

## **22.01 NEIGHBOURHOOD CHARACTER**

15/10/2015  
C123

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**

15/10/2015  
C123

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 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 General Residential Zone and new development must 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**

15/10/2015  
C123

#### **Substantial Change Areas (Commercial, Mixed Use and Residential Growth Zones)**

*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 or overlay, Structure Plan and/or Place Framework.

*Neighbourhood and Local Activity Centres for Growth*

- To support change towards a new character to accommodate buildings of up to and including four storeys having regard to interfaces with adjoining zones.
- To facilitate an increase in density at a lesser intensity to the larger centres of Coburg, Brunswick and Glenroy.

#### **Incremental Change Areas (General Residential Zone)**

- 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.

**22.01-3**

15/10/2015  
C123

**Policy**

It is policy to:

**Substantial Change Areas (Commercial, Mixed Use and Residential Growth Zones)**

*Coburg, Brunswick and Glenroy Activity Centres*

- Ensure new development is designed to meet the relevant built form provisions set out in any relevant zone, overlay, Structure Plan and/or Place Framework.

*Neighbourhood and Local Activity Centres for Growth*

- 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.

**Incremental and Minimal Change Areas (General and Neighbourhood Residential Zones)**

*Commercial and Mixed Use Zone areas (Local Activity 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 2 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 should be no more than two storeys.
- 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, accessways, 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**  
15/10/2015  
C123

**Policy References**

*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 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*