

C99: Neighbourhood Character - Village West & East precincts

ATTACHMENT 3A

		<i>Structure Plan NC Study</i>	<i>Neighbourhood Character Profiles</i>	<i>C99</i>	<i>Structure Plan NC Study</i>	<i>Neighbourhood Character Profiles</i>	<i>C99</i>
		Village West	GRZ5: Village West	C99 Clause 21.13-2 & GRZ5 Zone schedule (D) = default	Village East	GRZ5: Village East	Clause 21.13-2 & GRZ5 Zone schedule (D) = default
1		Objectives/Future Direction	Preferred Future Character:	21.13-2 Objective 7:	Objectives/Future Direction	Preferred Future Character:	21.13-2 Objective 8:
2				<ul style="list-style-type: none"> To facilitate <u>incremental infill</u> development that achieves the precinct's preferred future character which comprises: 			To facilitate <u>incremental infill</u> development that achieves the precinct's preferred future character which comprises:
3	Scale	<ul style="list-style-type: none"> To retain existing buildings that contribute to the character of the area and built form to existing human scale. 	<ul style="list-style-type: none"> Precinct will maintain a streetscape rhythm of detached single storey dwellings set behind landscaped front gardens. 	<ul style="list-style-type: none"> A consistent pattern of detached dwellings that maintain the area's single storey scale. 	<ul style="list-style-type: none"> To retain existing building scale and retain buildings that contribute to the character of the area. 	<ul style="list-style-type: none"> Precinct will maintain a streetscape rhythm of detached single storey dwellings set behind landscaped front gardens. 	<ul style="list-style-type: none"> A consistent pattern of detached dwellings that maintain the area's single storey scale.
4		<ul style="list-style-type: none"> Maintain and reuse existing buildings wherever possible as part of any redevelopment. 	<ul style="list-style-type: none"> Infill development will read from the street as single detached dwellings and 2-3 lot subdivisions will generally retain the existing front dwelling and locate new dwellings behind it. 			<ul style="list-style-type: none"> Infill development will read from the street as single detached dwellings and 2-3 lot subdivisions will generally retain the existing front dwelling and locate new dwellings behind it. 	
5	<i>Lot Size</i>	<i>Typically 1000m². Some multi-unit.</i>	<i>Traditional 1000m² predominates, smaller from 2-4 lot subdivision in places.</i>		<i>Generally smaller, shallower; 600m² or less</i>	<i>700 – 900m² with considerable variation, smaller from 2-4 lot subdivision in places.</i>	
6	<i>Lot width - existing</i>		<ul style="list-style-type: none"> <i>20m standard, some variations from subdivision.</i> 		<ul style="list-style-type: none"> <i>15m</i> 	<ul style="list-style-type: none"> <i>15-20m standard, some variations from subdivision.</i> 	
7	Heritage	<ul style="list-style-type: none"> To respectfully respond to existing heritage qualities of specific buildings and streetscapes. 		<ul style="list-style-type: none"> Historic bluestone gutters and mature street trees. 	<ul style="list-style-type: none"> To respectfully respond to existing materials used in built forms. 		<ul style="list-style-type: none"> Historic bluestone gutters and mature street trees.
8	Building Materials	<ul style="list-style-type: none"> Utilise a palette of materials already present in streetscape with preference for natural materials. 			<ul style="list-style-type: none"> Utilise a palette of materials already present in streetscape with preference for natural materials. 		

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9	Materials	Existing: • Brickwork, w'board, timber.	Existing: • Various; commonly face, solid or rendered brick, w'board.		Existing: • Predominantly w'board, with some brickwork.	Existing: • Various; w'board is most common.	
10	Rooves	Existing: Pitched. Future: Pitched.	Existing: • Pitched, tile or corrugated steel.		Existing: Pitched. Future: Pitched.	Existing: • Pitched, tile or corrugated steel predominate.	
11	Landscaping	• To celebrate the landscape value of front yards visible from public streets.	• Landscaping and low front fences will maintain the garden setting character of the precinct and features such as bluestone guttering and mature street trees will be retained.	• Absent or low front fences that allow views of front gardens.	• To improve landscape qualities visible in the street.	• Low front fences and increasing canopy cover will enhance the garden setting character of the precinct and features such as bluestone guttering and mature street trees will be retained.	• Absent or low front fences that allow views of front gardens.
12	Landscape setting	• To promote the landscape setting and streetscape planting.		• Landscaped front and rear gardens with mature vegetation, including canopy trees.	• To improve the landscape setting and streetscape planting.		Landscaped front and rear gardens with mature vegetation, including canopy trees.
13	Street trees	• Protect all street trees from removal and minimise additional paving or driveways within the dripline of street trees.			• Protect all street trees from removal and minimise additional paving or driveways within the dripline of street trees.		
14	Streetscape	Existing: • Well established street trees on both sides of street. • Wide streets	Existing: • Mature exotic trees feature as street trees.		Future: • Consider street-tree planting scheme for under-planted streets.	Existing: • Intermittent plantings of street trees.	

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15			<ul style="list-style-type: none"> Strategic development sites will add to housing choice while integrating with the surrounding precinct especially on lots fronting established streets. 			<ul style="list-style-type: none"> Development of the strategic site of the former swimming pool will add to housing choice while being sensitive to its prominent location opposite the Kyneton Botanic Gardens and respectful of the established streetscape of Maxwell St. 	
16	Boundary	<ul style="list-style-type: none"> Avoid boundary to boundary building forms. 	<ul style="list-style-type: none"> Building to side boundaries will be rare and garages, carports and second storey development will not visually dominate. 		<ul style="list-style-type: none"> Avoid boundary to boundary building forms, and provide parking behind front dwellings. 	<ul style="list-style-type: none"> Building to side boundaries will be rare and garages, carports and second storey development will not visually dominate. 	
17	Garages	<ul style="list-style-type: none"> Avoid garages attached to dwellings and visible from street. 			<ul style="list-style-type: none"> Avoid garages attached to dwellings and visible from street. 		
18	Driveways	<ul style="list-style-type: none"> Avoid more than one driveway to any single lot (unless corner lot) 			<ul style="list-style-type: none"> Avoid more than one driveway to any single lot (unless corner lot) 		
19	Permit on lot 300 – 500m ²			None specified			None specified
20	Front Setback	<p>Existing:</p> <ul style="list-style-type: none"> 5 – 15m. <p>Future:</p> <ul style="list-style-type: none"> Match existing. 	<p>Existing:</p> <ul style="list-style-type: none"> 7.1m average; generally 6-9m with considerable variation. 	<p>6m vacant both sides</p> <p>Default all other</p>	<p>Existing:</p> <ul style="list-style-type: none"> 0 – 10m. <p>Future:</p> <ul style="list-style-type: none"> Match existing. 	<p>Existing:</p> <ul style="list-style-type: none"> 6.4m average; generally 3-9m with considerable variation. 	<p>6m vacant both sides</p> <p>Default all other</p>
21	Site Coverage		<p>Existing:</p> <ul style="list-style-type: none"> Mostly 20-30%. + 40% uncommon except multi-dwelling sites (some exceed 60%). 	None specified. (D=60%)		<p>Existing:</p> <ul style="list-style-type: none"> Mostly 20-30%. + 40% uncommon except multi-dwelling sites (some exceed 60%). 	(D=60%)

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22	Permeability		30% (D=20%)			30% (D=20%)	
23	Landscaping / Vegetation	Existing: • Front yards: at least one canopy tree. Future: • Front yards: At least 1 canopy tree.	Existing: • Mature exotic trees feature in landscaped front gardens and as street trees.	2 canopy trees, at least 1 in front (Multi-Dwelling only).	Existing: • Front yards: Varies Future: • Front yards: At least 1 canopy tree.	Existing: • Front yard plantings variable, some extensively landscaped with exotic or indigenous canopy trees, others more minimal.	2 canopy trees, at least 1 in front (Multi-Dwelling only).
24	Side & Rear Setbacks	Existing: 1 – 4m. Future: Min 1m.	Existing: • Side: often 1-3m and 3-6m (driveway) other side.	None specified (D=1m)	Existing: 1 – 4m. Future: Min 1m.	Existing: • Side: often 1-3m and 3-6m (driveway) other side. • Both sides 1-3m on some narrow lots.	None specified (D=1m)
25	Walls on Boundary	Future: • Avoid	Existing: • Building to boundary rare.	0m / 0m unless garage/car port 5m behind dwelling front wall (D=10m & 25%)	Future: • Avoid	Existing: • Building to boundary rare.	0m / 0m unless garage/car port 5m behind dwelling front wall (D=10m & 25%)
26	Private Open Space			5m minimum dimension (D=3m)			5m minimum dimension (D=3m)
27	Front Fences	Existing: • Varies, typically no or low height and permeable. Future: • Permeable and max 1.2m height	Existing: • Absent or lower than 1.2m. • Various styles/materials including wire, wrought iron, timber pickets, bricks and stone.	None specified Clause 21.13-2: Avoid more than 1.2m	Existing: • Varies. Future: • Preference: none unless existing fences on either side. If so, permeable and max 1.2m height	Existing: • Absent or lower than 1.2m. • Various styles/materials including wire, wrought iron, timber pickets, bricks and stone.	None specified Clause 21.13-2: Avoid more than 1.2m
28	Height	Existing: 1 – 2 storeys. Future: 2 storey max.		8m (D=9m)	Existing: Generally 1 storey. Future: 1-2 storeys, upper set back further.		8m (D=9m)

Red text with pink fill – differences between precincts: Structure Plan draft Neighbourhood Character Study

Orange text with apricot fill – differences between precincts: C99 Neighbourhood Character Profiles

Blue underlined – Post-exhibition change (added)

Red strikethrough – Post-exhibition change (deleted)

Yellow highlight: Issues