

NEIGHBOURHOOD CHARACTER PRECINCTS

Precinct 1: Historic Residential Source of requested changes: Structure Plan pages 102/103

This precinct has a clearly defined historic character, representative of the early settlement of Woodend. The area is characterised by older buildings, including Victorian and Edwardian era timber cottages, and wide tree-line streets. Buildings are mostly single storey and set in formal established gardens. **ADD** Garages, where present, are usually set to the side or rear of buildings.

Streets are laid out in a formal grid pattern, and the wide road reserves have grassed verges with exotic avenue plantings which create a traditional 'country town' character. Lot sizes vary, but are generally around 1,000m².

There is potential for limited infill development within this area, provided that it is in keeping with the historic character.

Objective 7.8

To achieve the precinct's preferred future character which comprises:

- Distinctive streetscapes of detached, small cottages and large heritage dwellings set in established garden surrounds.
- **ADD** The continued presence of the town's older buildings.
- New development that **ADD is designed to** integrates with **ADD and maintain the significance of key features of the existing historic character.**
- Low front fences that allow views of front gardens.

Strategies

ADD Retain the older dwellings that contribute to the historic character of the area.

ADD Retain the low scale character and sense of space within streetscapes, and use of simple building forms (up to 8.5m) with pitched roofs and lighter coloured finishes.

- Strategy 7.8.1 Maintain the garden setting of dwellings through the use of traditional front and rear setbacks, appropriate building footprints, accommodation of adequate landscaping and minimisation of hard surfaces.
- Strategy 7.8.2 Support innovative, contemporary architectural responses **ADD** for new development that complement the historic character of the area.
- Strategy 7.8.3 Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.
- Strategy 7.8.4 Improve vegetation cover **ADD** with exotic tree species, particularly deciduous varieties, and by retaining and/or planting canopy trees.
- Strategy 7.8.5 Maintain the streetscape pattern of detached dwellings. **ADD** and regular frontage setbacks
- Strategy 7.8.6 Require garages and carports to be set back behind the front façade of dwellings or sited to the rear of the property.
- Strategy 7.8.7 Avoid front fences over 1.2 metres in height.
- Strategy 7.8.8 Improve the avenue street tree planting where required.
- Strategy 7.8.9 Maintain the historic 'country town' character of the **ADD** roadspace, including grassed verges and bluestone kerb and gutters.

Precinct 2: Township Residential Source of requested changes: Structure Plan pages 104/105

ADD *This precinct includes older, established areas, many of which are close to the high street commercial area.*

Streets within this precinct have a traditional 'country town' character created by the wide roadspace with unsealed edges, grass verges, avenue planting, low front fences and established dwellings set in garden surrounds. Building styles and eras are mixed with buildings **ADD** *ranging from early original dwellings to contemporary infill development*, being both single and double storey. Gardens are generally well established with exotic formal planting and large canopy trees. **ADD** *There is potential for significant infill development within this area, particularly for areas close to high street.*

There are many large lots that could support additional built form and the mixed architectural character allows for considerable design flexibility. Many sites support buildings that are in need of renewal. Lot sizes are generally between 1,000m² and 2,000m².

Areas suited to multi-dwelling development have been included within this precinct. These areas are close to the town centre, transport and services and have a character that could accommodate a degree of change.

ADD *It is important that all new development, particularly medium density development, is designed to enhance the landscape character of these neighbourhoods. The residential design principles in chapter 3 will assist in achieving a high quality outcome.*

Objective 8.9

To facilitate development of a diverse range of housing that achieves the precinct's preferred character which comprises:

- **ADD** *Distinctive 'country town' character.*
- **ADD** *Dwellings set in garden surrounds.*
- **ADD** *New buildings that respond to existing character by providing generous front setbacks and space around dwellings for canopy trees.*
- **ADD** *A range of dwelling types, with smaller dwellings designed to reflect the character and landscape quality of the streetscape.*
- Streetscapes comprising of one and two storey detached dwellings.
- **ADD** *Wide*, tree-lined streets with informal edges.
- Landscaped front and rear gardens with mature vegetation, including canopy trees.
- Low **ADD** *Permeable* front fences that allow views of front gardens.

Strategies

ADD *Encourage applications to retain older character buildings where appropriate.*

- Strategy 8.9.1 Maintain the spacious character of the area by siting new development to accommodate adequate landscaping, using appropriate building footprints, and minimising hard surfaces.
- Strategy 8.9.2 Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.
- Strategy 8.9.3 Improve the vegetation cover **AND** retain and/or planting canopy trees.
- Strategy 8.9.4 Maintain the streetscape pattern of detached dwellings, **ADD** *regular front and side setbacks, and pitched roof forms.*
- Strategy 8.9.5 Require garages and carports to be set back behind the front façade of dwellings or sited to the rear of the property.
- Strategy 8.9.6 Avoid front fences over 1.2 metres in height.

- Strategy ~~8~~ 9.7 Maintain the historic 'country town' character of the ~~roadspace~~ streetscape such as unsealed edges and grassed verges, and improve avenue street tree planting where required. (*post-exhibition change*)
- Strategy ~~8~~ 9.8 Require subdivision of vacant land to measure no less than 500m². Support consideration of smaller lots where the development proposal for the dwellings is submitted before or at the same time as the subdivision application and the proposed development meets the other neighbourhood character objectives and strategies for the precinct. (*post-exhibition change*)
- Strategy ~~8~~ 9.9 ~~8~~ Support multi-dwelling development that:
- ~~Contains lots of approximately 500m² each.~~ (*post-exhibition change*)
 - Presents to the street as a single, detached dwelling.
 - Provides landscaping along internal driveways.
 - Protects the residential amenity of adjoining properties. This could be achieved by locating two storey elements centrally within the site; locating two storey elements where they are substantially screened by existing built structures or vegetation; and/or reducing the scale and visual bulk of the second storey by incorporating appropriate articulation and upper level side and rear setbacks.

Precinct 3: Garden Setting *Source of requested changes: Structure Plan pages 106/107*

This precinct includes formally planned housing developments that date from the 1950s to recent years. These areas are characterised by single detached dwellings set within garden surrounds with no or low front fences. While there are many different architectural styles, use of brick with pitched tiled roofs are prevalent. In many of these areas roadscape treatment is formalised, with kerbs, footpaths and street lighting. The character of some areas is complemented by established street planting, while in other areas the street planting is either lacking or establishing. Lot sizes generally range from between 600m² ADD in contemporary development to 1,000m² ADD in older established areas.

There is potential for new subdivisions on the larger lots within this area that integrate with the established parts of the precinct.

Objective 9 10

To achieve the precinct's preferred future character, which comprises:

- ADD Dwellings set within garden surrounds, with spacing around buildings to provide for canopy trees and landscaping.
- ADD New buildings that respond to the existing character by providing generous front setbacks and space around dwellings for canopy trees.
- Landscaped front and rear gardens with mature vegetation, including canopy trees.
- A consistent pattern of ADD low scale, detached dwellings with low pitched roofs that maintain the area's single storey scale, and allow vegetation to dominate. (post-exhibition change)
- Absent or low front fences that allow front gardens to merge into the nature strip.

Strategies

- Strategy 9 10.1 Maintain and improve the garden setting of dwellings by siting new development to accommodate adequate landscaping, using appropriate building footprints, and minimising hard surfaces.
- Strategy 9 10.2 Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.
- Strategy 9 10.3 Improve the vegetation cover by retaining and/or planting canopy trees.
- Strategy 9 10.4 Maintain the streetscape pattern of detached dwellings, ADD and regular front and side setbacks.
- Strategy 9 10.5 Require garages and carports to be set back behind the front façade of dwellings or sited to the rear of the property.
- Strategy 9 10.6 Avoid front fences. ADD Where proposed, ensure front fences are low (not more than 1.2 metres in height) and visually permeable.
- Strategy 9 10.7 Improve the avenue street tree planting where required.

Precinct 4: Bush Setting *Source of requested changes Structure Plan, pages 108/109*

This precinct consists of detached, single dwellings set amongst clusters of tall native canopy trees **ADD and** on sloping topography in many parts. Established native roadside vegetation often blends with the dense, shrubby, informal plantings in private gardens and this contributes to a heavily vegetated character. Housing styles are a mix of suburban bungalows dating from the 1970s and 1980s. This includes long, ranch style dwellings with surrounding verandahs, larger 'attic style' roof forms and occasional contemporary infill. Lot sizes generally range between 800m² up to 1,200m².

There is potential for new subdivisions on the larger lots that integrate with the established parts of the precinct

Objective 40 11

To achieve the precinct's preferred future character, which comprises:

- **ADD** The intact and informal native planting of the precinct.
- **ADD** Native canopy trees and shrubby vegetation that continues to delineate public and private realms.
- **ADD** Generous spacing between houses that allows ample room for vegetation to be retained or established.
- **ADD** Dwellings sited to sit within the topography, and use a mixture of materials that integrate with the bush garden setting in neutral earthy tones.
- ~~Dwellings integrated with the topography and bush setting of the area.~~
- Space between dwellings surrounded by mature vegetation that dominates the streetscape.
- Absent or low front fences that allow plantings in front gardens to blend with the roadside vegetation.

Strategies

- Strategy 40 11.1 Maintain the bush garden setting of dwellings by siting new development to accommodate adequate landscaping, using appropriate building footprints, and minimising hard surfaces.
- Strategy 40 11.2. Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.
- Strategy 40 11.3 Require the use of materials, **ADD including brick and timber** in neutral, earthy tones.
- Strategy 40 11.4 Maintain vegetation cover and the visual dominance of vegetation over buildings, while having regard to bushfire risks and without compromising the ability to create and maintain defensible space where applicable. (post-exhibition change)
- Strategy 40 11.5 Maintain the streetscape pattern of detached dwellings **ADD and regular front and side setbacks.**
- Strategy 40 11.6 Require garages and carports to be set back behind the front façade of dwellings or sited to the rear of the property.
- Strategy 40 11.7 Require, where fencing is unavoidable, ~~proposed~~, rural style post and wire or post and rail fencing.
- Strategy 40 11.8 Maintain informal native vegetation within the road reserve and provide informal footpaths (e.g. granitic sand) where necessary.
- Strategy 40 11.9 Require the siting of new development to integrate with the slope of the land **ADD and buildings to be orientated to face the slope in topography rather than the street edge.**

Precinct 5: Bush Rural Living *Source of requested changes: Structure Plan, pages 110/111*

This precinct features a range of larger lot sizes within an informal, semi-rural setting. Dwellings are set back deep into properties and screened by trees and gardens that feature native and exotic planting, with a backdrop of mature vegetation and canopy trees. Some areas feature undulating topography. Where present, fences are rural-style post and rail or wire fencing. Gravel roads and driveways, wide grassy verges with swale drains and scattered clumps of vegetation create an informal streetscape character. Lot sizes are generous ranging generally between 2,000m² and 6,000m² on larger lots. A variety of building styles, scales and roof forms are present with vegetation and open spaces retained as the dominant visual element.

There is potential for new subdivisions on the larger lots within this area that integrate with the established parts of the precinct.

Objective ~~44~~ 12

To achieve the precinct's preferred future character, which comprises:

- **ADD** Providing a semi-rural interface between the large, bush lots located south of the township boundary, and the more densely developed residential parts of Woodend. (post-exhibition change)
- Vegetation **ADD** and generous open spaces remaining the dominant visual element characteristic with retention of large canopy trees. (post-exhibition change)
- Dwellings **ADD** that are well-designed to sit within and integrated with the topography and informal bush setting of the area.
- ~~Semi-rural streetscapes with~~ Rural style fencing and informal road treatments that retain the semi-rural feel of the streetscapes.

Strategies

ADD Require architectural detail that is of high quality, and contains articulation such as verandahs and upper level setbacks to achieve a 'lighter' built form.

ADD Require buildings to be orientated to face the slope in topography rather than the street edge.

- Strategy ~~44~~ 12.1 Maintain the informal bush setting of dwellings through the use of generous front and rear setbacks, appropriate building footprints, accommodation of adequate landscaping and minimising hard surfaces.
- Strategy ~~44~~ 12.2. Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.
- Strategy ~~44~~ 12.3 **REPLACE WITH** Require the use of materials and colours that are complementary to the rural environment ~~setting of the precinct~~, such as timber, brick and corrugated surfaces ~~iron~~ in neutral, earthy tones.
- Strategy ~~44~~ 12.4 Maintain vegetation cover and the visual dominance of vegetation over buildings.
- Strategy ~~44~~ 12.5 Maintain the streetscape pattern of **ADD** regular front setbacks and detached dwellings with generous side setbacks.
- Strategy ~~44~~ 12.6 Require garages and carports to be set back behind the front façade of dwellings or sited to the rear of the property.
- Strategy ~~44~~ 12.7 Require, where fencing is proposed, rural style post and wire or post and rail fencing.
- Strategy ~~44~~ 12.8 Maintain the informal street character including wide verges, native planting and gravel roads and driveways, and provide informal footpaths (e.g. granitic sand), where necessary.

Precinct 6: Large Lot Rural Living *Source of requested changes: Structure Plan pages 112/113*

This precinct features detached, often large dwellings with deep setbacks on substantial rural lots. The precinct predominantly borders the eastern and northern fringes of the township and provides a transitional scale from the township development to the surrounding rural and agricultural areas. This sense of transition is particularly important along the eastern edge of the Avenue of Honour. Areas to the north display an open character typical of their location adjacent to the rural setting, while parts to the east are dominated by greater vegetation cover. Some areas feature undulating topography. Buildings are set into formal gardens with wide lawns and often accompanied by large gates and property fences. Some have retained a more informal setting. Lot sizes are generous, ranging generally from 5,000m² up to 10,000m² on larger, undeveloped lots.

There is potential for **new subdivisions** on the larger lots within this area that integrate with the established parts of the precinct.

Objective ~~42~~ 13

To achieve the precinct's preferred future character, which comprises:

- **ADD** An open, semi-rural character, retained through maintenance of large lot sizes and low site coverage.
- **ADD** New buildings continuing to display a high quality of architectural style and detail.
- **ADD** Formal gardens with perimeter planting.
- Dwellings sited on large lots that integrate with the topography and rural setting of the area.
- Vegetation remaining the dominant characteristic with retention of large canopy trees,
- **ADD** Wide setbacks from roadsides and generous spacing between dwellings.
- **ADD** Simple post and wire fencing that delineates private properties from their open rural or bush surrounds.
- ~~Rural style fencing that reinforces the rural feel of the area.~~

Strategies

ADD Require architectural detail that is of high quality, and contains articulation such as verandahs and upper level setbacks to achieve a 'lighter' built form.

ADD Require orientation of buildings to face the slope in topography rather than the street edge.

Strategy ~~42~~ 13.1 Maintain the spacious character of the area by siting new development to accommodate adequate landscaping (including canopy trees), using appropriate building footprints, and minimising hard surfaces. In particular, require the following:

- side setbacks of at least 5m
- front setbacks of 15m or the average distance of the adjoining two dwellings
- a maximum site coverage of 10% for building footprints, and a minimum 40% coverage for permeable ground surfaces

Strategy ~~42~~ 13.2 Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.

Strategy ~~42~~ 13.3 Require the use of materials and colours that are complementary to the rural setting of the precinct, such as timber and brick **REPLACE** in ~~and~~ earthy, neutral tones.

Strategy ~~42~~ 13.4 Maintain vegetation cover and the visual dominance of vegetation over buildings.

Strategy ~~42~~ 13.5 Maintain the streetscape pattern of detached dwellings **ADD** and regular front and side setbacks

Strategy ~~42~~ 13.6 Require garages and carports to be set back behind the front façade of dwellings or sited to the rear of the property.

Strategy ~~42~~ 13.7 Require, where fencing is proposed, rural style post and wire or post and rail fencing.

- Strategy ~~12~~ 13.8 Maintain the informal street character including wide verges, native planting and gravel roads and driveways, and provision of informal footpaths (eg granitic sand) where necessary . (*post-exhibition change*)
- Strategy ~~12~~ 13.9 Require a buffer **ADD** within large front setbacks of sufficient width to allow vegetation to screen built form adjacent to the Avenue of Honour.

Precinct 7: Large Lot Township Source of requested changes: Structure Plan pages 114/115

This precinct comprises large lots that **ADD are distinctive due to the size and type of development and** contain dwellings of various architectural styles and forms. The various parts of the precinct are located close to the town centre and often feature building styles and plantings that are atypical to the surrounding residential neighbourhoods. Dwelling styles are often bold with striking contemporary forms, though many replicate traditional styles with pitched roofs, verandahs or dormer-style second storeys set into the attic space. Tree canopies, formal gardens and vegetation are still establishing in some areas, and will ultimately grow to soften the visual impact of the built form. Streets generally have a traditional 'country town' character, created by the wide roadspace with either unsealed edges or rollover kerbs and wide grassed verges. Some streets also have avenue planting. Lot sizes are generous within the township context, ranging generally between 2,000m²-3,000m². Views to Mount Macedon are a feature in some areas.

There is potential for **resubdivision** on the larger lots within this area while still maintaining the precinct's pattern of large lots with generously proportioned dwellings.

Objective ~~13~~ 14

To achieve the precinct's preferred future character, which comprises:

- ~~Dwellings of varying architectural styles and form enhanced through landscaped gardens and street tree planting and sited, where applicable, to retain views to Mount Macedon.~~
- ~~Absent or low rural style front fences that allow views of front gardens.~~
- **ADD Interesting variety in architectural style and form will continue to be a defining aspect of this precinct, enhanced through landscaped gardens and street tree plantings.**
- **ADD The spaciousness of the** housing pattern **will be** maintained through generous front and side setbacks, **and rural style fencing.**
- **ADD Appropriate siting of dwellings within the topography will retain available views to Mount Macedon.**

Strategies

- Strategy ~~13~~ 14.1 Maintain the spacious character of the area **ADD while allowing for a range of development types** through the use of generous front and rear setbacks, appropriate building footprints, accommodation of adequate landscaping and minimising hard surfaces.
- Strategy ~~13~~ 14.2 Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.
- Strategy ~~13~~ 14.3 Improve vegetation cover by retaining and/or planting canopy trees.
- Strategy ~~13~~ 14.4 Maintain the streetscape pattern of detached dwellings, **ADD and regular front and side setbacks.**
- Strategy ~~13~~ 14.5 Require garages and carports to be set back behind the front façade of dwellings or sited to the rear of the property.
- Strategy ~~13~~ 14.6 ~~Avoid front fences unless they are no more than 1.2m in height and of post and wire or post and rail construction.~~ **REPLACE WITH Require front fences to be low, visually permeable and of rural style post and wire or post and rail construction.**
- Strategy ~~13~~ 14.7 Maintain the 'country town' character of the streetscape **ADD roadspaces and verge treatments** such as either unsealed edges or rollover kerbs and wide grassed verges, and improve the avenue street tree planting where required.