

22.01 NEIGHBOURHOOD CHARACTER

29/03/2018
C170

This policy applies to planning permit applications in the residential or commercial zones, where an assessment is required pursuant to Clause 54 or 55 and to any other permit applications where an assessment against neighbourhood character is required.

22.01-1 Policy Basis

14/12/2017
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The protection of neighbourhood character in residential areas is an important issue that is reflected in the purposes of the residential zones and the provisions of Clause 54 and 55.

This policy provides guidance on the consideration of neighbourhood character in the context of providing for housing growth and diversity, as outlined in Strategic Direction 3 in Clause 21.02-3 and Clause 21.03-3 of the Municipal Strategic Statement (MSS).

Increased residential densities are encouraged in the Activity Centre Zone, Commercial 1 Zone, Mixed Use Zone and Residential Growth Zone within the fifteen activity centres listed in Strategic Direction 3 and identified on the *Strategic Framework Plan (Maps 1A and 1B)* in Clause 21.02-4 of the MSS. In these centres, neighbourhood character is expected to change over time, commensurate with the role and size of the centre in the overall network of centres.

Incremental change will be supported in the Commercial and Mixed Use Zones within Local Centres and in the General Residential Zone. New development should be designed to respect existing neighbourhood character, and contribute to an improved landscape character.

Minimal change areas are zoned Neighbourhood Residential Zone. In these areas new development should be designed to contribute to a lower density, open and landscaped character.

22.01-2 Policy Objectives

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Substantial Change Areas (Activity Centre, Commercial, Mixed Use and Residential Growth Zones of Activity and Neighbourhood Centres)

Coburg, Brunswick and Glenroy Activity Centres

- To support substantial change and create a new character of increased density and scale of built form, as defined in the relevant zone, overlay or Structure Plan.

Neighbourhood Centres

- To facilitate an increase in density and scale of built form at a lesser intensity and scale to the larger centres of Coburg, Brunswick and Glenroy.
- To support change towards a new character as defined in Schedule 24 to the Design and Development Overlay (DDO24).

Public housing sites

- To facilitate higher density development on public housing sites in the Mixed Use Zone, as defined in the relevant zone or overlay.

Incremental Change Areas (General Residential Zone and Commercial and Mixed Use Zones of Local Centres)

- To support incremental change to accommodate a mix of single dwellings and infill multi dwelling developments.
- To ensure that the scale and siting of new development respects existing neighbourhood character.
- To ensure that the design and landscaping of new development contributes to an enhanced 'green, leafy' landscape character.

Minimal Change Areas (Neighbourhood Residential Zone)

- To support minimal change to maintain a mix of single dwellings and lower density multi dwelling developments.
- To ensure that the scale and siting of new development respects existing neighbourhood character.
- To ensure that the design and landscaping of new development contributes to a lower density, open and ‘green, leafy’ landscape character.

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Policy

It is policy to:

Substantial Change Areas (Activity Centre, Commercial, Mixed Use and Residential Growth Zones in Activity and Neighbourhood Centres)

Coburg, Brunswick and Glenroy Activity Centres

- Ensure new development is designed to meet the relevant built form provisions set out in the relevant zone, overlay or Structure Plan as follows:
 - Coburg – Schedule 1 to the Activity Centre Zone (ACZ1);
 - Brunswick – Schedules 18, 19 and 20 to the Design and Development Overlay (DDO18, DDO19 and DDO20) and Schedule 1 to the Residential Growth Zone; and
 - Glenroy – Schedule 1 to the Residential Growth Zone (RGZ1) and the Glenroy Structure Plan.

Neighbourhood Centres

- Ensure new development is designed to meet the provisions set out in Schedule 24 to the Design and Development Overlay (DDO24) and if applicable, Schedule 2 to the Residential Growth Zone (RGZ2)
- Ensure building height does not exceed four storeys unless it can be demonstrated that:
 - The prevailing height of surrounding buildings is five or more storeys, in which case the prevailing height should not be exceeded; or
 - The site is large enough to allow the visual impacts of the development to be mitigated through the design response. In such cases, the building height at the interface with adjoining properties and at street frontages should not exceed four storeys.
- Ensure development is designed to provide a suitable transition at interfaces with adjoining zones. This may include a transition in height and/or suitable landscaping.
- Encourage contemporary architecture.

Public Housing Sites

- To facilitate higher density development on public housing sites in the Mixed Use Zone, as defined in the relevant zone or overlay.

Incremental and Minimal Change Areas (Commercial and Mixed Use Zone areas in Local Centres, General and Neighbourhood Residential Zones)

Commercial and Mixed Use Zone areas (Local Centres not designated for growth)

- Ensure building height does not exceed three storeys unless it can be demonstrated that the site is large enough to allow the visual impacts of the development to be mitigated through the design response. In such cases, the building height at the interface with adjoining properties and at street frontages should be no more than three storeys.

General and Neighbourhood Residential Zone areas

- In the General Residential Zone, ensure building height does not exceed two storeys unless it can be demonstrated that:

- The prevailing height of surrounding buildings is three or more storeys, in which case the prevailing height should not be exceeded; or
- The site is large enough to allow the off-site impacts of the development to be mitigated through the design response. In such cases, the building height at the interface with adjoining properties and the public realm should be no more than two storeys with setbacks provided to ensure the levels above two storeys are visually recessive.
- Ensure new development is designed to respect the prevailing built form scale, siting and appearance of the surrounding context, particularly with regard to front and side setbacks of surrounding buildings and openness of rear yards, as documented in the Neighbourhood and Site Description.
- Ensure development in rear yards is single storey unless it can be demonstrated that:
 - The prevailing character is not one of open rear yards and garden outlooks; and/or
 - The building envelope respects the existing character of open rear yards and garden outlooks. This should be through provision of generous side and rear setbacks and private open space in excess of Clause 55 standards to increase the space for screen tree planting, and sensitive design of the upper levels with adequate articulation, setbacks and materials to minimise visual bulk impacts as seen from neighbouring rear secluded open spaces.
- Ensure new development is designed, as confirmed on a landscape plan, to:
 - Include planting in the front setback of at least one tree, selected in accordance with the *Moreland Tree Planting Manual for Residential Zones 2014*;
 - Maximise opportunities for tree planting in side and rear setbacks; and
 - If located in the Neighbourhood Residential Zone, include planting of one tree in the secluded private open space of each dwelling, selected in accordance with the *Moreland Tree Planting Manual for Residential Zones 2014*.

Neighbourhood Residential Zone areas

- Ensure new development provides ground level secluded private open space in excess of Clause 55 standards to contribute to a lower density, open and landscaped character.

All areas

- Ensure the layout and design of new development makes a positive contribution to the public realm, including maximising opportunities for active frontages and casual surveillance.
- Ensure car parking facilities (crossovers, access ways, garages and carports) do not dominate the streetscape.
- Ensure vehicle crossing provision limits the removal of on street public parking spaces, removal of street trees, and encroachment into landscaped front setbacks, and maximises pedestrian safety and sight lines.
- Ensure waste storage areas are screened from view of the street.

22.01-4

Policy References

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Brunswick Structure Plan 2010 and Addendum to the Brunswick Structure Plan 2012
Glenroy Structure Plan 2008
Central Coburg 2020 Structure Plan 2006
Coburg Activity Centre – Built Form Rationale and Building Envelopes 2014
Colours of Coburg Place Framework and Strategies 2010

Moreland Activity Centre Framework 2014

Moreland Neighbourhood Centres Strategy 2017

Moreland Landscape Guidelines 2009

Moreland Tree Planting Manual for Residential Zones, 2014

Pentridge Coburg Design Guidelines and Masterplan 2009

Pentridge Village Design Guidelines and Masterplan 2014