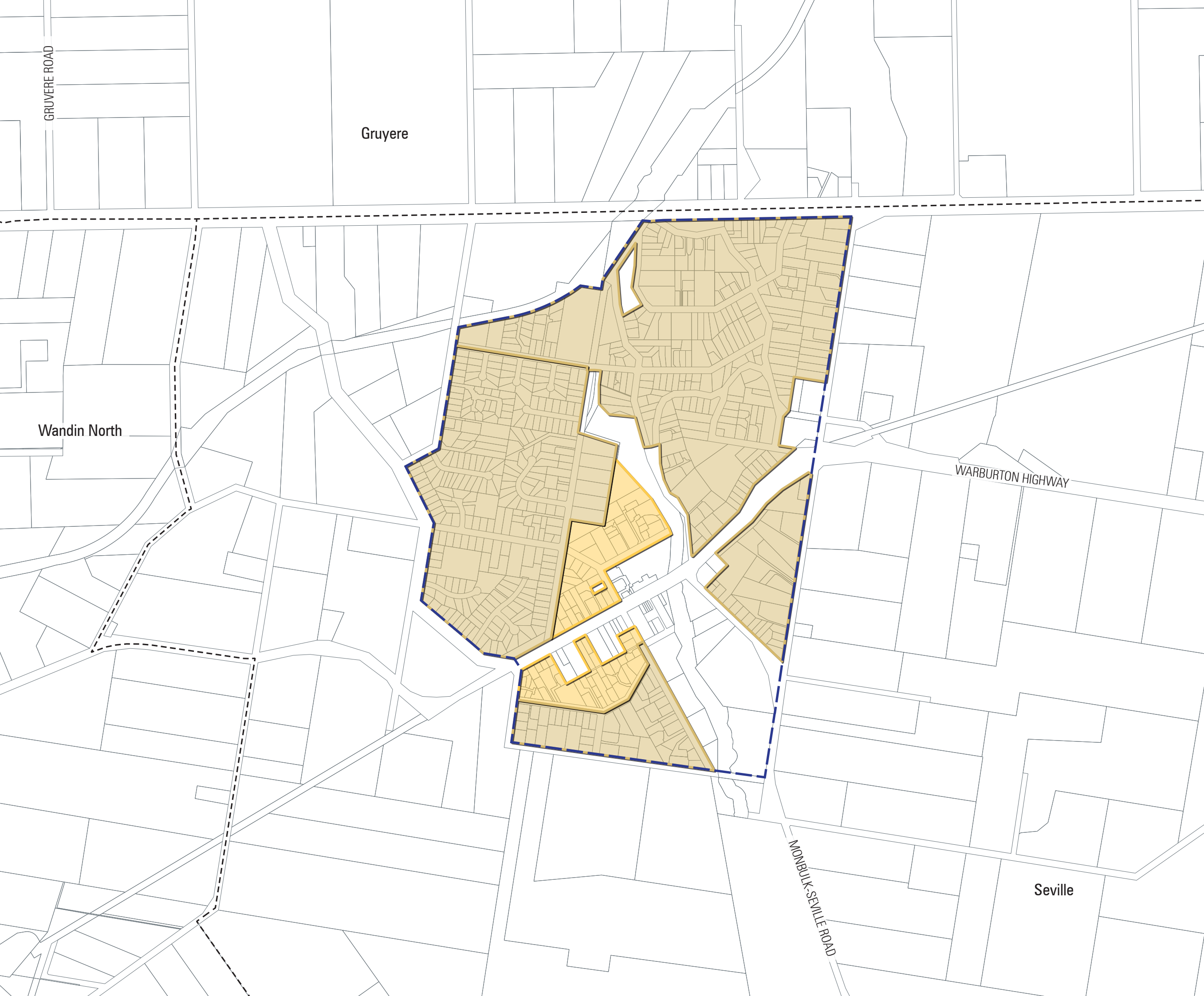
**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Wandin North

Preferred Character
Precincts

Legend

- Locality boundary 
- Urban Growth Boundary (UGB) 
- Township Suburban 
- Township Rural - Residential 





**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY
Seville**

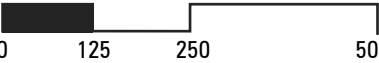
Preferred Character
Precincts

Legend

- Locality boundary
- Urban Growth Boundary (UGB)
- Township Suburban
- Township Rural - Residential



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Revision: B






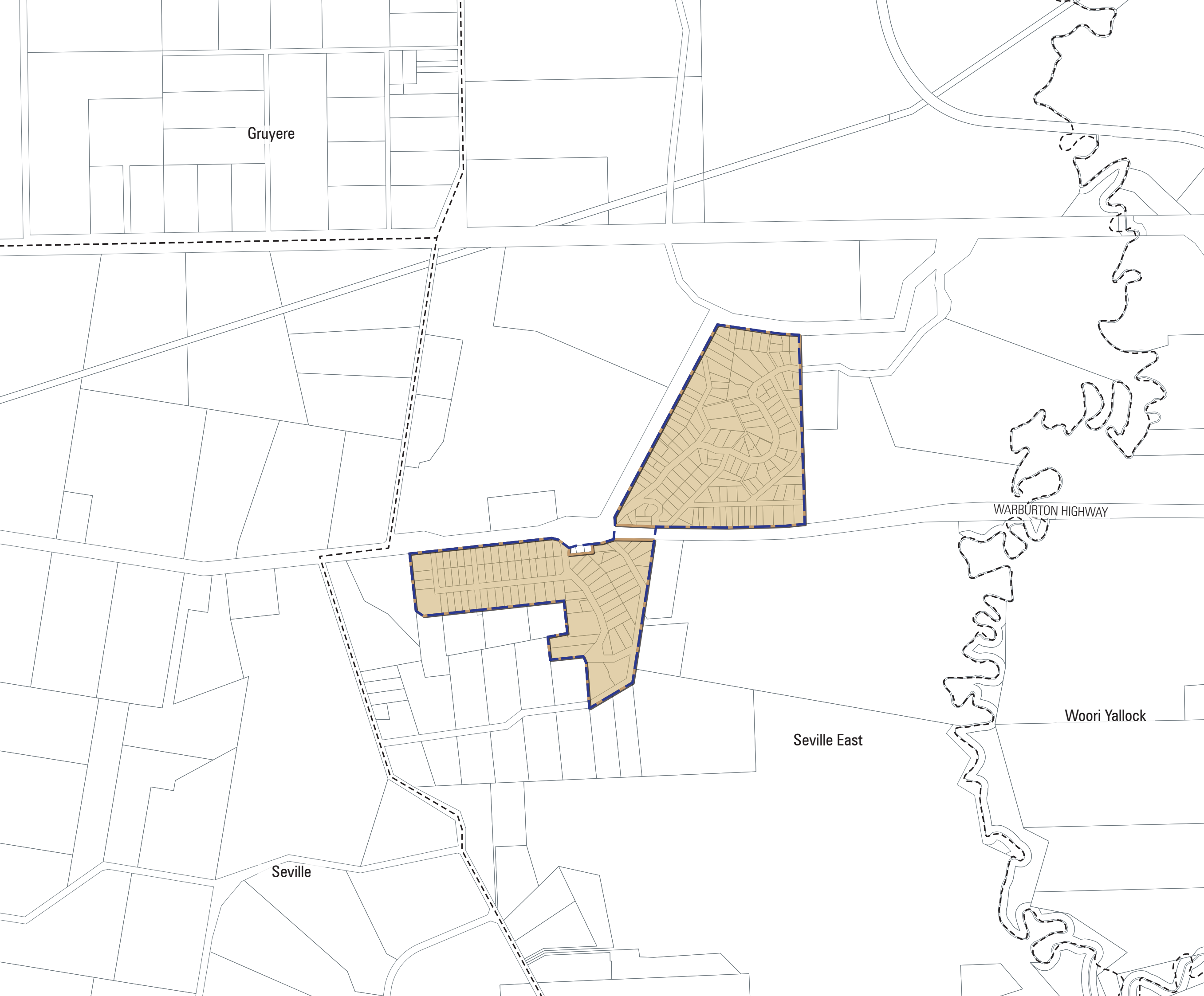


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Seville East

Preferred Character
Precincts

Legend

- Locality boundary 
- Urban Growth Boundary (UGB) 
- Township Rural - Residential 



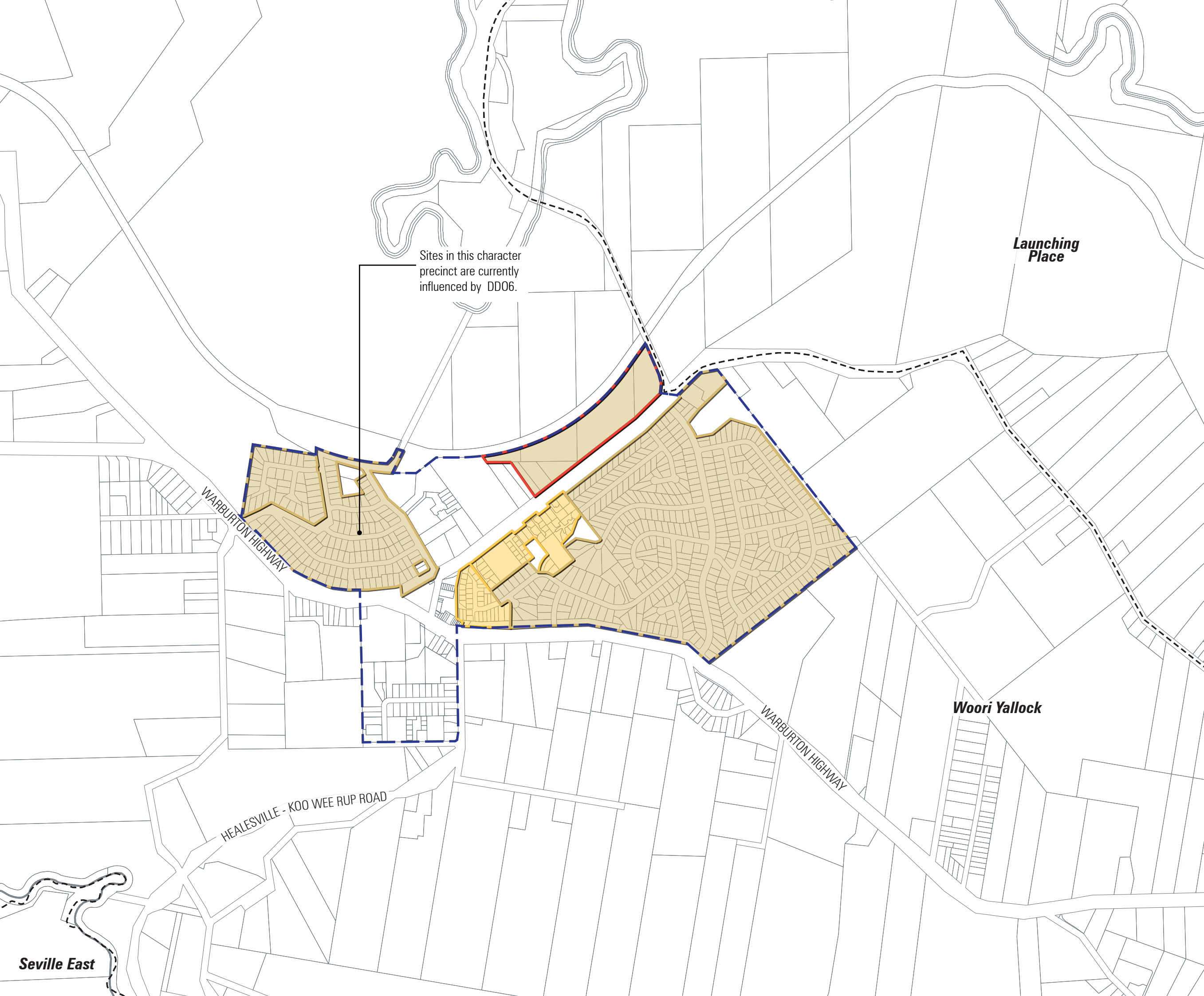


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Woori Yallock

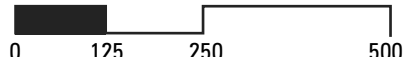

Preferred Character
Precincts

Legend

- Locality boundary
- Urban Growth Boundary (UGB)
- Township Suburban
- Township Rural - Residential
- Vacant Site



Project Ref: 2020.0203
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Date: 20.04.2021
Revision: B

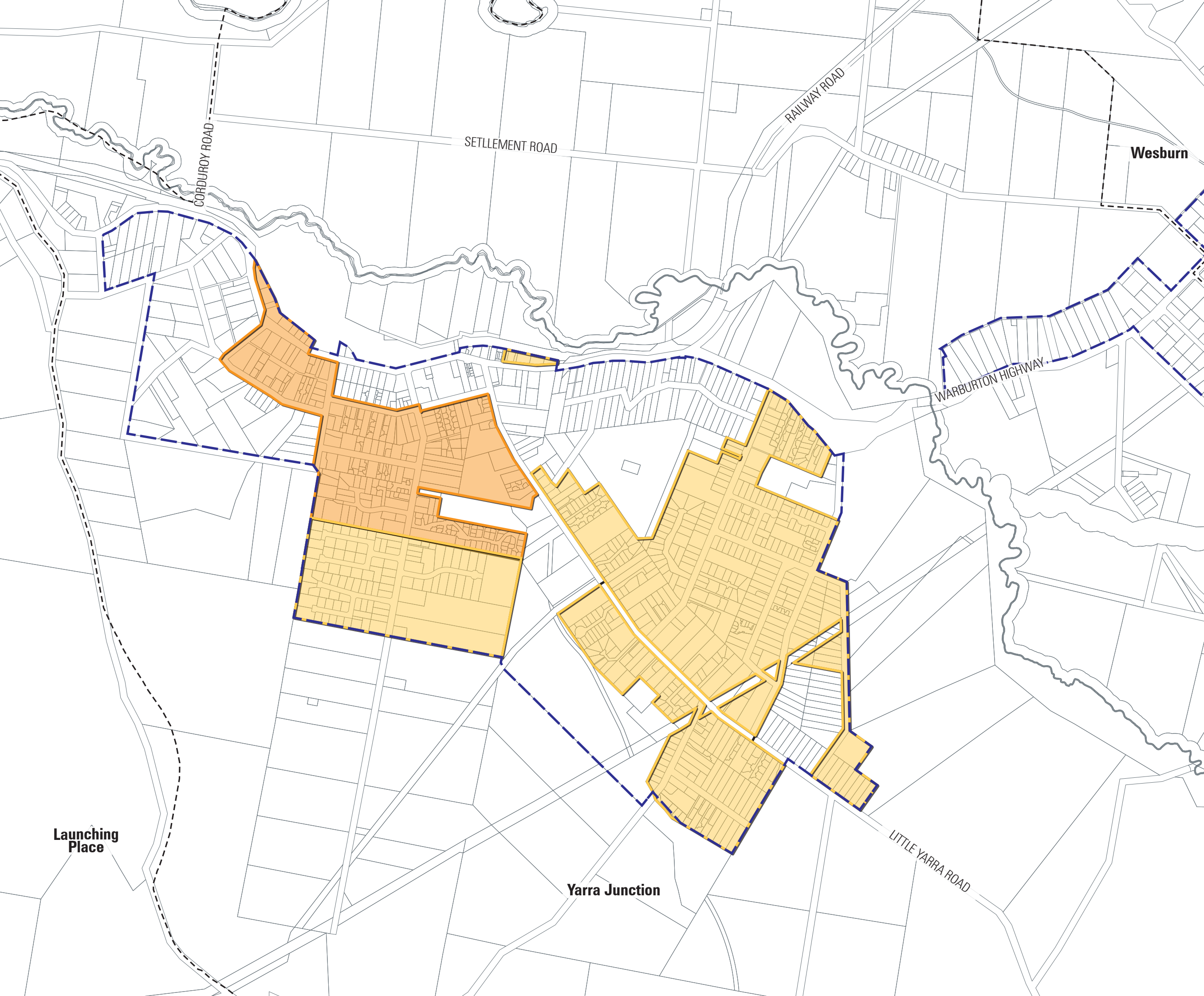




**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Yarra Junction

Preferred Character
Precincts

- Legend
- Locality boundary
 - Urban Growth Boundary (UGB)
 - Train station
 - Township Consolidation
 - Township Suburban



Launching
Place

Yarra Junction

Wesburn

LITTLE YARRA ROAD





Project Ref: 2020.0203
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Date: 20.04.2021
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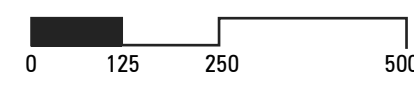
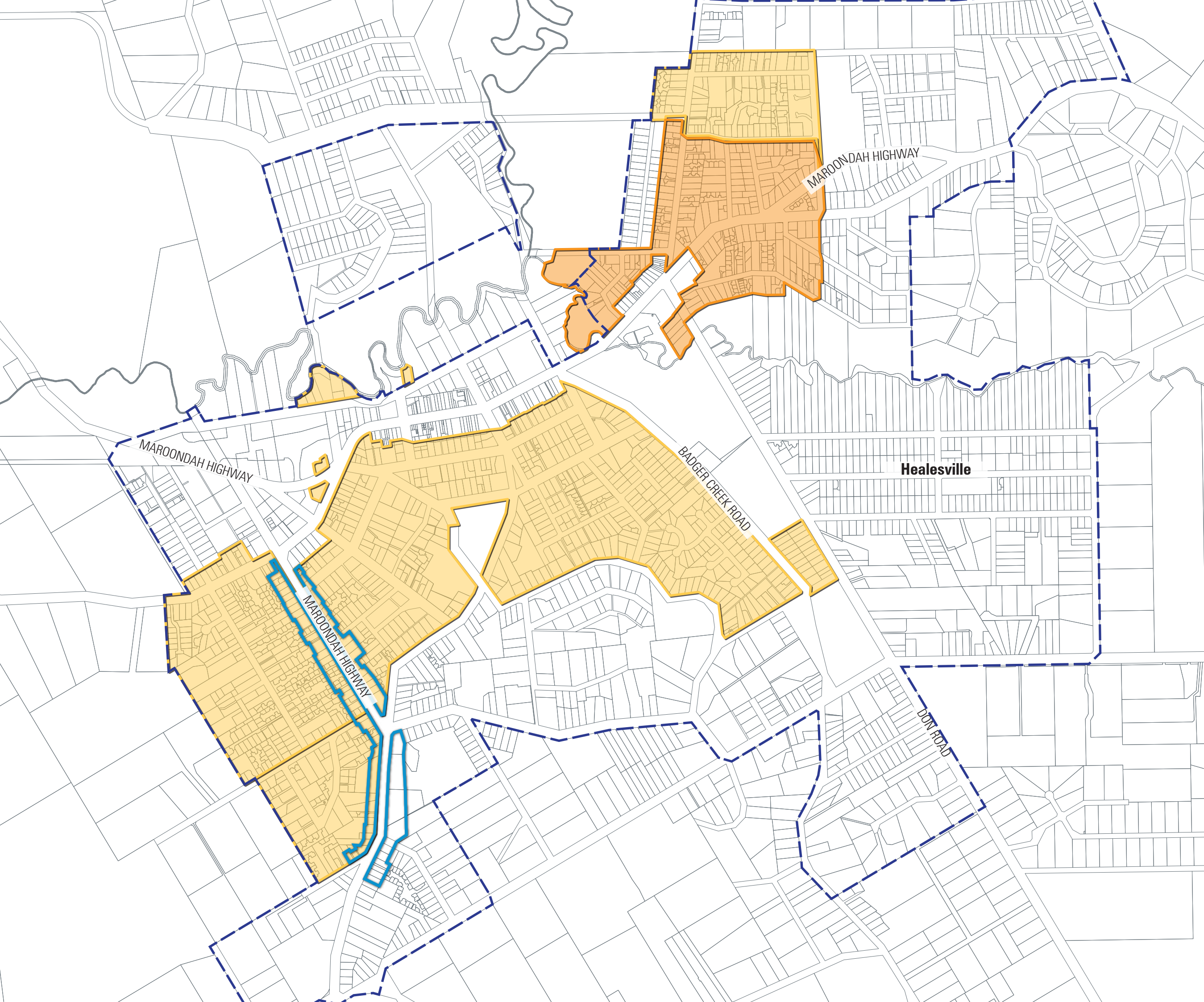
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YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY Healesville

Preferred Character
Precincts

Legend

- Urban Growth Boundary (UGB) 
- Township Consolidation 
- Township Suburban 
- Urban Boulevard 






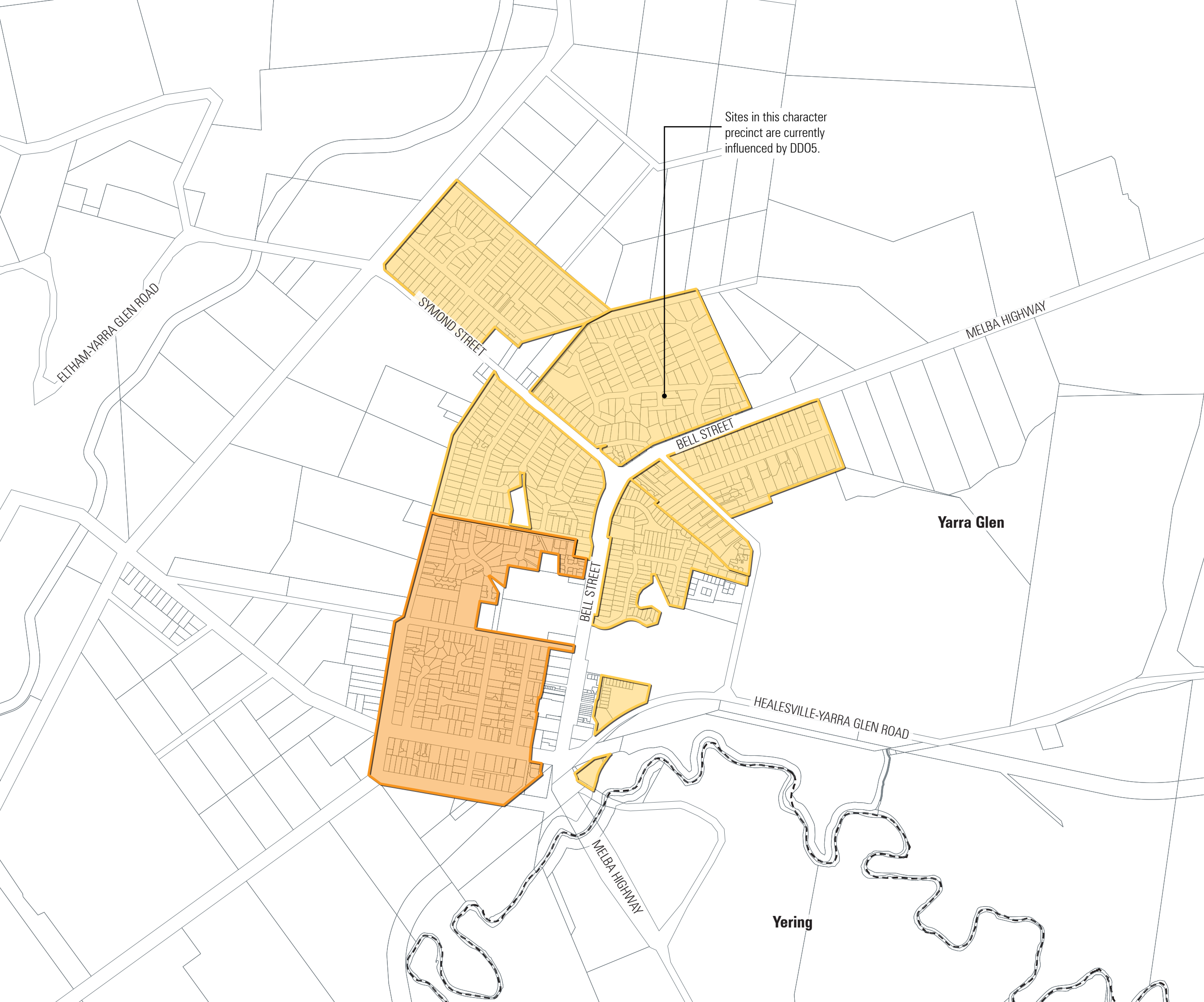


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Yarra Glen

Preferred Character
Precincts

Legend

- Locality boundary 
- Township Consolidation 
- Township Suburban 



Project Ref:
Scale:
Date:
Revision:

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**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Coldstream

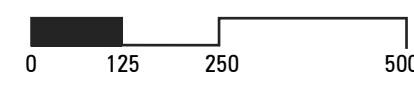
Preferred Character
Precincts

Legend

- Locality boundary
- Urban Growth Boundary (UGB)
- Township Suburban
- Township Rural - Residential






Project Ref: 2020.0203
Scale: 1:10000@A3
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Revision: B

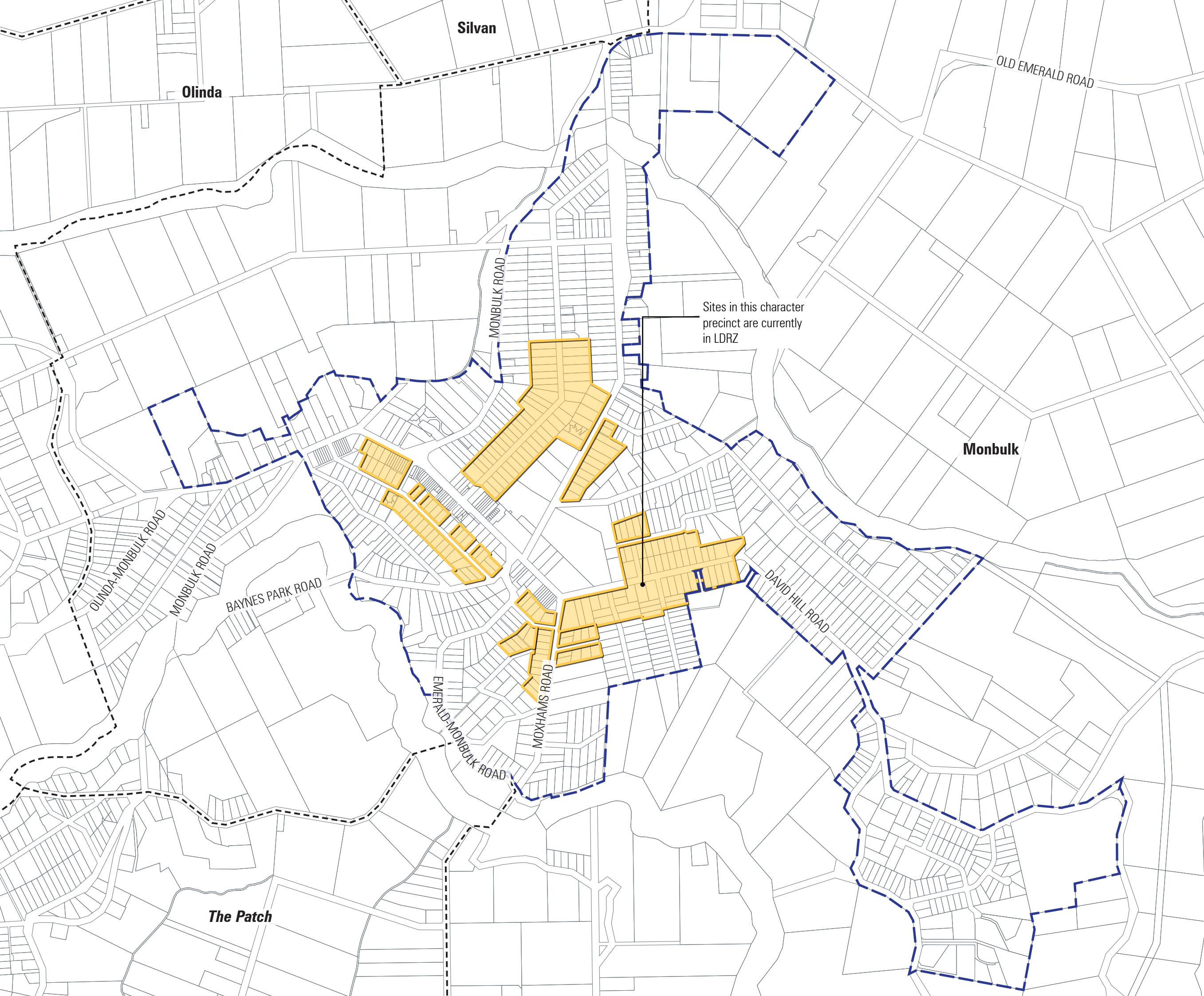


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Monbulk

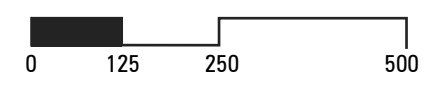
Preferred Character
Precincts

Legend

- Locality boundary 
- Urban Growth Boundary (UGB) 
- Township Suburban 



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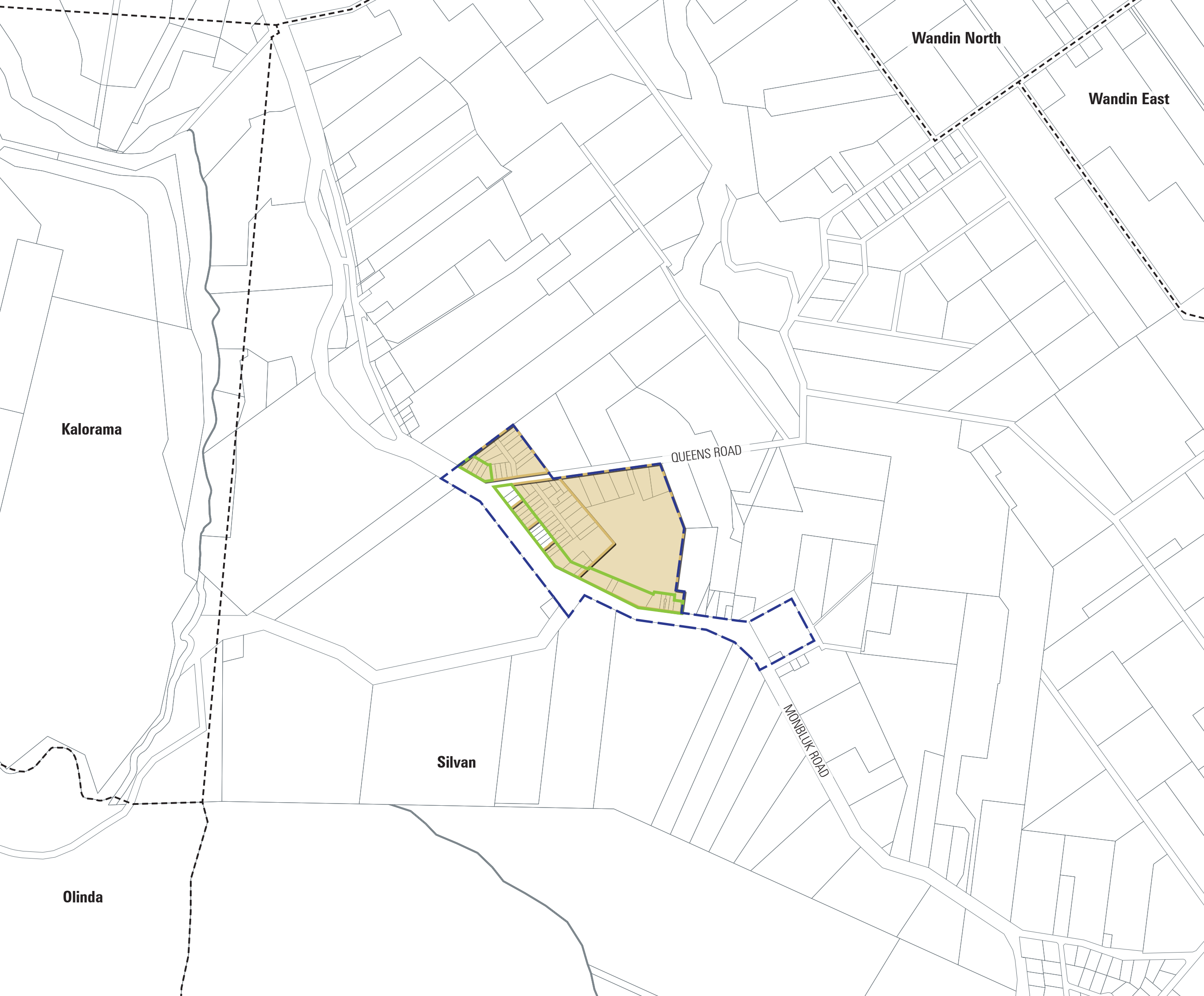


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Silvan

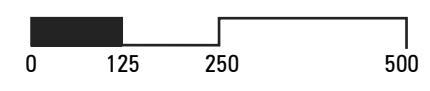
Preferred Character
Precincts

Legend

- Locality boundary
- Urban Growth Boundary (UGB)
- Township Rural - Residential
- Bush Boulevard



Project Ref: 2020.0203
Scale: 1:10000@A3
Date: 20.04.2021
Revision: B



YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY

APPENDIX 2

Existing Planning Policy Review
Summary

APPENDIX 2 PLANNING POLICY REVIEW

PLANNING POLICY REVIEW

Planning Policy Framework

Plan Melbourne 2017 – 2050: Metropolitan Planning Strategy (Department of Environment, Land, Water and Planning, 2017)

Plan Melbourne is the overarching metropolitan planning strategy for Melbourne, which sets the context of the Planning Policy Framework. It seeks to respond to Melbourne’s anticipated growth and change over the next three decades by identifying integrated land use, infrastructure and transport planning directions.

A key direction is the emphasis on the development of a network of activity centres across Melbourne, supported by high quality transport links and medium to higher density development (including housing). Increased housing density is encouraged where it meets urban consolidation objectives as emphasised in planning policy.

The Strategy identifies there was a need to provide greater certainty regarding housing density and built form outcomes within suburban areas, which prompted the 2013/2014 review of the residential zones. The intention of the new residential zones is to provide consistent and strengthened mandatory height controls and building coverage requirements so as to protect valued neighbourhood character within suburban areas.

Planning Policy Framework

The Planning Policy Framework (PPF) sets the key policy direction for state and regional-level planning issues, whilst the Local Planning Policy Framework (LPPF) outlines the policy direction at Council level, which is intended to tackle localised planning issues and implement the vision for the Shire in line with its Municipal Strategic Statement.

An overview of the key policy themes relevant to this study is outlined below.

Housing Policy

Housing policy at both the state and local level seeks to implement the overarching objectives of Plan Melbourne. Specifically, to promote a hierarchy of settlements across Metropolitan Melbourne, based on their size, character and function. Planning policy seeks to encourage urban consolidation and medium to higher density housing in appropriate locations around existing activity centres, whilst emphasis is given on the protection of the suburban character of peripheral neighbourhood areas. At a local level, policy seeks to implement the objectives of the Yarra Ranges Housing Strategy (2009) as the key framework for guiding the location and design of residential development within the Shire.

Clause 21.04-1 (Residential) outlines the broad policy in support for the Housing Strategy as well as the framework for its implementation within the Planning Scheme. It specifies the differences in the housing control locations and the application of corresponding zone and overlay controls, alluding to Council’s expectations for development within each of the residential control areas.

Key objectives of housing policy relevant to this study are:

- Encouraging higher order consolidation areas (RGZ) close to commercial areas within major activity centres. This strategy allows for higher density and varied typologies (e.g. apartments) within walking distance to services, facilities, employment and transport.
- Encouraging lower order consolidation areas (GRZ) close to commercial areas within lower order activity centres and town centres. This strategy allows for appropriate higher density and varied typologies (e.g. townhouses and apartments) within selected areas close to commercial centres. It seeks to ensure the impact on lower density neighbourhoods is reduced by encouraging retention of lower scale character where appropriate, allowing appropriate infill development and ensuring a transition between higher density and lower density neighbourhoods.
- Allowing incremental or minimal change within established neighbourhood as well as rural foothills and township environments (NRZ and LDRZ areas). This strategy seeks to maintain the low scale and density of neighbourhoods to prevent larger scale developments eroding neighbourhood and landscape character.

To implement the above policy directions, the Planning Scheme applies a hierarchy of residential zones within the Shire which reflect their differing density and built form objectives, having regard to the character and location of each particular residential zone.

Landscape & Environment Policy

State policy recognises the importance of the shire’s environmentally and visually significant landscapes including the Dandenong Ranges and Upper Yarra Valley. Planning policy seeks to protect the distinctive landscape character of the shire, including the environmental and visual sensitivity of its residential areas and having particular regard to the extensive vegetation cover in its foothills and rural township areas. As such policy seeks to ensure buildings are visually respectful of the landscape setting, with site coverage, vegetation retention and landscaping as important factors in considering new development proposals.

To implement the above policy directions and objectives, the Significant Landscape Overlay (SLO) and Design and Development Overlay (DDO) have been applied in combination with the residential zoning controls to protect landscape character by encouraging, amongst other outcomes, appropriate subdivision size, maximum site coverage, maximum building height, vegetation cover retention and landscaping enhancements.

Neighbourhood Character Policy

Planning policy makes it clear that new housing development should respect the prevailing neighbourhood, landscape and heritage character. Policy should seek to ensure that valued landscape, vegetation, heritage and neighbourhood character elements are protected and referenced through new development proposals. It is particularly important that the unique characteristics of the shire’s rural and township areas, including their extensive vegetation cover and distinct streetscapes, are protected from inappropriate development and subdivision proposals.

To implement the above policy directions and objectives, the SLO and DDO have been applied in combination with the residential zoning controls to protect landscape character and neighbourhood character by encouraging, amongst other outcomes, appropriate subdivision size, maximum site coverage, maximum building height, vegetation cover retention and landscaping enhancements.

The SLO and DDO application is very much cognisant that the neighbourhood character (including landscape character) varies within each settlement. Ultimately this is dependent on the position of each settlement within the state-wide settlement hierarchy, reflective of the size and function of each settlement and its role in terms of urban growth and consolidation. Application of the SLO and DDO is therefore inextricably linked to the application of the various residential zones.

APPENDIX 2 PLANNING POLICY REVIEW

Zones

The shire’s Housing Strategy is clearly articulated through the application of residential zones across its various settlements. This aligns with state-wide housing strategy, which seeks that appropriate zoning recognises the function and role of each settlement in terms of housing growth and consolidation. For example, higher density and increasingly varied housing typology is generally directed to the RGZ and GRZ which tend to be located within larger settlements close to commercial centres. Meanwhile, lower scale and density of development is directed to neighbourhoods (NRZ and LDRZ) within peripheral urban areas and rural areas.

Each zone assists with guiding particular housing density and built form outcomes through objectives and mandatory built form controls. As mentioned above, it is the combination of these residential zone controls together with controls specified by overlays such as the SLO and DDO which outline the development parameters for new residential development proposals.

The following zones are found within the study area:

Low Density Residential Zone (Clause 32.03)

The Low Density Residential Zone (LDRZ) provides for residential use within a low-density environment. It seeks to ensure that development is also appropriately serviced by utility infrastructure. The decision guidelines clarify that development should protect the natural environment and character of the area (including vegetation and faunal habitat), encouraging vegetation planting along waterways, ridgelines and property boundaries to screen development.

Residential Growth Zone (Clause 32.07)

The Residential Growth Zone (RGZ) applies to selected locations to provide for housing growth by encouraging a mix of housing types that includes medium to higher density housing.

Broadly it functions:

- *To provide housing at increased densities in buildings up to and including four storey buildings.*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development within activity centres/commercial centres and other residential areas.*

The following schedules to the RGZ are found within the study area:

- **RGZ1:** specifically applies to the Lilydale consolidation area to encourage urban consolidation and housing diversity.

- **RGZ2:** is specifically applied to the Chirnside Park Activity Centre residential area to encourage urban consolidation and housing diversity adjacent to the commercial area.
- **RGZ3:** is specifically applied to the Chirnside Park Activity Centre residential area to encourage urban consolidation and housing diversity adjacent to the commercial area.

The decision guidelines to the above schedules clarify that the schedules seek to maximise development potential whilst being mindful of good design outcomes through lot consolidation. Development must be responsive to locational and site characteristics and be respectful of neighbourhood amenity.

General Residential Zone (Clause 32.08)

The General Residential Zone (GRZ) functions to allow for lower order consolidation within select areas to allow for housing growth and diversity. It requires development to respect the neighbourhood character, whilst housing growth is promoted in locations that are accessible to services and transport.

The following schedules to the GRZ are found within the study area:

- **GRZ1** is applied to lower order (neighbourhood) consolidation areas as buffers between other residential zones – for example, between the Neighbourhood Residential Zone (NRZ) to allow for an appropriate transition to higher scale/density. The decision guidelines clarify that housing diversity is permissible where housing integrates respectfully into the neighbourhood context, and provided development is easily accessible to services and facilities taking into account site constraints including topography. Development should be visually recessive and complemented by landscaping and tree planting to minimise visual impact.

Neighbourhood Residential Zone (Clause 32.09)

The NRZ applies to selected locations to restrict housing growth in areas identified for urban preservation.

Broadly it functions:

- *To recognise areas of predominantly single and double storey residential development.*
- *To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.*

The following schedules to the NRZ are found within the study area:

- **NRZ1** is applied to allow incremental change and limited housing diversity within established residential areas. The decision guidelines clarify that the schedule’s intention is to minimise site coverage (to no more than 40% of the site), ensuring development is in keeping with the established neighbourhood residential character of the area. Infill development is preferred to diversify the housing stock, particularly where sites are accessible to services and transportation facilities. Development should respect existing character and respond to prevailing neighbourhood features.

- **NRZ2** is applied to allow incremental change within rural and foothills areas. The decision guidelines clarify that the schedule seeks to ensure lots and developments are spacious, with minimised site coverage, maintaining established vegetation cover and supplemented by additional landscaping.
- **NRZ3** is applied to foothills and rural township areas where the least change is encouraged. The decision guidelines clarify that the schedule seeks to ensure that development or subdivision if of a scale and size consistent with the unique character and special features of the rural townships and foothills areas. It is noted that development within the NRZ3 should be less dense than what occurs within the GRZ or the NRZ1 and NRZ2. Development should minimise site coverage and maintain established vegetation cover.
- **NRZ4** is specifically applied to the Cloverlea Estate (Former Chirnside Park Golf Course Site) in Chirnside Park. The decision guidelines clarify that infill development is preferred to diversify the housing stock, particularly where sites are accessible to services and transportation facilities. Development should respect existing character and respond to prevailing neighbourhood features.

APPENDIX 2 PLANNING POLICY REVIEW

Overlays

Design and Development Overlay (Clause 43.02)

The purpose of the DDO is to identify areas which are affected by specific requirements relating to the design and built form of new development. The DDO has been applied along to certain residential areas in order to control density and scale of development.

The following schedules to the DDO are found within the study area:

- **DD02** is specifically applied to Mount Evelyn Town Centre. It outlines urban design objectives for new land use and development within the town centre.
- DD05 is applied to the least change areas within the foothills and rural townships. It functions to guide limited residential development and subdivision within these areas to protect the special features and unique character of these areas from intensification. Specifically, it seeks to ensure the scale of development is consistent with the unique character of the foothills and rural townships and enhances the neighbourhood character as defined in the associated SLO.
- **DD06** is applied to the incremental change areas within the foothills and rural townships. It functions to guide limited infill residential development and subdivision within these areas to protect the character of these areas. Specifically, it seeks to ensure the scale of development is consistent with the unique character of the foothills and rural townships by encouraging more spacious style development that respects existing neighbourhood character and which is at a reduced density compared to consolidation areas.
- **DD07** is specifically applied to the Lilydale Activity Centre residential areas. It seeks to implement the objectives of the Lilydale Structure Plan (2006) by outlining urban design objectives for new land use and development within the centre. Notably, it seeks to: increase residential density and to provide for a range dwelling types within the housing consolidation area of Lilydale; to encourage the aggregation of existing lots allowing greater flexibility to design quality higher density residential development that complements the existing streetscape; and to protect the amenity of existing dwellings by confining higher built form to larger lots.
- **DD08** is applied to the neighbourhood centres and rural township consolidation areas. It seeks to allow for increased residential density by encouraging the aggregation of lots and allowing higher built form on larger lots.
- **DD09** is specifically applied to the Mooroolbark Neighbourhood Activity Centre. It outlines urban design objectives for new land use and development within the town centre.

Significant Landscape Overlay (Clause 42.03)

The purpose of the SLO is to identify, conserve and enhance the character of significant landscapes within the Shire. The schedules to the SLO outline statements of the nature and key elements of the landscape to be protected as well as landscape character objectives to be achieved.

The following schedules to the SLO are found within the study area:

- **SL022** is applied to the foothills and rural townships in order to protect their landscape character. Notably, it seeks to protect the environmental and visual sensitivity of residential areas as well as retain mature trees.
- **SL023** is applied to the more significant activity centres and rural townships in order to protect their landscape character. Notably, it seeks to protect vegetation as the dominant landscape character element, ensuring buildings are inconspicuous the landscape and provided with a sense of space between buildings.

Key Residential Zoning Changes

Residential Zone Reform 2013 - 2014 (Amendments VC8, VC100 & VC116)

New residential zones were introduced in Victoria in July 2013/2014 to allow for more flexible controls within residential suburbs to encourage increased housing diversity and density to meet housing targets and projected growth.

The new zones are intended to provide more certainty to developers, planners and the community by identifying a hierarchy of residential areas with consistent policy and controls.

Key amendments which relate to the introduction of the reformed residential zones are:

- Amendment V8 (1 July 2013) introduced the RGZ, GRZ and NRZ into the Victorian Planning Provisions.
- Amendment VC100 (13 July 2013) amended the three residential zones, amended the three industrial zones and introduced two new commercial zones into the Victorian Planning Provisions.
- Amendment VC116 (1 July 2014) applied the GRZ to land previously zoned Residential 1, 2 and 3 where a new residential zone had not yet been applied through planning schemes. It also deleted the redundant Residential 1, 2 and 3 Zones from the Victorian Planning Provisions and all planning schemes.

Implementation of Reformed Residential Zones into Yarra Ranges Planning Scheme (Amendment C134)

Amendment C134 (June 2014) implemented the reformed residential zones into the Yarra Ranges Planning Scheme to align with the current local policies implementing the Yarra Ranges Housing Strategy (May 2009).

Review of Reformed Residential Zones 2017 (Amendments VC110)

In the years following the residential zone reform, the Victorian Government found that there were inconsistencies in the application of the new zones across municipalities, noting some Council's had completed more background work to implement the zones compared to others. To address this issue and to ensure a more consistent state-wide approach to the application of the new zones, VC110 (27 March 2017) introduced reformed zones to all planning schemes within Victoria.

The key changes introduced through VC110 were:

- **New zones, revised zone purposes, neighbourhood character objectives and design objectives:** new zones were introduced with revised purposes. Neighbourhood character, heritage, environmental, landscape and design objectives may be specified in a schedule to the relevant zone.

APPENDIX 2 PLANNING POLICY REVIEW

- **Mandatory garden area requirement:** a mandatory minimum garden area size requirement per lot was introduced to enhance the openness and garden character of the more sensitive residential suburbs by encouraging increased green coverage and limiting site coverage. The garden area is mandatory and cannot be varied.
- **Removal of 2no. dwelling per lot restriction in NRZ:** the removal of the 2 dwelling per lot cap within the NRZ was a move to encourage greater flexibility within the NRZ to allow for increased housing diversity. To prevent erosion of neighbourhood character, the minimum garden area requirement is seen as a means to control the bulk of new development and ensure the openness and garden character of suburbs is retained.
- **Increased mandatory maximum building heights within GRZ & NRZ:** these mandatory building heights were introduced in order to protect the typical openness and low-scale character of suburban areas. The reformed zones allow for exemptions and variations to the building heights as detailed in the zones and allowed for in accompanying schedules.

Further Refinements to New Residential Zones 2017 (VC134)

Following a Government review of the performance of the reformed residential zones, further refinements were introduced to the zones via Amendment VC134 (31 March 2017). This provided greater clarification on the definition and operation of the minimum garden area requirement. It also set exemptions to certain land use and development from the garden area requirement and also allow Council’s to exempt areas from the garden area requirement through schedules to the GRZ.

Relevant Strategic Planning Documents

The Shire’s housing strategy is underpinned by a number of overarching strategic documents which guide the implementation of housing policy into the Planning Scheme. The key guiding documents are as follows.

Housing Strategy (Yarra Ranges Shire, 2009)

Council’s overarching housing strategy is outlined within this document. It is strategically significant, used to guide the implementation of Council’s local planning policies (relevant to housing) and residential zones within the Yarra Ranges Planning Scheme.

It outlines the future direction for housing within the Shire through the Residential Planning Framework, which identifies future location and form of new housing in the Shire. The Residential Planning Framework was implemented through changes to the Planning Scheme, which formed the basis for the introduction of new planning controls in the Shire’s residential areas.

The main purpose of the Framework is to:

- Provide for additional housing across the Shire that will meet the needs of the community for the next 20 years.
- Increase the proportion of residential growth in areas that have been identified as having the best capability for additional housing.
- Encourage a diversity of housing types, including good quality higher density development in specific centres.
- Enhance the Shire’s residential areas by protecting neighbourhood character and its treed landscapes and ensuring excellence in housing design.

To implement the Framework directions, all land previously located in the Residential 1 Zone was placed in one of three categories according to its ability to accommodate accommodation housing: Consolidation Precinct, Restricted Change Precinct and Least Change Precinct. This categorisation of residential land is illustrated on a series of maps contained within the Strategy. No changes were proposed to the boundaries of the LDRZ as part of the Framework.

The Strategy was adopted in 2013, to coincide with the introduction of the new residential zones into Planning Schemes through VC110 (27 March 2017). As a result, the proposed residential change areas generally align with the new residential zones. For example, Consolidation Precincts tend to be zoned GRZ/RGZ, Restricted Change Precincts and Least Change Precincts zoned NRZ.

To align with the recommendations of the adopted Neighbourhood Character Study (2002), the Framework directed that planning controls such as vegetation controls (SLOs) and design controls (DDOs) were to be introduced to residential areas to protect neighbourhood character elements such as vegetation protection, limits on height and/or site coverage.

Furthermore, the Strategy also directed that structure plans should be implemented for each of the designated Consolidation Areas to refine the planning controls for each of the key activity centres over time.

Neighbourhood Character Study (Planisphere, 2002)

The purpose of the Yarra Ranges Neighbourhood Character Study is to outline the key characteristics and distinguishing features of residential neighbourhoods, encourage site responsive design of new development, establish a strategic framework to enable change within these residential areas to respect the identified attributes of these areas and enable Council to determine the preferred neighbourhood character of residential areas. The character precincts were defined as:

- Garden Suburban
- Garden Court
- New Garden Court
- Bush Garden
- Yarra Valley Town
- Hills Forest
- Hills Bush
- Rural Parkland

Since the completion of the 2002 Neighbourhood Character Study, the 2009 Residential Framework was adopted which defines residential precincts through the application of zones and schedules.

The SLOs (SLO22 and SLO23) and DDOs (DDO4, DDDD05, DDO6 and DDO7) were implemented based on this study through Amendment C97 in 2013.

The purpose of this Neighbourhood Character Study is not to reinvent the wheel when determining existing neighbourhood character precincts. This project will review the existing neighbourhood character precincts defined in this study and determine whether the character attributes for each suburb remain consistent, whether the character has changed or whether precinct boundaries should be adjusted and/or consolidated based on the current Residential Framework. Significantly, the 2002 study included land within the LDRZ. This study will consider land subject to the RGZ, GRZ, NRZ and LDRZ in Monbulk and Warburton only.

APPENDIX 2 PLANNING POLICY REVIEW

Design Guidelines for Medium Density Development (Hansen Partnership, 2018)

The intention of the design guidelines for medium density development is to ‘raise the bar’ in design quality while applying the existing planning controls (and subsequent 2009 Housing Framework) found under the Yarra Ranges Planning Scheme. The guidelines apply to land within GRZ and NRZ in the suburbs of Lilydale, Mooroolbark, Kilsyth and Chirnside Park, where the pressure for new medium density development is prevalent. The guidelines sought to provide greater clarity for the preferred siting and design of multi-dwelling developments that respond to the broad neighbourhood character attributes of these inner-municipal residential areas.

While the guidelines were not a statutory document (incorporated into the Planning Scheme) they have been utilised by Council Planners to negotiate preferred development outcomes in these key residential areas. Importantly, the guidelines sought to encourage particular housing typologies based on the residential zone. For example, attached townhouses were generally supported in GRZ or RGZ areas (in proximity to activity centres and public transport), whereas villa-unit forms (detached or semi-detached dwellings) were better suited lower-order residential areas, such as the NRZ, where the space between dwellings for landscaping and views was deemed particularly important.

The guideline themes also sought to encourage lower site coverage on lots to achieve improved landscape outcomes (integrating large trees), greater internal amenity and outlook from dwellings (mitigating impacts of privacy screening) and encourage better functionality of the site having regard to pedestrian access and ground level private open space. The themes from the guidelines included:

- **Site Planning**
 - Front setback
 - Side and rear setbacks
 - Garden Area, site coverage and permeability
 - Orientation
 - Slope Management
 - Large lots
- **Building Profile and Presentation**
 - Building Height
 - Building massing
 - Roof Form
 - Materials and finishes
 - Street fence
- **Landscape and Vegetation**
 - Trees
 - Planting Design
- **Access and Parking**
 - Crossovers and driveways
 - Car Parking
- **Amenity and Equitability**
 - Private open space
 - Services

As identified in the background paper, it was considered that medium density housing in Yarra Ranges should not seek to replicate development outcomes found in many inner metropolitan suburbs where availability of public transport and proximity of services can allow for reduced reliance private vehicles. The high-level character assessment undertaken during this process determined that the Incremental Change areas warranted greater level of protection to ensure residential areas remained spacious with generous new and existing canopy vegetation to respond to the municipal context at the periphery of the Yarra Ranges and Dandenong Ranges. The Neighbourhood Character Study will review the guidelines to determine if the proposed measures or variations of the guidelines can be translated into Residential Zone Schedules or similar controls across the Preferred Future Neighbourhood Character Precincts.

Settlement-Based Strategic Documents

In addition to the above-mentioned strategic documents, the Shire’s housing framework implementation is guided by a number of settlement based Structure Plans, Master Plans and studies.

The following documents are relevant to this study:

- Lilydale Major Activity Centre Structure Plan: Issues and Opportunities Paper (Mesh Urban Planning, 2020)
- Lilydale Major Activity Centre Structure Plan (Yarra Ranges Shire, 2006)
- Chirnside Park Urban Design Master Plan (Woods Bagot, 2010)
- Chirnside Park Urban Design Master Plan (Woods Bagot, 2010)
- Mooroolbark Activity Centre Structure Plan (Yarra Ranges Shire Council, 2011)
- Healesville Structure Plan (Yarra Ranges Shire Council, 2016)
- Coldstream Structure Plan (Yarra Ranges Shire Council, 2016)
- Monbulk Structure Plan (Planisphere, 2017)
- Belgrave Town Centre Study (Woods Bagot, 2010)

APPENDIX 2 PLANNING POLICY REVIEW

Lilydale Major Activity Centre Structure Plan: Issues and Opportunities Paper (Mesh Urban Planning, 2020)

The Lilydale Major Activity Centre Structure Plan is undergoing review. The previous Structure Plan is largely outdated due to the high level of change now occurring and given major investment in transport and key redevelopment sites within the centre.

The current phase is an Issues and Opportunities Paper, which identifies updated key directions for Lilydale. It builds on the broad ideas and directions established by the Lilydale Place Plan (date?) by identifying tangible objectives and projects that can be achieved. Specifically, the Issues and Opportunities Paper identifies potential land use and structure changes for Lilydale to inform the preparation of the revised Structure Plan.

Key issues relevant to housing include:

- The area covered by the RGZ may be too large, leading to relatively intense (such as three storey apartments) and sporadic development that is not concentrated in appropriate locations such as close to public transport, services and areas amenity.
- Lilydale contains predominantly detached conventional dwellings and lacks diverse and affordable housing options. Due to the changing nature of demographics in Lilydale, more diverse housing is required to accommodate the future population.

Potential directions for housing include:

- Intensify residential densities in central areas with direct access to amenities such as public transport, parks and essential services.
- Enhance future medium and high-density development design outcomes by exploring design guidelines that encourage built form that is in keeping with Lilydale’s character.
- Rationalise the extent of the RGZ to concentrate medium and high-density development in Lilydale’s town core where there is good access to public transport and essential services.

Lilydale Major Activity Centre Structure Plan (Yarra Ranges Shire, 2006)

The Master Plan outlines the vision for the centre’s future, based on the findings of the Chirside Park Major Activity Centre Structure Plan (2006). It specifies the development proposals for the centre as well as design guidelines to guide new development and land use. A precinct based approach (land use based) is adopted to articulate clear strategic directions for each of the precincts within the centre. Key directions include:

- Promoting higher density residential (townhouses, low-scale apartment buildings) adjacent to commercial areas – these areas are currently zoned RGZ2/RGZ3.
- Promoting medium density residential as a buffer to adjoining NRZ1 areas – these areas are currently zoned RGZ2/RGZ3.
- Retain the existing peripheral NRZ1 areas with limited change to density.

Residential land within the centre boundary is zoned a mix of RGZ (RGZ2, RGZ3), GRZ1 and NRZ1. Peripheral areas are zoned NRZ. Land within the centre is subject to the shire-wide SLO23.

Mooroolbark Activity Centre Structure Plan (Yarra Ranges Shire Council, 2011)

The purpose of the Structure Plan is to outline the vision, objectives and framework for land use and development planning within the centre. It outlines detailed strategies for the use of the land, built form, transport & access, public realm and community facilities. A precinct based approach is adopted to articulate clear strategic directions for each of the precincts within the centre.

Key directions include:

- Encouraging higher density housing within the centre, particularly around the civic/commercial core.
- Encouraging housing consolidation within established residential areas to increase density.

Residential land within the activity centre boundary is zoned GRZ1. Land within the centre is subject to the DDO8 (Neighbourhood Centres and Rural Township Consolidation Areas) as well as the shire-wide SLO23.

Healesville Structure Plan (Yarra Ranges Shire Council, 2016)

The purpose of the Structure Plan is to outline the vision, objectives and framework for land use and development planning within the rural township. It outlines detailed strategies for the use of the land, built form, transport & access, public realm and community facilities.

Key directions include:

- Maintain the existing rural town character of Healesville.
- Protect important heritage values.
- Provide limited, incremental opportunities for additional residential land within the current town boundaries.
- Integrate new housing into existing neighbourhoods, ensuring it maintains the valued residential character of the township and district.
- Promote continued higher density residential development in locations close to services and facilities.
- Maintain the current boundary of the housing consolidation area identified by DDO8.
- Ensure that any future subdivision of low density residential areas protects the existing residential character of Healesville.
- Rezone RLZ land around Holland Street to NRZ to recognise this land has been recently developed for housing and also that it adjoins land zoned for rural purposes.

Residential land within the township boundary is zoned GRZ1, NRZ2 and LDRZ. Land within the township is subject to the DDO6 (Incremental Change Areas – Rural and Foothills Townships) and DDO8 (Neighbourhood Centres and Rural Township Consolidation Areas) as well as the shire-wide SLO22 and SLO23.

It is noted that the rezoning of RLZ land around Holland Street to NRZ has not yet taken place.

Coldstream Structure Plan (Yarra Ranges Shire Council, 2016)

The purpose of the Structure Plan is to outline the vision, objectives and framework for land use and development planning within the rural township. It outlines detailed strategies for the use of the land, built form, transport & access, public realm and community facilities. A precinct based approach is adopted to articulate clear strategic directions for each of the precincts within the township.

Key directions include:

- Protect and enhance the established format of existing housing stock (predominately single detached dwellings /existing residential zoning.
- Target residential growth/new residential development to the vacant land surrounding The Lodge shopping centre (Mixed Use Zone).

Residential land within the township boundary is zoned NRZ3. Land within the township is subject to the DDO5 (Least Change Areas) as well as the shire-wide SLO22 (Foothills and Rural Townships).

Monbulk Structure Plan (Planisphere, 2017)

The purpose of the Structure Plan is to outline the vision, objectives and framework for land use and development planning within the rural township. It outlines detailed strategies for the use of the land, built form, transport & access and public realm.

Key directions include:

- Recommending further investigation into housing diversity investigation areas (currently LDRZ) to be rezoned to accommodate potential increased density of housing.
- Explore options for the Moores Road Precinct to accommodate medium density housing and a range of accommodation types.
- Protecting and enhancing vegetation and the landscape/rural character.

Residential land within the township boundary is zoned LDRZ. Land within the township is subject to the shire-wide SLO22.

The Housing Investigation Areas were determined by:

- Identifying land within a 400-800m walking distance from the town centre (i.e. Main Road) and where land is relatively flat or gently sloping, to encourage walking.
- Excluding properties where an environmental hazard (i.e. erosion or bushfire risk) is present.
- Identifying properties where increased density is not appropriate due to steeply sloping land.

It is likely that some of the LDRZ land identified in the Housing Diversity Investigation Precincts will be rezoned to achieve the strategic directions for the township by accommodating higher density housing in appropriate locations.

This Neighbourhood Character Study will assist to determine the extent and type of housing diversity to be achieved.

APPENDIX 2 PLANNING POLICY REVIEW

Belgrave Town Centre Study (Woods Bagot, 2010)

The Town Centre study outlines the renewed vision and urban design directions for the centre, having regard to a number of key development sites and transport corridors.

Whilst the study area incorporates some LDRZ land east of Burwood Highway / north of the Town Centre, the focus of the study is on the C1Z and Burwood Highway running through the commercial corridor. It notes that the existing residential zone around the township does not form part of the study and the intention is to continue to protect the existing neighbourhood character of these areas.

Key Residential Zoning Changes

Residential Zone Reform 2013 - 2014 (Amendments VC8, VC100 & VC116)

New residential zones were introduced in Victoria in July 2013/2014 to allow for more flexible controls within residential suburbs to encourage increased housing diversity and density to meet housing targets and projected growth.

The new zones are intended to provide more certainty to developers, planners and the community by identifying a hierarchy of residential areas with consistent policy and controls.

Key amendments which relate to the introduction of the reformed residential zones are:

- Amendment V8 (1 July 2013) introduced the RGZ, GRZ and NRZ into the Victorian Planning Provisions.
- Amendment VC100 (13 July 2013) amended the three residential zones, amended the three industrial zones and introduced two new commercial zones into the Victorian Planning Provisions.
- Amendment VC116 (1 July 2014) applied the GRZ to land previously zoned Residential 1, 2 and 3 where a new residential zone had not yet been applied through planning schemes. It also deleted the redundant Residential 1, 2 and 3 Zones from the Victorian Planning Provisions and all planning schemes.

Implementation of Reformed Residential Zones into Yarra Ranges Planning Scheme (Amendment C134)

Amendment C134 (June 2014) implemented the reformed residential zones into the Yarra Ranges Planning Scheme to align with the current local policies implementing the Yarra Ranges Housing Strategy (May 2009).

Review of Reformed Residential Zones 2017 (Amendments VC110)

In the years following the residential zone reform, the Victorian Government found that there were inconsistencies in the application of the new zones across municipalities, noting some Council’s had completed more background work to implement the zones compared to others. To address this issue and to ensure a more consistent state-wide approach to the application of the new zones, VC110 (27 March 2017) introduced reformed zones to all planning schemes within Victoria.

The key changes introduced through VC110 were:

- New zones, revised zone purposes, neighbourhood character objectives and design objectives: new zones were introduced with revised purposes. Neighbourhood character, heritage, environmental, landscape and design objectives may be specified in a schedule to the relevant zone.
- Mandatory garden area requirement: a mandatory minimum garden area size requirement per lot was introduced to enhance the openness and garden character of the more sensitive residential suburbs by encouraging increased green coverage and limiting site coverage. The garden area is mandatory and cannot be varied.
- Removal of 2no. dwelling per lot restriction in NRZ: the removal of the 2 dwelling per lot cap within the NRZ was a move to encourage greater flexibility within the NRZ to allow for increased housing diversity. To prevent erosion of neighbourhood character, the minimum garden area requirement is seen as a means to control the bulk of new development and ensure the openness and garden character of suburbs is retained.
- Increased mandatory maximum building heights within GRZ & NRZ: these mandatory building heights were introduced in order to protect the typical openness and low-scale character of suburban areas. The reformed zones allow for exemptions and variations to the building heights as detailed in the zones and allowed for in accompanying schedules.

Further Refinements to New Residential Zones 2017 (VC134)

Following a Government review of the performance of the reformed residential zones, further refinements were introduced to the zones via Amendment VC134 (31 March 2017). This provided greater clarification on the definition and operation of the minimum garden area requirement. It also set exemptions to certain land use and development from the garden area requirement and also allow Council’s to exempt areas from the garden area requirement through schedules to the GRZ.

YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY











APPENDIX 3

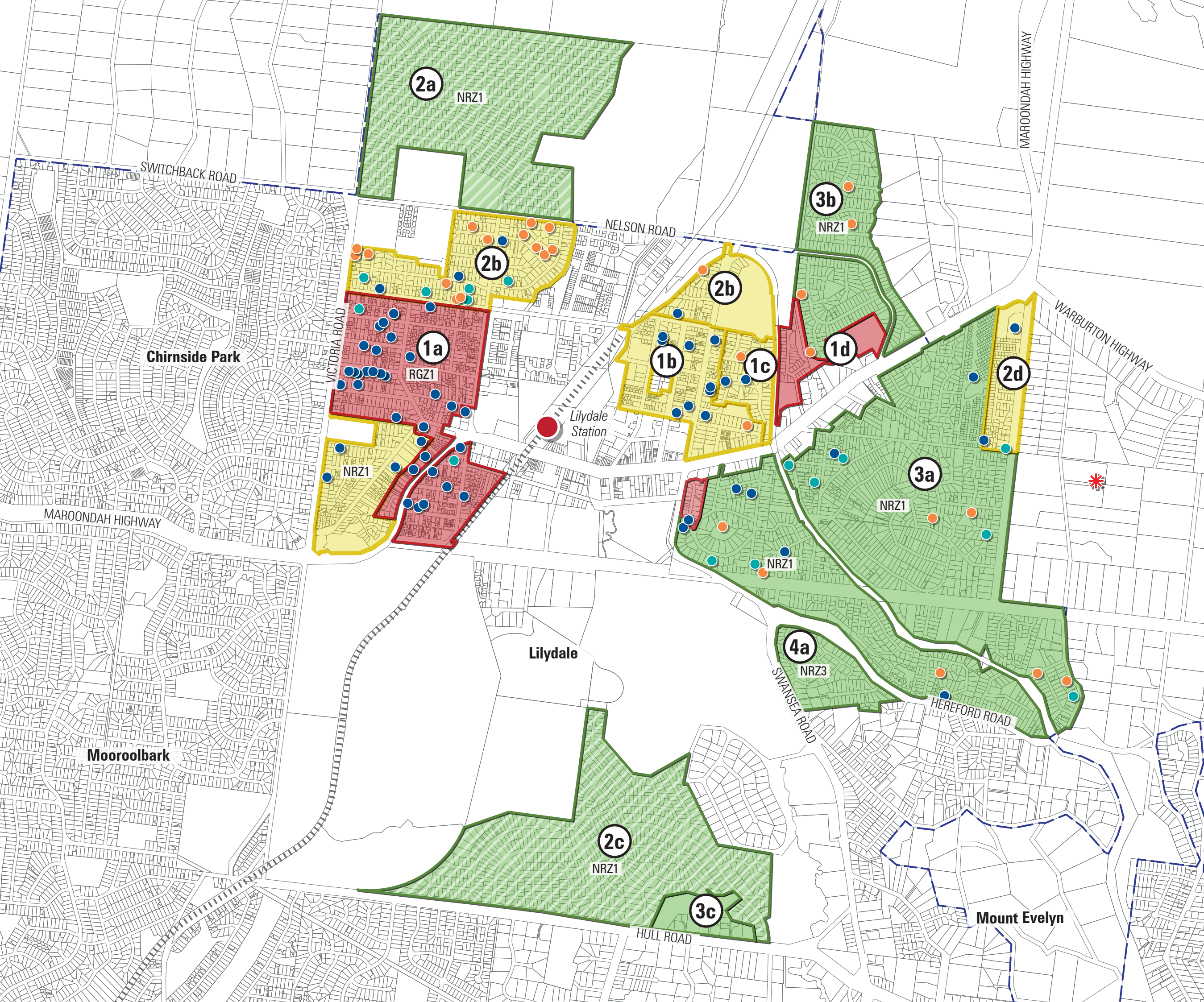
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Attributes' Audit (by Suburb)'

YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY Lilydale

Overall intactness

Legend

- Locality boundary 
- Urban Growth Boundary (UGB) 
- Train station 
- Least change 
- Least change - new estates 
- Moderate change 
- High change 
- APPROVAL TYPE
(Amendment C134 2013-2020)
 - Additional dwelling to rear 
 - Two new dwellings 
 - Multi units (3 or more dwellings on a lot) 













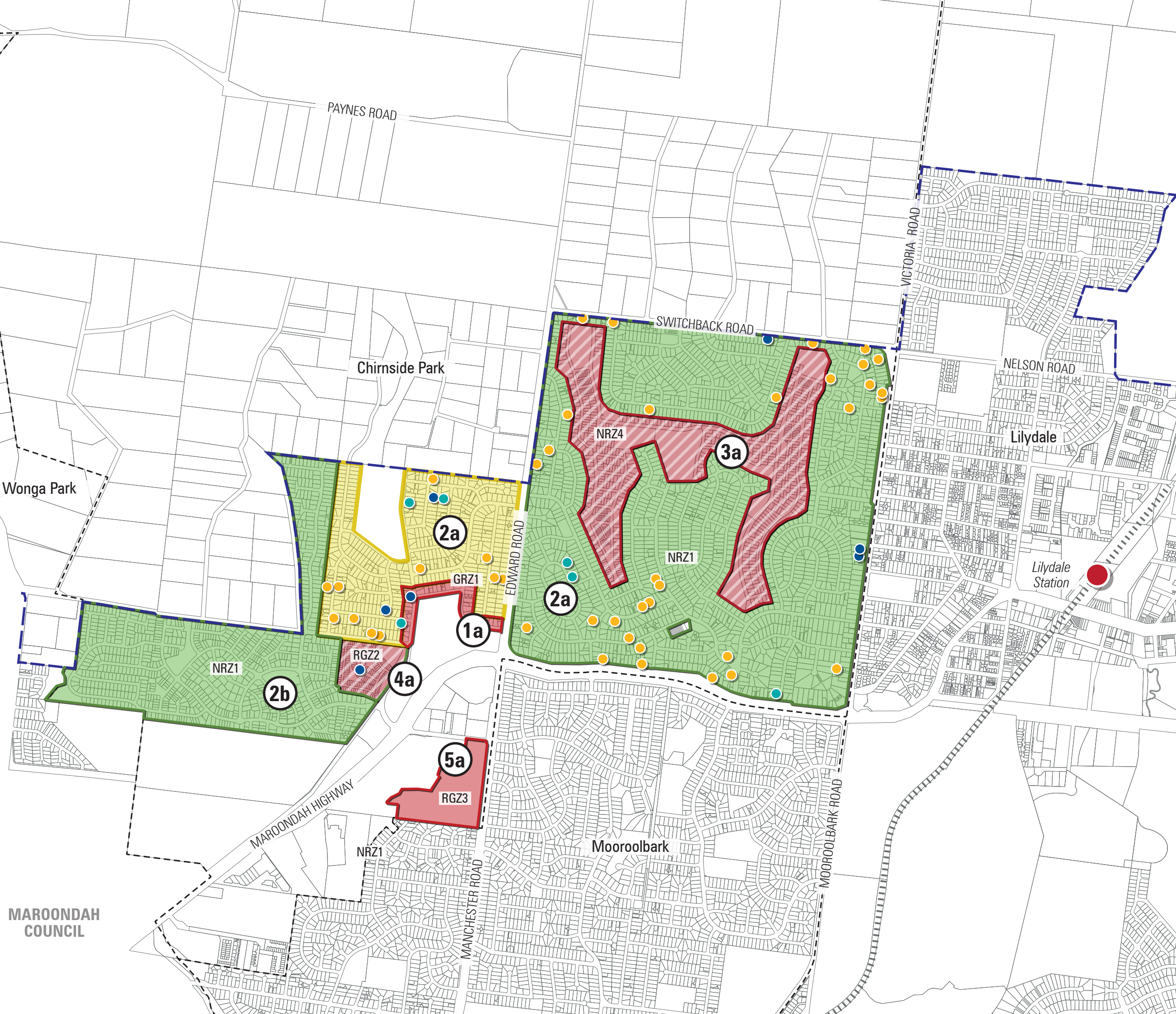
YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY

Chirnside Park

Overall intactness

Legend

- Locality boundary 
- Urban Growth Boundary (UGB) 
- Train station 
- Least change 
- Moderate change 
- High change 
- High change - new estates 
- APPROVAL TYPE
(Amendment C134 2013-2020)
 - Additional dwelling to rear 
 - Two new dwellings 
 - Multi units (3 or more dwellings on a lot) 













MAROONDAH
COUNCIL

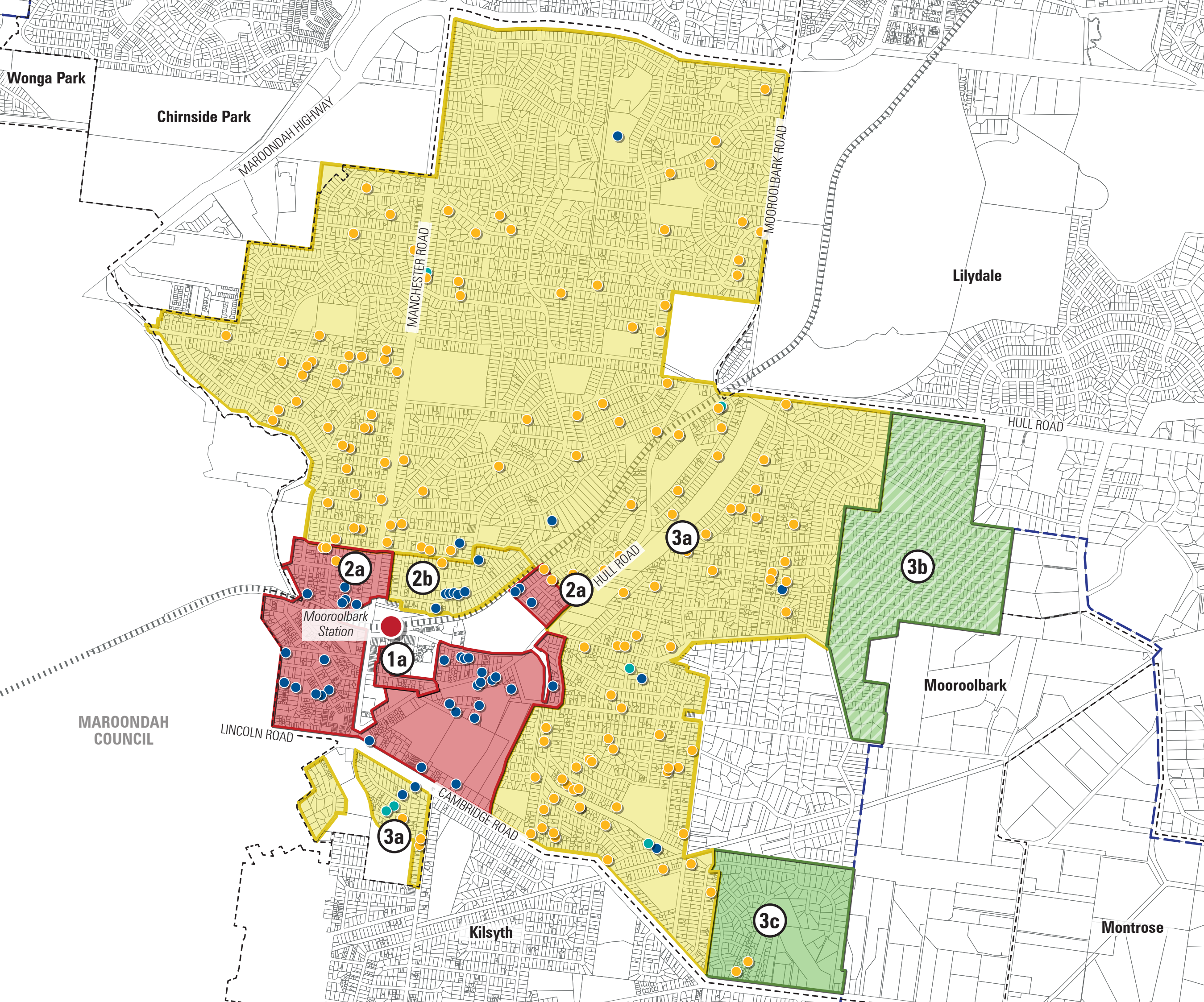
YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY

Mooroolbark

Overall intactness

Legend










- Locality boundary 
- Urban Growth Boundary (UGB) 
- Train station 
- Least change 
- Least change - new estates 
- Moderate change 
- High change 
- APPROVAL TYPE
(Amendment C134 2013-2020)
- Additional dwelling to rear 
- Two new dwellings 
- Multi units (3 or more dwellings on a lot) 

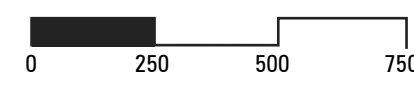
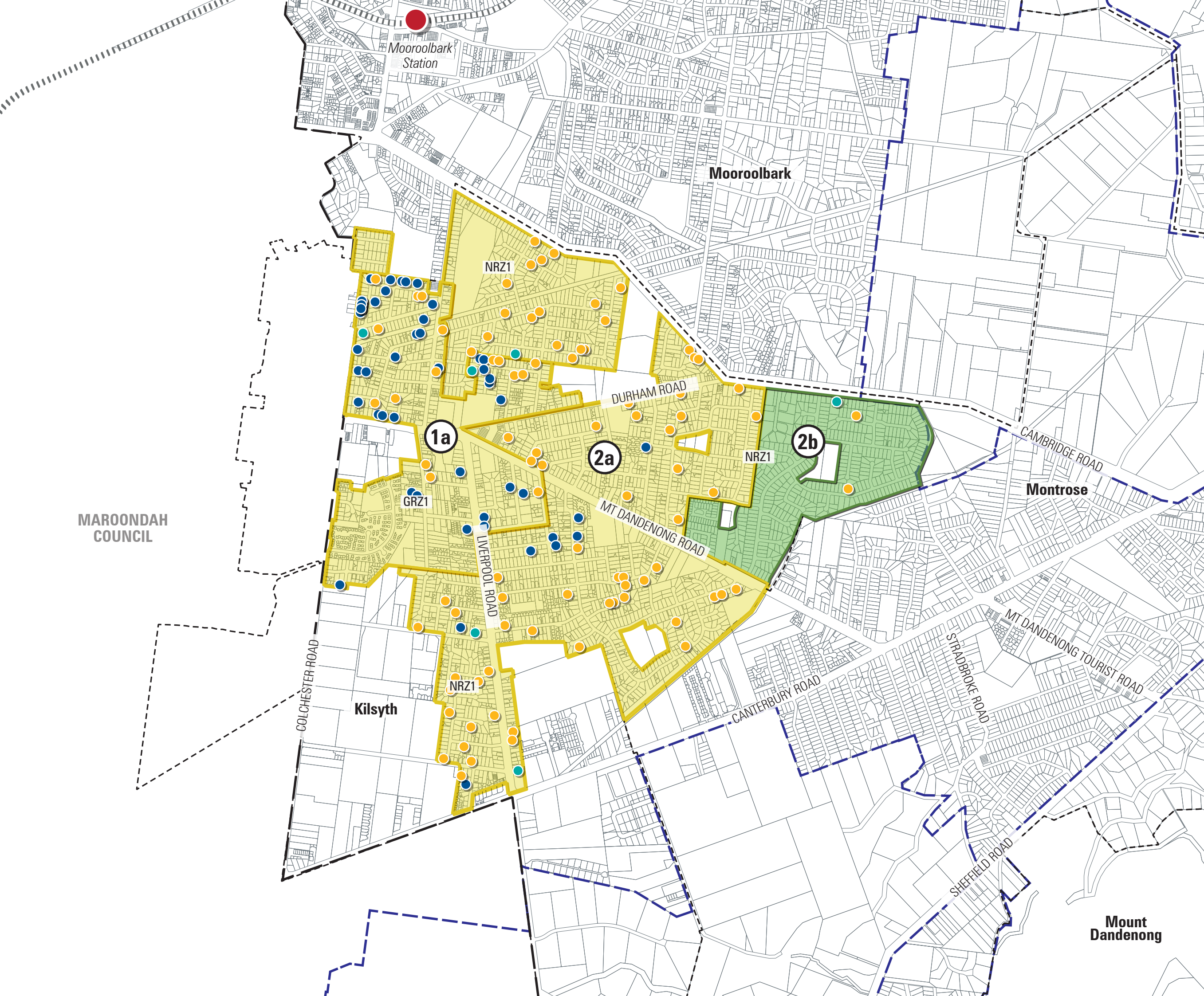


YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY Kilsyth

Overall intactness

Legend

- Locality boundary 
- Urban Growth Boundary (UGB) 
- Train station 
- Least change 
- Moderate change 
- High change 
- APPROVAL TYPE
(Amendment C134 2013-2020)
 - Additional dwelling to rear 
 - Two new dwellings 
 - Multi units (3 or more dwellings on a lot) 



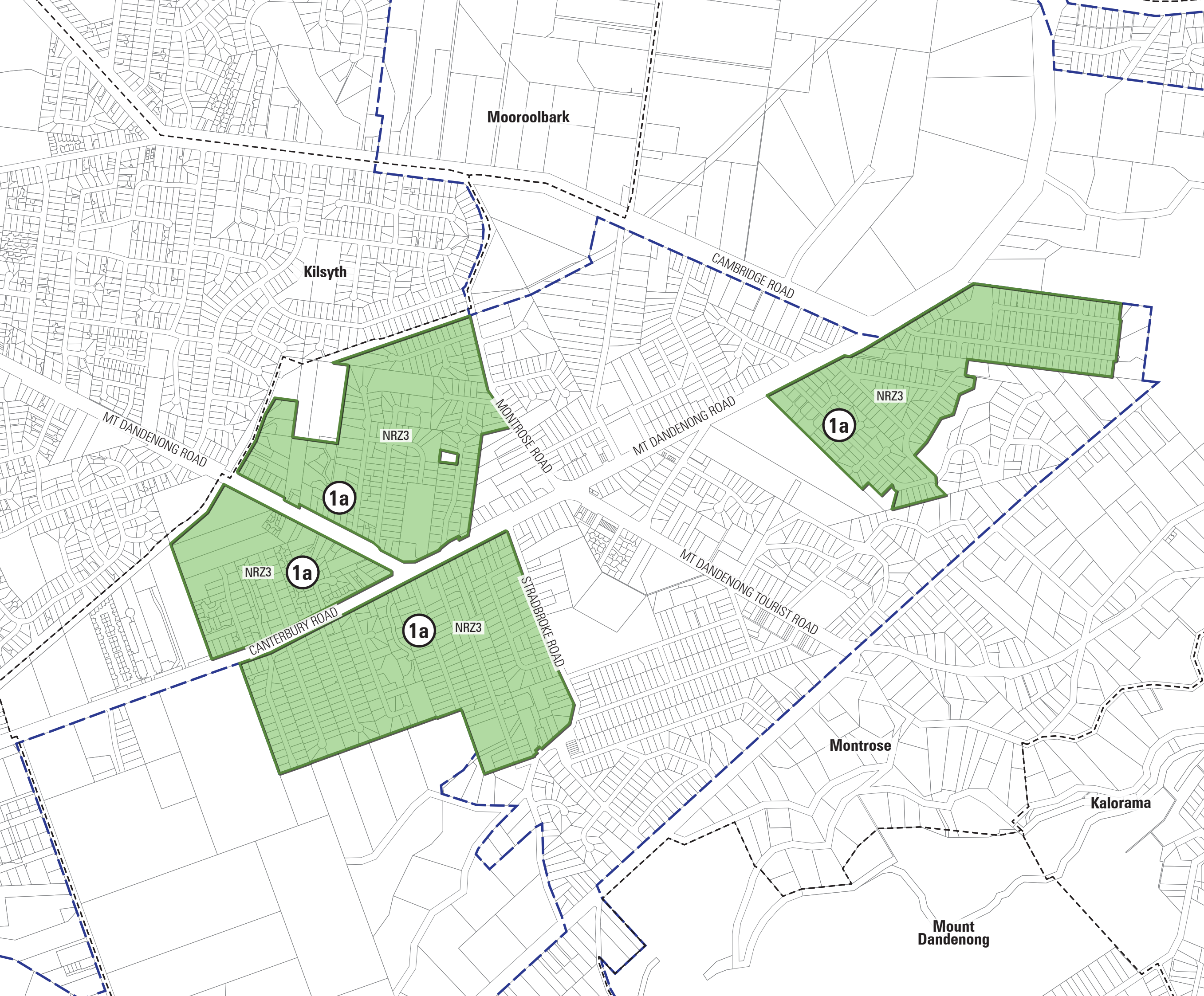


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Montrose

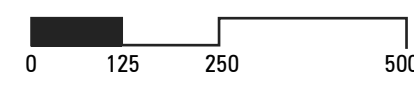
Overall intactness

Legend

- Locality boundary
- Urban Growth Boundary (UGB)
- Least change
- Moderate change
- High change



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Date: 08.07.2021
Revision: C











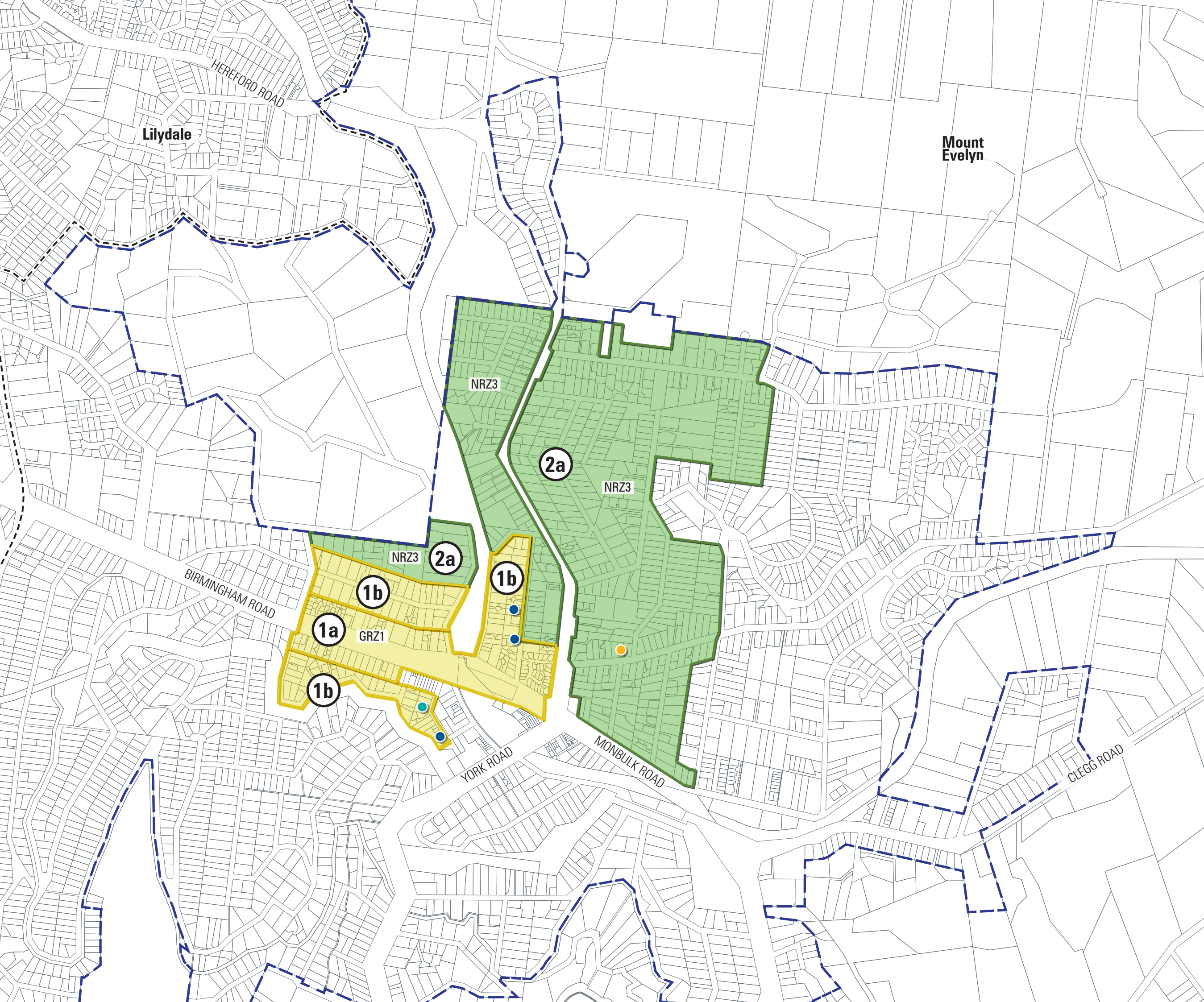
YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY

Mount Evelyn

Overall intactness

Legend









- Locality boundary 
- Urban Growth Boundary (UGB) 
- Least change 
- Moderate change 
- High change 
- APPROVAL TYPE
(Amendment C134 2013-2020)
 - Additional dwelling to rear 
 - Two new dwellings 
 - Multi units (3 or more dwellings on a lot) 

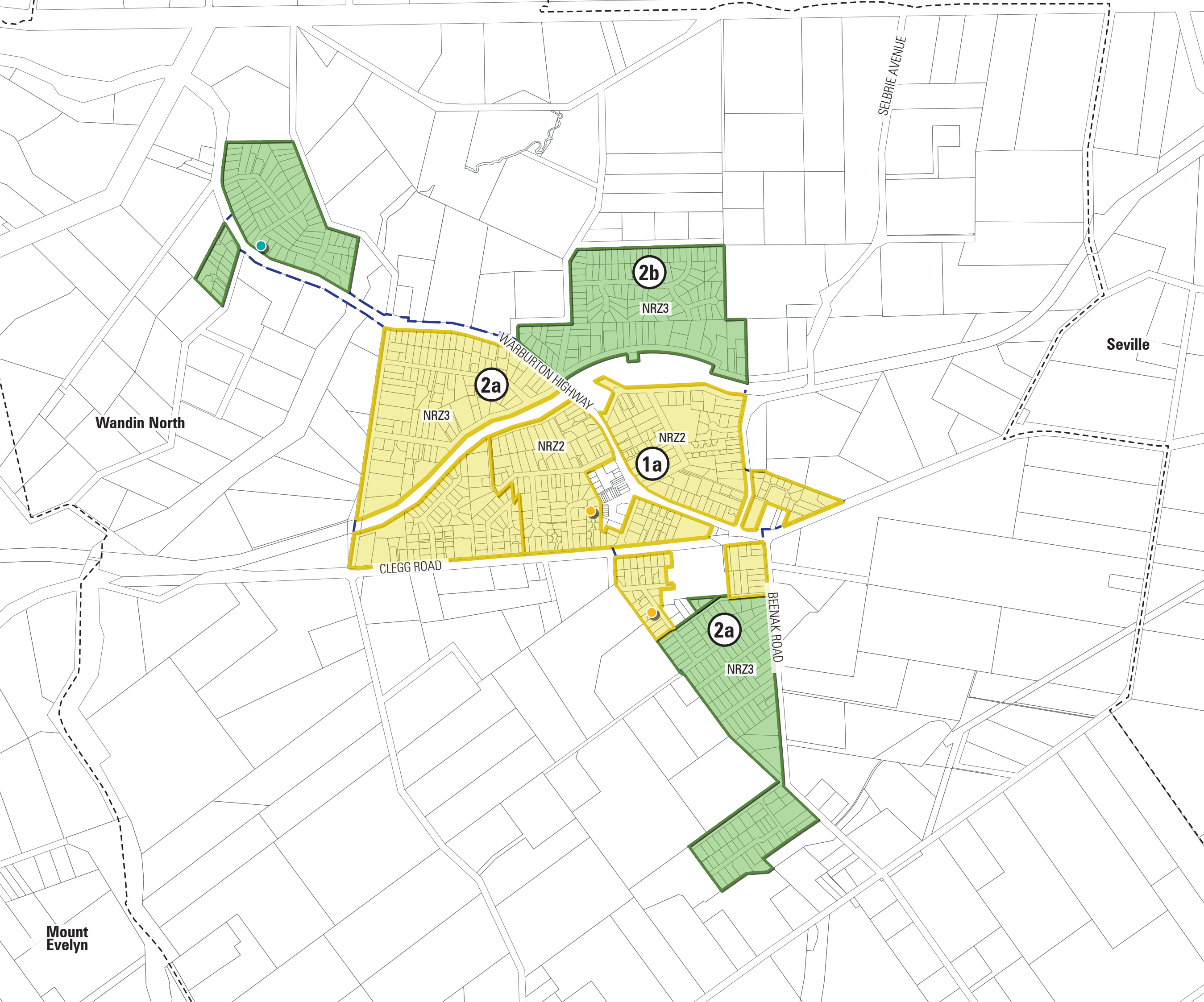


YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY Wandin North

Overall intactness

Legend

- Locality boundary 
- Urban Growth Boundary (UGB) 
- Least change 
- Moderate change 
- High change 
- APPROVAL TYPE
(Amendment C134 2013-2020)
- Additional dwelling to rear 
- Two new dwellings 
- Multi units (3 or more dwellings on a lot) 



**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY
Seville**

Overall intactness

Legend






- Locality boundary 
- Urban Growth Boundary (UGB) 
- Least change 
- Moderate change 
- High change 

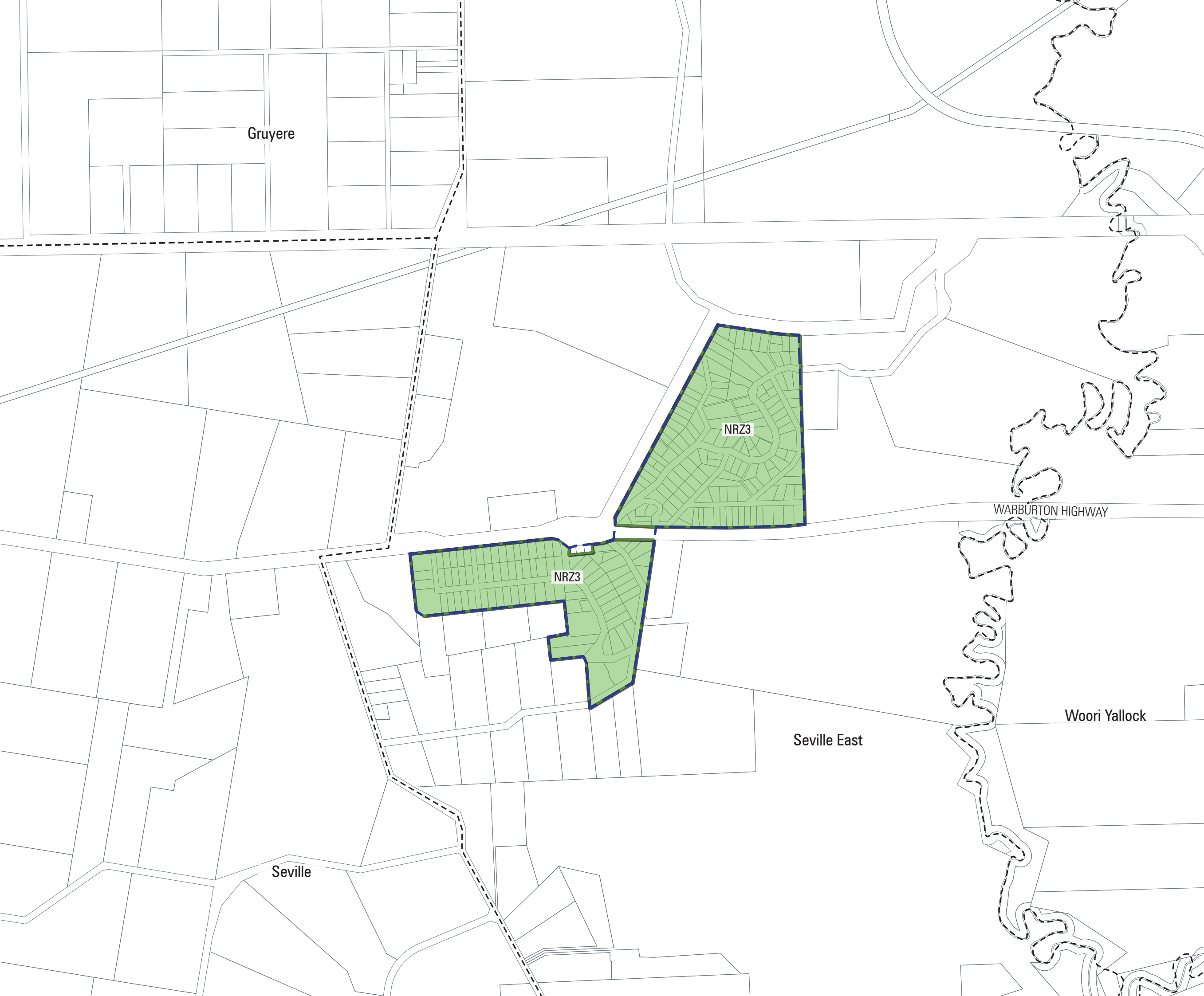


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Seville East

Overall intactness

Legend

- Locality boundary 
- Urban Growth Boundary (UGB) 
- Least change 
- Moderate change 
- High change 

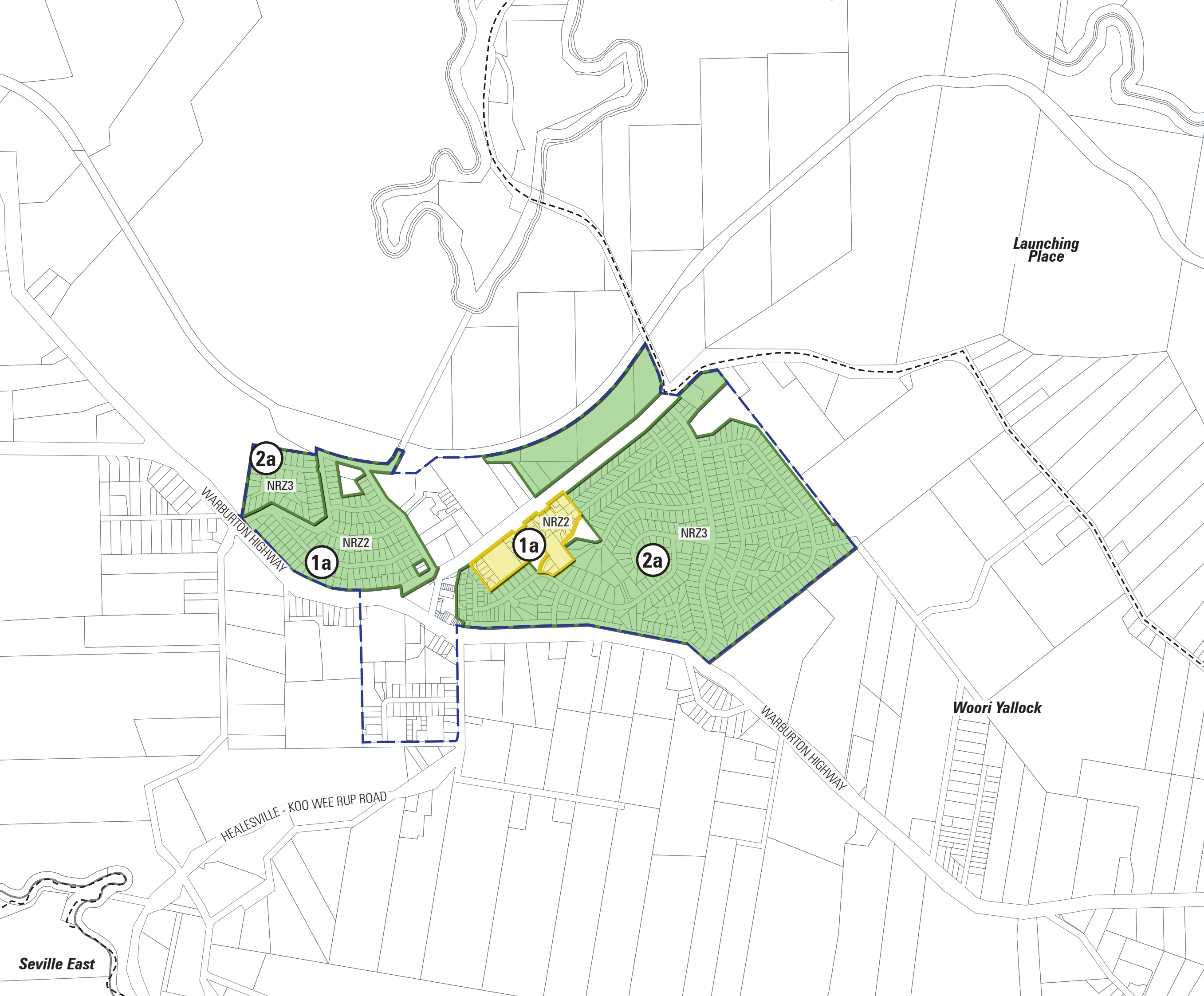


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Woori Yallock

Overall intactness

Legend










- Locality boundary 
- Urban Growth Boundary (UGB) 
- Least change 
- Moderate change 
- High change 

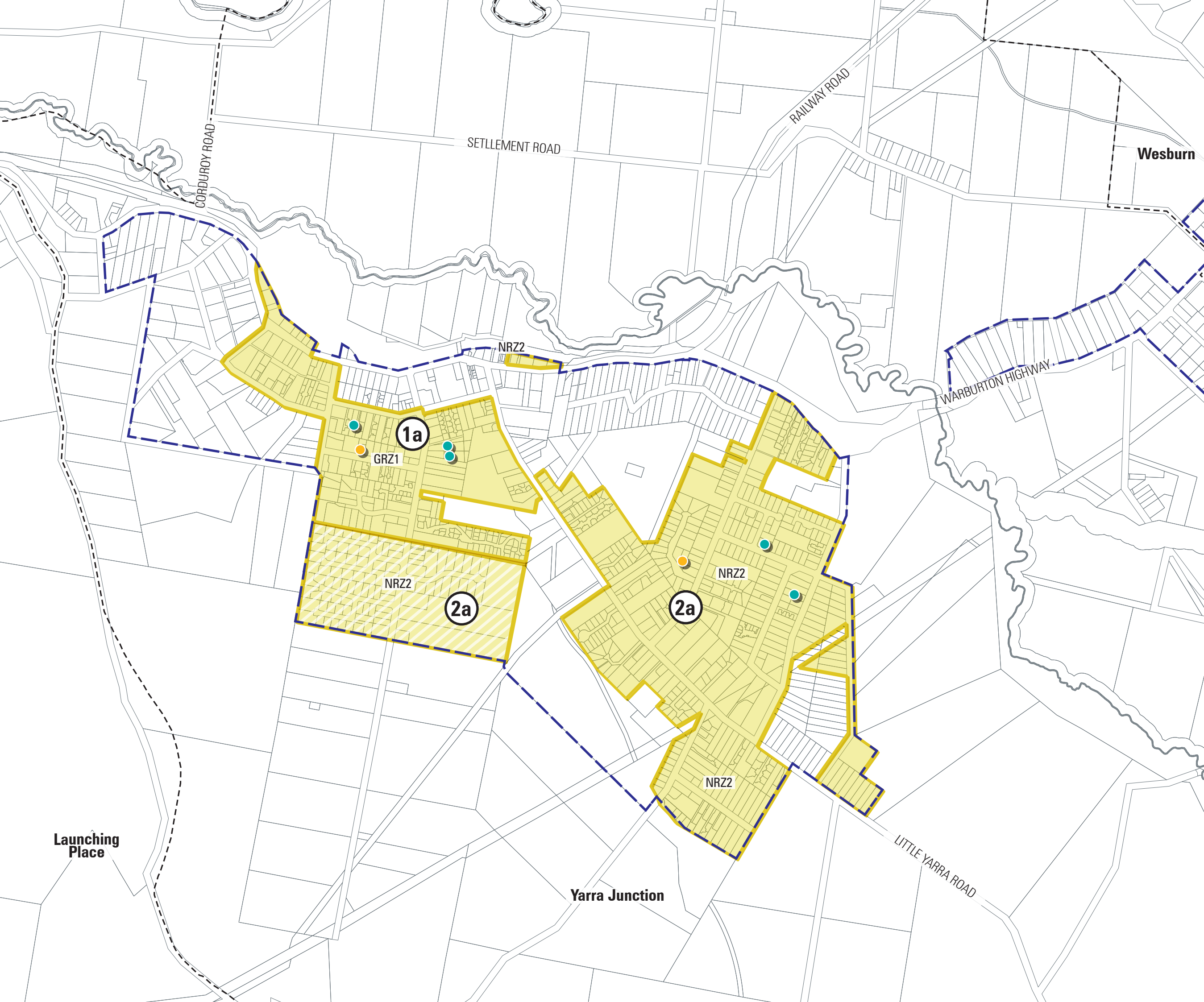


YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY Yarra Junction

Overall intactness

Legend

- Locality boundary 
- Urban Growth Boundary (UGB) 
- Least change 
- Moderate change 
- Moderate change - new estates 
- High change 
- APPROVAL TYPE
(Amendment C134 2013-2020)
 - Additional dwelling to rear 
 - Two new dwellings 
 - Multi units (3 or more dwellings on a lot) 

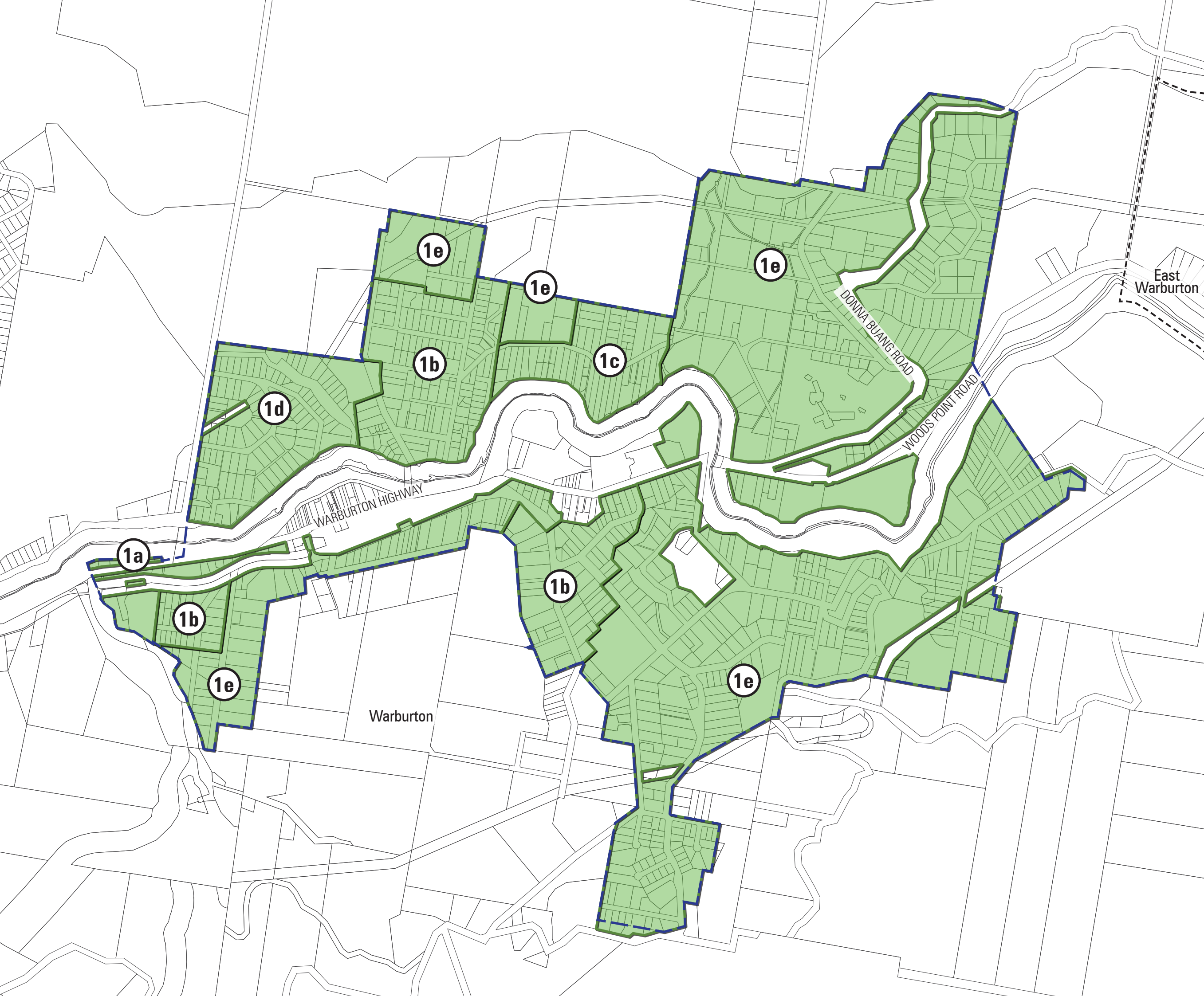


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Warburton

Overall intactness

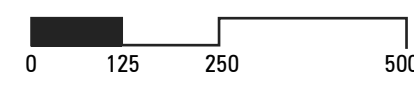
Legend

- Locality boundary 
- Urban Growth Boundary (UGB) 
- Least change 
- Moderate change 
- High change 



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Scale:
Date:
Revision:


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YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY Healesville


Overall intactness

Legend


Urban Growth Boundary (UGB) 


Least change 


Moderate change 

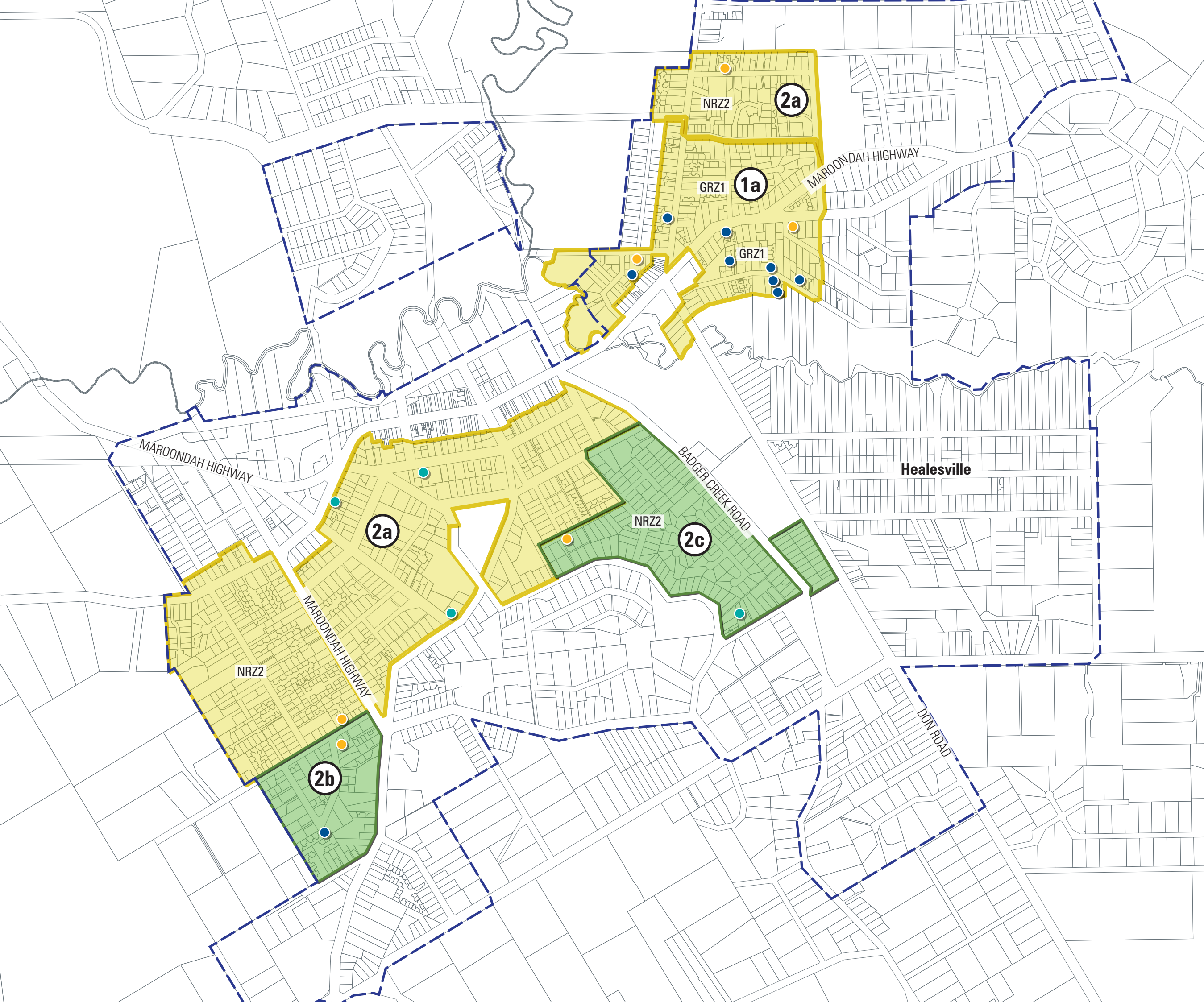
High change 

APPROVAL TYPE
(Amendment C134 2013-2020)

Additional dwelling to rear 

Two new dwellings 









Multi units (3 or more dwellings on a lot) 

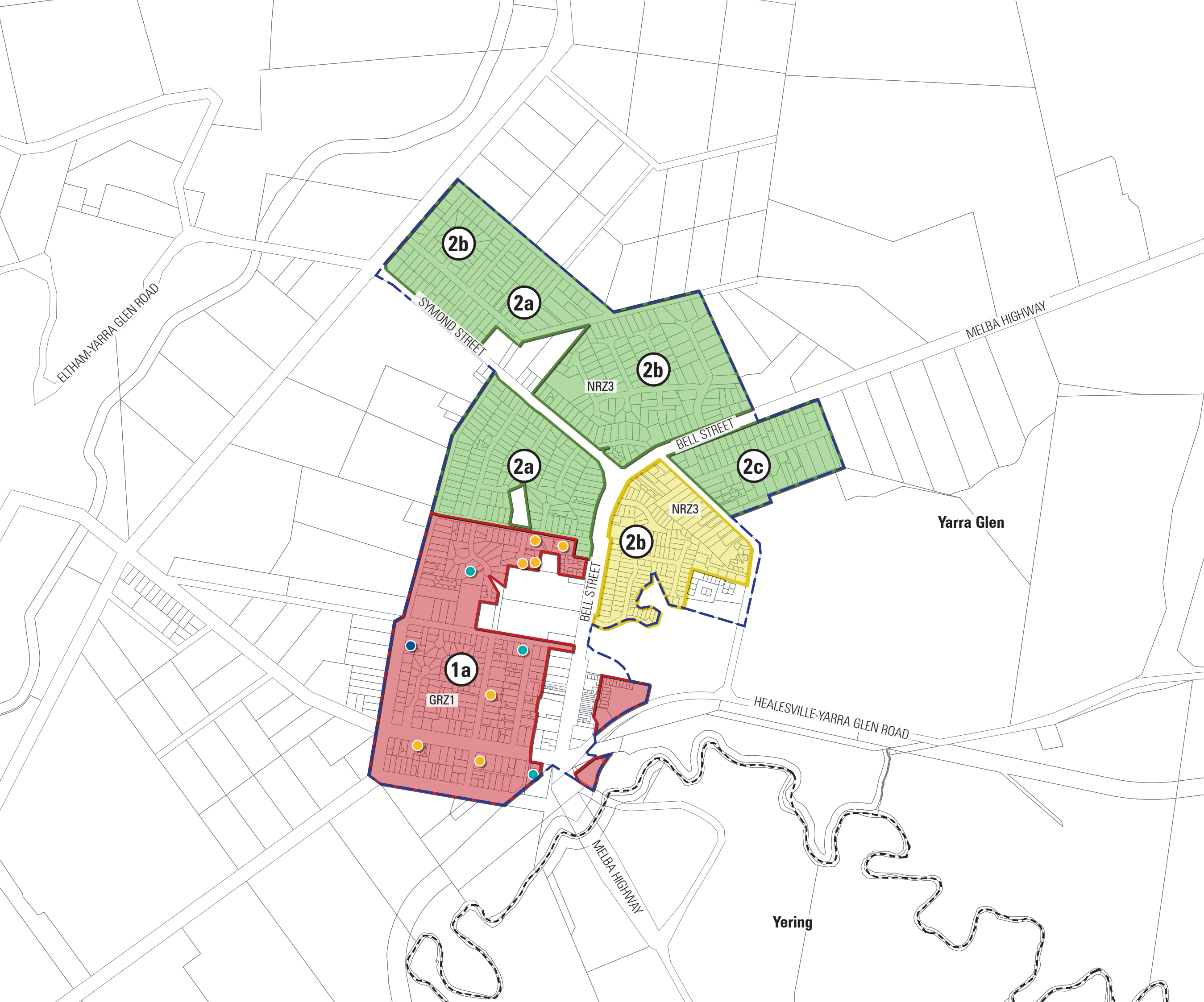


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Yarra Glen

Overall intactness

Legend

- Locality boundary 
- Urban Growth Boundary (UGB) 
- Least change 
- Moderate change 
- High change 
- APPROVAL TYPE
(Amendment C134 2013-2020)
 - Additional dwelling to rear 
 - Two new dwellings 
 - Multi units (3 or more dwellings on a lot) 





**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Coldstream

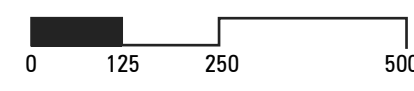
Overall intactness

Legend

- Locality boundary
- Urban Growth Boundary (UGB)
- Least change
- Moderate change
- High change



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Revision: B









YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY

Belgrave, Tecoma, Upwey

Overall intactness

Legend






- Locality boundary 
- Urban Growth Boundary (UGB) 
- Train station 
- Least change 
- Moderate change 
- High change 

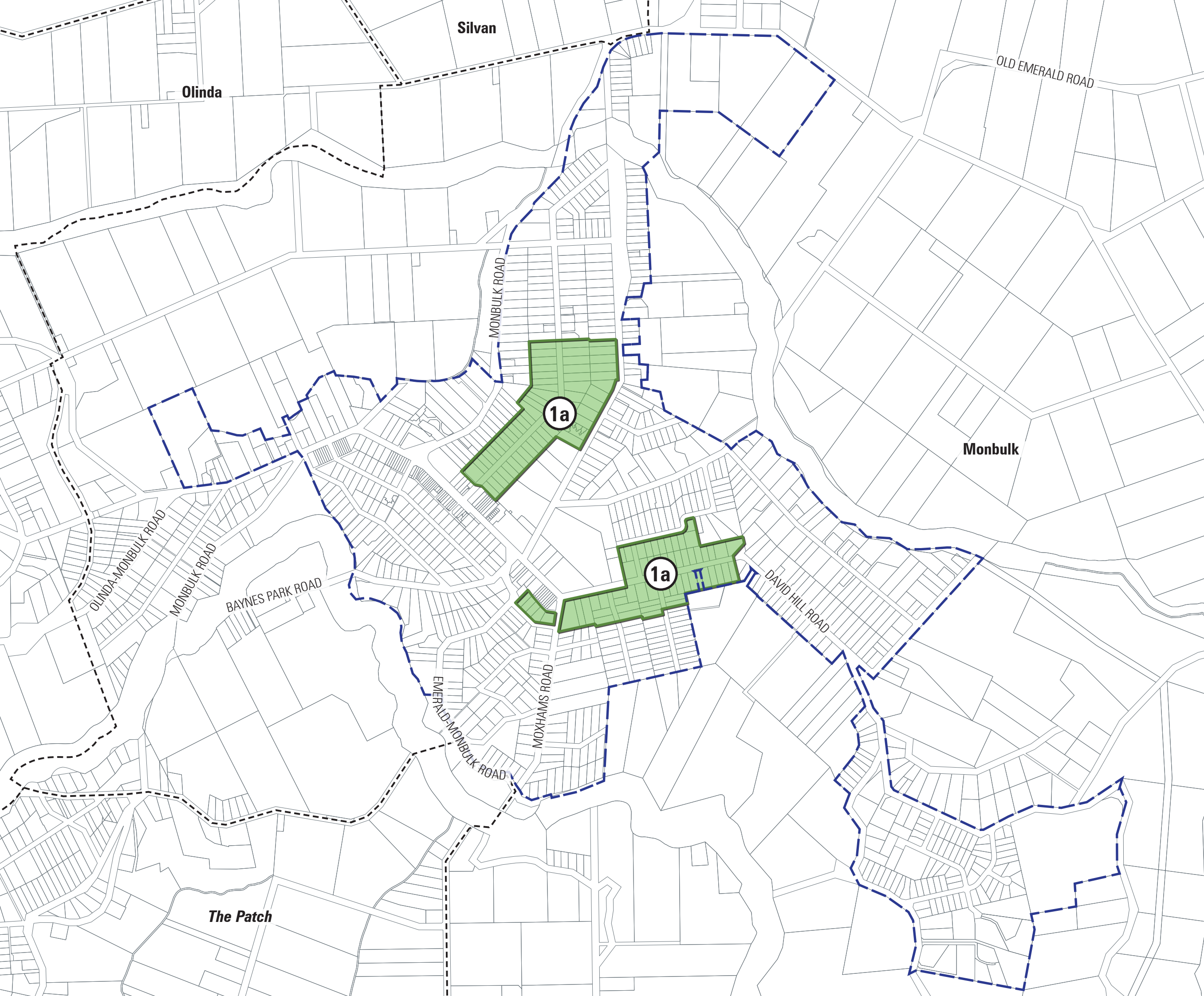


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Monbulk

Overall intactness

Legend

- Locality boundary 
- Urban Growth Boundary (UGB) 
- Least change 
- Moderate change 
- High change 



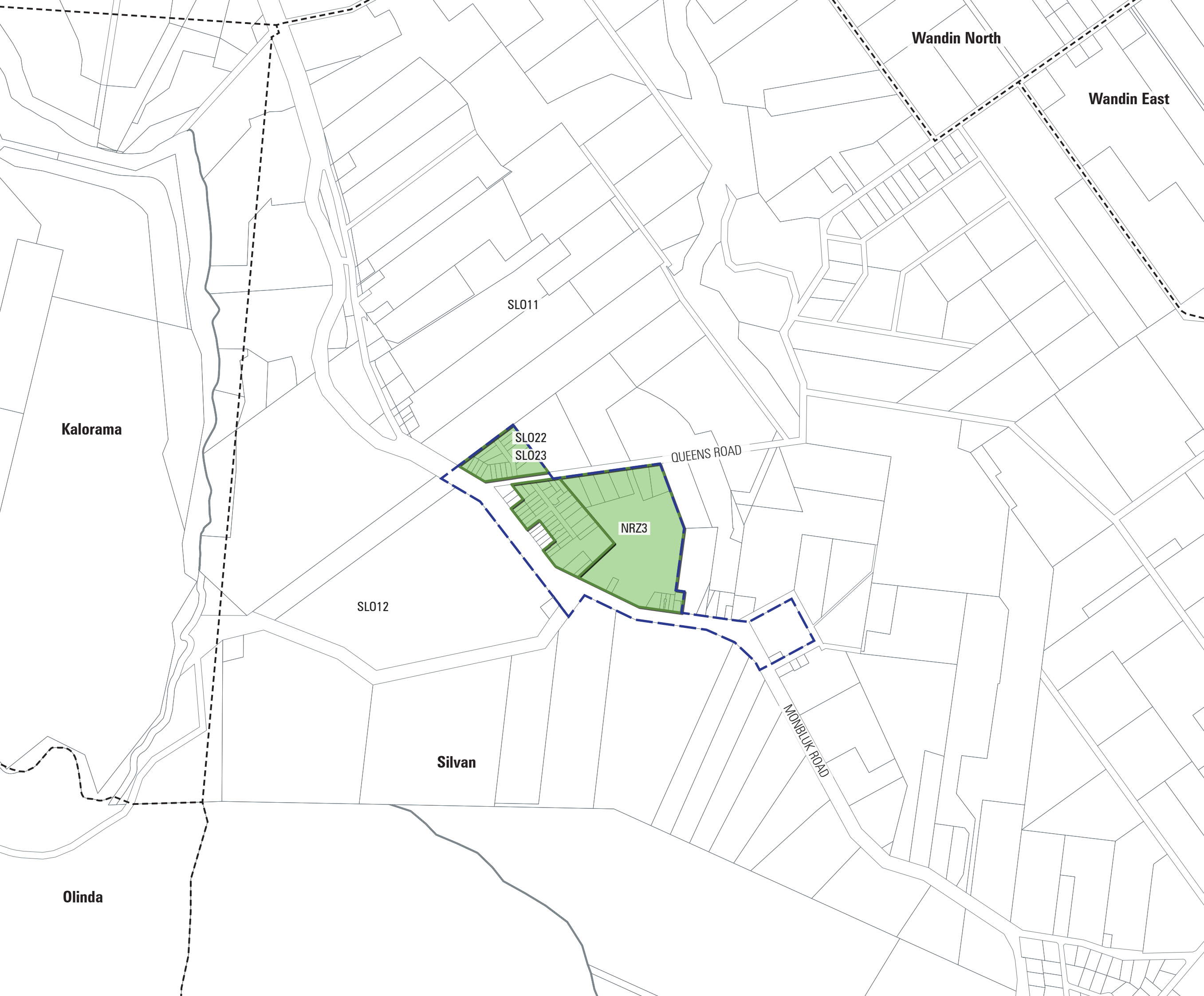


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Silvan

Overall intactness

Legend

- Locality boundary
- Urban Growth Boundary (UGB)
- Least change
- Moderate change
- High change



Kalorama

Olinda

Silvan

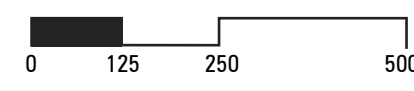
Wandin North

Wandin East

QUEENS ROAD

MONBLUK ROAD

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hansen

