



## 8.0 Neighbourhood Character

### 8.1 Overview

The term **neighbourhood character** is used to describe the overall characteristics of an area for the purposes of understanding the physical and cultural attributes and values that provide a place with a sense of difference from other places. It relates to numerous features, and how they combine to create a sense of place.

#### **The Victorian Government describes neighbourhood character as follows:**

Neighbourhood character is essentially the combination of public and private realms. Every property, public place or piece of infrastructure makes a contribution, whether great or small. It is the cumulative impact of all these contributions that establishes neighbourhood character. The key to understanding character is being able to describe how the features of an area come together to give that area its own particular character. Breaking up character into discrete features and characteristics misses out on the relationships between these features and characteristics. Understanding how these relationships physically appear on the ground is usually the most important aspect in establishing the character of an area. <sup>9(p.1)</sup>

This chapter provides an explanation of the neighbourhood character issues in Yarra Ranges residential areas, and provides a future framework.

While a core component of the Housing Strategy is to provide a residential framework for where housing can be provided in the right places to meet forecast demand, the function of this chapter is to identify how particular geographical areas can change in a way that responds to the valued attributes of those neighbourhoods and is consistent with a concept of 'preferred future character'.

In order to establish a framework for neighbourhood character in Yarra Ranges, Council engaged a consultant (Hansen Partnership) to prepare the Yarra Ranges Neighbourhood Character Study 2021 (draft), which is an accompanying document to the Housing Strategy. As part of this work, a detailed desktop and spatial analysis was carried out to survey character types by area, based on variables such as street layout, built form and landscaping.

The resulting framework of character types and precincts has been used to create a series of preferred future character statements, that are further discussed in this chapter. This is intended to show a clear line of sight from an understanding of existing character to a statement of future preferred future character.

### Creating a preferred neighbourhood character statement

Understand existing character  
(what is on the ground now)

Identify valued attributes of the place (the features of existing character that are important to keep or for future development to respond to)

Arrive at a statement of preferred future character (explaining how new development can effectively respond to a particular area's valued attributes)

## 8.1.1 Yarra Ranges Multi-Residential Design Guidelines, 2019

In 2019, Council adopted the Multi-Residential Design Guidelines (the Guidelines) for multi-unit development, which set out preferred design approaches on issues such as siting of buildings, design and set backs of upper levels, use of materials, landscaping, and other issues. These Guidelines are intended to improve the quality of multi-unit development in Yarra Ranges, but are not yet reflected in the Yarra Ranges Planning Scheme.

The approach of this Chapter to neighbourhood character is complementary to the recommendations of the Guidelines. It is intended to implement new neighbourhood character provisions in Yarra Ranges Planning Scheme consistent with this Chapter, which will include implementation of the Guidelines.

## 8.1.2 Character Types

The **draft Neighbourhood Character Study, 2021** identified ten (10) character types for residential land in Yarra Ranges:

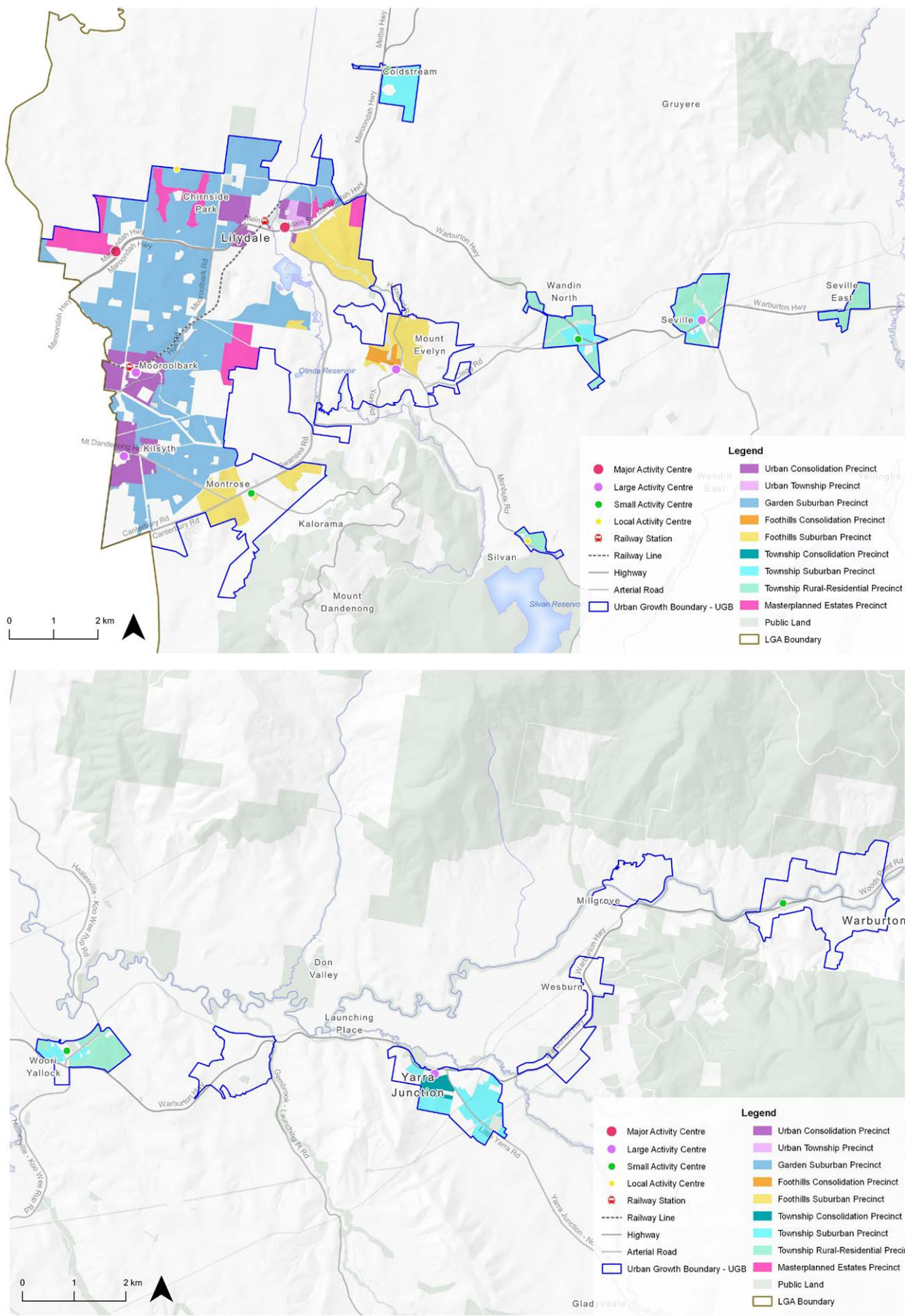
- Urban consolidation
- Urban township
- Garden suburban
- Foothills consolidation
- Foothills suburban
- Township consolidation
- Township suburban
- Township rural-residential
- Master planned estates
- Warburton

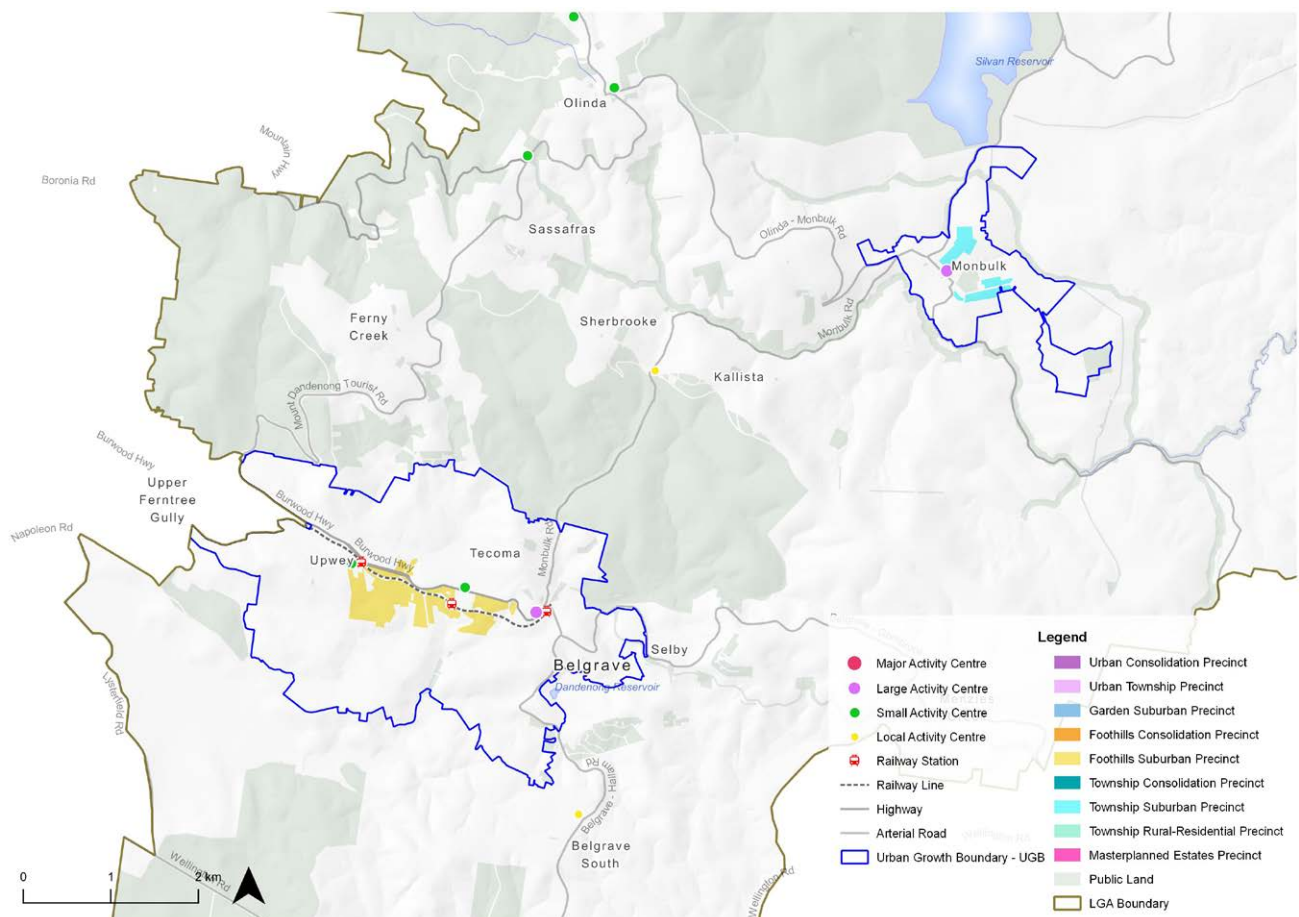
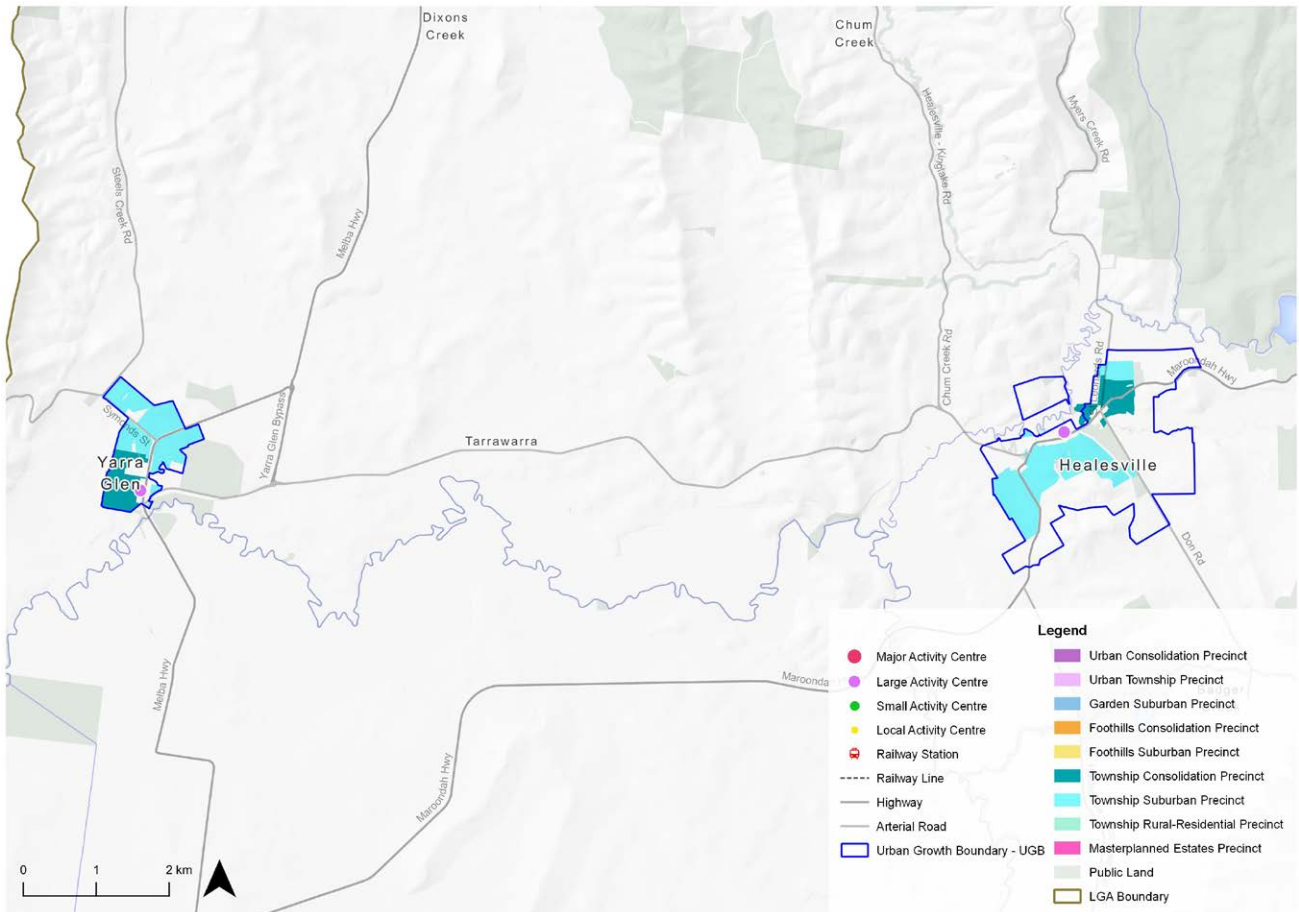
Figure 36 below shows these character areas spatially across Yarra Ranges' residential areas.

In determining character areas and boundaries, the criteria that contributes to neighborhood character that has been considered included:

- Landscape setting
- Subdivision pattern (lot size, width and depth)
- Frontage treatment
- Amount and type of infill development (units and townhouses)
- Streetscape and sense of openness
- Topography and slope
- Long-range views
- Public realm conditions (the condition and profile of the street)
- Delineation of public and private realm (the separation of public land from private land)
- Design details and finishes
- Building material and colours
- Location of car parking and access

Figure 36. Maps of Character Types







## 8.2 Character Types

This section further explains the neighbourhood characteristics that define each character type including a description of the existing character, valued attributes that should be maintained or responded to in new development, and a statement of preferred future character.





## 8.2.1 Urban Consolidation

### Existing character:

The street network is often in a grid pattern, and topography varies from flat to gently undulating. Road reserves are open and spacious due to generous front setbacks, wide nature strips and lack of front fences. Older dwellings in these areas are typically post 1950s, and built of brick or weatherboard with pitched roofs, with a mix of detached dwellings and older style unit developments. Built form is mostly one or two stories with mixed architectural styles from post war to contemporary, and open front gardens. There is a high amount of contemporary in-fill unit and townhouse development. This has reduced front setbacks and landscaping, and reduced consistency of side and rear setbacks, with reduced landscaping between buildings

The valued attributes of these areas are:



#### Buildings

- consistent building sizes and spacing
- consistent front setbacks



#### Roofs

- pitched



#### Materials

- brick and weatherboard



#### Landscaping

- open front garden setting
- canopy trees in front gardens and in nature strips
- landscaped driveways



#### Fences

- low, transparent or no front fence



#### Views

- glimpse views to surrounding hills

Figure 37. A recent example of a multi-townhouse development in Lilydale<sup>26</sup>



**Preferred future character:**

These areas will undergo a transformation for a more diverse, compact, contemporary, multi-storey built form. The linear gridded street network will continue to reinforce the streetscape consistency, framed by canopy trees within the public realm and front gardens. Future development will be softened through landscaped driveways and front setbacks consistent with those prevailing in established streetscapes. Built form will respond to prevailing low-rise dwelling design.

This will be achieved by:

- Ensuring upper storey elements are not bulky or visually obtrusive,
- Consistent front setbacks,
- Planting of canopy trees in front and rear gardens, and retention of street trees,
- Open front garden settings with limited/low front fencing,
- Landscaped driveways.



## 8.2.2 Urban Township

### Existing Character:

This is a small precinct in the historic residential area of Lilydale (near Castella and Anderson Street) which is characterised by its heritage streetscapes, wide nature strips and majestic heritage protected street trees that are visually striking and create a sense of abundant canopy and enclosure, reinforced by planting in the open front gardens of private residential properties. The area has gently undulating topography, and there is a gridded street network. The large suburban allotments mean that low-rise dwellings present broad profiles to the street, with pitched roofs and verandas. Building eras vary, with heritage dwellings interspersed with post war dwellings of brick and weatherboard. There is a high amount of contemporary in-fill unit and townhouse development. This has reduced front setbacks and landscaping, and reduced consistency of side and rear setbacks, with reduced landscaping between buildings.

The valued attributes of these areas are:



#### Buildings

- heritage dwelling styles and traditional township character
- consistent building sizes and spacing
- mostly comprised of single-storey buildings
- consistent front and rear setbacks
- buildings with verandas and projecting eaves
- broad dwellings parallel to street frontages



#### Roofs

- pitched



#### Materials

- brick and weatherboard



#### Landscaping

- open front garden setting
- canopy trees in front and rear setbacks
- landscaped driveways



#### Fences

- low picket, brick and hedge fences



#### Public realm

- majestic exotic trees, informal/unsealed verges

Figure 38. Anderson Street, Lilydale<sup>26</sup>





**Preferred future character:**

In this area, the retention of its country town character will be prioritised, as defined by its heritage streetscapes and separated buildings with hipped roof profiles, projecting eaves and verandas. The streetscape's broad profile will continue to be visually dominated by established canopy trees and a wide nature strip with minimal interruption. Future infill development will contribute to consistent front setbacks and visually exposed front gardens, while increasing the existing scale of built form.

This will be achieved by:

- Responding sensitively to the low-rise building character through height transitions and upper-level setbacks,
- Consistent front and side setbacks,
- Planting of canopy trees in front gardens, and retention of street trees,
- Open front garden settings with limited/low front fencing,
- Landscaped driveways.

## 8.2.3 Garden suburban

### Existing character

This character type covers the largest geographical area within Yarra Ranges' neighbourhoods. Although the era of development, lot sizes and road network are varied, a degree of consistency is provided by street presentation in terms of front, rear and side setback spacing, and the prominence of exposed front gardens. Building heights are generally one to two storeys, and dwellings are mostly detached, with sufficient space around buildings available for medium to large canopy trees. Among established dwellings use of weatherboards and brick is common, with pitched roofs. Recent subdivision and infill development in some parts has diminished rear gardens and led to a reduction in the sense of a treed backdrop to buildings.

The valued attributes of these areas are:



#### Buildings

- consistent building sizes and spacing
- mostly comprised of single-storey buildings
- consistent front setbacks



#### Roofs

- hipped or gabled



#### Materials

- brick and weatherboard



#### Landscaping

- open front garden setting
- canopy trees in front and rear setbacks
- landscaped driveways



#### Fences

- no front fence



#### Views

- glimpse views to surrounding hills

Figure 39. Example of a streetscape in Chirnside Park with an open, landscaped front garden<sup>26</sup>







### **Preferred future character:**

These areas will have a moderate level of change, displaying a diversity of development styles with some existing dwellings to be retained. Future development will respond to the low-rise suburban character by recessing upper levels to mitigate the bulk of upper levels. Development will respond to prevailing front and rear setbacks, providing canopy trees and open views to front gardens. The streetscape rhythm will be maintained by retaining separation between buildings with opportunities for landscaping within the side setbacks to soften the appearance of future infill development.

This will be achieved by:

- Sensitively accommodating moderate change which respects the prevailing front setbacks and landscaping,
- Ensuring upper storey elements are not bulky and respond to the predominantly low-rise character through height transitions and setbacks,
- Ensuring new built form responds to landform and sloping sites,
- Ensuring adequate space is provided for landscaping in side and rear setbacks,
- Providing a landscape buffer on both sides of driveways,
- Providing no front fencing on minor roads to respond to the open garden setting.

## 8.2.4 Foothills consolidation

### Existing character

This character type applies to residential land near the commercial centre of Mount Evelyn. There is undulating topography, with a consistent sense of a treed backdrop to buildings and the public realm. Road reserves are spacious and lined by street trees of irregular species. Together with some high fencing and terracing, this creates a sense of enclosure for many streets. Views to front gardens and landscaping are prominent, and the area is set around the Warburton Recreation Trail open space reserve which adds to the spacious character. Older dwellings are generally from the post-war era and of brick or weatherboard with pitched roofs, and their appearance is generally softened by surrounding landscaping. There is a moderate incidence of contemporary in-fill unit and townhouse development. This has reduced canopy trees, and reduced landscaping between buildings.

The valued attributes of these areas are:



#### Buildings

- low-rise dwellings
- generous front and rear setbacks



#### Roofs

- pitched



#### Materials

- brick and weatherboard



#### Landscaping

- Prominent landscaping in front and rear setbacks, with frequent planting of canopy trees between buildings
- landscaped driveways



#### Fences

- low, transparent, or no front fence



#### Views

- landscaping in public and private realms creates a sense of enclosure for streets

Figure 40. Example of a streetscape in Mt Evelyn, showing a contemporary development







### **Preferred future character**

These areas will undergo a moderate transformation for a more contemporary, multi-storey built form character in a landscape setting. The street networks will continue to be framed by canopy trees in the front and rear garden areas of private dwellings. Future development will be softened through landscaped driveways, consistent with those prevailing in established streetscapes and open gardens.

This will be achieved by:

- Sensitively accommodating moderate change which respects the prevailing front setbacks,
- Providing for canopy trees in the front and rear setbacks, and throughout multi-unit developments,
- Ensuring upper storey elements are not bulky or visually obtrusive and having regard to the height of tree canopy in the background when viewed from the streetscape,
- Providing low fencing, hedges and terraced landscaping to frontages to manage slope and enhance garden character,
- Provide a landscape buffer on both sides of driveways.

## 8.2.5 Foothills suburban

### Existing character

This category applies to outer-suburban areas in Lilydale, Mt Evelyn, Montrose, Upwey, Belgrave and Tecoma, where there is a prominent landscape setting and undulating topography, which often softens the appearance of buildings, and reduces their visibility. Adding to this, streetscapes often have a sense of enclosure due to frequent canopy trees and tall front fencing in some areas, which further reduces the prominence of built form. There are a mix of allotment sizes in gridded and curvilinear settings, with frequent views of treed backdrops and the Yarra valley. In sloping areas, terracing and buildings perched on higher ground create a degree of asymmetry in the streetscape. In some areas remote from activity centres, access roads are unsealed and informal. There is generally prominent landscaping in front gardens, reinforcing the visually dominant landscaping in the public realm. Single and double storey buildings predominate, with dwellings of diverse styles and sizes, well set back from all boundaries. Brick and weatherboard dwellings are common with pitched roofs. There are some instances of contemporary development with units or single dwellings with large footprints that have started to erode the consistency of side and rear setbacks with substantially reduced canopy covers.

The valued attributes of these areas are:



#### Buildings

- low-rise dwellings
- generous front, side and rear setbacks



#### Roofs

- pitched



#### Materials

- brick and weatherboard



#### Landscaping

- Prominent landscaping in front setbacks, with frequent planting of canopy trees between and around buildings
- landscaped driveways



#### Fences

- low, transparent or no front fence



#### Views

- landscaping in public and private realms creates a sense of enclosure for streets
- frequent views of treed backdrops and the Yarra valley
- appearance of buildings is partially screened and softened by landscaping

Figure 41. An example of a dwelling in Belgrave on a sloping property<sup>26</sup>







### **Preferred future character**

These areas will have a relatively low level of change, and many of the existing dwellings will be retained. Future dwellings will be set back from all boundaries to allow for significant landscaping to partially screen and soften built form, and to allow the appearance of the landscape to maintain its primacy over built form. Future buildings will be designed to respond sensitively to topography by stepping up or down slopes and designed to retain long-range views to distant landscapes from the public realm. This will be achieved by:

- Providing generous front, side and rear setbacks to buildings that maintain the prevailing setbacks,
- Reducing the visual prominence of buildings from the public realm, and having regard to the preservation of long-range views,
- Providing low fencing, hedges and terraced landscaping to frontages to manage slope and enhance garden character,
- Providing a landscape buffer on both sides of driveways.

## 8.2.6 Township consolidation

### Existing character

This character type applies to the larger townships of Yarra Glen, Yarra Junction and Healesville, on land in proximity to these activity centres that have some contemporary infill development that has increased the intensity of built form, site cover and height, and has reduced the spacing between dwellings. Land is flat or gently undulating, with a regular grid street network common. There are frequent long-range views to distant mountains and landscapes. Road reserves are often spacious with broad verges and lined by treed nature strips. Generous front setbacks on private property add to the sense of openness in the public realm, with well landscaped gardens and driveways and generally low fences along front property boundaries. Buildings are mostly single-storey and surrounded by generous setbacks on all sides, creating a sense that the landscape is the primary element, and a spacious country town feel. Dwellings are from a range of eras, with use of brick and weatherboard common, and pitched roofs. Verandas are a common feature facing streets.

The valued attributes of these areas are:



#### Buildings

- low-rise dwellings
- generous front, side and rear setbacks
- verandas facing the street



#### Roofs

- pitched



#### Materials

- brick and weatherboard



#### Landscaping

- Well landscaped front setbacks, with space for garden area between and behind buildings.
- landscaped driveways



#### Fences

- Low, transparent or no fences



#### Views

- Frequent views to distant mountains and landscapes

Figure 42. A recent example of a two-storey attached townhouse development in Yarra Junction, as it sits beside lower-rise development in the streetscape





### **Preferred future character**

These areas will undergo a moderate transformation to a more contemporary and compact built form character that provides adequate separation between building elements to maintain the sense of spaciousness in the public realm, landscape opportunities throughout sites, and views to distant landscape features. Future development will be softened through landscaped driveways, consistent with those prevailing in established streetscapes. Open views to front gardens will be encouraged by a continuation of low, or no front fencing.

This will be achieved by:

- Sensitively accommodating moderate change which responds to the prevailing front, side and rear setbacks,
- Providing for generous garden areas in the front and rear setbacks, and spacing between dwellings,
- Ensuring upper storey elements are not bulky or visually obtrusive, and having regard to distant long-range views in the background when considering the height and massing of built form,
- Providing low, or no, front fencing,
- Provide a landscape buffer on both sides of driveways.



## 8.2.7 Township Suburban

### Existing character

This character type applies to the suburban areas of Yarra Glen, Healesville, Yarra Junction, Woori Yallock, Seville, Wandin North, Monbulk, and Coldstream. These areas have a spacious, country town character set amongst flat or sloping terrain, with frequent views to distant hilltops or pastoral landscapes. Irregularly planted street trees, broad verges and generous front setbacks contribute to a sense of openness within the public realm. Broad, detached dwellings are setback well from all boundaries. Generally sizable allotments and dwellings are often positioned behind deep front setbacks with an open garden setting. The siting of buildings within allotments varies from wide primary frontages being positioned parallel to streets or at an angle. The area's topography influences the sense of scale and massing of buildings, with more-than-one-storey forms seen in areas with steeper slopes 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 view. Newer buildings in this area occupy larger footprints with diminishing separation between buildings and are visually prominent in streetscapes.

The valued attributes of these areas are:



#### Buildings

- One and two-storey dwellings
- generous front, side and rear setbacks
- consistent front setbacks
- verandas facing the street



#### Roofs

- hipped



#### Materials

- Brick, stone and weatherboard



#### Landscaping

- formal garden setting with generous space for canopy trees and other landscaping
- canopy trees in front and rear gardens
- landscaped driveways



#### Fences

- Low, transparent or no fences



#### Views

- Frequent views to distant hilltops or pastoral landscapes

Figure 43. A typical residential streetscape in Wandin North<sup>26</sup>





### **Preferred future character**

Detached dwellings will continue to be the predominant form of development in these areas, set back from all boundaries and with canopy trees in front, side and rear setbacks. Future dwellings will be characterised by pitched roof forms with generous eaves and verandas facing the street frontage, with consistent setbacks from the street compared to nearby dwellings. Built form will consider the preservation of long-range views, and buildings will be visually subservient to the landscape. Front boundary treatments will continue to be low and visually permeable fencing.

This will be achieved by:

- Providing wide front, side and rear setbacks to buildings that maintain the prevailing pattern of setbacks,
- Having regard to the preservation of long-range views in building design and roof forms,
- Providing low and semi-transparent fencing to front boundaries.

## 8.2.8 Township rural-residential

### Existing character

This character type applies to outer-suburban areas of Yarra Ranges' townships, where dwellings are often sited behind deep front setbacks within an open garden setting, creating a sense of openness in the public realm, where the landscape is the dominant feature rather than buildings. These areas sometimes have informal, unsealed streets and swale drains with irregularly planted street trees. There is a mix of flat and sloping terrain, with frequent views to distant hilltops or pastoral landscapes. Broad verges contribute to a sense of openness within the public realm. Wide fronted, detached dwellings are setback well from all boundaries. The siting of buildings within allotments vary from being positioned parallel to streets or at an angle. The area's topography influences the sense of scale and massing of buildings, with more-than-one-storey forms seen in areas with steeper slopes 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 view. Newer buildings tend to be larger in footprint, and more visually prominent in streetscapes.

The valued attributes of these areas are:



#### Buildings

- One and two-storey dwellings
- extensive front, side and rear setbacks
- verandas facing the street



#### Roofs

- hipped



#### Materials

- Brick, stone and weatherboard



#### Landscaping

- formal garden setting with extensive space for canopy trees and other landscaping
- Large native and exotic on private and public land
- landscaped driveways



#### Fences

- Low, transparent or no fences



#### Views

- Frequent views to distant hilltops or pastoral landscapes

Figure 44. A rural-residential property<sup>26</sup>







### **Preferred future character**

These areas will have a minimal amount of change, and will remain dominated by detached, low rise dwellings, with extensive setbacks from all boundaries and with large native and exotic trees on private and public land. Future dwellings will be characterised by pitched roof forms with generous eaves and verandas facing the street frontage, and generous setbacks from the street. Buildings will be subservient to the landscape, and remnant vegetation in the private and public realms will be protected. Built form will consider the preservation of long-range views. Front boundary treatments will continue to be low and visually permeable fencing.

This will be achieved by:

- Providing extensive front, side and rear setbacks to buildings that maintain the prevailing pattern of setbacks,
- Encouraging use of verandas and projecting eaves in dwelling design,
- Having regard to the preservation of long-range views in building design and roof forms,
- Providing low and semi-transparent fencing to front boundaries.

## 8.2.9 Warburton Township

Warburton's character is strongly defined by its landscape and topographical setting located in the cleft between two steep hillsides. There is a mix of pastoral and forested settings with frequent views of the mountains across the valley. The public realm has an informal, rural quality due to the frequent absence of sealed roads and lack of footpaths. The distinction between public and private realms is often not delineated, creating an informal forest setting reinforced by its unsealed access roads. There is prominent landscaping in front and rear gardens, with mostly native vegetation. The area comprises large allotments with cottage/chalet style dwellings set into the landscape, where generous spacing between buildings reinforces the landscape as the primary visual element over built form. Buildings are predominantly low rise with hipped and gabled roofs, and construction of brick, stone or weatherboard dwellings are common. Recent development has generally retained the forest, informal quality and continues to be subservient to the landscape setting.

The valued attributes of these areas are:



### Buildings

- One and two-storey dwellings
- extensive front, side and rear setbacks
- cottage/chalet style dwellings
- buildings are visually subservient to the landscape



### Roofs

- Hipped and gabled



### Materials

- Brick, stone and weatherboard



### Landscaping

- Prominent landscaping in front and rear gardens, with mostly native vegetation
- landscaped driveways



### Fences

- Low, transparent or no front fences



### Views

- Frequent views to mountains and tree top views

Figure 45. Dwelling in Warburton encompassed by hills and forested backdrop<sup>26</sup>





### **Preferred future character**

Warburton will have a minimal amount of change, and will remain dominated by detached, low rise dwellings, with extensive setbacks from all boundaries and with large native trees on private and public land. Future dwellings will be characterised by pitched roof forms, with generous front setbacks. Built form will consider the preservation of long-range views. Buildings will be subservient to the landscape, and remnant vegetation in the private and public realms will be protected. Front boundary treatments will continue to be low, permeable, or no front fencing.

This will be achieved by:

- Providing extensive front, side and rear setbacks to buildings that maintain the prevailing pattern of setbacks,
- Having regard to the preservation of long-range views in building design and roof forms
- Buildings over one storey should be set back further,
- Sensitively designing and siting buildings with regard to topography,
- Providing low, visually permeable, or no fencing to front boundaries,
- Encourage native planting in backyards that contributes to the well-treed skyline.



## 8.2.10 Master planned Estates

This category refers to master planned estates in residential parts of Yarra Ranges. Lot sizes are generally consistent across estates and the architectural style is homogenous due to the houses being developed at the same time. Similarly, the pattern of site cover and setbacks is generally consistent. Street layouts are often curvilinear and/or cul-de-sacs. Streetscapes are dominated by the appearance of built form; however, as these areas age the maturation of street planting will create a greater sense of enclosure and complement the open garden setting of dwellings.

The valued attributes of these areas are:



### Buildings

- consistent building sizes and spacing
- single and double-storey dwellings
- consistent front setbacks



### Roofs

- pitched



### Materials

- brick and contemporary finishes including render



### Landscaping

- open front garden setting
- landscaped driveways



### Fences

- no front fence

Fig 46. The Cloverlea masterplanned estate in Chirnside Park





### **Preferred future character**

These areas are not anticipated to provide any opportunities for change in the next 15 years. Any replacement of existing dwellings will adhere to the established pattern of site cover, the pattern of front and side setbacks, and maintaining the open front garden character.

This will be achieved by:

- Providing front setbacks consistent with those of adjoining properties facing the same street,
- Providing no front fencing on minor roads to respond to the open garden setting,
- Providing a landscape buffer between the driveway and the boundary.

It is intended that any future development in these areas be governed by the following:

- No change to Rescode provisions
- Application of the NRZ and GRZ
- In determining an appropriate response to neighbourhood character, to have regard to the above general statements of 'Valued attributes' and 'Preferred future character', to be interpreted in the context of the neighbourhood and streetscape character of each distinct estate.

### 8.2.11 Further Work – Low Density Residential Areas

There is a need to assess existing and preferred neighbourhood character for low density residential areas of the municipality. Background work for the Housing Strategy has assessed neighbourhood character for low density land in Warburton only. This will be an action of the Housing Strategy.



## 8.3 Actions

1. Amend the local planning policy in the Yarra Ranges Planning Scheme at Clause 15.01-5L Neighbourhood Character to include strategies for neighbourhood character types and precinct boundaries, consistent with the information contained in this chapter.
2. Prepare neighbourhood character brochures for each neighbourhood character type that includes an existing character statement, valued attributes, preferred future character statement, and include this as a Background Document at Clause 15.01-5L Neighbourhood Character.
3. Implement the recommendations for the Warburton Township through a planning scheme amendment, that also addresses the Low Density Residential Zone.
4. Investigate assessing existing and preferred neighbourhood character in Yarra Ranges' Low Density Residential Zoned areas, and integration of findings into the Planning Scheme.