



YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY

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

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Urban Planning | Urban Design | Landscape Architecture

Executive Summary

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

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

The key aims of this project are to:

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

The Study Area:

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

The Process:

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

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

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

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

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

Neighbourhood Character Influences:

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

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

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

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

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

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

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

Broad Character Types

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

The 8 broad character types are as follows:

Character Type 1: Urban Consolidation

Character Type 2: Urban Incremental

Character Type 3: Urban Township

Character Type 4: Foothills

Character Type 5: Townships

Character Type 6: Warburton

Character Type 7: Masterplanned Estate

Character Type 8: Boulevards

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



Recommendations

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

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

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

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

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

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

Additional Recommendations

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

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

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



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Appendix 1: Preferred Neighbourhood Character Type Maps (by Suburb)

Appendix 2: Existing Planning Policy Review – Summary

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

Version	Draft	Final
Issue Date	July 2021	September 2021



1 - INTRODUCTION

1. INTRODUCTION & BACKGROUND

1.1 Introduction

Project Objectives & Scope of Work

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

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

The key aims of this project are to:

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

Background

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

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

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

- Consolidation Precinct
- Incremental Precinct
- Least Change Precinct

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

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

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



1. INTRODUCTION & BACKGROUND

1.2 Study Area

Residential Zone Land

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

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

Low Density Residential Zone Land

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

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



1. INTRODUCTION & BACKGROUND

1.3 Project Process

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

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

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

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

- 1

Review of Background Documents
 - **Review existing strategic documents** including the Housing Strategy, the 2002 Neighbourhood Character Study as well as the relevant Planning Policy to gain an understanding of existing policy attributes and how zones and overlays are seeking to influence housing change in Yarra Ranges.
- 2

Spatial Analysis
 - Undertake **Spatial Analysis** utilising available GIS data to map and document the following:
 - Spatially identify the extent of residential zones, Design and Development Overlays and Significant Landscape Overlays to gain a visual understanding of the policy ‘combinations’ across Residential Zones.
 - Map locations of approved multi-residential developments since the Gazette of Amendment C134 to identify potential development hot spots to investigate if existing controls have achieved preferred character outcomes or where neighbourhood character has changed.
 - Overlay the 2002 Character Precinct boundaries to identify new areas subject to residential zones, areas now excluded from the study (LDRZ land) and review the earlier alignment of precincts.
 - Mapping attributes that influence character such as topography, canopy cover, subdivision pattern, lot size, lot width and lot depth information to better align character precinct boundaries for each suburb with planning policy and the housing framework.
 - Identify the valued character attributes for each suburb and township from the 2002 Neighbourhood Character Study including the existing character statement and the preferred character outcomes.
 - Prepare preliminary precinct character areas map for the study area to determine utilising both Nearmap (high resolution and up to date aerial photography and Google Earth Street View).
- 3

Fieldworks & Spatial Analysis
 - Extensive **Fieldwork and spatial analysis** was carried out in December 2020 to traverse Yarra Ranges’ established residential areas, review and refine the precinct character areas, audit the level of intactness for valued character attributes identified in the 2002 Character Study and identify new valued character attributes where ‘gaps’ exist. The desktop and fieldwork analysis culminated into the identification of 8 broad neighbourhood character types.

- 4

Confirmation of Preferred Neighbourhood Character Precincts
 - Confirmed **preferred future neighbourhood character precincts** based on the existing planning policy (housing framework) and updated valued character attributes across Yarra Ranges established residential areas.
- 5

Statutory & Non Statutory Recommendations
 - Identify the statutory (such as ResCode) **recommendations** to meet the preferred character objectives across the precincts and establish clear rationale as to how the recommendations achieve the preferred character outcomes.
 - Identify any detailed design oriented valued character attributes (such as roof form, materials, fencing etc.) that can form character precinct **guidelines** for new development.
- 6

Testing
 - Undertake 2D and 3D **testing** of similar development typologies to determine possible revisions to Residential Schedules or Overlays to achieve the preferred character objectives in various precincts.

1. INTRODUCTION & BACKGROUND

1.4 Neighbourhood Character Influences

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

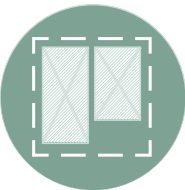


Landscape

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

The key landscape attributes influencing character include:

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

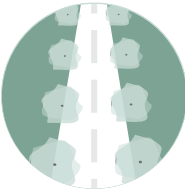


Subdivision Pattern

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

The key attributes influencing grain include:

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



Streetscape and Sense of Openness

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

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

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



Topography and Slope

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

The key elements influenced by topography include:

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



Long-range Views

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

The key elements influencing long-range views include:

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



Public Realm Condition

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

The elements that contribute to public realm include:

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

1. INTRODUCTION & BACKGROUND

1.4 Neighbourhood Character Influences

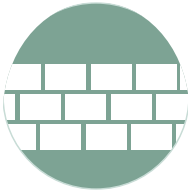


Delineation of Public and Private Realm

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

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

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



Design Details & Materiality

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

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

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

1.5 What is Not Character



Heritage

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

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

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

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



Amenity

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

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

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



**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**

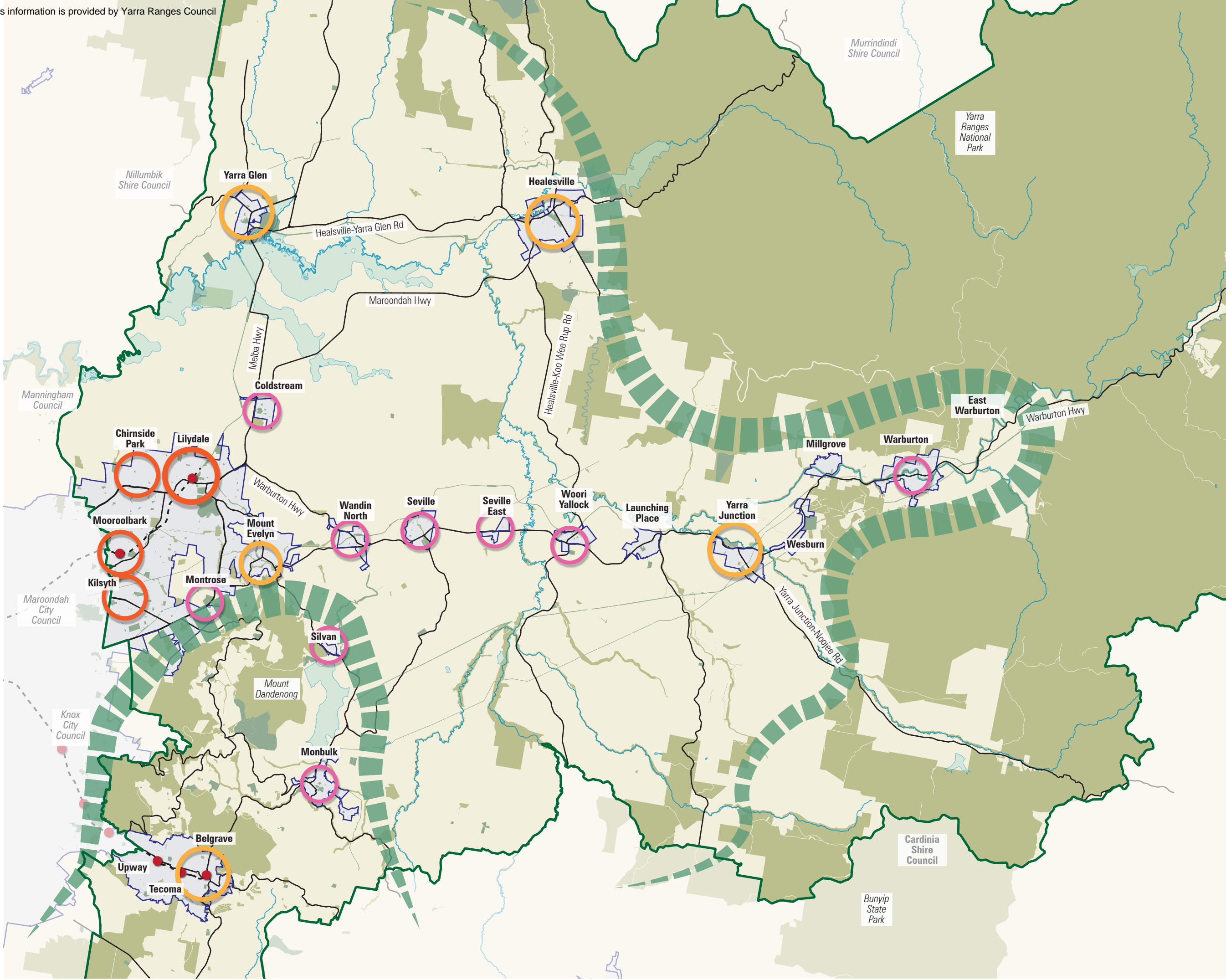
Municipal Context

Legend

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



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2. EXISTING PROVISIONS IN YARRA RANGES

2.1 Planning Practice Notes

Practice Note 43

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

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

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

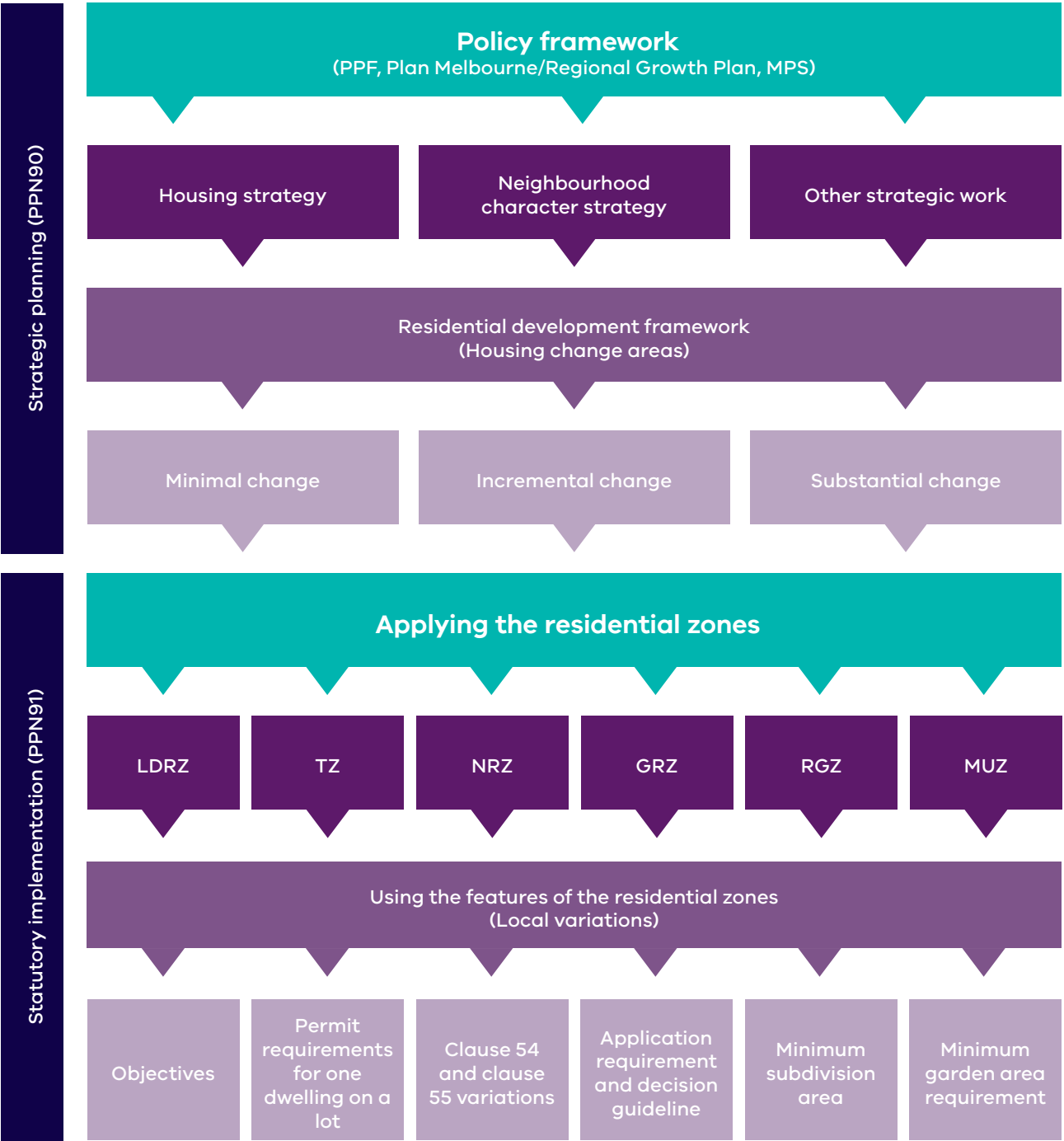
Practice Note 90 - Planning for Housing

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

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

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

Figure 3: Balancing housing growth and protection of neighbourhood character



Source: Planning Practice Note 90

2. EXISTING PROVISIONS IN YARRA RANGES

2.2 Existing Provisions

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

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

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

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

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

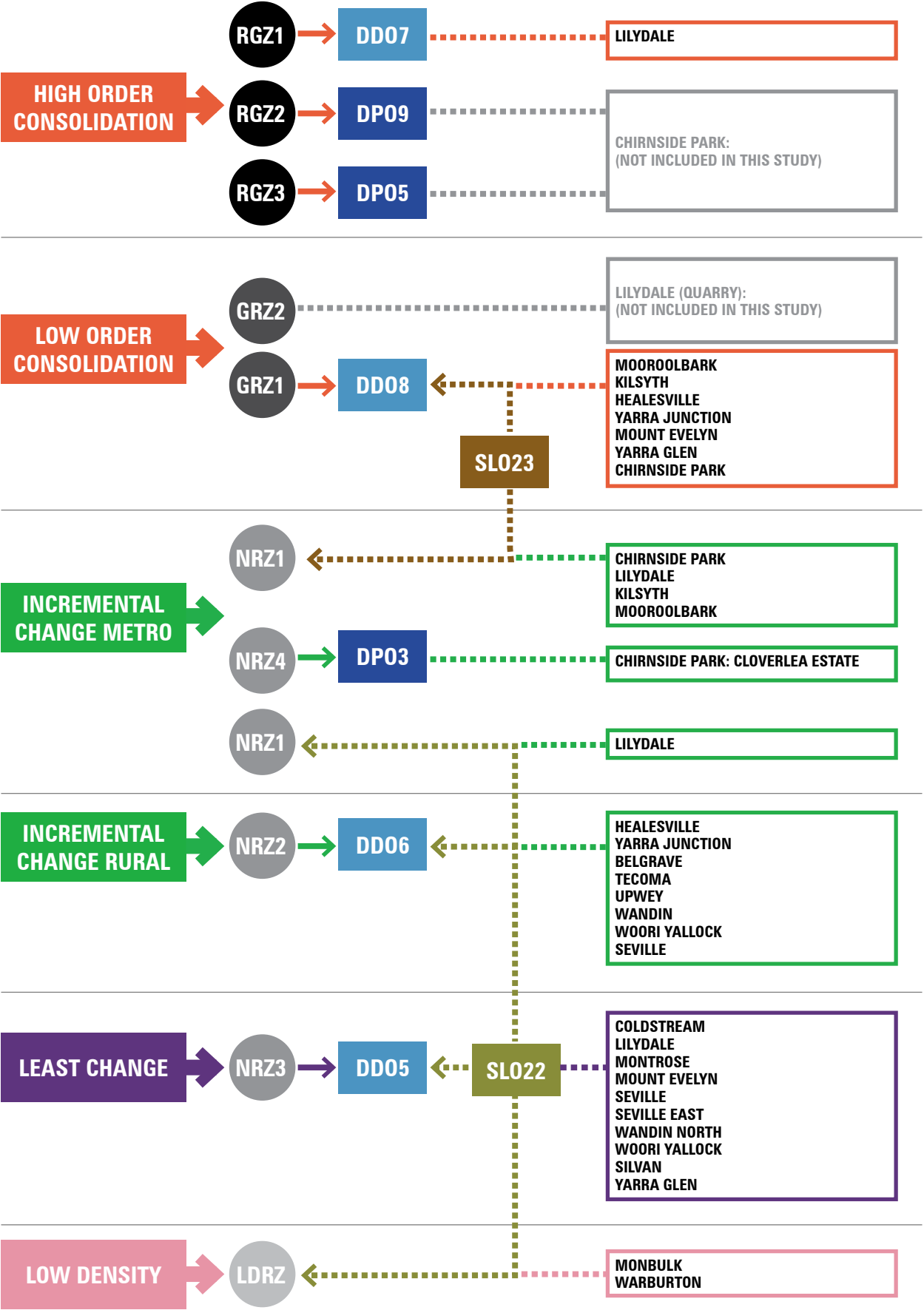


Diagram demonstrating existing provisions that apply to residential areas in Yarra Ranges.

2. EXISTING PROVISIONS IN YARRA RANGES

2.3 Existing Provisions Summary

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

2. EXISTING PROVISIONS IN YARRA RANGES

2.3 Existing Provisions Summary

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

2. EXISTING PROVISIONS IN YARRA RANGES

2.3 Existing Provisions Summary

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



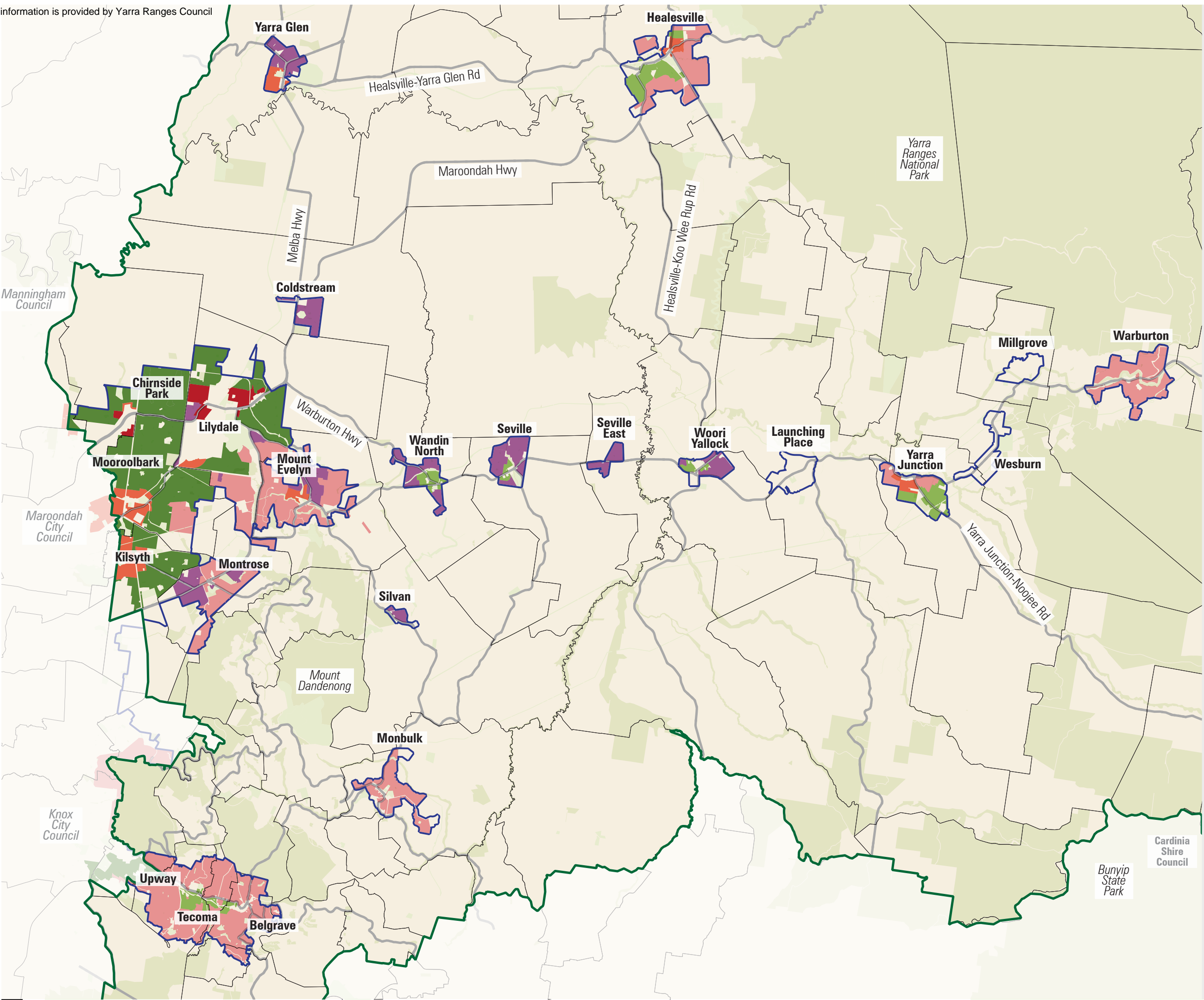
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**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**

Existing Residential
Framework

Legend

- Municipal Boundary
- Locality boundary
- Urban Growth Boundary (UGB)
- Parks and open spaces
- High Order Consolidation
- Low Order Consolidation
- Incremental Change Metro
- Incremental Change Rural
- Least Change
- Low Density



Project Ref:
Scale:
Date:
Revision:

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3 - SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

(AUDIT OF THE 2002 STUDY)

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

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

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

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

Neighbourhood Character Influences

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

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

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

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

Effect of recent developments on Neighbourhood Characters

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

The effects of recent developments on neighbourhood characters include:

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

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

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

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

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

LILYDALE

Valued Attributes (NCS 2002)

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

Preferred Character Ambitions (NCS, 2002)

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

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



Typical residential streetscape of a high change area



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



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

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

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



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



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



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

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

KILSYTH

Valued Attributes (NCS 2002)

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

Preferred Character Ambitions (NCS, 2002)

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



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



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



Typical mixed front garden arrangement in a moderate change area

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

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

MOOROOLBARK

Valued Attributes (NCS 2002)

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

Preferred Character Ambitions (NCS, 2002)

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



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



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

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

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

CHIRNSIDE PARK

Valued Attributes (NCS 2002)

- N/A

Preferred Character Ambitions (NCS, 2002)

- N/A

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

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



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



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

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

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

YARRA GLEN

Valued Attributes (NCS 2002)

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

Preferred Character Ambitions (NCS, 2002)

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



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

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



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



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

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

YARRA JUNCTION

Valued Attributes (NCS 2002)

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

Preferred Character Ambitions (NCS, 2002)

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

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



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



Traditional single storey detached dwelling with low fencing



Single storey brick detached dwelling with low and permeable fencing

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

HEALESVILLE

Valued Attributes (NCS 2002)

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

Preferred Character Ambitions (NCS, 2002)

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



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



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

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

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

MOUNT EVELYN

Valued Attributes (NCS 2002)

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

Preferred Character Ambitions (NCS, 2002)

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



Bush Boulevard along Birmingham Road

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



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



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

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

SEVILLE

Valued Attributes (NCS 2002)

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

Preferred Character Ambitions (NCS, 2002)

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



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

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



Traditional single storey detached dwelling in a least change area



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

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

WOORI YALLOCK

Valued Attributes (NCS 2002)

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

Preferred Character Ambitions (NCS, 2002)

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

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



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



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



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

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

BELGRAVE, TECOMA, UPWEY

Valued Attributes (NCS 2002)

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

Preferred Character Ambitions (NCS, 2002)

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



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

Policy	Precinct definition	Development patterns (2013-2020)	Implications of recent development	Level of change vs preferred character	Comments
NR22 & DD06 & SL022	1a	Low: Several additional dwellings to rear of existing. Examples of pre-2013 villa unit developments.	<ul style="list-style-type: none">▪ Minimal change has occurred▪ Forest qualities strong and intact in public realm - however some loss of landscaping opportunity additional dwellings and villas have been realised - less separation and higher site coverage▪ Not enough to have significant impact on character - however ambitions for new tree plantings and extension of forest tree cover should be reinforced▪ Fencing and boundary treatments more common along main roads (Glenfern Road). Sometimes high with limited transparency.▪ No significant impacts generally	Least change- preferred character ambitions are generally intact	Precinct to form part of a broader character area with areas of shared key character attributes including: <ul style="list-style-type: none">▪ Strong forest character▪ Undulating topography▪ Sealed collector roads, unsealed local roads▪ Undergoing some but limited change▪ Open gardens with dense canopy trees in public/ private realm



Traditional single storey detached dwelling with fencing and mixed vegetation



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



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



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

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

WANDIN NORTH

Valued Attributes (NCS 2002)

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

Preferred Character Ambitions (NCS, 2002)

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



Typical residential streetscape of Wandin North

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



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



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

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

COLDSTREAM

Valued Attributes (NCS 2002)

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

Preferred Character Ambitions (NCS, 2002)

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

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



Typical residential streetscape of Coldstream



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



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



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



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

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

SEVILLE EAST

Valued Attributes (NCS 2002)

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

Preferred Character Ambitions (NCS, 2002)

- None specified



Typical unsealed road in residential streetscape of Seville East

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



Traditional single storey detached dwelling with permeable fencing



Double storey detached dwelling with permeable high fencing



Single storey detached dwelling with open front garden



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

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

MONTROSE

Valued Attributes (NCS 2002)

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

Preferred Character Ambitions (NCS, 2002)

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

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



Typical residential streetscape of Montrose



Single storey detached dwelling in sloped terrain with open front garden



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



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



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

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

WARBURTON

Valued Attributes (NCS 2002)

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

Preferred Character Ambitions (NCS, 2002)

- None specified



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



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

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

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

MONBULK

Valued Attributes (NCS 2002)

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

Preferred Character Ambitions (NCS, 2002)

- None specified

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



Typical residential streetscape of Monbulk



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



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



Single storey brick detached dwelling with low fencing



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

3. SUMMARY OF EXISTING CONTROLS AND NEIGHBOURHOOD CHARACTER

SILVAN

Valued Attributes (NCS 2002)

- N/A

Preferred Character Ambitions (NCS, 2002)

- N/A

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

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



Typical residential streetscape of Silvan

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



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



Single storey detached dwelling with small front setback and permeable fencing



Double storey detached dwelling with large landscaped front setback



Single storey detached dwelling in sloped terrain with landscaped front garden



4. BROAD CHARACTER TYPES

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

The 8 broad character types are as follows:

Character Type 1: Urban Consolidation

Character Type 2: Urban Incremental

Character Type 3: Urban Township

Character Type 4: Foothills

Character Type 5: Townships

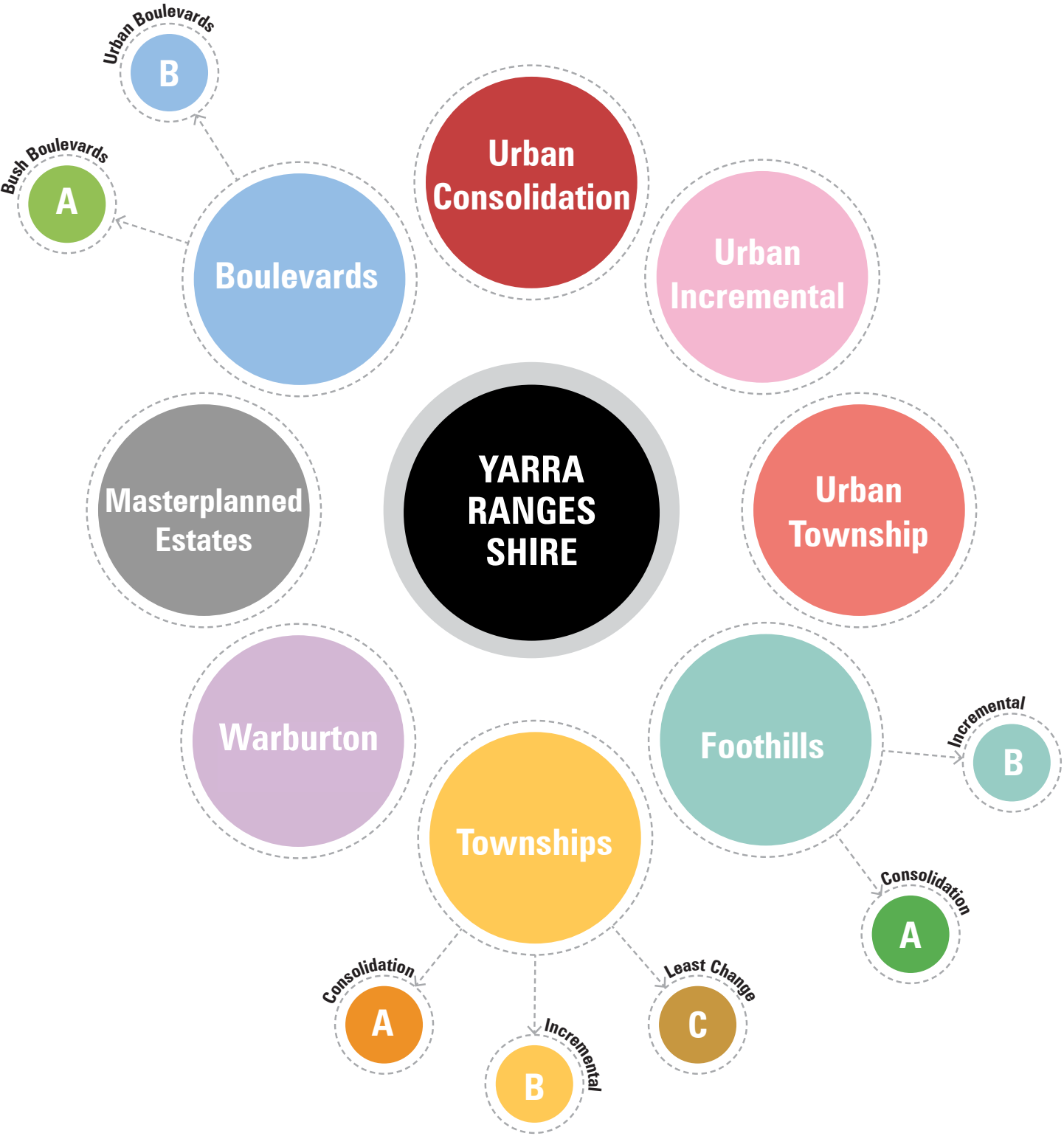
Character Type 6: Warburton

Character Type 7: Masterplanned Estate

Character Type 8: Boulevards

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

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



4. BROAD CHARACTER TYPES

Character Type 1 - Urban Consolidation

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

Valued Attributes

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

Areas where this broad character type is applicable to:

- Lilydale
- Mooroolbark
- Chirnside Park
- Kilsyth

Character Type 2 - Urban Incremental

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

Valued Attributes

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

Areas where this broad character type is applicable to:

- Lilydale
- Mooroolbark
- Montrose
- Chirnside Park
- Kilsyth

Character Type 3 - Urban Township

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

Valued Attributes

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

Areas where this broad character type is applicable to:

- Lilydale



4. BROAD CHARACTER TYPES

Character Type 4 - Foothills

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

Valued Attributes

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

Areas where this broad character type is applicable to:

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

Character Type 5 - Townships

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

Valued Attributes

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

Areas where this broad character type is applicable to:

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

Character Type 6 - Warburton

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

Valued Attributes

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

Areas where this broad character type is applicable to:

- Warburton

4. BROAD CHARACTER TYPES

Character Type 7 - Masterplanned Estates

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

Valued Attributes

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

Areas where this broad character type is applicable to:

- Lilydale
- Mooroolbark
- Chirside Park

Character Type 8 - Boulevards

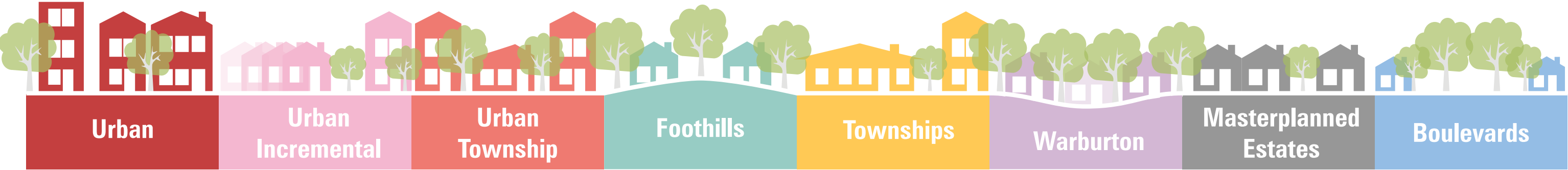
Boulevards are special road networks linking various urban and foothill areas in Yarra Ranges. They are characterised by consistent native or exotic established canopy trees within broad landscaped median or nature strips framing the road network and concealing existing buildings on both sides to varying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

Valued Attributes- bush

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

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

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





**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**

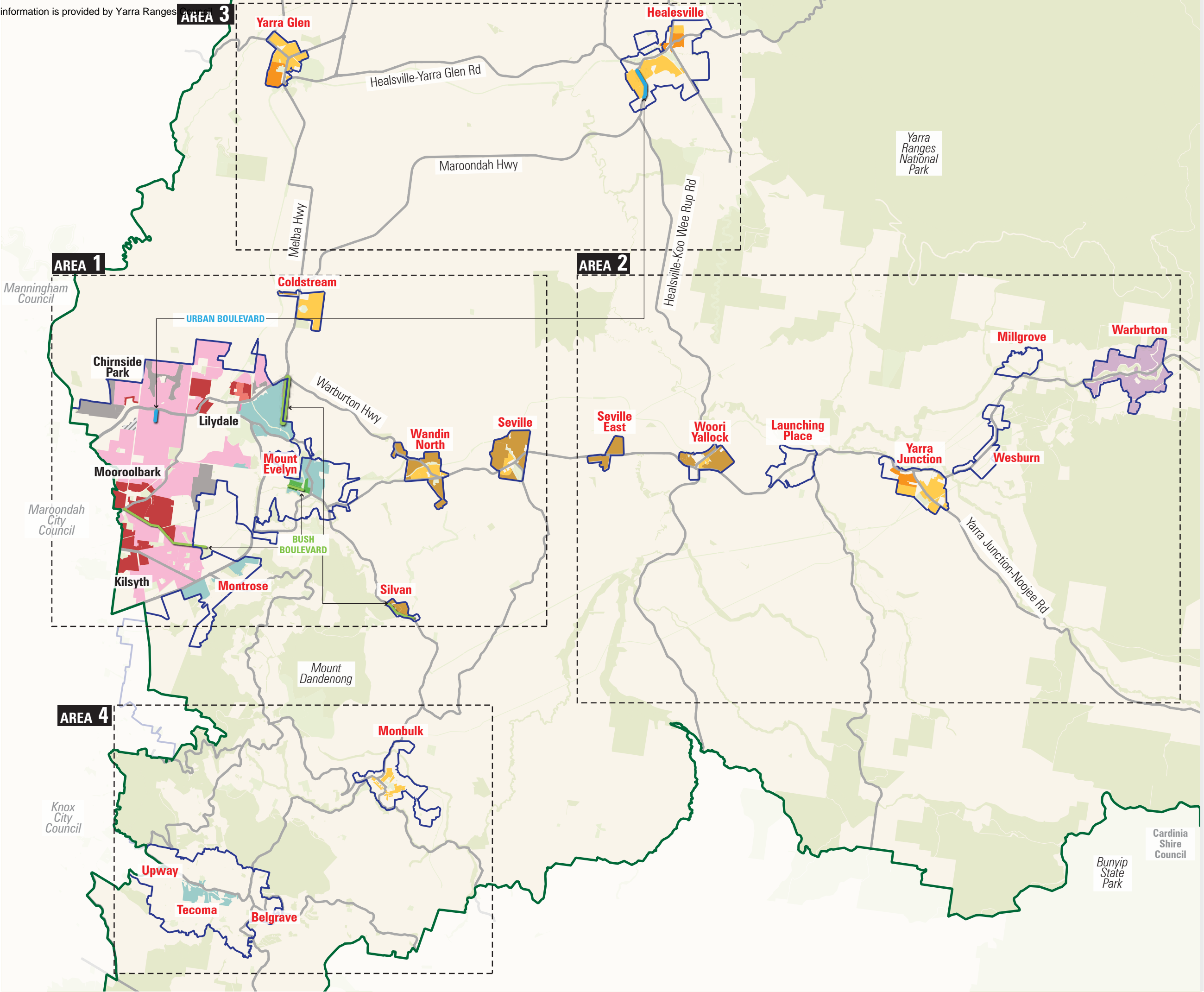
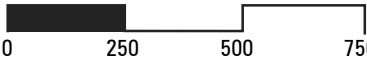
Broad Character Types
Overall Map

Legend

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

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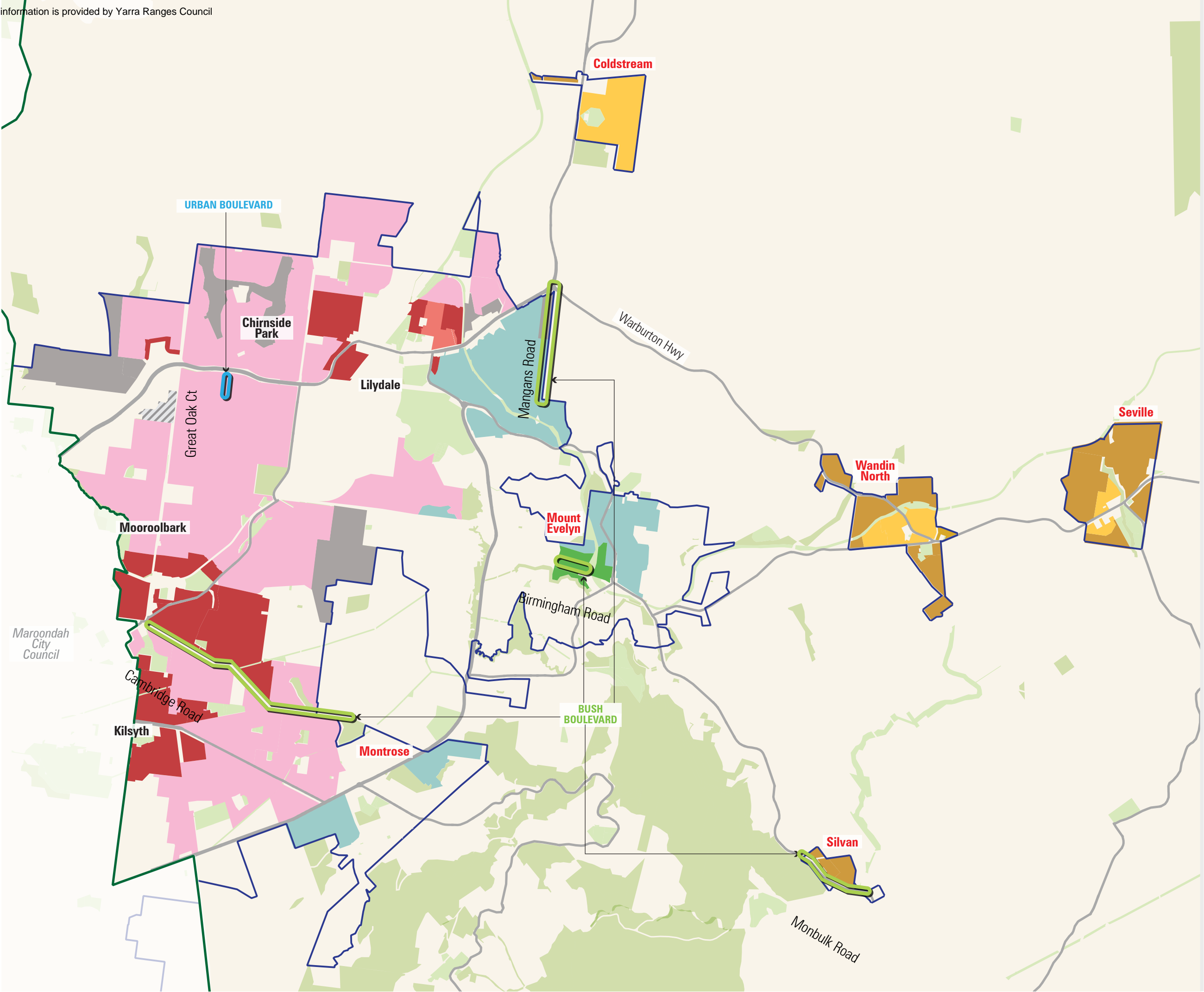


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**

Broad Character Types Map
Area 1/4

Legend

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



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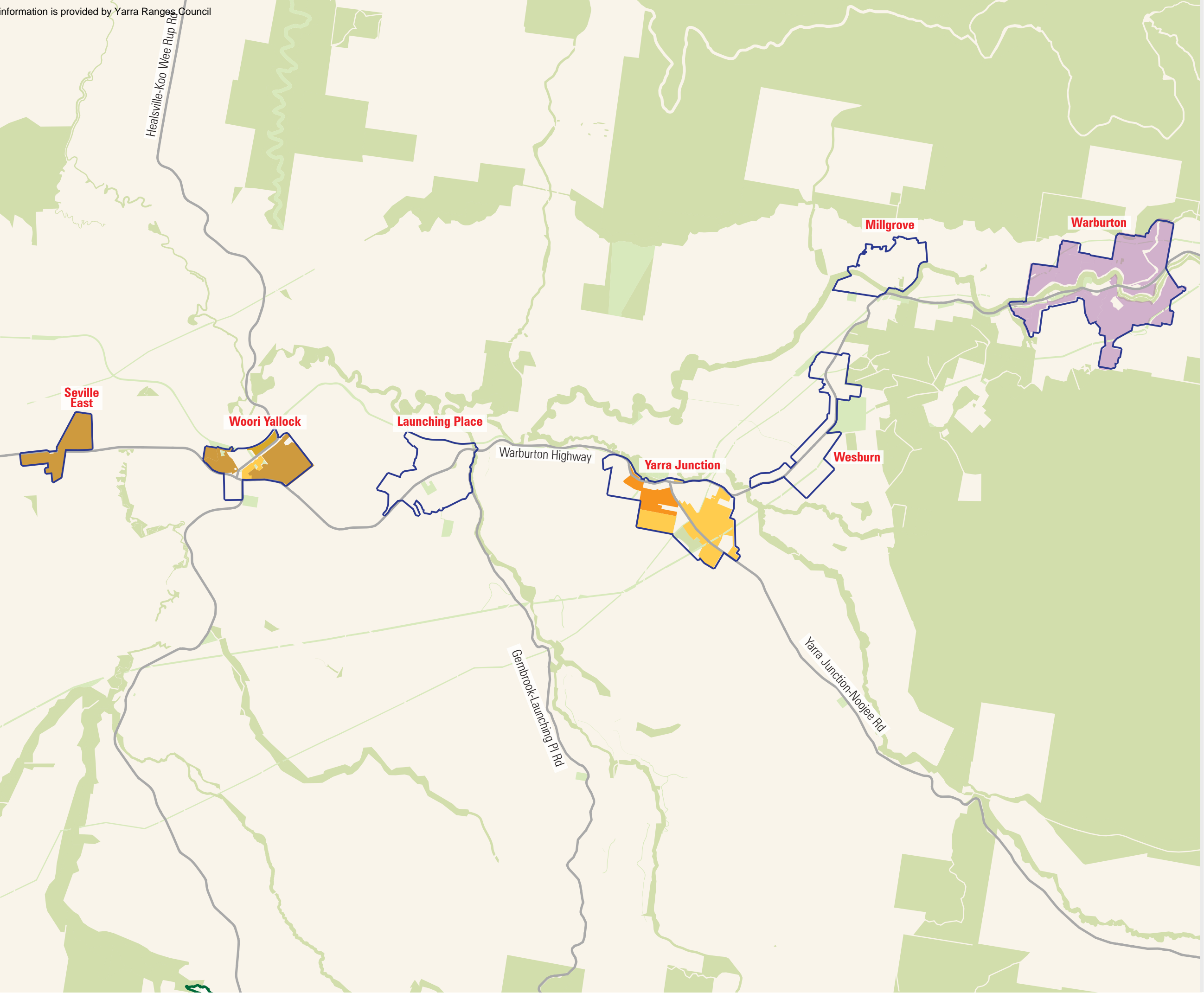


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**

Broad Character Types Map
Area 2/4

Legend

- Municipal Boundary
- Rural localities
- Urban Growth Boundary (UGB)
- Parks and open spaces
- Urban Consolidation
- Urban Township
- Urban Incremental
- New Estate
- Foothills Consolidation
- Foothills Incremental
- Warburton (Least Change)
- Township Consolidation
- Township Incremental
- Rural Township (Least Change)
- Bush Boulevard
- Urban Boulevard



Project Ref:
Scale
Date:
Revision:

2020.0203
NTS@A3
24.02.2021
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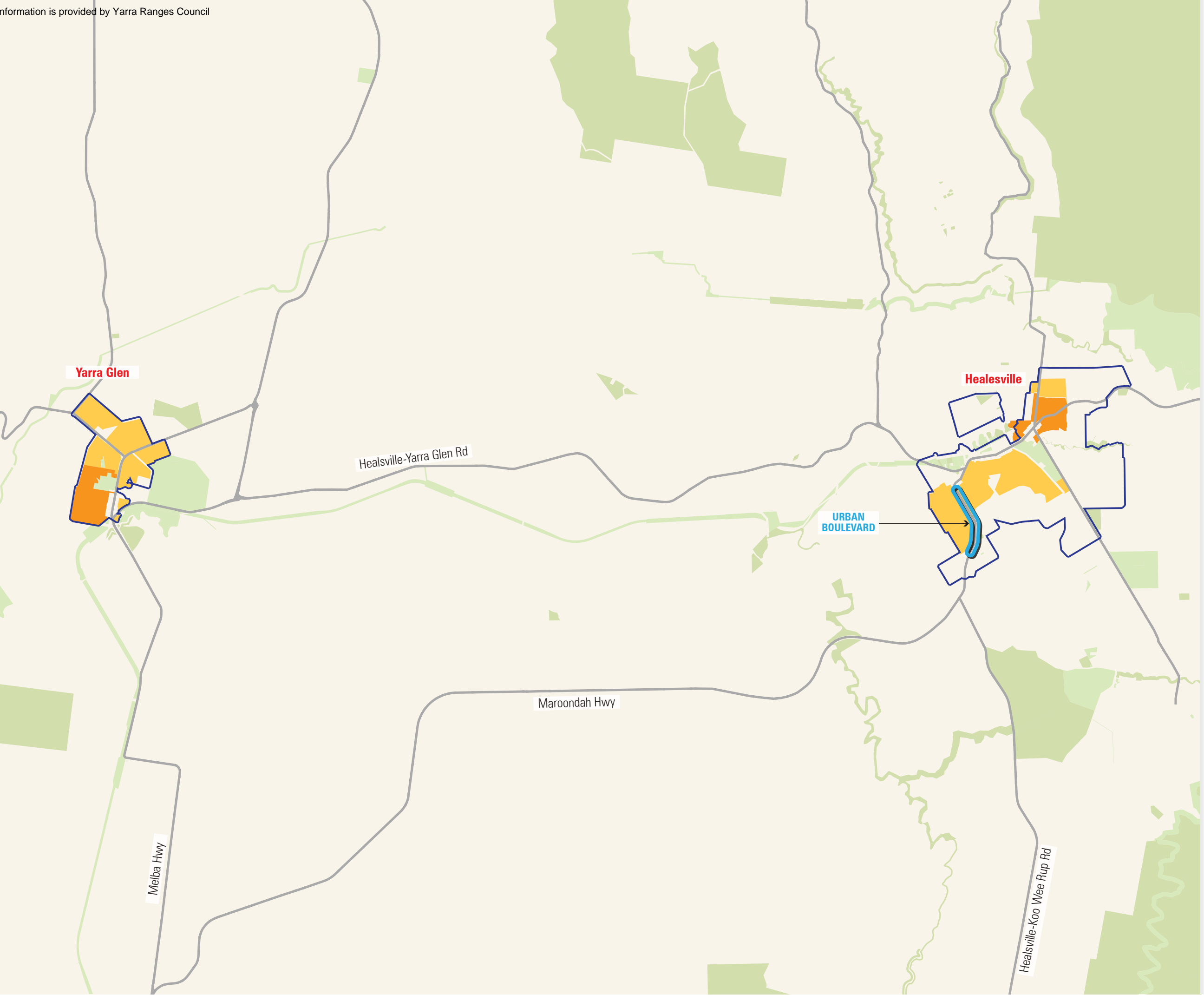


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**

Broad Character Types Map
Area 3/4

Legend

- Municipal Boundary
- Rural localities
- Urban Growth Boundary (UGB)
- Parks and open spaces
- Urban Consolidation
- Urban Township
- Urban Incremental
- Masterplanned Estate
- Foothills Consolidation
- Foothills Incremental
- Warburton (Least Change)
- Township Consolidation
- Township Incremental
- Rural Township (Least Change)
- Bush Boulevard
- Urban Boulevard



Project Ref: 2020.0203
Scale: NTS@A3
Date: 24.02.2021
Revision: A



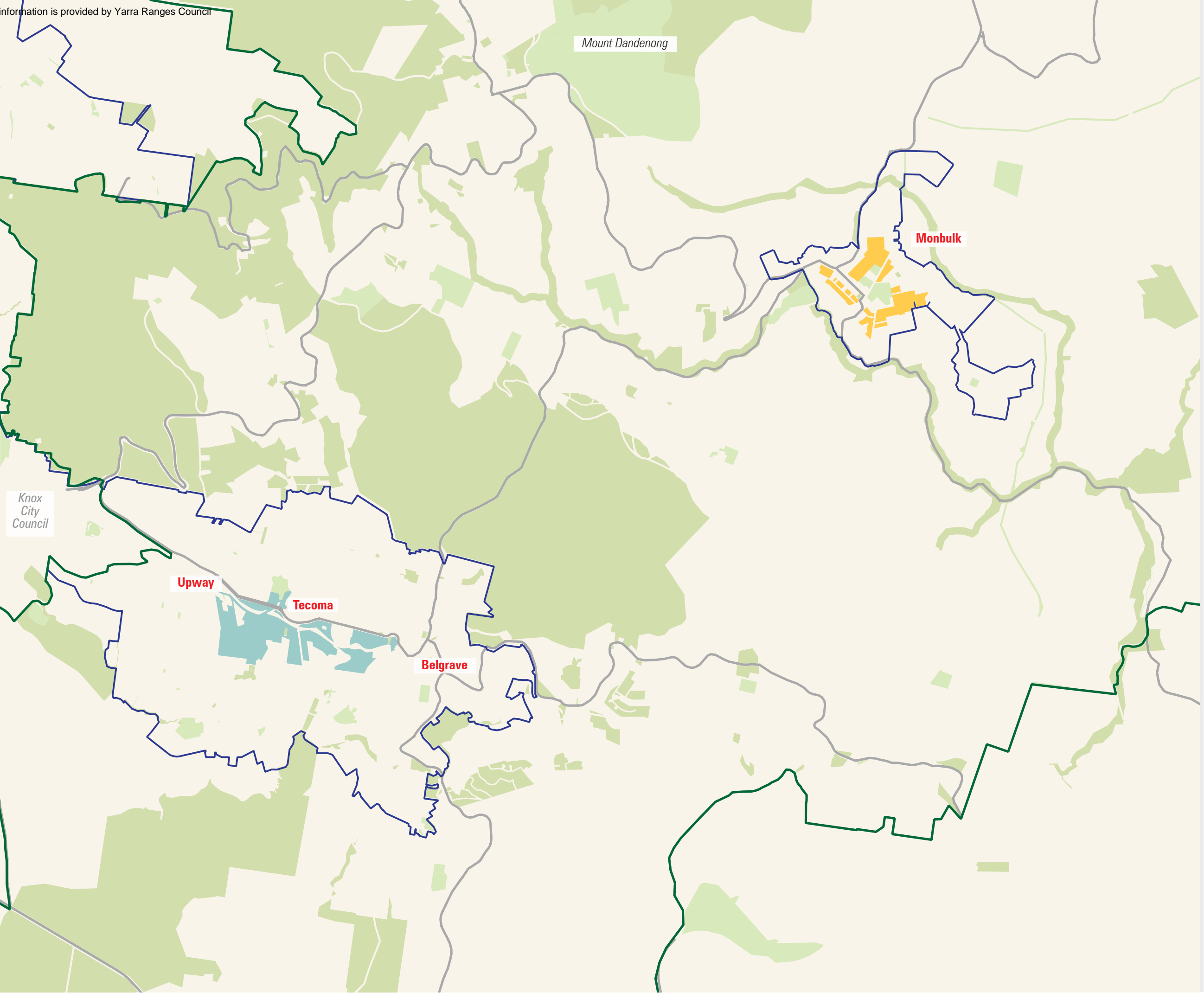


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**

Preferred Character Precincts
Area 4/4

Legend

- Municipal Boundary
- Rural localities
- Urban Growth Boundary (UGB)
- Parks and open spaces
- Urban Consolidation
- Urban Township
- Urban Incremental
- Masterplanned Estate
- Foothills Consolidation
- Foothills Incremental
- Warburton (Least Change)
- Township Consolidation
- Township Incremental
- Rural Township (Least Change)
- Bush Boulevard
- Urban Boulevard



Knox
City
Council

Mount Dandenong

Monbulk

Upway

Tecoma

Belgrave



Project Ref:
Scale
Date:
Revision:

2020.0203
NTS@A3
24.02.2021
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5. NEIGHBOURHOOD CHARACTER PARAMETERS

5.1 Recommendations

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

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

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

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

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

Some of variations of the controls are based on existing policy found within Yarra Ranges Planning Scheme and Council’s Medium Density Residential Design Guidelines. Some of variation to ResCode standards have been tested on selected key sites to demonstrate the implication and suitability in response to character objectives. Refer to Background Analysis, Part 1: ‘Testing of Recommendations - Summary’ for a summary of testing outcomes, which has sought to confirm the feasibility of the recommendations.

MINIMUM STREET SETBACK

CHARACTER CONSIDERATIONS

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

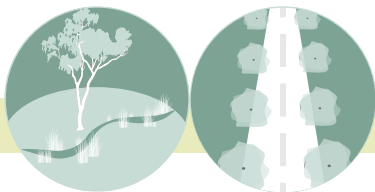
EXISTING POLICY

- Standard A3 & B6.

DISCUSSION

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

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

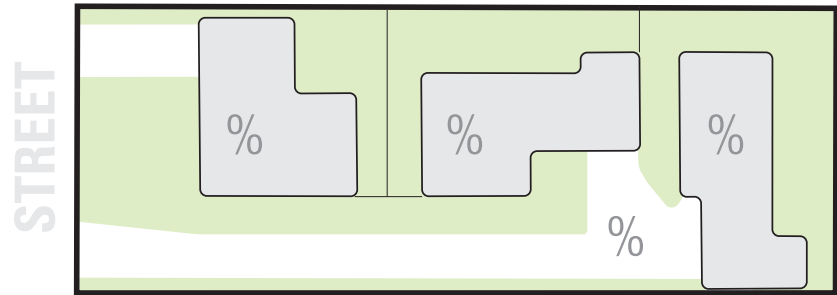


Recommendations	Variation & Character Areas
<u>Option A: Apply Standard B6</u>	<ul style="list-style-type: none">Apply the existing standard B6 in areas which are unlikely to change in the short to medium terms.Character areas where this is applicable to: Masterplanned Estate.
<u>Option B: Variation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

5. NEIGHBOURHOOD CHARACTER PARAMETERS

5.1 Recommendations

SITE COVERAGE



CHARACTER CONSIDERATIONS

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

EXISTING POLICY

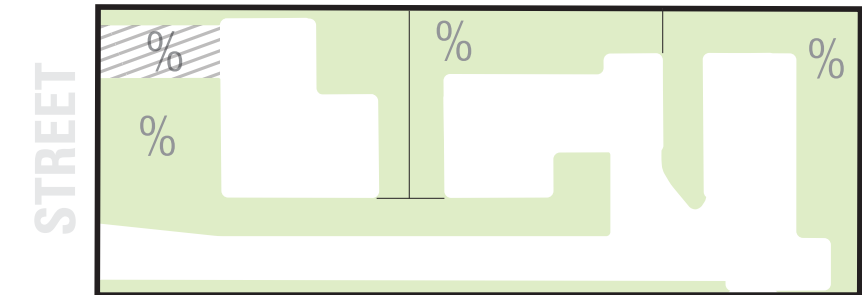
- Standard B8: The site area covered by buildings should not exceed 60%.

DISCUSSION

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

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

PERMEABILITY & STORM WATER MANAGEMENT



CHARACTER CONSIDERATIONS

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

EXISTING CONTROL

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

DISCUSSION

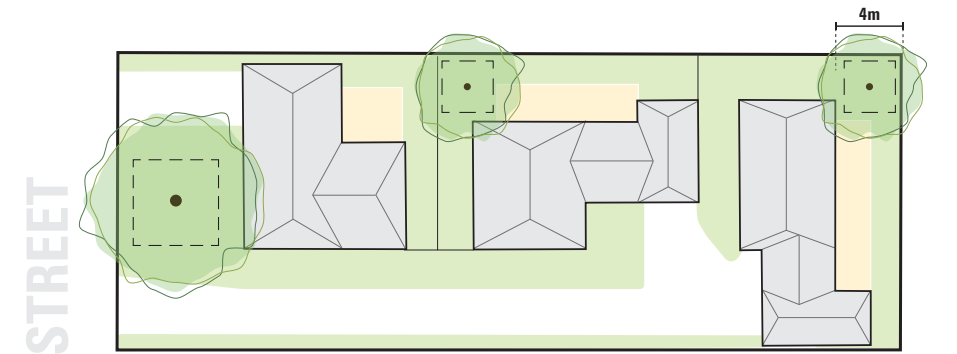
A higher minimum permeability %age can ensure that external areas maximise soft landscaping opportunities and potentially reduce the extent of hard surfaces, such as driveways. This is a particularly important consideration in precincts which seek improved canopy tree outcomes. Further design guidance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

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

5. NEIGHBOURHOOD CHARACTER PARAMETERS

5.1 Recommendations

LANDSCAPE



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

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

KEY CHARACTER CONSIDERATIONS

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

EXISTING POLICY

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

DISCUSSION

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

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

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

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

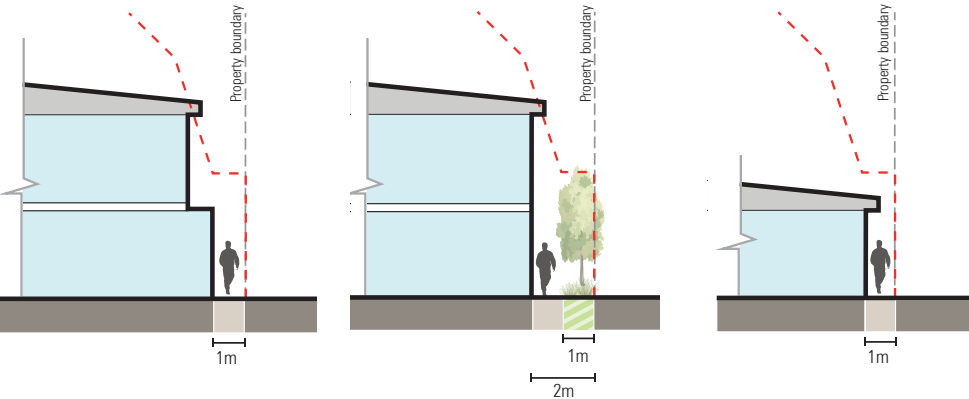
Further consideration of the application of recommendations is required for proposed developments seeking to retain mature canopy vegetation on site. For example, where a large canopy tree is to be retained in the front or rear setback, the required number of additional new trees may be reduced to incentivise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

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

5. NEIGHBOURHOOD CHARACTER PARAMETERS

5.1 Recommendations

SIDE SETBACKS



CHARACTER CONSIDERATIONS

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

EXISTING CONTROL

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

DISCUSSION

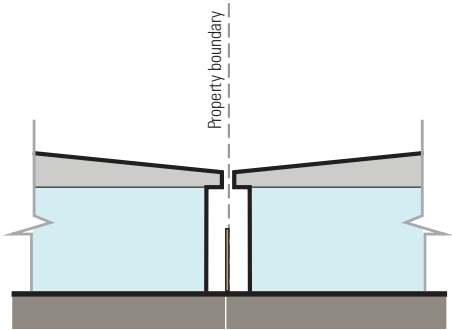
A greater side setback can potentially achieve greater site planning and interface outcomes to meet preferred character objectives where a sense of openness is sought. A minimum side setback of 2m at ground level (including ResCode setbacks at upper level/s) would allow for an adequately dimensioned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

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

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

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

WALLS ON BOUNDARIES



CHARACTER CONSIDERATIONS

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

EXISTING POLICY

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

DISCUSSION

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

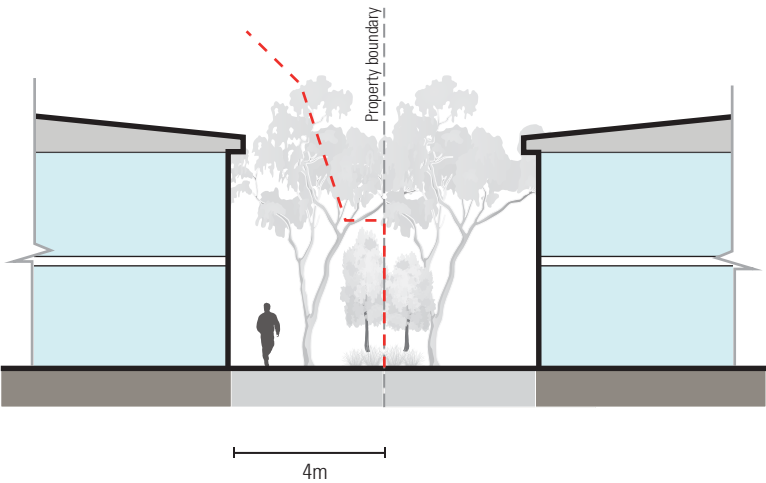
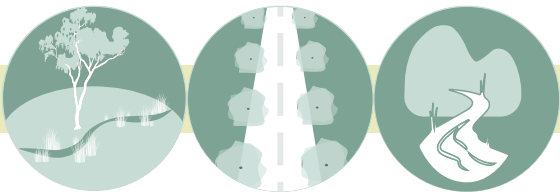
Restricting walls on boundary to the rear of lots can ensure the minimum rear setback dimension is protected and serves as an important canopy vegetation zone, as well as providing functional (and generous) private open space. Restricting walls on boundaries to side boundaries (including garages), can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

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

5. NEIGHBOURHOOD CHARACTER PARAMETERS

5.1 Recommendations

REAR SETBACKS



CHARACTER CONSIDERATIONS

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

EXISTING CONTROL

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

DISCUSSION

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

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

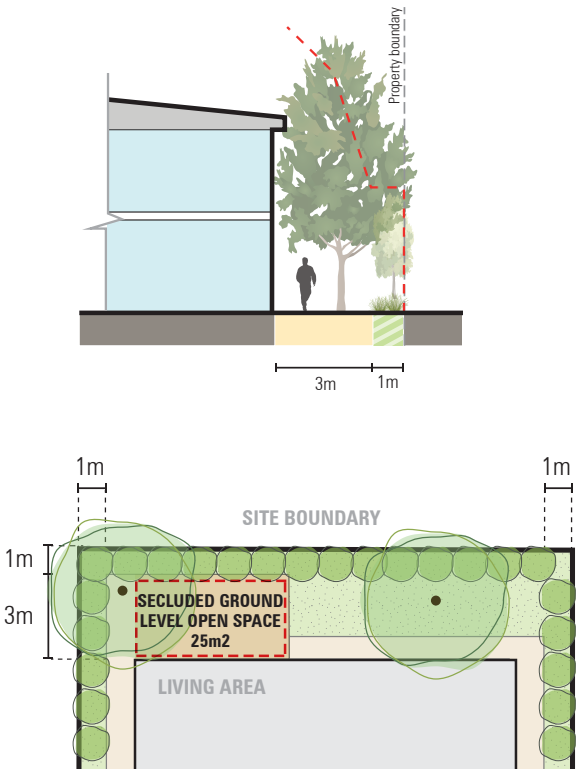
For areas where there is a greater degree of consistent landscaping within the rear setback, or where valued medium and large canopy trees are prevalent and built forms are subservient to its landscape setting, **a greater rear setback (7m-10m)** is recommended to protect the established landscape ‘backdrop’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

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

5. NEIGHBOURHOOD CHARACTER PARAMETERS

5.1 Recommendations

PRIVATE OPEN SPACE



CHARACTER CONSIDERATIONS

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

EXISTING POLICY

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

DISCUSSION

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

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

FRONT FENCE HEIGHT



CHARACTER CONSIDERATIONS

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

EXISTING POLICY

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

DISCUSSION

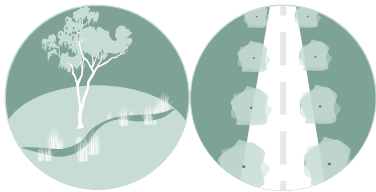
Fencing, retaining walls, or terracing clearly define the public and private realms, contributing to the sense of formality and streetscape definition. Taller, solid fence (including hedges) further contribute to the sense of 'enclosure' within the streetscape, while low, permeable and no fencing treatment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

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

5. NEIGHBOURHOOD CHARACTER PARAMETERS

5.2 Recommendations (Guidelines)

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



FRONT SETBACK PERMEABILITY

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

RECOMMENDATIONS

Option A: Council Design Guidelines for GRZ

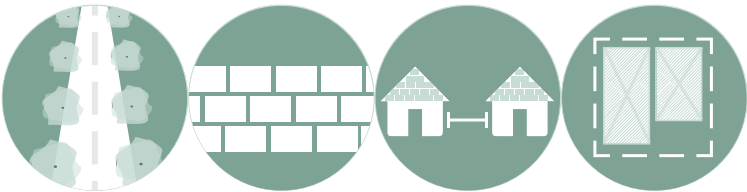
- The front setback (forward of the street frontage dwelling/s facade) should achieve a minimum permeability of **60%**.

Option B: Council Design Guidelines for NRZ

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

GARDEN AREA DISTRIBUTION

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



MASSING & SEPARATION OF DWELLINGS

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

RECOMMENDATIONS

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

CAR PARKING / GARAGES

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

RECOMMENDATIONS

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



VEHICLE CROSSOVERS & DRIVEWAYS

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

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

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

RECOMMENDATIONS

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

5. NEIGHBOURHOOD CHARACTER PARAMETERS

5.2 Recommendations (Guidelines)

SLOPING SITES



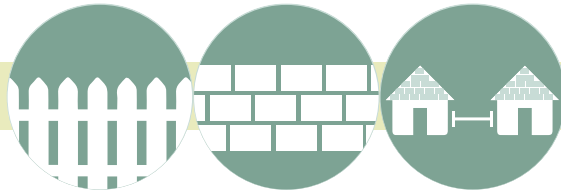
- On sloping sites, ensure buildings are designed to follow the natural contours and step down the site in order to minimise visual impact and reduce excessive site excavation.
- Ensure retaining wall does not extend beyond 1m vertical height.
- Ensure no more than 20% of the private open space is flattened.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

LANDSCAPING



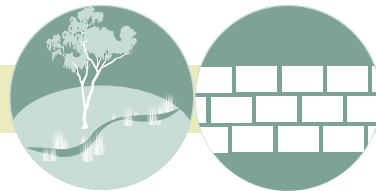
- Trees may overhang into adjacent sites up to 10% of the canopy area.
- Trees planted with the front setback may overhang into the public realm up to 40% of the canopy area.
- Retain existing canopy trees and space around them to ensure survival. If this cannot be achieved, or a tree is considered appropriate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

MATERIALITY



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

SERVICES



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

TO AVOID

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

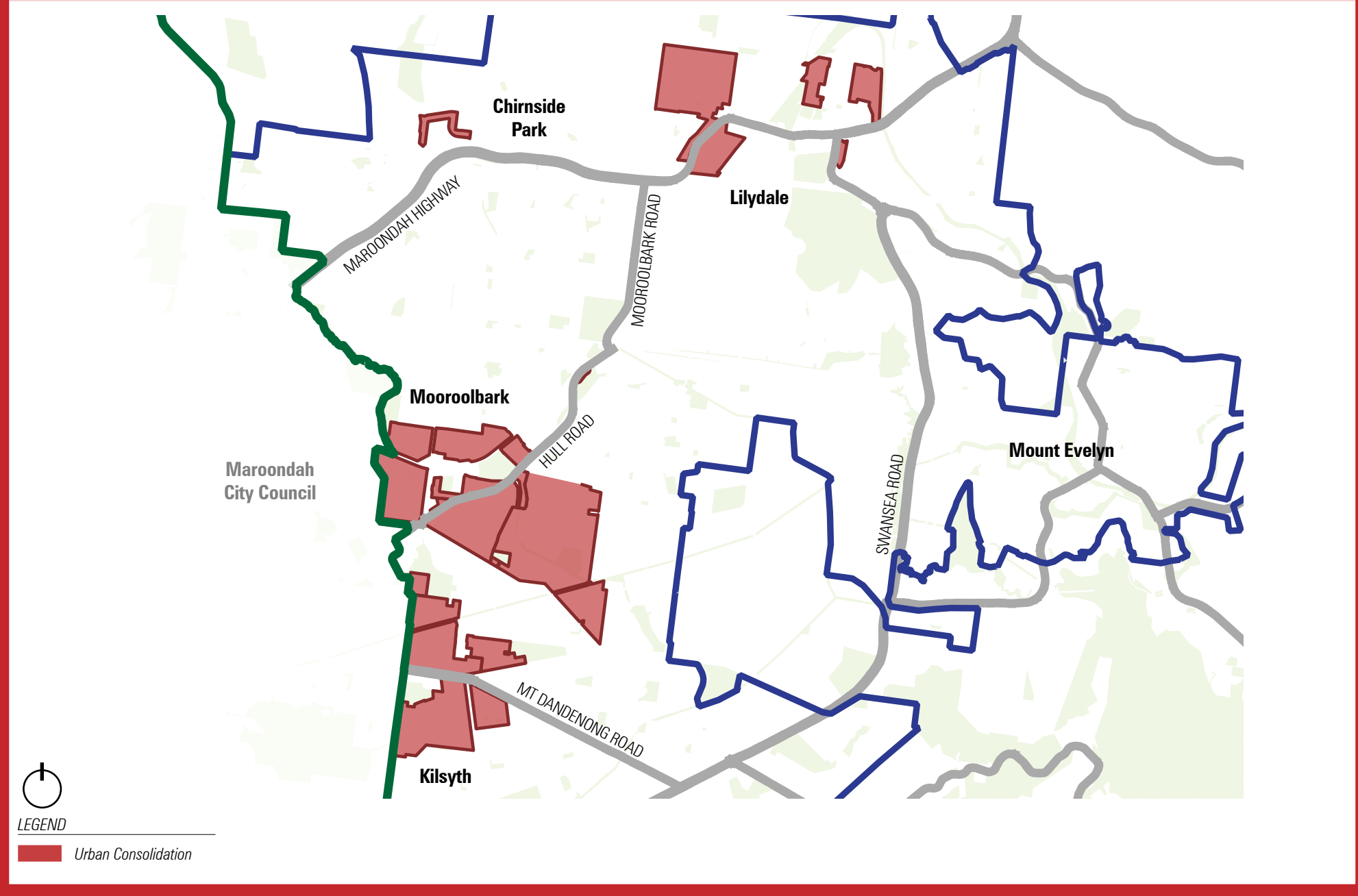


6 - PREFERRED FUTURE CHARACTER

PREFERRED FUTURE CHARACTER 1: URBAN CONSOLIDATION

Preferred Character Statement

These urban areas will undergo a moderate transformation for a more diverse, compact, contemporary, multi-storey built form character set within flat and gently sloping topography. The linear gridded street networks will continue to reinforce the streetscape consistency, framed by canopy trees within the public realm and front gardens. Future development consolidation will be softened through landscaped driveways and front setbacks consistent with those prevailing in established streetscapes, comprising formal, open gardens.



CHARACTER OBJECTIVES

The key preferred character outcomes for this precinct seek to:

1. To increase residential density and to provide for a range dwelling types within the urban housing consolidation area in Yarra Ranges.
2. To encourage consolidation of adjoining lots to facilitate contemporary dwelling design that makes efficient use of land.
3. To encourage modest change which responds to the prevailing single storey forms.
4. To respond to prevailing front and side setbacks.
5. To respect the open garden setting.
6. To ensure new development is articulated and upper storey elements are not bulky or visually obtrusive.
7. To ensure street frontages provide sufficient room for canopy trees and vegetation.

GUIDELINES

- Buildings above 2-storey should be setback further.
- Recessed upper levels are encouraged, however where ground floor setbacks to side boundaries exceed minimum requirements, sheer 2 storey forms may be acceptable (subject to facade design).
- Party-walls are supported in parts to allow greater setbacks to boundaries for daylight amenity and canopy vegetation.
- Upper levels should not cantilever into the front, rear, or side boundaries and does not cantilever over the common driveways and encroaches no more than 2m (for the purpose of balconies).
- In the RGZ/GRZ, 2 storey townhouses should step down to 1 storey to the rear where located within 5m of the common boundary. This should also be adopted where abutting a lot in the NRZ.
- Provide a landscape buffer between the driveway and common boundary.
- Encourage consistent material comprising Brick and weatherboard.
- Encourage hipped roof, or gabled roof forms.
- Where private open space is provided in upper-level balconies, minimise the extent of screening.
- Ground level secluded open space should be located away from the street frontage.
- Upper level balconies should be oriented towards the public realm.

PREFERRED FUTURE CHARACTER 1: URBAN CONSOLIDATION

ResCODE RECOMMENDATIONS		
ResCode Standard		Recommendation
A4/ B7	Building Height	<ul style="list-style-type: none">Variation to preferred height: Buildings should not exceed 3 storeys or 11m in height, or 12m where the slope of the natural ground level is greater than 2.5 degrees (measured at any cross section of the site of the building wider than 8m).Some sites in Lilydale within this character precinct are currently in RGZ1 & DD07.
Standard A3 & B6	Minimum street setback	<ul style="list-style-type: none">7.5m from front boundary; orMatch adjoining front setbacks (whichever is greater)
Standard A5 & B8	Site coverage	<ul style="list-style-type: none">50%
Standard A6 & B9	Permeability and stormwater management	<ul style="list-style-type: none">No changeAt least 20% of the site should not be covered by impervious surfaces
Standard B13	Landscaping	<ul style="list-style-type: none">1 x medium tree in front setbackSmall trees in rear setback
Standard A10 & B17	Side and rear setbacks	<ul style="list-style-type: none">Side setback: Minimum 2m ground level setback and Standard B17.Rear setback: Minimum 4m.Side and rear setbacks can be increased to accommodate for canopy trees.
Standard A11 & B18	Walls on boundaries	<ul style="list-style-type: none">No change
Standard A17 & B28:	Private open space	<ul style="list-style-type: none">No change
Standard A20 & B32	Front fence height	<p>A front fence within 3m of a street frontage should not exceed:</p> <ul style="list-style-type: none">Road Zone Category 1: 2mFor other streets: No front fencing

GENERAL POLICY RECOMMENDATIONS	
Guidelines	Recommendation
Front setback permeability	<ul style="list-style-type: none">60% (for lots at least 14m wide)
Minimum lot size	<ul style="list-style-type: none">Not applicable
Building massing	<ul style="list-style-type: none">Attached formsSemi-detached forms
Landscape types	<ul style="list-style-type: none">Mixed native and exotic palette
Driveways	<ul style="list-style-type: none">Single driveway with landscape buffer provided along at least the property boundary side of driveway
Roof	<ul style="list-style-type: none">Varies
Design detail / materiality	<ul style="list-style-type: none">Contemporary building styles encouragedHigh quality materials supported
Avoid	<ul style="list-style-type: none">Primary open space in balconies that are heavily screened.Loss of landscaping in front setbacks.Tall, impermeable street fencing.Continuous buildings without break.Lack of street address.



Example of attached townhouses providing space for canopy tree



Example of attached townhouses providing space for canopy tree

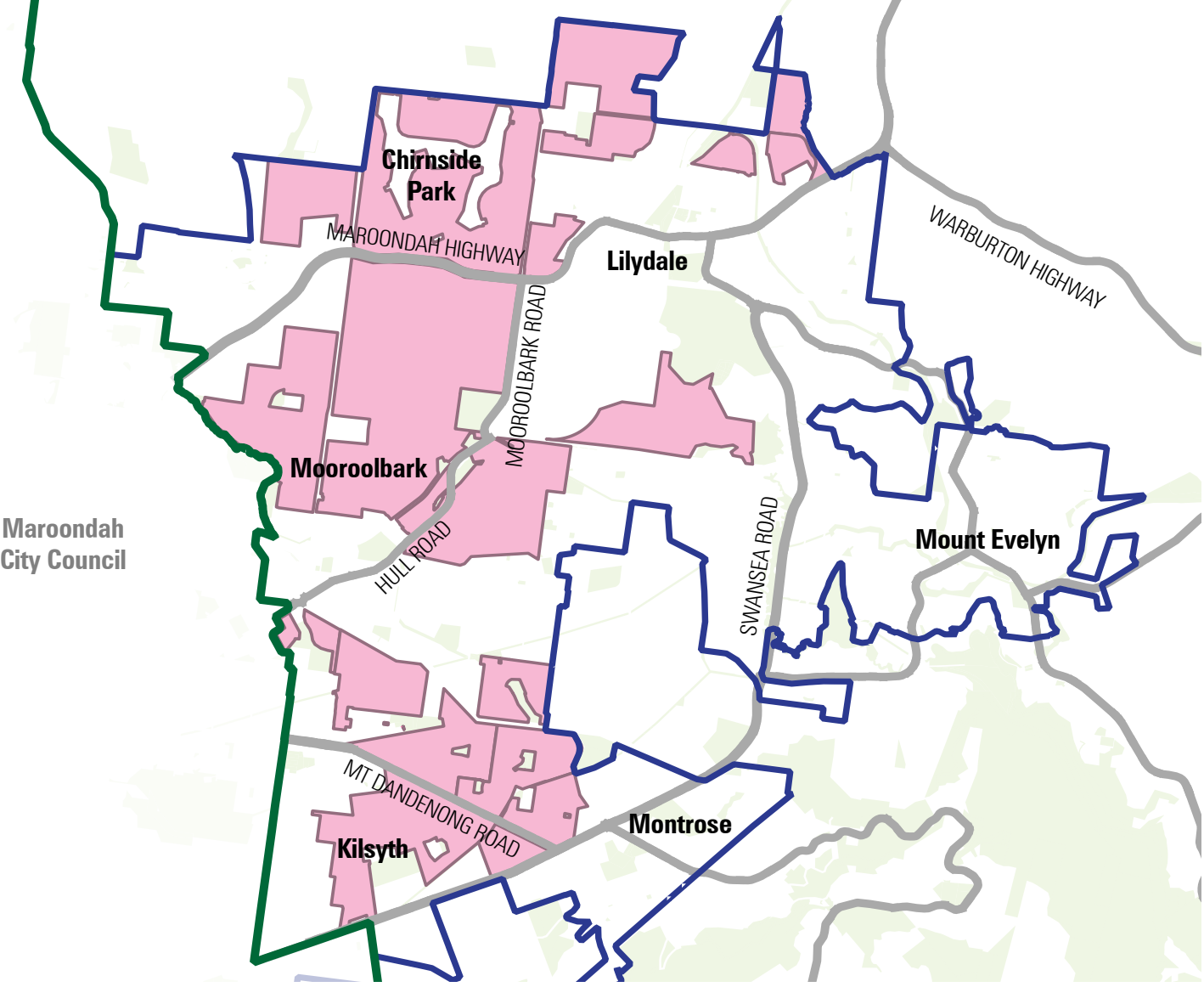


Example of attached townhouses comprising single driveway with landscape buffer to both sides

PREFERRED FUTURE CHARACTER 2: URBAN INCREMENTAL

Preferred Character Statement

These urban areas will evolve incrementally, displaying a diversity of development styles with some existing dwellings to be retained. Future development will retain consistent front and rear setbacks. Remnant vegetation and new canopy planting will maintain and enhance distant treetop views to the ranges. 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. Future development will also maintain the prevailing front setbacks in established streetscapes, comprising canopy trees and formal, open gardens.



LEGEND

Urban - Incremental

CHARACTER OBJECTIVES

The key preferred character outcomes for this precinct seek to:

1. To maintain the predominantly low-rise character.
2. To maintain the existing subdivision pattern.
3. To maintain consistent front and side setbacks.
4. To maintain the open garden setting.
5. To ensure new built form responds to landform and sloping sites.
6. To ensure street frontages and open space provide sufficient room for canopy trees and vegetation.

GUIDELINES

- Buildings above 1-storey should be setback further.
- Detached dwellings, separated from all boundaries preferred.
- Orientate dwelling entrances towards the street providing a sense of address.
- Provide a landscape buffer on both sides of the driveway.
- Encourage consistent material comprising Brick and weatherboard.
- Encourage hipped roof, or gabled roof forms.
- Minimise the extent of screening for upper level windows/ balconies.

PREFERRED FUTURE CHARACTER 2: URBAN INCREMENTAL

ResCODE RECOMMENDATIONS		
ResCode Standard		Recommendation
A4/ B7	Building Height	<ul style="list-style-type: none">No change- based on existing zoning (NRZ).
Standard A3 & B6	Minimum street setback	<ul style="list-style-type: none">Minimum 7.5m from front boundary; orMatch adjoining front setbacks (whichever is greater).
Standard A5 & B8	Site coverage	<ul style="list-style-type: none">The site area covered by buildings should not exceed 40%.
Standard A6 & B9	Permeability and stormwater management	<ul style="list-style-type: none">At least 40% of the site should not be covered by impervious surfaces.
Standard B13	Landscaping	<ul style="list-style-type: none">1 x large tree in front setback, or for sites with frontages greater than 20m wide, 2 x large trees in front setback.1 x medium tree for each new dwelling including within the rear setback.
Standard A10 & B17	Side and rear setbacks	<ul style="list-style-type: none">Side setback: Minimum 2m ground level setback and Standard B17.Rear setback: Minimum 4m.Side and rear setbacks can be increased to accommodate for canopy trees.
Standard A11 & B18	Walls on boundaries	<ul style="list-style-type: none">Walls on boundary on one side only.
Standard A17 & B28:	Private open space	<ul style="list-style-type: none">Minimum area and depth requirements of Standard B28 to include 60m² private open space and 40m² of secluded private open space with a minimum dimension of 4m. In addition, provide a minimum landscape buffer of 1m adjacent to a side or rear boundary.Private open space to be located at ground level only.
Standard A20 & B32	Front fence height	A front fence within 3m of a street frontage should not exceed: <ul style="list-style-type: none">Road Zone Category 1: 2m.For other streets: No front fencing.

GENERAL POLICY RECOMMENDATIONS	
Guidelines	Recommendation
Front setback permeability	<ul style="list-style-type: none">70%
Minimum lot size	<ul style="list-style-type: none">Not applicable
Building massing	<ul style="list-style-type: none">Attached formsSemi-detached formsDetached forms
Landscape types	<ul style="list-style-type: none">Mixed native and exotic palette
Driveways	<ul style="list-style-type: none">Single driveway with landscape buffer provided along both sides
Roof	<ul style="list-style-type: none">Pitched roofs
Design detail / materiality	<ul style="list-style-type: none">Contemporary building styles encouragedA mix of dwellings comprising high quality timber, steel, brick and masonry materiality
Avoid	<ul style="list-style-type: none">Loss of landscaping in front setbacks.Tall, impermeable street fencing.Lack of street address.



Subdivision detached dwelling examples



Single driveway with landscape buffer provided along both sides

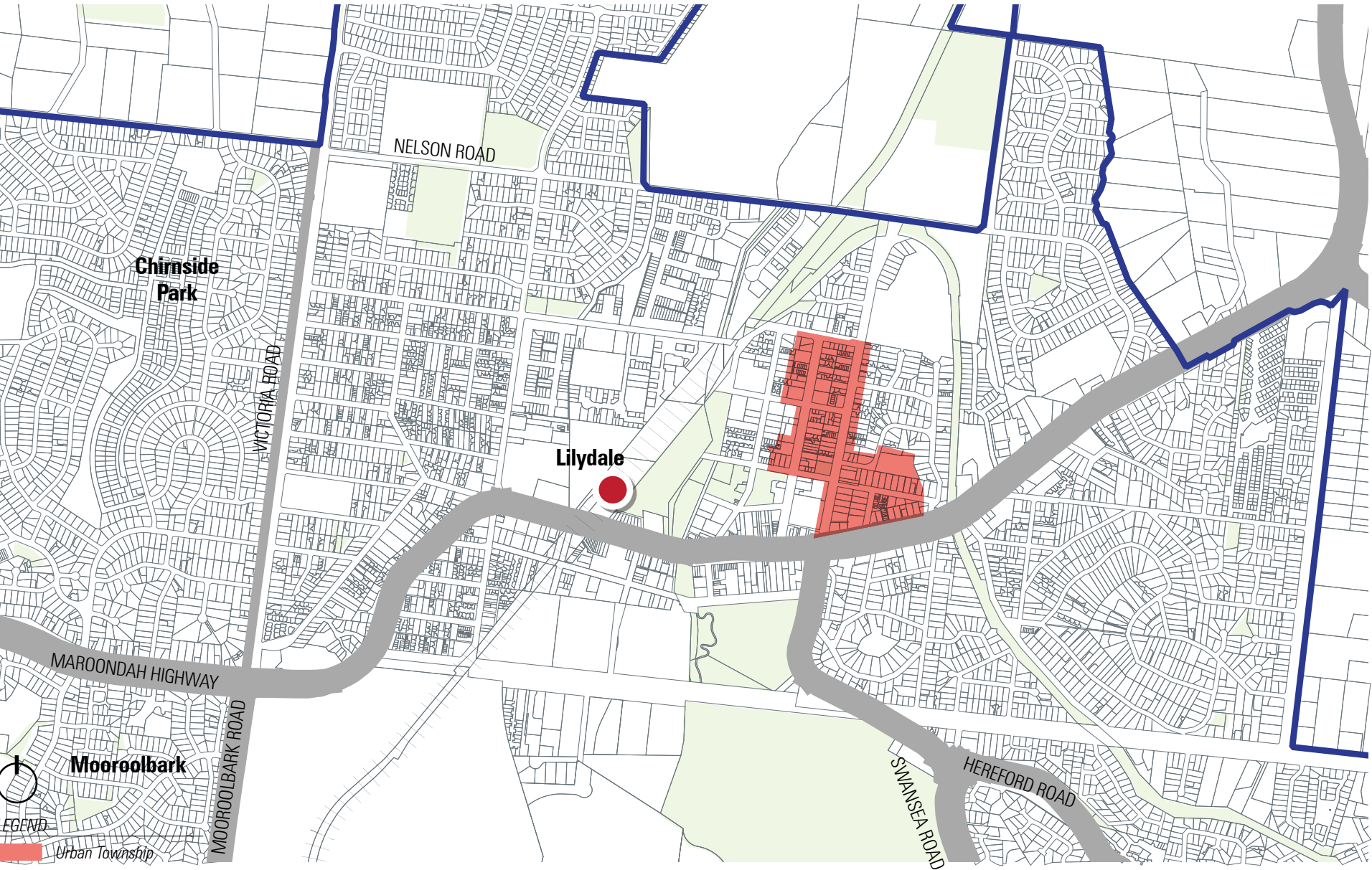


Landscaped driveways examples

PREFERRED FUTURE CHARACTER 3: URBAN TOWNSHIP

Preferred Character Statement

The urban township area will prioritise the retention of its country town character defined by its heritage streetscape and separated buildings with hipped roofs profiles, projecting eaves and veranda. 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 also contribute to consistent front setbacks and visually exposed front gardens.



CHARACTER OBJECTIVES

The key preferred character outcomes for this precinct seek to:

1. To maintain the predominantly low-rise and spacious township character.
2. To encourage retention of existing dwellings.
3. To maintain and enhance the predominant built form rhythm.
4. To maintain the existing subdivision pattern.
5. To maintain consistent front setbacks.
6. To protect the heritage streetscape and its canopy vegetation.
7. To ensure street frontages provide sufficient room for canopy trees and vegetation.

GUIDELINES

- Buildings above 2-storey should be setback further.
- Recessed upper levels are encouraged, however where ground floor setbacks to side boundaries exceed minimum requirements, sheer 2 storey forms may be acceptable (subject to facade design).
- In the RGZ/GRZ, 2 storey townhouses should step down to 1 storey to the rear where located within 5m of the common boundary. This should also be adopted where abutting a lot in the NRZ.
- Upper levels should not cantilever into the front, rear, or side boundaries and does not cantilever over the common driveways and encroaches no more than 2m (for the purpose of balconies).
- Provide a landscape buffer between the driveway and common boundary.
- Encourage consistent material comprising Brick and weatherboard.
- Encourage hipped roof, or gabled roof forms and veranda.
- Orientate dwelling entrances towards the street providing a sense of address.
- Where private open space is provided in upper-level balconies, minimise the extent of screening.
- Ground level secluded open space should be located away from the street frontage.
- Minimise the extent of screening for upper level windows/ balconies.

PREFERRED FUTURE CHARACTER 3: URBAN TOWNSHIP

ResCODE RECOMMENDATIONS		
ResCode Standard		Recommendation
A4/ B7	Building Height	<ul style="list-style-type: none">Variation to preferred height: Buildings should not exceed 3 storeys or 11m in height, or 12m where the slope of the natural ground level is greater than 2.5 degrees (measured at any cross section of the site of the building wider than 8m).Sites within this character precinct are currently in RGZ1.
Standard A3 & B6	Minimum street setback	<ul style="list-style-type: none">7.5m minimum setback from front boundary; orMatch adjoining (whichever is greater).
Standard A5 & B8	Site coverage	<ul style="list-style-type: none">The site area covered by buildings should not exceed 50%
Standard A6 & B9	Permeability and stormwater management	<ul style="list-style-type: none">At least 30% of the site should not be covered by impervious surfaces.
Standard B13	Landscaping	<ul style="list-style-type: none">1 x medium tree in front setback.Small trees in rear setback.
Standard A10 & B17	Side and rear setbacks	<ul style="list-style-type: none">Side setback: Side setback: Minimum 2m ground level setback and Standard B17.Rear setback: Minimum 4mSide and rear setbacks can be increased to accommodate for canopy trees.
Standard A11 & B18	Walls on boundaries	<ul style="list-style-type: none">Walls should not be located on side boundaries for a distance of 5 metres behind the front facade of the building fronting the street.
Standard A17 & B28:	Private open space	<ul style="list-style-type: none">No change.Reverse living is discouraged.
Standard A20 & B32	Front fence height	A front fence within 3m of a street frontage should not exceed: <ul style="list-style-type: none">Road Zone Category 1: 2m.For other streets: 0.9m and visually permeable (75% transparent).

GENERAL POLICY RECOMMENDATIONS	
Guidelines	Recommendation
Front setback permeability	<ul style="list-style-type: none">60%
Minimum lot size	<ul style="list-style-type: none">Not applicable
Building massing	<ul style="list-style-type: none">Attached formsSemi-detached formsDetached forms
Landscape types	<ul style="list-style-type: none">Mixed native and exotic palette
Driveways	<ul style="list-style-type: none">Single driveway with landscape buffer provided along both sides
Roof	<ul style="list-style-type: none">Pitched roofs, projected eaves and verandas encouraged
Design detail / materiality	<ul style="list-style-type: none">Encourage development that retains and inspired by the traditional architectural styles present within the precinctExpressive and detailed dwelling façadesDevelopment that references the historic country town feel of Lilydale including a sense of openness, mature tree canopy and views to the landscapeA mix of timber and weatherboard, and brick and masonry dwellings of high quality materiality
Avoid	<ul style="list-style-type: none">Loss of landscaping in front setbacks.Multiple driveways that adversely impact on the valued street trees and vegetation.Tall, impermeable street fencing.Continuous buildings without break.Built form response that overwhelms the heritage (built and environment attributes of the precinct.'Box'-like dwelling.Lack of street address.



Example of a 2 storey detached dwelling orientated to the street and protecting existing tree canopy



Example of a single storey detached dwelling with gabled roof arrangement

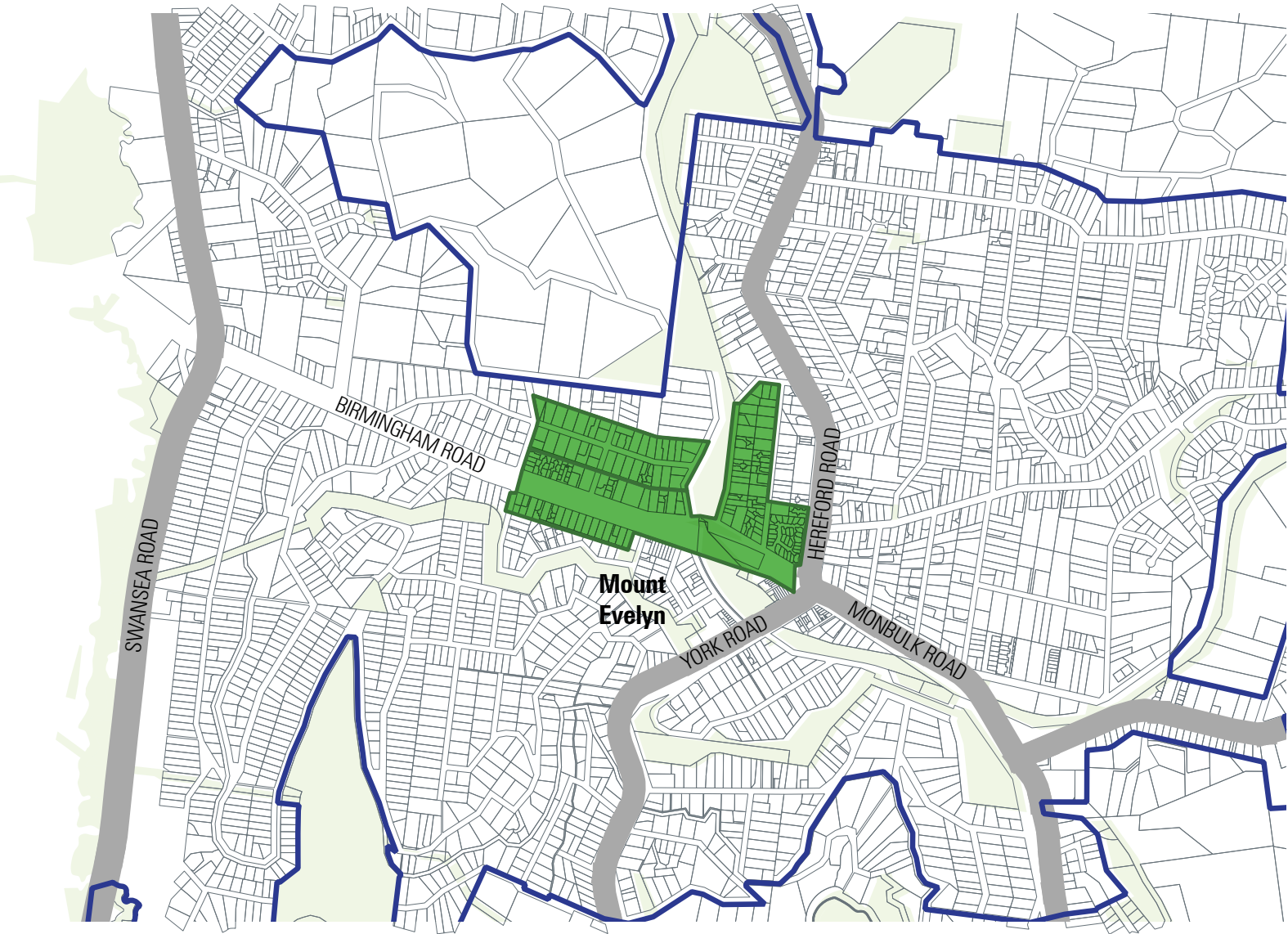


Example of single storey attached townhouses providing space for new canopy tree and vegetation

PREFERRED FUTURE CHARACTER 4A: FOOTHILLS CONSOLIDATION

Preferred Character Statement

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



CHARACTER OBJECTIVES

The key preferred character outcomes for this precinct seek to:

1. To sensitively accommodate moderate change which respects the prevailing front setbacks and landscape setting.
2. To maintain the existing subdivision pattern.
3. To ensure new built form responds to landform and sloping sites and reinforce the asymmetrical street profile.
4. To respect the distinctive landscape backdrop characterised by panoramic vistas and tree-top views.
5. To ensure adequate space is provided for new landscape regime in front and rear setbacks.

GUIDELINES

- Buildings above 2-storey should be setback further.
- Recessed upper levels are encouraged, however where ground floor setbacks to side boundaries exceed minimum requirements, sheer 2 storey forms may be acceptable (subject to facade design).
- The height of new dwellings should have regard to the height of tree canopy in the background when viewed in the streetscape.
- Provide a landscape buffer on both sides of the driveway.
- Support low fencing, hedges and terraced landscaping to frontages to manage slope and enhance garden character.
- Minimise the extent of screening for upper level windows/ balconies.

PREFERRED FUTURE CHARACTER 4A: FOOTHILLS CONSOLIDATION

ResCODE RECOMMENDATIONS		
ResCode Standard		Recommendation
A4/ B7	Building Height	<ul style="list-style-type: none">No change- based on existing DD08 (9m, or 11m for sites of 1,500m² or greater).Some sites in this character precinct are not currently influenced by DD08. Future height will be influenced by its current zone (NRZ3).
Standard A3 & B6	Minimum street setback	<ul style="list-style-type: none">7.5m minimum setback from front boundary ; orMatch adjoining (whichever is greater).
Standard A5 & B8	Site coverage	<ul style="list-style-type: none">The site area covered by buildings should not exceed 50%.
Standard A6 & B9	Permeability and stormwater management	<ul style="list-style-type: none">At least 40% of the site should not be covered by impervious surfaces.
Standard B13	Landscaping	<ul style="list-style-type: none">1 x large tree in front setback, or for sites with frontages greater than 20m wide, 2 x large trees in front setback.1 x medium tree for each new dwelling within the rear setback.
Standard A10 & B17	Side and rear setbacks	<ul style="list-style-type: none">Side setback: Side setback: Minimum 2m at ground level and Standard B17.Rear setback: Minimum 4m.Side and rear setbacks can be increased to accommodate for canopy trees.
Standard A11 & B18	Walls on boundaries	<ul style="list-style-type: none">One side of the property must be left unencumbered.
Standard A17 & B28:	Private open space	<ul style="list-style-type: none">Minimum area and depth requirements of Standard B28 to include 60m² private open space and 40m² of secluded private open space with a minimum dimension of 4m. In addition, provide a minimum landscape buffer of 1m adjacent to a side or rear boundary.Private open space to be located at ground level only.
Standard A20 & B32	Front fence height	<p>A front fence within 3m of a street frontage should not exceed:</p> <ul style="list-style-type: none">Road Zone Category 1: 2m.For other streets: 0.9m and visually permeable (75% transparent).

GENERAL POLICY RECOMMENDATIONS	
Guidelines	Recommendation
Front setback permeability	<ul style="list-style-type: none">70%
Minimum lot size	<ul style="list-style-type: none">Not applicable
Building massing	<ul style="list-style-type: none">Attached formsSemi-detached formsDetached forms
Landscape types	<ul style="list-style-type: none">Native and indigenous landscape palette
Driveways	<ul style="list-style-type: none">Single driveway with landscape buffer provided along both sides
Roof	<ul style="list-style-type: none">Varies
Design detail / materiality	<ul style="list-style-type: none">A mix of timber and weatherboard, and brick and masonry dwellings of high quality materialityEncourage the use of muted colours that blend into the surrounding intimate landscape setting of bushy streetscapes and boulevards
Avoid	<ul style="list-style-type: none">Loss of landscaping in front and rear setbacks.Multiple driveways that adversely impact on the street trees and vegetation.Tall, impermeable street fencing.Continuous buildings without break.Built form response that overwhelms the landscape setting.Loss of long range views to the valleys.



Example of a detached dwelling responding to the sloped terrain with an open front garden



Example of Preferred Character Outcome

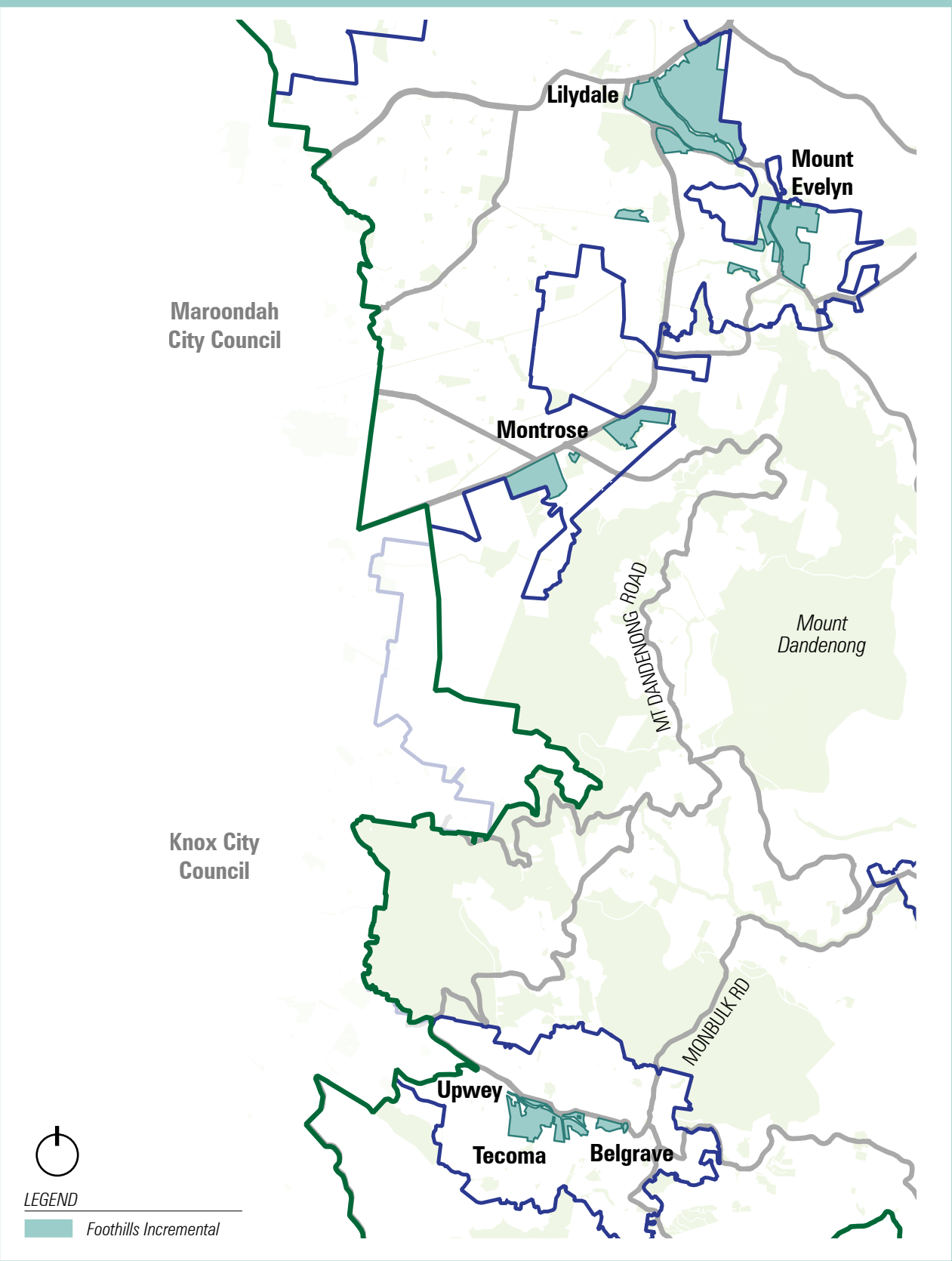


Example of villa unit providing generous front setback

PREFERRED FUTURE CHARACTER 4B: FOOTHILLS INCREMENTAL

Preferred Character Statement

The foothill incremental areas will evolve incrementally, displaying a diversity of development styles with some existing dwellings to be retained. Future dwellings will be designed and sited in response to the topography and prevailing landscape setting. Future development will continue to retain visual permeability between buildings without dominating the streetscapes. Vistas to distant ranges and views to the valley and treetops will be retained through supporting through retaining and enabling new canopy trees in front and rear setbacks. Streets are sealed but with inconsistent footpaths, and prominent landscape features or buildings are less prominent in the streetscapes.



CHARACTER OBJECTIVES

The key preferred character outcomes for this precinct seek to:

1. To maintain the predominantly low-rise dwelling in a forest setting.
2. To maintain the existing subdivision pattern.
3. To maintain the prevailing street setbacks and rear setbacks.
4. To ensure new built form responds to landform and sloping sites and reinforce the asymmetrical street profile.
5. To encourage retention of remnant landscape in front and rear setbacks.
6. To ensure adequate space is provided for substantial new landscape regime in front and rear setbacks.
7. To respect and maintain view to the landscape backdrop characterised by panoramic vistas and tree-top views.
8. To reduce visual prominence of dwellings from the public realm.
9. To ensure adequate space is provided for new landscape regime in front and rear setbacks.

GUIDELINES

- Detached dwellings, separated from all boundaries preferred.
- Buildings above 1-storey should be setback further from common boundaries.
- The height of new dwellings should have regard to the height of tree canopy in the background when viewed in the streetscape.
- Orientate dwelling entrances towards the street providing a sense of address.
- Support permeable driveways with landscaping on both sides.
- Support low fencing, hedges and terraced landscaping to frontages to manage slope and enhance garden character.
- Encouraging native planting in backyards that contribute to the well-treed skyline.
- Provide a landscape buffer on both sides of the driveway.
- Support low fencing, hedges and terraced landscaping to frontages to manage slope and enhance garden character.
- Minimise the extent of screening for upper level windows/ balconies.

PREFERRED FUTURE CHARACTER 4B: FOOTHILLS INCREMENTAL

ResCODE RECOMMENDATIONS		
ResCode Standard		Recommendation
A4/ B7	Building Height	<ul style="list-style-type: none">No change- based on existing zoning (NRZ).
Standard A3 & B6	Minimum street setback	<ul style="list-style-type: none">10m minimum setback from front boundary; orMatch adjoining (whichever is greater).
Standard A5 & B8	Site coverage	<ul style="list-style-type: none">The site area covered by buildings should not exceed 30%.
Standard A6 & B9	Permeability and stormwater management	<ul style="list-style-type: none">At least 50% of the site should not be covered by impervious surfaces.
Standard B13	Landscaping	<ul style="list-style-type: none">1 x large tree in front setback and 1x large tree in rear setback.For sites with frontages greater than 20m wide, 2 x large trees in front and 2 x large trees in rear setback.1 x medium tree for each new dwelling including a minimum of one medium tree within the side setback.
Standard A10 & B17	Side and rear setbacks	<ul style="list-style-type: none">Side setback: Minimum 3m.Rear setback: Minimum 7m.Side and rear setbacks can be increased to accommodate for canopy trees.
Standard wA11 & B18	Walls on boundaries	<ul style="list-style-type: none">One side of the property must be left unencumbered.
Standard A17 & B28:	Private open space	<ul style="list-style-type: none">Vary the minimum area and depth requirements of Standard B28 to include 80m² private open space and 60m² of secluded private open space with a minimum dimension of 5m, or 20% of the total site area (whichever is lesser) within convenient access from primary living area.Provide a minimum landscape buffer of 1m adjacent to a side or rear boundary.Private open space to be located at ground level only.
Standard A20 & B32	Front fence height	<p>A front fence within 3m of a street frontage should not exceed:</p> <ul style="list-style-type: none">Road Zone Category 1: 2m.For other streets: 0.9m and visually permeable (75% transparent).

GENERAL POLICY RECOMMENDATIONS	
Guidelines	Recommendation
Front setback permeability	<ul style="list-style-type: none">70%
Minimum lot size	<ul style="list-style-type: none">No change- based on existing DD05 (The average size of lots created by the subdivision must be at least 1000m². No new lot created by the subdivision is less than 500m²).Ensure site coverage and permeability requirements are met.Sites in Tecoma, Upwey and Belgrave are currently influenced by DD06. Future minimum lot size will be at least 500m².
Building massing	<ul style="list-style-type: none">Detached forms
Landscape types	<ul style="list-style-type: none">Native and indigenous landscape palette
Driveways	<ul style="list-style-type: none">Single driveway with landscape buffer provided along both sidesCurvilinear alignmentsAlternative pavement treatments
Roof	<ul style="list-style-type: none">Mix of pitch, flat and other roofs encouragedEncourage roofs that are sympathetic to views and topographic conditions in the local setting
Design detail / materiality	<ul style="list-style-type: none">Encourage development that contributes to forest/ country atmosphere where buildings are set within a landscape context, with some concealment of buildingsPredominantly timber and weatherboard cottage dwellings set within a densely vegetated forest canopyEncourage the use of muted colours that blend into the surrounding landscape setting
Avoid	<ul style="list-style-type: none">Loss of landscaping in front and rear setbacks.Multiple driveways that adversely impact on the street trees and vegetation.Tall, impermeable street fencing.Continuous buildings without break.Built form response that overwhelms the landscape setting.Loss of long range views to the valleys.



Example of single storey detached dwelling of preferred character outcome



Example of a detached dwelling responding to the sloped terrain with an open front garden arrangement

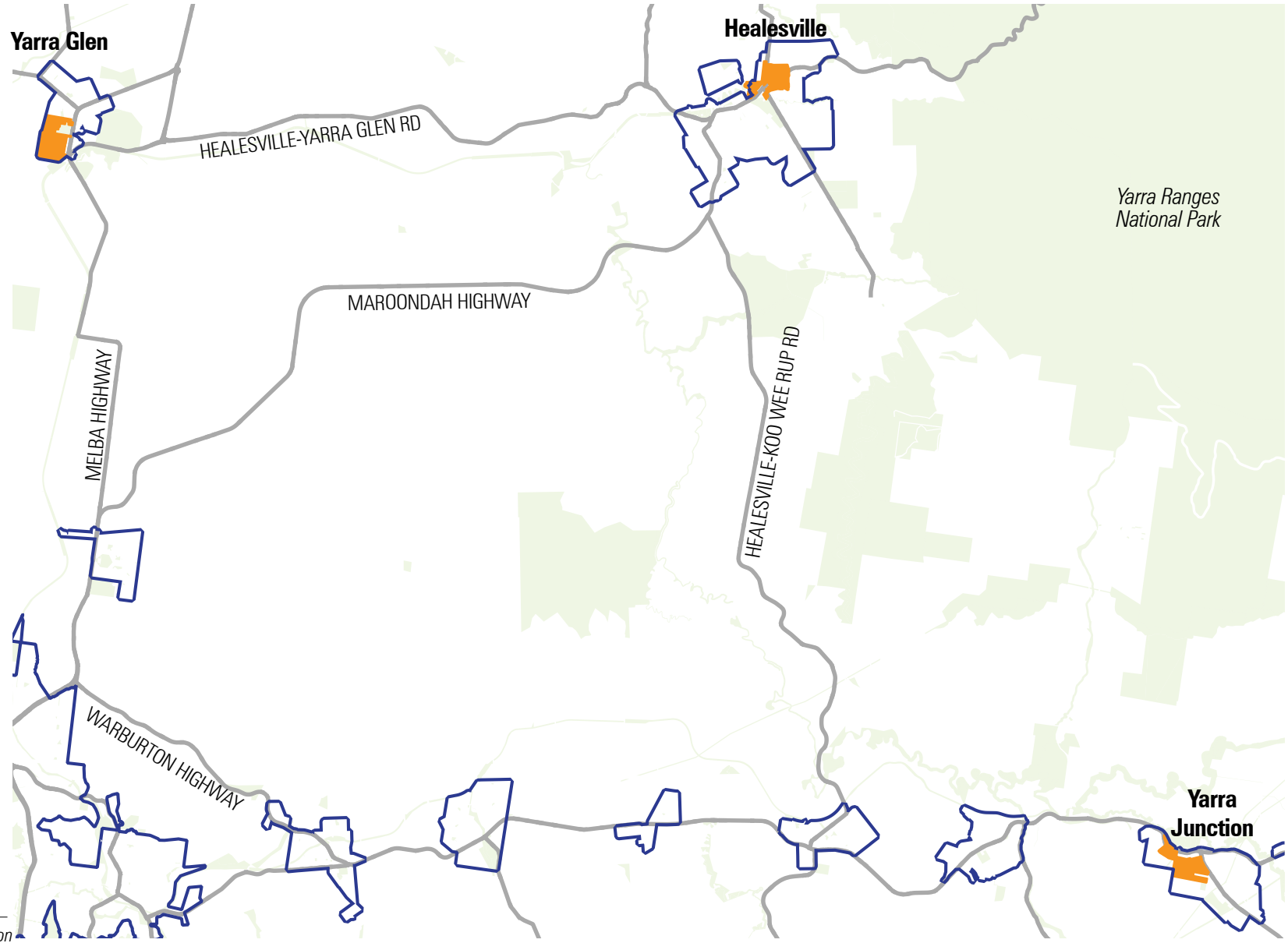


Example of Preferred Character Outcome

PREFERRED FUTURE CHARACTER 5A: TOWNSHIP - CONSOLIDATION

Preferred Character Statement

Township consolidation areas are expected to experience gradual change with their valued open setting and large detached dwelling to be retained. The diversity of dwelling design and architectural styles is supported while retaining clear separation between buildings and formal garden settings within a consistent front setback. Low or open front boundary treatments, pitched roofs, generous eaves and verandas are encouraged.



CHARACTER OBJECTIVES

The key preferred character outcomes for this precinct seek to:

1. To respect the predominantly low-rise and spacious township character.
2. To encourage retention of existing dwellings.
3. To respect the predominant built form rhythm.
4. To maintain the existing subdivision pattern.
5. To maintain consistent front setbacks.
6. To ensure adequate space is provided for new landscape regime in front and rear setbacks.

GUIDELINES

- Buildings above 2-storey should be setback further from common boundaries and street frontages.
- Recessed upper levels are encouraged, however where ground floor setbacks to side boundaries exceed minimum requirements, sheer 2 storey forms may be acceptable (subject to facade design).
- Party-walls are supported on in parts to allow greater setbacks to boundaries for daylight amenity and canopy vegetation.
- Upper levels should not cantilever into the front, rear, or side boundaries and does not cantilever over the common driveways and encroaches no more than 2m.
- Orientate dwelling entrances towards the street providing a sense of address.
- Provide a landscape buffer on both sides of the driveway.
- Encourage consistent use of bricks, stones and weatherboard as primary materials.
- Encourage hipped roof, or gabled roof forms and veranda.
- Minimise the extent of screening for upper level windows/ balconies.

PREFERRED FUTURE CHARACTER 5A: TOWNSHIP - CONSOLIDATION

ResCODE RECOMMENDATIONS		
ResCode Standard		Recommendation
A4/ B7	Building Height	<ul style="list-style-type: none">No change- based on existing DD08 (9m, or 11m for sites of 1,500m² or greater).
Standard A3 & B6	Minimum street setback	<ul style="list-style-type: none">7.5m minimum setback from front boundary; orMatch adjoining (whichever is greater).
Standard A5 & B8	Site coverage	<ul style="list-style-type: none">The site area covered by buildings should not exceed 50%.
Standard A6 & B9	Permeability and stormwater management	<ul style="list-style-type: none">At least 30% of the site should not be covered by impervious surfaces.
Standard B13	Landscaping	<ul style="list-style-type: none">1 x large tree in front setback, or for sites with frontages greater than 20m wide, 2 x large trees in front setback.1 x medium tree for each new dwelling within the rear setback.
Standard A10 & B17	Side and rear setbacks	<ul style="list-style-type: none">Side setback: Minimum 2m ground level setback and Standard B17.Rear setback: Minimum 4mSide and rear setbacks can be increased to accommodate for canopy trees.
Standard A11 & B18	Walls on boundaries	<ul style="list-style-type: none">One side of the property must be left unencumbered.
Standard A17 & B28:	Private open space	<ul style="list-style-type: none">Minimum area and depth requirements of Standard B28 to include 60m² private open space and 40m² of secluded private open space with a minimum dimension of 4m. In addition, provide a minimum landscape buffer of 1m adjacent to a side or rear boundary. Private open space to be located at ground level only.Reverse living is discouraged.
Standard A20 & B32	Front fence height	<p>A front fence within 3m of a street frontage should not exceed:</p> <ul style="list-style-type: none">Road Zone Category 1: 2m.For other streets: 0.9m and visually permeable (75% transparent).

GENERAL POLICY RECOMMENDATIONS	
Guidelines	Recommendation
Front setback permeability	<ul style="list-style-type: none">60%
Minimum lot size	<ul style="list-style-type: none">Not applicable
Building massing	<ul style="list-style-type: none">Attached formsSemi-detached formsDetached forms
Landscape types	<ul style="list-style-type: none">Mixed native and exotic palette, consistent with cottage style gardens
Driveways	<ul style="list-style-type: none">Single driveway with landscape buffer provided along both sides
Roof	<ul style="list-style-type: none">Pitched roofs, projected eaves and verandas encouraged
Design detail / materiality	<ul style="list-style-type: none">Encourage development that retains and inspired by the traditional architectural styles present within the precinctExpressive and detailed dwelling façadesDevelopment that references the historic country town feel of Lilydale including a sense of openness, mature tree canopy and views to the landscapeA mix of timber and weatherboard, and brick and masonry dwellings of high quality materiality
Avoid	<ul style="list-style-type: none">Loss of landscaping in front setbacks.Multiple driveways that adversely impact on the street trees and vegetation.Tall, impermeable street fencing.Continuous buildings without break.‘Box’- like dwelling.Loss of long range views.



Example of dwelling responding to an open garden setting

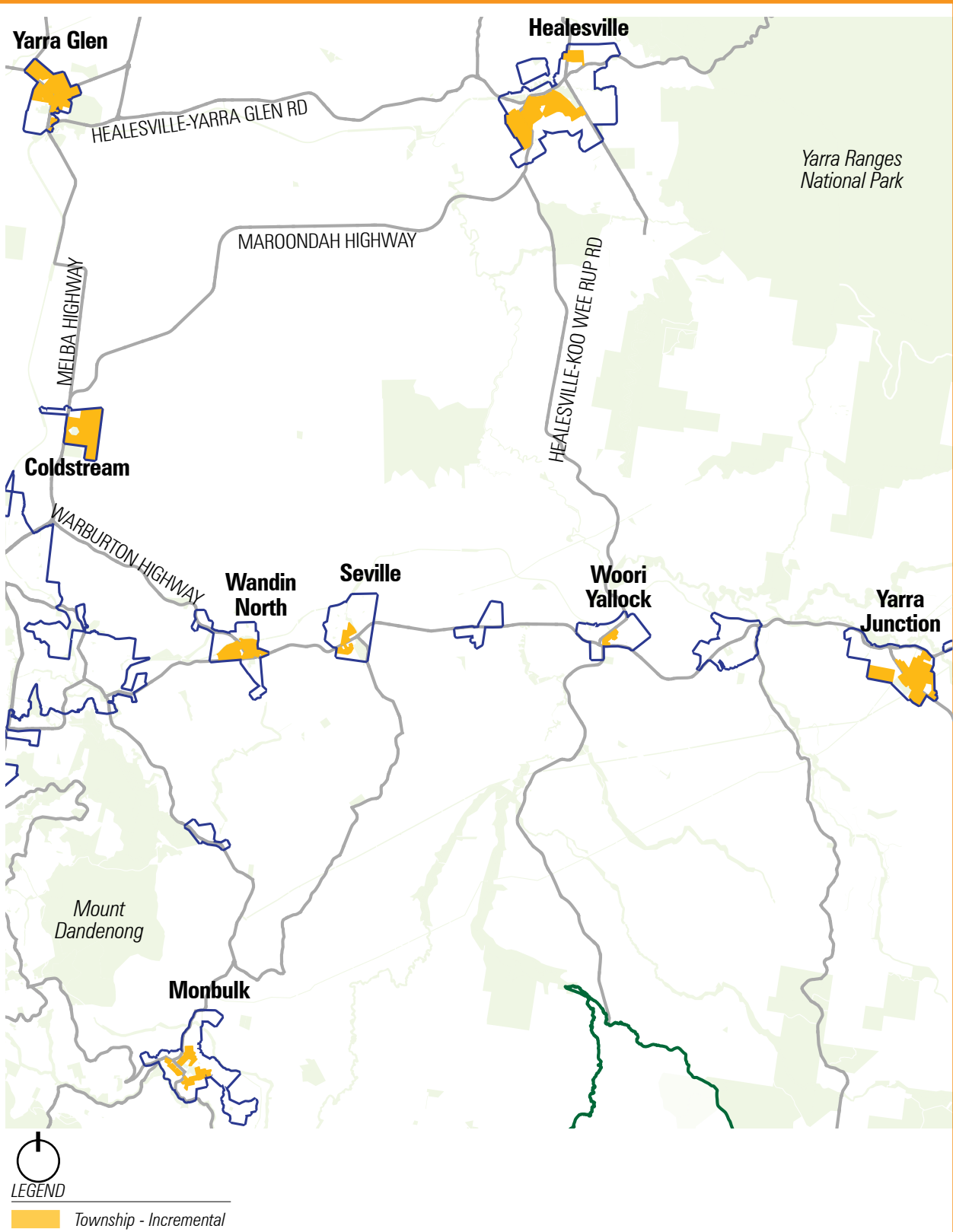


Example of attached dwellings with articulated roof forms

PREFERRED FUTURE CHARACTER 5B: TOWNSHIP - INCREMENTAL

Preferred Character Statement

Township incremental areas are expected to experience incremental change with large and the sense of spaciousness will be achieved by supporting detached dwellings. Buildings will be separated and subservient within substantial landscaping within the front, rear and side setbacks. Future buildings will be characterised by pitched roofs, generous eaves and verandas with generous and consistent setbacks from the street frontage. The public realm’s general informality will be maintained, characterised by broad verges, swale drains, and open views to the rural landscape beyond. The public and private realms will continue to be delineated by low and permeable fencing.



CHARACTER OBJECTIVES

The key preferred character outcomes for this precinct seek to:

1. To sensitively respond to the predominantly low-rise and spacious township character.
2. To encourage retention of existing dwellings.
3. To maintain the predominant built form rhythm.
4. To maintain the existing subdivision pattern.
5. To maintain consistent front and rear setbacks.
6. To ensure adequate space is provided for new landscape regime in front and rear setbacks.
7. To encourage landscaping between buildings.
8. To reduce visual prominence of dwellings from the public realm.
9. To maintain visual concealment of dwellings behind substantial landscaping when viewed from the public realm.

GUIDELINES

- Buildings above 1-storey should be setback further from common boundaries and street frontages.
- Provide a landscape buffer on both sides of the driveway.
- The height of new dwellings should have regard to the height of tree canopy in the background when viewed in the streetscape.
- Detached dwellings with landscaping opportunities between buildings.
- Encourage consistent use of bricks, stones and weatherboard as primary materials.
- Encourage hipped roof, or gabled roof forms and veranda.
- Orientate dwelling entrances towards the street providing a sense of address.

PREFERRED FUTURE CHARACTER 5B: TOWNSHIP - INCREMENTAL

ResCODE RECOMMENDATIONS		
ResCode Standard		Recommendation
A4/ B7	Building Height	<ul style="list-style-type: none">No change- based on existing zoning (NRZ).Sites in Monbulk are currently in LDRZ. Buildings must not exceed 2 storeys or 9m in height, or 10m where the slope of the natural ground level is greater than 2.5 degrees (measured at any cross section of the site of the building wider than 8m).
Standard A3 & B6	Minimum street setback	<ul style="list-style-type: none">7.5m minimum setback from front boundary; orMatch adjoining (whichever is greater).
Standard A5 & B8	Site coverage	<ul style="list-style-type: none">The site area covered by buildings should not exceed 30%.
Standard A6 & B9	Permeability and stormwater management	<ul style="list-style-type: none">At least 50% of the site should not be covered by impervious surfaces.
Standard B13	Landscaping	<ul style="list-style-type: none">1 x large tree in front setback, or for sites with frontages greater than 20m wide, 2 x large trees in front setback.1 x medium tree for each new dwelling including at least one medium tree within the side and rear setback.
Standard A10 & B17	Side and rear setbacks	<ul style="list-style-type: none">Side setback: Minimum 3m.Rear setback: Minimum 7m.Side and rear setbacks can be increased to accommodate for canopy trees.
Standard A11 & B18	Walls on boundaries	<ul style="list-style-type: none">One side of the property must be left unencumbered.
Standard A17 & B28:	Private open space	<ul style="list-style-type: none">Vary the minimum area and depth requirements of Standard B28 to include 80m² private open space and 60m² of secluded private open space with a minimum dimension of 5m, or 20% of the total site area (whichever is lesser). In addition, provide a minimum landscape buffer of 1m adjacent to a side or rear boundary.Private open space to be located at ground level only.
Standard A20 & B32	Front fence height	<p>A front fence within 3m of a street frontage should not exceed:</p> <ul style="list-style-type: none">Road Zone Category 1: 2m.For other streets: 0.9m and visually permeable (75% transparent).

GENERAL POLICY RECOMMENDATIONS	
Guidelines	Recommendation
Front setback permeability	<ul style="list-style-type: none">70%
Minimum lot size	<ul style="list-style-type: none">No change- based on existing DDO6 (Any vacant lot (without a dwelling) must be at least 500m². Lots of less than 500m² can be created provided it meets specific requirements outlined in DDO6).Ensure site coverage and permeability requirements are met.Some sites are currently influenced by DDO5. Future minimum lot size must be at least 500m². Lots of less than 500m² can be created provided it meets specific requirements outlined in DDO6.
Building massing	<ul style="list-style-type: none">Semi-detached formsDetached forms
Landscape types	<ul style="list-style-type: none">Mixed native and exotic palette, consistent with cottage style gardens
Driveways	<ul style="list-style-type: none">Single driveway with landscape buffer provided along both sidesCurvilinear alignmentsAlternative pavement treatments
Roof	<ul style="list-style-type: none">Pitched roofs, projected eaves and verandas encouraged
Design detail / materiality	<ul style="list-style-type: none">Encourage development that retains and inspired by the traditional architectural styles present within the precinctExpressive and detailed dwelling façadesDevelopment that references the historic country town feel including a sense of openness, mature tree canopy and views to the landscapeA mix of timber and weatherboard, and brick and masonry dwellings of high quality materiality
Avoid	<ul style="list-style-type: none">Loss of landscaping in front and rear setbacks.Multiple driveways that adversely impact on the street trees and vegetation.Tall, impermeable street fencing.Loss of informal streetscape setting.‘Box’- like dwelling.Loss of long range views.



Example of subdivision of single storey dwellings



Example of single storey dwelling with two large trees within generous front setback

PREFERRED FUTURE CHARACTER 5C: RURAL TOWNSHIP (LEAST CHANGE)

Preferred Character Statement

Rural townships are anticipated to experience limited change, and larger, separated dwellings will continue to be visually recessive behind substantial landscaping within the front, side and rear gardens. The existing rural character will be enhanced by maintaining ample separation between buildings and protecting remnant vegetation within both private and public realms. The public realm’s informality will be maintained, characterised by unsealed roads, diverse vegetation, and a lack of footpaths.



CHARACTER OBJECTIVES

The key preferred character outcomes for this precinct seek to:

1. To protect the predominantly low-rise and spacious township character.
2. To encourage retention of existing dwellings.
3. To protect and enhance the predominant built form rhythm.
4. To protect the existing subdivision pattern.
5. To protect generous front, side and rear setbacks.
6. To encourage retention of remnant landscape in front and rear setbacks.
7. To ensure adequate space is provided for substantial new landscape regime in front, side and rear setbacks.
8. To protect informal quality of the public realms.
9. To maintain visual concealment of dwellings behind substantial landscaping when viewed from the public realm.

GUIDELINES

- Detached dwellings with generous separation from all boundaries.
- Buildings above 1-storey should be setback further.
- The height of new dwellings should have regard to the height of tree canopy in the background when viewed in the public realm.
- Support low permeable fencing, hedges and terraced landscaping to frontages to manage slope and retain informal landscape character.
- Support permeable driveways with landscaping on both sides.
- Encourage consistent use of weatherboard and tiles as primary materials.
- Encourage hipped roof, or gabled roof forms.
- Encouraging native planting in backyards that contribute to the well-treed skyline.
- Avoid reflective roof materials.

PREFERRED FUTURE CHARACTER 5C: RURAL TOWNSHIP (LEAST CHANGE)

ResCODE RECOMMENDATIONS		
ResCode Standard		Recommendation
A4/ B7	Building Height	<ul style="list-style-type: none">No change- based on existing zoning (NRZ).
Standard A3 & B6	Minimum street setback	<ul style="list-style-type: none">10m minimum setback from front boundary; orMatch adjoining (whichever is greater).
Standard A5 & B8	Site coverage	<ul style="list-style-type: none">The site area covered by buildings should not exceed 30%.
Standard A6 & B9	Permeability and stormwater management	<ul style="list-style-type: none">At least 50% of the site should not be covered by impervious surfaces.
Standard B13	Landscaping	<ul style="list-style-type: none">2 x large trees in front setback, or for sites with frontages greater than 30m wide, 3 x large trees in front setback.1 x medium tree for each new dwelling including a minimum of one medium tree within the side or rear setback.
Standard A10 & B17	Side and rear setbacks	<ul style="list-style-type: none">Side setback: Minimum 3m.Rear setback: Minimum 10m.
Standard A11 & B18	Walls on boundaries	<ul style="list-style-type: none">Not supported.
Standard A17 & B28:	Private open space	<ul style="list-style-type: none">Vary the minimum area and depth requirements of Standard B28 to include 80m² private open space and 60m² of secluded private open space with a minimum dimension of 5m, or 20% of the total site area (whichever is lesser). In addition, provide a minimum landscape buffer of 1m adjacent to a side or rear boundary.Private open space to be located at ground level only.
Standard A20 & B32	Front fence height	A front fence within 3m of a street frontage should not exceed: <ul style="list-style-type: none">Road Zone Category 1: 2m.For other streets: 0.9m and visually permeable (75% transparent).

GENERAL POLICY RECOMMENDATIONS	
Guidelines	Recommendation
Front setback permeability	<ul style="list-style-type: none">70%.
Minimum lot size	<ul style="list-style-type: none">No change- based on existing DD05 (The average size of lots created by the subdivision must be at least 1000m². No new lot created by the subdivision is less than 500m²).Ensure site coverage and permeability requirements are met.
Building massing	<ul style="list-style-type: none">Detached forms.
Landscape types	<ul style="list-style-type: none">Mixed native and exotic palette, consistent with cottage style gardens.
Driveways	<ul style="list-style-type: none">Single driveway with landscape buffer provided along both sides.Curvilinear alignments.Alternative pavement treatments.
Roof	<ul style="list-style-type: none">Pitched roofs, projected eaves and verandas encouraged.
Design detail / materiality	<ul style="list-style-type: none">Encourage development that retains and inspired by the traditional architectural styles present within the precinct.Expressive and detailed dwelling façades.Development that references the historic country town feel of Lilydale including a sense of openness, mature tree canopy and views to the landscape.A mix of timber and weatherboard, and brick and masonry dwellings of high quality materiality.
Avoid	<ul style="list-style-type: none">Loss of landscaping in front, side and rear setbacks.Multiple driveways that adversely impact on the street trees and vegetation.Tall, impermeable street fencing.Loss of informal streetscape setting.Loss of long range views to pastoral fields and landscaped backdrop.‘Box’- like dwelling.Loss of long range views.



Example of single storey detached dwelling maximising views to landscape



Example of a detached dwelling responding to the sloped terrain with an open front garden arrangement

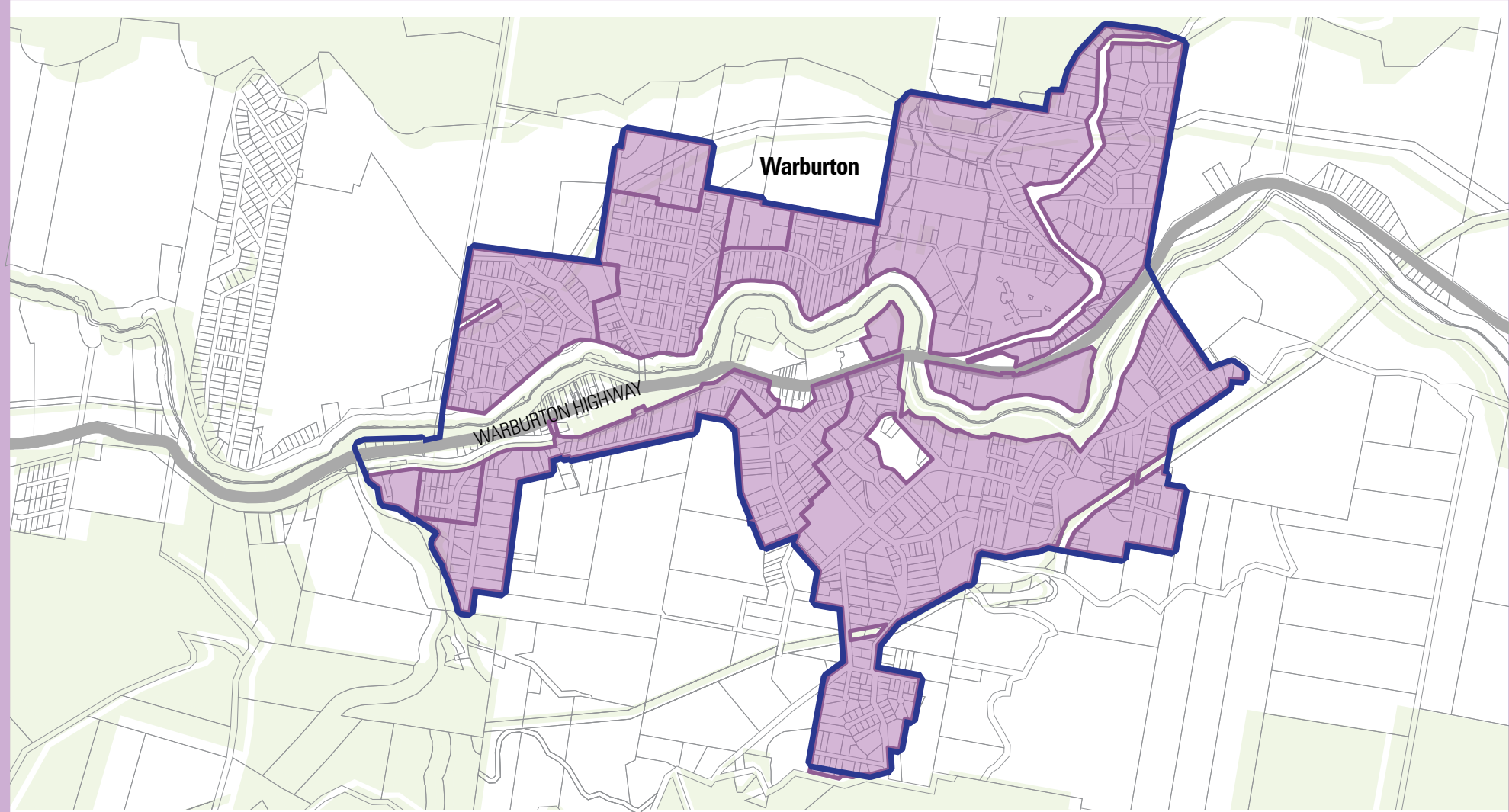


Example of retention of remnant landscape in front setbacks

PREFERRED FUTURE CHARACTER 6: Warburton

Preferred Character Statement

The forest valley areas are anticipated to experience limited change, with dwellings subserviently set below the ridgeline and within a forest setting. Future dwellings will be sensitively designed and sited in response to topography and maintain its landscape setting’s dominance. Prevailing setbacks of dwellings are to be maintained, ensuring remnant vegetation within the public and private realms. The public realm’s general informality will be maintained, characterised by informal verges, mostly unsealed roads and limited footpaths.



LEGEND

Warburton

CHARACTER OBJECTIVES

The key preferred character outcomes for this precinct seek to:

1. To protect the predominantly low-rise dwelling in a forest setting.
2. To protect the existing subdivision pattern.
3. To protect the prevailing street setbacks and rear setbacks.
4. To ensure new built form responds to landform and sited below the mountain ridgeline.
5. To retain remnant landscape in front and rear setbacks.
6. To provide adequate space is provided for substantial new landscape regime in front, side and rear setbacks.
7. To protect and maintain view to the landscape backdrop characterised by panoramic vistas and tree-top views.
8. To minimise visual prominence of dwellings from the public realm.
9. To protect informal quality of the public realms.

GUIDELINES

- Detached dwellings with generous separation from all boundaries.
- Buildings above 1-storey should be setback further.
- The height of new dwellings should have regard to the height of tree canopy in the background when viewed in the public realm.
- Support low permeable fencing, hedges and terraced landscaping to frontages to manage slope and retain informal landscape character.
- Support permeable driveways with landscaping on both sides.
- Encourage consistent use of weatherboard and tiles as primary materials.
- Encourage hipped roof, or gabled roof forms.
- Encouraging native planting in backyards that contribute to the well-treed skyline.
- Avoid reflective roof materials.

PREFERRED FUTURE CHARACTER 6: WARBURTON

ResCODE RECOMMENDATIONS		
ResCode Standard		Recommendation
A4/ B7	Building Height	<ul style="list-style-type: none">Sites in this character precinct are currently in LDRZ.Building profiles should step down along topography where applicable.Buildings must not exceed 2 storeys or 9m in height, or 10m where the slope of the natural ground level is greater than 2.5 degrees (measured at any cross section of the site of the building wider than 8m).
Standard A3 & B6	Minimum street setback	<ul style="list-style-type: none">7.5 minimum setback from front boundary; orMatch adjoining (whichever is greater).
Standard A5 & B8	Site coverage	<ul style="list-style-type: none">The site area covered by buildings should not exceed 30%.
Standard A6 & B9	Permeability and stormwater management	<ul style="list-style-type: none">At least 50% of the site should not be covered by impervious surfaces.
Standard B13	Landscaping	<ul style="list-style-type: none">1 x large tree in front setback, or for sites with frontages greater than 20m wide, 2 x large trees in front setback.2 x large trees in rear setback, or for sites with depths greater than 50m, 3 x large trees in rear setback.1 x medium tree for each new dwelling within the side setback.
Standard A10 & B17	Side and rear setbacks	<ul style="list-style-type: none">Side setback: Minimum 3m.Rear setback: Minimum 10m.
Standard wA11 & B18	Walls on boundaries	<ul style="list-style-type: none">Not supported.
Standard A17 & B28:	Private open space	<ul style="list-style-type: none">Vary the minimum area and depth requirements of Standard B28 to include 80m² private open space and 60m² of secluded private open space with a minimum dimension of 5m, or 20% of the total site area (whichever is lesser). In addition, provide a minimum landscape buffer of 1m adjacent to a side or rear boundary.Private open space to be located at ground level only.

GENERAL POLICY RECOMMENDATIONS	
Guidelines	Recommendation
Front setback permeability	<ul style="list-style-type: none">70%
Minimum lot size	<ul style="list-style-type: none">No change- based on existing zoning (LDRZ).
Building massing	<ul style="list-style-type: none">Detached forms
Landscape types	<ul style="list-style-type: none">Native and indigenous landscape palette
Driveways	<ul style="list-style-type: none">Single driveway with landscape buffer provided along both sidesCurvilinear alignmentsAlternative pavement treatments
Roof	<ul style="list-style-type: none">Pitched roofs, projected eaves
Design detail / materiality	<ul style="list-style-type: none">Encourage cottage- style architecture treatmentDevelopment that references the historic country town feel of Lilydale including a sense of openness, mature tree canopy and views to the landscapeA mix of timber and weatherboard, and brick and masonry dwellings of high quality materiality
Avoid	<ul style="list-style-type: none">Loss of landscaping in front, side and rear setbacks.Diminished landscape prominence and long range views to the ranges.Multiple driveways that adversely impact on the street trees and vegetation.Tall, impermeable street fencing.Loss of informal streetscape setting.‘Box’- like dwelling.



Example of informal quality of the public realm



Example of detached dwelling with generous separation from all boundaries protecting tree canopy



Example of single storey dwelling stepping down along topography

PREFERRED FUTURE CHARACTER 7: MASTERPLANNED ESTATES (LEAST CHANGE)

Preferred Character Statement

These master planned estates will continue to comprise predominantly detached dwellings with consistent setbacks and character. The streetscape will continue to be dominated by built forms, and over time, as the street tree matures, there will be a greater sense of enclosure within the streetscape.

CHARACTER OBJECTIVES

The key preferred character outcomes for this precinct seek to:

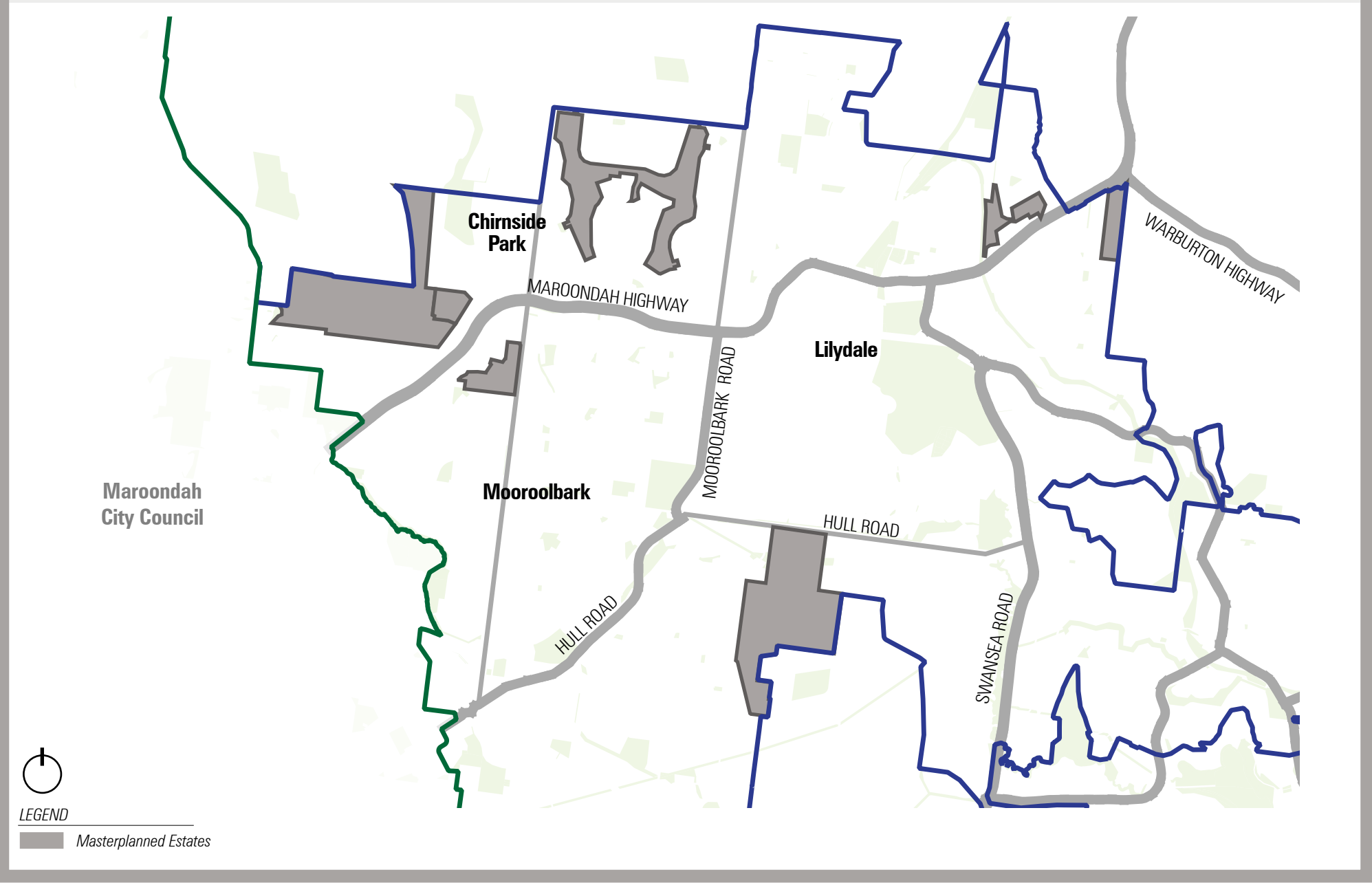
- 1. To maintain the predominantly low rise and spacious context.
- 2. To maintain the existing subdivision pattern.
- 3. To maintain consistent front and side setbacks.
- 4. To maintain and encourage the open front gardens.

POLICY RECOMMENDATIONS/ GENERAL RECOMMENDATIONS

- No change to ResCode.

ASSUMPTIONS

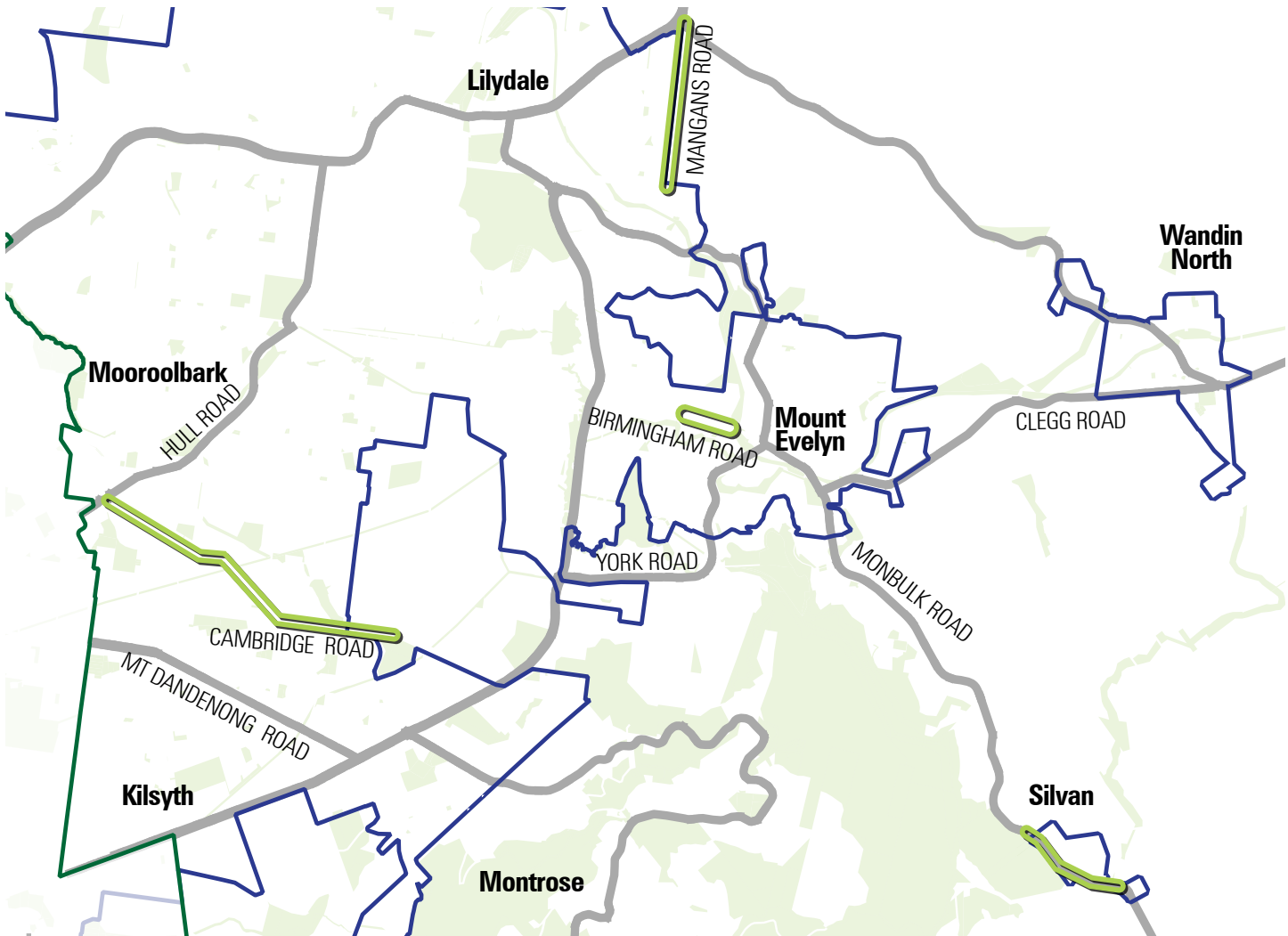
- This areas include master planned estates - both recent and established (upwards of 30 years old). They are typically distinguishable from longer established residential areas by their cul-de-sac layouts and generally compact development patterns with limited space to sides and rears of dwellings.
- This broad character type also includes retirement villages which due to their master planning settings, boast similar characteristics and limited future development capacity.
- Planned estates are not likely to provide any opportunities for change in the next 10 years – which is the life span of any residential strategy.



PREFERRED FUTURE CHARACTER 8A: BUSH BOULEVARDS

Preferred Character Statement

Allotments fronting bush boulevards will continue to be defined by substantial native trees and vegetation. Future development will be subservient to its landscape setting and seek to enhance it by avoiding the loss of existing street trees. Dwellings will be setback from the street frontage to accommodate complimentary landscaping.



CHARACTER OBJECTIVES

The key preferred character outcomes for this precinct seek to:

1. To protect the boulevard character and its canopy vegetation.
2. To protect the informal quality of the bush boulevard and minimise visual exposure of dwellings.
3. To avoid loss of permeability and extensive hard surface within the public realm.

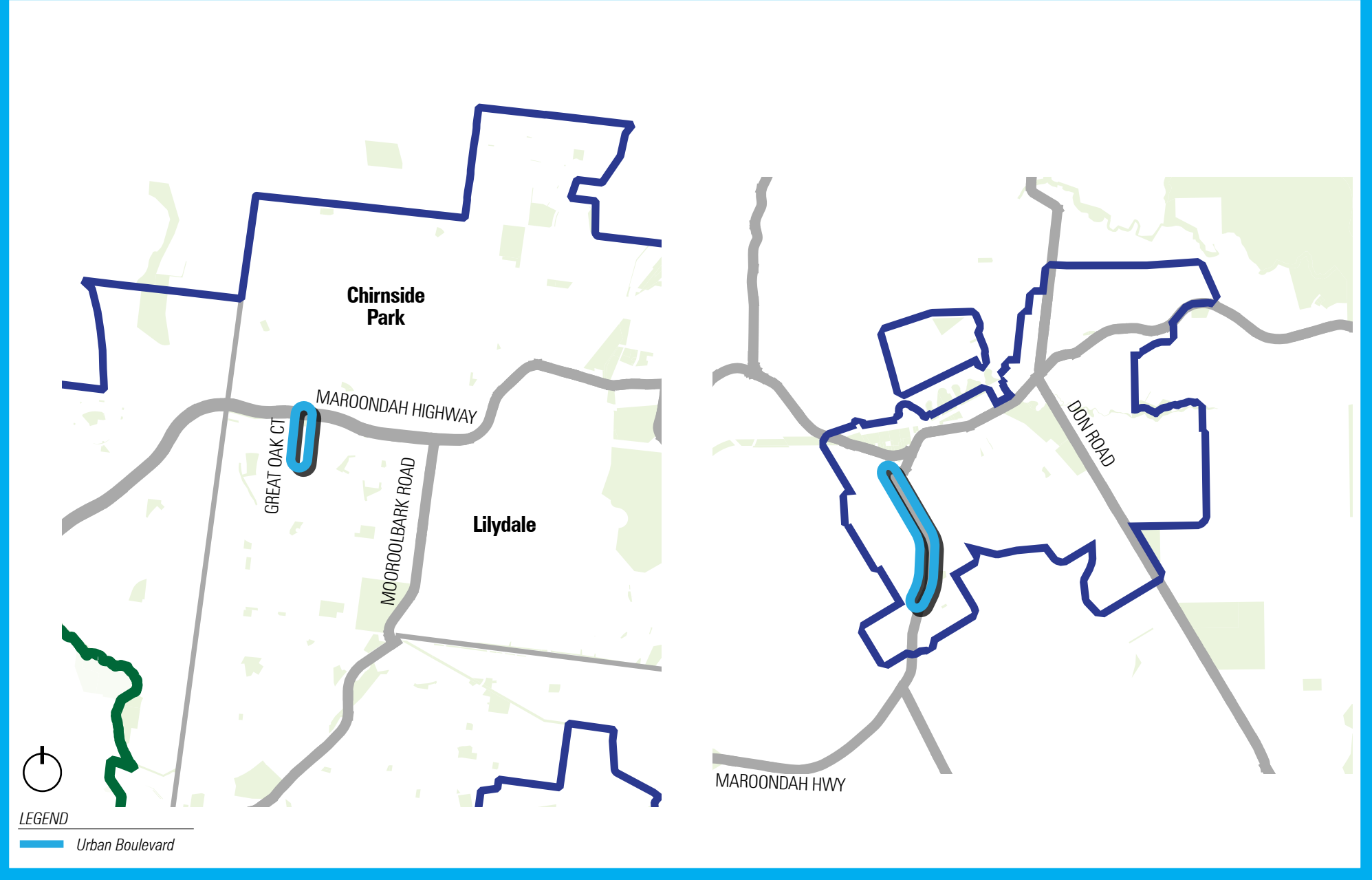
GUIDELINES

- Orientate dwelling entrances towards the street providing a sense of address.
- Support landscaping on private land that complements the Bush Boulevard character and retain existing vegetation.
- Adopting a consistent setback along each road to create a consistent alignment of building facades.
- Step buildings in relation to the topography so that building profiles to limit the presentation of blank walls as a result of level change.
- Minimise the number of driveways and vehicle access points, using shared driveways where possible.
- Encourage native planting in backyards that contribute to the well-treed skyline.
- Encourage landscaped, curvilinear driveways with alternative surface treatments reflective of the surrounding bush character.

PREFERRED FUTURE CHARACTER 8B: URBAN BOULEVARDS

Preferred Character Statement

Allotments fronting urban boulevards will continue to be subservient to its landscape setting, defined by regularly planted canopy trees and formal streetscape profile. Future development will enhance this landscape setting by avoiding the loss of existing street trees. Dwellings will be setback from the street frontage to accommodate complimentary landscaping. Vehicular driveways will be limited to minimise loss of canopy trees within the public and private realms.



CHARACTER OBJECTIVES

The key preferred character outcomes for this precinct seek to:

- 1. To maintain and enhance formal urban boulevard streetscape quality and character.
- 2. To ensure new development protects existing street canopy vegetation.
- 3. To avoid loss of permeability and extensive hard surface within the public realm.

GUIDELINES

- Orientate dwelling entrances towards the street providing a sense of address.
- Support landscaping on private land that complements the Urban Boulevard character and retain existing vegetation.
- Adopt a consistent setback along each road to create a consistent alignment of building façades.
- Step buildings in relation to the topography so that building profiles to limit the presentation of blank walls as a result of level change.
- Minimise the number of driveways and vehicle access points, using shared driveways where possible.
- Encourage landscaped, curvilinear driveways with alternative surface treatments reflective of the surrounding urban boulevard character.

GLOSSARY

CHARACTER ELEMENTS IN DESIGN
GUIDELINES TABLE OF ELEMENTS

Building Height and Form: refers to building height (as measured from natural ground level), roof form and the massing of building elements

Building Materials and Design Details: refers to external building materials, façade articulation and design elements such as verandahs, awnings, window configurations and eaves.

Car Parking Structures: refers to the presence and location of on-site car parking structures such as garages, carports, driveways and uncovered car spaces

Front Boundary Treatment: refers to the presence, height and style of front fences

Lot Frontage: refers to the width of lots

Siting: refers to front setbacks, side setbacks and the area’s rear garden character

Vegetation: refers to the trees and landscaping on the site

GENERAL TERMS

‘Box’-like: refers to a building with proportions and detailing that give it a box-like appearance. Typical characteristics include sheer two storey walls, no or narrow eaves, a symmetrical unarticulated front façade and a low pitched or flat roof form with parapet detailing

Heritage Buildings: refers to historic buildings that are subject to statutory protection through a Heritage Overlay or the Victorian Heritage Register

Front Setback: the distance between the front property boundary and the dwelling, categorised as:

- **Small:** 0m to 5m
- **Medium:** 5m to 7m
- **Large:** 7m+

Front Fence Height

- **Small:** 0m
- **Medium:** 0.9m to 1.5m high
- **Large:** over 1.5m high

Roof Forms

- **Flat -** refers to a roof with a gradient of 10 degrees or less
- **Pitched -** refers to a roof with two slopes that meet at a central ridge
- **Veranda -** refers to a roofed, open-air gallery or porch, attached to the outside of a building.

Dwelling Typology/ Multi-Unit Dwellings

- **Flats / Apartment Buildings:** refer to several dwellings contained in a multi-storey structure
- **Townhouses:** refer to dwellings of two or more storeys that have their own entrance and private yard, but which adjoin another dwelling
- **Villas:** refer to groups of dwellings which have their own entrance and private yard, which may or may not adjoin another dwelling, but which generally share common areas such as driveways and car parking

YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY










APPENDIX 1

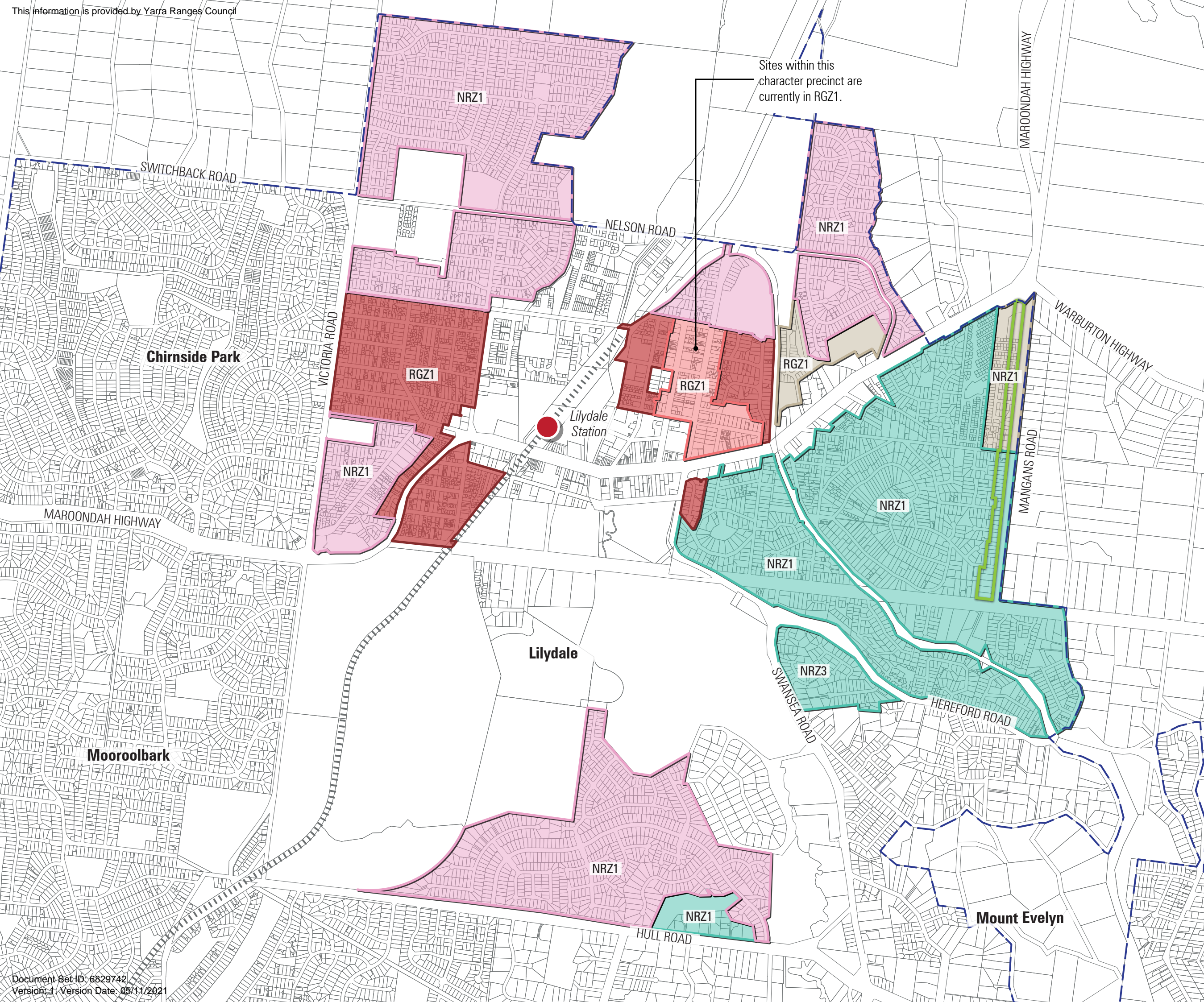
Preferred Neighbourhood Character
Types Maps (by Suburb)

YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY Lilydale

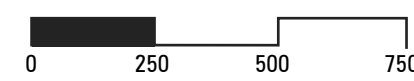
Preliminary Preferred
Character Precincts

Legend

- Locality boundary 
- Urban Growth Boundary (UGB) 
- Train station 
- Urban Consolidation 
- Urban Township 
- Urban Incremental 
- Foothills Incremental 
- Masterplanned Estate 
- Bush Boulevard 



Project Ref: 2020.0203
Scale: 1:16000@A3
Date: 06.07.2021
Revision: C



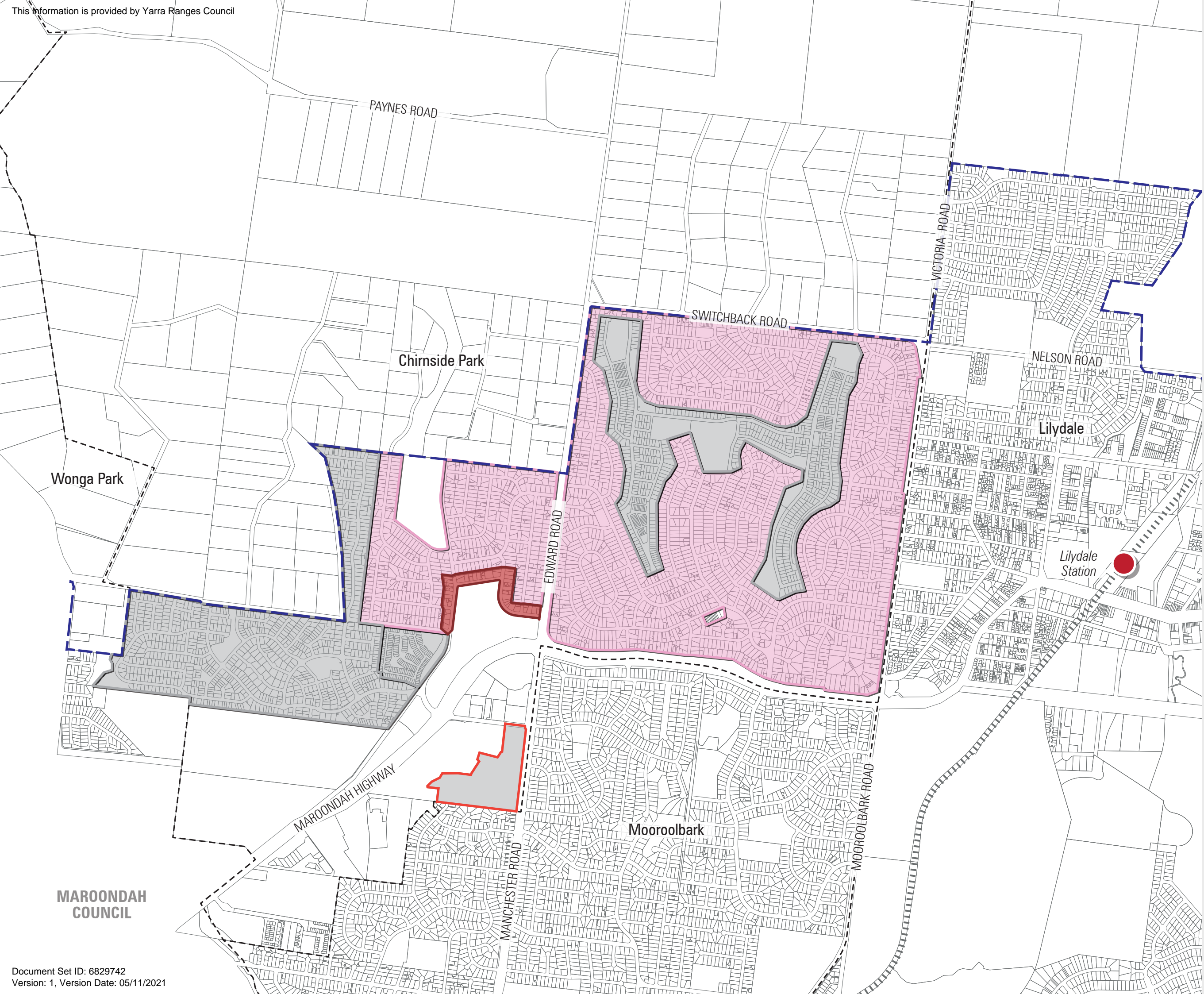


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Chirnside Park

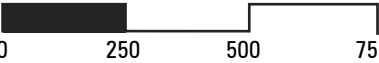
Preferred Character
Precincts

Legend

- Locality boundary
- Urban Growth Boundary (UGB)
- Train station
- Urban Consolidation
- Urban Incremental
- Masterplanned Estate
- Vacant Land



**MAROONDAH
COUNCIL**



Wonga Park

Chirnside Park

MAROONDAH HIGHWAY

GREAT OAK CT

MOOROLBARK ROAD

MANCHESTER ROAD

Lilydale

HULL ROAD

Mooroobark Station

Mooroobark

MAROONDAH COUNCIL

LINCOLN ROAD

CAMBRIDGE ROAD

Kilsyth

Montrose



YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY

Mooroobark

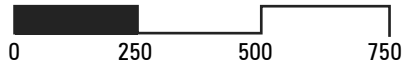
Preferred Character Precincts

Legend

- Locality boundary
- Urban Growth Boundary (UGB)
- Train station
- Urban Consolidation (Low)
- Urban Incremental
- Masterplanned Estate
- Bush Boulevard
- Urban Boulevard



Project Ref: 2020.0203
Scale: 1:16000@A3
Date: 20.04.2021
Revision: B



Print Date: 21 February 2022, 10:22 AM



**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY
Kilsyth**

Preferred Character
Precincts

Legend

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

MAROONDAH
COUNCIL

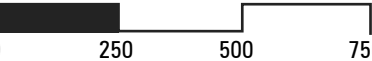
Kilsyth

Mooroolbark

Montrose

Mount
Dandenong

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







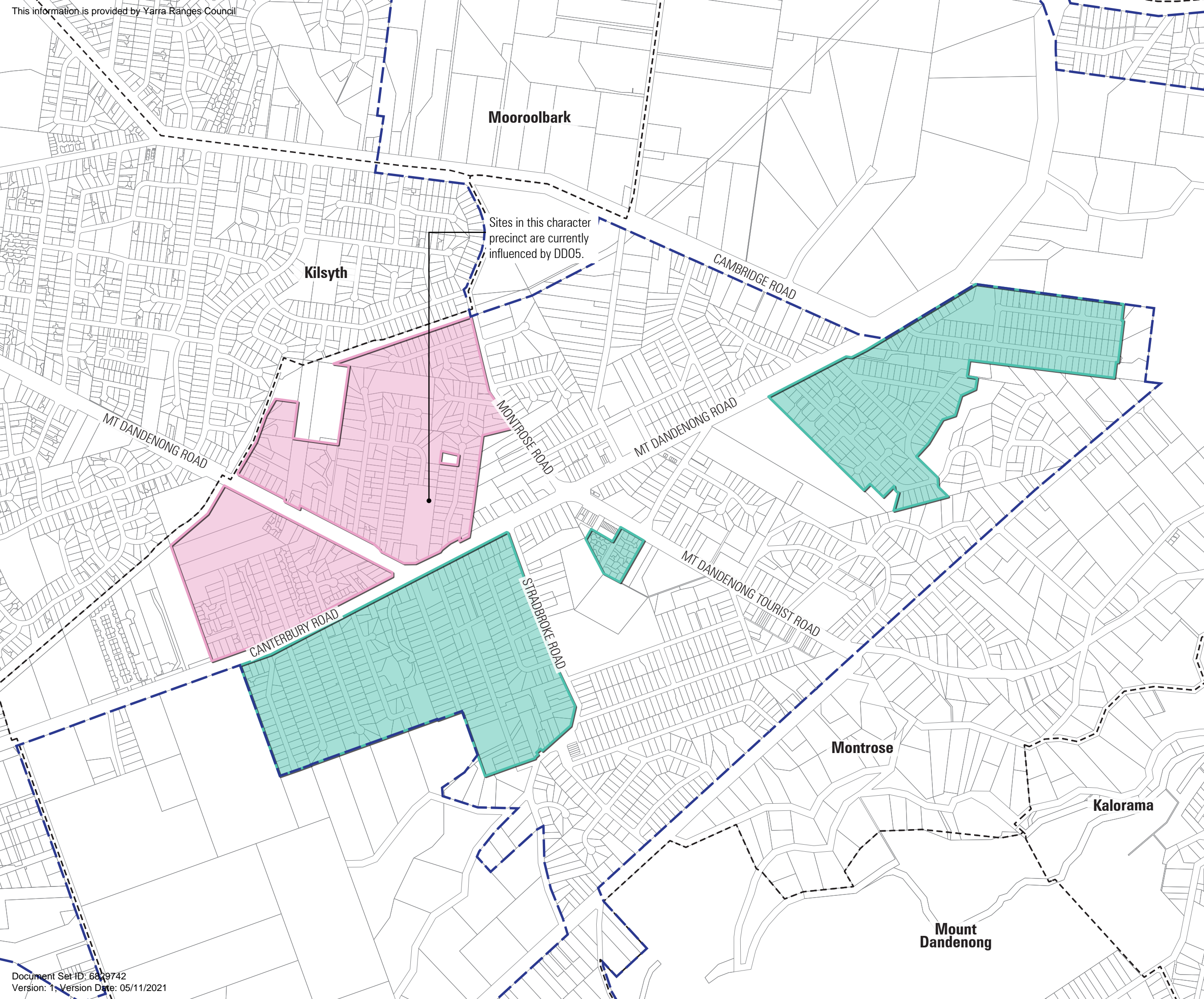
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YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY Montrose

Preferred Character
Precincts

Legend

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



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Scale:
Date:
Revision:

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20.04.2021
B








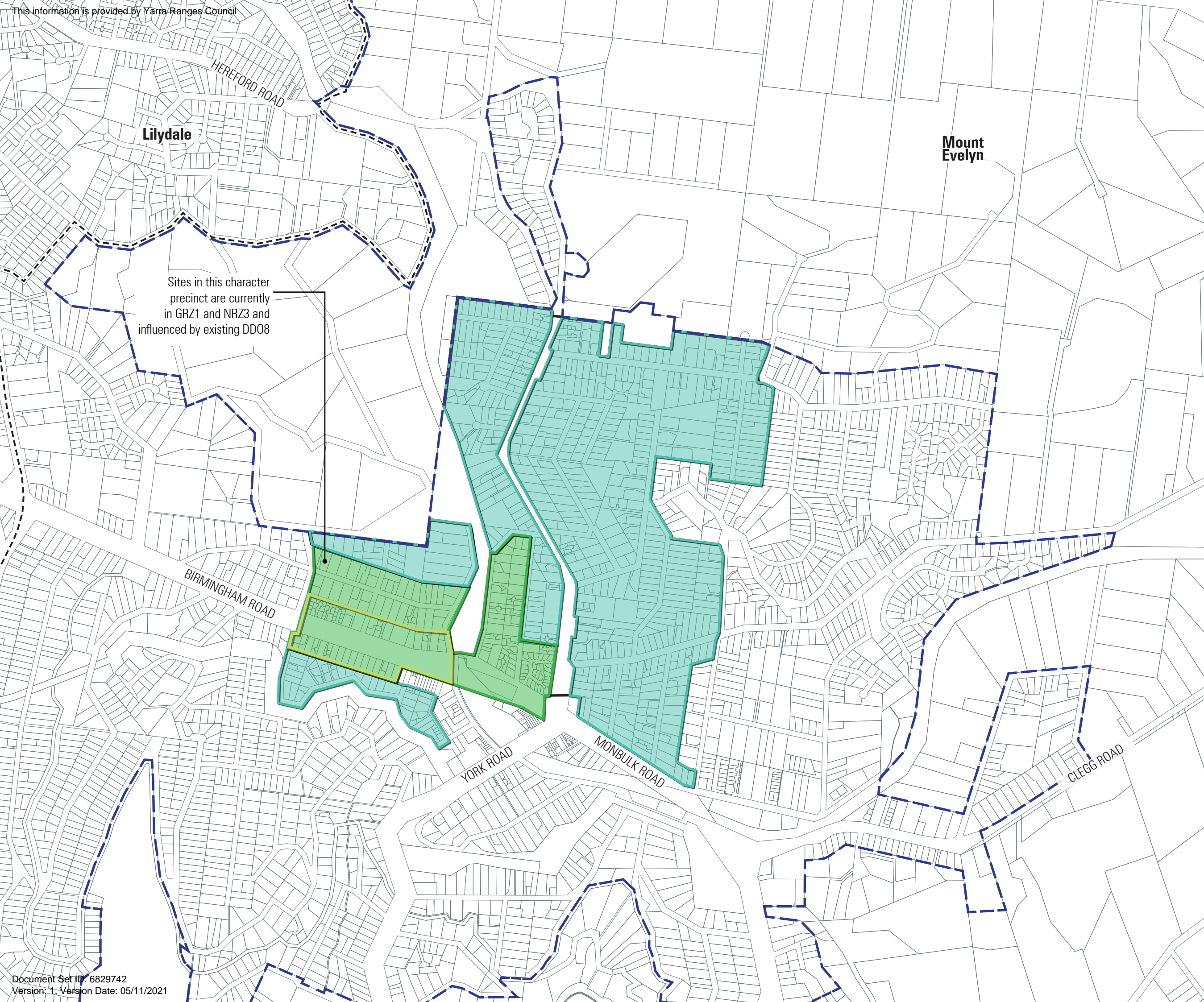
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YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY Mount Evelyn

Preferred Character
Precincts

Legend

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



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Scale: 1:10000@A3
Date: 20.04.2021
Revision: B







Print Date: 21 February 2022, 10:22 AM

YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY

Belgrave, Tecoma, Upwey

Preferred Character
Precincts

Legend

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



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Revision: B



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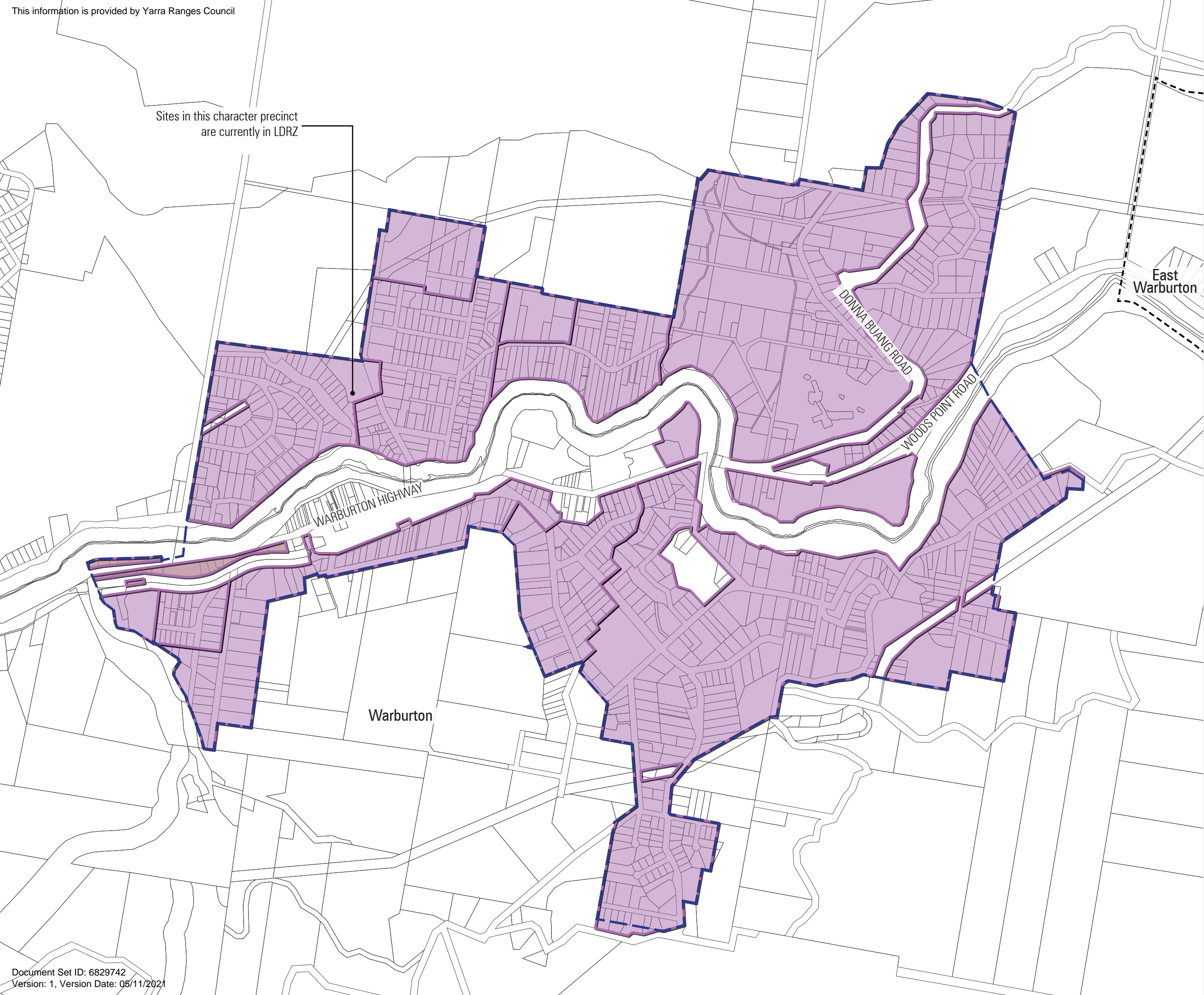


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Warburton

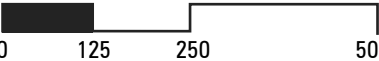
Preferred Character
Precincts

Legend

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- Warburton (Least Change)



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Date: 20.04.2021
Revision: B



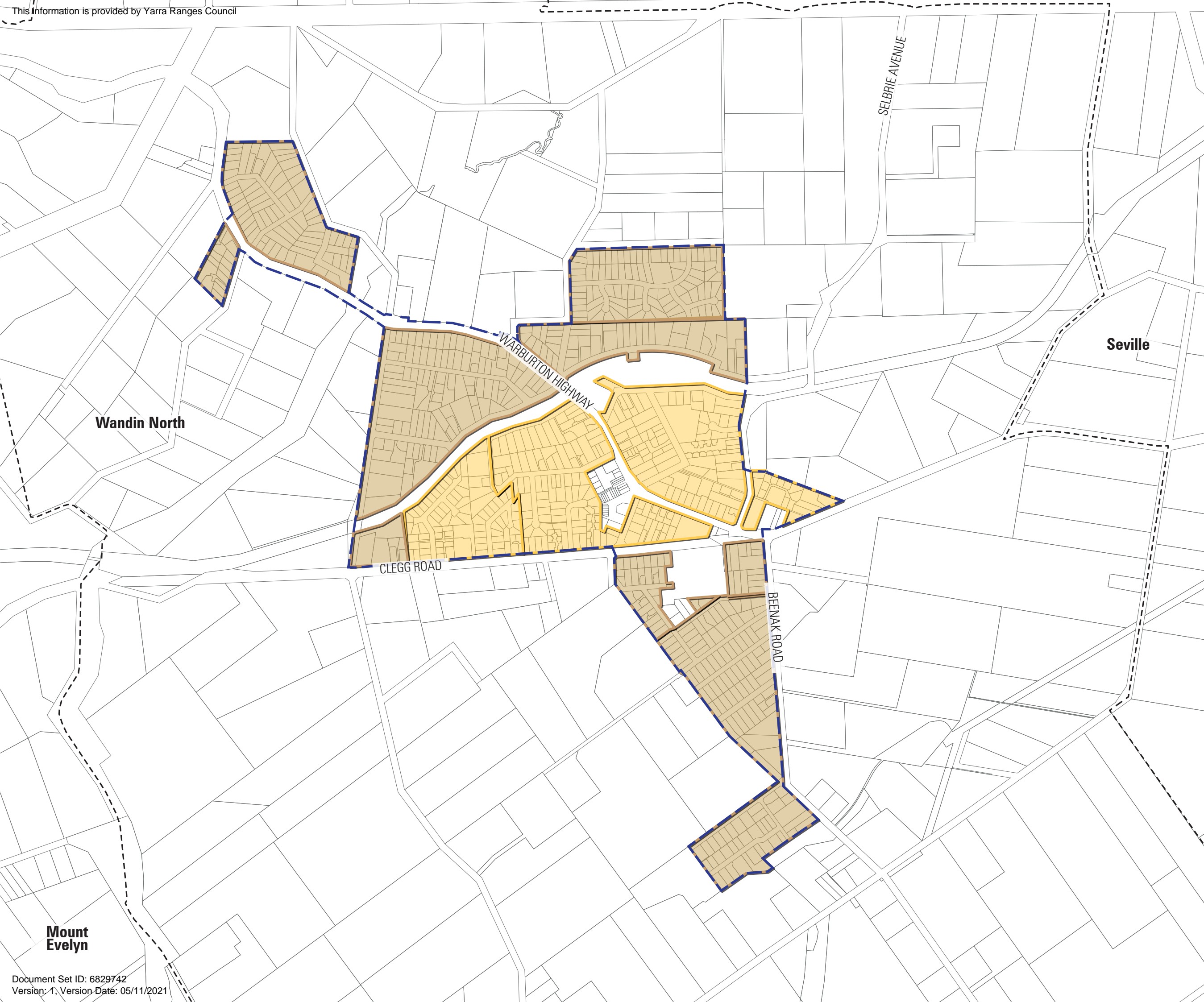
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YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY Wandin North

Preferred Character
Precincts

Legend

- Locality boundary 
- Urban Growth Boundary (UGB) 
- Township Incremental 
- Rural Township (Least Change) 



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



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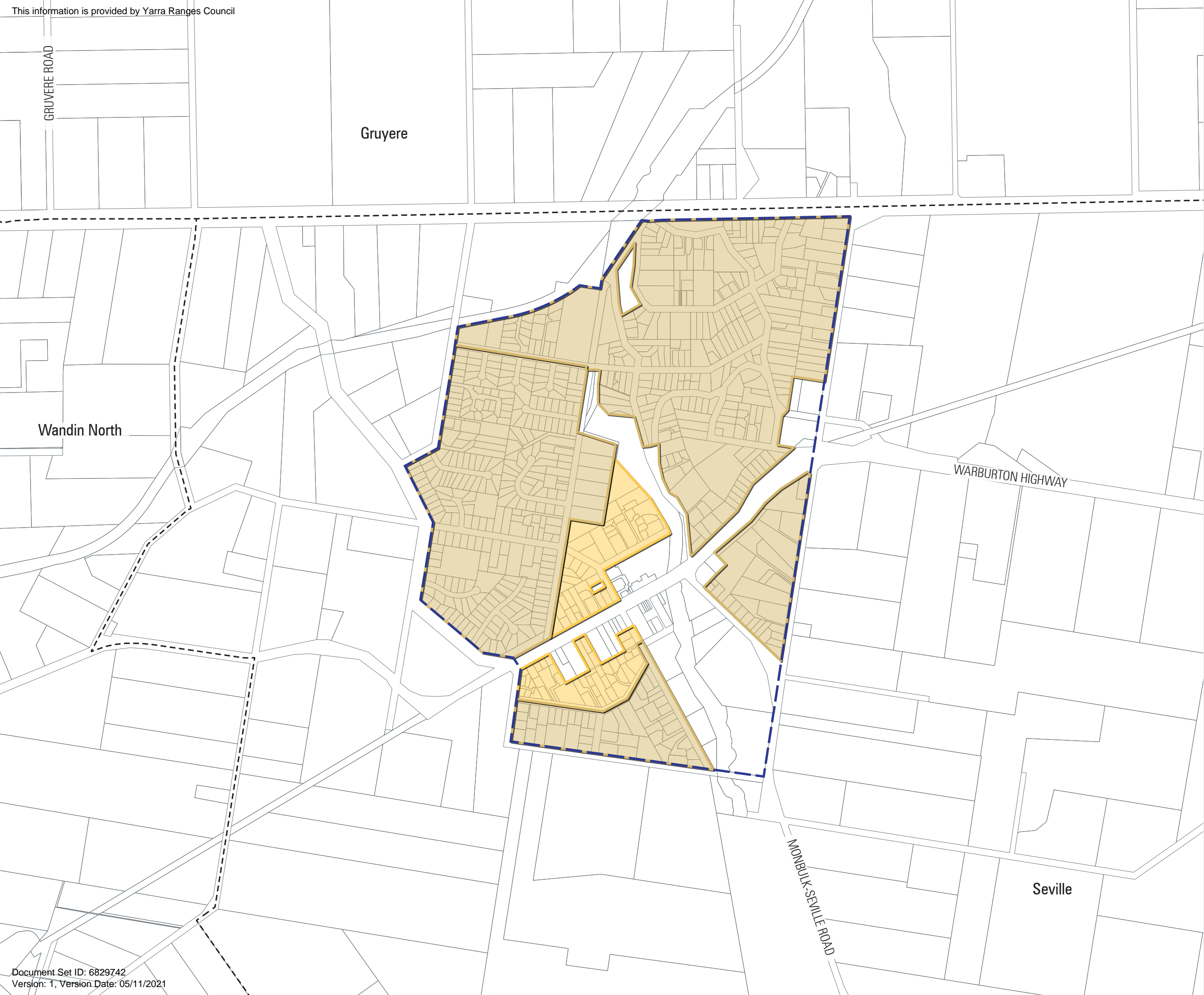
Mount
Evelyn



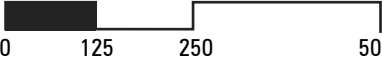
**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY
Seville**

Preferred Character
Precincts

- Legend
- Locality boundary
 - Urban Growth Boundary (UGB)
 - Township Incremental
 - Rural Township (Least Change)



Project Ref: 2020.0203
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Revision: B



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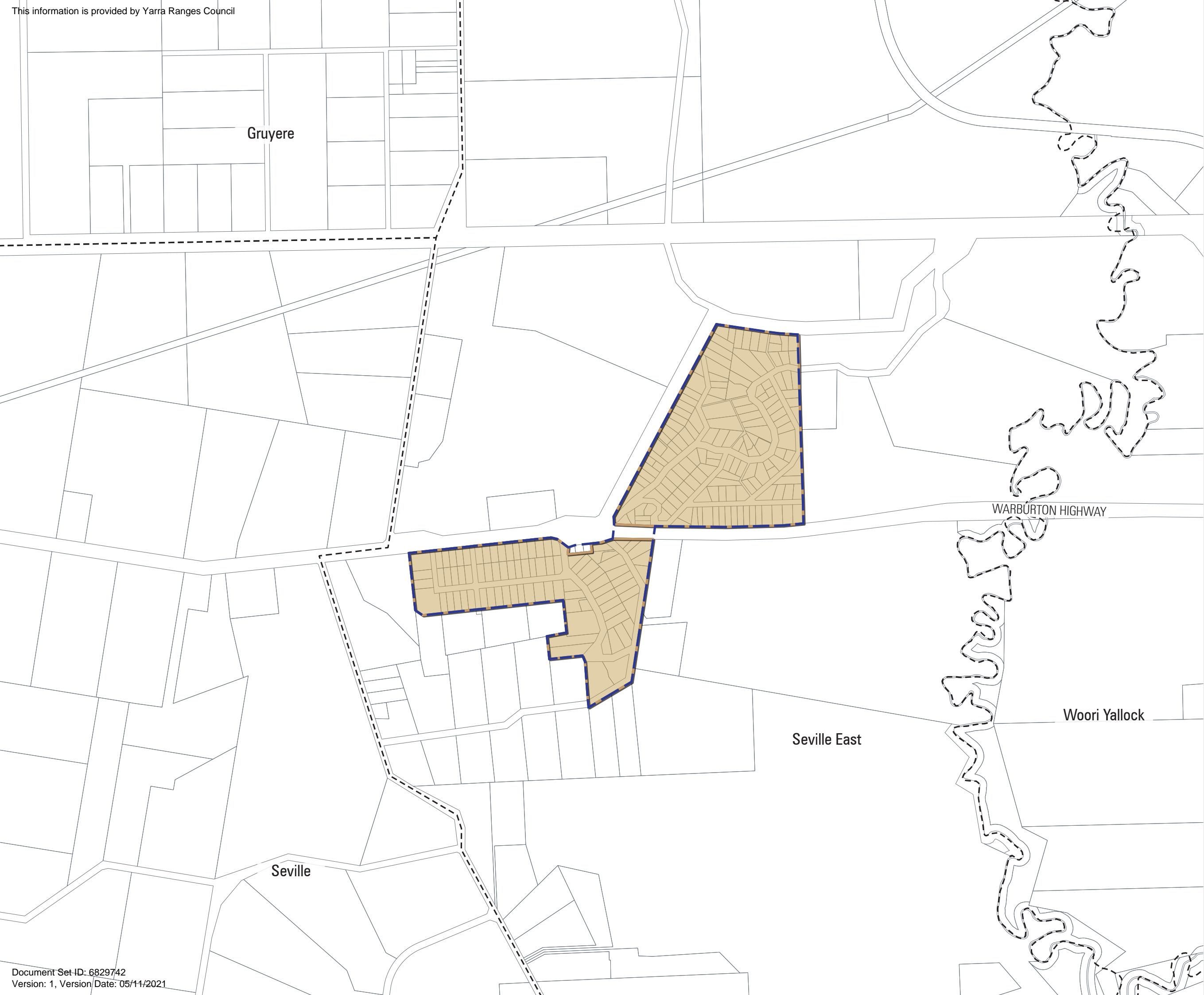


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Seville East

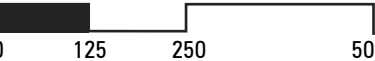
Preferred Character
Precincts

Legend

- Locality boundary
- Urban Growth Boundary (UGB)
- Rural Township (Least Change)



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Revision: B



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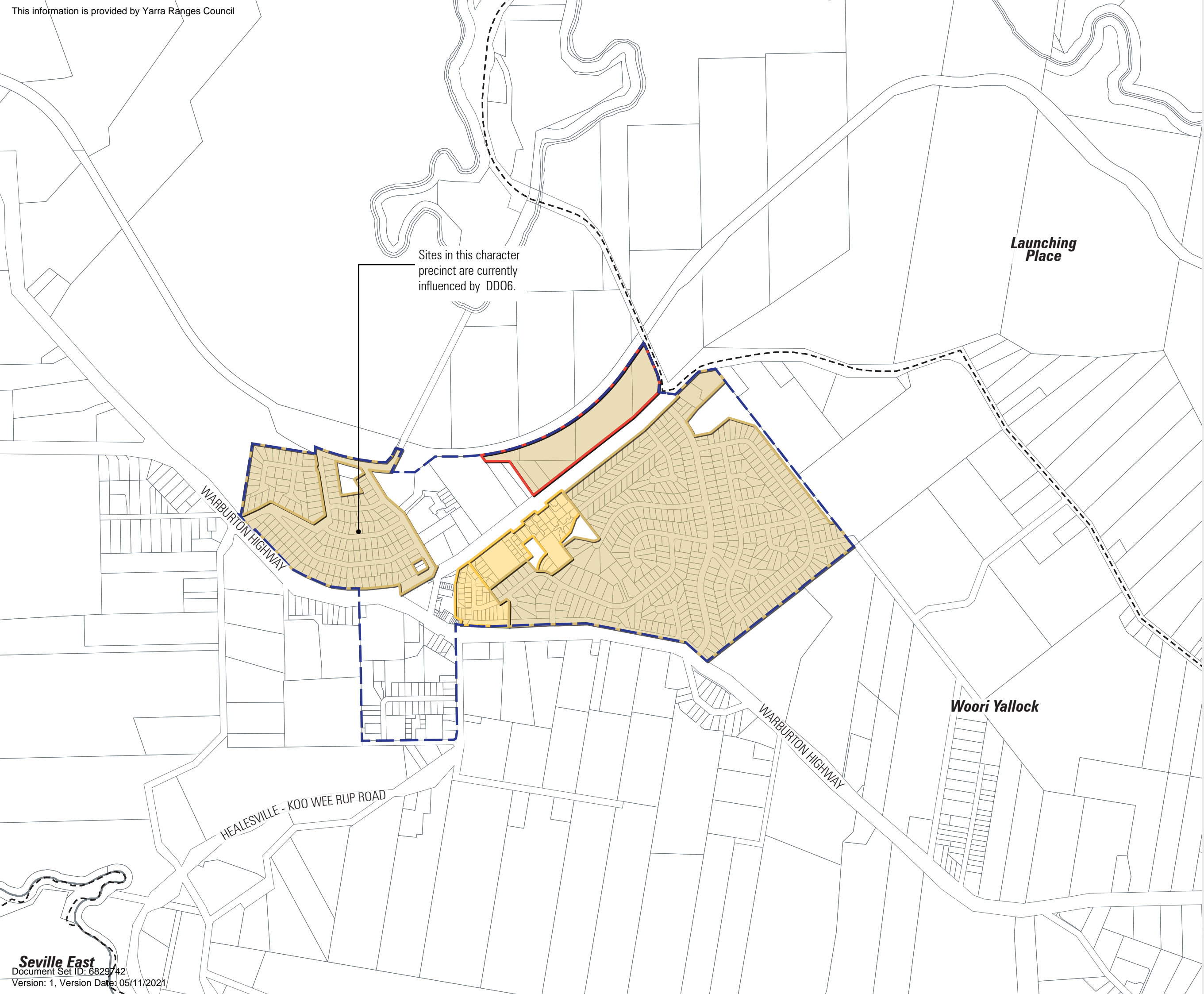


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Woori Yallock

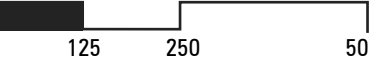
Preferred Character
Precincts

Legend

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- Urban Growth Boundary (UGB)
- Township Incremental
- Rural Township (Least Change)
- Vacant Site



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Revision: B








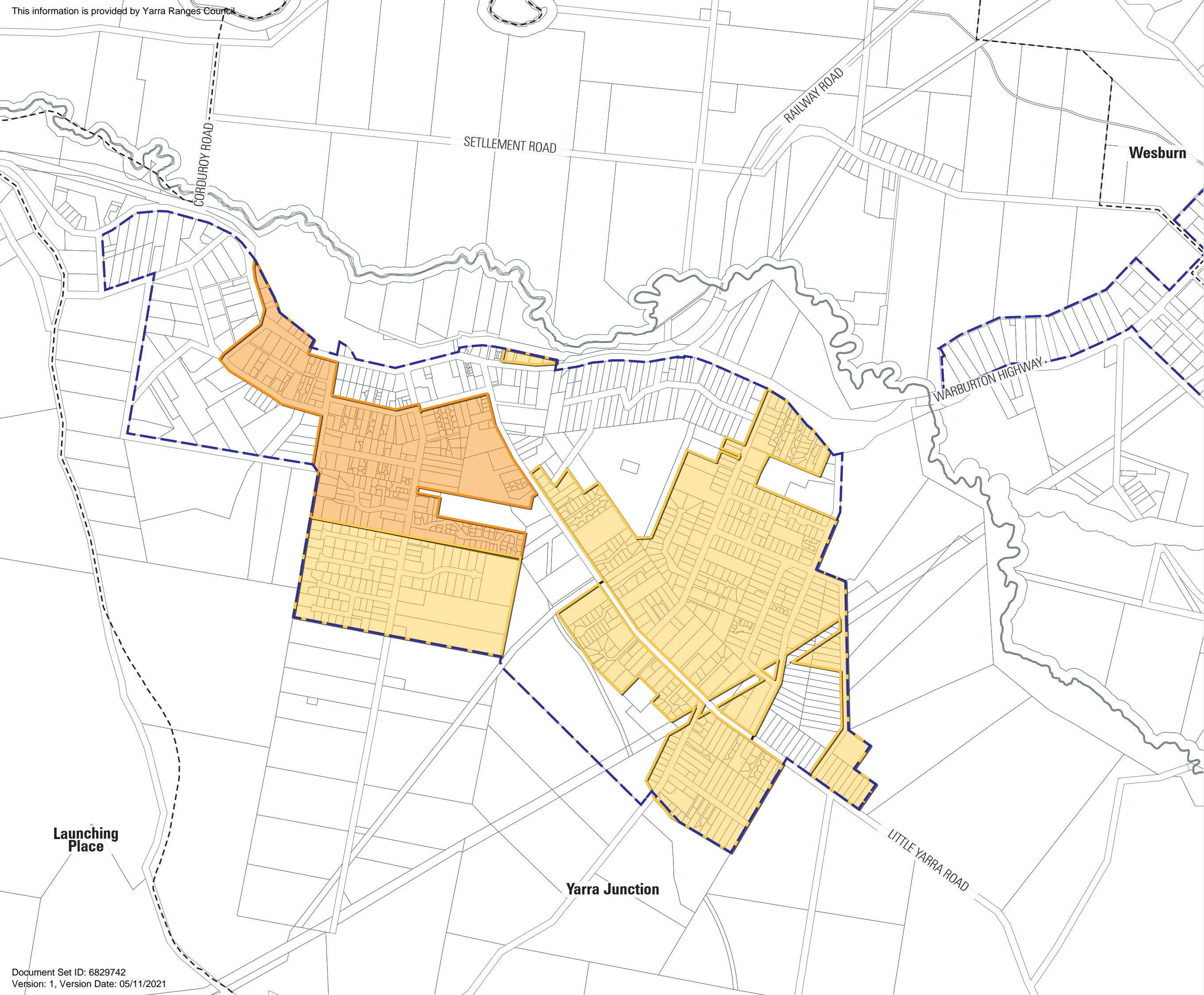
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**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Yarra Junction

Preferred Character
Consolidation

Legend

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



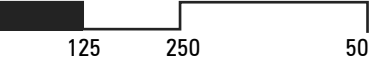
**Launching
Place**

Yarra Junction

LITTLE YARRA ROAD

Wesburn

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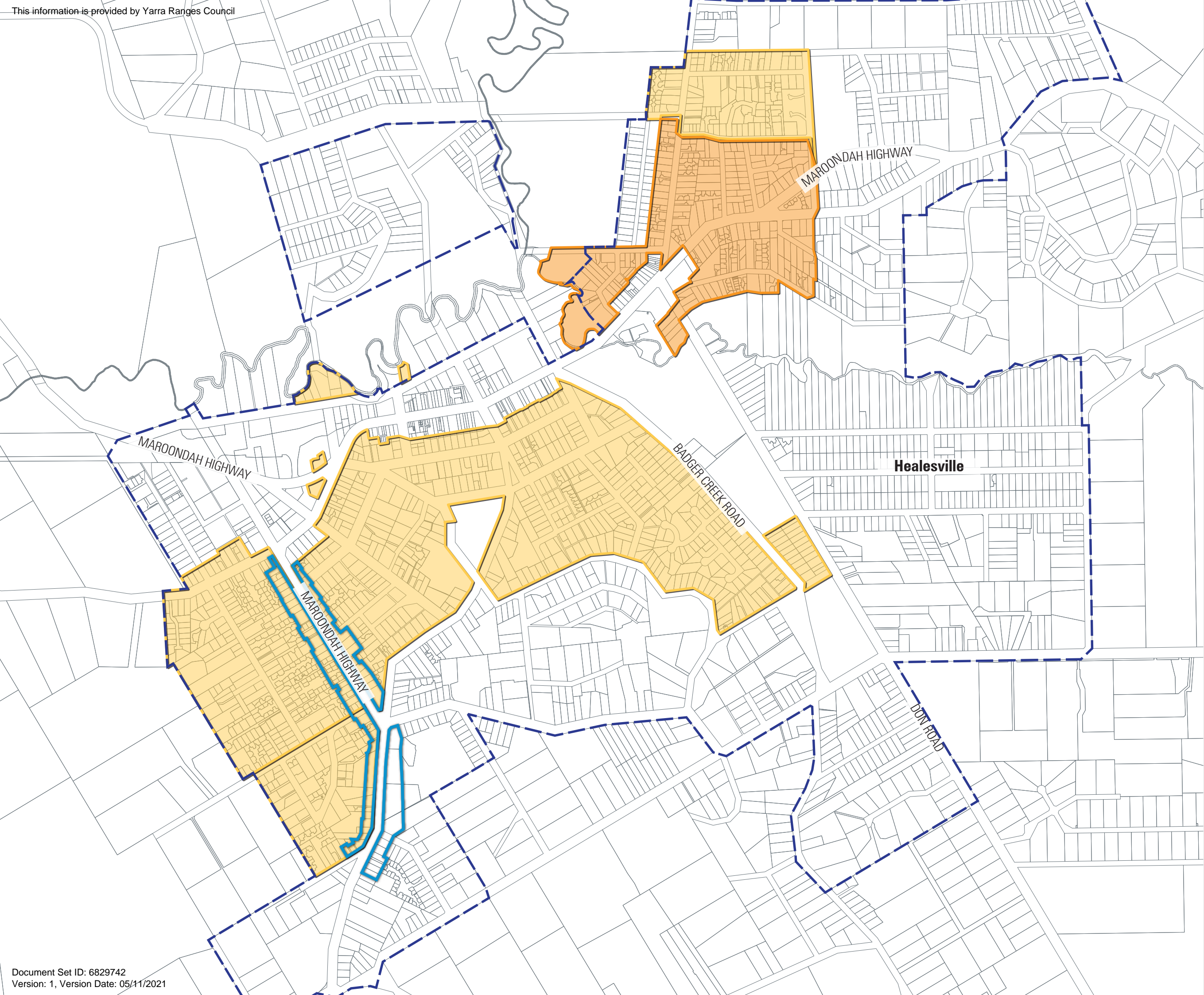


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Healesville

Preferred Character
Precincts

Legend

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



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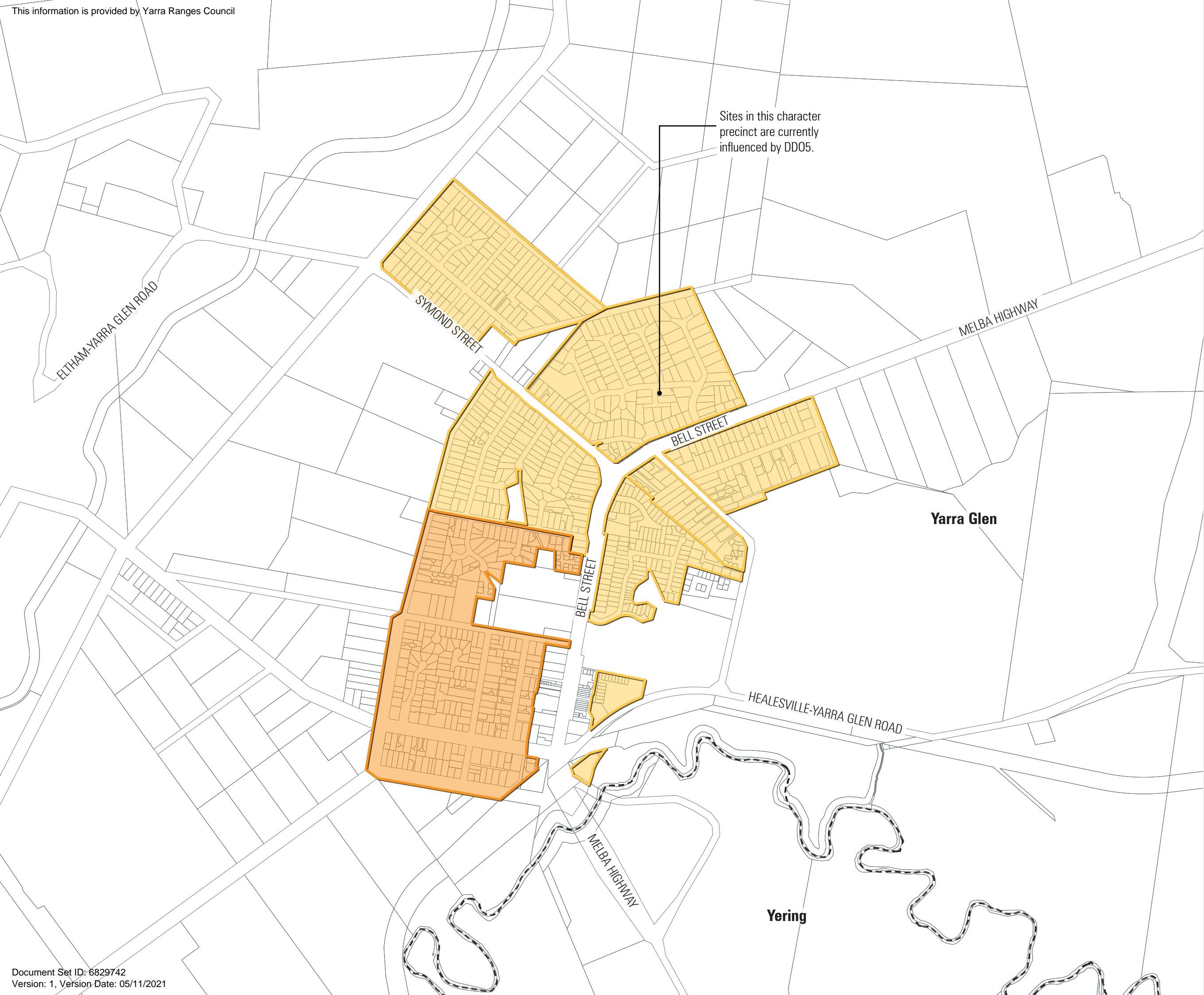


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Yarra Glen

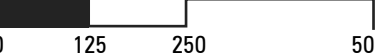
Preferred Character
Precincts

Legend

- Locality boundary
- Township Consolidation
- Township Incremental



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Date: 20.04.2021
Revision: B



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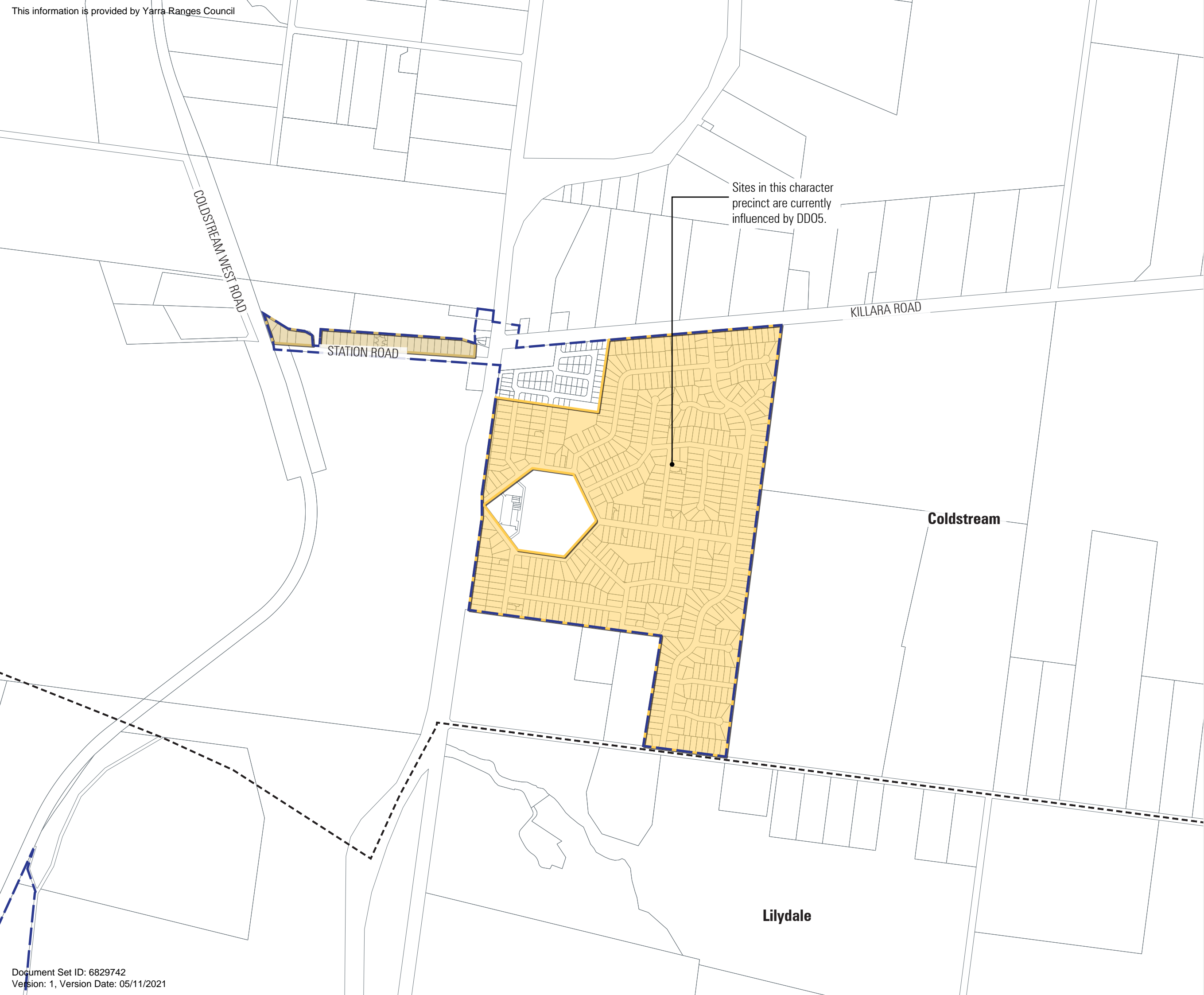


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Coldstream

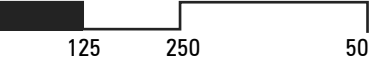
Preferred Character
Precincts

Legend

- Locality boundary
- Urban Growth Boundary (UGB)
- Township Incremental
- Rural Township (Least Change)



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Date: 20.04.2021
Revision: B






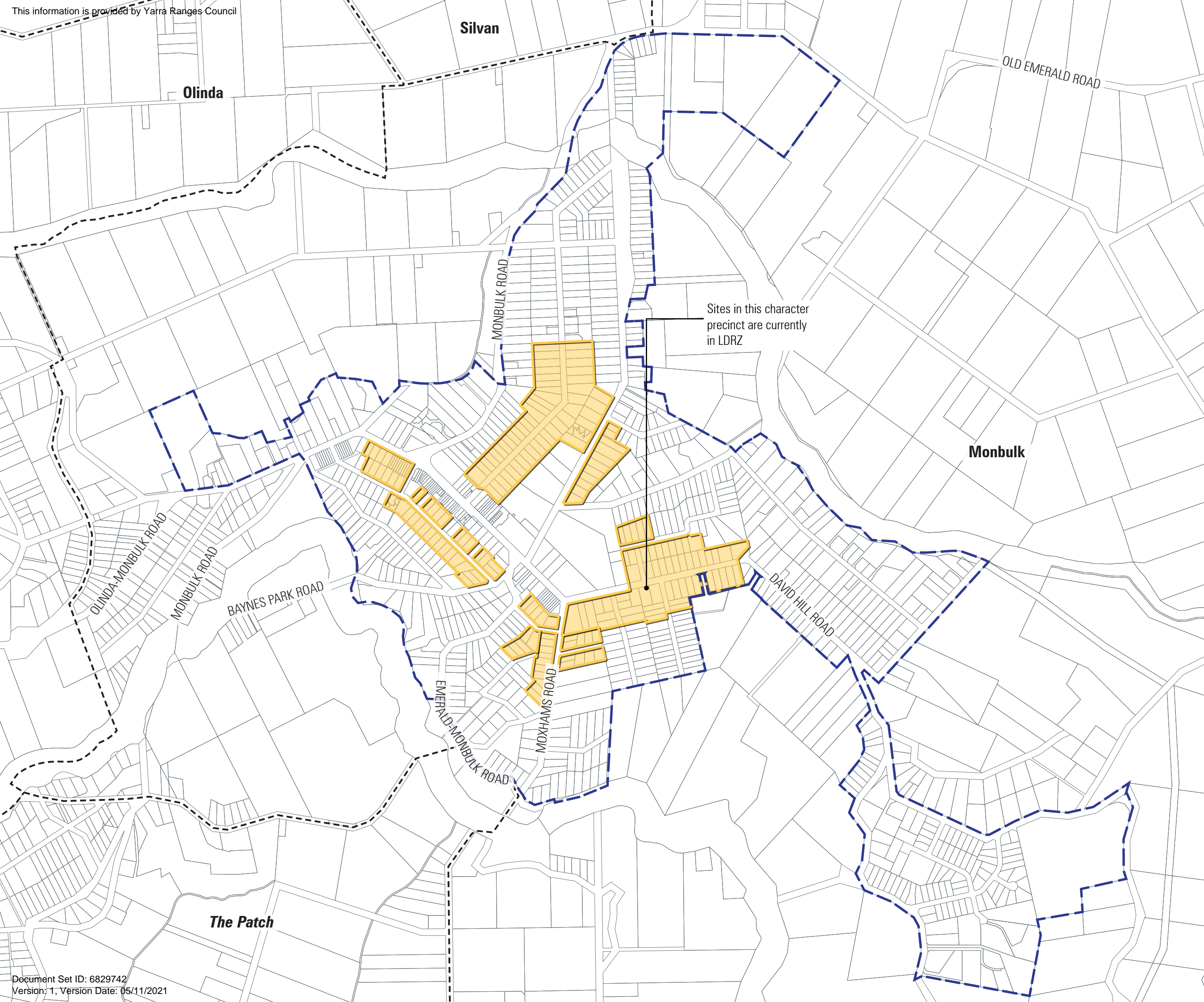
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YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY Monbulk

Preferred Character
Precincts

Legend

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



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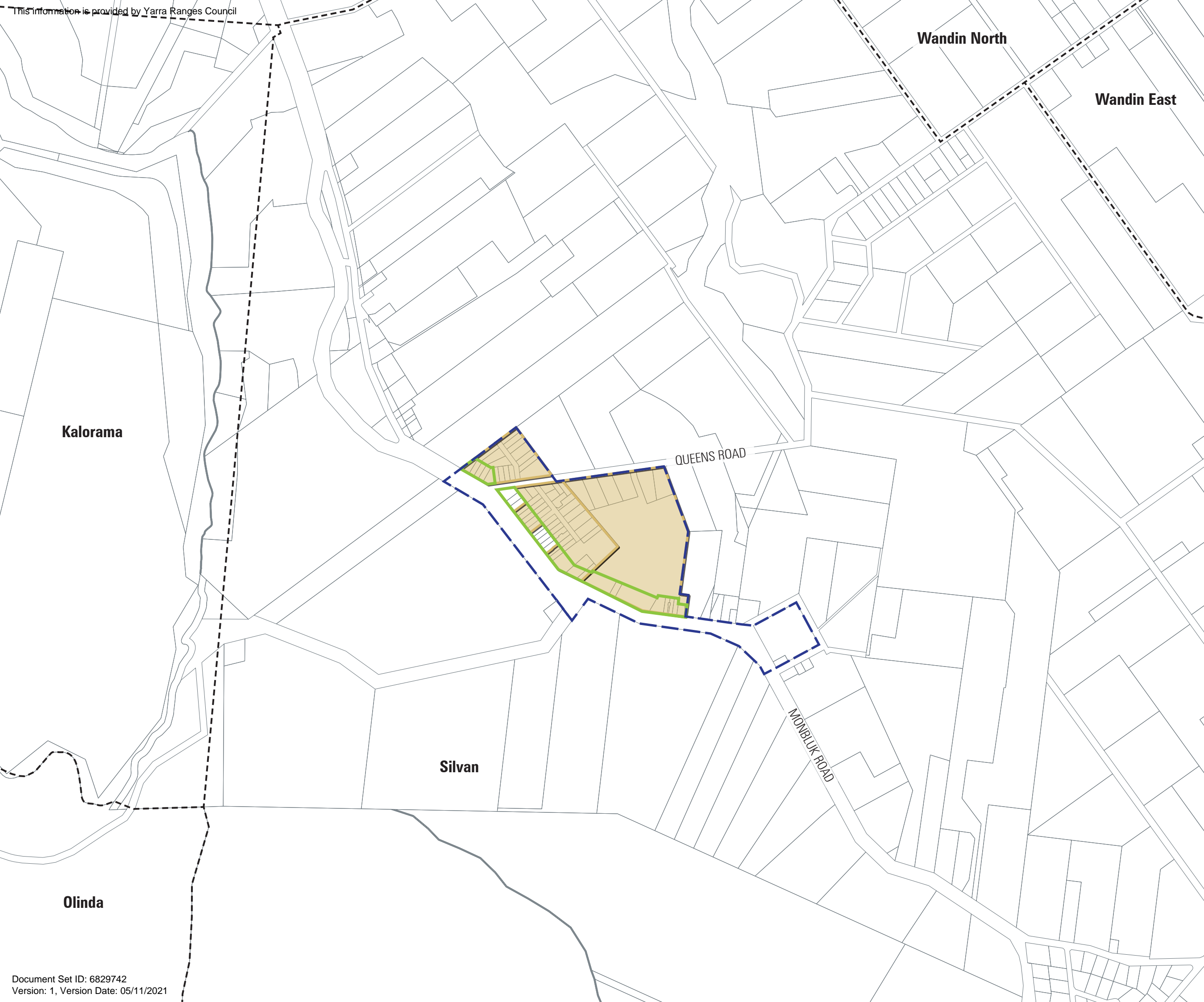


YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY Silvan

Preferred Character
Precincts

Legend

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



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Date:
Revision:

2020.0203
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20.04.2021
B



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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 (13July 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.
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- 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.

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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

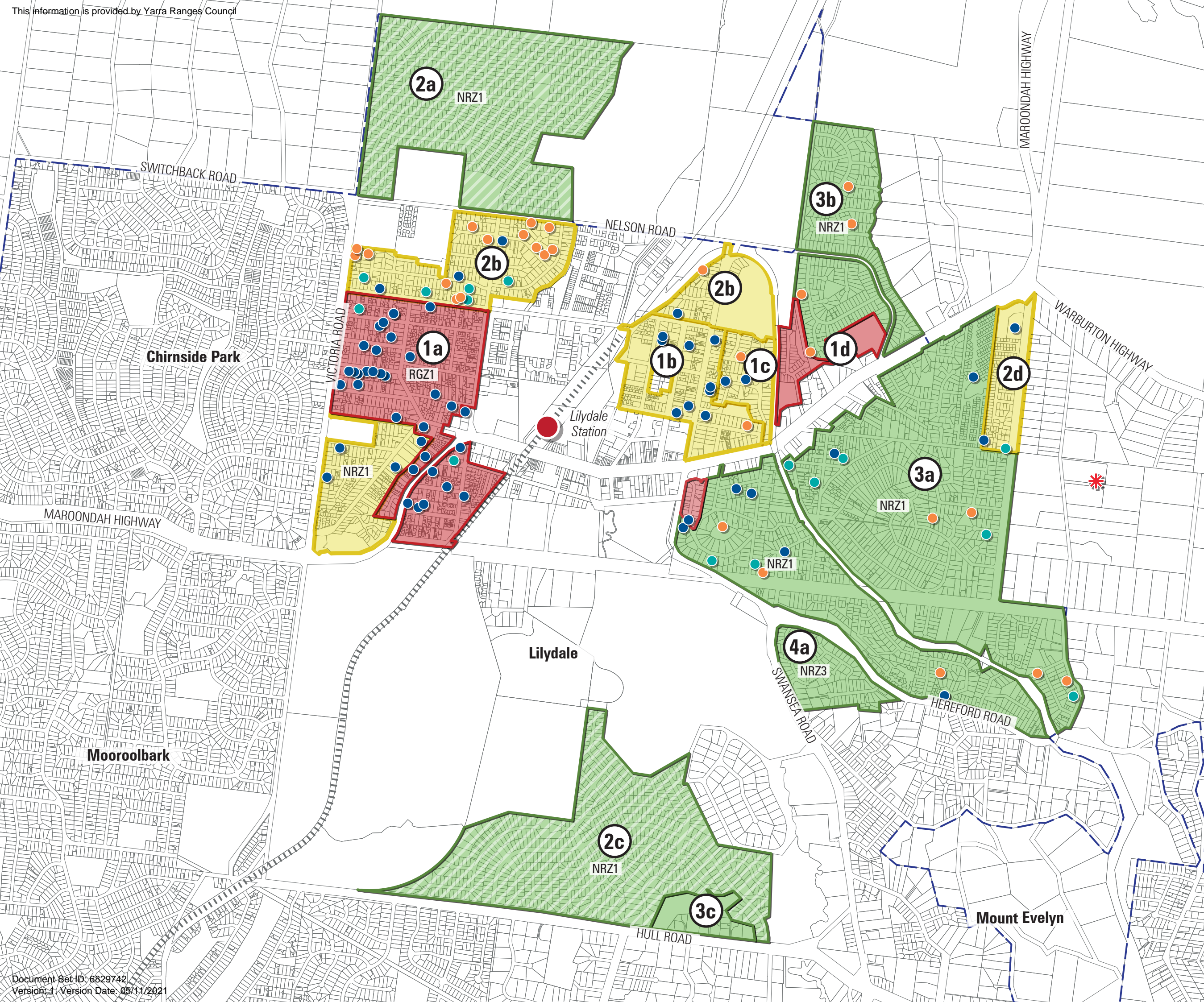
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YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY Lilydale

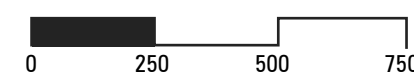
Overall intactness

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) 



Project Ref: 2020.0203
Scale: 1:16000@A3
Date: 05.02.2021
Revision: B













Print Date: 21 February 2022, 10:22 AM

**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) 



Wonga Park

Chirnside Park

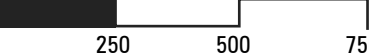
Lilydale

Lilydale
Station

Mooroolbark

**MAROONDAH
COUNCIL**

Project Ref: 2020.0203
Scale: 1:16000@A3
Date: 05.02.2021
Revision: B



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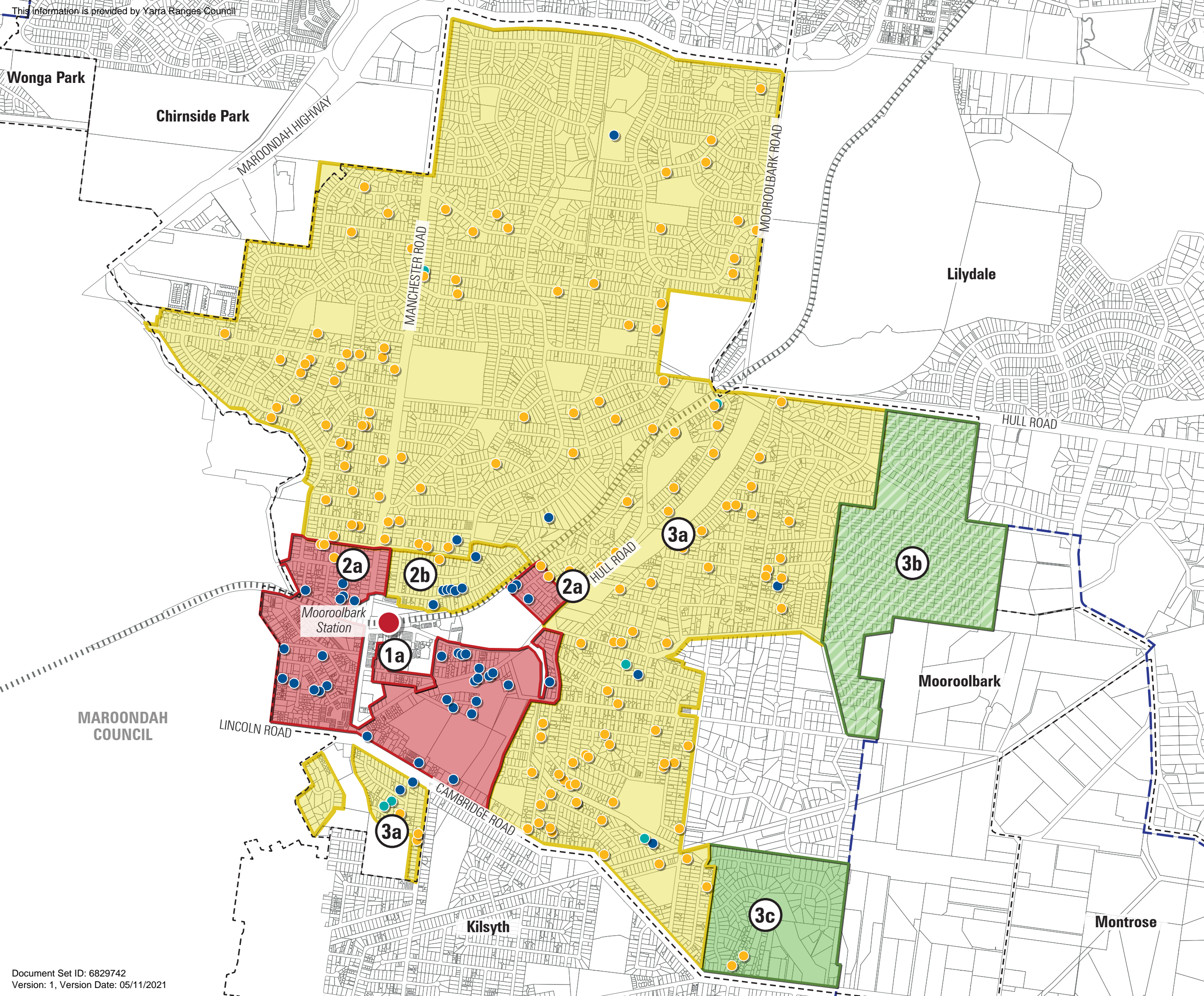
YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY

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)

MAROONDAH
COUNCIL

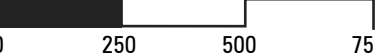
Kilsyth

Mooroolbark

Montrose

Mount
Dandenong

Project Ref: 2020.0203
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Date: 05.02.2021
Revision: B



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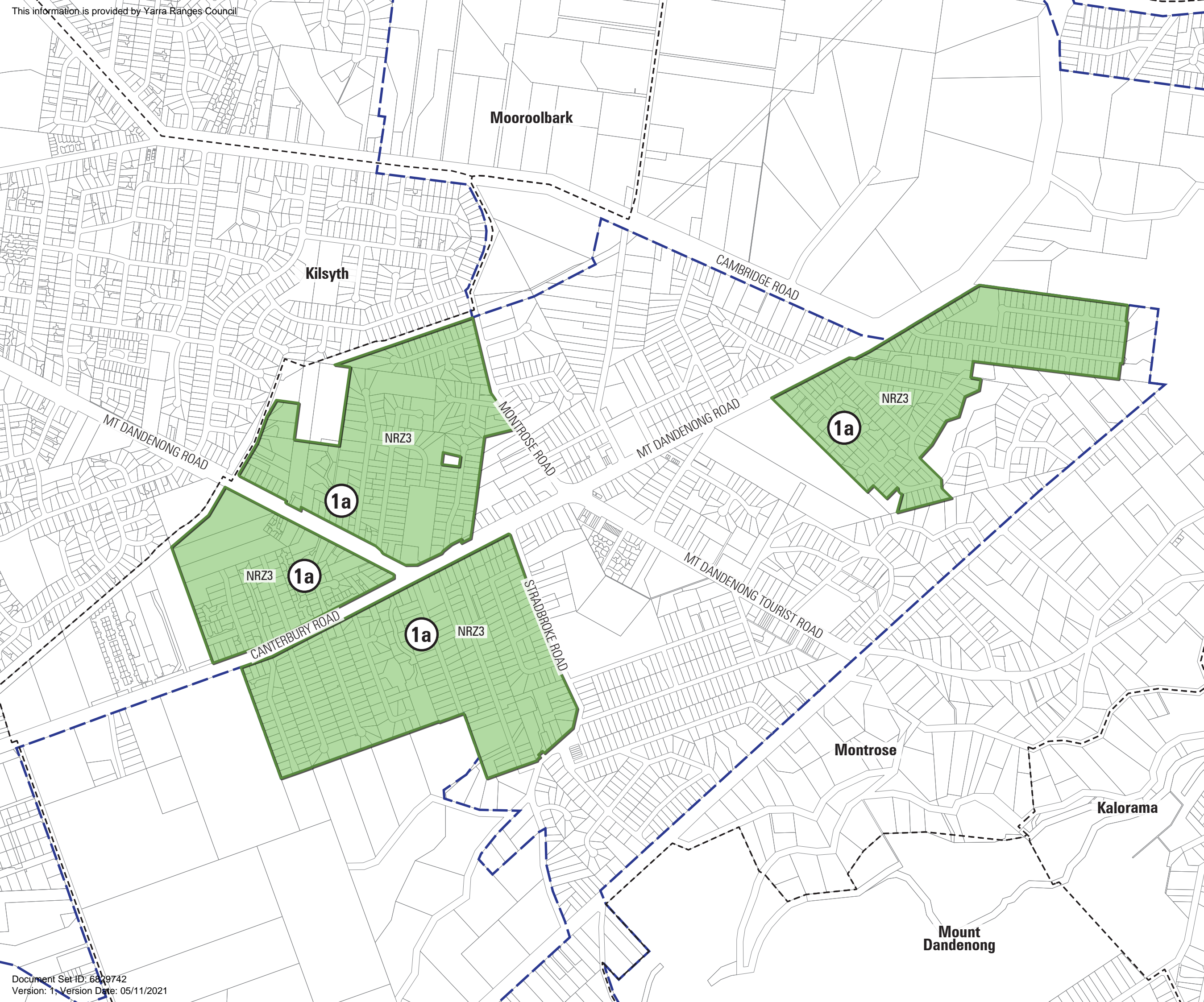


YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY Montrose

Overall intactness

Legend

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



Project Ref:
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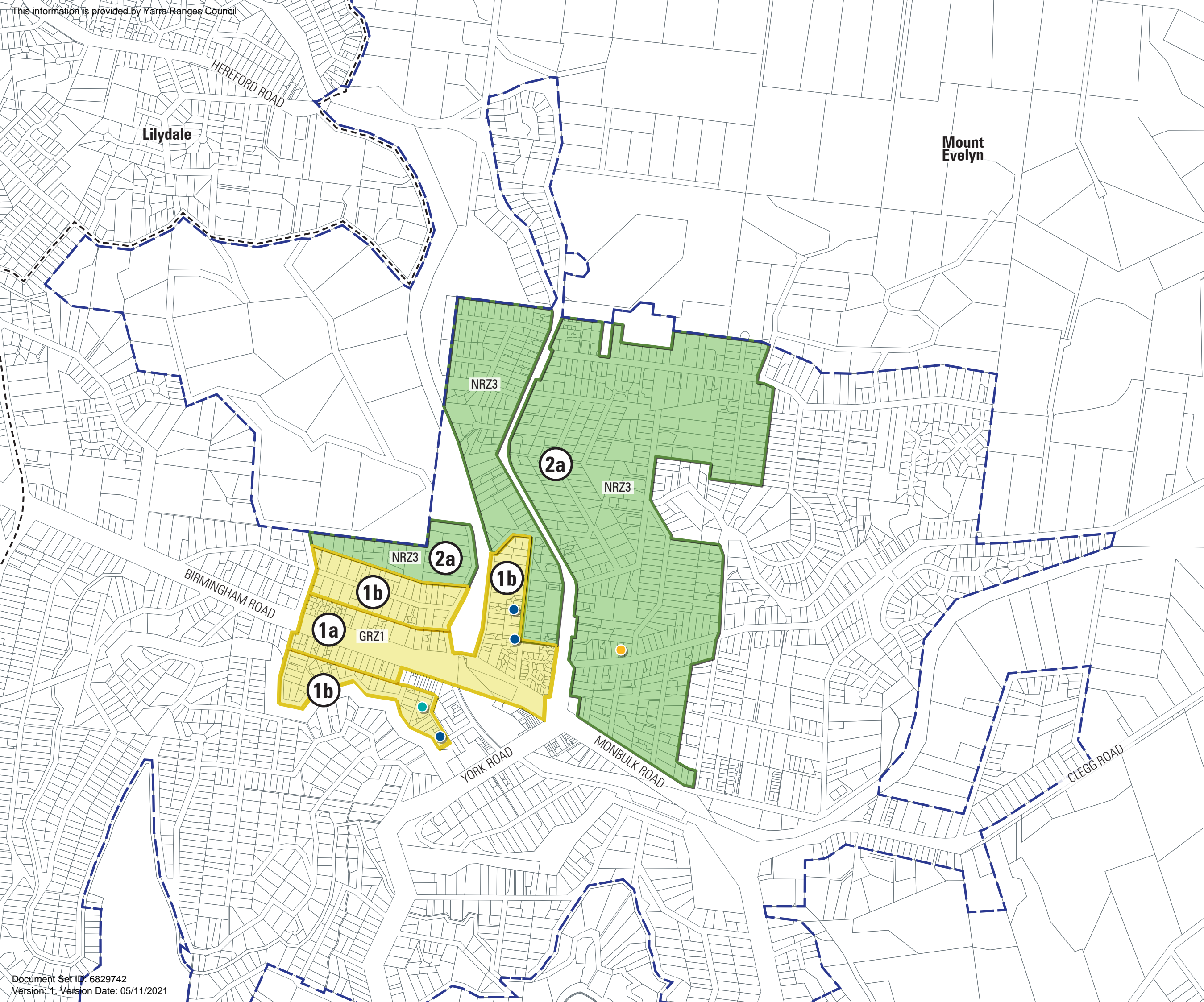
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YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY Mount Evelyn

Overall intactness

Legend

- Locality boundary 
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- 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) 



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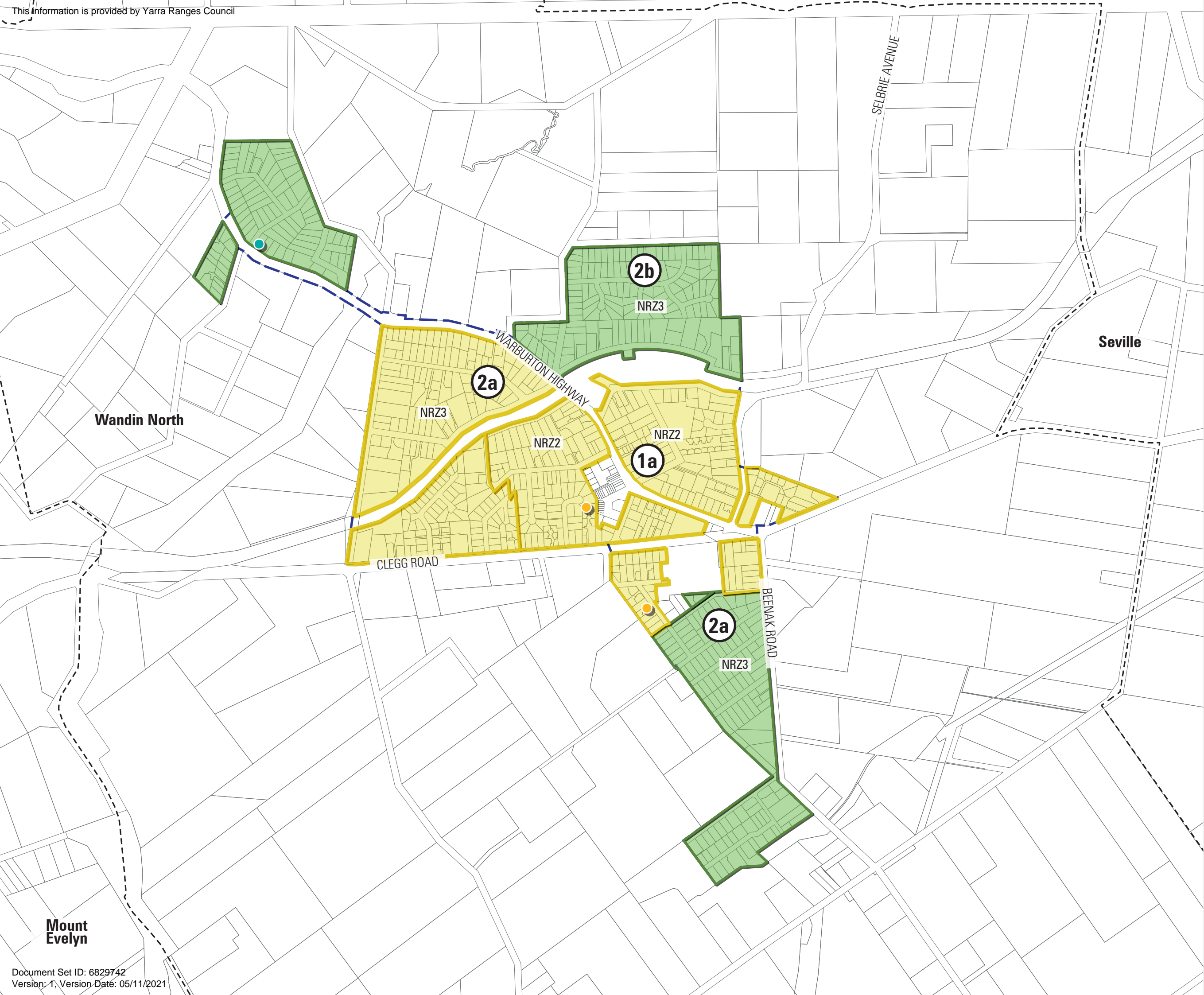


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Wandin North

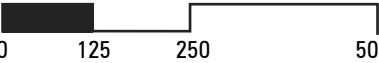
Overall intactness

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)



Project Ref: 2020.0203
Scale: 1:10000@A3
Date: 05.02.2021
Revision: B








Print Date: 21 February 2022, 10:22 AM

**Mount
Evelyn**

**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY
Seville**

Overall intactness

Legend

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



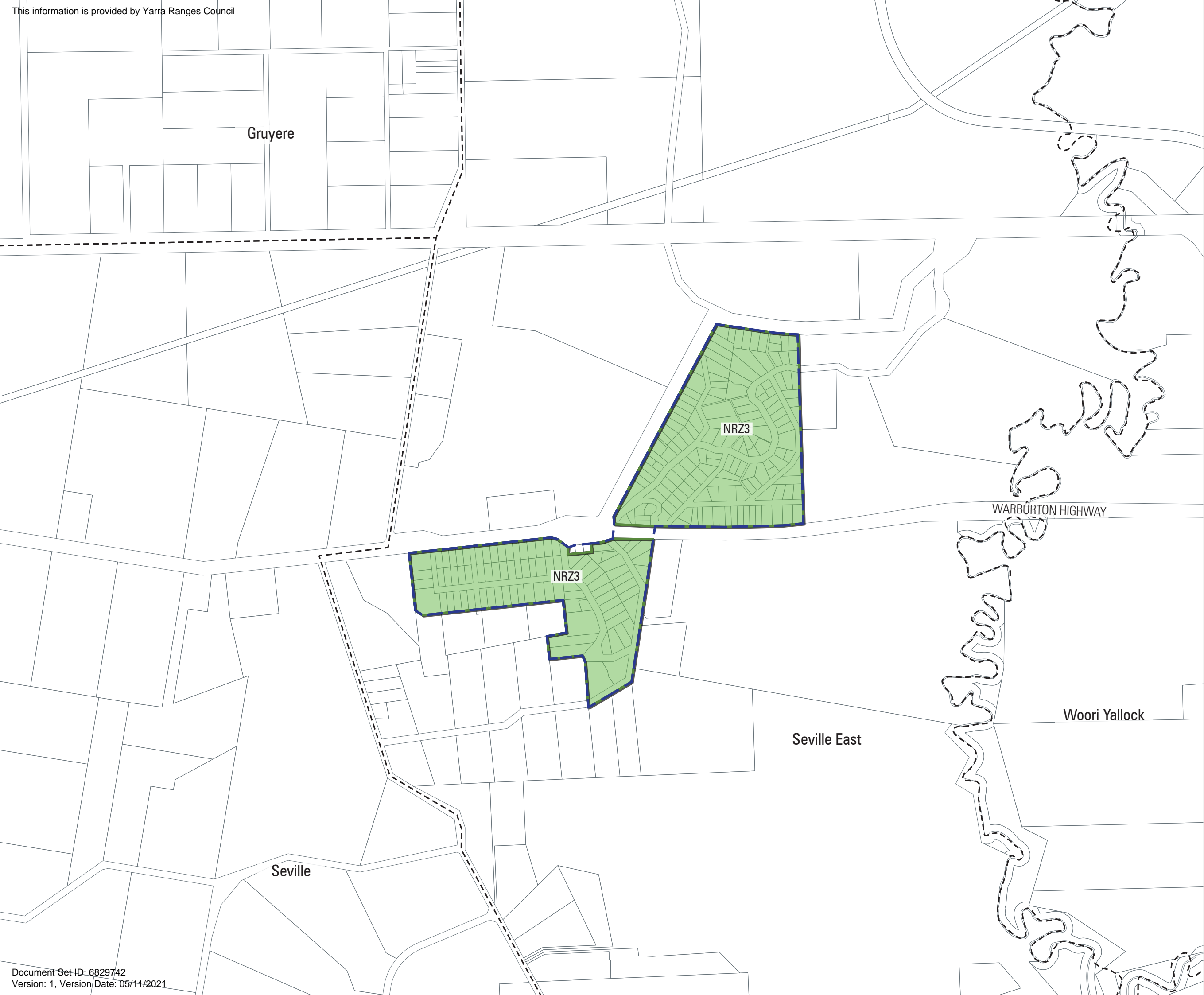


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Seville East

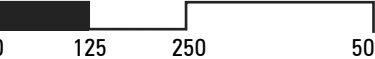
Overall intactness

Legend

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



Project Ref: 2020.0203
Scale: 1:10000@A3
Date: 05.02.2021
Revision: B



Print Date: 21 February 2022, 10:22 AM

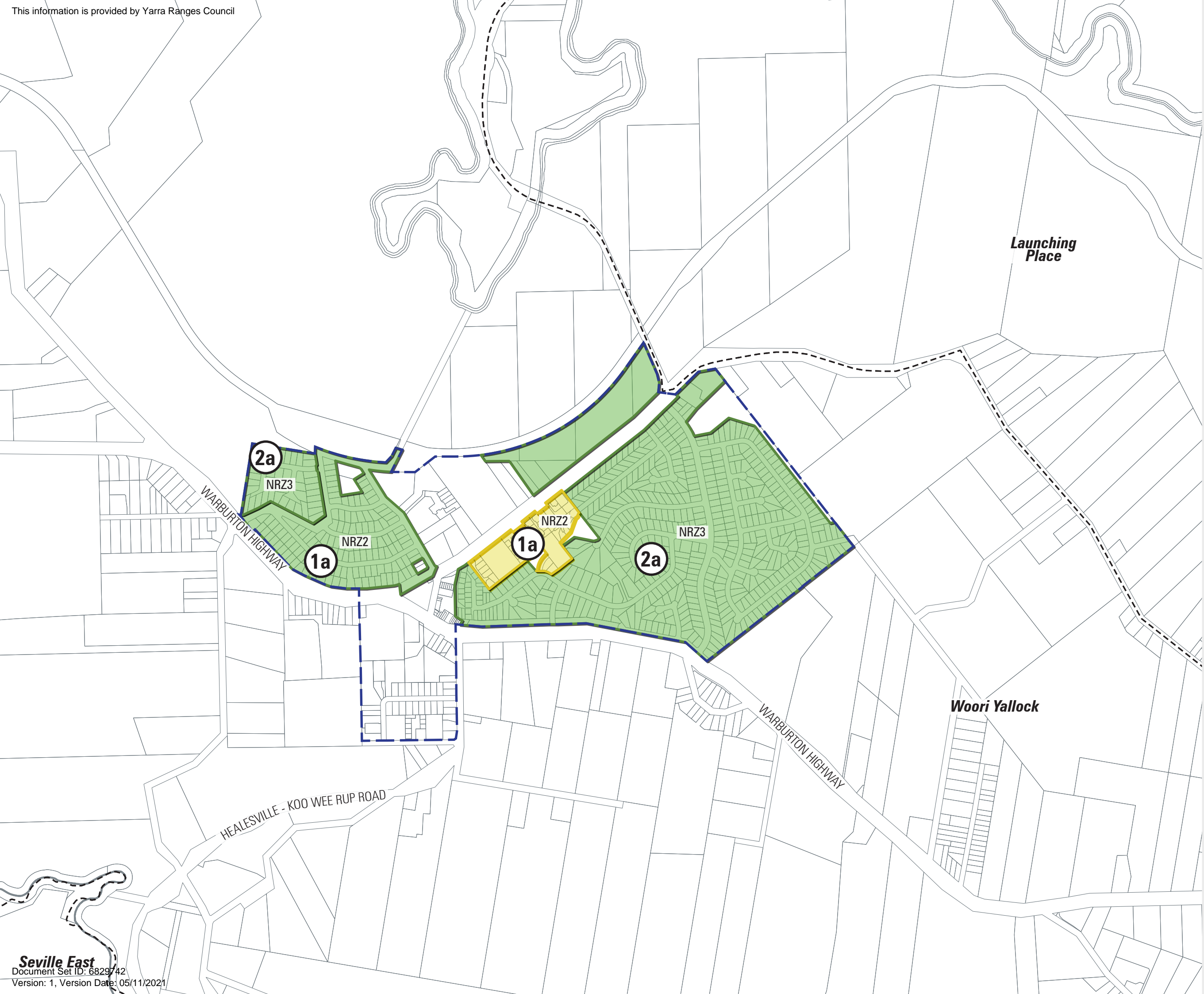


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Woori Yallock

Overall intactness

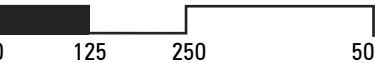
Legend

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



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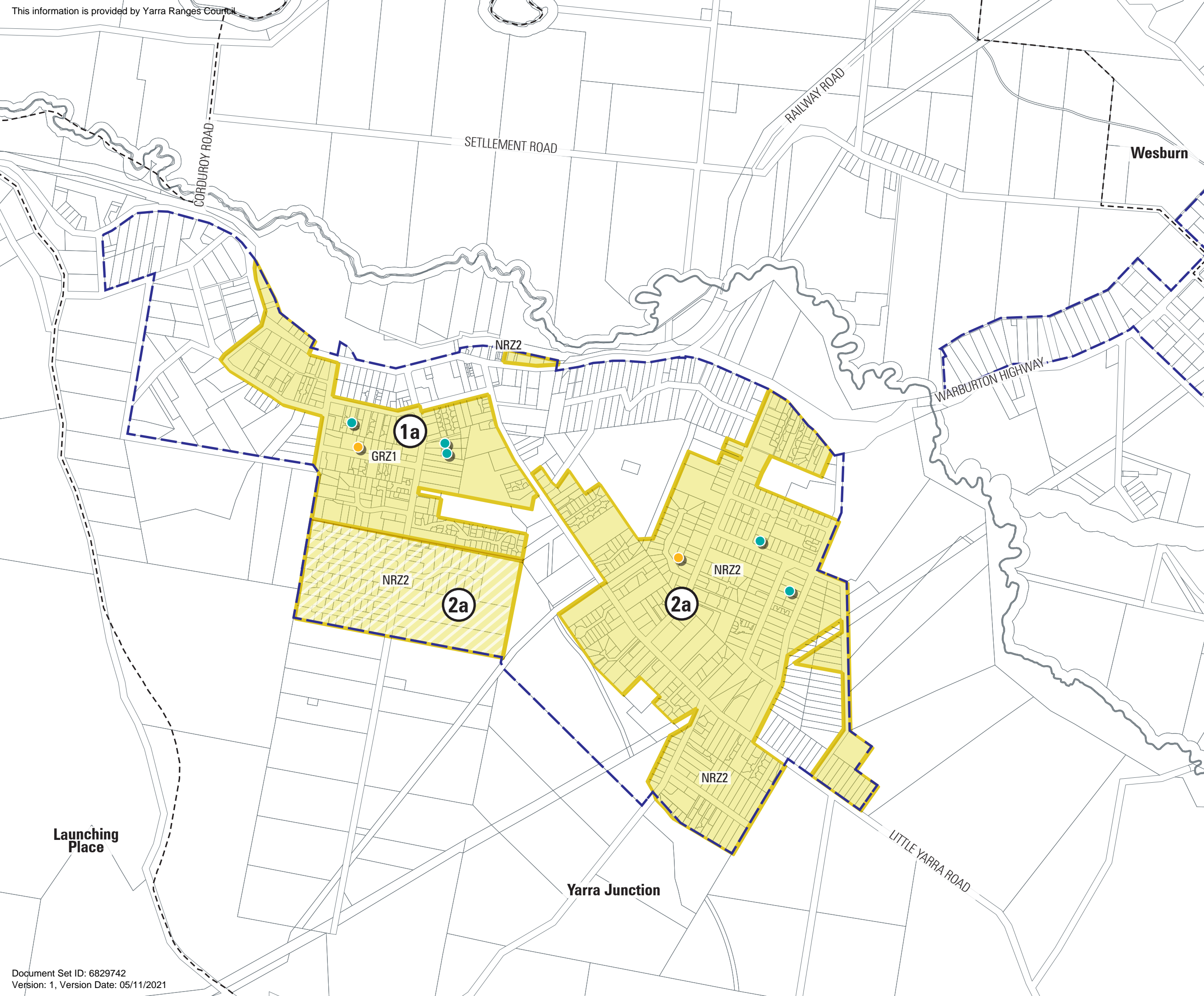


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Yarra Junction

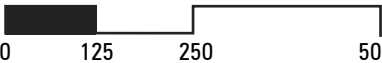
Overall intactness

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)



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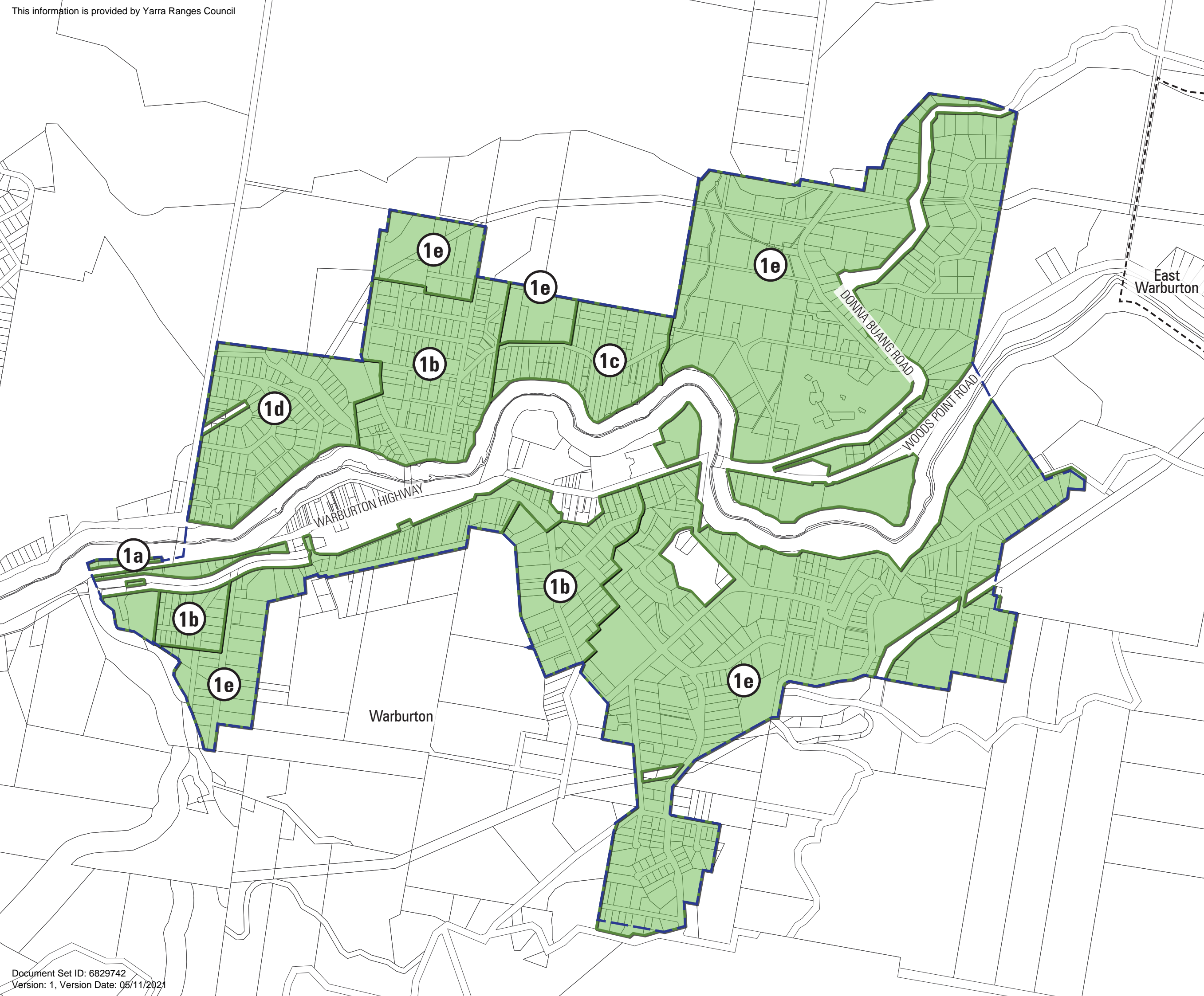


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Warburton

Overall intactness

Legend

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



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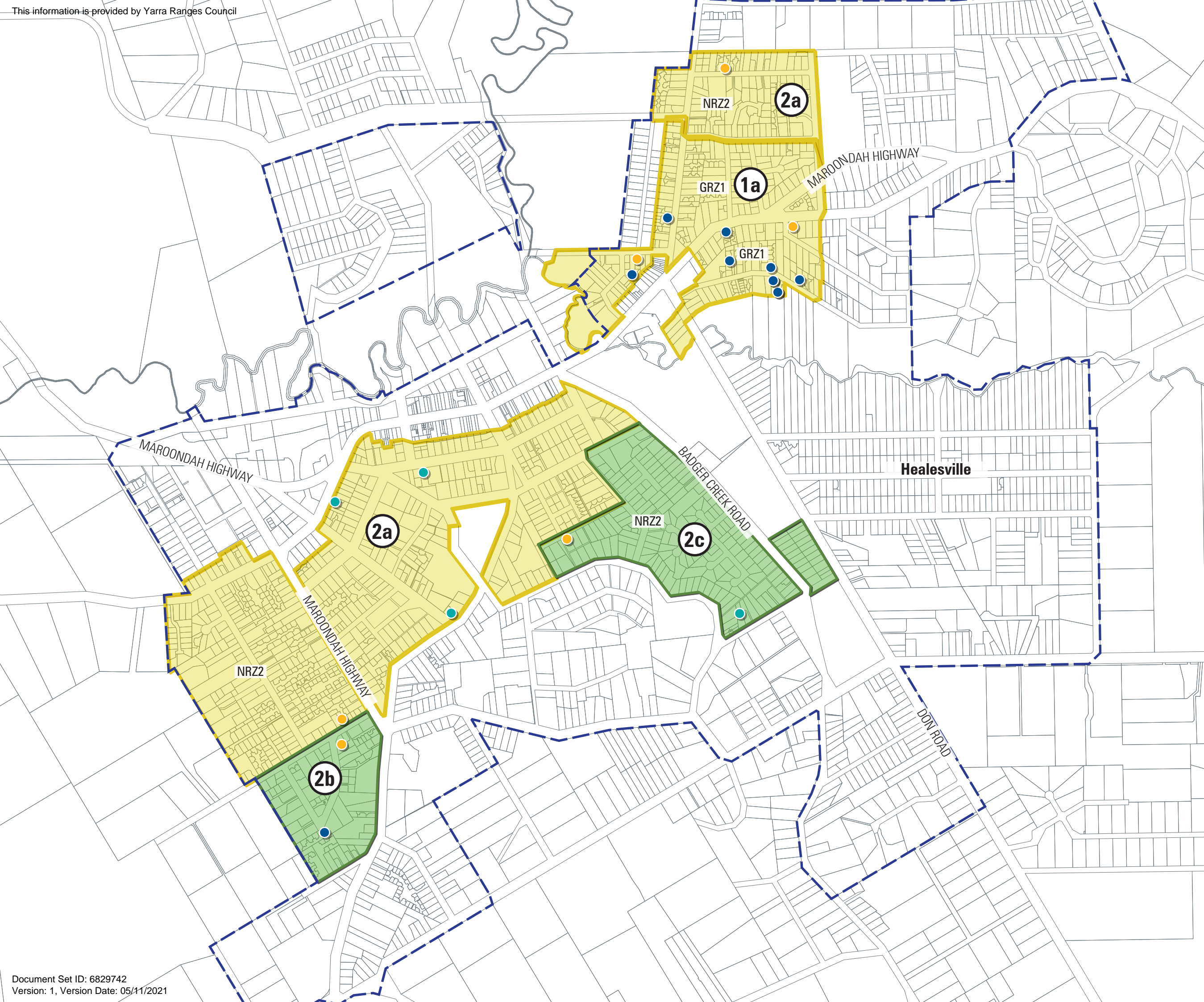
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YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY Healesville

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) 



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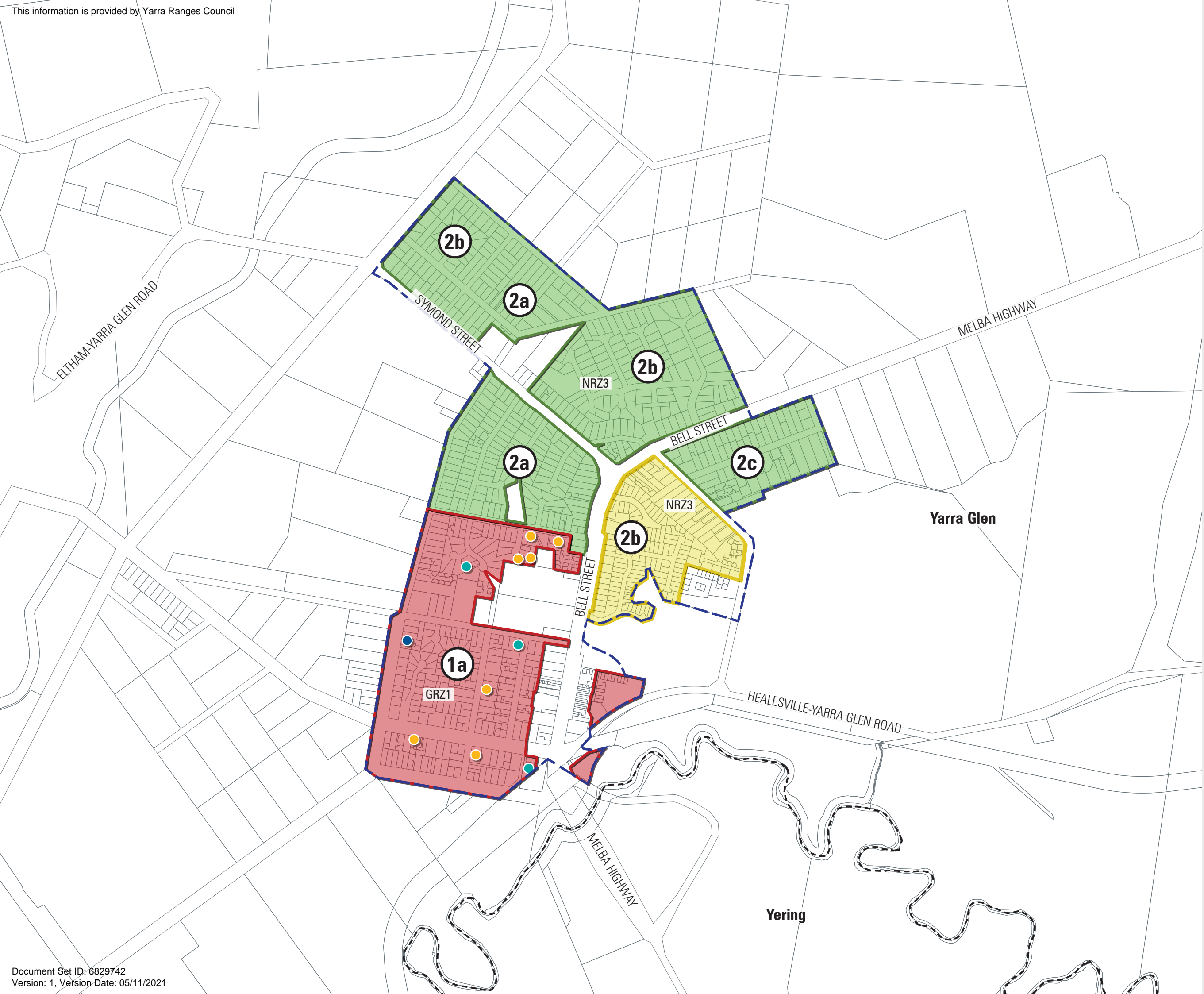


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Yarra Glen

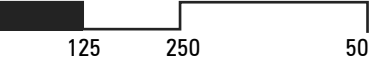
Overall intactness

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)



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**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Coldstream

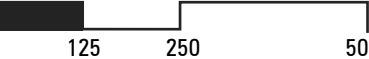
Overall intactness

Legend

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



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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 



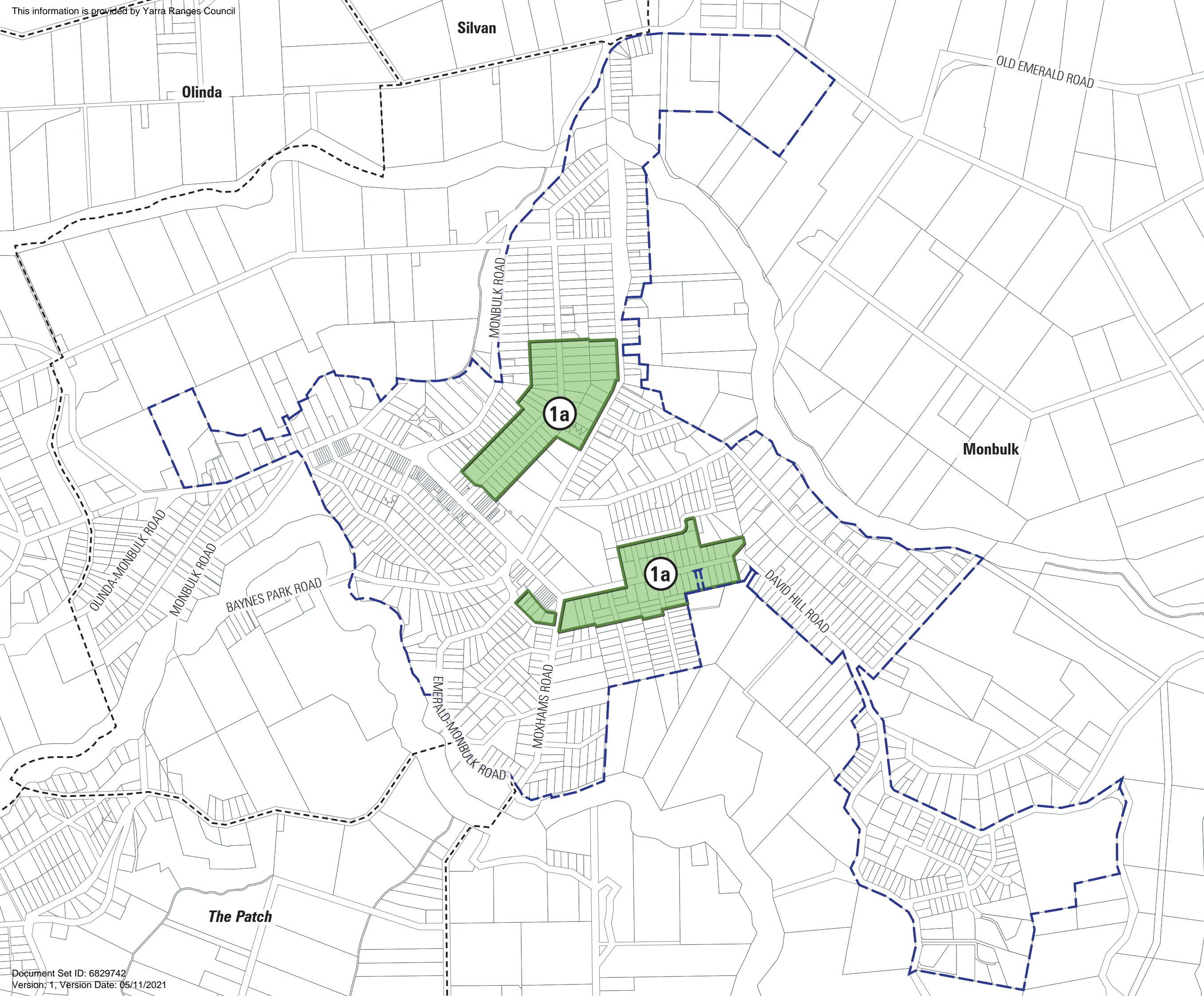


**YARRA RANGES
NEIGHBOURHOOD
CHARACTER STUDY**
Monbulk

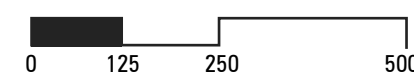
Overall intactness

Legend

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



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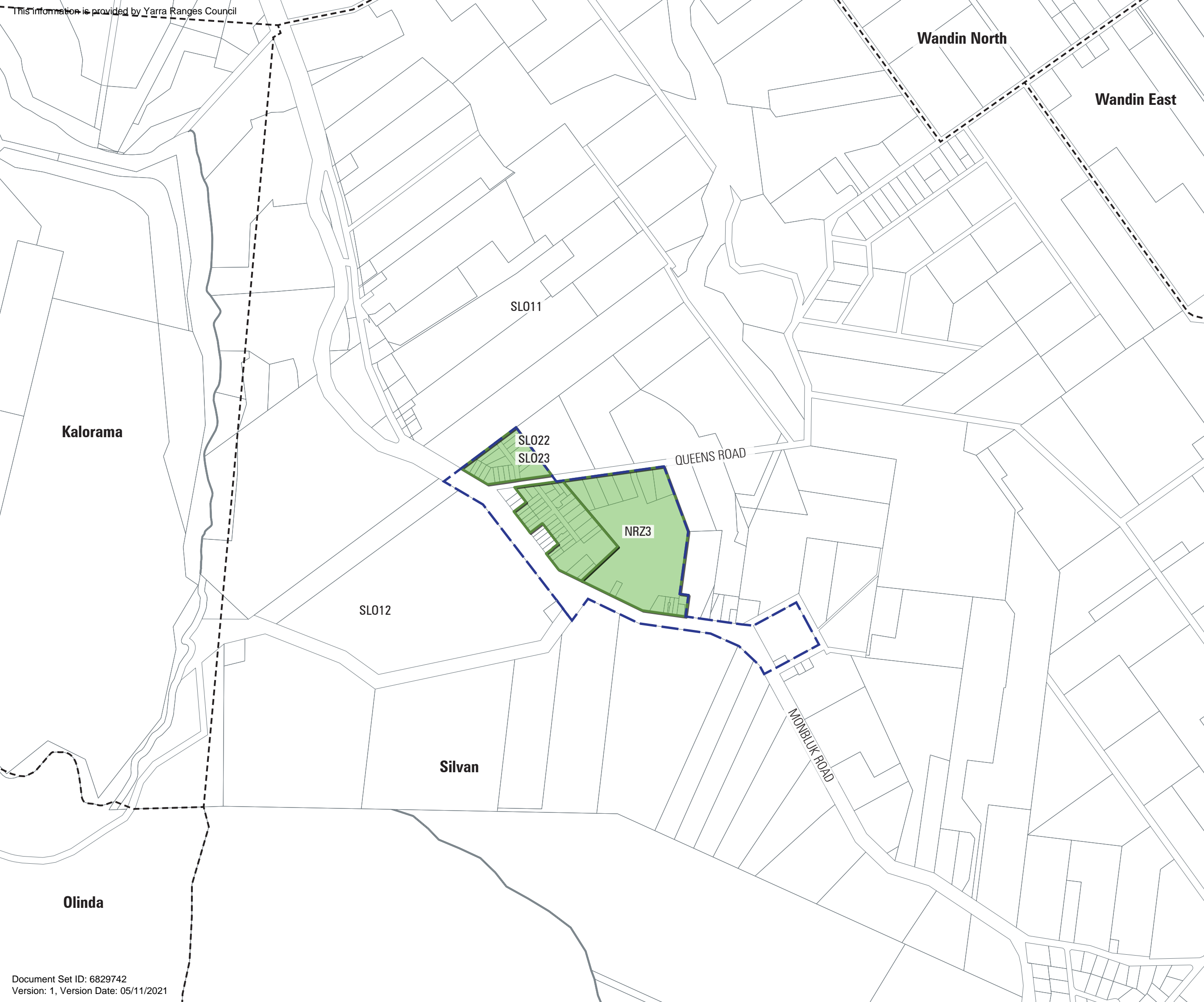
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YARRA RANGES NEIGHBOURHOOD CHARACTER STUDY Silvan

Overall intactness

Legend

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



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