

C99: Neighbourhood Character - Post WW2 & Modern Residential precincts

ATTACHMENT 3B

	Standard	Structure Plan NC Study	Neighbourhood Character Profiles	C99	Structure Plan NC Study	Neighbourhood Character Profiles	C99
		Post WW2	GRZ6: Post WW2	Clause 21.13-2 & GRZ6 Zone schedule (D) = default	Greenfields	GRZ6: Modern Residential	Clause 21.13-2 & GRZ6/GRZ1 Zone schedule (D) = default
26		Objectives/Future Direction	Preferred Future Character:	Clause 21.13-2 Objective 9:	Objectives/Direction	Preferred Future Character:	Clause 21.13-2 Objective 10:
27				<ul style="list-style-type: none"> <li>To facilitate <b>limited infill</b> development that achieves the precinct's preferred future character which comprises:</li> </ul>			<ul style="list-style-type: none"> <li>To facilitate <b>infill and new development</b> that achieves the precinct's preferred future character which comprises:</li> </ul>
28	New development		<ul style="list-style-type: none"> <li><b>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.</b></li> </ul>			<p><b>New subdivision areas will integrate a greater diversity of housing with public open space within a permeable network of streets, footpaths and bicycle paths.</b></p>	<ul style="list-style-type: none"> <li><b>Newer areas featuring diverse lot sizes and housing types that integrate with Kyneton's rural town character, set in a street layout that maximises active transport permeability, integrates with public open space areas and responds to environmental features.</b></li> <li><b>Diverse lot sizes and housing types that integrate with Kyneton's low rural town character. A street layout that maximises pedestrian permeability, integrates with public open space areas and incorporates streetscape elements that reflect Kyneton's rural context.</b></li> </ul>

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29	Scale	<ul style="list-style-type: none"> <li>To retain existing building scale to streets to retain the character of the area.</li> </ul>	<ul style="list-style-type: none"> <li>Precinct will maintain a streetscape rhythm of detached single storey dwellings set behind landscaped front gardens.</li> </ul>	<ul style="list-style-type: none"> <li>A consistent pattern of detached dwellings that maintain the area's single storey scale.</li> </ul>	<ul style="list-style-type: none"> <li>To establish a building scale that provides for adequate space for landscaping in the street environment.</li> </ul>	<ul style="list-style-type: none"> <li>The precinct will maintain a streetscape rhythm of detached single storey dwellings set behind landscaped front gardens.</li> </ul>	<ul style="list-style-type: none"> <li>Established areas with a predominance of detached single-storey dwellings set in landscaped Landscaped front and rear gardens with canopy trees.</li> </ul>
30	Lot Size		Typically 700 – 1000m <sup>2</sup> with some variation.		Generally 700 – 1000m <sup>2</sup>	Generally 500 – 900m <sup>2</sup>	
31	Lot Width - existing	<ul style="list-style-type: none"> <li>16 – 18m.</li> </ul>	<ul style="list-style-type: none"> <li>17-20m standard.</li> </ul>			<ul style="list-style-type: none"> <li>17-20m standard.</li> </ul>	
32	Building Materials	<ul style="list-style-type: none"> <li>To respectfully respond to existing materials used in built forms.</li> </ul>			<ul style="list-style-type: none"> <li>To respectfully respond to existing materials used in built forms.</li> </ul>		
33	Materials	<ul style="list-style-type: none"> <li>Utilise a palette of materials already present in streetscape with preference for natural materials.</li> </ul>			<ul style="list-style-type: none"> <li>Utilise a palette of materials already present in streetscape with preference for natural materials.</li> </ul>		
34	Materials	<p>Existing:</p> <ul style="list-style-type: none"> <li>Predominantly brickwork with some w'board.</li> </ul>	<p>Existing:</p> <ul style="list-style-type: none"> <li>Typically face or rendered brick.</li> <li>Also post-war w'board styles.</li> </ul>		<p>Existing:</p> <ul style="list-style-type: none"> <li>Predominantly brickwork.</li> </ul>	<p>Existing:</p> <p>Mostly brick/rendered brick.</p>	
35	Rooves	<p>Existing: Low pitched.</p> <p>Future: Low pitched.</p>	<p>Existing:</p> <ul style="list-style-type: none"> <li>Pitched, tile or corrugated steel.</li> </ul>		<p>Existing: Low pitched.</p> <p>Future: Low pitched.</p>	<p>Existing:</p> <ul style="list-style-type: none"> <li>Pitched, tile or corrugated steel (Colourbond)</li> </ul>	
36	Landscaping	<ul style="list-style-type: none"> <li>To strengthen the garden setting of dwellings.</li> </ul>	<ul style="list-style-type: none"> <li>Open front gardens will merge into the nature strip, with no front fencing.</li> </ul>	<ul style="list-style-type: none"> <li>Open front gardens that merge into the nature strip.</li> </ul>	<ul style="list-style-type: none"> <li>To strengthen the garden setting of dwellings.</li> </ul>	<ul style="list-style-type: none"> <li>Open front gardens will merge into the nature strip, with no or low front fencing.</li> </ul>	

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37	Landscape setting	<ul style="list-style-type: none"> <li>To improve the landscape setting and streetscape planting.</li> </ul>	<ul style="list-style-type: none"> <li>Increasing canopy tree cover will enhance the garden character of the precinct <b>and hard surface coverage will not increase.</b></li> </ul>	<ul style="list-style-type: none"> <li>Landscaped front and rear gardens with improved vegetation and canopy tree cover.</li> </ul>	<ul style="list-style-type: none"> <li>To improve the landscape setting and streetscape planting</li> </ul>	<ul style="list-style-type: none"> <li>Increasing cover of <b>indigenous</b> canopy trees will enhance the garden character of the precinct.</li> </ul>	
38	Street Trees	<ul style="list-style-type: none"> <li>Protect all street trees from removal <b>and minimise additional paving or driveways within the dripline.</b></li> </ul>			<ul style="list-style-type: none"> <li>Protect all street trees from removal <b>and consider watering programs to establish new street trees.</b></li> </ul>		
39	Streetscape	<p>Existing:</p> <ul style="list-style-type: none"> <li><b>Most streets with at least one side of street with well-established street trees, often native.</b></li> <li>Curvilinear street patterns and cul-de-sacs</li> </ul> <p>Future:</p> <ul style="list-style-type: none"> <li>Consider street-tree planting scheme for under-planted streets.</li> </ul>	<p>Existing:</p> <ul style="list-style-type: none"> <li>Intermittent plantings of street trees.</li> <li>Some use of indigenous canopy trees</li> </ul>		<p>Existing:</p> <ul style="list-style-type: none"> <li><b>Street trees being established.</b></li> <li>Curvilinear streets and cul-de-sacs</li> </ul> <p>Future:</p> <ul style="list-style-type: none"> <li>Consider street-tree planting scheme for under-planted streets.</li> </ul>	<p>Existing:</p> <ul style="list-style-type: none"> <li>Immature street tree plantings, mostly indigenous.</li> <li>Extensive integrated indigenous landscaping of public open spaces in newer areas.</li> <li>Curvilinear streets (older), grid (newer)</li> </ul>	
40	Boundary	<ul style="list-style-type: none"> <li>Avoid boundary to boundary building forms</li> <li><b>Where possible provide parking behind front dwellings.</b></li> </ul>	<ul style="list-style-type: none"> <li>Boundary to boundary development will be avoided and second storey development will not visually dominate.</li> </ul>		<ul style="list-style-type: none"> <li>Avoid boundary to boundary building forms</li> <li><b>Provide garaging at least 2m behind front face of dwelling.</b></li> </ul>	<ul style="list-style-type: none"> <li>Boundary to boundary development will be avoided and second storey development will not visually dominate.</li> </ul>	
41	Site Coverage					<ul style="list-style-type: none"> <li><b>Site coverage will be low enough to enable generous private open space and garden planting.</b></li> </ul>	

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42	Driveways	<ul style="list-style-type: none"> <li>Avoid more than one <b>single-width</b> driveway to any single lot (unless corner lot)</li> </ul>				<ul style="list-style-type: none"> <li><b>Crossovers and the visual impact of garages and hard surfaces will be reduced</b>, creating a softer streetscape that encourages active modes of transport.</li> </ul>	
43	Garages					<ul style="list-style-type: none"> <li><b>Garages will be set back behind the front facade of dwellings unless the predominant pattern of neighbouring dwellings supports prominent garages.</b></li> </ul>	
44	River					<ul style="list-style-type: none"> <li><b>The environmental values of the Campaspe River corridor will be enhanced and integrated with public open spaces and the path network. A second river crossing at Edgecombe Street will be provided.</b></li> </ul>	<ul style="list-style-type: none"> <li><b>A focus on the Campaspe River that protects and enhances its environmental values and integrates the river corridor with other public open space.</b></li> </ul>
45	<b>Permit on lot 300 – 500m<sup>2</sup></b>			None specified			GRZ6 / GRZ1: None specified
46	<b>Front Setback</b>	<p>Existing:</p> <ul style="list-style-type: none"> <li><b>5 – 10m.</b></li> </ul> <p>Future:</p> <ul style="list-style-type: none"> <li><b>6m or match existing (if less).</b></li> </ul>	<p>Existing:</p> <ul style="list-style-type: none"> <li><b>6.9m average</b>; generally 3-9m with considerable variation.</li> </ul>	<p><b>6m</b> vacant both sides Default all other</p>	<p>Existing:</p> <ul style="list-style-type: none"> <li><b>5 – 8m.</b></li> </ul> <p>Future:</p> <ul style="list-style-type: none"> <li><b>6m.</b></li> </ul>	<p>Existing:</p> <ul style="list-style-type: none"> <li>Generally <b>6-9m</b> (earlier), 3 - 6m (newer)</li> </ul>	<p>GRZ6: <b>6m</b> vacant both sides Default all other GRZ1: <b>Default 4m vacant</b> Default all other</p>

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47	Site Coverage		Existing: <ul style="list-style-type: none"> <li>• <b>Mostly 20-30%.</b></li> <li>• <b>40-50% in newer areas.</b></li> <li>• <b>Less than 20% some larger sites.</b></li> <li>• <b>+50% uncommon except multi-dwelling.</b></li> </ul>	<b>40% 50%</b> (response to Sub 20) (D=60%)		Existing: <ul style="list-style-type: none"> <li>• Generally less than <b>30% in earlier development, 30-50% in newer.</b></li> </ul>	GRZ6: <b>40% 50%</b> (response to Sub 20) GRZ1: <b>(D=60%)</b>
48	Permeability			<b>30%</b> (D=20%)			<b>GRZ6: 30%</b> GRZ1: <b>(D=20%)</b>
49	L'scaping / Vegetation	Existing: <ul style="list-style-type: none"> <li>• Front yards: varies</li> </ul> Future: <ul style="list-style-type: none"> <li>• Front yards: At least 1 canopy tree per front yard.</li> </ul>	Existing: <ul style="list-style-type: none"> <li>• Front yard plantings generally minimal – open lawns/small shrub plantings.</li> <li>• <b>Some use of indigenous canopy trees</b></li> </ul>	<b>2 canopy trees, at least 1 in front (Multi-Dwelling only).</b>	Existing: <ul style="list-style-type: none"> <li>• Front yards: varies</li> <li>• <b>Large houses, limited front setbacks and little rear yard.</b></li> </ul> Future: <ul style="list-style-type: none"> <li>• Front yards: At least 1 canopy tree per front yard.</li> </ul>	Existing: <ul style="list-style-type: none"> <li>• Front yard plantings generally minimal – open lawns/small shrub plantings.</li> <li>• <b>Low overall canopy cover.</b></li> </ul>	GRZ6: <b>2 canopy trees, at least 1 in front (Multi-Dwelling only).</b> GRZ1: <b>Default</b>
50	Side & Rear Setbacks	Existing: <b>0 – 4m.</b> Future: Min 1m.	Existing: <ul style="list-style-type: none"> <li>• <b>Side: 0-3m is common.</b></li> </ul>	None specified (D=1m)	Existing: <b>0 – 1m.</b> Future: Min 1m.	Existing: <ul style="list-style-type: none"> <li>• <b>Side: 1-3m one side and 3-6m (driveway) other side (earlier)</b></li> <li>• <b>Commonly boundary one side and boundary or 1-3m on other (newer)</b></li> </ul>	GRZ6 / GRZ1: None specified (D=1m)
51	Walls on Boundary	Future: <ul style="list-style-type: none"> <li>• <b>Avoid</b></li> </ul>	Existing: <ul style="list-style-type: none"> <li>• Some boundary to boundary is evident.</li> </ul>	<b>None specified</b> (D=10m & 25%)	Future: <ul style="list-style-type: none"> <li>• <b>Avoid</b></li> </ul>		GRZ6 / GRZ1: <b>None specified</b> (D=10m & 25%)
52	Private Open Space			<b>5m</b> minimum dimension (D=3m)			GRZ6: <b>5m</b> minimum dimension GRZ1: <b>(D=3m)</b>

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53	Front Fences	Existing: • Predominantly no front fence. Future: • <b>None unless existing fences on either side. If so, permeable and max 1.2m height</b>	Existing: • Mostly absent. • If present lower than 1.2m.	<b>None specified</b>  Clause 21.13-2: Avoid	Existing: • Predominantly with no front fences. Future: • <b>Preference for no front fences.</b>	Existing: • Mostly absent. • If present, lower than 1.2m.	GRZ6/GRZ1: <b>None specified</b>  Clause 21.13-2: Avoid (established) or low/permeable
54	Height	Existing: Generally 1 storey. Future: 1-2 storeys, upper set back.		<b>8m</b> (D=9m)	Existing: <b>Generally 1 storey.</b> Future: 1-2 storeys, upper set back.		GRZ6: <b>8m</b> GRZ1: <b>(D=9m)</b>

**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